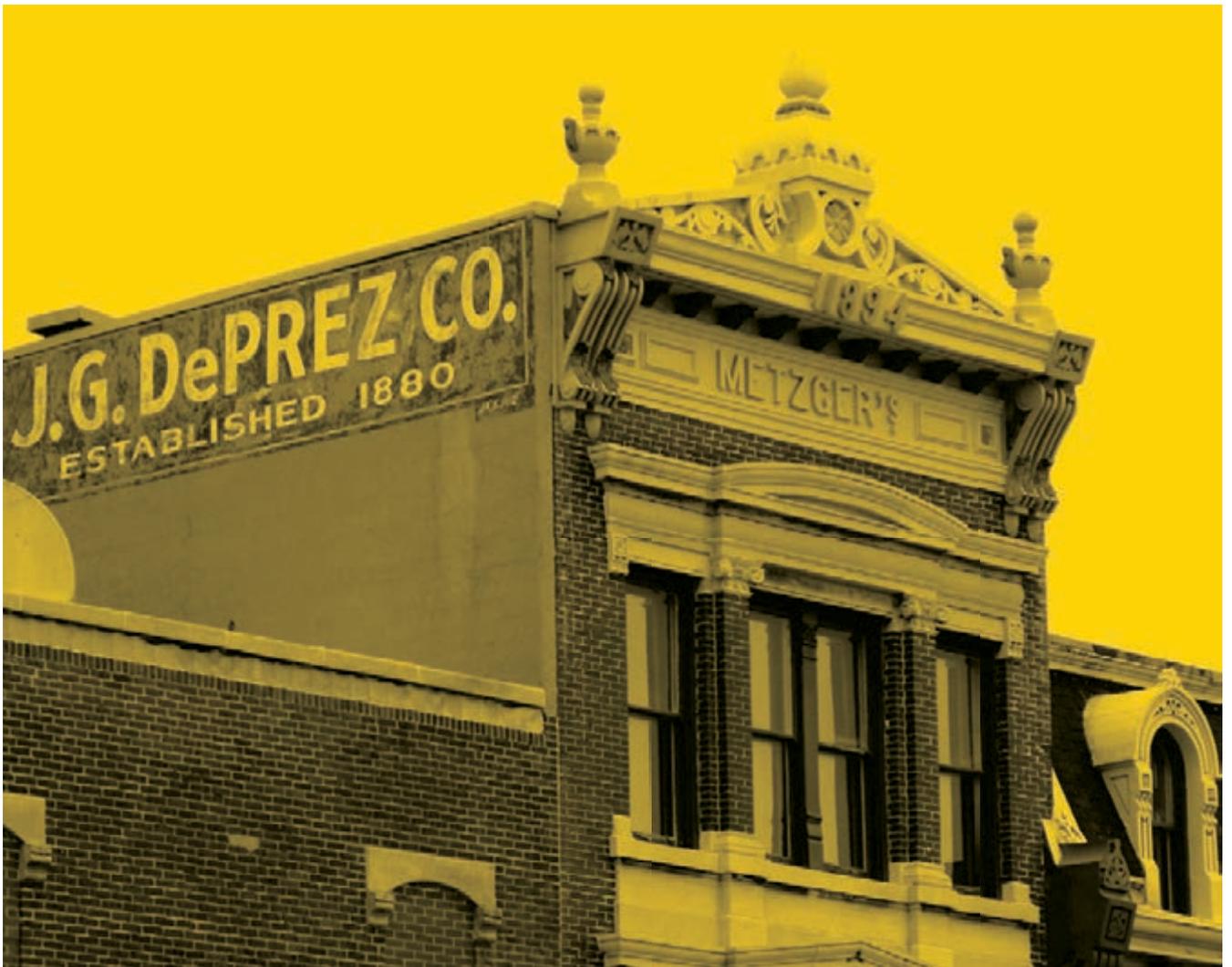




DOWNTOWN SHELBYVILLE FACADE RENOVATION PLAN



OCTOBER 18, 2010





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Acknowledgments

The Shelbyville Downtown Facade Renovation Plan is the result of the collective insight and effort of *Mainstreet Shelbyville*, building owners, government agencies, and other local leaders. A plan that does not involve those it hopes to serve can not fully realize its potential or vision. For this reason, those with a vested interest in the future of downtown Shelbyville’s historic resources dedicated their time, effort, and ideas in the creation of this Plan. Building and business owners who were an instrumental part of this process included:

- Christa Carson-Weaver
- Brad Conger
- David Finkel
- Mario Hayes
- Mitch & Nickole Mitchell
- Bill Moore
- Douglas & Nancy Seeman
- Lianna Skinner

Note:

Special thanks to the Shelby County Historical Society for use of the historic images found throughout this document.



Project Objectives and Scope

The preservation of historic buildings in the downtown is vital to maintaining the unique character of the area. Numerous, complex issues must be addressed in order to make a building viable for reuse. The structural integrity of the building must first be examined. In addition to that, ADA and fire code compliance must also be addressed to make a building viable for public use. Although making some buildings code-compliant would be cost prohibitive, there are many buildings that could be rehabilitated at reasonable costs.

The key is to enhance the image of the downtown within the larger community and continue efforts to promote the downtown as a destination. The purpose of the Downtown Shelbyville Facade Renovation Plan is, ultimately, to protect and enhance private investment in the downtown. To accomplish this, one must first recognize and celebrate the qualities and unique character of the downtown. The consultant worked with a number of property owners to develop preliminary drawings and cost opinions for the rehabilitation of building facades. These schematic designs were based on The Secretary of the Interior's *Standards*

for Rehabilitation and Construction. In addition to recommendations for existing buildings, this plan also outlines guidelines for "infill" or new construction on vacant or underutilized lots in the downtown.

The recommendations outlined in the following chapters are intended to bring to light the inherent potentials of several downtown buildings, and illustrate how these opportunities can be fully realized through a variety of methods.

As the graphic below illustrates, this plan analyzes existing conditions and proposes recommendations for a number of buildings on or near the Public Square. The study area is located within the National Register-listed Shelbyville Commercial Historic District. Many of the buildings are two and three story commercial brick buildings built between the mid 1800s and early 1900s. Unfortunately, many of these same buildings have been vacant and/or underutilized on the upper floors for many years. Buildings that are fully occupied generally have residential rental units on the second and third floors. The district contains a majority of the historic buildings found within the city. Some of the notable buildings



Downtown Shelbyville Facade Renovation Plan Study Area



Architectural details, East Washington Street



Vacant/underutilized lot, East Washington Street



include:

- City Hall
- Old High School
- Blessing-Deprez Building
- Knights of Pythias Building
- The Methodist Building
- Former Alhambra Theater

The issues explored within this Facade Renovation Plan include proper facade restoration techniques for designated buildings within the historic district. The following recommendations and guidelines in Chapter 1 are intended to lead by example and use language such as “encouraged”, “discouraged”, “preferred”, “inappropriate”, etc. These guidelines are more descriptive in nature, and generally allow more creativity and flexibility, and can be open to interpretation.

Project Process

This Facade Renovation Plan represents a renewed interest and excitement in the ongoing revitalization of downtown Shelbyville. Funding for the plan was obtained with federal dollars distributed through the Indiana Office of Community and Rural Affairs in the form of a Community Focus Fund Planning Grant (CFFPG). RATIO Architects, Inc., was selected to prepare the facade study. Mainstreet Shelbyville served as the local organization to guide the process and oversee the continued implementation of this plan’s recommendations.

Throughout this process a committee of downtown building/business owners and Mainstreet Shelbyville oversaw and guided this planning effort. An initial public meeting was held in July 2010 to introduce interested building owners to the process and its anticipated outcomes. Throughout the process, this committee also reviewed and provided input on the various drafts of the plan. A public presentation of the draft of the plan was given on August 25, 2010. RATIO Architects, Inc., gave a final public presentation to the City Council on October 18, 2010 to ensure the process and proposed guidelines responded to the needs of the downtown, and the Facade Renovation Plan itself fulfilled the unique needs of downtown building owners.



Masonry details, East Broadway



Building facades, north side of Public Square



Downtown Shelbyville Overview

Introduction

Historical Overview

The original 1823 plat of Shelbyville was comprised primarily of what the downtown is today. Proceeds from early land sales were applied to land acquisition and the construction of the County's first courthouse. This courthouse was located in the center of the public square until it burned in 1850. The courthouse was rebuilt at its current location along South Harrison Street, and the square became an open public plaza. As the series of photos indicate, the central square accommodated vehicles and pedestrians alike throughout the early 1900's. The former courthouse site was reduced to a small, centrally-located fountain with traffic flowing directly through the square. The open plaza served as a central gathering space for the downtown and larger community for numerous social and political events. The original interurban which connected various parts of Shelbyville also passed through the public square. In 1956, the square was redesigned to accommodate the increased influence and popularity of the automobile. A large parking lot was placed in the center of the square, creating somewhat of a round-about with traffic circulating around the centralized parking area. This configuration is what can be found here today.

Up until the early 1980's downtown Shelbyville served as the primary business district for the city and county. Nearly all the prominent businesses serving the community surrounded the central square. As the popularity of the automobile gathered strength and businesses moved nearer to residents on the outskirts of town, the downtown struggled to retain its role as

the community focal point. Today, several buildings are underutilized or vacant. Most of the businesses in the downtown are service-oriented or professional offices.

Recent Downtown Activity

In 1978 an effort was undertaken to improve the physical appearance of the public square. With a generous donation from Knauf Fiberglass, streetscape improvements such as landscaping, street lights, and decorative sidewalk pavers were incorporated to enhance the downtown setting. Although these enhancements addressed downtown needs at the time, changing economic trends, increased traffic, and the general effects of time combined to create a setting once again in need of rejuvenation.

In 1997, Mainstreet Shelbyville was organized to address some of the issues discussed previously. Since that time, the organization has been successful in assisting local businesses and promoting the downtown. In 2007 Mainstreet Shelbyville established a Building Facade Rehabilitation Program to assist building owners wishing to invest in their properties. In 2001 a Downtown Small Area Plan was developed that addressed a number of economic development, urban design, and historic preservation issues in the downtown. Recently, approximately \$670,000 was invested on Public Square to replace sidewalks and install raised planting areas. These funds were acquired through a Community Development Block Grant (CDBG) administered by the State and included a 20% match by the City of Shelbyville.



Harrison Street looking north, c.1940

Shelby County Historical Society



The Mainstreet Shelbyville, facade grant program was established to provide financial assistance for exterior building facade improvements within the downtown's historic commercial district. This district is roughly bounded by Broadway, Noble, Tompkins, and Mechanic streets. The goal of the program is to attract shoppers and catalyze investment through improved aesthetics. As part of this program, a Design Review Committee reviews grant applications that are based on the Secretary of Interior's Standards for Rehabilitation of Historic Buildings. These guidelines can be found at: <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>.

Mainstreet Shelbyville's facade grants have a maximum award of \$10,000, and potential applicants must provide a 50% match. Grants are made on a reimbursement basis following an application process, design review and approval, and construction. Disbursement is contingent upon submittal of cost invoices from certified contractors and tradesmen and inspection of the completed work. Available grant funds vary from year to year based on available funding sources.

Priority is typically given to buildings located within the historic commercial district. However, buildings adjacent to the historic district that may be eligible for listing on the National Register of Historic Places (older than 50 years) may also be considered. The Design Review Committee has the discretion to grant funds to other significant buildings if the need for improvements and benefit to the overall community is determined to be substantial.

The facade grant program also stipulates a number of eligible activities or rehabilitation measures that qualify for funding. In essence, eligible projects center on exterior building improvements visible from the public right-of-way. For additional information on eligible projects please contact Mainstreet Shelbyville. Some of the eligible activities include:

- Window repair or replacement;
- Restoration of original facade;
- Masonry repair;
- Painting or cleaning;
- Cornices, entrances, doors, decorative detail, or awnings;
- Lighting, signs, window display areas;
- Other activities that restore the original exterior architecture;

- Architectural fees associated with the facade improvements.

These efforts over the years are indicative of the community's support for downtown Shelbyville. It's diverse history will continue to serve as the foundation for continued growth into the future. Continued cooperation and coordination between the City, *Mainstreet Shelbyville* and downtown businesses will ensure the downtown remains a vibrant and vital part of the community.



Julius Joseph Memorial Fountain in the Public Square with East Washington Street beyond, 1923

Shelby County Historical Society



Northeast corner of Public Square, c.1910

Shelby County Historical Society



South Harrison Street, c.1910

Shelby County Historical Society



General Guidelines for Historic Buildings

Chapter 1



Building Treatments

General Guidelines for Historic Buildings

Before any further discussion of preservation issues, it is important to know there are standards for four distinct, but interrelated, approaches to the treatment of historic properties — *preservation, rehabilitation, restoration, and reconstruction*.

“Preservation” means the act or process of applying measures to sustain the existing form, integrity and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

“Rehabilitation” means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

“Restoration” means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

“Reconstruction” means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

The majority of the alterations to historic structures in the downtown will likely fall under the “Rehabilitation” category. As such, these guidelines focus on that treatment.

Rehabilitation Standards

In order to be eligible for Federal and State tax credits, grants or special low interest loans available through other funding sources, rehabilitation projects must comply with the Secretary of the Interior’s “Standards for Rehabilitation,” listed below. The Standards include ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet compatible new uses.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. These Standards also encompass related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction. The Standards are applied in a reasonable manner, taking into consideration economic and technical feasibility.

The Secretary of the Interior’s “Standards for Rehabilitation”:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as

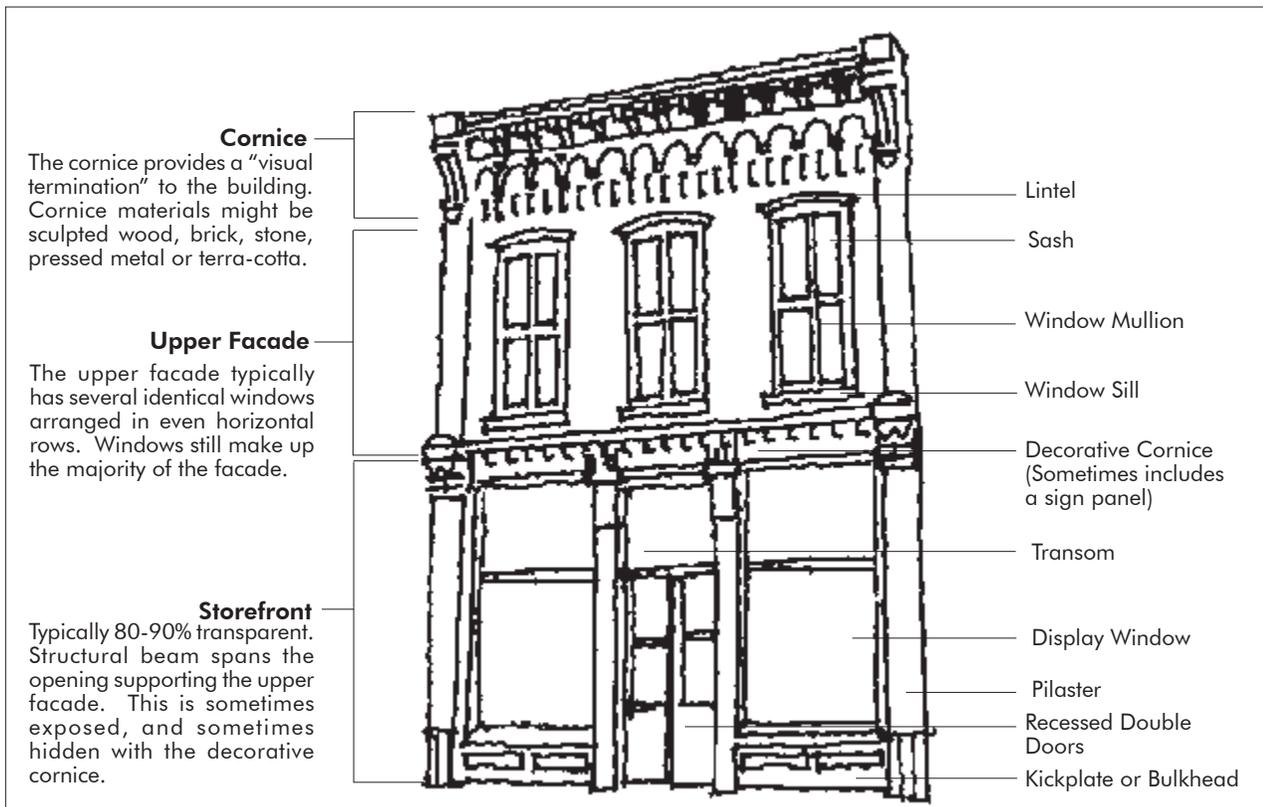


sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

a typical building facade. For additional information on rehabilitation standards contact the Technical Preservation Services of the National Park Service at: (202) 513-7270. Information can also be obtained from the TPS's website at: <http://www2.cr.nps.gov/tps>.

