

CASE # 2010-COA-262 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JULY 7, 2010
250 South Meridian Street WHOLESALE DISTRICT		<i>NEW CASE</i>
Applicant RAKESH GOYAL FOR 250 S MERIDIAN LLC mailing address: 16293 Deer Ridge Road San Diego, CA 92137		Center Township Council District: 19 Dane Mahern
Owner: Same as above		
CASE		
IHPC COA: 2010-COA-262 (WD)	<ul style="list-style-type: none"> • Modify the rooftop penthouse exterior, • Construct a stairwell enclosure addition on the southwest corner of roof, • Install handrails along the south and east parapet walls, • Install a rooftop deck covering, and • Install a street-level awning along Meridian Street 	
STAFF RECOMMENDATION: Approval with stipulations		

STAFF COMMENTS

Background of the Property

This six-story masonry building was originally built as the Meridian Hotel c.1913 replacing a three-story building that was destroyed in the 1905 fire that damaged much the 200 block of South Meridian. The ground floor of the building is currently occupied by a café. The upper floors of the building are mostly unoccupied including the one-story penthouse addition that was built in 1987 as part of a major renovation prior to district designation.

Background of the Case

The original request was heard in March 2004 (case #03-541 (WD)) and the current property owners were granted a Certificate of Appropriateness to do the following:

- Removal of non original metal windows from the center bay and installation of metal balcony railings
- Installation of glass and metal spandrel panels on east, south, and west walls of penthouse structure
- Installation of new access doors in penthouse structure
- Install new railings set back from parapet wall
- Installation of fabric awning over northern-most Meridian St. entry door
- Replace existing stucco panels located below storefront windows with new masonry panels
- Replace existing stucco panels located above storefront windows with new spandrel glass

Work was started on the project but never fully completed. Some modifications were done to the penthouse structure, but were not built as approved by the IHPC. The penthouse level had all the windows on the east side removed and replaced with six residential full lite swinging steel doors. Along the south elevation the center two windows were removed and replaced with one swinging full lite door.

None of the other approved items were completed on the exterior of the building. This included the recessed balconies along the Meridian Street side of the building, ‘lot line’ windows¹ along the west side of the

1. **‘Lot line’ windows** are openings installed in an exterior sidewall of a building which run along & directly adjacent to the side property lines of an urban lot.

penthouse, parapet railings, the awning over the northern-most Meridian St. entry door, or the stucco panels above and below the storefront windows. The applicant has now reapplied to complete some of the work with a number of modifications to the original request.

Applicant's Request

The property owners are still looking to adapt the upper floors of the building for residential use. As part of this renovation project the applicant would like to modify some elements of the penthouse structure including window/ door reconfiguration on the south and east sides of the building, and the addition of two new sets of 'lot line' windows on the west elevation. The request also includes the addition of a new firestair bulkhead at the southwest corner of the roof between the existing penthouse addition and the south façade of the building. New railings would be attached to the parapet wall and a roof deck would be added to provide outdoor space accessible from the penthouse. A new street level awning would be added over the entry doors leading to the upper floors.

Individual Design Issues

Penthouse window and door reconfiguration: Modifications were made to the original request for the penthouse windows and doors. The applicant is requesting for two bays of the east facing wall of the penthouse to receive four sets of metal sliding glass doors opening onto the new roof deck. Existing metal windows from the south side of the penthouse would be relocated to the east bay nearest the southeast corner of the penthouse. The west party wall would receive two sets of metal double hung 'lot line' windows.

Staff finds the request for sliding glass doors to not be inappropriate for the 1987 penthouse addition to this building. Additionally, these doors would not be visible from the street below. Regarding the new 'lot line' windows in the blank sidewall, the Wholesale District rehabilitation guidelines states that "*new openings may be considered in previous 'party walls'. Windows in 'party walls' are considered as temporary since future development may occur on the adjacent site. If new openings are placed in these areas, they should be compatible with the overall design on the building.*" Staff finds the requests for the window and door modifications to the east, west and south sides of the penthouse structure to be reasonable, and therefore recommends approval.

