

North Façade (Michigan St.) All windows appear to have been wood double-hung windows with multiple lites above and below (largest windows were 15 over 15.)

East Façade (Park Ave.) All windows appear to have been wood double-hung windows with multiple lites above and below (largest windows were 15 over 15.)







South Façade All windows appear to have been steel factory windows.

West Façade (Lockerbie Circle)

- The windows in the section north of the entry appear to have been wood double-hung windows with multiple lites above and below (largest windows were 15 over 15.)
- The windows in the section south of the entry appear to have been steel factory windows.

Windows installed in 1982-84 Renovation

All exterior windows were removed and replaced. An architect involved in the 1982-84 project explained that the availability of appropriate replacement windows in 1982 was more limited than today. After a search of available windows, the U.S. Park Service finally accepted the windows in the building today, Norco metal clad windows with fixed glass panels and operable casements. Apparently the Park Service was concerned about a) fitting the window opening, b) similar window frame dimension, and c) matching the width of the muntins that divide the individual window units. They were not concerned about matching the sash patterns and divided lite configuration.

<i>Original Windows</i>	<i>1982-84 Replacement Windows</i>
	 <div data-bbox="1235 1182 1524 1262" style="border: 1px solid black; padding: 2px;">Newly installed Marvin metal clad windows</div>
	
	

Condition of Windows Today

The Norco metal clad replacement windows were installed over 25 years ago and are beginning to fail.

- Insulated glass is failing and fogging.
- Operating mechanisms are failing and many windows can be only partially opened.
- The wood elements of the window units are deteriorating.
- The wood cores are rotting from water infiltration behind the aluminum cladding.

Request to Replace Windows

The condominium agreement makes individual condominium owners responsible for the repair and/or replacement of windows in each unit. In April, 2010 one owner requested replacement windows for one unit on the top floor. Believing this to be an isolated case, staff granted a COA to replace the non-original windows with similar new Marvin metal clad windows.

Recently, two additional residents requested replacement of their windows using Andersen ‘Renewal’ windows. This caused staff to discover that the windows are failing throughout the building and to realize that many more individual requests should be anticipated. Therefore, staff approached the condominium management and suggested it apply for approval of a specific window that each condo owner could then get staff approval for on an individual basis whenever requested.

The Lockerbie Glove Company Homeowners Association took over the lead to find and request a specific window type and manufacturer for all future window replacements in the entire building. The Association does not intend to do the replacement, but will leave that up to the individual unit owners, whenever they wish to apply individually. The Association is requesting approval of the Andersen ‘Renewal’ window units in a configuration to match the existing non-original windows.

Description Of Proposed Replacement Windows

The applicant identified three possible windows and has chosen the Andersen:

	Material	Color	Sizing	Cost (sample unit)
Andersen Renewal (chosen)	Fibrex composite	Cocoa Bean (reddish brown)	Custom fit to openings	\$16,000
Pella Proline	Wood with aluminum cladding	Brown (Greenish brown)	Custom fit to within ¼ “	\$20,000
Marvin Ultimate	Wood with aluminum cladding	Bronze	Custom fit to within ¼ “	\$35,000

Material

1982-84 Norco windows: Wood with aluminum cladding, which did not match any of the original historic windows.

Proposed Andersen Renewal: ‘Fibrex’ composite material, which is made up of 40% wood fiber and 60% thermoplastic polymers. Polystyrene and PVC are two examples of thermoplastic polymers. For decorative purposes, there is a wood surface applied to the interior.

Other Options: The other two options are both wood with aluminum cladding, like the 1982-84 windows.

ISSUES: Even though the other options both cost more than the Andersen, there is concern that over time they will exhibit the same failure problems as the originals.

Color

1982-84 Norco windows: When installed in 1982-84 they were a ‘bronze’ color. Over time the metal cladding has developed a slightly reddish rust colored film, which has turned the bronze a slightly reddish color.

Proposed Andersen Renewal: ‘Cocoa Bean,’ which is a reddish brown similar, but not an exact match, to the current color of the existing windows.