When discussing rehabilitation projects, it is important to know the terms for the different elements that make up the facade of a historic building. The graphic below summarizes and describes the various components of



Anatomy of a Building Facade (Images Courtesy of the National Main Street Center - National Trust for Historic Preservation)



Common Problems

General Guidelines for Historic Buildings



A typical "slipcover" application conceals first floor windows and other architectural storefront features.



Filled in windows result in fewer "eyes on the street," remove important details from the facade, and gives the appearance the upper floors are vacant.



Inappropriate use of materials to infill original (glass) storefronts conceals important details from the facade, and eliminates the transparency that storefront windows provided for active retail displays.

Common Problems or Issues

The maintenance and rehabilitation of historic buildings can often lead to inappropriate results. Several practices were widespread enough throughout the country that the National Trust published them as the six most common design problems for downtown buildings. The following is an overview of those issues along with relevant photos of examples in Shelbyville.

Slipcovers

Perhaps the most obvious attempt to make downtowns look like malls, "slipcovers" were usually metal or exterior insulation panels placed over existing facades to create one massive cohesive appearance.

False Historical Themes

Attempts have been made time and again to try and create interest in buildings or streetscapes by assigning them a time period and basing improvement efforts on that theme. Buildings and sites should be restored to the period of significance for that building or place.

Ground Floor Separation From Upper Facade

Though it was done with the best of intentions, metal canopies used on several buildings downtown are good examples of this common problem. Many building owners installed large contemporary metal awnings and canopies at the first floor level to provide comfort for pedestrians. We know now that historic facades are meant to be appreciated as a single composition.

Filling in Display Windows, Transoms or Doors

No matter how tempting it may be to fill in existing openings, it shouldn't be done. The pattern of openings in a facade is a critical component of the building design. Filling in these spaces creates a monolithic street environment and feels much less safe than transparent windows. Tinting windows has nearly the same effect as filling them in, and should also be avoided.

Inappropriate Color Selections

Sometimes, one paint color may be used for the facade as well as the architectural trim, making it difficult to see detail around windows, doors, or other architectural features. Identifying appropriate color palettes is an important part of any rehabilitation effort. A good source of information for paint palettes is the Society For The Preservation of New England Antiquities: <http://www.spnea.org/>

Inappropriate Materials

Materials like cedar shakes, molded stone, rough-cut logs, exterior insulation finishing systems, stained wood, and thinset veneers should not be used to cover up existing masonry or window openings.



The Role of Signage

Much of this document is designed to reinforce downtown Shelbyville as a place unique from the rest of the city. Signage is one component of the environment that can quickly convey a suburban or urban setting depending on its design. One of the goals of signage design in the downtown is to distinguish the area as a place distinct from (contemporary) development elsewhere in Shelbyville. Essentially, signage serves three primary purposes:

- Identify a business
- Promote merchandise or a service
- Attract customers inside

The intent of this section is to provide guidance for the use of sign forms and materials that enhance the visual quality, and create an exciting atmosphere downtown. The intent of these recommendations is to promote creativity and originality within a framework that is intended to help avoid common problems. The five most common types of signs used in downtown Shelbyville include:

- Awning sign
- Flush mounted wall sign
- Blade sign
- Projecting sign
- Window sign

Signage Placement and Size

New signs on historic buildings should be designed to enhance, yet be somewhat secondary in nature to the building façade. The arrangement and size of windows, the division of the façade, and the form at the base of the building will all suggest logical places for signs. When considering the design and placement of building signage, determine what the existing façade is suggesting, how the sign should appear, and where it should be placed.

Another way to help determine the style, size and shape, or the placement of signage, is by reviewing historic photos of downtown Shelbyville. Applicants can review old photos of buildings to determine where signage has been placed historically. The Grover Museum has a large collection of historic photos business owners and the general public is encouraged to review and utilize.

Generally, signage on historic buildings should not be placed on the roof, or above the first floor. Historically the most common locations for signage on buildings were:

- Under the storefront cornice
- Painted on the storefront glass
- On the side of the building
- Projecting from the building at the first floor
- On the awning valance or return
- On the canopy fascia

Generally speaking, business owners are encouraged to reduce the size of signs to the extent possible. The most common problem related to signage in any given urban district is that it is too big, too bold, and too brash. It is important to remember the entire building is a sign. The appearance of the building can be more effective advertising than the sign itself.

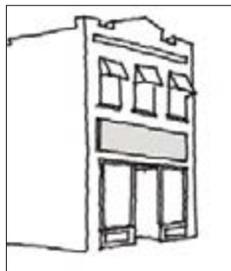
Many downtown destinations would benefit from projecting signs on buildings, or A-frame (sandwich board) signs on sidewalks. These examples are better suited for the pedestrian and urban street traffic as they are perpendicular to the travelway. Temporary / movable plastic signs on trailers should not be used in the context of an urban downtown.

Signage Lighting

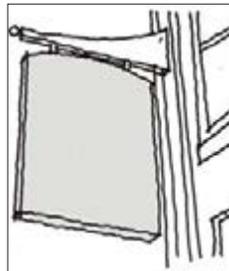
There are generally two ways of illuminating signs – directly, or indirectly. Directly-lit signs have the light source contained within the sign, whereas indirectly-lit signs are illuminated with an external light source. The scale and form of directly-illuminated signs are generally



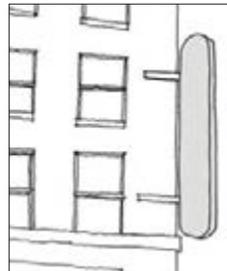
Window Sign



Flush Mounted Sign



Projecting Sign



Blade Sign

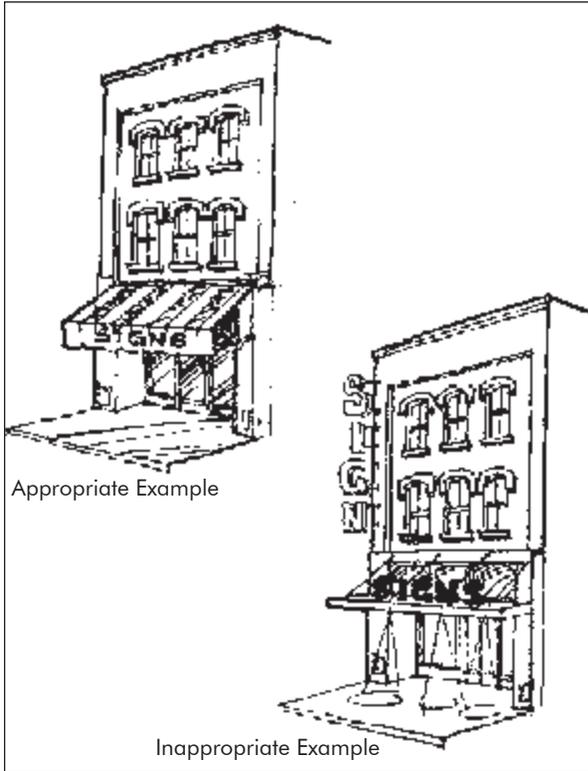


Awning Sign



Building Facade Considerations

General Guidelines for Historic Buildings



Placement of Building Signage

not preferred. Direct illumination is typically achieved with fluorescent tubes contained within a metal panel. The space requirements for the tubes and electrical components tend to drive the width and shape of the panel/sign rather than letting the design concept and business identity drive the form.

In downtown Shelbyville, indirect lighting should be the preferred method of illuminating signs. When illuminating a sign, it is important the indirect light source is always directed downward and not upward on the sign. Additional reasons why signs should be illuminated with an indirect light source include:

- Indirect light fixtures are more accessible and therefore easier to replace than internally-mounted tubes.
- Indirect lighting is more consistent with the way signage was illuminated historically.
- Indirect lighting is more urban in character than internally illuminated signage.
- Indirect lighting tends to suggest a more human scale.
- Specific design features of signs can be highlighted with spot-lighting.

- More creative sign forms can be achieved when the limitations imposed by internal illumination do not need to be considered.

Examples on this and the following page illustrate appropriate signage based on the issues discussed previously. It is anticipated that by showing these “real world” examples, business owners and downtown organizations will understand how the various components combine to create an attractive addition to a building’s facade.



The use of individual letters mounted to the transom panel over this storefront is an attractive, historically appropriate way to incorporate signage on an older building. The indirect illumination is another appropriate detail that provides added detail to the overall storefront composition.



Temporary vinyl signs are discouraged and should only be used until permanent signage can be installed. Refer to the city’s zoning ordinance for specifics on the amount of time allowed temporary signs can be up.



Shelby County Historical Society



A good local example of signage can be found on this building along North Harrison Street. The size, location, and colors of this projecting sign fits well within the context of downtown.



This is an excellent hanging sign that has been conceived as a cohesive sculptural form. The colors are a simple four-tone palette, the message is concise, and includes a nice graphic. It is indirectly illuminated, and placed sensitively on the building.

Awnings



In the past, awnings provided shade, shelter, and signage.

Storefront awnings serve two primary functions: to shade the storefront and sidewalk and to provide pedestrians with some shelter from the elements. Awnings on south and west elevations are most critical for shading, reducing glare, heat gain (thereby saving on cooling costs), and preventing the fading of materials in the window displays. Awnings on north and east elevations are less critical for shading but can offer shelter to pedestrians. In the late nineteenth and early twentieth centuries, awnings often featured colorful stripes, logos, and lettering, serving as a form of signage. These awnings were often retractable, and could be rolled up on overcast days or in the winter, when additional daylight and heat gain were desirable.

After World War II, fixed aluminum awnings became fashionable. Fixed aluminum awnings are not appropriate for most urban commercial buildings. Wood-frame pent-roofs, canopies, and other storefront coverings featuring metal roofing or asphalt shingles are inappropriate. The



Wood, asphalt shingle or metal pent roofs and quarter-round plastic awnings are inappropriate for downtown buildings.



The awnings at left are too small and are mounted at an arbitrary height; the domed awning over the door is an inappropriate style for a downtown building. The awning at right is too large and covers up large portions of the facade.



Building Facade Considerations

General Guidelines for Historic Buildings

1970s and 1980s saw the introduction of a variety of awning shapes, including domed, mansard, concave and quarter-round awnings, often covered with plastic and sometimes lit from within. These awning types are inappropriate for use on historic commercial buildings.

Today, treated fabric products offer the appearance of traditional canvas awnings with increased lifespan. New awnings should follow the traditional shed-roof shape. The valance at the bottom of the awning should be free-hanging rather than fixed. New awnings should not be fitted with flat plastic grilles or other fittings that give them a solid appearance.

Awnings should cover the storefront or window without obscuring the building's facade or significant details. They should be of appropriate scale for the building, and should provide adequate shade and cover. Awnings should be mounted either at the top of the storefront or at the base of the transom. The use of appropriate awnings can reduce cooling costs for building occupants while making downtown Shelbyville more inviting for pedestrians.

Storefronts

Historic storefronts often feature large areas of glass to provide daylight to the interior of the store as well as space for window displays. Storefronts often feature wood or metal windows, recessed entries, and transoms. Many transoms feature prismatic glass tile, which was designed to project light deep into the store. These storefronts were designed to attract pedestrians with their large window displays and inviting entrances.

After World War II, many storefronts were covered over with brick, wood or metal siding, or other unsympathetic materials. These alterations detract from the historic character of Downtown Union City and are not inviting to pedestrians. In many cases, elements of the historic storefronts may be concealed under these later treatments.

In providing daylight and catering to pedestrians, the historic storefronts fulfill present-day standards for desirable downtown commercial space. Wherever possible, historic storefronts should be retained and restored. The storefronts that have suffered unsympathetic alterations tend to be uninviting and often provide little daylight to the interior. This can make these commercial spaces undesirable for tenants. Such storefronts should be renovated to match the character of the historic storefronts in Downtown.



Well-maintained historic storefronts with recessed entries, transoms, and large display windows seem bright and inviting.



Infilled storefronts with small windows can make a building seem gloomy and uninviting. Elements of the historic storefront may be concealed underneath.



Compatible new storefront featuring recessed entry, transoms, and display windows.



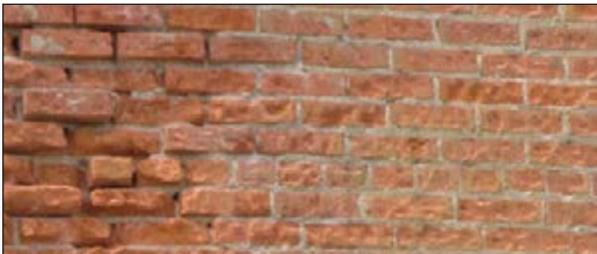
Compatible new storefront featuring original iron columns, recessed entry, transoms, and display windows.



Left: Windows should fill the entire opening. Right: Inappropriate infill with siding and downsized window units.



Windows help define the character of a building. Historic windows should be repaired and retained wherever possible. The addition of storm windows will dramatically increase the efficiency of single-glazed windows.



Sandblasting and inappropriate tuckpointing can permanently damage brick, causing deterioration. Masonry should always be cleaned using the gentlest means possible.



Brick or similar materials can create ornate detail often expressed at building cornices and building openings.

A useful guide, Preservation Brief 11: Rehabilitating Historic Storefronts is available from the National Park Service (<http://www.nps.gov/history/hps/TPS/briefs/presbhom.htm>).

Windows

Historic windows were designed to provide daylight and fresh air to the interior of the building. In later years, many windows were boarded up or reduced in size. Wherever possible, historic windows should be retained and restored. Adding storm windows to historic windows will make them as efficient as most replacement windows while also increasing the life of the window.

Downsizing windows—installing a smaller window and filling in part of the opening around it—dramatically decreases the energy efficiency of the window opening by providing many opportunities for air infiltration and mars the exterior appearance of the building. Replacement windows should always fill the entire opening and should match the style of the original windows. For additional information refer to Preservation Brief 9: The Repair of Historic Wooden Windows from the National Park Service (www.nps.gov/history/hps/TPS/briefs/presbhom.htm).

Masonry

The majority of the buildings in Downtown Shelbyville are of brick masonry construction. Some buildings feature stone accents, and a few feature stone facades. Historic masonry can be very durable if properly maintained. Improper maintenance can permanently damage the masonry and may lead to deterioration.

Brick should never be sandblasted. When brick is baked, it develops a tough outer-skin (think of a loaf of bread and its crust). Sandblasting removes this durable surface and exposes the soft inner core of the brick, leading to deterioration. Damage from sandblasting is permanent and cannot be reversed. If a building has been previously sandblasted, measures can be taken to seal the brick to slow deterioration. The National Park Service provides Preservation Briefs which give details on the proper maintenance of historic masonry. These include Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings and Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings (www.nps.gov/history/hps/TPS/briefs/presbhom.htm)



Redevelopment Guidelines

General Guidelines for Historic Buildings

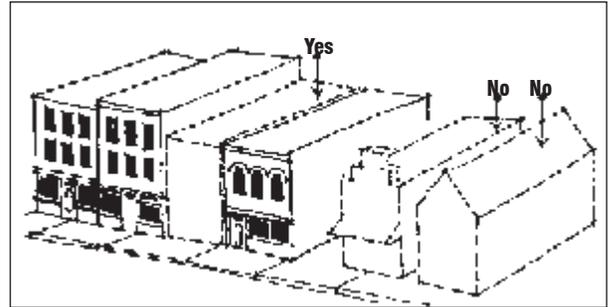
New Infill Construction

There are several parking lots or vacant areas in the downtown - both within the historic district as well as just outside the boundaries - that could be redeveloped with new buildings. Because this type of construction fills a "hole" in the built environment, it is often referred to as infill construction. The proper design and placement of a new building presents a variety of challenges within the context of a historic downtown such as Shelbyville's. A new building should be designed to look appropriate and compatible with surrounding (older) buildings, yet reflect today's contemporary use of materials and programmatic requirements.

