

COA # 2010-COA-406 (SJ) Part B	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAR. 2, 2011
		New Case
956-962 N. PENNSYLVANIA ST ST. JOSEPH		
Applicant & mailing address:	HALSTEAD ARCHITECTS 1139 Shelby St Indianapolis, IN 46203	
Owner:	HVAF of Indiana	Center Township Council District: 9 Jackie Nytes
CASE		
IHPC COA: 2010-COA-406 (SJ)	<ul style="list-style-type: none"> • Replace vinyl windows with new vinyl windows • Remove two chimneys 	
STAFF RECOMMENDATION: Approval of a Certificate of Authorization		
STAFF COMMENTS		

Background

This property consists of two structures:

1. *956-958 N Pennsylvania St*

The Sheffield Inn was constructed c. 1927 as the Sheffield Inn, which included hotel rooms, a restaurant, and offices.

2. *960-962 N. Pennsylvania St*

The Manchester Apartments was constructed in 1928 to provide 28 apartments for the Manchester Realty Company.

Both buildings were constructed in the Tudor Revival style. Both buildings have been used as apartments and office space most recently. The soon-to-be owner of the properties is the current adjacent neighbor, HVAF of Indiana, who will use the property as housing for homeless Veterans and their families.

Existing Vinyl Windows – Approved by IHPC in 1997

In 1997, the IHPC approved the installation of vinyl replacement windows on the south, west and courtyard sides of the buildings with Certificate of Authorization #97-034. The rationale for approval was a combination of insubstantial effect and hardship:

1. The original windows had previously been replaced by aluminum windows.
2. The work was being performed on secondary elevations.
3. The use of the property was to be for rent controlled apartments as defined by the purchase agreement through HUD, who was selling the property at that time to the applicant as a foreclosure sale.

Staff inspected the windows. Although they are only 14 years old, they are seriously damaged. It appears that much of the damage is from tenant abuse.

New Replacement Vinyl Windows

The applicant is proposing to install Anderson, buff colored vinyl single-hung windows (with no muntins.) They will only be installed in openings where there are currently vinyl windows installed. A few original steel windows are left on the west and courtyard sides of the building and will not be removed or altered. All the exterior (non-courtyard) windows will fit the openings properly, unlike the windows that were installed in 1997 and required an awkward side-lite filler panel.

Removal of Chimneys

The applicant is proposing to remove two brick utilitarian chimneys near the back of the building, which no longer are used or needed. The applicant wishes to remove them so the cost to maintain two unused chimneys is not incurred. Although these two chimneys are visible from the street, they are not decorative. Their removal would not negatively affect the historic character of the buildings as perceived from the street.

The St. Joseph Historic Area Plan/ Certificate of Authorization

The Plan does not suggest or recommend vinyl windows or removal of historic chimneys. However, staff believes this request meets the criteria for a Certificate of Authorization and recommends approval for the following reasons:

1. The commission found a similar request for the same windows to justify a certificate of authorization in 1997 and there are no materially different circumstances with this request.
 - a. The original windows had previously been replaced by aluminum windows, which were replaced with IHPC approval in 1997 with vinyl windows.
 - b. The work is being performed on secondary elevations and will have an insubstantial effect on the character of the buildings.
 - c. Like in 1997, the use of the property continues to be for low income housing, which is now to be provided by a non-profit organization.
2. Removal of the chimneys will have an insubstantial effect on the character of the buildings. Repairing and maintaining the chimneys will be an unnecessary hardship on the non-profit agency when retention of the chimneys does not substantially add to the character of the buildings.