Other Options: The Pella window is a slightly greenish brown and not as close a match to the existing windows as is the Andersen. The Marvin is a slightly reddish brown.

ISSUES: It is probably not possible to get new windows to exactly match the existing windows. If all the windows were being changed at one time, the color differences would not matter greatly. But since the windows will be changed piece-meal over time, a color that is similar to what is there today will make the gradual changing of the windows less obvious.

Sizing

1982-84 Norco windows: By combining separate units, they were able to size the windows properly without adding fillers.

Proposed Andersen Renewal: These windows are custom made to the exact measurements of the openings.

Other Options: The Pella and Marvin windows can be customized to within ¼ inch.

ISSUES: One of the most important characteristics in 1982 was the ability to properly fit the window openings. Since the goal is to come as close as possible to the 1982-84 windows, it is important that the new windows be custom designed to fit.

Other Issues

Issues beyond the failure of the existing windows drove the applicants’ decision to choose the Andersen window product:

Green Certification The Renewal window product is made with partially recycled content and the window has a Green Seal Product Certification.

Economics The earlier chart shows that the Marvin and Pella windows are significantly more expensive than the Anderson, yet the applicant finds them to not be superior windows in material, fit, color or warranty.

Installation Andersen Renewal has an exclusive vendor/installer in Indianapolis. The association believes this will result in more consistency and reliability of installation. In addition, the vendor has apparently offered to provide a special price for the entire building.

Lockerbie Square Preservation Plan

From Plan	Staff Comment
<p><i>“Window replacement should be considered only when... the existing windows are not historic and not significant.”</i></p>	<p>The existing windows are not original, not historic (only 27 years old), and are not significant in design or craftsmanship. They do not even match the original historic windows.</p>
<p><i>“Avoid replacement windows not similar to the original in size, dimensions, shape, design, pattern, and materials.”</i></p>	<p>This guideline is more pertinent to a situation where the original windows are being replaced. That is not the case here, as they were removed 27 years ago. The preservation approach being used in this case is to stay as close as possible to the “look” approved in 1982.</p>
<p><i>“Metal and vinyl cladding, snap-in muntins, and tinted glass are not considered similar to original wood windows.”</i></p>	<p>Again, this is more pertinent when original windows are being replaced. In any event, it is important to note:</p> <ol style="list-style-type: none"> 1. The metal clad windows approved by the IHPC in 1982 do not meet this guideline. 2. Approving windows with composite material today does not violate this guideline any more or less than approval of metal clad windows would, or than the 1982 IHPC approval did.

<p><i>“The design standards are to be used as a guide... and should not be read as absolute rules. Every project [has] its own differing set of goals, constraints, problems and impacts, all of which may suggest a somewhat differing utilization of the standards.”</i></p>	<p>While the guidelines caution against the use of synthetic and non-traditional materials, the circumstances around this project, not the least of which is the 1982 IHPC approval of windows that are not traditional in material, strongly suggest that a “differing utilization of the standards” should be used.</p>
--	---

Staff’s Recommendation

Given the history and circumstances of this property, staff believes there are two different and justifiable preservation approaches:

1. Remove all the 1982-84 windows and replace them with new steel factory windows and new wood double-hung with multiple lites, in same locations that they were historically, or
2. Retain the same visual appearance achieved in the 1982-84 renovation by installing new windows that have as similar an appearance as possible.

The first approach only makes sense if: a) all the windows are to be changed at the same time, which they are not, and b) it was financed as part of an entire redevelopment of the building, rather than something that individual unit owner had to finance, since the cost would be significantly higher than the second approach.

The second approach is the most reasonable since it is: a) the most affordable, and b) will minimize the negative visual affect that piece-meal replacement would have on the surrounding neighborhood.

