

CASE # 2011-COA-144 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JUNE 1, 2011
229-233 South Meridian Street (aka 231 S. Meridian) WHOLESALE DISTRICT		<i>NEW CASE</i> Center Township Council District: 19 Dane Mahern
Applicant	SCOTT PANNICKE mailing address: 107 South Pennsylvania Street Indianapolis, Indiana 46204	
Owner:	Bar Indy LLC dba Tiki Bob's Cantina PO Box 2145 Indianapolis, IN 46206	
CASE		
IHPC COA: 2011-COA-144(WD)	Restoration of entire storefront including: <ul style="list-style-type: none"> • Replace windows • Install new storefront system • Relocate doors • New signage • New awnings • Restore cast iron 	
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background of the Property

This commercial building was constructed as two buildings with six cast iron arched bays. The front façade was drastically altered by the addition of a scored concrete finish on the second and third floors (now removed) and a false wooden storefront on the first floor (still existing). Significant damage was done to the building for these alterations including removal of window openings, infill of openings, removal of stone arched pediments over the window openings, removal of the original storefront windows and wooden kickplates, and covering of the original cast iron columns. In 1999, IHPC staff approved a renovation of the front elevation including repair of brick, tuckpointing, new windows and kickplates, as well as new awnings and signage. The applicant is requesting to renovate the storefront and second floor to be even more consistent with how it appeared historically.

Storefront (First Floor)

Removal of wooden storefront

The first floor storefront currently has a false storefront over what remains of the original storefront. The applicant plans to remove this and restore the original cast iron columns and storefront system. The original storefront windows have been replaced with aluminum storefront windows and the kickplate panels were removed and filled in with concrete block and covered. The storefront currently sits out approximately 6 inches from the original cast iron. The storefront windows also sit out from where they were installed originally. By removing the false storefront, the storefront can be installed in its original location revealing the cast iron once again and restoring the historic profiles of the original storefront design.

NanaWall

A NanaWall folding panel window system is proposed in lieu of a traditional storefront window system. The existing opening sizes would not be altered. The Nanawall is an aluminum clad product and contains three panels that would look very similar to a traditional storefront window when closed. When open, the panels

fold into the interior of the space and patrons could sit on the interior of the space and look out onto Meridian Street. Although this concept is not typically requested, staff feels that the major difference is the function, not the design. And, since the original storefront does not exist, replacing a non-original storefront with a new storefront of a slightly different design will have an insubstantial effect.

Fiber Cement Kickplates

In lieu of wood for the new kickplates, the applicant is requesting smooth fiber cement panels and trim. Although wood is what is believed to be the original material, the applicant is requesting fiber cement for easier maintenance. On this particular storefront, the original materials are gone and introduction of alternative materials has previously been approved. Staff does not believe that the fiber cement board would be such a deviation in this small area that its impact would be significant. Once painted, it should be indiscernible from wood.

New doors/transoms

The applicant is requesting to move the main entrance to the north bay and add a dedicated exit to the south bay, eliminating the center entry. It appears from the historic photos that this may have been consistent with what was originally on the building since it contained more than one use in the building.

In addition, the applicant is proposing to re-introduce the arched transom windows over the storefront that were removed previously. The new transoms are proposed to be aluminum clad.

Awnings

The applicant is requesting to install canvas awnings over each storefront window (6 in total). The drawings show one continuous awning, however, the applicant has asked to modify that so the awnings do not cover the cast iron. They will be mounted beneath the transoms.

Signage

The applicant is requesting to install individual brushed aluminum letters reading “Tiki Bob’s Cantina” across the front of the storefront. All other signage on the building will be removed except the Tiki Bob’s projecting sign at the upper level of the building. The projecting sign was approved in 1999 and the applicant would like to keep it, however, he may remove it in the future.

Second Floor

The applicant is requesting to remove the second floor windows and replace them with aluminum clad double-hung windows. The windows on the south half of the front elevation will have simulated divided lites and one-over-one windows on the north half. Based on historic photos, this configuration is consistent with what was there historically.

