SUMMARY

Demo Delay 18-31

1405 S. Walnut Street
Petitioner: Sarah Greene

Contributing IHSSI #: 105-055-52227 c. 1930

Background: The house located at 1405 S. Walnut Street is a contributing slightly altered California Bungalow that was constructed c. 1930. The property is zoned Commercial General.

Request: Addition of standard-sized door (currently non-existent) to rear of home. Non-demolition work such as repair of front porch brick masonry also is planned.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. Commission staff met with petitioner on July 31, 2018. The BHPC may thus employ demolition delay for 90 days from the date the application was received, and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During

the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Limited Recommendation: Staff recommends releasing demolition delay 18-31. Staff does not believe the house merits stand-alone designation at this time; vinyl siding and vinyl windows are present in addition to larger structural change of the rear enclosed addition. As the zoning indicates, commercial uses are common in the area adjacent to the major thoroughfare. Proposed demolition is limited and only occurring to non-original materials per petitioner and staff inspection. The rear access door will increase accessibility and safety. The home does appear to have significance in regard to proximity to the Monon Railroad and related Railroad Park neighborhood if the Commission would wish to consider a wider designation; the home would fit into the style of residential development in the area largely taking place in the 1920s.