Reasons for Approving the Andersen Window

1. Approving a composite material on this property is not inconsistent with the IHPC’s earlier approval of an equally non-traditional material in 1982.
2. Since the IHPC approved windows with non-traditional materials in 1982, it is reasonable for the condominium owners to believe the IHPC would consider doing the same now.
3. The goal of the new windows made of composite material is to match the “look” of non-historic windows also made of a non-traditional material --- not to match the look of original historic windows and materials.
4. All of the window choices reviewed by the applicant use materials that the plan cautions against using. Staff cannot identify any visual characteristic of the Andersen Renewal window that differs significantly from the other two windows considered, or from the original Norco Windows.
5. Given the closeness in visual characteristics, staff agrees that the slightly closer color match and custom fit give this window an advantage.
6. Staff believes that approval of these windows is the “appropriate” action to take given the unique circumstances and past IHPC decisions surrounding this property.

STAFF RECOMMENDED MOTION

2010-COA-387 (LS):

To approve a Certificate of Appropriateness to use Anderson Renewal windows as replacement for existing non-historic windows, per submitted documentation and subject to the following stipulations:

1. **There shall be no expiration date for this COA and it shall apply to every unit within the building.**

2. This COA does not authorize the installation of any windows, but rather approves a window type that may be installed without further public hearings.
3. In order to install windows, individual unit owners must apply for a COA and pay the standard application fee.
4. Staff is authorized to grant COAs for window installation provided the requested windows are consistent with this COA #2010-COA-387 (LS).

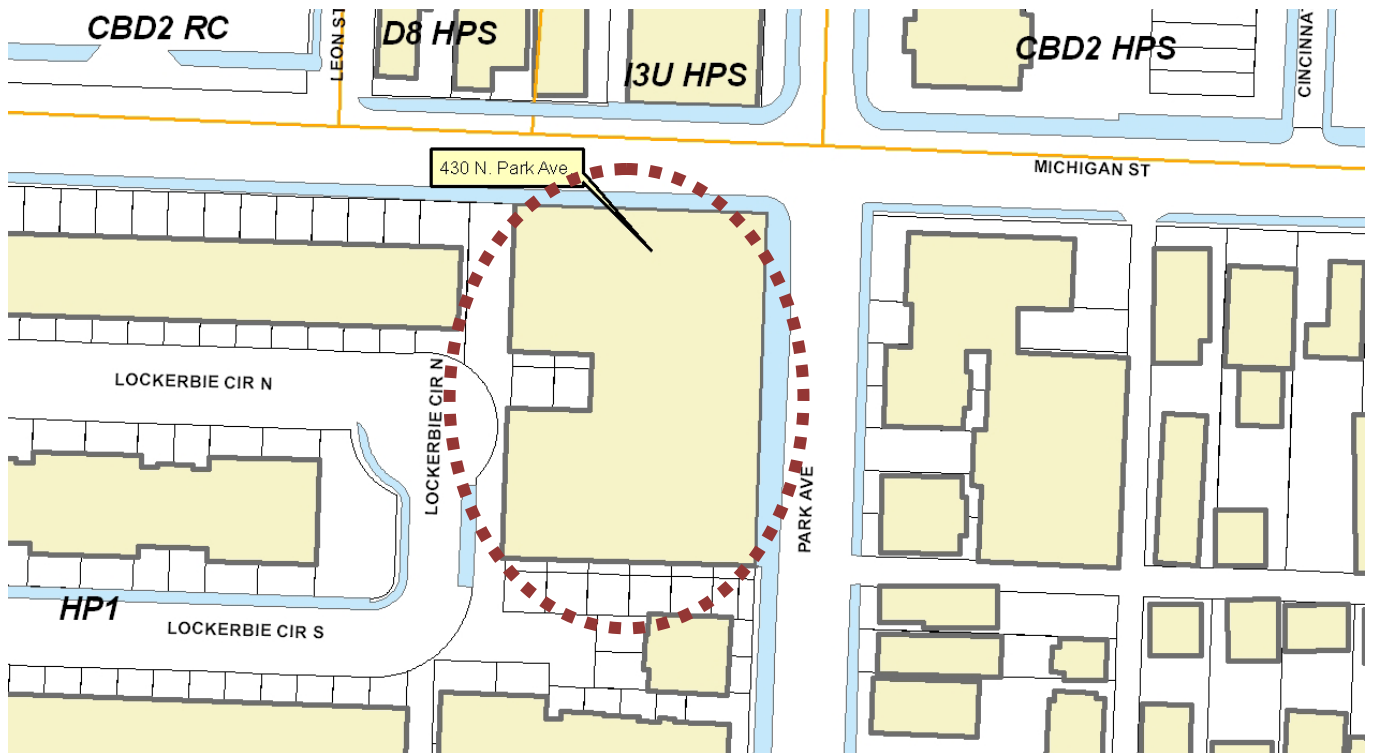
2010-COA-388 (LS)

To continue the application to staff for review and decision.