Stairwell addition: A new stairwell enclosure addition above the existing southwest firestair is being proposed to provide a second means of egress from the top floor penthouse unit. This was not part of the original request but has now become an issue since the interior layout of the penthouse space has changed. The existing terra cotta coping along the west wall will need to be removed for the new wall of the addition to be built on top of the existing party wall. This proposal puts the stair bulkhead very close to the Louisiana Street façade wall. At staff's request, the applicant has attempted to minimize the visibility of the addition from the street. The Wholesale District guidelines state that "*design additions to roofs (such as penthouses, storage space, elevator housings, decks and terraces, dormers and skylights) so they are inconspicuous from view from the public right-of-way and do not damage or obscure character-defining features.*"

Railing modification: A new painted steel guardrail system would be attached to the inner side of the parapet wall. The railing detailing and installation method are similar to the previous request approved at the March 2004 Commission hearing. The applicant is proposing to increase the locations of the railings to provide a more continuous barrier that takes into effect the varying heights of the parapet wall. Because the railing is mounted to the inner side of the parapet walls, staff finds that the railing will be minimally visible from the street. Staff's recommendation remains the same to approve this element of the request.

Rooftop deck: The applicant is asking to install a synthetic wood decking material on top of the flat roof surface. The previous request showed the installation of some type of roof deck surface but the drawings did not call out the material to be proposed in the previous staff report. The roof decking would not be visible from the street. Typically, flat roof surfaces that are not visible from the street are not subject to review and are only included here for consistency with the previously approved request which showed a new deck material in the drawings.

Ground floor entry awning: The applicant is asking to install a fabric covered vaulted canopy-type awning similar to the one that was approved as a part of the previous request above the northern-most entry doors along the Meridian Street side of the building. The applicant is not including any signage on the awning at this time. Staff's recommendation is unchanged regarding this part of the request.

STAFF RECOMMENDED MOTION

CASE #2010-COA-262 (WD)

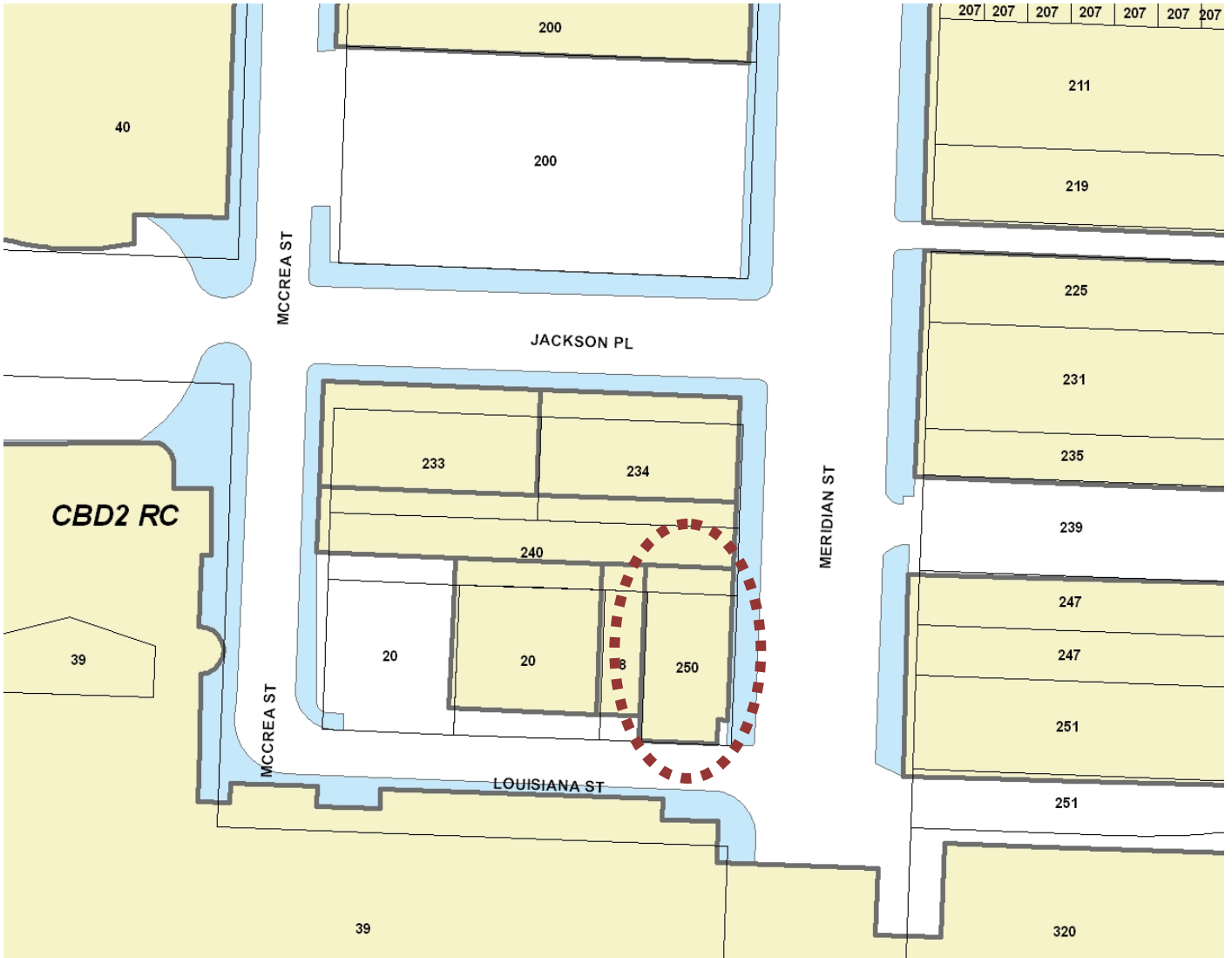
To approve a Certificate of Appropriateness to:

- **modify the rooftop penthouse exterior,**
- **construct a stairwell enclosure addition on the southwest corner of roof,**
- **install handrails along the south and east parapet walls,**
- **install rooftop deck covering, and**
- **install street-level awning along Meridian Street;**

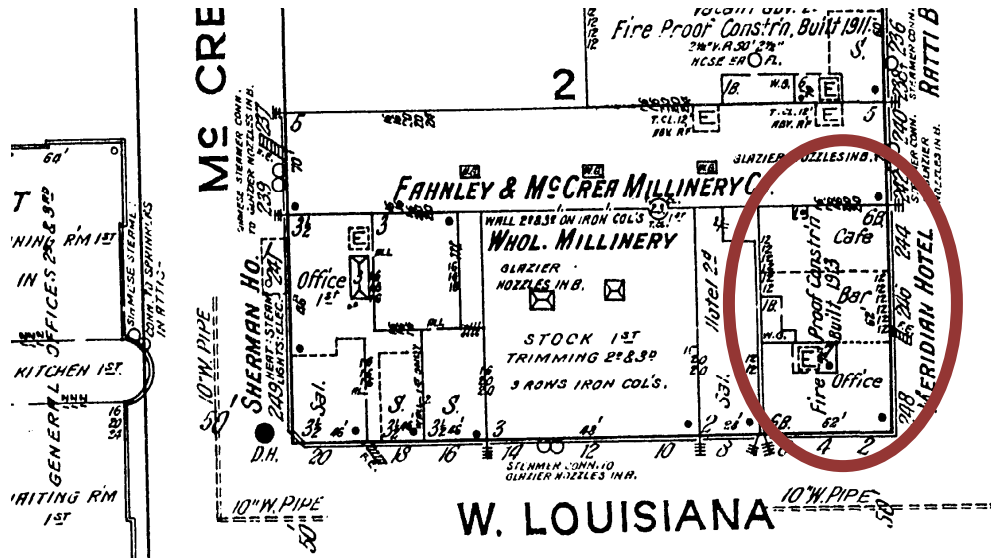
all per submitted documentation and subject to the following stipulations:

- 1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. Approved: _____ Date: _____**
- 2. Final selection of new door and window units shall be approved by IHPC staff prior to purchase or installation. Approved: _____ Date: _____**
- 3. New exterior metal panels shall match existing in finish, configuration, and method of construction.**
- 4. Railing supports and hardware must be installed using methods which cause as little damage as possible to the exterior walls. Fasteners at masonry locations should be installed in the mortar joints. Do not drill into or otherwise damage masonry (brick, block, structural tile, etc.).**
- 5. Deck may not be higher than the lowest portion of the parapet wall.**
- 6. Awning shall be of fabric construction on a metal frame. High-sheen finishes are not permitted.**
- 7. Signage is not permitted by this certificate. Any text, numerals, logos, or other signage will require a separate certificate.**
- 8. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff. Notify IHPC staff prior to making unexpected repairs.**

