

COA # 2011-COA-185 (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JULY 6, 2011
255 S. Meridian Street WHOLESALE DISTRICT		New Case
Applicant TODD TEMPERLY – TEMPERLY COMMERCIAL CONSTRUCTION, INC. Mailing address: 2068 Berry Road Greenwood, IN 40143		<i>Center Twp.</i> <i>Council District 19</i> <i>Dane Mahern</i>
Owner: Bruce Pallman 255 S. Meridian Street Indianapolis, IN 46225		
CASE		
IHPC COA: 2011-COA-185 (WD)	Removal of front façade upper story double-hung sash and transoms, replacement with fixed sash and internal grid design; recover three awnings with new canvas; remove existing aluminum storefront and door, replace with new to match existing.	
STAFF RECOMMENDATION: Approval of storefront, door and awning work; Denial of second story window proposal		
STAFF COMMENTS		

Background of the Property

The American Railway Express Company built this classically detailed building in 1907. Over time, it has been home to a variety of tenants including a cigar wholesaler and a real estate office. Roberts Camera has been located in the building for decades. The 2-story commercial building is brick construction. The Meridian Street (west) façade features classical detailing on the first floor, including operable transoms. Framing the two entrances are limestone pilasters and pediments. Limestone is found in the lintel belt course, the window sills, coping, cornice, and the blank parapet escutcheon.

Earlier Storefront Renovation

The storefront and doors are aluminum systems approved by the IHPC for installation in 1998. The upper story front façade has double hung wood sash with fixed multi-pane transoms. Prior to this 1998 renovation, the upper floor windows had been boarded. The two units on either end had been altered with smaller windows. According to the approved 1998 plans from Advanced Architectural Concepts, the upper floor transoms were built to match the one remaining original transom, and the wood sash were repaired, painted, and reinstalled. The owner states that the double-hung windows have been replaced twice during his tenure, and there is no documentation or physical evidence that these are the originals.

Project Proposal

First Floor Storefront

The proposal includes replacement of the existing aluminum storefront system with new to match. There will also be replacement of the existing aluminum door and sidelight with new to match existing. There are existing awnings on the building, which will be recovered with new canvas.

2nd Floor Double-Hung Windows

Total replacement is proposed for the second-story windows. Rather than an operable double-hung sash design, the contractor proposes a fixed window with a horizontal rail centered in each unit to give the appearance of a double-hung. He claims that operable units will cost at least \$20,000 more and will require a reduction of 4" in each frame. He has not provided firm quotes to compare the costs. The proposal calls for replacement of the existing transoms with new internal grid transoms. Only one transom is original. The property file shows that the remaining transoms were built to match the one original unit. The contractor has determined that he could get externally applied muntins that would closely simulate the profile of the existing units. The last part of the proposal includes wrapping the wood frames on the second story with aluminum, but after discussion with staff, the contractor has agreed to repair and repaint the wood rather than wrap.

Wholesale District Plan

Regarding windows, the WD Plan states:

"Retain original windows whenever possible. It is often less expensive to repair the original fabric than to replace the material entirely. If total replacement is necessary, similar materials should be used. Do not change the original shape, size, dimensions, design, and pattern created by the windows."

Recommendation of Approval

Storefront Windows, Door & Awnings

The WD Plan states:

"During the renovation or reconstruction of a storefront, the original proportions, dimensions, and elements should be maintained."

The design of the new storefront reproduces the current incarnation approved by the IHPC in the 1990s, and staff believes this design to be appropriate, as it retains the original proportions and is merely a replacement of the existing. The door design is replacing one of the exact same style and design, and replacement of awning fabric with new in a complimentary color meets the Wholesale District Plan.

"In some instances, a door consisting of an aluminum frame with all glass is appropriate. When selecting a replacement door, choose an unobtrusive frame and avoid styles that evoke an era pre-dating the building and/or the district."

The proposed door is a replacement to match the existing, and therefore staff supports this portion of the application.

The awning work is simply fabric replacement over the existing framing, and is appropriate according to the Plan.

Recommendation of Denial

Double-hung sash

The existing double-hung wood windows have been reworked and/or replaced. They do show significant deterioration (see photos), although the sills are in good repair. Even with demonstrated deterioration, the proposed replacements are in conflict with the Plan, as the fixed unit does not offer a similar dimension or design. Having a single pane with a false divider will give the one-dimensional appearance of a storm window instead of the depth of a double-hung. The most appropriate strategy would be reworking the existing units, or replacing with new wood units to match. Because it appears these are not the original windows, replacement with an appropriate aluminum-clad wood double-hung unit can also be recommended.

Transoms

The transoms as existing appear to be in good condition, and do not necessarily warrant replacement. The most appropriate strategy is to simply retain and perform minor repairs on the transom windows. However, an appropriately designed external muntin system may be acceptable considering that only one unit is original, but we do not have documentation as to which unit that is.

