

2010-COA-452 (CAMA) AMENDED	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date MAR. 2, 2011
851-853 N. PARK AVE. CHATHAM ARCH - MASSACHUSETTS AVE.		Continued from: February 2, 2011 Jan. 5, 2011 November 3, 2010 Center Township Council District: 9 Jackie Nytes
Applicant TIMOTHY OCHS FOR PARK AVENUE mailing address: PROPERTIES, LLC One American Square, Suite 2900 Indianapolis, IN 46282		
Owner: Park Avenue Properties, LLC		
CASE		
IHPC COA: 2010-COA-452 (CAMA) AMENDED To replace 34 inappropriate vinyl windows installed without approval with 34 solid wood 3/1 replacement windows.		
STAFF RECOMMENDATION: Approval of a Certificate of Authorization		

Background of the Property

This double house is one of three matching “sisters” built c. 1924 by James L. Mitchell, a prominent lawyer in the city, and Coleman Green, a grocer. The northernmost building was originally fitted for a grocery on the first floor. The middle double is similar to the corner building and almost identical to the subject property, which is the southernmost building.

These brick, two-family houses are of a style that became a standard in Indianapolis in the 1920’s and 1930’s. The façade is symmetrical and there is a hipped roof with deep overhang. Decorative details include soldier courses of brick at the roofline, 2nd floor and porch, and three-over-one divided lite wood window sashes. This double was renovated in 1990 by a previous owner.

The subject property sits at the intersection of Park Avenue and an alley that is just south of 9th Street. Park Avenue Properties, LLC appears to own two of the three “sisters,” the subject property and the corner former-grocery building. The middle “sister” is owned by a different owner.

Background of the Violation

Staff received a complaint that windows were being removed from this house and replaced with vinyl sashes without a COA. Staff contacted one of Park Avenue Properties, LLC’s partners and he confirmed the work was wrapping up. He indicated that he understood the property was located in a historic district, but had not made an application for the replacement windows. He said he compared several window options, but the vinyl option was more affordable than wood. When asked about the original sashes, he said they were gone. Staff told him he needed to submit an application requesting to either:

- replace the vinyl windows with appropriate wood replacement windows, or
- retain the vinyl sashes installed without a COA, although there was no guarantee the IHPC would grant the request.

Owner’s Request - Amended

On Sept. 29th, staff received an application requesting retention of the vinyl windows.

The owner also submitted three addresses alleging that vinyl windows have been allowed. Staff found:

- One address has wood windows, not vinyl.
- One address has wood windows with aluminum storms (allowed).
- One address is new construction that was approved with metal-clad windows.

Staff began preparations of a staff report with a recommendation for denial and shared that information with the applicant. Prior to the hearing the applicant requested a continuance to the January hearing to allow them more time to research appropriate window replacement options.

Mid-November, the applicant agreed to replace the inappropriate windows and amended the application to request approval of Pella Architect Series double-hung solid wood, 3/1 divided lite replacement windows with exterior grids.

Original Windows – Existing Replacement Windows

This double residence contains 34 window units. With the exception of two, high, fixed wood windows, all the windows were wood, 3-over-1 double-hung windows. When the double was renovated in 1990, the COA included approval to replace four windows, which appeared to be missing. Staff assumes the other windows were all original.

Park Avenue Properties, LLC recently replaced all the window sashes with vinyl double-hung replacement windows, leaving the wood frames intact. However, the double-hung windows do not entirely match. Six (four on the front, two on the north side, and one on the south side) are a 6-over-1 configuration. The others are 3-over-a, like the originals. The muntins are sandwiched between the glass and are somewhat flat in profile. The replacement windows have integrated screens. The glass appears tinted, causing the muntin color to appear different than the sash.

Chatham Arch and Massachusetts Avenue Preservation Plan

The plan states the following:

RECOMMENDED

Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if the replacement is similar to the original.

Window replacement should be considered only when...:

- The existing windows are not original and are not significant.*
- The condition of existing windows is so deteriorated that repair is not economically feasible.*

If it is determined that window replacement is justified and the affected window(s) is a multi-light, a new true divided light replacement window(s) is preferred. New simulated divided light window(s) may be considered appropriate provided the following criteria are met:

- The new window and muntins are solid wood.*
- The new window replicates the historic muntin pattern*
- The new window replicates the historic muntin in size, shape, dimension and profile.*
- The simulated muntins should be permanently affixed to both the inside and outside of the glass.*
- If the new window contains insulated glass, a spacer (or shadow) bar should be installed between the panes of glass to give the appearance of a true divided light window.*

Certificate of Authorization/ Staff Analysis

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.*"

Unfortunately, the original wood windows were discarded before staff could inspect them. So, there is no evidence that the original windows were deteriorated in a manner that could not reasonably be repaired and the option of reinstalling the original windows is not available.