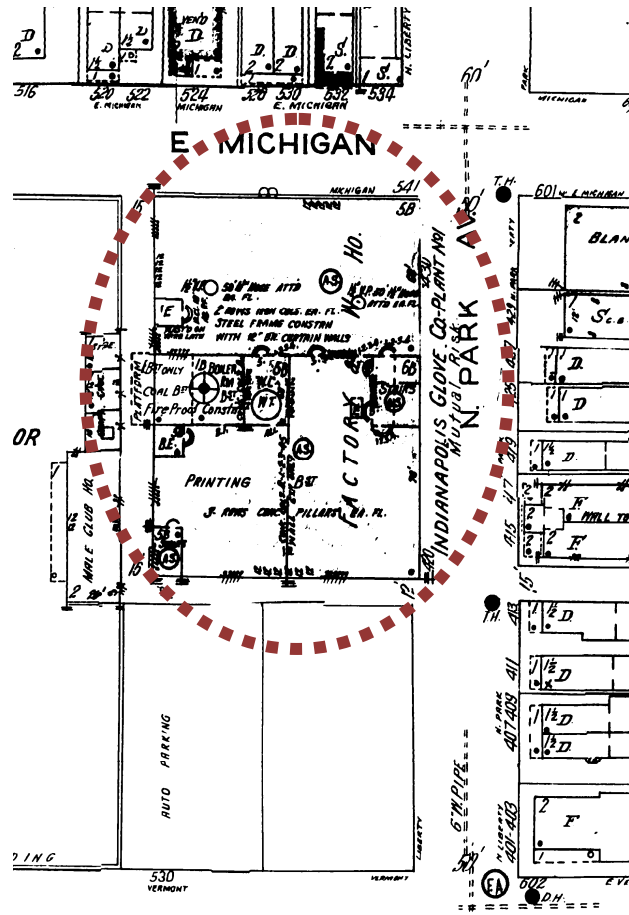
2010-COA-415 (LS)

To continue the application to staff for review and decision.