Staff Reviewer: Ann Steadham



Map of subject property showing relationship to surrounding buildings



1915 Sanborn Map



Photo of the Station Hotel (formerly Meridian Hotel) as it appeared in 1979



Current photo of subject property

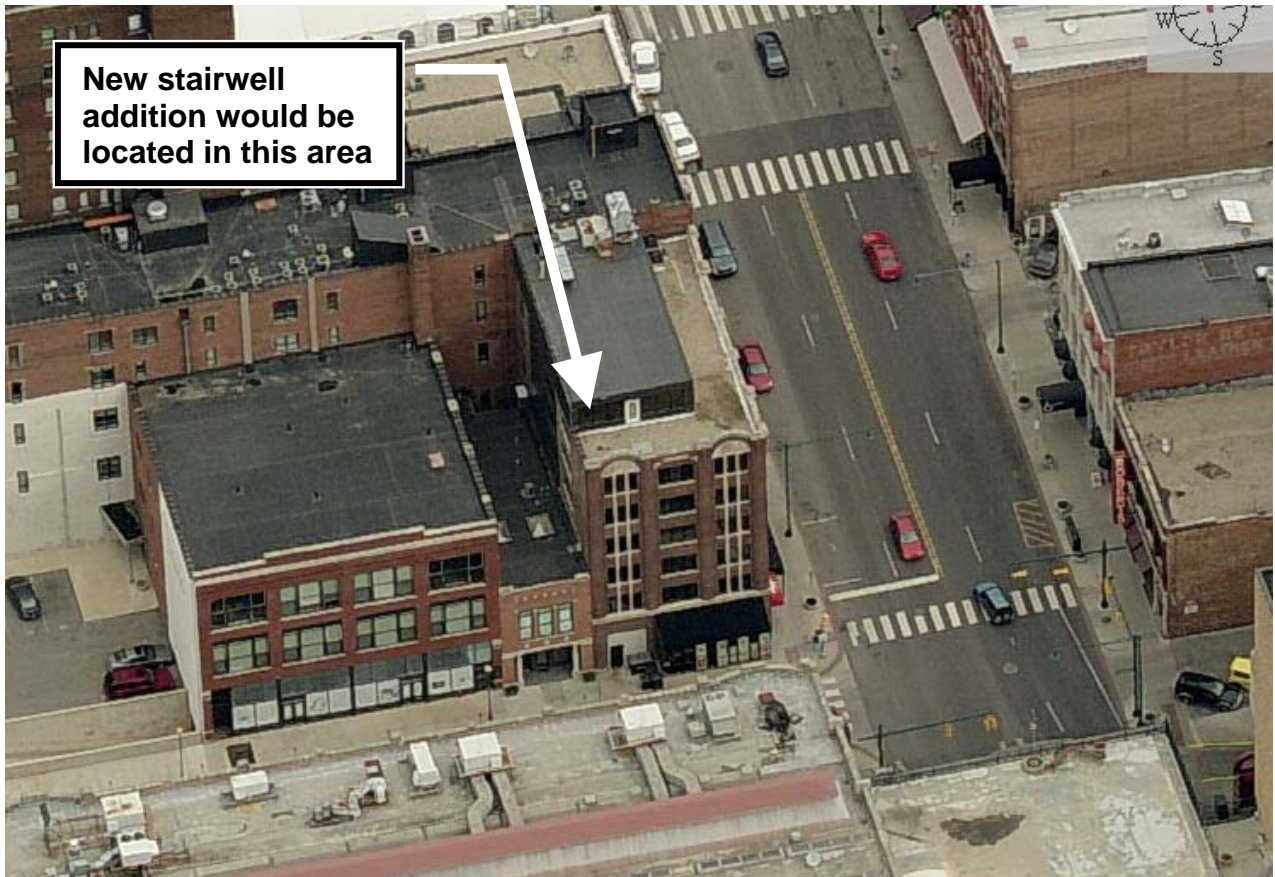


West side of building seen from street level



**New stairwell
addition would be
located in this area**

Aerial photo looking west towards building

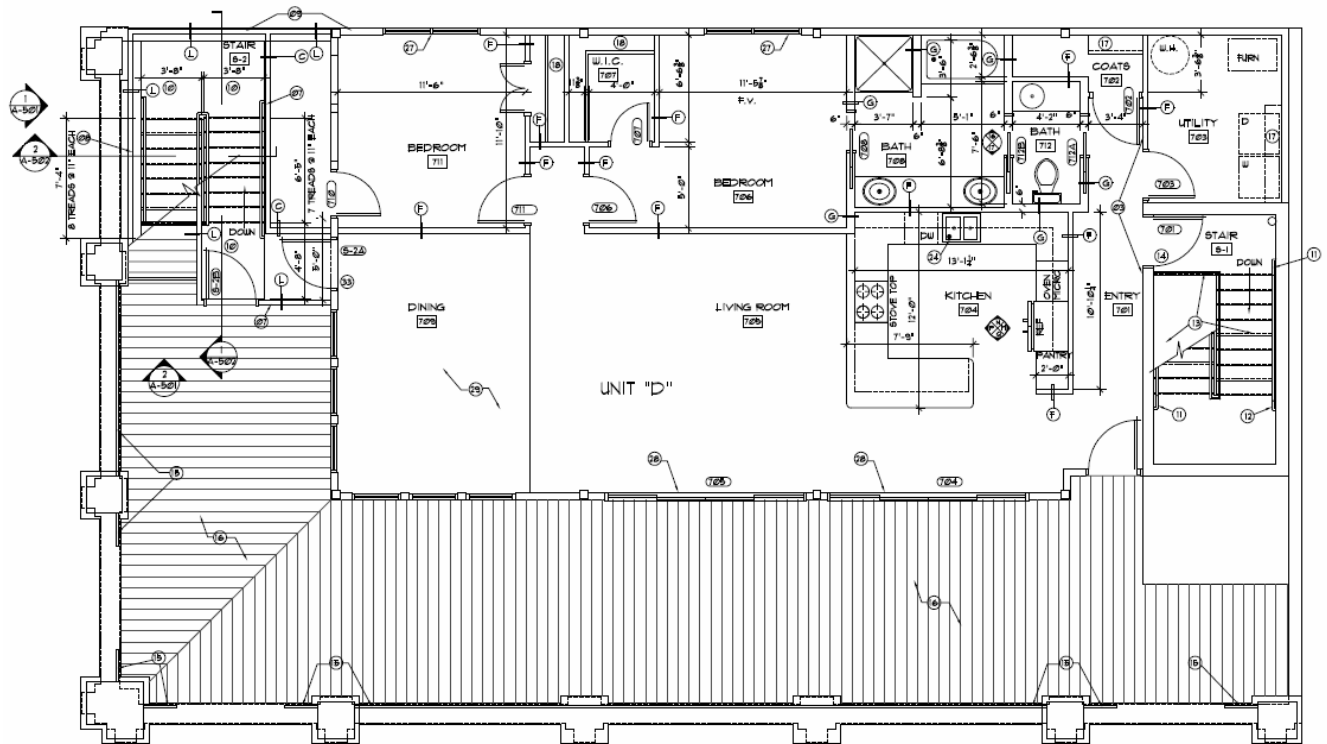


**New stairwell
addition would be