With that, staff finds there are two options:

- Retention of the inappropriate replacement windows installed without approval; or
- Installation of a more appropriate replacement window

Staff finds the **retention of the existing windows** inappropriate for the following reasons:

1. The design guidelines in the Chatham Arch Massachusetts Avenue Preservation Plan (CAMA Plan) state that "*window replacement should be considered only when... the existing windows are not original and are not significant.*" All but four of the removed windows are believed to have been original and their design and configuration were significant to the architectural style of the building.
2. The replacement windows are inconsistent with the CAMA Plan criteria in the for replacement windows:
 - a. they are vinyl not solid wood, like the originals,
 - b. Six of the replacements are 6-over-1 and do not replicate the original 3-over-1 pattern,
 - c. The muntins (both the 6-over1 and 3-over-1) sandwiched inside the insulated glass, providing no exterior element and profile.
 - d. The muntins are relatively flat in design, unlike the profile original muntins. The glass appears to be tinted, giving the muntins a greenish color that appears different from the color of the sash.
2. The installation and retention of these vinyl sashes has a substantially negative effect on the historic character of this house and on its surrounding area because one of the most important visual characteristics of this double is its visual similarity to its two neighbors to the north, both of which still have their original and/or appropriate matching wood replacement windows. The vinyl windows installed on this double disturbs and diminishes that characteristic, significantly harming the character of the "grouping" and diminishing the historic character of this house.

Staff finds the installation of a **more appropriate replacement window** to be the most reasonable solution for the following reasons:

1. The proposed windows meet the design guidelines in that they match the original in material, dimension and style. (*The grilles will be applied to the exterior which is not the same as the original true divided lites, but is an improvement over the existing sandwiched grilles and is a substitute that the commission regularly approves.*)
2. If there had been an opportunity to evaluate the original windows and determine they were deteriorated beyond repair, the proposed replacement option would be considered appropriate and approvable at a staff level per IHPC policies.
3. While not without a negative impact, the installation of the proposed replacement windows offers the most insubstantial effect upon the historic area of the options available at this point.

STAFF RECOMMENDED MOTION

2010-COA-452 (CAMA) AMENDED:

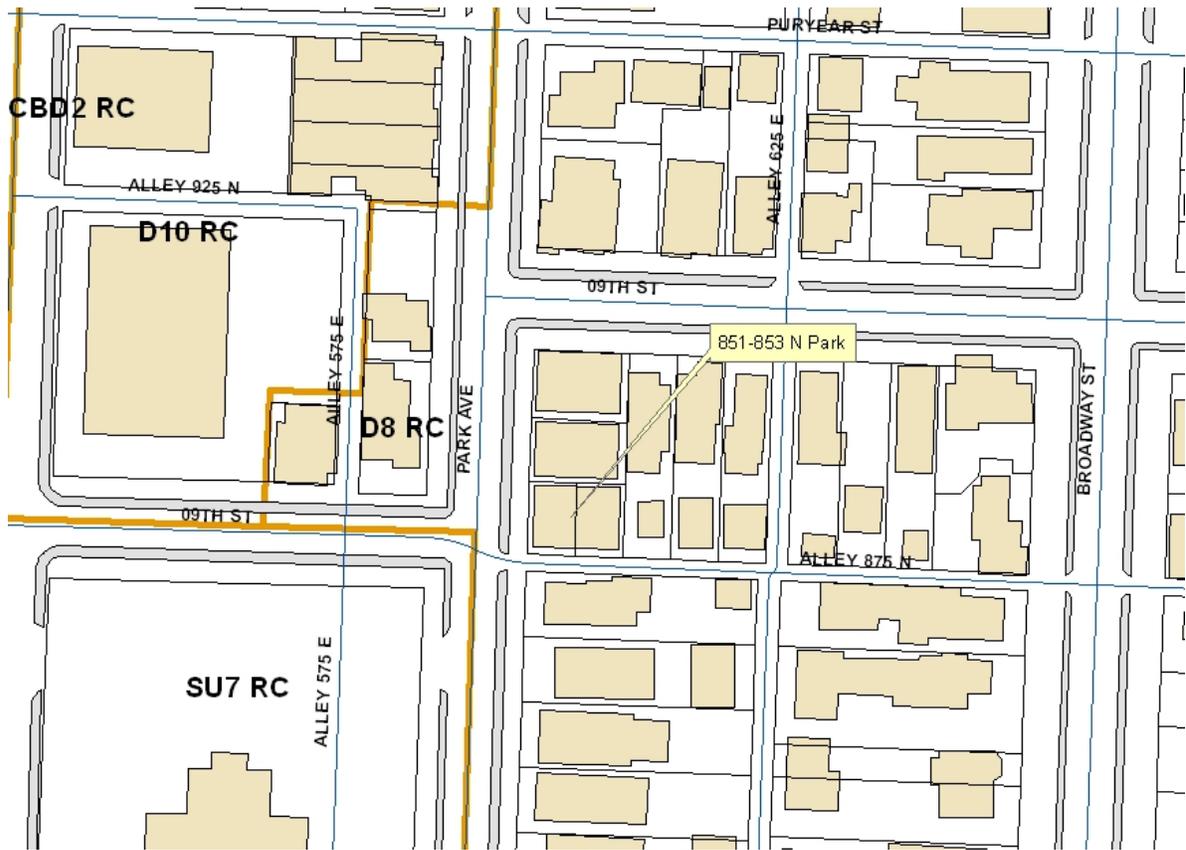
To approve a Certificate of Authorization to install 34 solid wood 3-over-1 replacement windows in order to resolve a violation caused by unauthorized removal of original windows and unauthorized replacement with inappropriate vinyl windows. All per submitted documentation and subject to the following stipulations:

- 1. A final specification sheet or drawings documenting the window style, dimensions, material, configuration, profile and finish must be provided to the IHPC prior to installation of the windows. Approved: _____ Date: _____**
- 2. New windows must fit the existing openings; altering existing openings is NOT permitted with this approval.**
- 3. Glass shall be clear; any addition of beveling, frosting, etching, coming, or stained glass is NOT permitted under this approval.**
- 4. Any deviation from the approach shall be approved by IHPC staff prior to work commencing.**
- 5. Notify IHPC staff prior to making any unexpected repairs.**

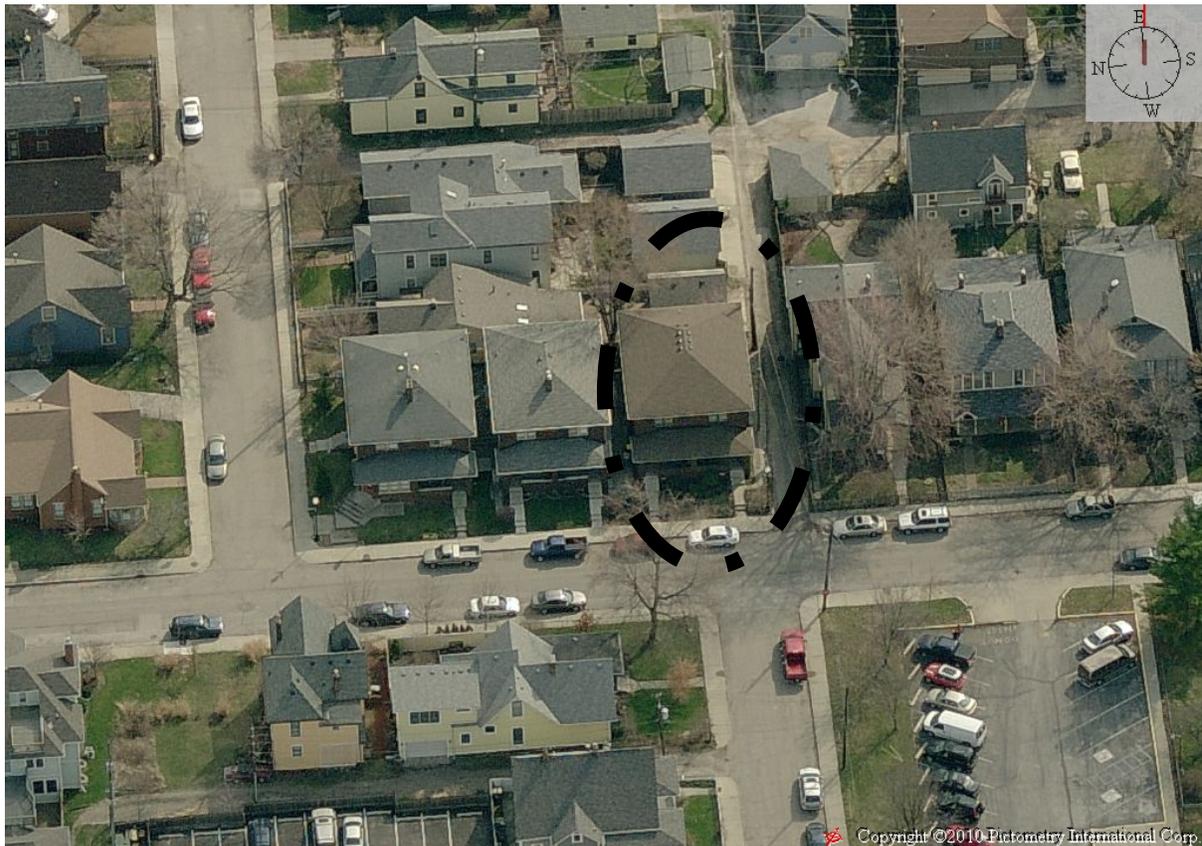
NOTE 1: The vinyl sashes must be removed and appropriate wood sashes installed no later than April 6, 2011.