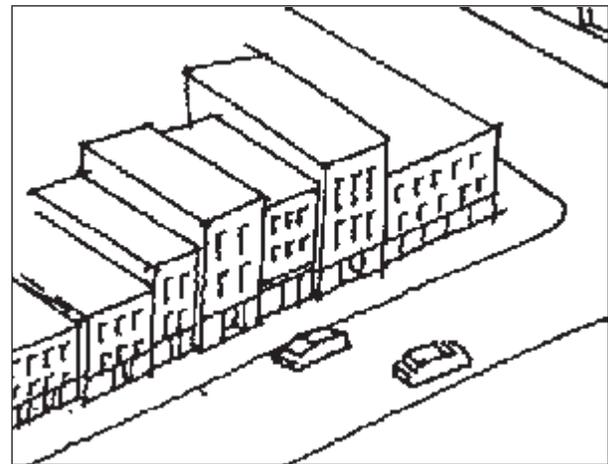
What is good infill design? Since a good infill design responds to its surroundings, it is difficult to develop specific guidelines that can be universally applied. However, there are several general concepts that should govern the visual relationship between a new infill building and its neighbors. Each site has unique design problems and opportunities. The following section explores a number of design issues that should be considered to ensure a new building fits within Shelbyville's downtown urban fabric.

Building Placement

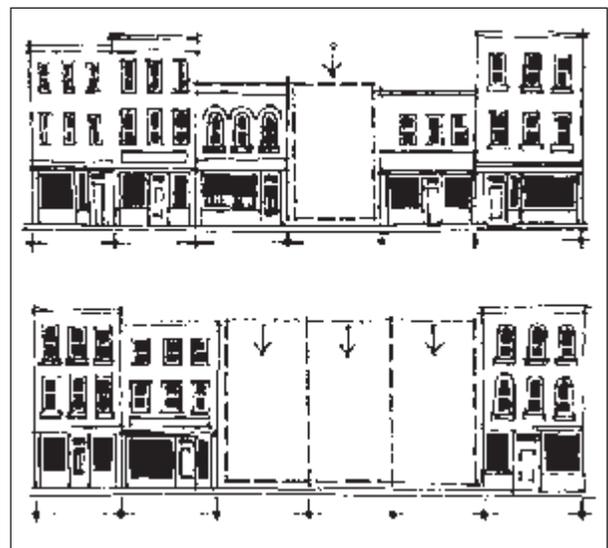
The manner in which parking and buildings are arranged on a site distinguishes urban places from suburban spaces. Suburban development typically results in parking being located in front of buildings. While this may be convenient for drivers, it is not an arrangement that places importance on the quality of the pedestrian space in front of, or around, the buildings. In traditional downtowns, buildings are typically located adjacent to the sidewalk. This relationship tends to create a more human-scaled and interactive street (when the buildings have been designed with human scale in mind). In downtown Shelbyville, consideration should be given to locating parking in a manner that emphasizes the importance of pedestrian circulation. The most effective way of achieving this is by placing most, if not all parking, at the rear of the building. The current configuration around Public Square has buildings located along the sidewalks with (off-street) parking placed behind. If certain site conditions do not allow for this arrangement, some parking can be placed next to a building as long as it is properly screened from public view.



The roof line or building cornice should be similar to those on adjacent structures. The proportion (relationship between height and width) of existing facades should also be respected.



The relationship of building facades along streets should be consistent with those of neighboring buildings. Maintaining this consistency helps to "frame" the outdoor room of the downtown and enhances the pedestrian experience along sidewalks.

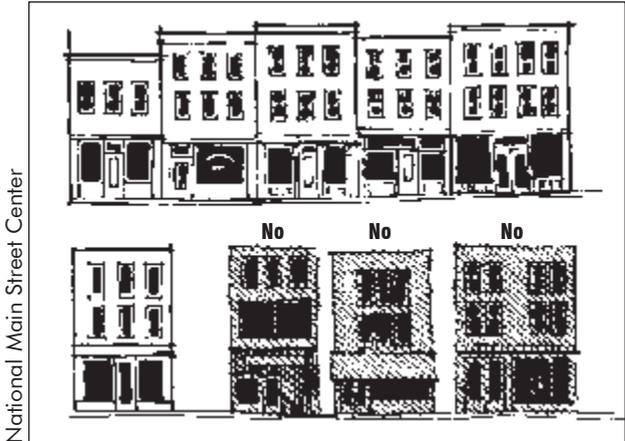


A new building should reflect the characteristic rhythm of the facades along the street. If the site is large, the mass of the facade can be divided into a number of small bays.

National Main Street Center

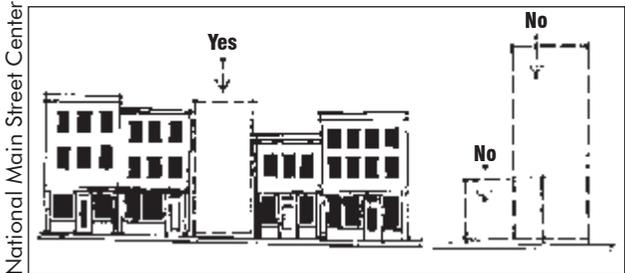
National Main Street Center

National Main Street Center



National Main Street Center

The composition of facades on infill development should be comprised in a similar manner to those facades on adjacent or nearby buildings.



National Main Street Center

Buildings in traditional downtowns share a similar height. Infill construction should respect this. A new facade that is too high or low can interrupt this consistent quality.



Compatible infill construction matches the scale, setbacks, and material palette of its context, blending into the urban fabric.

Building Facades

From an urban design standpoint, the facade or front of a new building is one of the most important components of infill development within a downtown setting. To a large degree, the design of an infill façade should be an outgrowth of its surroundings. If the design of the new façade is based on those of its neighbors, it is sure to be compatible. It should be authentic and should not copy or replicate older facades. In fact, falsely replicating historic features can ultimately detract from the character of the historic district by compromising what is truly authentic and historic.

Building Materials

The goal of new architecture in the historic district is to utilize high quality materials particularly at the pedestrian level. This term “high quality” materials often refers to brick, limestone, granite, stucco, terra cotta and glass in new architecture. Wood and cast iron elements may be appropriate in some instances, particularly when a new building needs to complement an adjacent historic structure. As noted earlier, it is important to create authentic facades utilizing durable materials. One way to achieve this is by avoiding any material that is fabricated to look like another material (i.e., precast panels made to look like brick).

Transparency

When a significant amount of visibility into and out of buildings is desired, particularly at street/sidewalk level, glass is encouraged as a primary component. Not only will this create a more attractive building storefront, the adjacent sidewalk can become a more comfortable and attractive public setting as well. Seeing the activities inside a building, and viewing street life from within a building, creates a dynamic and exciting environment that again distinguishes the downtown from greater Shelbyville.

Pedestrians are also more likely to enter a business they are visiting for the first time if they are able to see in. If it’s a restaurant, they can get answers to the usual questions as they consider entering: Is it crowded? What’s the character like? Is it smoky? Are there children? Retail establishments rely heavily on the attraction that results from a potential customer viewing merchandise in the window.

In spite of the logic behind the benefits of transparency between the inside and out, windows all too often get removed from historic structures. They get reduced in



Redevelopment Guidelines

General Guidelines for Historic Buildings

size, get shaded with blinds, or they get tinted. Windows in new buildings are also often specified with little regard to how the design may affect the quality of the street. The cumulative effect of several buildings in a block that have done this is a dead street that feels unsafe and uninviting.

The nighttime appearance of the downtown will also benefit from clear glass at the first floor elevation. Not only will views into the buildings be highlighted, ambient light from inside the buildings will spill onto the sidewalks. This can make sidewalks feel safer and reduces the need to use pole lights for sidewalk illumination. For these reasons, large amounts of clear glass as a first floor component of buildings in the historic district is strongly encouraged. Existing businesses are encouraged to open the shades and remove tinted applications wherever possible.

Mixed Use

Mixed use is strongly encouraged within the historic district. Mixed use refers to incorporating different uses or activities within a single building or site. For example, retail space should be placed on the first floor of a parking garage. Another example is housing above first-floor retail spaces. There are several downtown buildings that contain residential uses above street-level retail, or office uses. An appropriate mix of uses can result in several objectives for a vibrant downtown. Housing above retail can ensure there is life on the street and lights in the windows after retail or commercial establishments close. The lack of activity on the street is one of the reasons downtown Shelbyville seems deserted after 5pm. Residential uses on upper floors also provides building owners with an additional source of income.



Building storefronts are an important part of not only the overall building facade, but also the sidewalk setting. This business on South Harrison Street presents an attractive display that effectively “welcomes” the pedestrian inside.

**Internet Resources:**

<http://www.historiclandmarks.org/>

Historic Landmarks Foundation of Indiana website.

<http://www.in.gov/dnr/historic/finaid.html>

Indiana Division of Historic Preservation and Archeology website.

<http://www.spnea.org/>

Society For The Preservation of New England Antiquities.

<http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm>

The National Park Service's (NPS) website containing the Secretary of The Interior's Guidelines for Rehabilitating Historic Buildings.

<http://www2.cr.nps.gov/tps/index.htm>

The NPS Technical Preservation Services website.

<http://www.mainst.org/>

The website for the National Main Street Center is an excellent resource for information about commercial district revitalization and economic development.

<http://www.nationaltrust.org/>

The National Trust website.

<http://www.planning.org/>

The website for the American Planning Association. It includes links to publications about signage.

Publications:**Context-Sensitive Signage Design**

An American Planning Association Report available online at <http://www.planning.org/signs/>

Historic Building Facades: The Manual For Maintenance and Rehabilitation by The New York

Landmark's Conservancy

A useful reference, available from Main Street.

Historic Preservation: An Introduction to Its History, Principles and Practice by Norman Tyler

A comprehensive introduction to the field. Also available from Main Street.

Signs of a Successful Main Street Presentation

A slide show available for purchase from the National Trust's Main Street Center that shows how a street's character is defined by the quality of its signs. Includes recommendations on materials and styles.





Conceptual Building Streetscape Designs

Chapter 2



Conceptual Building Streetscape Designs

Conceptual Building Streetscape Designs

The downtown historic district contains a variety of properties and building types. Chances are that if a building owner within the historic district is planning improvements, one may be eligible to apply for tax credits, grants or special low interest loans (low interest loans are available from Indiana Landmarks). To determine if a building, or planned improvements are eligible for such benefits, contact Mainstreet Shelbyville at (317) 398-9552, the Indiana Division of Historic Preservation and Archaeology at (317) 232-1646, or Indiana Landmarks at (317) 639-4534.

This chapter provides a brief overview of the various buildings on the Public Square and along the streets intersecting it. Twelve buildings were chosen based on input from the Steering Committee, initial conversations with each respective building owner, and a desire to ensure a broad cross-section, or accurate representation of the various types of buildings in the downtown.



Historic Structures on the Public Square



Historic Structures on the Public Square



Buildings along South Harrison Street



Historic Structures along West Washington Street



c.1910

Shelby County Historical Society



c.1935

Shelby County Historical Society

KEYNOTES

1. Uncover windows
2. Remove infill from storefront; install new storefront
3. Replace existing storefront
4. New windows to match historic windows
5. Restore cornice
6. Clean or repaint masonry
7. New infill construction
8. Remove infill from opening; install new door or window
9. Remove siding/panels
10. Add additional floors to achieve a minimum height of two stories
11. Remove false mansard roof; add new brick veneer and new windows, renovate storefronts
12. Remove metal awning
13. Provide walls, fences, and landscaping to buffer surface parking



1908

Shelby County Historical Society



Northwest Side



15 13 - 7 5 3 1



Northeast Side



2 8 - 16



Shelby County Historical Society

c.1910



Shelby County Historical Society

c.1940

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Shelby County Historical Society

c.1940



Shelby County Historical Society

1940



Southwest Side



31

27 - 29

25



Northwest Side



23

21



Shelby County Historical Society

c.1950



Shelby County Historical Society

1927

KEYNOTES

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Shelby County Historical Society

c.1925



Southeast Side



40

42

48

Southwest Side



49

41 - 37



1939

Shelby County Historical Society



1899

Shelby County Historical Society



c.1970

Shelby County Historical Society

KEYNOTES

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c.1945

Shelby County Historical Society

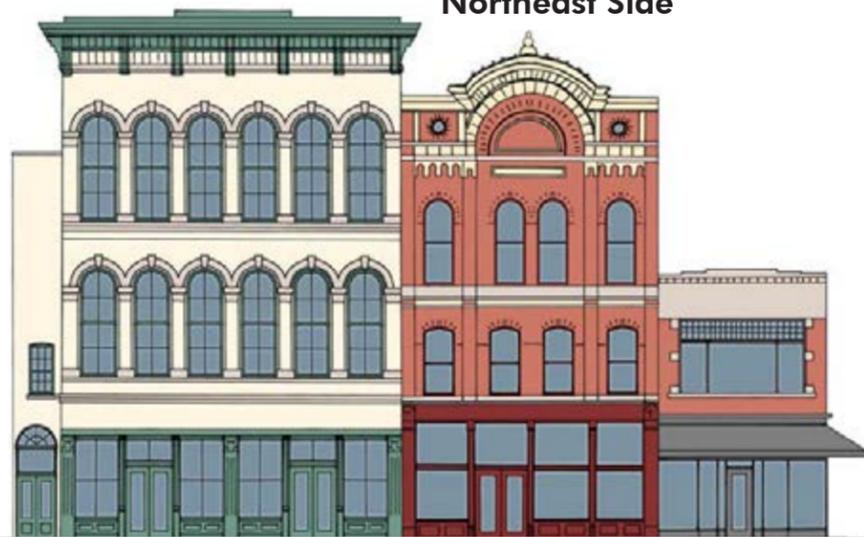


1927

Shelby County Historical Society



Northeast Side



18

26

28



Southeast Side



30

36

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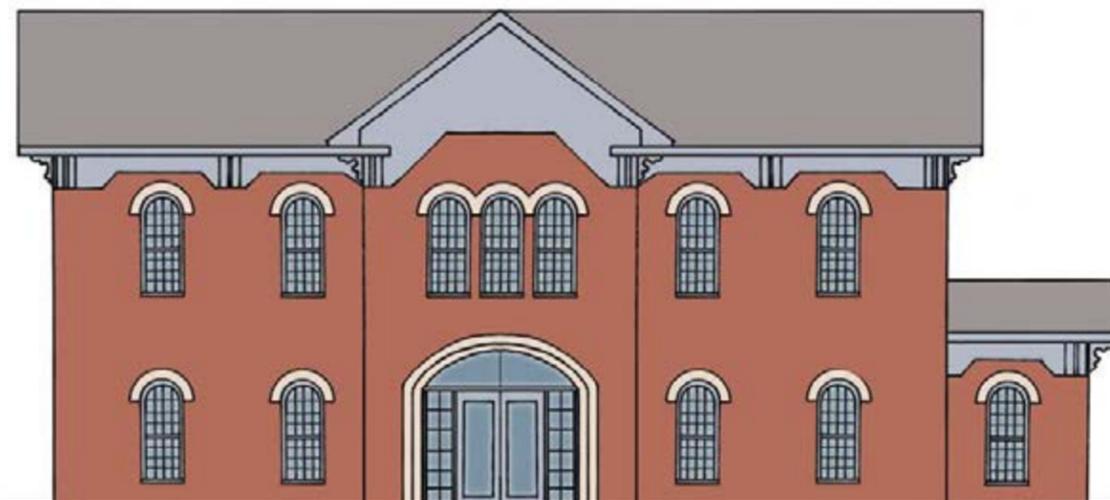
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| 6. Clean or repaint masonry | |
| 7. New infill construction | |
| 8. Remove infill from opening; install new door or window | |



Shelby County Historical Society

c.1900



110



KEYNOTES

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| 8. Remove infill from opening; install new door or window | |