STAFF RECOMMENDED MOTION

2011-COA-185 (WD):

Unless the applicant agrees to revise his request to include appropriate second floor windows and transoms, staff recommends splitting the application into Parts A and B.

Part A:

To approve a Certificate of Appropriateness for the following:

- 1. Removal of the existing aluminum storefront windows and replacement with new to match.**
- 2. Recover 3 awnings with new canvas**
- 3. Remove the existing aluminum door and sidelight system, replace with new to match**

All as per submitted documentation and subject to the following stipulations:

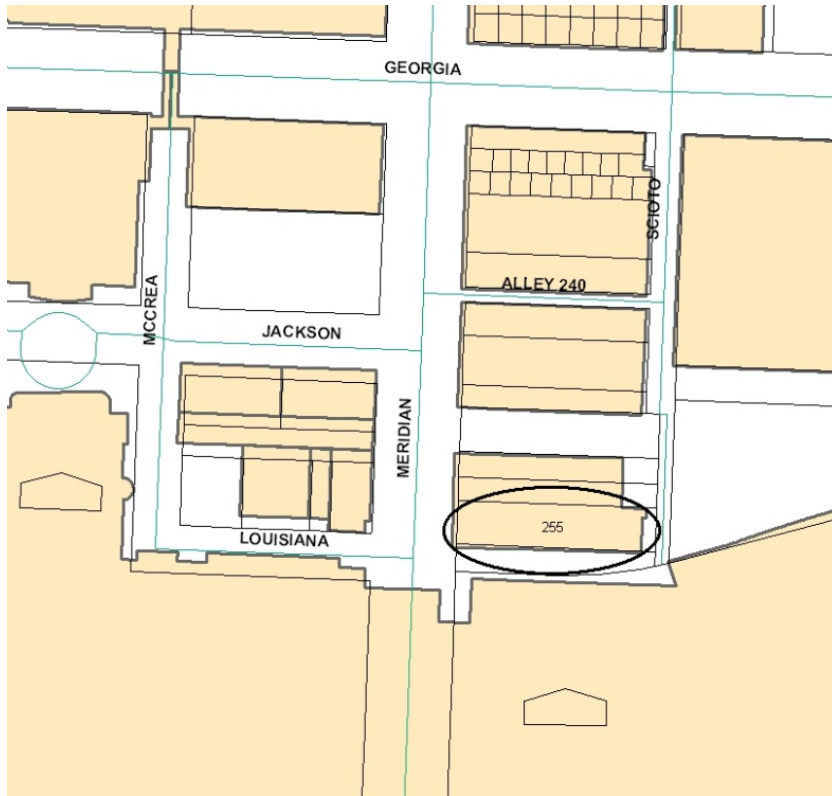
- 1) Construction must not commence prior to approval by IHPC staff of final construction drawings. *Approved: _____ Date: _____***
- 2) A pre-construction meeting between IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. *Approved: _____ Date: _____***
- 3) Work on exterior details must not commence prior to the approval by IHPC staff of each element. These may include, but are not limited to all finish material: doors, windows, foundations, exterior light fixtures, roof shingles, landscape materials, etc.**
- 4) Any changes to the approved design must be approved by IHPC staff prior to starting work.**

Part B:

To deny a Certificate of Appropriateness for the following:

- Replacement of second story front façade double-hung wood sash with fixed aluminum.**
The Wholesale District Plan states, “Do not change the original shape, size, dimensions, design, and pattern created by the windows.” The windows as proposed change the depth dimensions, the design and the pattern of the existing wood windows. They will not be operational and will therefore look like a fixed sash when the openings have always had operable sash.
- Removal of divided light transoms and replacement with internal grid design.**
The Wholesale District Plan states that the dimensions, design and pattern of the historic design should not be changed if new window units are installed. An internal grid design does not have the same dimensions as a divided light unit, it is very flat and lacks the depth of external members.
- Wrapping perimeter frames with metal.**
“If total replacement is necessary, similar materials should be used.” Aluminum is not a similar material to the original wood. Wrapping the wood frames with aluminum changes the appearance of the trim as a whole.