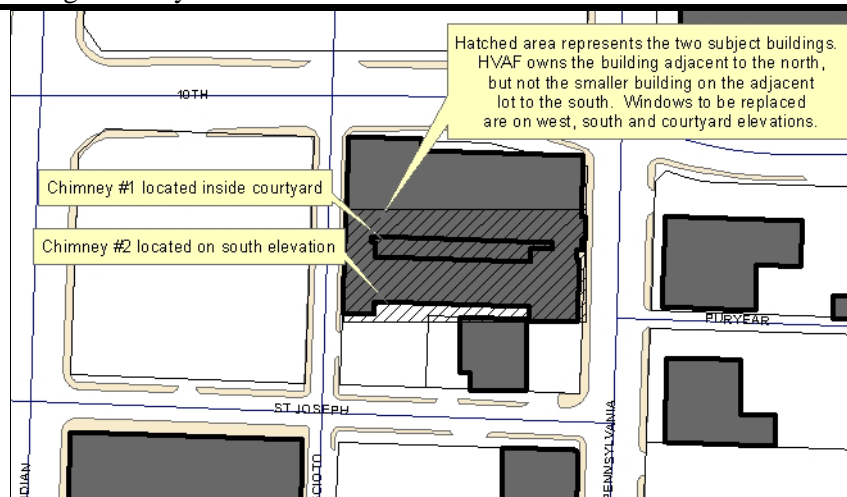
STAFF RECOMMENDED MOTIONS

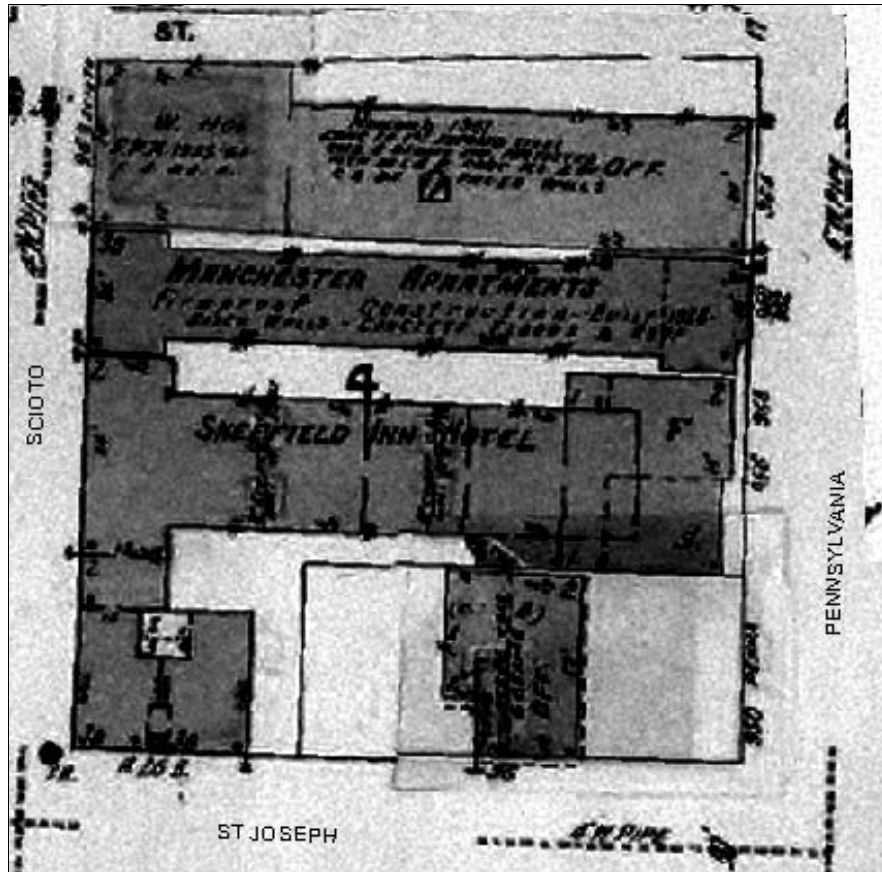
2010-COA-406 (SJ):

To approve a Certificate of Authorization to replace all existing vinyl windows on the south, west and courtyard sides of the two buildings with new vinyl windows and remove two non-operable historic brick chimneys near the rear of the buildings as per submitted documentation and subject to the following stipulation:

1. **New windows are to be approved by IHPC staff prior to installation. Approved _____ Date _____**
2. **New windows must be configured per the submitted elevation drawings provided in this report.**
3. **Color of new windows shall not be white. Final color selection is to be approved by IHPC staff prior to installation. Approved _____ Date _____**
4. **Chimneys are to be removed to roofline and capped off. Capping of chimney stacks shall be approved by IHPC staff prior to commencement of work. Approved _____ Date _____**

Staff Reviewer: Meg Purnsley





1956 Sanborn Map

Below: Sample Silverline Window by Anderson being proposed (no muntins)





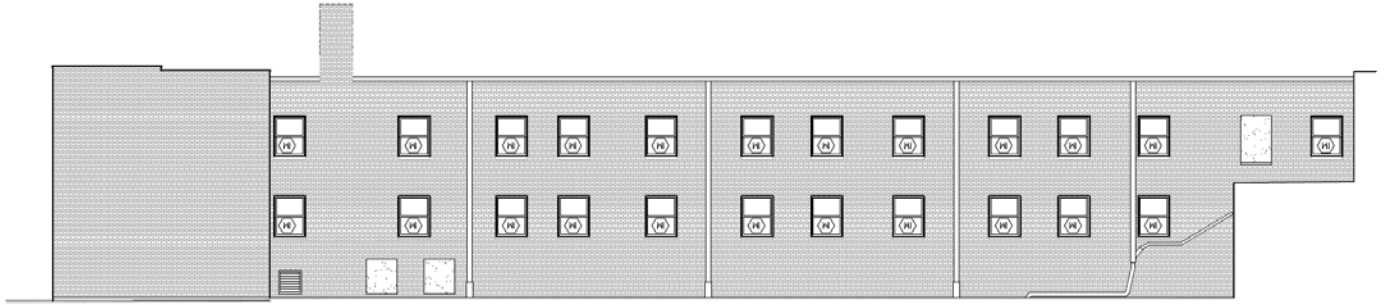
Above: View of South Elevation
Below: Views of courtyard





Above: View of south elevation vinyl windows
Below: View of west and south elevations