Third Floor

The applicant may be requesting to replace the third floor windows in the future, but for now, they are not being replaced as part of this application.

Wholesale District Plan

The Wholesale District Plan states the following about storefronts: “During the renovation or reconstruction of a storefront, the original proportions, dimensions and elements should be maintained. Do not disrupt the visual order of the city block by locating the storefront back from the sidewalk. The existing lintel and support wall define the area for the storefront. The storefront should be contained within the defined frame. If covered, the lintel or support walls should be uncovered to reestablish the storefront areas. If possible, retain the original proportions of the new storefront elements or incorporate traditional details in modern storefronts by way of display windows, transom or kickplates. If evidence of the original storefront does not

exist, use a modern design that complements the original.” Staff believes that the applicant is restoring the storefront according to these guidelines

STAFF RECOMMENDED MOTION

2010-COA-144 (WD):

To approve a Certificate of Appropriateness for alterations to the first and second floor of the front elevation including:

- 1. Replacement of windows at first and second floor**
- 2. Installation of new Nanawall storefront system**
- 3. Relocation and installation of entry doors**
- 4. Installation of new fiber cement kickplates at first floor**
- 5. New signage**
- 6. New awnings**
- 7. Restoration of cast iron**

As per submitted documentation and subject to the following stipulations:

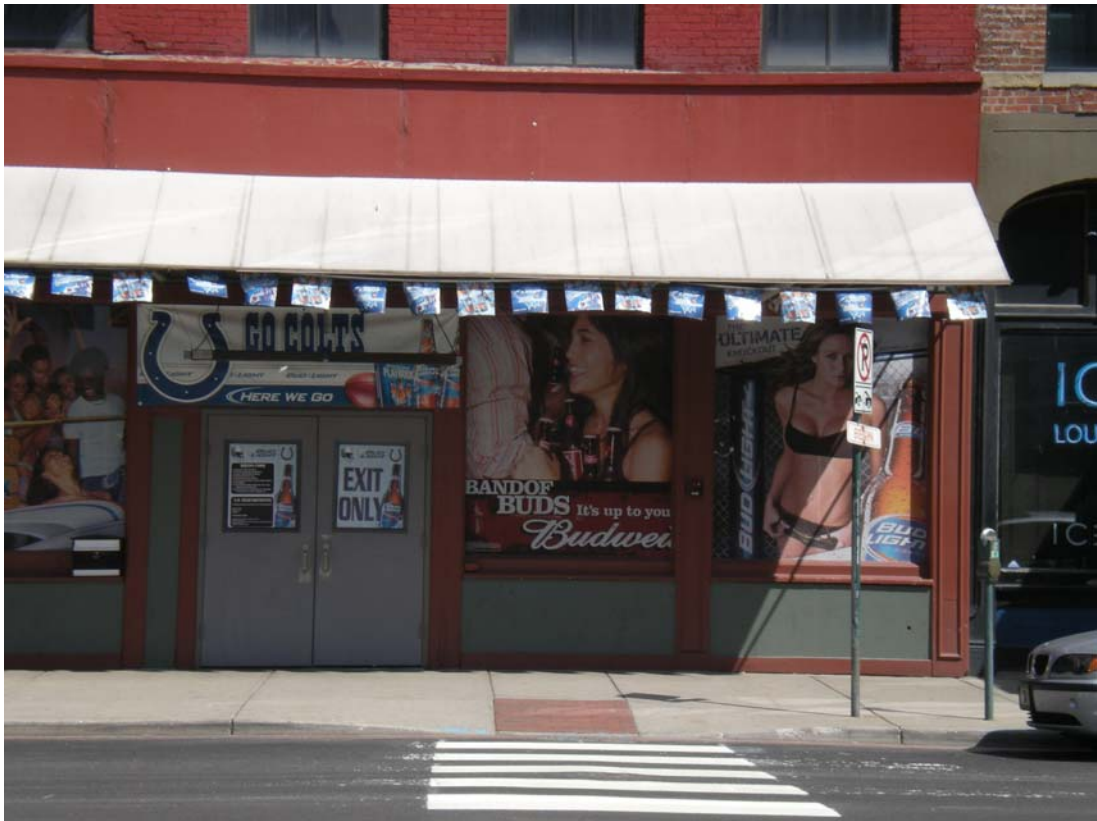
- 1. Construction must not commence prior to approval by the IHPC staff of a final construction drawings. Approved: _____ Date: _____**
- 2. A preconstruction meeting with staff and the applicant must be held prior to the issuance of permits. Approved _____ Date: _____**
- 3. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff. Notify IHPC staff prior to making unexpected repairs or changes.**
- 4. Cut sheets of the proposed Nanawall, doors and windows must be approved by IHPC staff prior to installation. Approved _____ Date _____**
- 5. Divided lite windows must be simulated divided lite or true-divided lite windows. No between the glass muntins is permitted.**
- 6. All awnings must be fabric and must be approved by IHPC staff prior to installation. Approved _____ Date _____**
- 7. Applicant must provide specifications on the proposed cast iron restoration method prior to commencement of work. Approved _____ Date _____**
- 8. All paint and finishing colors are to be approved by IHPC staff prior to construction.**