Staff Reviewer: Emily Jarzen



Map of subject property



Aerial view looking east



Pre-renovation photo



Front Façade - current



Double-hung sash and transoms on second story



Transom detail



Interior window detail



Interior window detail

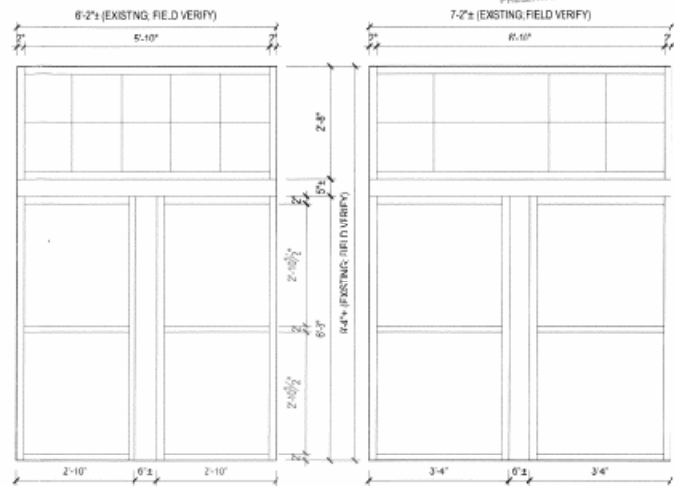
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JUN 9 1 2011

INDIANAPOLIS HISTORIC
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3D RENDERING



WINDOW ELEVATIONS - SCALE: 1/2" = 1'-0"

DATE ISSUED 06.03.11

GENERAL CONTRACTOR

PROJECT

ARCHITECT

**TEMPERLY
CONSTRUCTION**

2462 S. West Street
Indianapolis, IN 46225
317.501.8616



**ROBERTS DISTRIBUTOR'S
DOWNTOWN EXTERIOR WINDOWS RENOVATION**



bab
associates
Architecture
INCORPORATED
317.508.1216 ph
babassoc@gmail.com



COMMERCIAL CONSTRUCTION INC.

PROPOSAL

Roberts Distributors
255 S. Meridian Street
Indianapolis, IN 46225

April 17, 2011

Project: Façade Improvement

We hereby propose to furnish the materials and perform the labor necessary for the completion of the following project:

1. Furnish and install Hartford Green thermally broken aluminum storefront frames and 1" insulating bronze tinted heat strengthened glass with Low-E on the 3rd surface, at the 2nd floor windows. We will remove the existing wood sashes and wrap the remaining perimeter frame with .040 Hartford Green Breakmetal. We will use Bronze Aluminum internal muntins in the transom glass to look like true divided lites. The bottom windows will not have muntins but have a horizontal centered in the window to look like a double hung. We will caulk out the exterior and will be complete. Remove and replace the existing 3'x 7' aluminum storefront door and frame and sidelite with Medium Stile Hartford Green door with 10" bottom rail, top bottom and intermediate pivots, surface closer, ms deadbolt lock, threshold weathering and door sweep. We include 1" insulating bronze tempered glass with Low-E in the door and sidelite.
2. Install new sills on (3) South windows to match (2) North window units. Install new jambs to new window units on all (5) window units. Repaint all windows to match existing.
3. Clean and caulk all lower wood, North door and windows. Repaint all lower painted areas with MAB SeaShore 100% Acrylic Paint in Satin Finish in similar colors.
4. Remove (3) awnings and recover awnings in new canvas. Colors to be selected by Owner. After upper windows have been replaced new awnings will be reinstalled.
5. Remove (2) existing sandblasted wood signs and replace with new aluminum signage with dimensional letters. (Allowance \$1,500.00)

Total \$28,740.00

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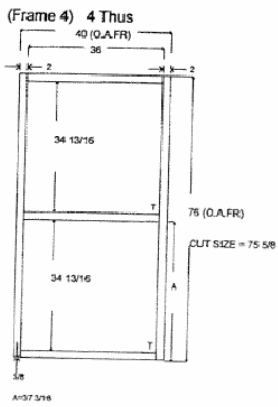
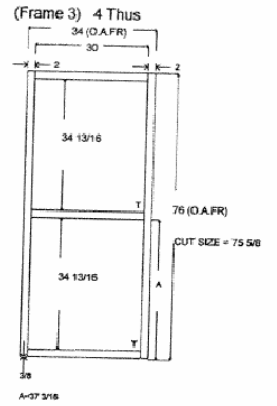
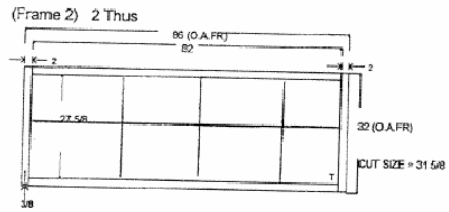
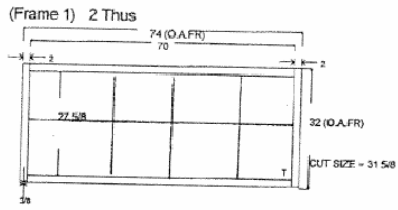
APR 21 2011

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

P.O. BOX 17314 • INDIANAPOLIS, IN 46217 • (317) 885-8173

Project Name: ROBERTS DOWNTOWN

Date: 4/15/11 7:43 AM



14.03
E 14000 Series Flush Glaze
 Key Elevation & 1/4 Size Details

