

STAFF REPORT: NOVEMBER 12, 2025 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2025-00641

ADDRESS: 3460 IROQUOIS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT/PROPERTY OWNER: CHRISTINE MANGAN

DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 20, 2025

DATE OF STAFF SITE VISIT: OCTOBER 29, 2025

SCOPE: INSTALL GATE (WORK COMPLETED WITHOUT APPROVAL)

EXISTING CONDITIONS

The dwelling at 3460 Iroquois, located between Mack and Goethe, is a two-story house clad in red brick in a running bond pattern; a soldier course encircles the house in line with the second floor's stone windowsills. Grouped windows are at the façade/front of the house and individual window openings are placed on the side walls. A side gable roof, covered in asphalt shingles, offers a flat, expansive roof surface facing Iroquois and brackets offer dimensionality at the eave.

The front door is reached by a cutaway porch (i.e., a porch that is within the footprint of the house). The footprint of the porch extends beyond the north/side wall of the house; masonry half-walls with stone caps enclose this extended area that is also covered by a pent roof. The porch entrance is ornamented with a wood segmental/arched pediment with an open base that is supported by fluted, tapered wood Doric columns.

The property's driveway is to the left/north of the house, extending from Iroquois to the detached garage at the northeast corner of the rear yard. A wrought-iron-style gate installed at the northwest corner of the front porch bisects the driveway and encloses the rear yard.



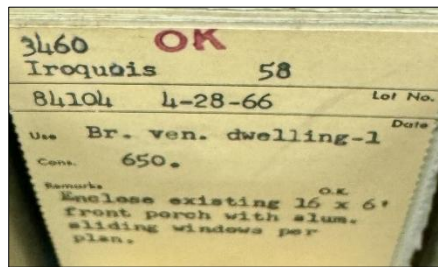
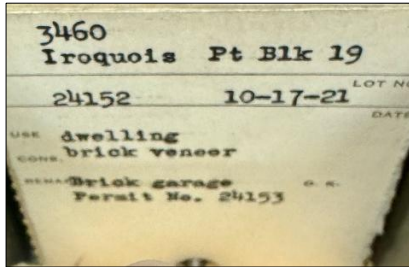
Façade. Staff photo, October 29, 2025.

PROPOSAL

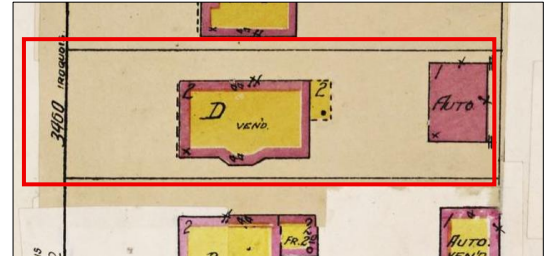
Install a painted steel gate at the entrance to the front porch. Work completed without approval.

STAFF OBSERVATIONS AND RESEARCH

- The Indian Village Historic District was enacted on June 15, 1971.
- City (BSEED) records confirm the permit to erect the house and garage was issued in 1921, and the front porch was enclosed in 1966.



BSEED permit cards.



Vol. 8, 1915-1951 Sanborn map, showing the footprint and location of the house and garage.



1971 designation photo, HDAB.



2018 Google streetview.

- The above photos document the 1960's enclosure of the front porch.
- Staff notes that the design of this enclosure was generally compatible; a centrally-placed door and flanking sidelights often fill the area within a pedimented opening, and the transparency of the jalousie windows allowed the open design of the porch walls to remain intact.



The jalousie windows and front door/sidelights were removed by 2019. Google streetview.

- The 2019 photo shows the reopened porch after the door/sidelights and windows were removed. The HDC has no record of this alteration. The wrought-iron style fence (enclosing the rear yard at the southern side of the property) and driveway gate remain in place.

- When staff conducted a site visit, it was noted that masonry porches are design features for several houses adjacent to the applicant's property. One is on the facade, while the others are "cutaway" porches like 3460 Iroquois, with similar extensions from the north/side wall of the house. A photo survey is included below. Interestingly, all four examples have a unifying arch design: two have a masonry arched opening, and the other two have arched pediments (one wood, one stone). The three example properties do not have any type of enclosure at the porch entrance.



Adjacent house to the north (3470 Iroquois) with front-facing open porch and arched entry. Google streetview, 2019.



Adjacent house to the south of 3460 (3452 Iroquois).



House (3414 Iroquois) four properties to the south of the 3460.

Staff photos, October 2025

- The National Park Service's *Preservation Brief 17: Architectural Character: Identifying the visual aspects of historic buildings as an aid to preserving their character*, discusses how visual character of a building is determined through the cumulative effect of shape, openings, materials (including texture), setting, details and surface finishes.
- The design and placement of the historic porch is a distinctive character-defining feature of the dwelling. The substantial ornamentation of the wood Tuscan columns and pediment, in conjunction with the contrasting paint color against the brick on the body of the house, creates a dominant architectural focal point on the façade of this dwelling.

- A new painted steel gate was recently installed at the porch entrance. The porch's masonry half-walls remain open.
- Alterations should be differentiated from the historic building to preserve its character; however, it should remain subordinate to the historic structure and not be in extreme contrast to the building's features, materials and finishes.
 - The steel gate, consisting of flat horizontal bars with a dark glossy finish, is a starkly modern design that was installed within the classically designed porch entrance surround.
 - Additionally, the thickness of the bars significantly reduces the transparency into the porch and the glossy surface contrasts with the muted finishes of the painted surfaces and masonry walls.
- It is staff's opinion that the installation of this gate is not a compatible design at this primary entrance and has altered features and spaces that characterize the dwelling.



Above: Applicant photo, undated.



Above and right: Staff photos, October 2025.

ISSUES

- The front porch is a distinctive, character-defining feature of the house. The installed gate's thick horizontal bars, dark glossy finish, limited transparency and starkly modern design is not compatible with, nor subordinate to, the historic house's massing, scale, architectural features and finishes and has altered the features and spaces that characterize the dwelling.

RECOMMENDATION

Recommendation 1 of 1, Denial

Staff recommends that the proposed work will be inappropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Indian Village Historic District's Elements of Design, specifically:

Standard 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

For the following reasons;

- The front porch is a distinctive, character-defining feature of the house. The installed gate's thick horizontal bars, dark glossy finish, limited transparency and starkly modern design is not compatible with, nor subordinate to, the historic house's massing, scale, architectural features and finishes and has altered the features and spaces that characterize the dwelling.