NOTE 1: Stipulation #1 and #2 must be completed prior to issuance of permits.

Staff Reviewer: Meg Purnsley

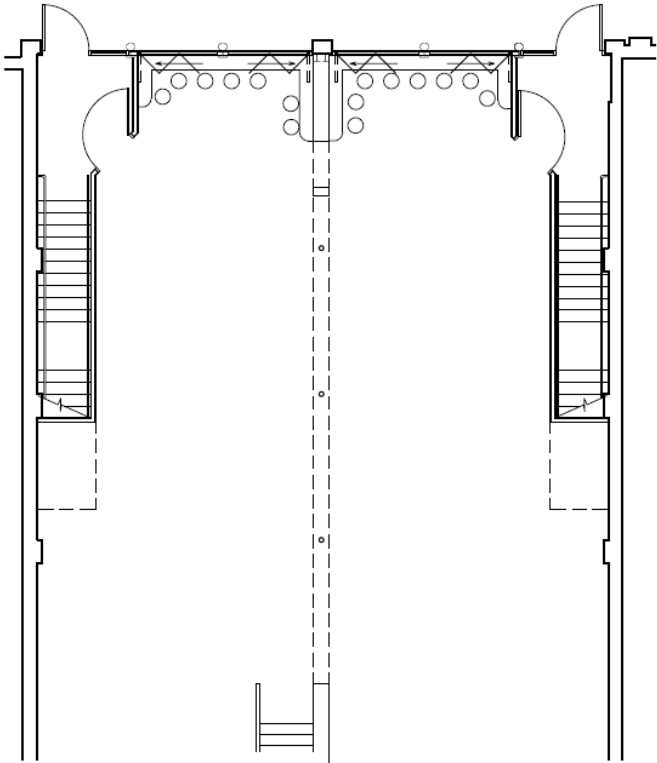


Existing Conditions

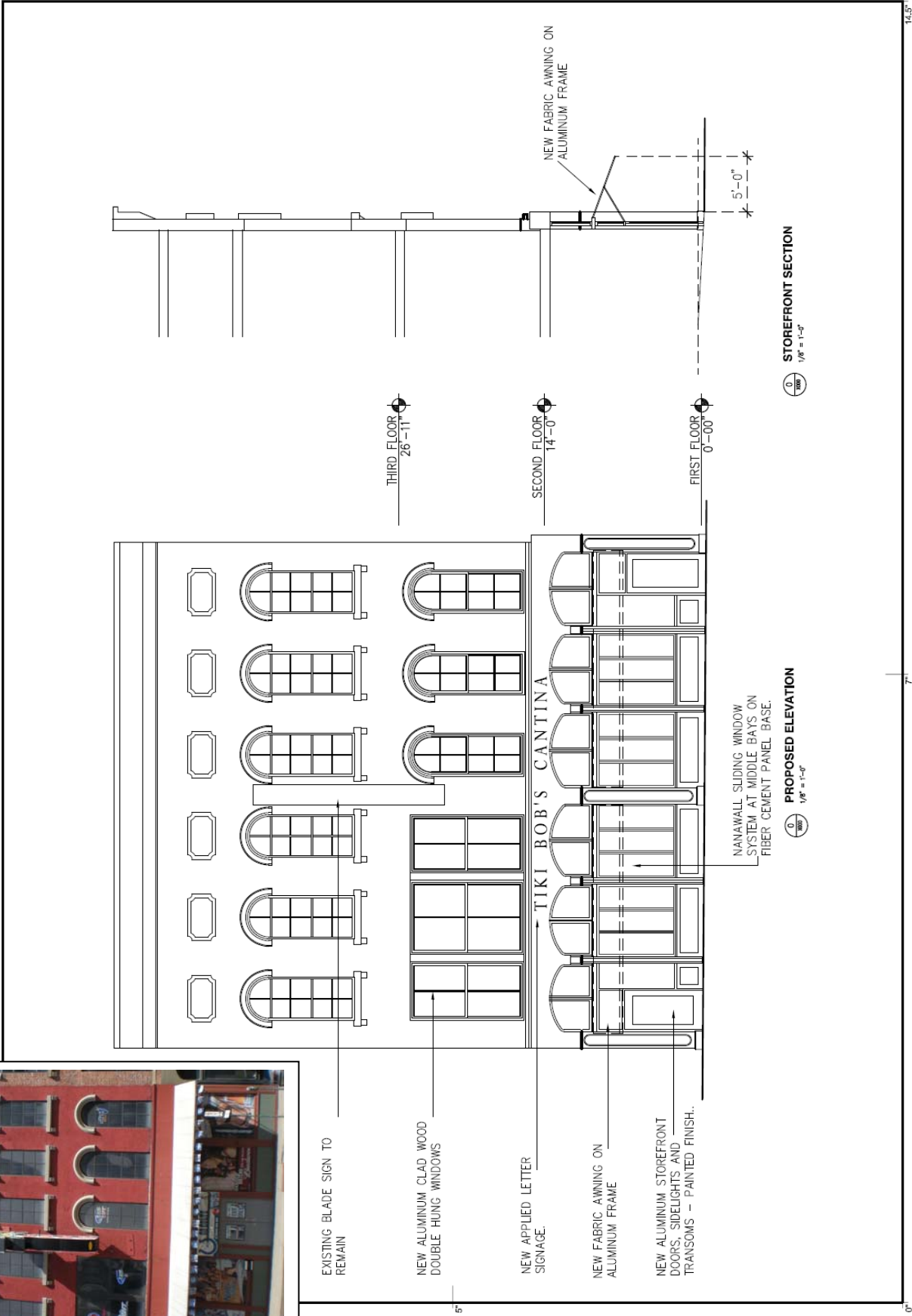
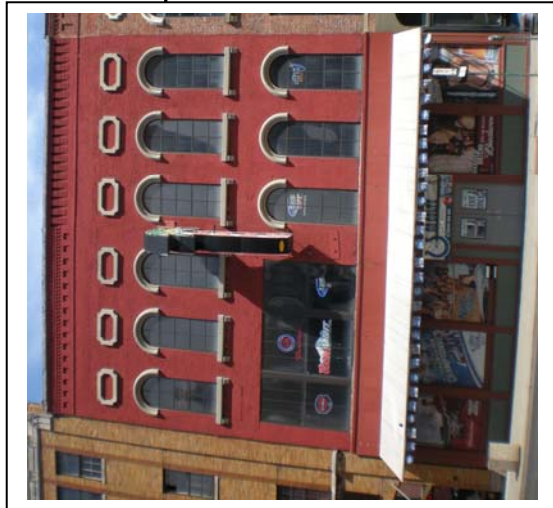




Proposed NanaWall for storefront window openings



Proposed floor plan shows NanaWall location and function.





Above: Transom window at 235 Meridian

Below: Existing Cast Iron beneath storefront



Above: Bulkhead Panels at 235 S Meridian

Below: View of wood storefront over iron.





1947 Photo showing the two buildings as they historically appeared.



Photo from the Wholesale District Plan (1990).