Staff Reviewer: Ann Steadham



Map of subject property



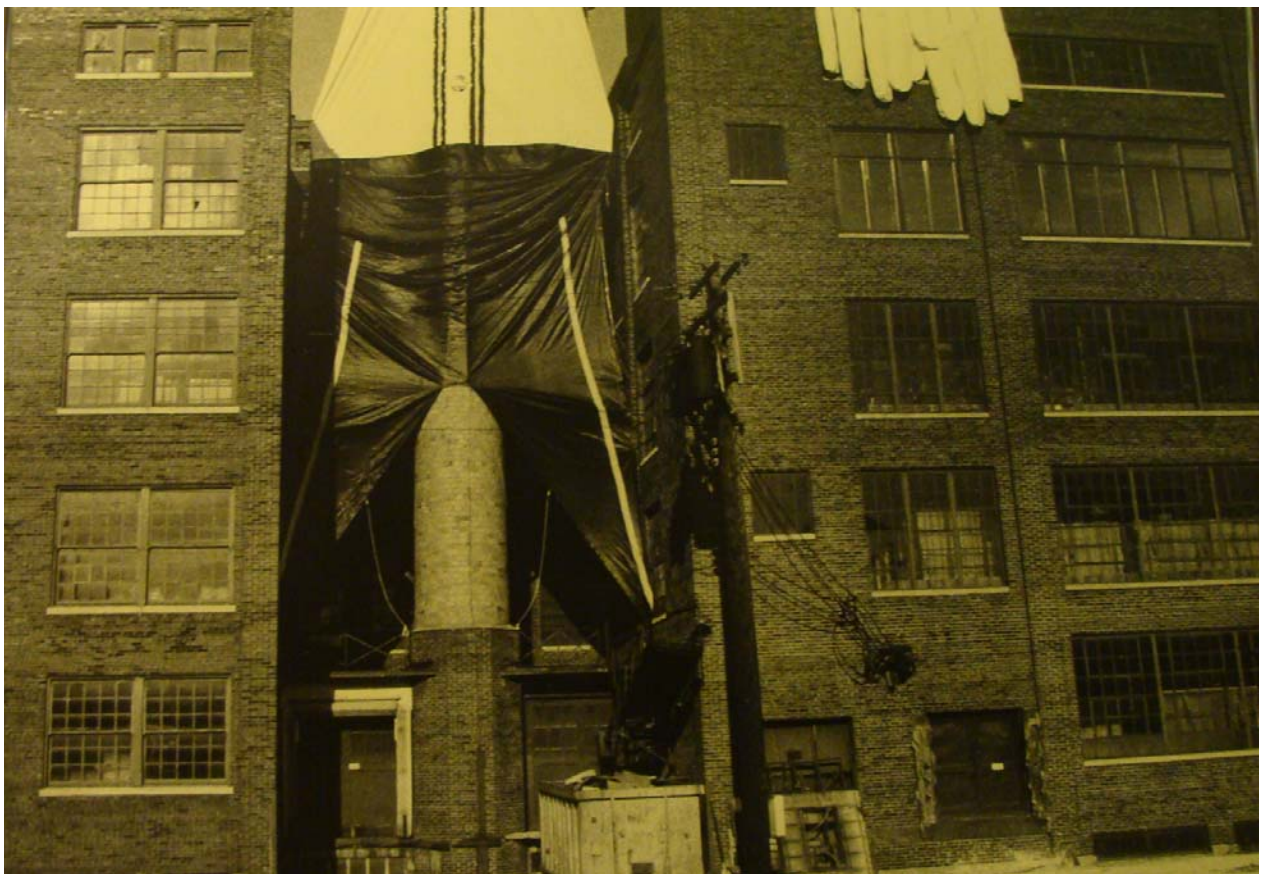
1956 Sanborn Map



Aerial photo of building looking south



1982 photo showing original steel windows on south side of building



**Photo showing original wood windows to left and steel windows to the right
(Note: 1982-84 Replacement windows shown on fourth level on right)**



1979 photo showing original wood windows on east side of building



1979 photo showing original steel windows on south side of building



East side of building showing existing windows (Note: top floor windows are new Marvin metal clad units with a 'bronze' finish)



Close up of existing window configuration and detailing



Above: Windows in Unit #304
Below: Windows in Unit #310



**RESOLUTION OF THE LOCKERBIE GLOVE COMPANY CONDOMINIUM
ASSOCIATION, INC.**

WHEREAS, It has been more than 25 years since the historic Indianapolis Glove Company building at 430 N. Park Avenue, Indianapolis, Indiana (the "Building") was adapted from a commercial use to residential condominium units;

WHEREAS, The original developer of the building obtained approval from the Indianapolis Historic Preservation Commission ("IHPC") and the National Historic Landmarks Program within the National Park Service to use non-historic windows in the designated historic building because the original commercial windows, a combination of double-hung steel grille and wood windows were deemed to be in a state of irreparable disrepair and similar historic windows were not available at the time as replacement windows;

WHEREAS, IHPC and Historic Landmarks approved a combination of casement, picture and transom wood, aluminum clad windows for use in the Building manufactured by Norco;

WHEREAS, The replacement non-historic windows in the building have deteriorated to varying degrees and have required substantial repairs and, in some cases, replacement;

WHEREAS, Under the Declarations and Bylaw of the Association, it is the unit owners responsibility to replace glass and windows within their units;

WHEREAS, A number of homeowners now desire to replace their windows, the original manufacturer of the windows is no longer in business and the replacement of their non-historic windows is subject to approval by IHPC;

WHEREAS, The Board if Directors of the Association is concerned about quality, consistency, aesthetics, energy efficiency and price of any non-historic windows approved for replacement in the Building;

WHEREAS, Due diligence undertaken by the Board and homeowners who are interested in replacing their windows has determined three brands of windows as possibly suited for replacement use in the Building, including Anderson, Marvin and Pella.

