

COA # 2010-COA-483 (ONS)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date DEC. 1, 2010
1505 N Delaware Street OLD NORTHSIDE		New Case
Applicant JOANNA TAFT mailing address: 1505 N Delaware Street Indianapolis, IN 46202 Owner: Redeemer Presbyterian Church 1505 N Delaware Street Indianapolis, IN 46202		Center Twp. Council District 15 Doris Minton McNeil
CASE		
COA: 2010-COA-483 (ONS) Alteration of west elevation (1960's portion) Installation of new patio area		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Building

This two-story addition to the former First Presbyterian Church (1903) was built in 1961 and housed church offices and church school facilities. In 1970 the facility became the United Presbyterian Metropolitan Center, which was a combined effort of several area Presbyterian churches to provide social services to the neighborhood, then in a serious state of decline. In 1999, the then-closed facility was bought by Jeremy Efroymsen, who stabilized it and opened the Harrison Center for the Arts. In 2001, the property was sold to the present owner, Redeemer Presbyterian Church, which continues to lease facilities to the Harrison Center for the Arts. There are presently 28 artists and four non-profit entities that occupy the space. The Harrison Center plans to use the space in the 1961 addition for the newly proposed Urban Living Center, which is for the promotion of downtown living.



Description of the 1961 Addition

The addition was designed by the architectural firm of McGuire & Shook, Compton, Richey and Associates and probably attributable to Gilbert T. Richey. It is an example of mid-20th century modernist design.

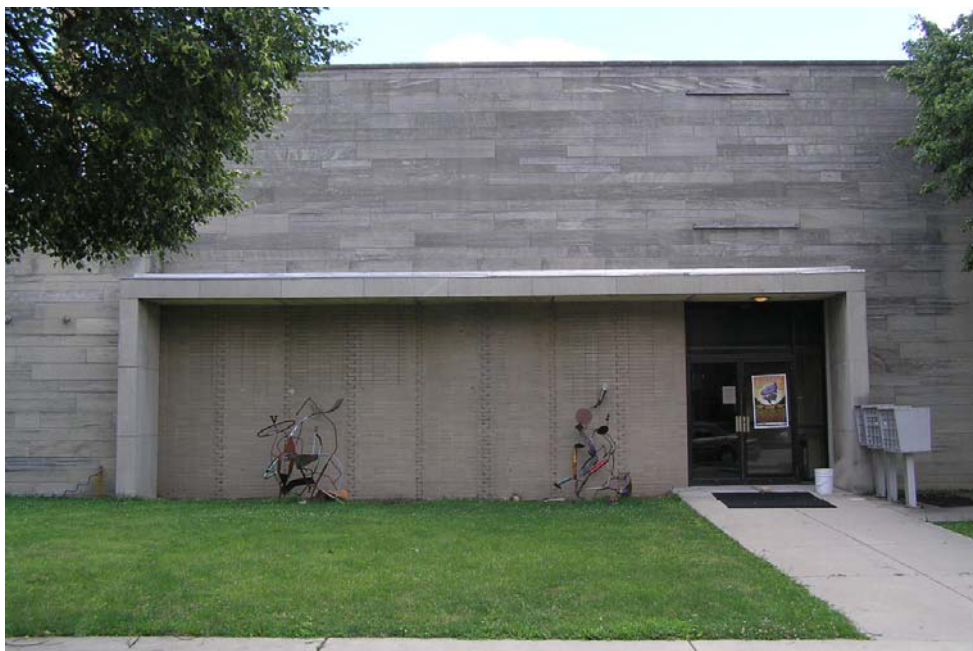
Although the 1903 church building displays gothic detailing, its low profile, relatively simple details and general massing reflect its early 20th century origins. The 1961 modernist addition appears to have been designed to be a contemporary visual counterbalance to the historic church. The low profile, massing and use of limestone all appear to be conscious design decisions made to relate this addition to the historic church, while clearly making a mid 20th century design statement.