1902

Picturesque Shelbyville



c. 1960s

Shelby County Historical Society





Shelby County Historical Society

c.1900



Shelby County Historical Society

c.1942

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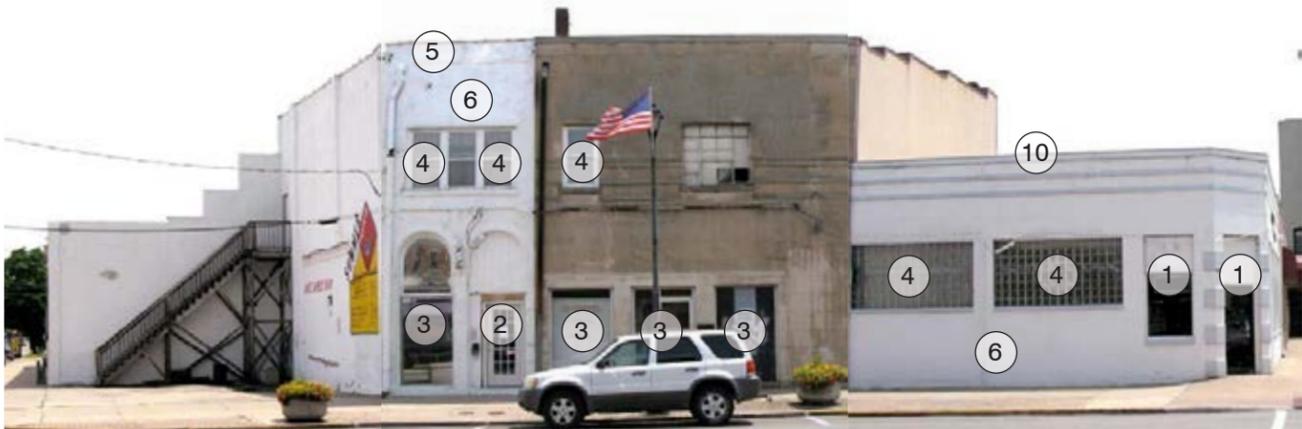
Shelby County Historical Society

c.1925



Shelby County Historical Society

c.1965



East Side

West Side



22 - 20

18

16



17

19



Shelby County Historical Society

c.1930



Shelby County Historical Society

c.1930

KEYNOTES

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Shelby County Historical Society

c.1965



Shelby County Historical Society

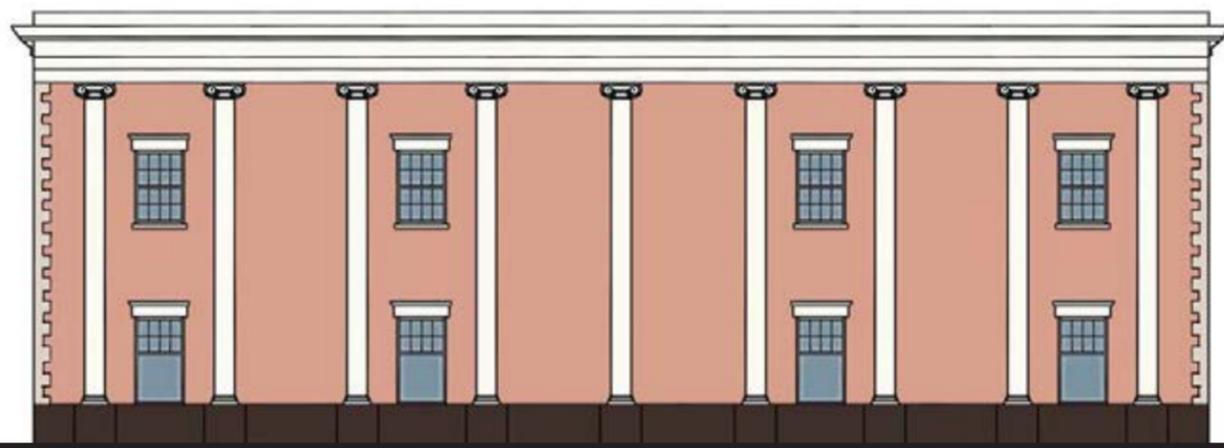
1927



West Side



East Side



12

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c.1915

Shelby County Historical Society

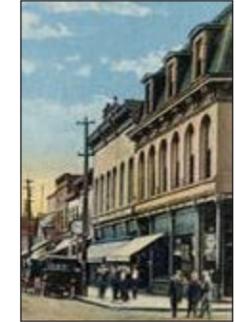
KEYNOTES

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|--|---|



c.1950

Shelby County Historical Society



c.1920

Shelby County Historical Society



117

115

113

111

109

105

101



KEYNOTES

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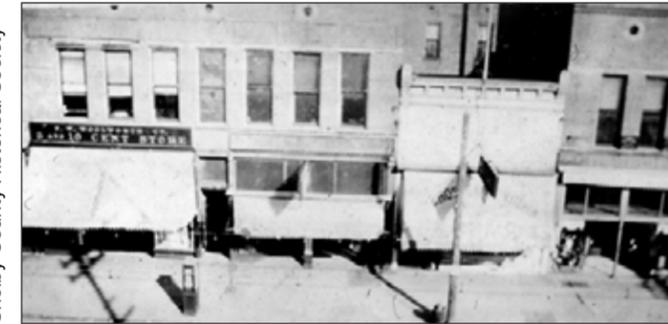
Shelby County Historical Society

c. 1965



Shelby County Historical Society

c. 1910



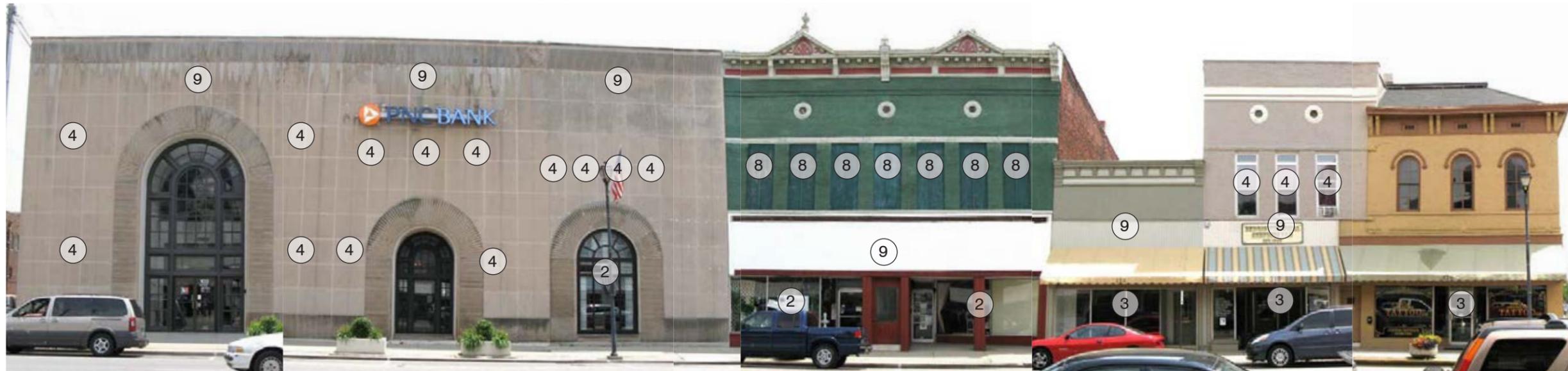
Shelby County Historical Society

c. 1915



Shelby County Historical Society

c. 1910



102

106

108

110 - 112

114

116

118



KEYNOTES

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| 7. New infill construction | |
| 8. Remove infill from opening; install new door or window | |



Shelby County Historical Society

c.1968



Shelby County Historical Society

c.1968



Shelby County Historical Society

1935



223 - 217

215

209

207

205

203

201



KEYNOTES

- | | |
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| 8. Remove infill from opening; install new door or window | |



c.1935

Shelby County Historical Society



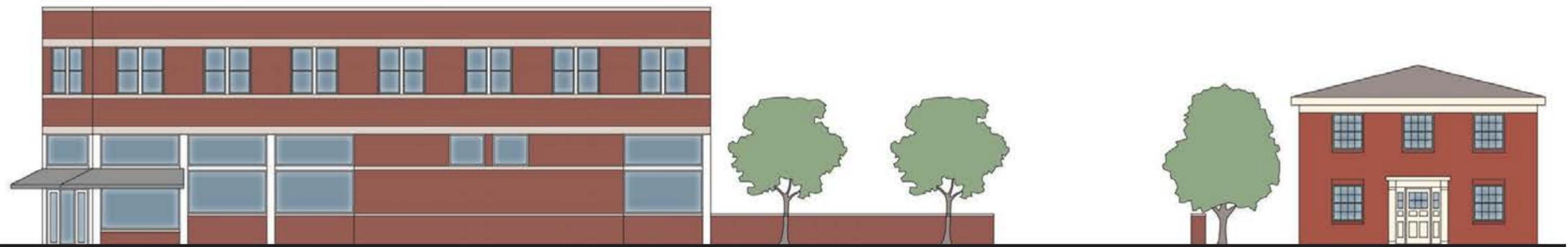
c.1995

Shelby County Historical Society



c.1915

Shelby County Historical Society



200

220



c.1940



1939

Shelby County Historical Society

Shelby County Historical Society

KEYNOTES

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1876



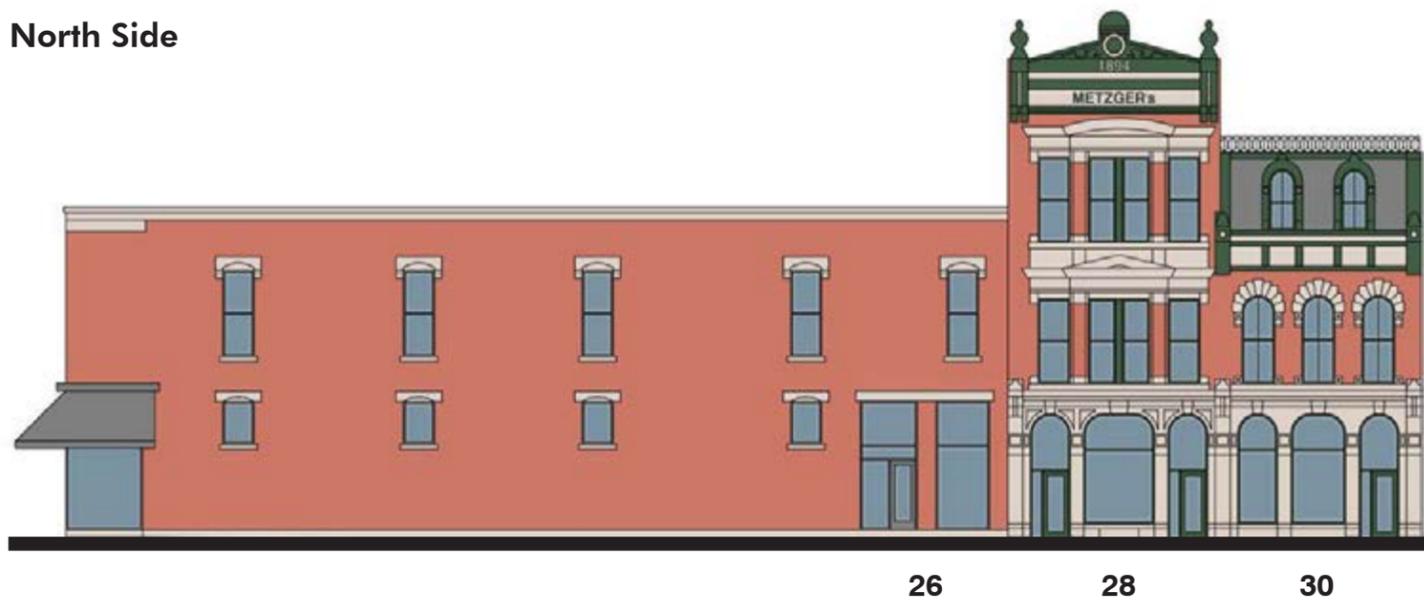
c.1900

Shelby County Historical Society

Shelby County Historical Society



North Side



South Side





Shelby County Historical Society

KEYNOTES

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Shelby County Historical Society

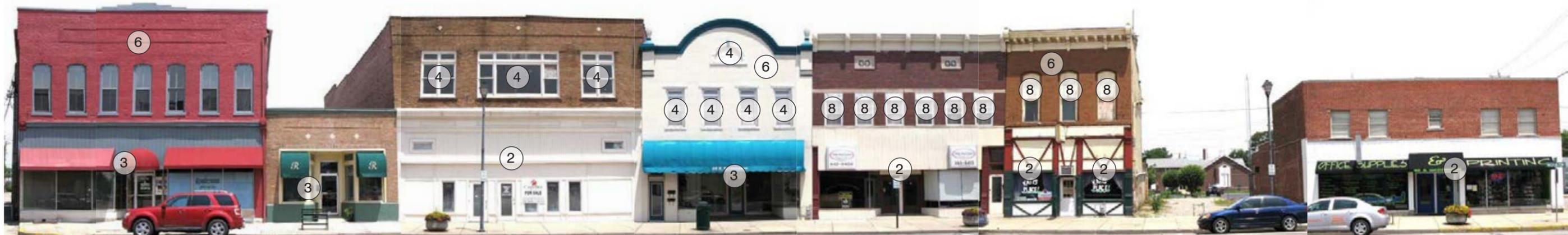


Shelby County Historical Society

c.1940

1914

c.1935



31 - 36

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42 - 44

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48 - 50

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54 - 56

60



c.1910

Shelby County Historical Society



c.1965

Shelby County Historical Society

KEYNOTES

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c.1965

Shelby County Historical Society



63 - 59

57 - 53

49

47 - 43

37

33



1902

Picturesque Shelbyville



c.1940

Shelby County Historical Society

KEYNOTES

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c.1900

Shelby County Historical Society



c.1910

Shelby County Historical Society



North Side



26 - 24

20



South Side



23



KEYNOTES

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c.1930

Shelby County Historical Society



44

34



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| 8. Remove infill from opening; install new door or window | |



c.1935

Shelby County Historical Society





c.1900



c.1910



1902

Shelby County Historical Society

Shelby County Historical Society

Picturesque Shelbyville

KEYNOTES

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8

10 - 14



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c.1995

Indiana Landmarks



13

7





c.1965

Shelby County Historical Society



c.1965

Shelby County Historical Society



c.1945

Shelby County Historical Society



c.1925

Shelby County Historical Society

KEYNOTES

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26

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18 - 14



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1902



c.1935



c.1935



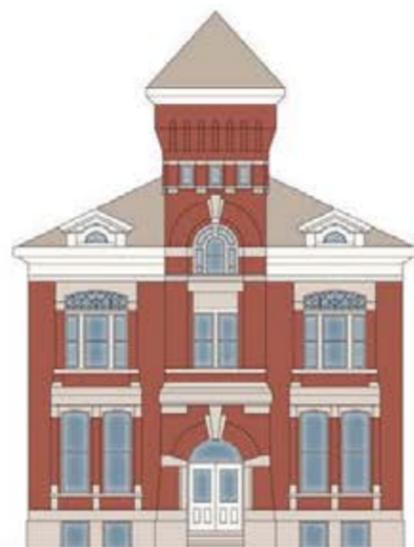
c.1945

Picturesque Shelbyville

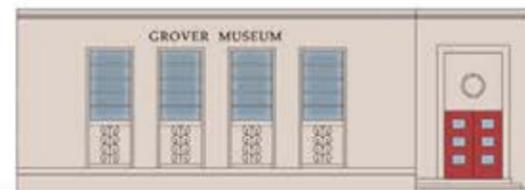
Shelby County Historical Society

Shelby County Historical Society

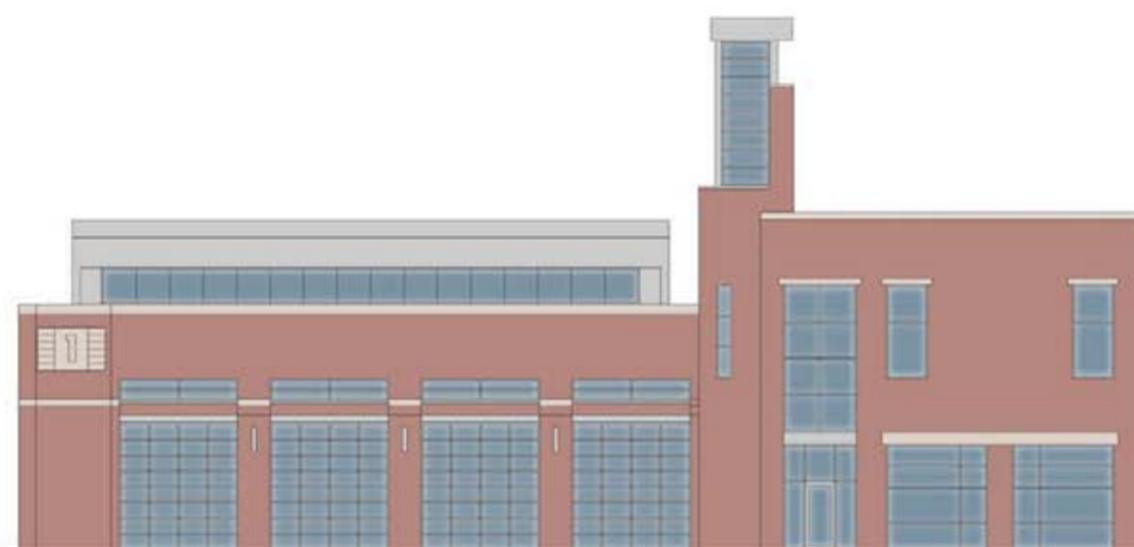
Shelby County Historical Society



54



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- 8. Remove infill from opening; install new door or window
- 9. Remove siding/panels
- 10. Add additional floors to achieve a minimum height of two stories
- 11. Remove false mansard roof; add new brick veneer and new windows, renovate storefronts
- 12. Remove metal awning
- 13. Provide walls, fences, and landscaping to buffer surface parking