located in this area**

Aerial photo looking north towards building



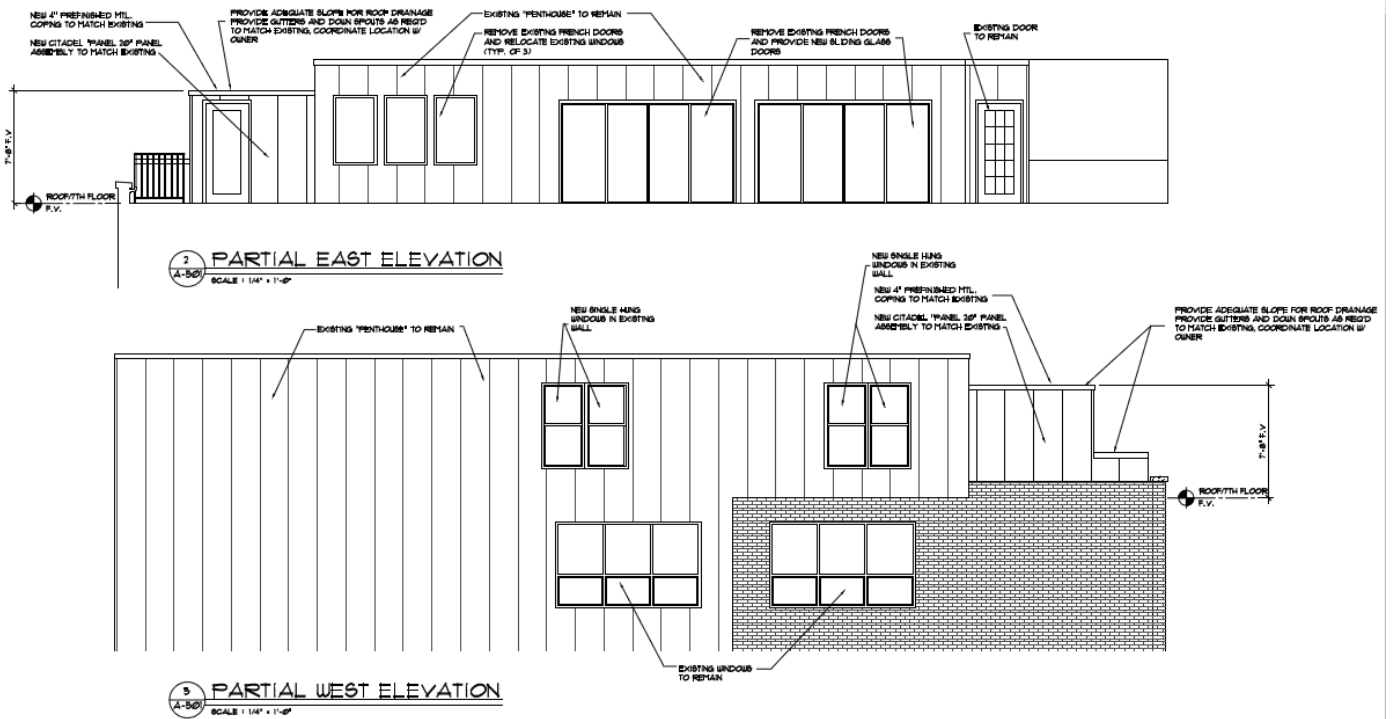
South side of existing penthouse structure as built



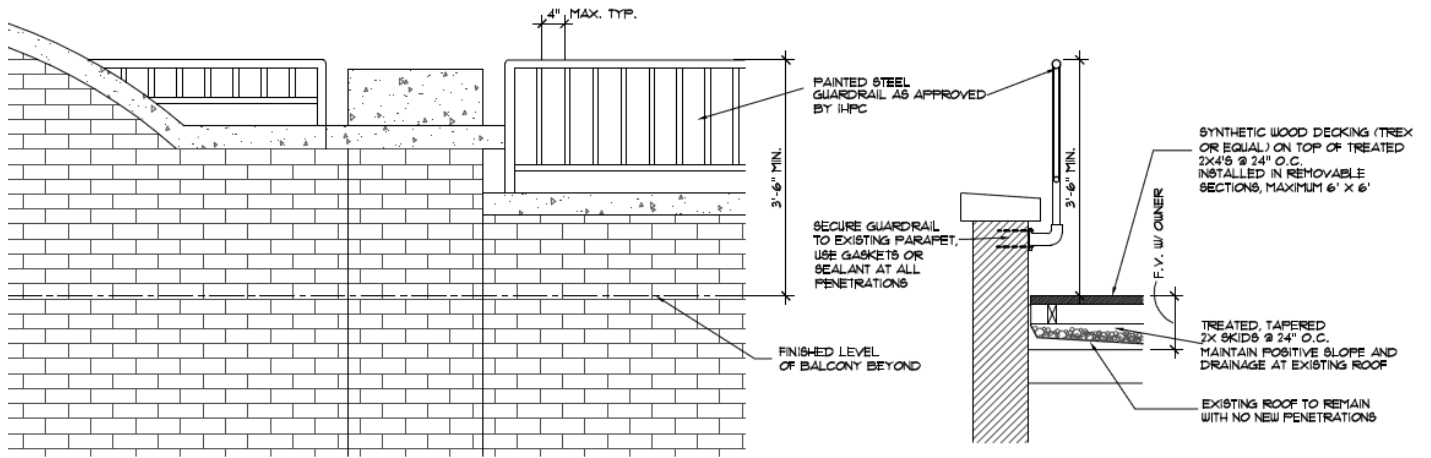
Penthouse Floor Plan submitted by Applicant