1961 Addition

Proposed Alterations to Delaware Street (West) Elevation

The façade facing Delaware St. presents a windowless wall of ashlar limestone, cut and laid in narrow, horizontal coarses, characteristic of its mid-20th century aesthetic. A projecting limestone ‘wing-wall’ ledge frames a horizontal, recessed opening in the wall. The recessed opening is in-filled with a brick panel laid in a subtly undulating pattern and double aluminum entry doors are at one end.



Recessed Entry - Today

The Harrison Center for the Arts would like to make the Delaware entrance the main entrance, and to make it more open and friendly to the street and the neighborhood. They propose doing this by removing the original infill within the framed recess and replacing it with an aluminum and glass storefront system. They propose installing a patio area outside the new opened-up recessed area and a sign identifying the Urban Living Center above the recessed area.



Recessed Entry and Patio - Proposed

New Patio Area

The proposed new patio area in front of the new storefront system is to be stamped colored concrete with a smooth concrete border. The size of the patio area is roughly 22 feet by 39 feet. The area will contain patio furniture and outdoor space for the Urban Living Center. Landscaping will be provided.

Old Northside Plan

When the Old Northside Plan was published in 1979 this addition was only 18 years old. At that time, the building was not deemed worthy of including any information other its date of construction. The ONS Plan does not specifically identify buildings considered “non-historic,” “non-contributing,” or “intrusions.” However, its ‘Architectural Styles and Significance’ section states: *“The last style to appear in the district is the art deco.”* In 1979, this addition was not yet even recognized as having a discernable style, let alone any architectural significance.

The addition is now 50 years old, the point at which buildings can be considered for National Register eligibility due to age. It is also representative of an architectural era and design expression that is now recognized as having architectural and historical significance. That leaves us with a dilemma.

On the one hand, this owner owns property that:

- is in an area “governed” by a Preservation Plan that does not appear to recognize this addition as being important to the history of the area, and
- when purchased 10 years ago, the significance of mid-20th century architecture was barely recognized by the IHPC and only beginning to be recognized by the preservation movement, and therefore
- it was purchased with some reasonable expectation that the IHPC would review alterations to the addition in the manner that it usually looks at alterations to non-historic and non-contributing buildings, which is less emphasis on fidelity to the original design.

On the other hand, the IHPC and its staff cannot be blind to the ever changing boundary of what is considered historically and architecturally significant. And, while the Plan offers no specific guidelines regarding alterations to non-historic structures, one of the eight fundamental concepts for sensitive

rehabilitation states: “Changes which may have taken place in the course of time [i.e. this addition to an historic church] are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Reasons for Approving this Request

Because of the history and quality of design and materials associated with this addition, staff came to its recommendation with some caution and reluctance. However, after weighing all the issues of this case, staff is convinced that the fair and reasonable action for the IHPC to take is to approve the request. Our reasons include:

1. The architectural and historical significance of this addition is not as obvious and identifiable as it is with older buildings in the Old Northside. In fact, the ONS Land Use Committee’s letter expressing that the “*replacement of the distracting patterned brick wall with a welcoming glass façade*” is an improvement shows that appreciation of the addition’s design is not yet universal.
2. When the owner purchased the property, it had no reason to believe this addition would be treated with the same degree of “reverence” as the 1903 church building and the surrounding 19th and early 20th century buildings.
3. The addition was designed as a church school and office, functionally related to the internal workings of the church. For the last decade, the Harrison Center has been adapting it for new uses that are more related to the outside community.
4. The present configuration of the front façade makes it difficult to achieve the sense of “openness” to the community that is sought by the Harrison Center.
5. Altering the façade as requested will not alter the basic form, mass and configuration of the addition as it relates to the historic church and to the entire complex.
6. While removal of the in-fill brick wall panel will result in a loss of a significant architectural and design feature, its replacement with glass will result in a significant benefit, worthy of making a compromise. Specifically, it will help to assure the long-term viability of this community-oriented use in a building that otherwise might have problems attracting a profitable use.
7. Lastly, the original plans for this addition are archived at Ball State University, so the brick infill could be built back without difficulty if a future owner decided to restore the original design.

Given all the above reasons, staff believes that approving the request is a reasonable and fair compromise between respecting this addition’s emerging significance, while adapting it to its new and hopefully long-term uses.