c.1965

Shelby County Historical Society



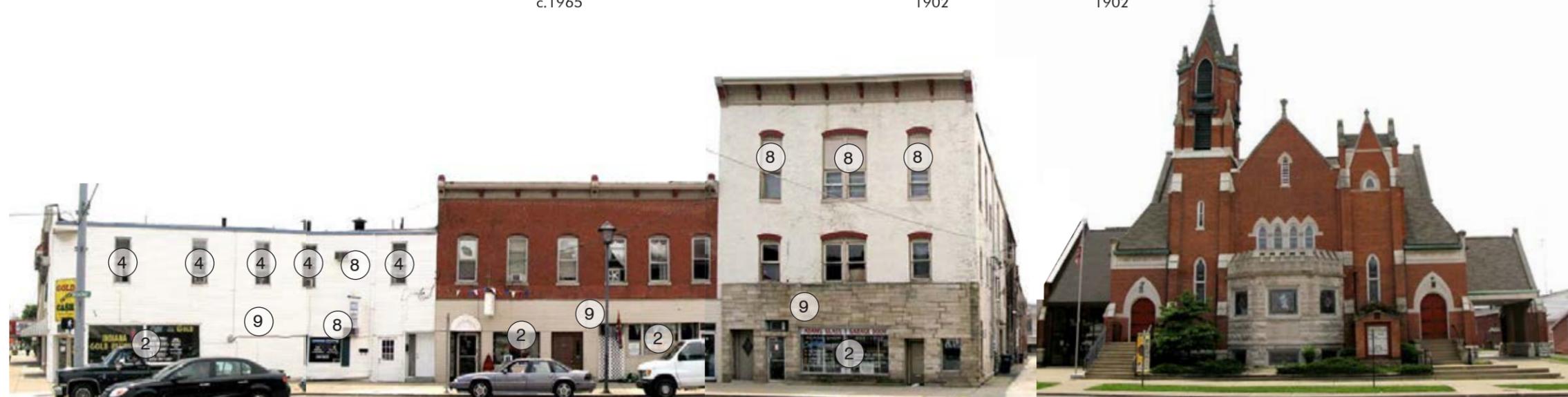
1902

Picturesque Shelbyville



1902

Picturesque Shelbyville



5 - 7

9 - 13

15 - 17

27



KEYNOTES

- | | |
|---|---|
| 1. Uncover windows | 9. Remove siding/panels |
| 2. Remove infill from storefront; install new storefront | 10. Add additional floors to achieve a minimum height of two stories |
| 3. Replace existing storefront | 11. Remove false mansard roof; add new brick veneer and new windows, renovate storefronts |
| 4. New windows to match historic windows | 12. Remove metal awning |
| 5. Restore cornice | 13. Provide walls, fences, and landscaping to buffer surface parking |
| 6. Clean or repaint masonry | |
| 7. New infill construction | |
| 8. Remove infill from opening; install new door or window | |



Picturesque Shelbyville

1902



33



57



Conceptual Building Facade Case Studies

Chapter 3



Facade Case Studies

Conceptual Building Facade Case Studies

Introduction

As a result of consultation with Mainstreet Shelbyville and preliminary discussions with downtown building owners, ten downtown buildings were selected for façade rehabilitation concept studies. All ten of the buildings are located within the Downtown Shelbyville Historic District boundary. Conversations were held with the building/business owners to determine their immediate concerns and needs regarding the property in general, and the main façade in particular. Each of the owners expressed a sincere desire to rehabilitate their building in an effort to enhance the overall visual quality of downtown Shelbyville, and retain the architectural and structural integrity of their respective buildings.

With an insight into the owners' concerns and suggestions, field studies were conducted on each property. This effort included photo documentation, some field measurements, and a current condition assessment of the building facade based on a visual inspection of exterior conditions.

The following section contains recommendations prepared by a historic preservation specialist for the appropriate maintenance and rehabilitation of individual historic buildings in Downtown Shelbyville. The recommendations are designed to help preserve the historic character of downtown, and may be of use to building owners as a guide for future renovation work. Specific recommendations including construction drawings and cost estimates are the next step in facade improvement. This can be undertaken by the City or non-profit organization utilizing grant funding, or by individual



Downtown Shelbyville Facade Study Candidates

property owners. In addition to general preservation guidelines, the intent of these guidelines is to illustrate how they can be applied to other buildings within the downtown historic district. Below is a map that indicates where these buildings are located within the downtown.

Conceptual Cost Magnitudes

Conceptual cost magnitudes are provided for each facade. The unit costs are based on historical data of similar projects completed or currently underway that have similar conditions and issues. All numbers are identified in 2010 dollars. These values are based on facade projects involving several buildings. If these projects are undertaken on an individual basis by separate contractors at various times, costs will likely increase. Adjustments for inflation should be anticipated. Construction materials can be a volatile commodity with large fluctuations due to market demands. A contingency of 10 percent is added to account for fluctuations in building materials, changes in scope and unforeseen conditions. The cost magnitudes exclude any signage, structural or interior construction that may be necessary as a result of the facade work. As the project develops, construction costs will be refined and the contingency may be evaluated and reduced. Contractor overhead and profit are identified and added to the construction subtotal to determine a potential cost magnitude. These fees are based on industry standards and may be slightly higher or lower when the final work scope is determined for design services and the project is negotiated or competitively bid for construction.

The cost magnitude excludes the following:

1. Acquisition costs
2. Carrying costs during project design and construction (taxes, insurance, utilities)
3. Legal fees
4. Architecture and engineering fees
5. Environmental review fees
6. Owner contracted services such as security systems, phone and data systems and periodic extermination services
7. Consultant fees beyond basic design services
8. Abatement costs

Building Candidates:

- 10-14 W. Franklin
- 101-105 N. Harrison
- 111 N. Harrison
- 113 N. Harrison
- 12-14 S. Harrison
- 16 S. Harrison
- 18 S. Harrison
- 17 Public Square
- 52 E. Washington
- 111 S. Harrison
- 113 S. Harrison
- 215 S. Harrison



1902

Picturesque Shelbyville



c.1960s

Shelby County Historical Society

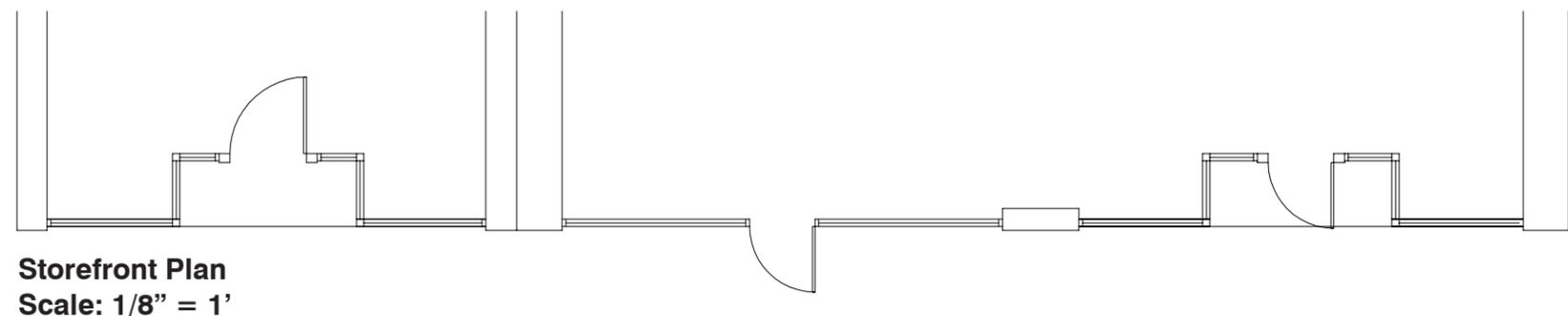


2010

101-105 N. Harrison Street

KEYNOTES

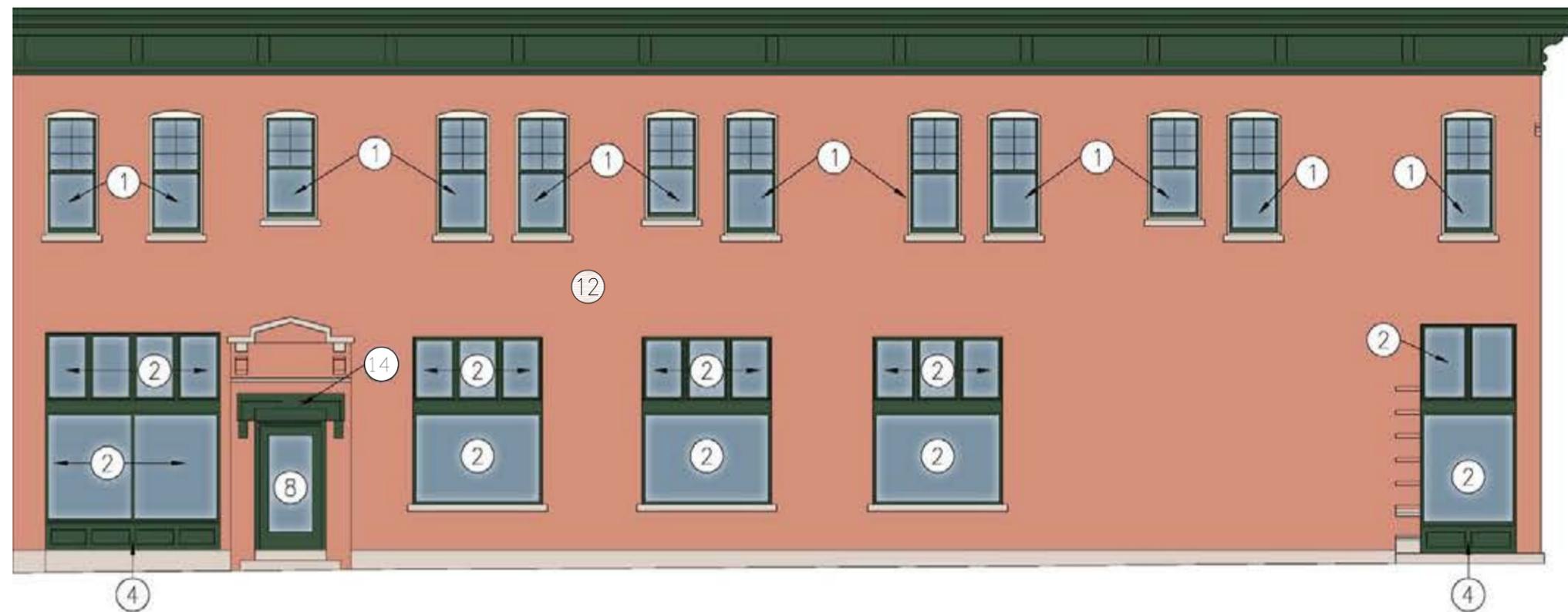
- | | |
|---|---|
| 1. New Clad Wood Window | 11. Window Display Case |
| 2. New Aluminum Storefront | 12. Clean and Repaint Masonry, Tuckpoint |
| 3. New Fiber Cement Board Cornice | 13. Remove Existing Aluminum Awning |
| 4. New Fiber Cement Panels | 14. New Metal Canopy |
| 5. Existing Metal Panels | 15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens |
| 6. New Steel Entry Door | 16. New Poster Boxes |
| 7. Restore Existing Wood Door | 17. New Fabric Awning |
| 8. New Aluminum Storefront Door | |
| 9. Clean and Repaint Existing Iron Storefront | |
| 10. Remove Siding From Masonry | |





KEYNOTES

- | | |
|---|---|
| 1. New Clad Wood Window | 11. Window Display Case |
| 2. New Aluminum Storefront | 12. Clean and Repaint Masonry, Tuckpoint |
| 3. New Fiber Cement Board Cornice | 13. Remove Existing Aluminum Awning |
| 4. New Fiber Cement Panels | 14. New Metal Canopy |
| 5. Existing Metal Panels | 15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens |
| 6. New Steel Entry Door | 16. New Poster Boxes |
| 7. Restore Existing Wood Door | 17. New Fabric Awning |
| 8. New Aluminum Storefront Door | |
| 9. Clean and Repaint Existing Iron Storefront | |
| 10. Remove Siding From Masonry | |



South Elevation
Scale: 1/8" = 1'



101-105 N. Harrison Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	1202	SF	\$2.00	\$2,404.00	
Remove existing windows	23	ea.	\$60.00	\$1,380.00	
03 Concrete					
04 Masonry					
Masonry tuckpointing	1318	SF	\$15.00	\$19,770.00	Assuming 50%
Masonry replacement	264	SF	\$20.00	\$5,280.00	Assuming 10%
05 Metals					
New metal canopy	1	allow	\$1,000.00	\$1,000.00	
06 Woods and Plastic					
Rough carpentry	102	LF	\$3.00	\$306.00	
Fiber cement panel/trim	240	SF	\$25.00	\$6,000.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$1,000.00	\$1,000.00	
08 Doors, Windows, Hardware					
Storefront doors	4	ea.	\$750.00	\$3,000.00	
Door hardware	4	ea.	\$750.00	\$3,000.00	
Aluminum storefront	1302	SF	\$30.00	\$39,060.00	
Alum-clad wood windows	23	ea.	\$750.00	\$17,250.00	
09 Finishes					
Drywall	190	SF	\$1.00	\$190.00	
Metal stud framing	111	LF	\$2.50	\$277.50	
Painting (interior)	190	SF	\$1.00	\$190.00	
Painting (brick)	2635	SF	\$1.65	\$4,347.75	
Painting (exterior trim)	853	SF	\$1.65	\$1,407.45	
11 Equipment					
16 Electrical					
Light fixtures	3	ea.	\$300.00	\$900.00	at vestibule ceilings

Subtotal		\$100,107.50
General Conditions	6.00%	\$6,006.45
Contractor Profit	10.00%	\$10,010.75
Contingency	10.00%	\$10,010.75
TOTAL		\$126,135.45



Shelby County Historical Society

c.1960s



2010

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repaint Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repaint Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



East Elevation

Scale: 1/8" = 1'



Storefront Plan

Scale: 1/8" = 1'

111 N. Harrison Street



111 N. Harrison Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	246	SF	\$2.00	\$492.00	
03 Concrete					
04 Masonry					
Masonry tuckpointing	125	SF	\$15.00	\$1,875.00	Assuming 50%
05 Metals					
06 Woods and Plastic					
Fiber cement panel/trim	47	SF	\$25.00	\$1,175.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$250.00	\$250.00	
08 Doors, Windows, Hardware					
Storefront doors	1	ea.	\$750.00	\$750.00	
Door hardware	1	ea.	\$750.00	\$750.00	
Aluminum storefront	198	SF	\$30.00	\$5,940.00	
09 Finishes					
Drywall	48	SF	\$1.00	\$48.00	
Metal stud framing	36	LF	\$2.50	\$90.00	
Painting (interior)	48	SF	\$1.00	\$48.00	
Painting (brick)	250	SF	\$1.65	\$412.50	
Painting (exterior trim)	0	SF	\$1.65	\$0.00	
11 Equipment					
16 Electrical					
Light fixtures	1	ea.	\$300.00	\$300.00	at vestibule ceiling
Subtotal				\$11,418.00	
General Conditions			6.00%	\$685.08	
Contractor Profit			10.00%	\$1,141.80	
Contingency			10.00%	\$1,141.80	
TOTAL				\$14,386.68	

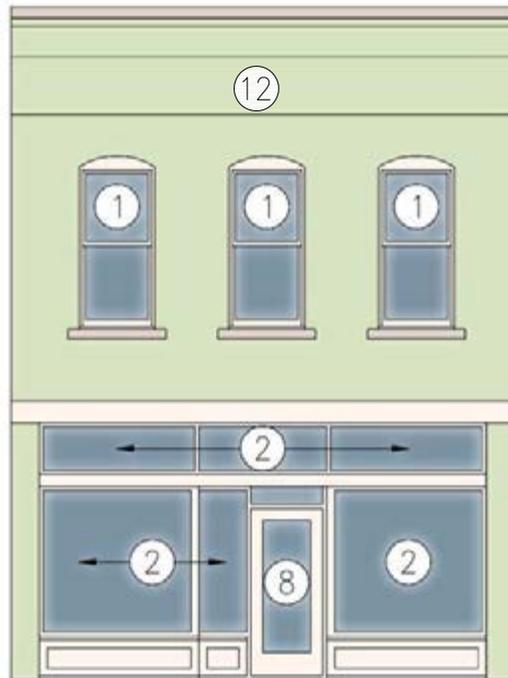


Shelby County Historical Society

c.1960s



2010



East Elevation

Scale: 1/8" = 1'



Storefront Plan

Scale: 1/8" = 1'

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repaint Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repaint Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning

113 N. Harrison Street



113 N. Harrison Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	245	SF	\$2.00	\$490.00	
Remove existing windows	3	ea.	\$60.00	\$180.00	
03 Concrete					
04 Masonry					
Patching stucco	137	SF	\$15.00	\$2,055.00	Assuming 50%
05 Metals					
06 Woods and Plastic					
Rough carpentry	19	LF	\$3.00	\$57.00	
New interior wood trim	60	LF	\$20.00	\$1,200.00	
Fiber cement panel/trim	38	SF	\$25.00	\$950.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$500.00	\$500.00	
08 Doors, Windows, Hardware					
Storefront doors	1	ea.	\$750.00	\$750.00	
Door hardware	1	ea.	\$750.00	\$750.00	
Aluminum storefront	210	SF	\$30.00	\$6,300.00	
Alum-clad wood windows	3	ea.	\$750.00	\$2,250.00	
09 Finishes					
Drywall	36	SF	\$1.00	\$36.00	
Metal stud framing	33	LF	\$2.50	\$82.50	
Painting (interior)	38	SF	\$1.00	\$38.00	
Painting (brick)	274	SF	\$1.65	\$452.10	
Painting (exterior trim)	38	SF	\$1.65	\$62.70	
11 Equipment					
16 Electrical					
Light fixtures	1	ea.	\$300.00	\$300.00	at vestibule ceiling
Subtotal				\$15,638.50	
General Conditions			6.00%	\$938.31	
Contractor Profit			10.00%	\$1,563.85	
Contingency			10.00%	\$1,563.85	
TOTAL				\$19,704.51	



1878

Indiana Historical Society



c.1935

Shelby County Historical Society



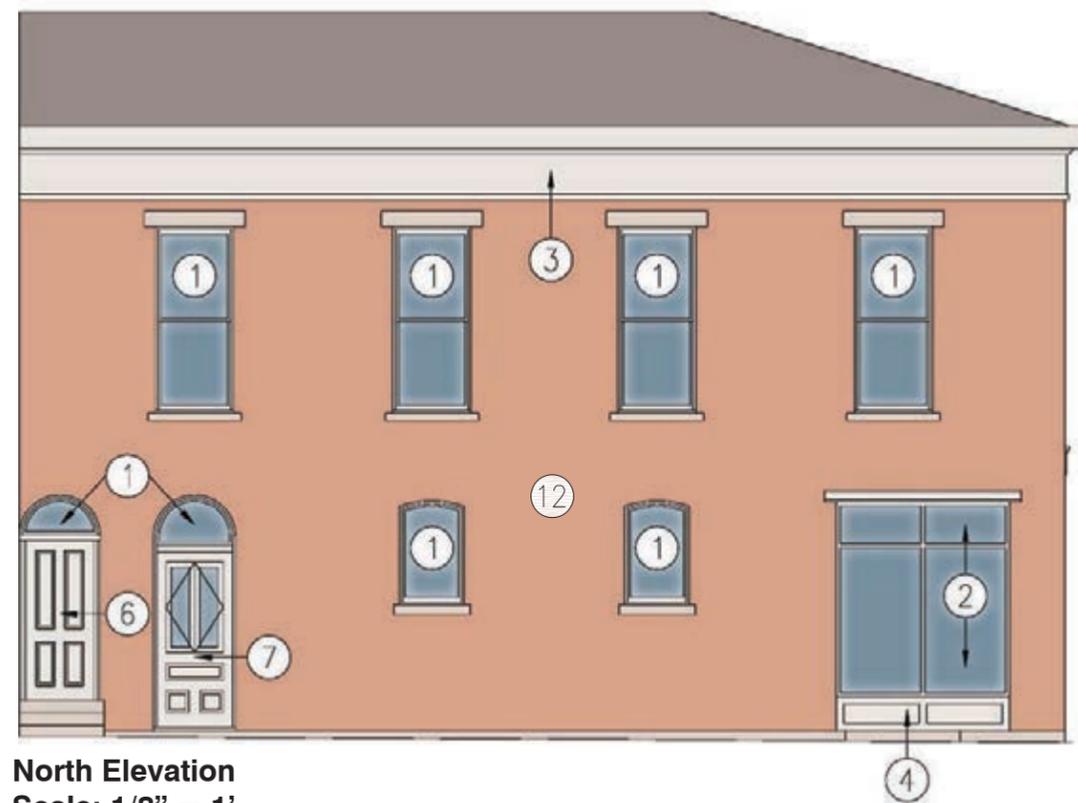
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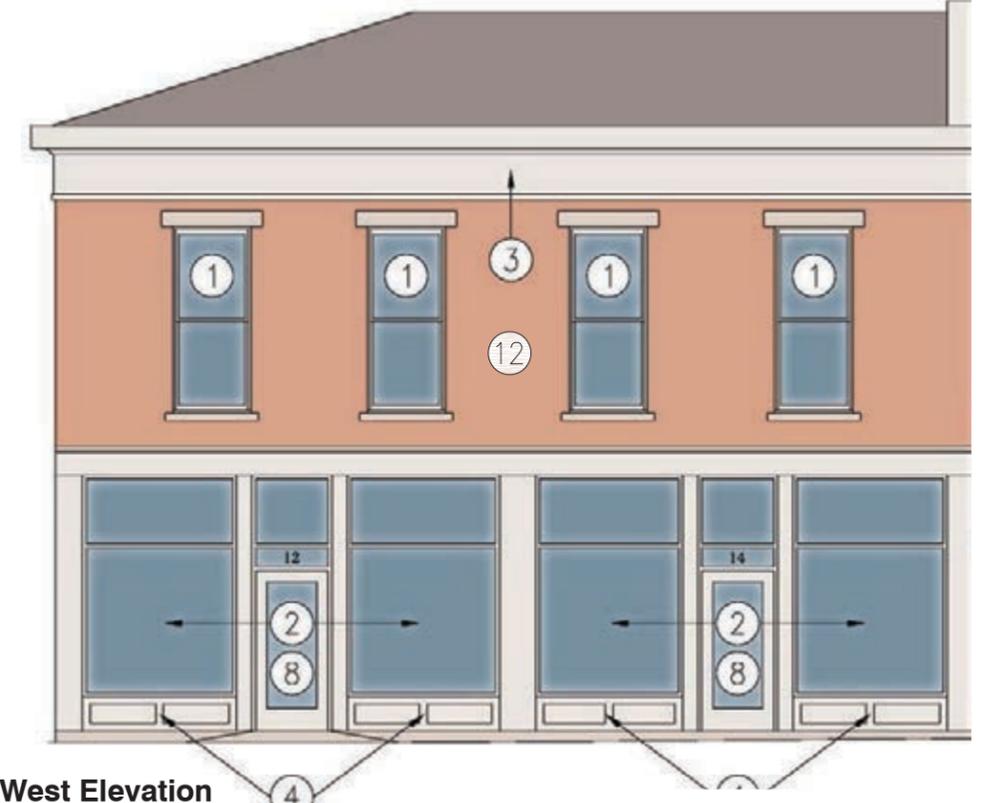
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12-14 S. Harrison Street

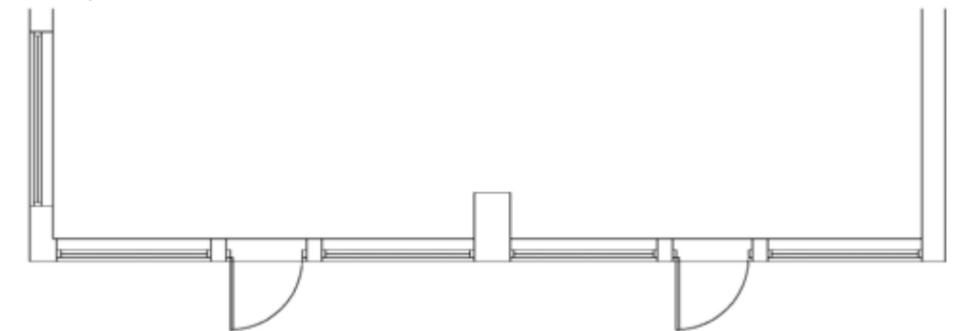
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North Elevation
Scale: 1/8" = 1'



West Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

KEYNOTES

- | | |
|---|---|
| 1. New Clad Wood Window | 11. Window Display Case |
| 2. New Aluminum Storefront | 12. Clean and Repaint Masonry, Tuckpoint |
| 3. New Fiber Cement Board Cornice | 13. Remove Existing Aluminum Awning |
| 4. New Fiber Cement Panels | 14. New Metal Canopy |
| 5. Existing Metal Panels | 15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens |
| 6. New Steel Entry Door | 16. New Poster Boxes |
| 7. Restore Existing Wood Door | 17. New Fabric Awning |
| 8. New Aluminum Storefront Door | |
| 9. Clean and Repaint Existing Iron Storefront | |
| 10. Remove Siding From Masonry | |



12-14 S. Harrison Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	1370	SF	\$4.00	\$5,480.00	
Remove existing windows	8	ea.	\$60.00	\$480.00	
03 Concrete					
04 Masonry					
Masonry tuckpointing	563	SF	\$15.00	\$8,445.00	Assuming 50%
Masonry replacement	113	SF	\$20.00	\$2,260.00	Assuming 10%
05 Metals					
06 Woods and Plastic					
Rough carpentry	80	LF	\$3.00	\$240.00	
Fiber cement panel/trim	84	SF	\$25.00	\$2,100.00	
Fiber cement cornice	286	SF	\$25.00	\$7,150.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$500.00	\$500.00	
08 Doors, Windows, Hardware					
Storefront doors	2	ea.	\$750.00	\$1,500.00	
HM entry doors	1	ea.	\$500.00	\$500.00	
Door hardware	3	ea.	\$750.00	\$2,250.00	
Aluminum storefront	425	SF	\$30.00	\$12,750.00	
Alum-clad wood windows	11	ea.	\$750.00	\$8,250.00	
09 Finishes					
Drywall	60	SF	\$1.00	\$60.00	
Metal stud framing	54	LF	\$2.50	\$135.00	
Painting (interior)	60	SF	\$1.00	\$60.00	
Painting (brick)	1125	SF	\$1.65	\$1,856.25	
Painting (exterior trim)	286	SF	\$1.65	\$471.90	
11 Equipment					
16 Electrical					
Subtotal				\$52,160.00	
General Conditions			6.00%	\$3,129.60	
Contractor Profit			10.00%	\$5,216.00	
Contingency			10.00%	\$5,216.00	
TOTAL				\$65,721.60	



16 S. Harrison Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	32	SF	\$4.00	\$128.00	
Remove existing windows	3	ea.	\$60.00	\$180.00	
03 Concrete					
Concrete		CY	\$500.00		
04 Masonry					
05 Metals					
06 Woods and Plastic					
07 Thermal and Moisture Protection					
Sealant	1	allow	\$250.00	\$250.00	
08 Doors, Windows, Hardware					
Aluminum windows	3	ea.	\$750.00	\$2,250.00	
09 Finishes					
Drywall	32	SF	\$1.00	\$32.00	
Painting (interior)	32	SF	\$1.00	\$32.00	
11 Equipment					
16 Electrical					

Subtotal				\$2,872.00	
General Conditions			6.00%	\$172.32	
Contractor Profit			10.00%	\$287.20	
Contingency			10.00%	\$287.20	
TOTAL				\$3,618.72	



Shelby County Historical Society

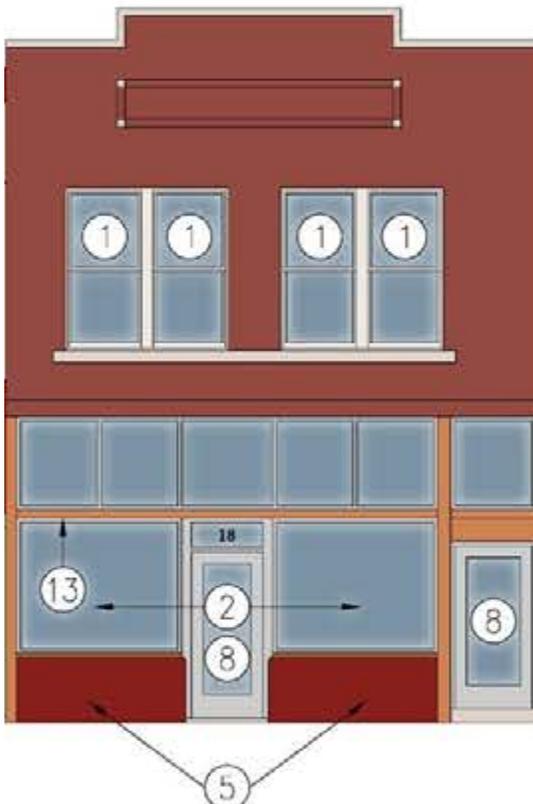
c.1930



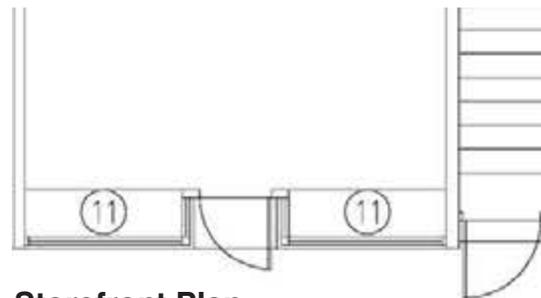
2010

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repaint Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repaint Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



West Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

18 S. Harrison Street

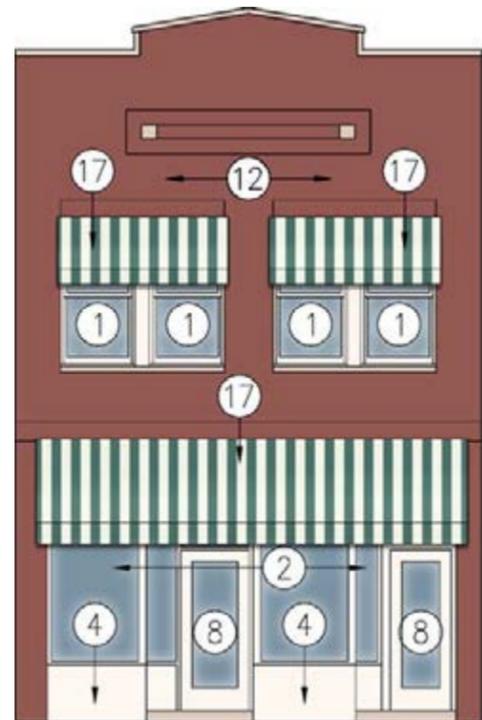


18 S. Harrison Street

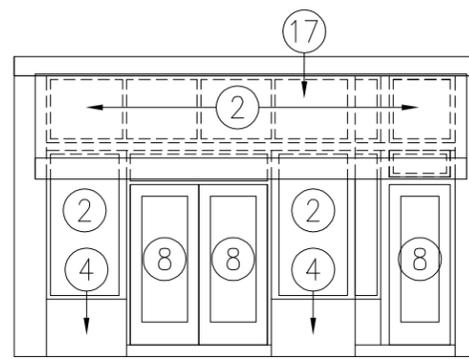
Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	180	SF	\$4.00	\$720.00	
Remove existing windows	4	ea.	\$60.00	\$240.00	
03 Concrete					
04 Masonry					
Masonry tuckpointing	22	SF	\$15.00	\$330.00	Assuming 10%
05 Metals					
06 Woods and Plastic					
Rough carpentry	18	LF	\$3.00	\$54.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$250.00	\$250.00	
08 Doors, Windows, Hardware					
Storefront doors	2	ea.	\$750.00	\$1,500.00	
Door hardware	2	ea.	\$750.00	\$1,500.00	
Aluminum storefront	194	SF	\$30.00	\$5,820.00	
Alum-clad wood windows	4	ea.	\$750.00	\$3,000.00	
09 Finishes					
Drywall	20	SF	\$1.00	\$20.00	
Painting (interior)	20	SF	\$1.00	\$20.00	
11 Equipment					
16 Electrical					
Subtotal				\$13,454.00	
General Conditions			6.00%	\$807.24	
Contractor Profit			10.00%	\$1,345.40	
Contingency			10.00%	\$1,345.40	
TOTAL				\$16,952.04	



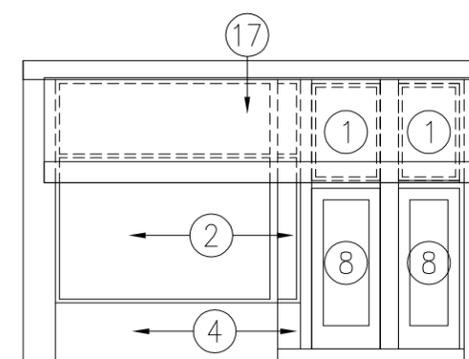
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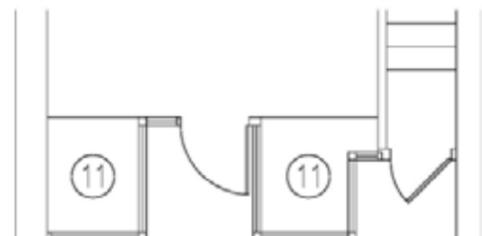
East Elevation: Option 1
Scale: 1/8" = 1'



