

US 2.2: INDIVIDUAL HISTORIC RESOURCES

Broad Ripple has buildings that are considered potentially historic. These buildings should be preserved and reinforced. Reusing and preserving older buildings provides a unique frame for new development, reinforces our sense of place and environmental concern for recycling.

PRINCIPLES SUPPORTED

3. Adaptability and Sustainability
5. Character and Vitality

GUIDELINES

US 2.2.1 Changes to the exterior of historic resources shall be reviewed for negative effect to the historic character of the building. Historic resources shall be defined as buildings or areas:

- Listed on the National Register of Historic Places (NRHP) or the Indiana Register of Historic Sites and Structures (individual property or contributing property in a Register District), or
- Listed on the Washington Township, Marion County Interim Report – Indiana Historic Sites and Structures Inventory (published July 1999) as notable or outstanding, or
- Determined by the Director of the Department of Metropolitan Development in consultation with the administrator of the Indianapolis Historic Preservation Commission (IHPC) and/or the Indiana State Historic Preservation Office to be potentially eligible for the NRHP.

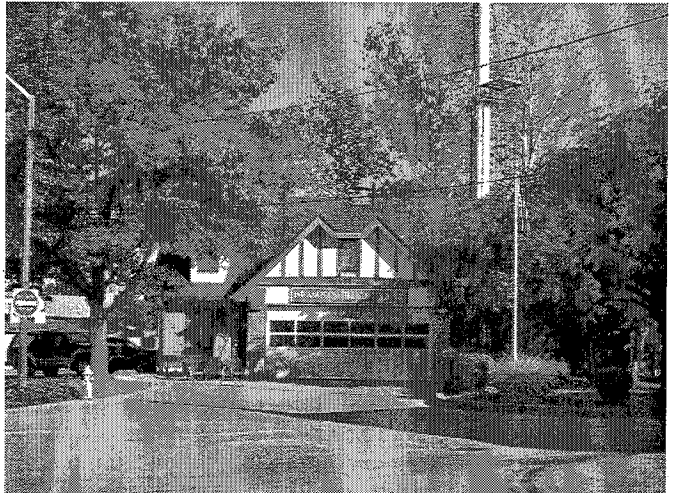
Note: Properties designated by, or in a district designated by the IHPC are not subject to these design guidelines. All such properties are subject to the jurisdiction of the IHPC.

When reviewing historic resources, Planning staff shall consult with IHPC staff and shall consider the General Principles in the Secretary of the Interior's Standards for Rehabilitation. See General Principles for Historic Preservation on the next page.

When considering the general principles of the Secretary of the Interior's Standards, staff may consult the Secretary of the Interior's Guidelines for further detail, but those guidelines are not incorporated in these Broad Ripple Guidelines and staff is not required to impose every treatment suggested in them.



US 2.2.1 The Broad Ripple Depot is rated as a 'notable' building and it may be eligible for the National Register listing.



US 2.2.1 The Broad Ripple Fire House is rated as an 'outstanding' building for its unusual example of Tudor Revival style.

General Principles for Historic Preservation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

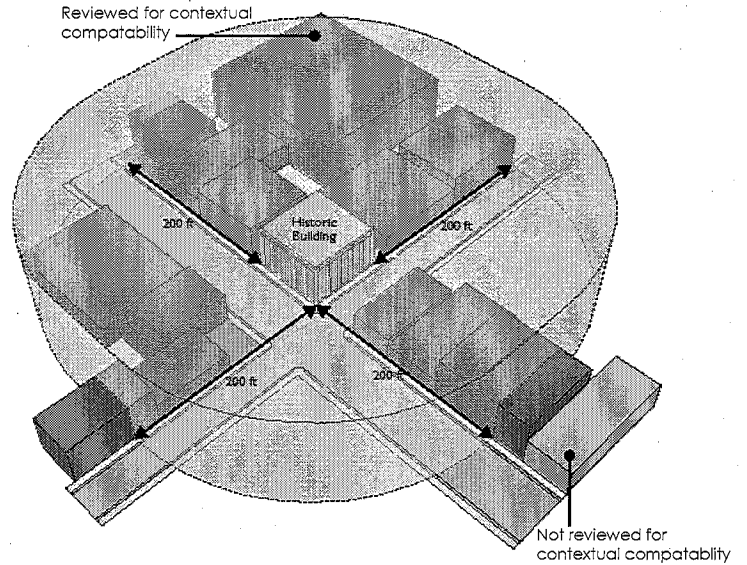
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

GUIDELINES CONTINUED ON NEXT PAGE

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

US 2.2.2 All proposed development which is located on a site that is intersected by a 200 foot buffer around an historic site, as determined to be historic under Guideline US 2.2.1, are to be reviewed for contextual sensitivity. The potential for the reinforcement of exterior space (corridors, plazas, and historic sites), the incorporation and allusion to details in the existing environment, the use of contextual colors and materials, the reinforcing of landscape precedents, the contribution to the social environment and the design response to seasonal change and the day-night cycle will be considered in the design review. This is not meant to restrict creativity, but rather to encourage development that does not destroy or damage those surrounding characteristics that are important and positive. At one end of the spectrum, this may result in new design that is highly reflective of the surrounding built environment; at the other end, it may result in new design that contrasts, but complements, the surrounding built environment. In either case, and all cases in between, new design should make a conscious effort to relate in some meaningful way to its surroundings. Where the immediately surrounding built environment is weak or conflicts with the goals of the Broad Ripple Guidelines, one should look beyond the immediate surroundings for context.



US 2.2.2: All development within 200 feet of a qualifying historic building (200 foot radius shown in yellow, affected buildings shown in red) are reviewed for their compatibility with the historic building.