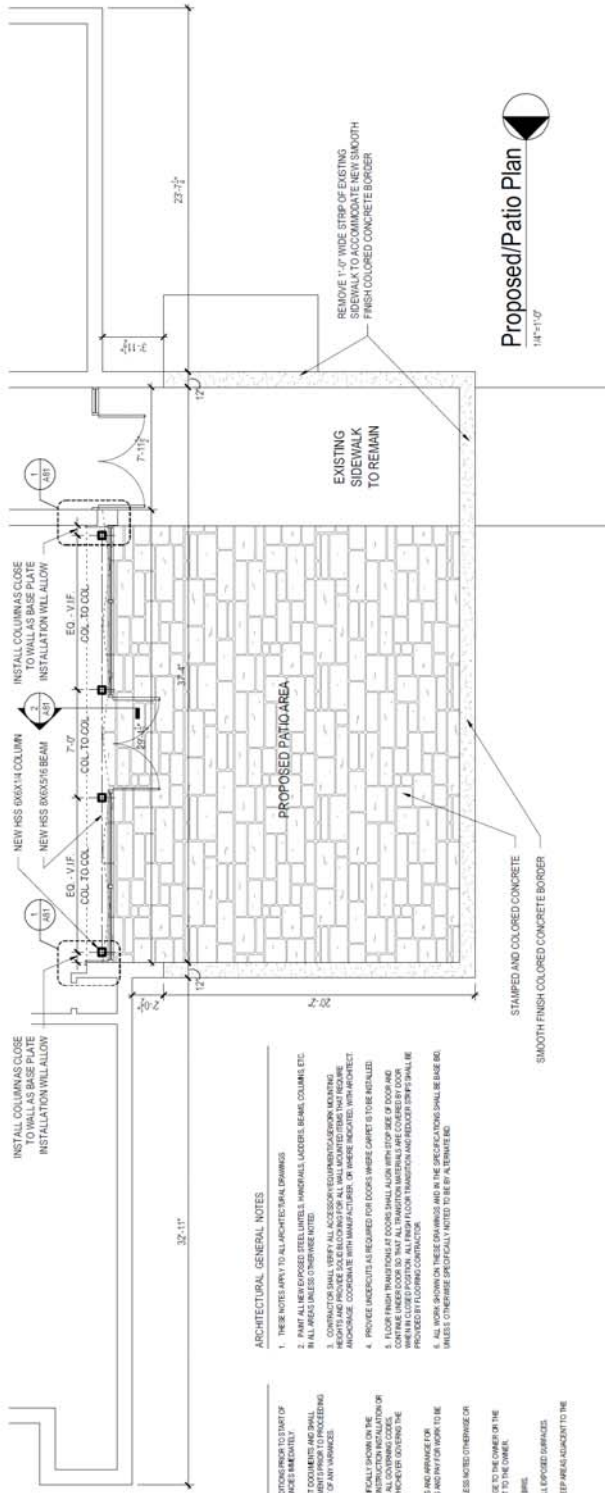
STAFF RECOMMENDED MOTION

2010-COA-483 (ONS):

Approval of a Certificate of Appropriateness to alter the west façade of the 1961 addition and install a new patio area, all per submitted documentation and subject to the following stipulations:

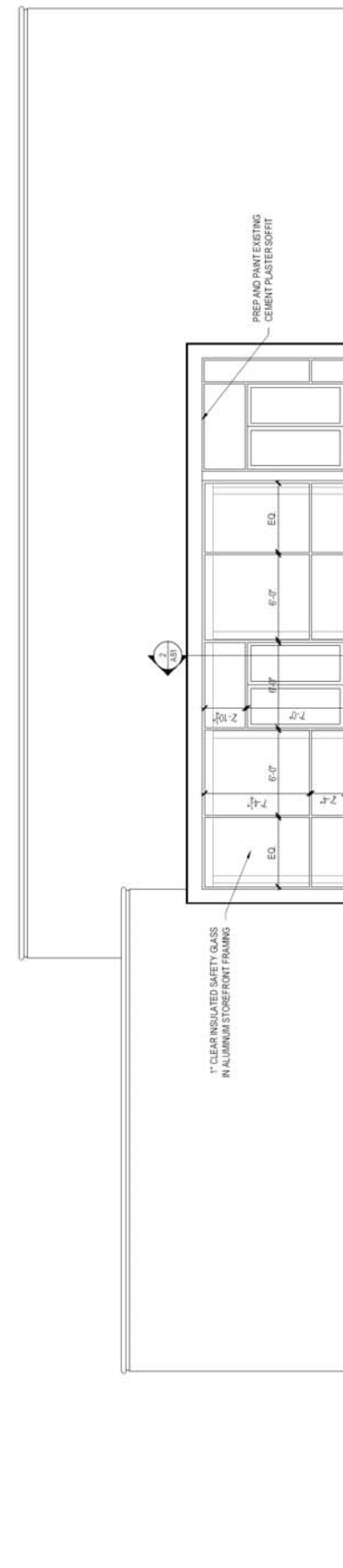
1. **Construction must not commence prior to approval by IHPC staff of final construction drawings and site plan. *Approved:_____ Date:_____***
2. **A pre-construction meeting between IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved:_____ Date:_____***
3. **The proposed patio must be field-staked with no offsets and reviewed by IHPC staff prior to commencement of construction. *Approved:_____ Date:_____***
4. **Any changes to the approved design shall be approved by IHPC staff prior to starting work.**

Staff Reviewer: Meg Purnsley



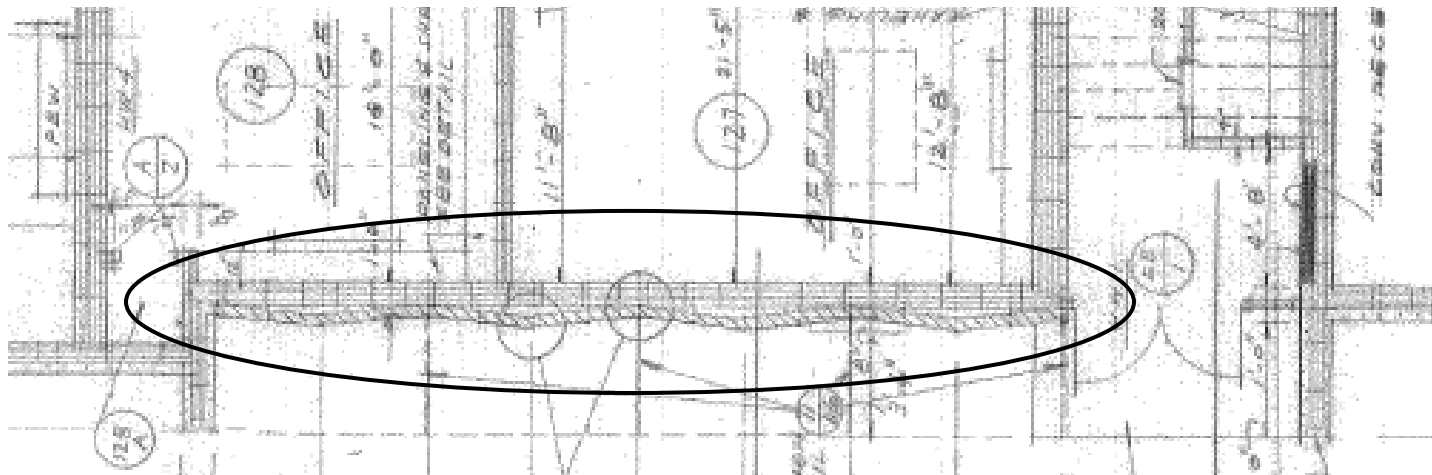
Proposed/Patio Plan
1/4"=1'-0"