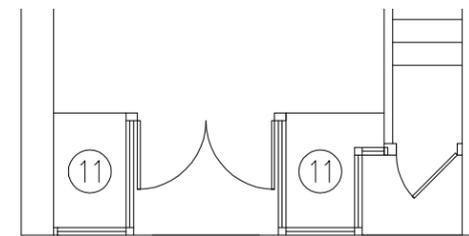
Storefront Elevation: Option 2
Scale: 1/8" = 1'



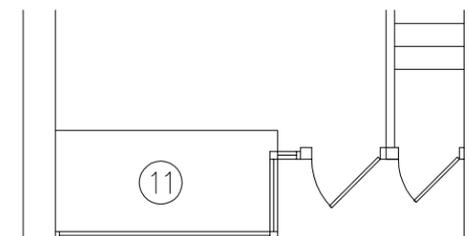
Storefront Elevation: Option 3
Scale: 1/8" = 1'



Storefront Plan: Option 1
Scale: 1/8" = 1'



Storefront Plan: Option 2
Scale: 1/8" = 1'



Storefront Plan: Option 3
Scale: 1/8" = 1'

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repair Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repair Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



111 S. Harrison Street

Description	Quantity	Units	Unit Cost	Option 1 Cost	Option 2 Cost	Option 3 Cost	Remarks
02 Site Work							
Selective Demolition	250	SF	\$2.00	\$500.00	\$500.00	\$500.00	
Remove existing windows	4	ea.	\$60.00	\$240.00	\$240.00	\$240.00	
03 Concrete							
04 Masonry							
Masonry tuckpointing	24	SF	\$15.00	\$360.00	\$360.00	\$360.00	Assuming 10%
05 Metals							
06 Woods and Plastic							
Rough carpentry	70	LF	\$3.00	\$210.00	\$210.00	\$210.00	New entry ramp, window display cases
New interior wood trim	12	LF	\$20.00	\$240.00	\$240.00	\$240.00	
Fiber cement panel/trim (Opt. 1)	96	SF	\$25.00	\$2,400.00			
Fiber cement panel/trim (Opt. 2)	111	SF	\$25.00		\$2,775.00		
Fiber cement panel/trim (Opt. 3)	67	sf	\$25.00			\$1,675.00	
07 Thermal and Moisture Protection							
Sealant	1	allow	\$500.00	\$500.00	\$500.00	\$500.00	
08 Doors, Windows, Hardware							
Storefront doors (Opt. 1, 3)	2	ea.	\$750.00	\$1,500.00		\$1,500.00	
Door hardware (Opt. 1, 3)	2	ea.	\$750.00	\$1,500.00		\$1,500.00	
Storefront doors (Opt. 2)	3	ea.	\$750.00		\$2,250.00		
Door hardware (Opt. 2)	3	ea.	\$750.00		\$2,250.00		
Aluminum storefront (Opt. 1)	273	SF	\$30.00	\$8,190.00			
Aluminum storefront (Opt. 2)	274	SF	\$30.00		\$8,220.00		
Aluminum storefront (Opt. 3)	171	SF	\$30.00			\$5,130.00	
Alum-clad wood windows	4	ea.	\$750.00	\$3,000.00	\$3,000.00	\$3,000.00	
09 Finishes							
Drywall (Opt. 1)	48	SF	\$1.00	\$48.00			
Drywall (Opt. 2)	42	SF	\$1.00		\$42.00		
Drywall (Opt. 3)	42		\$1.00			\$42.00	
Metal stud framing (Opt. 1)	43	LF	\$2.50	\$107.50			
Metal stud framing (Opt. 2)	51	LF	\$2.50		\$127.50		



Metal stud framing (Opt. 3)	27	\$2.50			\$67.50	
Resilient flooring/base	39 SF	\$3.50	\$136.50	\$136.50	\$136.50	
Painting (interior)	48 SF	\$1.00	\$48.00	\$48.00	\$48.00	
Painting (brick)	246 SF	\$1.65	\$405.90	\$405.90	\$405.90	
Painting (exterior trim) (Opt. 1)	96 SF	\$1.65	\$158.40			
Painting (exterior trim) (Opt. 2)	111 SF	\$1.65		\$183.15		
Painting (exterior trim) (Opt. 3)	67 SF	\$1.65			\$110.55	
11 Equipment						
13 Special Construction						
New fabric awnings	34 LF	\$200.00	\$6,800.00	\$6,800.00	\$6,800.00	
16 Electrical						
Light fixtures (Opt. 1, 2)	2 ea.	\$300.00	\$600.00	\$600.00	\$600.00	at vestibule ceilings
Light fixtures (Opt. 3)	1 ea.	\$300.00			\$300.00	at vestibule ceiling
Subtotal			\$26,944.30	\$28,888.05	\$23,365.45	
General Conditions		6.00%	\$1,616.66	\$1,733.28	\$1,401.93	
Contractor Profit		10.00%	\$2,694.43	\$2,888.81	\$2,336.55	
Contingency		10.00%	\$2,694.43	\$2,888.81	\$2,336.55	
TOTAL			\$33,949.82	\$36,398.94	\$29,440.47	



Shelby County Historical Society

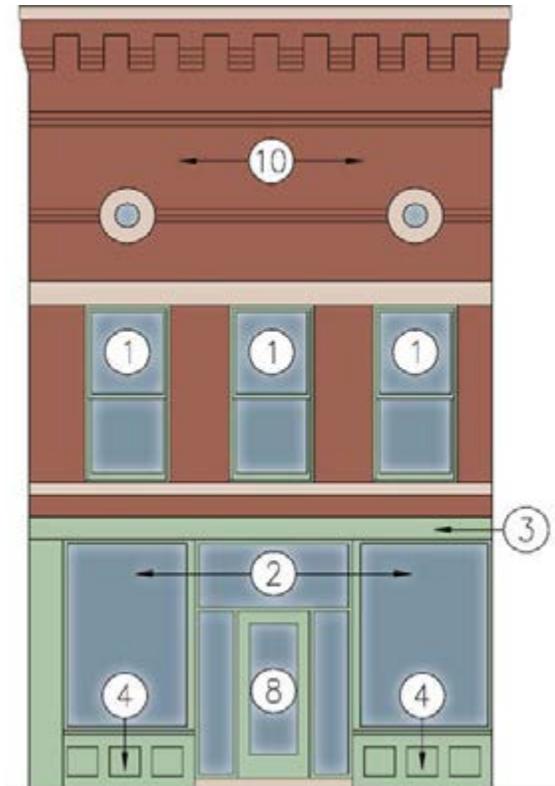


c.1915

2010

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repaint Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repaint Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



East Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

113 S. Harrison Street



113 S. Harrison Street

Description	Quantity	Units	Unit Cost	Base Cost	Alt. Cost	Remarks
02 Site Work						
Selective Demolition	405	SF	\$2.00	\$810.00		
Selective Demolition (Alt)	370	SF	\$2.00		\$740.00	
Remove existing windows	2	ea.	\$60.00		\$120.00	
Remove interior ACT clg.	1	allow	\$500.00		\$500.00	
03 Concrete						
		CY	\$500.00			
04 Masonry						
Masonry tuckpointing	162	SF	\$15.00	\$2,430.00		Assuming 50%
Masonry replacement	33	SF	\$20.00	\$660.00		Assuming 10%
05 Metals						
06 Woods and Plastic						
New interior wood trim	70	LF	\$20.00	\$1,400.00		
Fiber cement panel/trim	128	SF	\$25.00		\$3,200.00	
07 Thermal and Moisture Protection						
Sealant	1	allow	\$500.00	\$500.00		
08 Doors, Windows, Hardware						
Storefront doors	1	ea.	\$750.00		\$750.00	
Door hardware	1	ea.	\$750.00		\$750.00	
Aluminum storefront	270	SF	\$30.00		\$8,100.00	
Alum-clad wood windows	3	ea.	\$750.00	\$2,250.00		
09 Finishes						
Drywall	65	SF	\$1.00		\$65.00	
Painting (interior)	65	SF	\$1.00		\$65.00	
Painting (exterior trim)	128	SF	\$1.65		\$211.20	
11 Equipment						
16 Electrical						
Light fixtures	1	ea.	\$300.00		\$300.00	at vestibule ceiling
Subtotal				\$8,050.00	\$14,290.00	
General Conditions			6.00%	\$483.00	\$857.40	
Contractor Profit			10.00%	\$805.00	\$85.74	
Contingency			10.00%	\$805.00	\$8.57	
TOTAL				\$10,143.00	\$15,241.71	



Strand Theatre

c.1941



Shelby County Historical Society

c.1960s

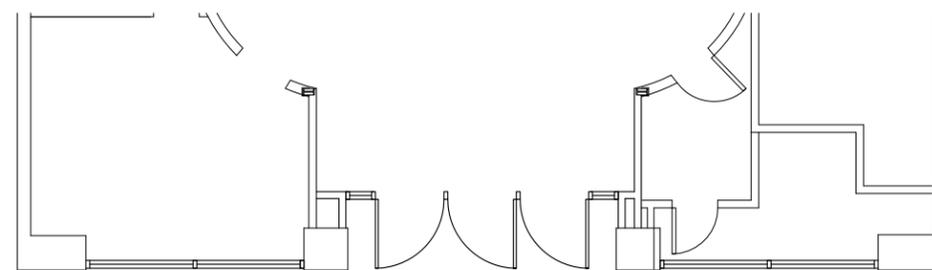


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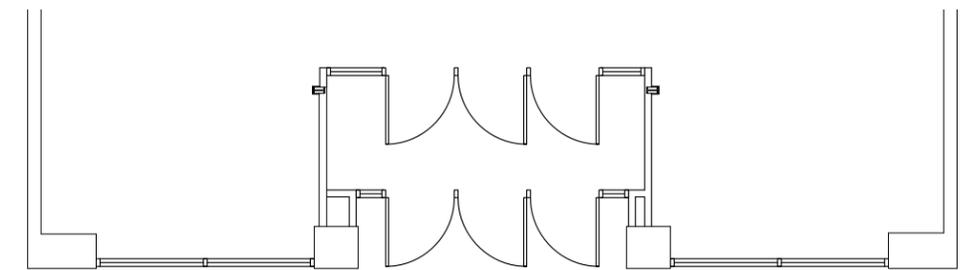
215 S. Harrison Street



Storefront Plan: Phase 1
Scale: 1/8" = 1'



Storefront Plan: Phase 1
Scale: 1/8" = 1'



Storefront Plan: Phase 2
Scale: 1/8" = 1'

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repair Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repair Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



215 S. Harrison Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	700	SF	\$2.00	\$1,400.00	
Remove existing windows	2	ea.	\$60.00	\$120.00	
Remove interior ACT clg.	1	allow	\$500.00	\$500.00	
03 Concrete					
04 Masonry					
Masonry tuckpointing	43	SF	\$15.00	\$645.00	Assuming 50%
Masonry replacement	9	SF	\$20.00	\$180.00	Assuming 10%
05 Metals					
06 Woods and Plastic					
New interior wood trim	102	LF	\$20.00	\$2,040.00	
Fiber cement panel/trim	490	SF	\$25.00	\$12,250.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$500.00	\$500.00	
08 Doors, Windows, Hardware					
Storefront doors	6	ea.	\$750.00	\$4,500.00	
Door hardware	6	ea.	\$750.00	\$4,500.00	
Aluminum storefront	420	SF	\$30.00	\$12,600.00	
09 Finishes					
Drywall	675	SF	\$1.00	\$675.00	New vestibule and inside face of facade
Metal stud framing	144	LF	\$2.50	\$360.00	
Walk-off tile	70	SF	\$6.00	\$420.00	At vestibule
Painting (interior)	1165	SF	\$1.00	\$1,165.00	
Painting (brick)	86	SF	\$1.65	\$141.90	
Painting (exterior trim)	490	SF	\$1.65	\$808.50	
11 Equipment					
Poster cases	4	ea.	\$300.00	\$1,200.00	
16 Electrical					
Light fixtures	6	ea.	\$300.00	\$1,800.00	at vestibule ceiling

Subtotal				\$41,855.00	
General Conditions			6.00%	\$2,511.30	
Contractor Profit			10.00%	\$4,185.50	
Contingency			10.00%	\$4,185.50	
TOTAL				\$52,737.30	



1891

Shelby County Historical Society



c.1890



1940

Shelby County Historical Society



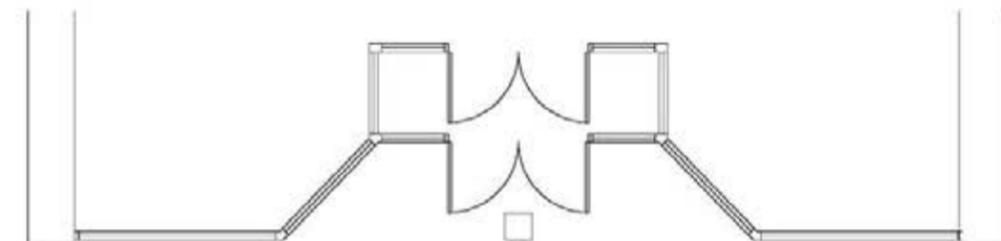
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17 Public Square

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East Elevation: Storefront Option 1
Scale: 1/8" = 1'

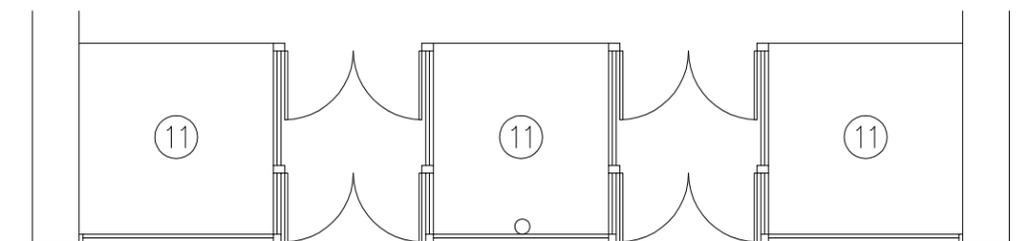


Storefront Plan: Storefront Option 1
Scale: 1/8" = 1'

KEYNOTES	
1. New Clad Wood Window	11. Window Display Case
2. New Aluminum Storefront	12. Clean and Repaint Masonry, Tuckpoint
3. New Fiber Cement Board Cornice	13. Remove Existing Aluminum Awning
4. New Fiber Cement Panels	14. New Metal Canopy
5. Existing Metal Panels	15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
6. New Steel Entry Door	16. New Poster Boxes
7. Restore Existing Wood Door	17. New Fabric Awning
8. New Aluminum Storefront Door	
9. Clean and Repaint Existing Iron Storefront	
10. Remove Siding From Masonry	



East Elevation: Storefront Option 2
Scale: 1/8" = 1'



Storefront Plan: Storefront Option 2
Scale: 1/8" = 1'