WHEREAS, Research of these windows has determined the Marvin and Pella windows are materially the same as the existing non-historic windows; however, the Marvin windows cannot be installed without removing the original window frames and altering the size and configuration of the existing windows significantly. Further, pricing obtained for the purchase and installation of the Marvin and Pella windows is prohibitive to replacement;

RECEIVED
SEP 24 2010
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Resolution submitted by applicant

WHEREAS, The Anderson Renewal windows are materially different than the existing non-historic windows but are manufactured from a composite wood and vinyl clad material, and the Association believes offers a longer life expectancy, greater environmental efficiency and, more importantly, a substantially lower replacement price;

WHEREAS, The Anderson replacement windows are customized to closely replicate the current size and configuration of the existing non-historic windows so as to preserve the aesthetic and uniform character of the existing Building and can be installed without the necessity of removing and replacing the existing wood window frames.

WHEREAS, Anderson Windows, through its exclusive Indiana distributor, Bee Windows, has offered unit owners of the Building a 50% reduction in list price for replacement windows, and offers the Association the consistency and reliability that can be achieved through the use of a single contractor used for installing replacement windows in the Building;

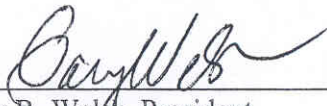
WHEREAS, The Association desires to have IHPC approve the Anderson windows as the standard replacement window for the Building so it is not necessary for unit owners to petition IHPC for approval each time an owner desires to replace windows; and

WHEREAS, The Association submitted its proposed replacement windows to the Lockerbie People's Club for review and consideration at its September, 2010 meeting and obtained the unanimous consent of the residents of the neighborhood association present for the use of the Anderson Renewal windows.

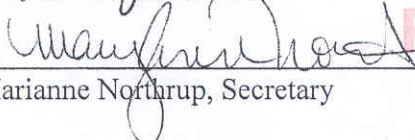
NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

The Board shall proceed with seeking approval by the Indianapolis Historic Preservation Committee (IHPC) of a particular window brand(s) and model(s) which can be used by each homeowner to replace existing windows. Further, the Board is authorized to establish, whether through IHPC approval or on its own initiative, additional parameters or requirements regarding the replacement, repair and installation of windows in order to maintain the aesthetic needs of the exterior of the building. Based upon cost, appearance and energy efficiency, the Anderson Renewal window is endorsed by the Board.

Dated and approved this 23rd day of September, 2010.

