

CASE# 2013-COA-156 (IRV)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date JULY 3, 2013
332 N. BOLTON AVENUE IRVINGTON		<i>Continued from:</i> June 5, 2013
Applicant JOHN & KATHRYN SCHLAFER mailing address: 332 N. Bolton Avenue Indianapolis, IN 46219		Warren Township Council District: 21 Benjamin Hunter
Owner: SAME AS ABOVE		
CASE		
COA: 2013-COA-156 (IRV)	<ul style="list-style-type: none"> • Modify basement window opening on south elevation in order to replace glass block basement window with new acrylic block egress window, install window well and safety cover. 	
STAFF RECOMMENDATION: Approval of Certificate of Authorization		

STAFF COMMENTS

Background of the Property

332 N. Bolton is a 1 ½ story, 3 bay, stucco residence. It features a gable front, centered porch with Doric columns, and multi-light French doors flanking the single main entry. The basement windows have glass block in them. The current owners purchased the home in summer 2009. The glass block windows were in the house at that time. Based on photo evidence, staff believes the glass block was installed after the Irvington Historic District was designated, but not by the current owners.

Egress Window Proposal

The owners are creating living space in their basement. In order to accommodate this, they are required to have egress from that area. They propose installation of an acrylic block egress window. This would be accommodated on the south elevation basement opening, located mid-way back. The depth of the window well will be increased below-grade, so the above ground portion will remain the same height and width. Other window types were explored, but the owners chose the acrylic block because they believe another design would draw attention to itself, and the acrylic block would better blend with the existing glass block. The unit has an 8 inch white vinyl frame. The egress cannot be moved to another location due to the configuration of the basement stairs and utilities, and it will be the only window opening in that room.

A window well will need to be created, and a safety cover will be installed. Landscaping will also be planted, as the plan is for the window to be as well concealed as possible. The current opening is difficult to see from the street due to a bush, so landscaping has proven to be a good screen in this location.

Certificate of Authorization

The State statute states: "... the commission shall issue a certificate of authorization... [if it] finds an application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial."

Denial would not deprive the owner of all reasonable and beneficial use of the subject property, as it could continue to be used in its current manner, or a different type of egress could be installed. Staff does not believe it would be a financial hardship, as there are other options that are likely in the same price range.

However, staff does believe the effect upon the historic area would be insubstantial due to the fact that glass block windows already exist in all of the basement openings, so the attempt is to mimic the existing appearance. The use of landscaping will also assist to screen the window's visibility from the street.

Irvington Historic Area Preservation Plan

The Irvington Plan has the following to say regarding windows and openings:

- *Window replacement should be considered only when one of the following conditions exists and can be documented:*
 - a. *The existing windows are not original and are not significant.*
 - b. *The condition of the windows is so deteriorated that repair is not economically feasible.*
- *Frosted (translucent) replacement glass may be considered appropriate when the following conditions exist:*
 - a. *The affected window is on a side and/or rear elevation(s)*
 - b. *The affected window is not clearly visible from the street*
 - c. *The alteration is reversible, and*
 - d. *There is a functional need for the frosted glass (e.g. privacy in a bathroom)*
- *Not Recommended: Replacement windows not similar to the original in size, dimension, shape, design, pattern, and material. Aluminum clad, vinyl extruded, or vinyl clad windows, simulated "snap-in" muntins, and tinted glass are not considered similar to original wood windows.*

Justification for Approval

Staff believes that this application warrants a Certificate of Authorization due to the following:

1. The existing owners did not install the inappropriate windows, and are attempting to make changes based upon the current appearance of the basement windows.
2. Installing an alternative egress window will not change the appearance of the other windows or make them less noticeable.
3. The use of landscaping will minimize visibility.

STAFF RECOMMENDED MOTION

CASE #2013-COA-156 (IRV):

To approve a Certificate of Authorization to modify basement window opening and install acrylic block basement egress window, construct window well, and install safety cover, per submitted documentation and subject to the following stipulations:

1. **Appropriate landscaping shall be planted to screen the window and well from the street.**
2. **Acrylic block shall match existing glass block style as closely as possible.**
3. **A catalogue cut sheet or drawings documenting the appearance and material of the new window must be provided to the IHPC prior to purchase or installation of the window.**
Approved: _____ Date: _____
4. **No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.**

NOTE: Owner is responsible for complying with all applicable codes.

Staff Reviewer: Emily Jarzen



Map of subject property



View of subject property – window indicated with arrow



South façade and subject window



Acrylic block egress window examples



Safety cover

Owner plans for well to sit only 1-2 inches above grade, allowing the aluminum cover to line up with the 2nd row of glass block to help the egress window look more like the other windows

