

COA # 2011-COA-125 (SJ)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 1, 2011
902 N Pennsylvania St ST. JOSEPH		NEW CASE
Applicant: Buckingham Plaza, LLC (by Amy Kotzbauer) Mailing address: 941 N Meridian Street Indianapolis, IN 46204		Center Township Council District: 9 Jackie Nytes
Owner: same		
CASE		
IHPC COA: 2011-COA-125 (SJ) • Replace 342 non-original wood windows with aluminum windows.		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The subject structure is the historic apartment building known as The Plaza. The building was built in 1903. The building is a U-shaped structure with a central courtyard facing 9th Street and the primary entrance facing Pennsylvania Street. The building is a fully occupied apartment building owned and operated by Buckingham Properties. Prior to Buckingham purchasing the property, the double-hung units and few fixed windows were replaced along with almost all the wood frames and brick mold as part of a 1990's tax credit project. The current owner is seeking HUD funding for this window project and desires to have more energy efficient and maintenance-friendly windows.

Existing Windows

The existing windows are in good condition, however, the model of window installed in the 1990's has energy efficiency issues according to the applicant. 342 windows are to be replaced with this request.

- 81 windows on the north elevation,
- 157 on the south elevation
- 56 on the east elevation
- 48 on the west elevation.

All but two are solid wood, double pane, 1/1 double hung sashes in wood frames. The two other units are wood, but are fixed sashes. The building contains leaded and decorative glass windows as well, but they are not included in this application and will be retained.

Proposed Windows

The applicant was originally proposing to use an all-aluminum replacement window. However, the applicant is amenable to aluminum clad if the commission finds the aluminum to be inappropriate. Staff believes the all aluminum model is not an appropriate window for this building since it does not have the same profiles and general dimensions as the wood windows have. Staff has already indicated to the applicant that wood is preferred, but aluminum clad may be appropriate since the originals are gone. Staff position is contingent upon the applicant selecting an appropriate aluminum clad replacement for this application such as the Marvin aluminum clad window (see picture attached) or the Pella Architect Series aluminum clad double-hung window. All wood frames and brick mold are to be replaced or repaired with wood. The applicant is aware that all windows will be custom sized, particularly the fixed units within the courtyard area (see

photo). The applicant is also aware that the double-hung windows in the metal bays will require care when installing the new units, and any repairs will need to be reviewed by IHPC staff.

Analysis

Requests like this are difficult to evaluate. Staff works diligently to be fair and reasonable as well as weigh our recommendations with past decisions while still considering current conditions in architecture, construction technology, and preservation, today.

As we typically do, staff revisited some cases from the recent past that included similar requests and facts. The only definite conclusion from that exercise is there are rarely cases where the circumstances are identical and that there are instances where the commission has both approved and denied similar requests.

Compared to some window replacement requests the commission hears, the change from the existing units to the proposed units in this case is relatively minimal. No historic material will be lost. The opening sizes and the 1/1 double-hung window style will be maintained. The profile, sight lines and finish will change slightly – noticeable to those of us attuned to those details, but likely not to the general public.

Staff recognizes that aluminum clad is generally not preferred over wood when replacing wood windows, however, the one fact that makes this case unique is the number of windows to be replaced. In this case, that would suggest a compromise or departure from the preservation plan may be warranted. Staff finds that this is a larger project, effecting 342 windows. Generally, the commission has been more inclined to compromise on material selections when the building is large and encompassing hundreds of windows.

STAFF RECOMMENDED MOTION

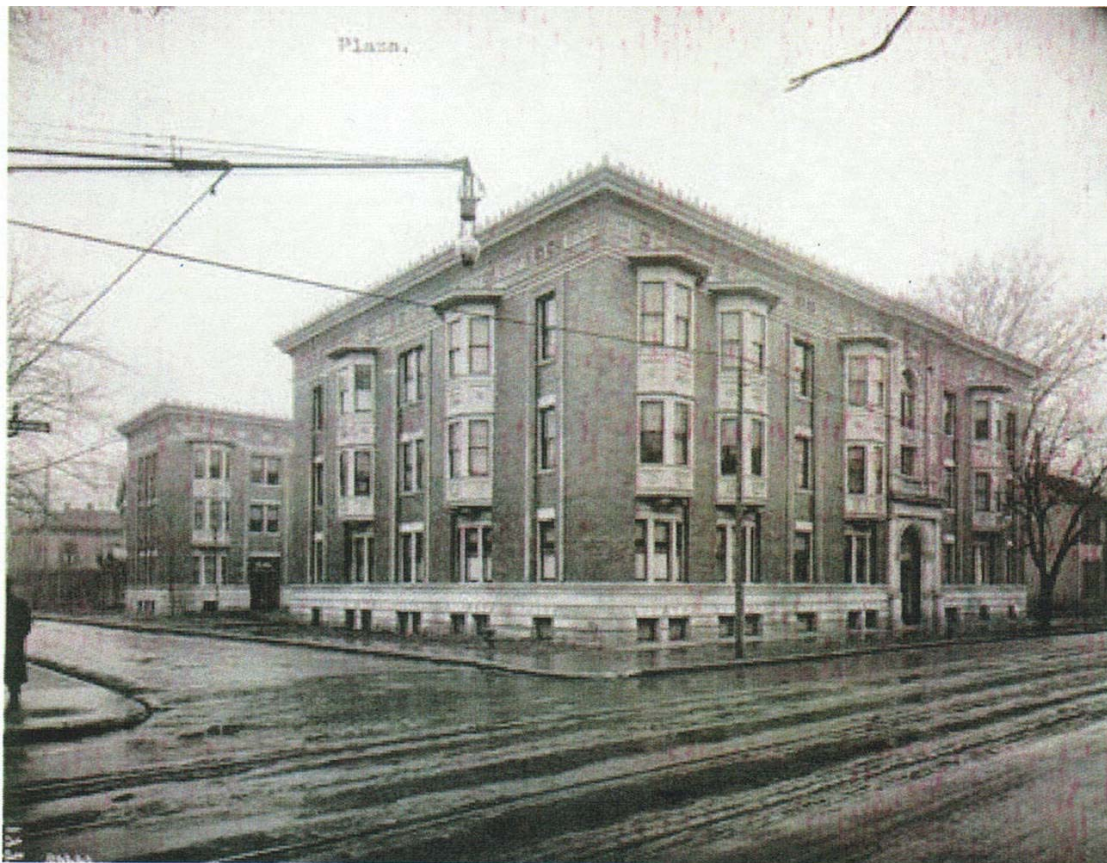
2011-COA-125 (SJ):