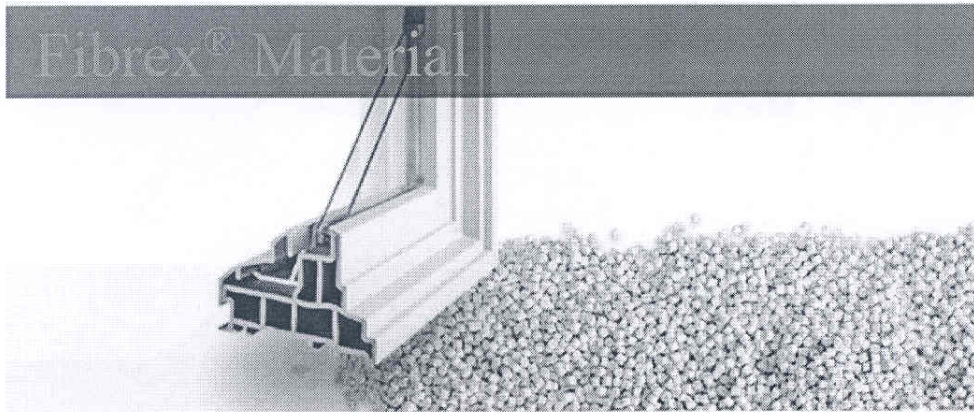


Gary R. Welsh, President



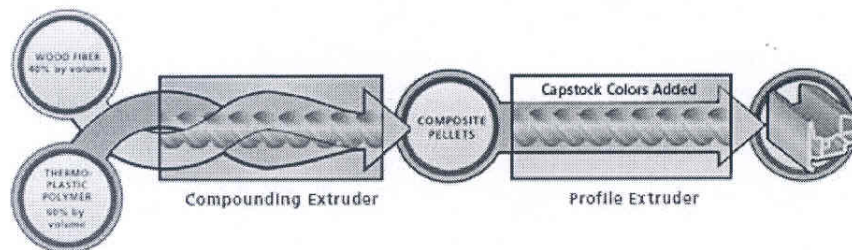
Marianne Northrup, Secretary

RECEIVED
SEP 24 2010
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION



Engineering New, Sustainable Solutions

In 1993, Andersen finished development of the revolutionary and highly sustainable Fibrex[®] material with its now wholly-owned subsidiary, Aspen Research Corporation. Fibrex material is a patented composite made of reclaimed wood fiber from Andersen manufacturing operations and a special thermoplastic polymer, some of which is also reclaimed.



Fibrex combines the strength and durability of wood with the maintenance ease of vinyl. It is a technology that is leveraged across Andersen Corporation's product portfolio.

Fibrex and Sustainability

Andersen Corporation became the first and only Green Seal[®] Certified window manufacturer in large part due to the environmental benefits of how we make Fibrex. But did you know that the sustainability of Fibrex extends to the home as well?

Insulation

Because of its superior thermal insulating properties, Fibrex can help reduce heating and cooling requirements.

Durability

The thermoplastic polymer in Fibrex resists rot, decay, and fungal growth, ensuring a longer lifetime and reducing manufacturing demand. Warranted not to flake, blister, peel, pit or corrode.

VOC Reduction

Fibrex also helps reduce VOC emissions, since no wood preservative treatment or painting is required.

Framing Material



Exclusive Fibrex[®] material lasts longer,* looks better, and performs beautifully!

Slim, sleek profiles allow our windows more glass area and less bulky framing. Add 27 standard color options and you start to realize some of the benefits of Fibrex[®] material. Andersen Corporation's tradition of innovation led to the invention and patent of this innovative composite material made from 40% reclaimed wood fiber by weight. Now, after more than 30 years of development, Fibrex material is in a class of its own. With the strength of wood and the low-maintenance of vinyl, Fibrex material is an energy efficient insulator and offers design capabilities unlike any other window framing material. Plus,

