

COA # 2011-COA-430B (WD)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date NOVEMBER 2, 2011
		NEW CASE Center Township Council District: 19 Dane Mahern
36 S. PENNSYLVANIA STREET WHOLESALE DISTRICT		
Applicant THE INNOVATIONS GROUP LLC mailing address: 3310 Aspen Grove Drive Franklin, TN 47067 Owner: TIN ROOF ACQUISITION COMPANY LLC mailing address: 1516 Demonbreum Street Nashville, TN 37203		
IHPC COA: 2011-COA-430B (WD)		• Create new openings on Maryland Street façade & install roll-up doors
STAFF RECOMMENDATION: Approval		
STAFF COMMENTS		

Background of the Property

The Century Building (b. 1901) was designed by Samuel H. Brubaker & Company. The seven-story building was designed for the printing industry. It is constructed of orange/brown brick and its principal façade on S. Pennsylvania is 11 bays wide, while the E. Maryland façade has 7 bays. The ground floor along Pennsylvania Street features a Romanesque stone arch flanked by storefronts between alternating brick piers and iron columns with Corinthian capitals. The ground floor along E. Maryland is more simplified, with recessed bays between brick piers featuring enclosed walls and storefronts. Except for the projecting corner bays, the upper floors are divided vertically into repetitive bays of Chicago style windows.

Proposal to Create New Storefronts

A new tenant is taking over former office space within the building and converting the space to a restaurant. The restaurant wants to have a presence on both S. Pennsylvania St. and E. Maryland St. However, two of the three bays that make up its E. Maryland St. side were not designed as storefronts. Therefore, they do not provide either visual or physical access to Maryland St.



The applicant proposes to open these two bays and install custom-built wood and glass roll-up doors that will provide access to a sidewalk café. The existing, high windows will be retained.



Evolution of the Design

1. 1st Design - Inappropriate

The initial plans would have required the removal of all brick and original high windows from the two bays. Staff found this inappropriate for several reasons, including:

- a) Loss of the original high windows is unnecessary in order to accomplish visual and physical access to Maryland St.
- b) Such extensive demolition would make it difficult restore the bays to their original or to install a storefront more similar to others on the building, in the event a different tenant does not want the overhead doors.
- c) The proposed metal roll-up doors (with incorporated pedestrian door) look very industrial and out of place on this high-designed commercial building.
- d) The glass configuration is incompatible with any other windows on the building.

2. 2nd Design – Inappropriate

In response to staff’s comments, the doors were redesigned to retain the high windows. However, staff still found it inappropriate for the following reasons:

- a) The cut for the roll-up doors was from pilaster to pilaster, leaving no reveal (note that a brick reveal is visible on each side of the high windows.)
- b) Although the original high windows are retained, the roll-up doors look very “garage door-like.” Also, their window openings and muntin configuration are completely inconsistent with the window pattern in the original high windows.

3. 3rd Design – Appropriate

Staff recommended further revisions. This plan successfully incorporates those suggestions:

- a) The new “cuts” are only as wide as the original window openings above, leaving a brick reveal on each side of each new opening.
- b) The pedestrian doors are now separate and not part of the roll-up unit, reducing the “garage door” appearance.
- c) The pedestrian door and roll-up door are now custom made in wood, which is consistent with the material of the original high windows.
- d) The pattern set by the new infill reflects the original three-part windows above. The shape and dimensions of the glass and muntin elements is more consistent with window openings found on the building.



1st Design



2nd Design



3rd Design - Final

Wholesale District Historic Area Plan

The Wholesale District Plan provides general considerations for alterations for a new use, although none deal specifically with creating new openings in a main facade:

The existing lintel and support walls (or piers) define the area for the storefront. The storefront should be contained within the defined frame. . . . If evidence of the original storefront does not exist, use a modern design that complements the original.

While these bays were originally enclosed, the proposed doors have been inserted into the most logical and natural locations for the openings.

Justification for Approval

1. Even though this building is on a corner, the Maryland St. façade was clearly designed to be a secondary façade. It displays none of the symmetry and consistency of design seen on the Pennsylvania St. façade.
2. There are 7 bays on the Maryland St. façade, but no consistency in the way they were infilled originally. One has a large show window. Two have traditional retail storefronts. One has a large overhead door. Three are mostly brick with high windows at the top (one has had a pedestrian door added.) This makes consistency of design less important.
3. The nature of the Wholesale District has changed as it has become a cultural and entertainment center. In order to convert this space into a successful restaurant, it is reasonable to want a presence on Maryland St. as well as Pennsylvania St.
4. Allowing a restaurant to ready access to Maryland St., including a sidewalk café, will enliven a section of street that has been somewhat barren in the past.
5. The proposed changes are easily reversible and/or can readily accommodate other appropriate infill solutions in the future.
6. The designers have taken the materials and stylistic influences of the storefront systems on the rest of the building into consideration when developing the roll-up door design. They also adapted their original scheme to line it up with the existing tripartite windows above, and to retain the reveal of brick that flank the pilasters within the recessed areas.
7. Staff believes that the materials, proportions and design are sympathetic to the original structure even though more contemporary.
8. In addition, the applicant has agreed to salvage and store the brick removed from the walls for future repairs to the building. The brick is such a unique color that matching would be hard and staff saw this as an opportunity to provide some “insurance” for future repairs.

STAFF RECOMMENDED MOTION

COA #2011-COA-430B (WD):

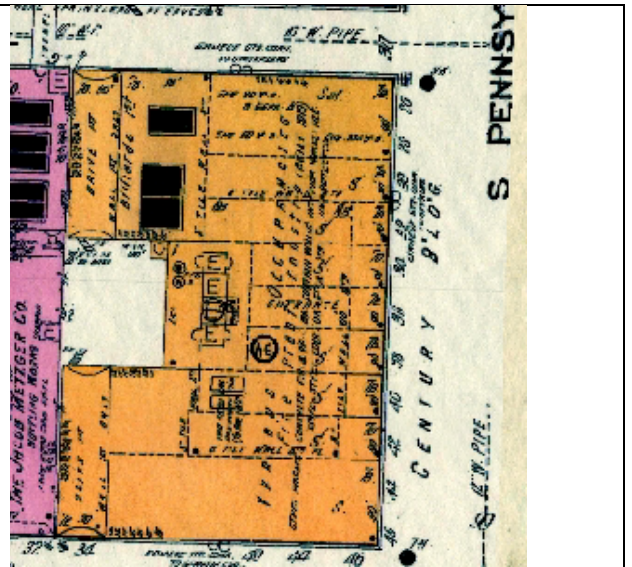
To approve a Certificate of Appropriateness to create new openings on E. Maryland Street and install roll-up doors per the submitted documentation and subject to the following stipulations:

- 1) Brick removed for the project shall be salvaged and stored for use in needed building repairs.**
- 2) New doors shall be of solid wood construction.**
- 3) Glass shall be clear; any addition of beveling, frosting, etching, coming, or stained glass is NOT permitted under this approval.**
- 4) New materials shall have a smooth finish and contain minimal knots or other imperfections. Any knots or surface imperfections shall be filled to achieve a smooth appearance.**
- 5) No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.**

Staff Reviewer: Emily Jarzen



Map of subject property



1915 Sanborn Map



Historic photo, with location of proposed openings indicated



2011 view



View of proposed bays – looking west



Looking east