NOTE 2: Failure to comply with notes 1 will result in the violation being forwarded to the City Prosecutor for enforcement.

Staff Reviewer: Amy L. Bear



Looking North



Looking East



851-53 N Park prior to replacement window installation



851-53 N Park after replacement window installation



The three adjacent double residences – 851-53 is the 3rd building on the right side of this photo



Post window replacement – example of 6 over 1 windows installed on north unit, west side of building.



Replacement windows – 3 over 1 installed on south side of building



Replacement windows – 3 over 1 installed on front façade



Example of wood windows still in place on house to north

PROPOSED REPLACEMENT WINDOW

Architect Series® Double-Hung window

Pella Architect Series wood windows give you unsurpassed design flexibility. Finely detailed sash and grille profiles create deep shadow lines that add architectural interest. Available in a variety of wood types to complement your home's architecture, cabinets, furniture, floors and trim — plus virtually unlimited exterior colors, sizes, shapes and grille patterns. You can even design your own window and we'll build it for you.

- Mahogany, Alder, Douglas Fir and Pine woods
- Pine available with optional prefinished interiors
- Low-maintenance EnduraClad® or wood exteriors
- The most authentic look of true divided light
- High-transparency screen options
- Easy-wash, tilt-in sash feature



- ✓ Available as replacement windows
- ✓ Available for new home construction
- ✓ Available in standard and custom sizing

Features and Options		Explore Window options:		Interior view	Exterior view	
Available Sizes	Wood and Interior Finish	Pella® Architect Series® Interior Finishes				
Window Specifications	Exterior Finish	Unfinished Wood Options Alder, Douglas Fir and Mahogany are available unfinished only.				
Window Combinations	Hardware	 Unfinished Pine	 Unfinished Alder			 Unfinished Douglas Fir
Installation Options	Grille Patterns	 Unfinished Mahogany				
Pella Warranty	Glass Options	Prefinished Options (pine only)				
Window Pricing		 Cherry Prefinished Stain	 Dark Mahogany Prefinished Stain			 Early American Prefinished Stain
		Hardware: Champagne - Lock Interior Finish: Unfinished Pine Exterior Finish: Primed Pine Glass Options: Advanced Low-E Insulating Glass with Argon				

3/4" wood removable grilles



Hiatt - grid design

January 26, 2011
Chatham Arch Neighborhood Association
PO BOX 441125 • INDIANAPOLIS / IN • 46244-1125

David Baker, Administrator
200 East Washington Street
Indianapolis Historic Preservation Commission
City-County Building, Suite 1821
Indianapolis, IN 46204

Re: IHPC 2010-COA-452 (CAMA)
831 & 853 N Park Ave / Chatham Arch

Commission members:

The Chatham Arch Neighborhood Association (CANA) met on January 25, 2011 and heard a presentation by Greg Ewing regarding installing Pella wood window replacements at 831 & 853 N Park Ave. The CANA membership voted to support the project petition, the vote was unanimous (approximately 30 neighbors attended).

If you have any questions, please feel free to contact me or Urban Design Committee Chairperson, Mark Porteous.

Sincerely,

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