- GENERAL NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
 2. CONTRACTOR SHALL CAREFULLY CHECK ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY ALL WORKING SITE CONDITIONS WITH CONTRACTOR DOCUMENT PRIOR TO PROCEEDING WITH ANY PORTION OF THE WORK AND TO NOTIFY THE ARCHITECT OF ANY VARIANCES.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS FIELD.
 4. ANY CONDITIONS, MATERIALS, DEVICES OR DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE OBTAINED FROM THE MANUFACTURER'S SPECIFICATIONS AND SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. ALL MATERIALS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY BUILDING REGULATIONS OF FEDERAL, STATE, CITY AND COUNTY, WHICHEVER GOVERNS THE CONSTRUCTION WORK.
 5. GENERAL AND/OR SUBS SHALL BE FOR ALL PERMITS AND FEES AND APPROVALS FOR CONSTRUCTION OF THIS WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES TO BE DONE IN UTILITY COMPARTMENT RELATING TO THIS WORK.
 6. ALL MATERIAL CALLED OUT ON DRAWINGS ARE TO BE NEW UNLESS NOTED OTHERWISE OR "EXISTING".
 7. EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE OWNER OR THE NEIGHBOR, WHOSE PROPERTY IS LOCATED ADJACENT TO THE WORK SITE.
 8. KEEP PREMISES FREE FROM ACCUMULATION OF TRASH AND DEBRIS.
 9. UPON COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES.
 10. COMPLETE ALL OPERATIONS TO AREAS OF WORK AS SHOWN. KEEP AREAS ADJACENT TO THE WORK CLEAR AT ALL TIMES.
- ARCHITECTURAL GENERAL NOTES**
1. THESE NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.
 2. PAINT ALL NEW EXPOSED STEEL UNLESS OTHERWISE SPECIFIED (E.G. GALVANEAL, LACQUER, BEAM, COLUMN, ETC.).
 3. ALL FLOOR FINISHES TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 4. PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.
 5. FLOOR FINISH TRANSITION AT DOORS SHALL ALLOW WITH STOP EDGE OF DOOR AND CONTINUE UNDER DOOR SO THAT ALL TRANSITION MATERIALS ARE COVERED BY DOOR.
 6. ALL WORK SHOWN ON THESE DRAWINGS AND IN THE SPECIFICATIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFICALLY NOTED TO BE OF ALTERNATE BID.



Proposed West Elevation
1/4"=1'-0"

- REMOVE 1'-0" WIDE STRIP OF EXISTING SIDEWALK TO ACCOMMODATE NEW SMOOTH FINISH COLORED CONCRETE BORDER
- EXISTING SIDEWALK TO REMAIN
- INSTALL COLUMNS CLOSE TO WALL AS BASE PLATE. INSTALLATION WILL ALLOW NEW IBS 80X14 COLUMN NEW IBS 80X45/6 BEAM
- INSTALL COLUMNS CLOSE TO WALL AS BASE PLATE. INSTALLATION WILL ALLOW
- STAMPED AND COLORED CONCRETE BORDER
- SMOOTH FINISH COLORED CONCRETE BORDER
- 1" CLEAR INSULATED SAFETY GLASS IN ALUMINUM STOREFRONT FRAMING
- PREP AND PAINT EXISTING CEMENT PLASTER SOFFIT
- EXISTING STOREFRONT TO REMAIN
- PROVIDE SHORING AS NECESSARY. DEMOLISH ENOUGH CEILING INSIDE TO PROVIDE ADEQUATE ACCESS. DEMOLISH EXISTING BRICK AND BLOCK WALL. REFERENCE STRUCTURAL DETAILS PROVIDED. INSTALL NEW STOREFRONT OUTSIDE OF COLUMNS. DIMENSIONS AS SHOWN.



MCGUIRE & SHOOK, COMPTON, RICHEY AND ASSOCIATES ARCHITECTS ENGINEERS INDIANAPOLIS, INDIANA	FIRST FLOOR PLAN		
	FIRST PRESBYTERIAN CHURCH CHAPEL AND EDUCATIONAL BUILDING		
	DRAWN BY G. WEST	COMM. NO. 6105	DRAWING NO.
	TRACED BY	DATE APRIL 7, 1961	A2
CERTIFIED BY <i>Sillento Richey</i>	CHECKED BY	REVISED	OF 12

Above: Architectural plans (dated April 7, 1961) showing brick detailing as original to the addition (in plan view).