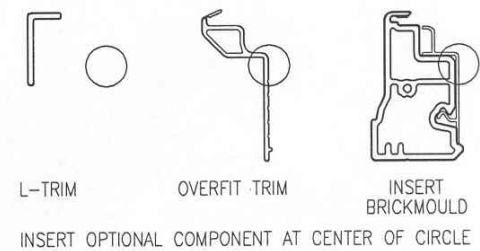
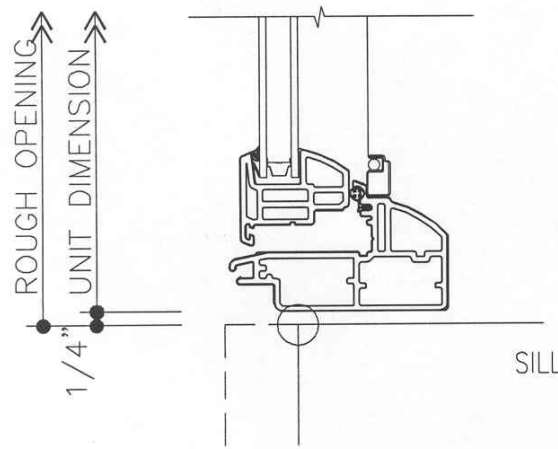
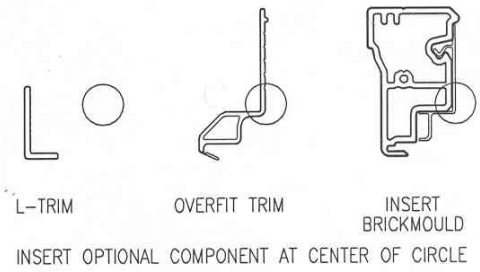
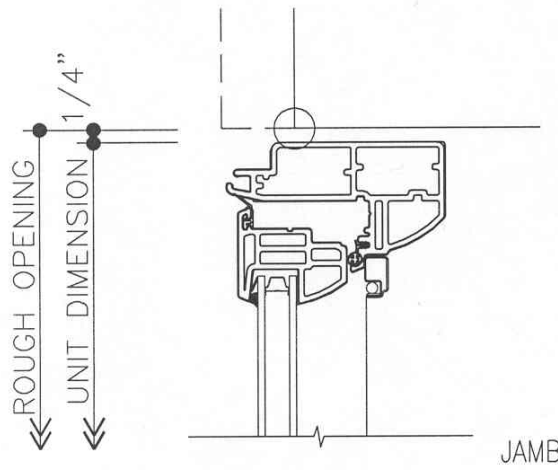
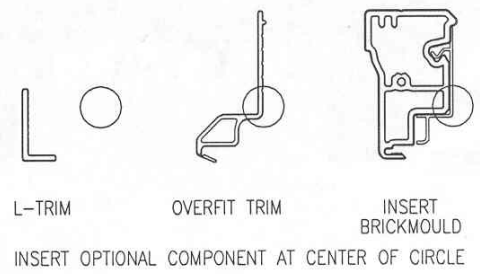
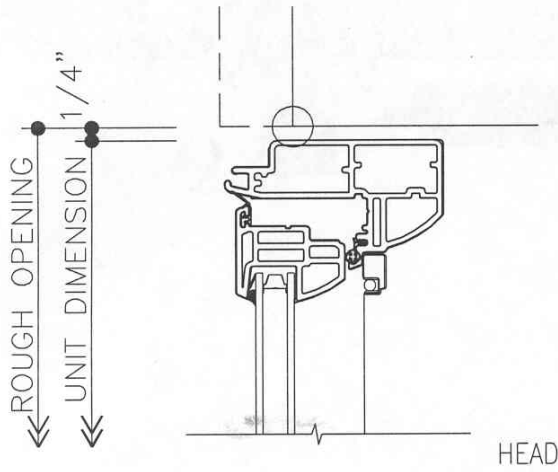
never having to worry about scraping or painting gives you peace of mind. Fibrex material is warranted not to flake, rust, blister, peel, crack, pit, or corrode.*

The long-term performance of Fibrex[®] material creates an exciting new standard for window replacement and for sustainable building practices. Choosing windows made from Fibrex material can help make your home more comfortable, less costly to operate, easier to maintain, and more environmentally responsible.



* For a copy of the Renewal by Andersen 20210 year limited warranty, contact a sales representative. All marks where denoted are trademarks of their respective owners.

Information found on 'Fibrex' material from Andersen website



RENEWAL BY ANDERSEN®
INSERT AWNING WINDOW DETAILS

Cross section detail of Andersen Renewal windows provided by Bee Windows



Existing window on left with Andersen window sample on the right

LOCKERBIE SQUARE PEOPLE'S CLUB

September 28, 2010

Board of Directors

Lockerbie Square People's Club

P. O. Box 44410

Indianapolis, IN 46244

Commissioners

Indianapolis Historic Preservation Commission

200 E. Washington Street – City County Building

Indianapolis, IN 46204

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION
SEP 29 2010
RECEIVED

RE: 2010-COA-388 (LS) 430 N. Park Avenue

Dear Comissioners,

On September 24, 2010, Gary Walsh, President of the Lockerbie Glove Factory Residential Board, attended the Lockerbie Square People's Club meeting. He stated that the Glove Board is requesting approval by IHPC to replace non-historic windows. He presented Pella and Andersen windows. After viewing both models along with questions directed to the installer, the membership voted to approve future installation of Andersen windows.

Sincerely,



Tony Morreale, VP

Lockerbie Square People's Club

Letter of Support submitted by Lockerbie Square People's Club