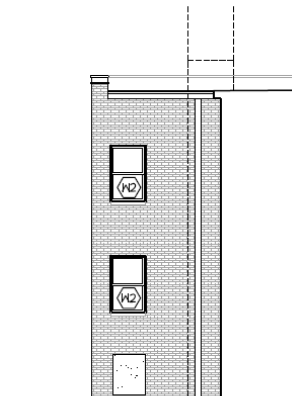




3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



REGISTERED PROFESSIONAL ARCHITECT
 STATE OF INDIANA
 No. 1019
 W. H. HART
 ARCHITECT

THE MANCHESTER APARTMENTS
RESTORATION AND RENOVATION
 956-962 N. PENNSYLVANIA STREET
 INDIANAPOLIS, INDIANA

DRAWING NO. _____
 SHEET NO. _____
 PROJECT NO. 0919
 DATE AUGUST 27, 2010
 DRAWN BY _____

A5.2

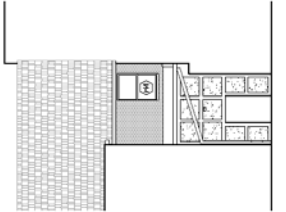
GENERAL NOTES:
 1. THESE DRAWINGS ARE INTENDED TO OBTAIN PERMITS AND TO BE USED AS A GUIDE FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.

MARK NO.	TRADE	EXISTING	PROPOSED	HEIGHT	MATERIAL	GLASS MATERIAL	FINISH TYPE	REMARKS	MARK NO.
PA	PAINT	EXISTING	EXISTING	6'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PA
PB	PAINT	EXISTING	EXISTING	5'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PB
PC	PAINT	EXISTING	EXISTING	5'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PC
PD	PAINT	EXISTING	EXISTING	5'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PD
PE	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PE
PF	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PF
PG	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PG
PH	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PH
PI	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PI
PJ	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PJ
PK	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PK
PL	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PL
PM	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PM
PN	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PN
PO	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PO
PP	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PP
PQ	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PQ
PR	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PR
PS	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PS
PT	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PT
PU	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PU
PV	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PV
PW	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PW
PX	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PX
PY	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PY
PZ	PAINT	EXISTING	EXISTING	4'-0"	EXISTING	EXISTING	EXISTING	EXISTING	PZ

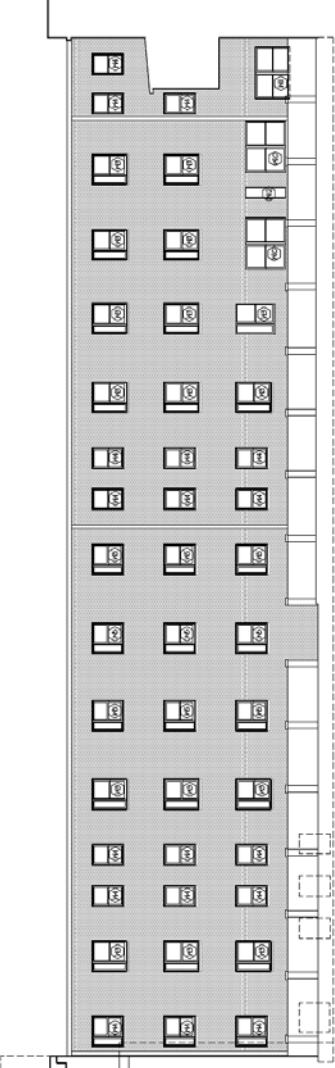
REMARKS:
 1. LIME COATING ON RELAZING.
 2. ANCHORS IN ALL RELATED BLOCKING DIMS.



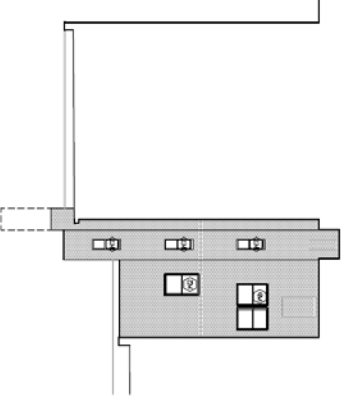
4 COURTYARD - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



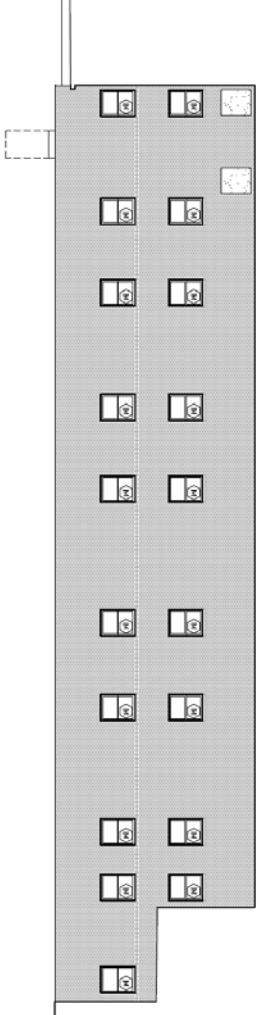
5 COURTYARD - WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 COURTYARD - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



3 COURTYARD - EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 COURTYARD - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"