East side of existing penthouse structure as built



Proposed modifications to penthouse exterior



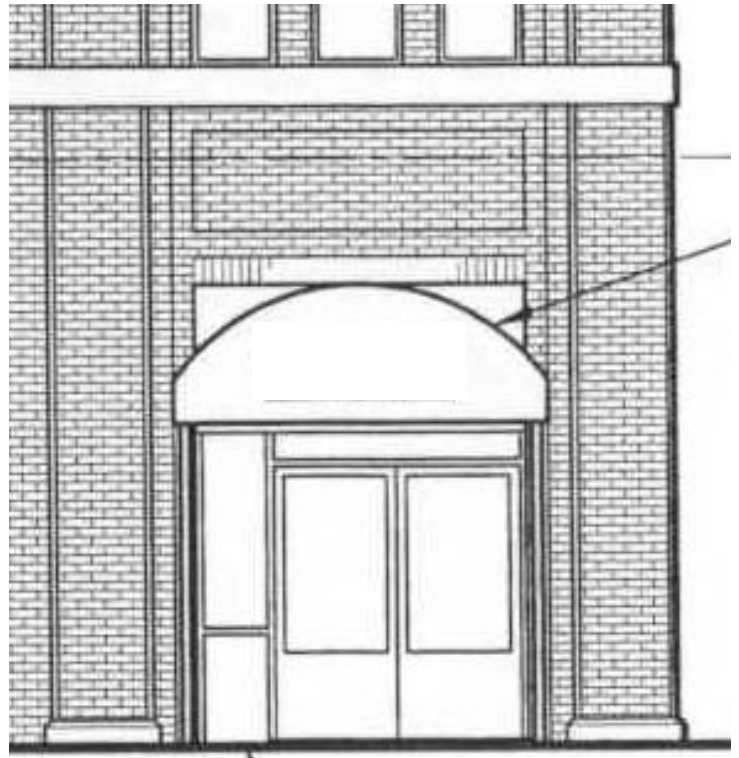
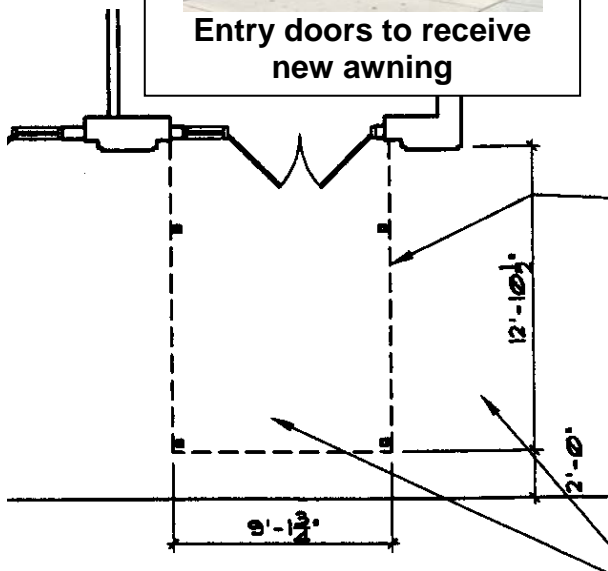
3 BALCONY DETAIL
SCALE: 3/4" = 1'-0"

4 BALCONY SECTION
SCALE: 3/4" = 1'-0"

Proposed parapet railing details



Entry doors to receive new awning



Proposed awning approved in March 2004