Approval of a Certificate of Appropriateness to replace 342 non-historic windows with new aluminum clad windows as per submitted documentation and subject to the following stipulations:

- 1. New windows shall be approved by IHPC staff prior to purchase and installation. *Approved:*
_____ *Date:* _____**
- 2. Replacement of any leaded or decorative glass windows are not approved under this COA.**
- 3. Care during installation of windows into metal bays must be taken. Any repairs to the bays must be reviewed by IHPC staff prior to commencement of work.**
- 4. The new windows shall fit within the existing opening size and locations. No alteration of the existing openings is permitted.**
- 5. Any replacement sills, trim and brick mold must match the existing materials. New materials shall have the same dimension, profile, surface texture, reveal and configuration as the original material. Any deviation from this approach must be approved by IHPC staff prior to construction.**
- 6. New trim materials shall have a smooth finish and contain minimal knots or other imperfections. Rough-sawn finishes are not permitted in historic districts. Any knots or surface imperfections shall be filled to achieve a smooth appearance, and any new wood material must be sanded, primed, and painted to match the existing material.**
- 7. Removal of any loose or flaking paint from existing materials shall be done by the gentlest means possible. No sandblasting is permitted. Paint flakes shall be disposed of per local regulations.**
- 8. All exposed wood shall be primed and painted. No permanent coating systems are permitted. No painting of masonry elements is permitted under this certificate.**
- 9. Contact IHPC staff prior to performing any unexpected repairs.**
- 10. Any change in the scope of work described in this certificate must be approved by IHPC staff prior to beginning work.**

Note: Permits are required for some work. Please contact the Permits office at 1200 Madison Ave. Ste. 1200, (317) 327-8700, to acquire all applicable permits prior to starting any project.

Staff Reviewer: Meg Purnsley



1919 photo of The Plaza (subject building).



Above: View of south elevation Below: View of courtyard (south)



Above: Front Elevation
Below: North Elevation



Photo of existing wood double-hung and fixed windows in building.





All aluminum replacement window originally proposed by the applicant.



The applicant has looked at this Marvin clad window as a potential replacement.



Architect Series® Double Hung Window

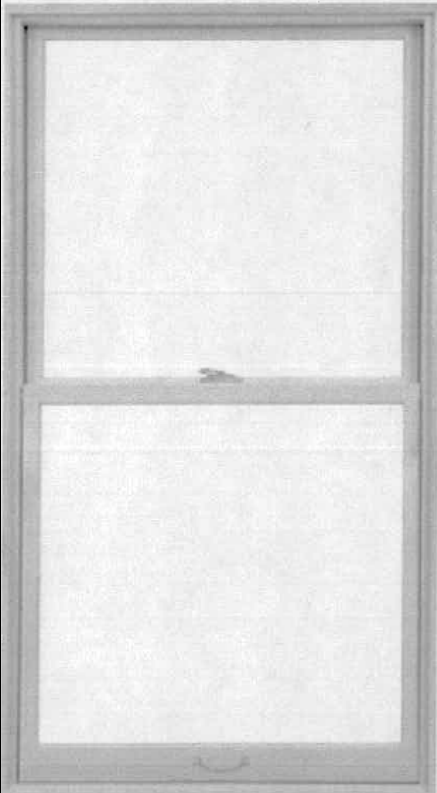


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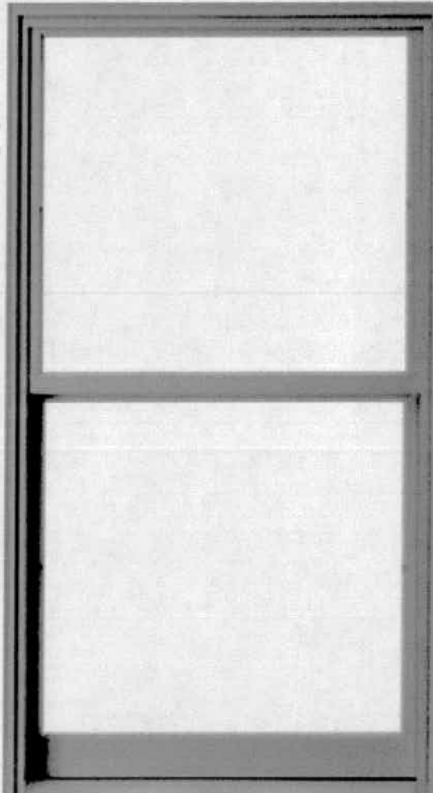
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