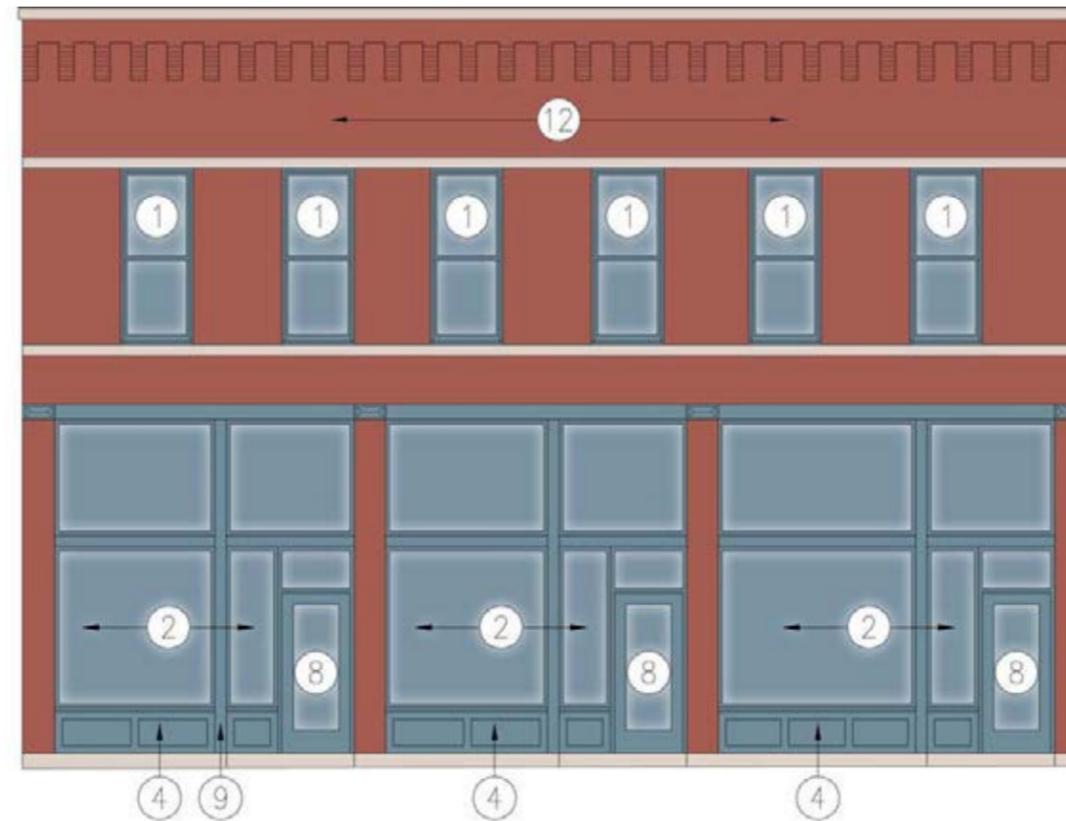


17 Public Square

Description	Quantity	Units	Unit Cost	Option 1 Cost	Option 2 Cost	Remarks
02 Site Work						
Selective Demolition (Opt. 1)	103	SF	\$4.00	\$412.00	\$412.00	
Selective Demolition (Opt. 2)	376	SF	\$4.00		\$1,504.00	Storefront demolition
Remove existing windows	7	ea.	\$60.00	\$420.00	\$420.00	
03 Concrete						
04 Masonry						
Masonry tuckpointing	45	SF	\$15.00	\$675.00	\$675.00	Assuming 10%
Masonry replacement	23	SF	\$20.00	\$460.00	\$460.00	Assuming 5%
05 Metals						
06 Woods and Plastic						
Rough carpentry	112	LF	\$3.00		\$336.00	Opt. 2 replaces storefront
Fiber cement panel/trim	120	SF	\$25.00		\$3,000.00	Opt. 2 replaces storefront
07 Thermal and Moisture Protection						
Sealant	1	allow	\$500.00	\$500.00	\$500.00	
08 Doors, Windows, Hardware						
Storefront doors	4	ea.	\$750.00		\$3,000.00	Opt. 2 replaces storefront
Door hardware	4	ea.	\$750.00		\$3,000.00	Opt. 2 replaces storefront
Aluminum storefront	104	SF	\$30.00	\$3,120.00	\$3,120.00	Opt. 1 retains existing storefront
Aluminum storefront (Opt. 2)	495	SF	\$30.00		\$14,850.00	Opt. 2 replaces storefront
Alum-clad wood windows	7	ea.	\$1,000.00	\$7,000.00	\$7,000.00	
09 Finishes						
Drywall	100	SF	\$1.00	\$100.00	\$100.00	
Drywall (Opt. 2)	50	LF	\$1.00		\$50.00	
Metal stud framing	90	LF	\$2.50		\$225.00	
Painting (interior)	100	SF	\$1.00	\$100.00	\$100.00	
Painting (brick)	447	SF	\$1.65	\$737.55	\$737.55	
Painting (exterior trim)	355	SF	\$1.65	\$585.75	\$585.75	
11 Equipment						
16 Electrical						
Light fixtures	2	ea.	\$300.00		\$600.00	at vestibule ceilings
Subtotal				\$12,787.00	\$40,075.30	
General Conditions			6.00%	\$767.22	\$2,404.52	
Contractor Profit			10.00%	\$1,278.70	\$240.45	
Contingency			10.00%	\$1,278.70	\$24.05	
TOTAL				\$16,111.62	\$42,744.31	



2010



South Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repair Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repair Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



10-14 W. Franklin Street

Description	Quantity	Units	Unit Cost	Cost	Remarks
02 Site Work					
Selective Demolition	750	SF	\$4.00	\$3,000.00	
Remove existing windows	6	ea.	\$60.00	\$360.00	
03 Concrete					
Concrete	1	CY	\$500.00		New storefront ramps
04 Masonry					
Masonry tuckpointing	348	SF	\$15.00	\$5,220.00	Assuming 50%
Masonry replacement	35	SF	\$20.00	\$700.00	Assuming 5%
05 Metals					
06 Woods and Plastic					
Rough carpentry	79	LF	\$3.00	\$237.00	
Fiber cement panel/trim	240	SF	\$25.00	\$6,000.00	
07 Thermal and Moisture Protection					
Sealant	1	allow	\$500.00	\$500.00	
08 Doors, Windows, Hardware					
Storefront doors	3	ea.	\$750.00	\$2,250.00	
Door hardware	3	ea.	\$750.00	\$2,250.00	
Aluminum storefront	607	SF	\$30.00	\$18,210.00	
Alum-clad wood windows	6	ea.	\$750.00	\$4,500.00	
09 Finishes					
Drywall	230	SF	\$1.00	\$230.00	
Metal stud framing	23	LF	\$2.50	\$57.50	
Painting (interior)	230	SF	\$1.00	\$230.00	
Painting (brick)	695	SF	\$1.65	\$1,146.75	
Painting (exterior trim)	240	SF	\$1.65	\$396.00	
11 Equipment					
16 Electrical					
Light fixtures	3	ea.	\$300.00	\$900.00	at vestibule ceilings

Subtotal		\$43,744.50
General Conditions	6.00%	\$2,624.67
Contractor Profit	10.00%	\$4,374.45
Contingency	10.00%	\$4,374.45
TOTAL		\$55,118.07



Shelby County Historical Society

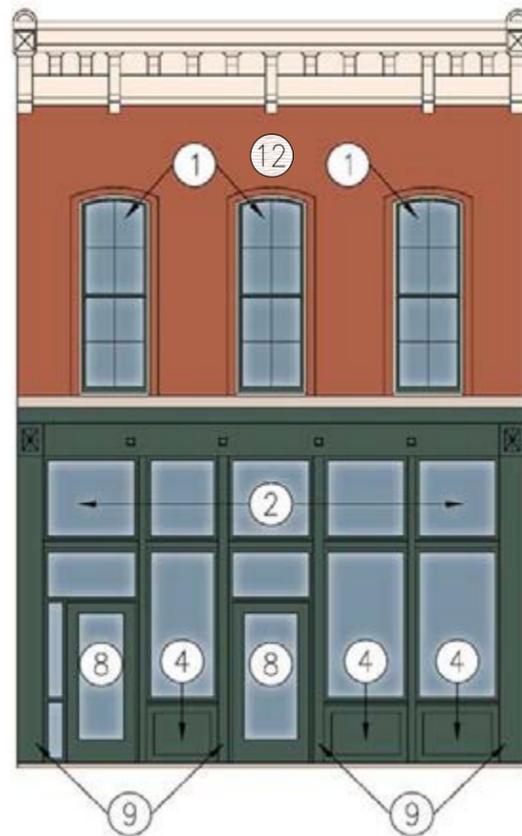
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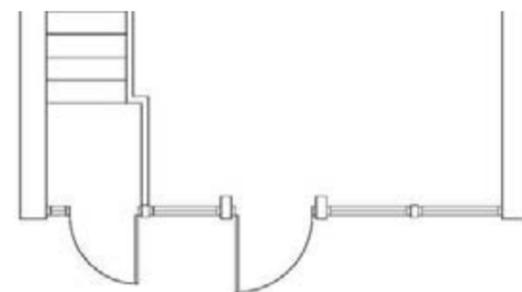
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52 E. Washington Street

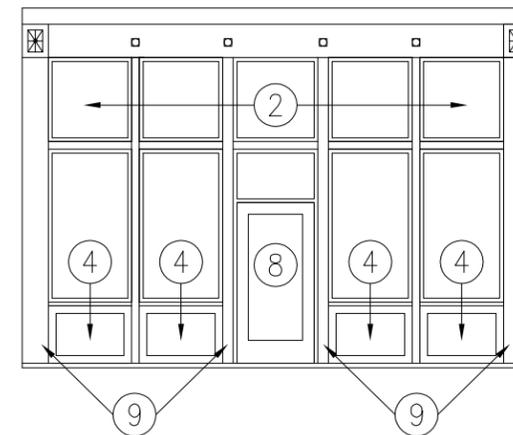
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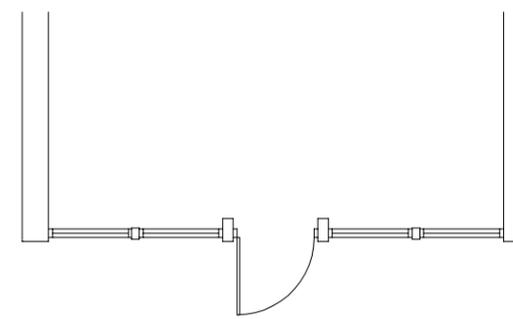
South Elevation: Storefront Option 1
Scale: 1/8" = 1'



Storefront Plan: Storefront Option 1
Scale: 1/8" = 1'



South Elevation: Storefront Option 2
Scale: 1/8" = 1'



Storefront Plan: Storefront Option 2
Scale: 1/8" = 1'

KEYNOTES

1. New Clad Wood Window
2. New Aluminum Storefront
3. New Fiber Cement Board Cornice
4. New Fiber Cement Panels
5. Existing Metal Panels
6. New Steel Entry Door
7. Restore Existing Wood Door
8. New Aluminum Storefront Door
9. Clean and Repaint Existing Iron Storefront
10. Remove Siding From Masonry
11. Window Display Case
12. Clean and Repaint Masonry, Tuckpoint
13. Remove Existing Aluminum Awning
14. New Metal Canopy
15. Remove Existing Soffit Material and Substrate; Replace with New Fiber Cement Panels and Battens
16. New Poster Boxes
17. New Fabric Awning



52 E. Washington Street

Description	Quantity	Units	Unit Cost	Option 1 Cost	Option 2 Cost	Remarks
02 Site Work						
Selective Demolition	294	SF	\$4.00	\$1,176.00	\$1,176.00	
Remove existing windows	3	ea.	\$60.00	\$180.00	\$180.00	
03 Concrete						
Concrete		CY	\$500.00			
04 Masonry						
Masonry tuckpointing	100	SF	\$15.00	\$1,500.00	\$1,500.00	Assuming 50%
Masonry replacement	20	SF	\$20.00	\$400.00	\$400.00	Assuming 10%
05 Metals						
06 Woods and Plastic						
Rough carpentry	48	LF	\$3.00	\$144.00	\$144.00	
New interior wood trim	48	LF	\$20.00	\$960.00	\$960.00	
Fiber cement panel/trim	43	SF	\$25.00	\$1,075.00	\$1,075.00	
07 Thermal and Moisture Protection						
Sealant	1	allow	\$250.00	\$250.00	\$250.00	
08 Doors, Windows, Hardware						
Storefront doors	2	ea.	\$750.00	\$1,500.00		
Storefront doors (Opt. 2)	1	ea.	\$750.00		\$750.00	
Door hardware	2	ea.	\$750.00	\$1,500.00	\$1,500.00	
Door hardware (Opt. 2)	1	ea.	\$750.00		\$750.00	
Aluminum storefront	239	SF	\$30.00	\$7,170.00		
Aluminum storefront (Opt. 2)	220	SF	\$30.00		\$6,600.00	
Alum-clad wood windows	3	ea.	\$750.00	\$2,250.00	\$2,250.00	
09 Finishes						
Drywall	76	SF	\$1.00	\$76.00	\$76.00	
Metal stud framing	24	LF	\$2.50	\$60.00	\$60.00	
Painting (interior)	85	SF	\$1.00	\$85.00	\$85.00	
Painting (brick)	200	SF	\$1.65	\$330.00	\$330.00	
Painting (exterior trim)	175	SF	\$1.65	\$288.75	\$288.75	
11 Equipment						
16 Electrical						
Subtotal				\$18,326.00	\$18,374.75	
General Conditions			6.00%	\$1,099.56	\$1,102.49	
Contractor Profit			10.00%	\$1,832.60	\$1,837.48	
Contingency			10.00%	\$1,832.60	\$1,837.48	
TOTAL				\$23,090.76	\$23,152.19	



Implementation and Funding Considerations

Chapter 4



Funding Sources

Implementation and Funding Considerations

Introduction

Funding for this planning process was obtained from a *Community Focus Fund* (CFF) grant through the Indiana Office of Community and Rural Affairs (OCRA). This grant program is funded with Community Development Block Grant (CDBG) money from the U.S. Department of Housing and Urban Development (HUD). The CFF program provides funding for community projects if they meet certain criteria. According to OCRA's website (www.in.gov/ocra/index.html), eligible CFF projects include, but are not limited to:

- water and/or sewer projects
- storm drainage projects
- infrastructure supporting housing
- community, senior and/or daycare centers
- downtown revitalization and historic preservation
- libraries
- healthcare centers
- special needs buildings
- fire stations and/or fire trucks

As noted previously, the implementation of “catalyst projects” creates early, tangible success stories that generate momentum, and establishes a framework to guide and coordinate future projects and growth in downtown Shelbyville. Because Shelbyville is seeking additional CFF dollars to fund the design and construction of one or more short term catalyst projects, it is important a project is chosen that meets the CFF criteria.

The following section summarizes the most common funding sources for historic preservation projects. Schedules and general requirements for acquiring the funds should be confirmed with the funding agency as these items tend to change from year to year. This is a very simple overview; the process of obtaining loans and tax credits can be complicated, and space does not permit a detailed description of each opportunity.

Indiana Division of Historic Preservation & Archaeology (DHPA)

Historic Preservation Fund (HPF) - Local governments and non-profit organizations can apply to the Division for financial assistance to maintain, restore, and document historic properties. The Division, through the State Historic Preservation Review Board, awards matching grants of federal funding each January. Some of the types of projects funded in the past include:

- Inventories of archaeological sites, historic buildings, or old structures such as bridges.
- Acquisition and rehabilitation of public or non-profit owned historic buildings.
- Preparing National Register nominations for historic districts.
- Educational programs, such as conferences, special events, or research projects.

Amounts available for repairs and other projects vary. Typically, the DHPA can match 50-50 with projects costing from \$4,000 to \$30,000. The Division makes grant applications available in July-August and complete applications are due in October. The Indiana Historic Preservation Review Board makes the final award of grant funds based on staff recommendations at their January meeting annually. For exact dates, and to obtain an application form, contact the DHPA office (317-232-1646)

Certified Local Government Grant Program (CLG) – This program is available only to the local governments designated by the DHPA as having certified local preservation planning programs. A CLG is a city or town that has decided to have an intensive local preservation program that enacts a special historic preservation ordinance, enforces that ordinance through a local preservation commission and meets minimum standards for CLG's as determined by the DHPA.



A financial benefit of becoming a CLG is a special pool of competitive grant funds from federal allocations to the DHPA. At least 10% of the federal allocation goes to the CLG program every year. The CLG grants are awarded for survey work, planning and for education.

Indiana Landmarks (formerly Historic Landmarks Foundation of Indiana)

Statewide Revolving Loan Fund – Non-profit preservation organizations outside Marion County can borrow money from this fund to purchase and restore historic properties. The agreement signed when one of these buildings is resold must contain covenants that will protect the building's future. These low-interest loans generally must be matched with local funding.

Indiana Preservation Grants Fund – Community preservation groups can apply to Indiana Landmarks for matching grants for a variety of uses, including conducting membership drives, producing promotional materials, and paying fees for architectural or preservation consulting. The money from this fund may not be used to fund actual construction.

Guaranteed Loan Program – This program aids organizations that are having trouble getting conventional financing for a restoration project. In special cases, Indiana Landmarks will place funds in a local lending institution to guarantee a loan taken by a community preservation group or to help that group acquire long-term mortgage commitments or construction financing

Local Leadership Challenge Grant - \$60,000 challenge grant from Indiana Landmarks to fund a full-time professional staff. You must match this amount with \$40,000 for a total of \$100,000 over a three-year period. Contact the Indiana Landmarks Regional Director for an application and preliminary discussion.

Indiana Office of Community and Rural Affairs (OCRA)

The Community Development Division receives both federal and state funds and distributes these funds to municipalities, and in some cases non-profit organizations. (http://www.in.gov/ocra/community_ocrahelp.shtml#communityfocus)

Community Focus Fund (CFF) - The purpose of this federally funded grant is to provide financial assistance to complete projects which improve the quality of life and increase the local economic capacity of Indiana communities. A match of 10% is required by the recipient with a maximum limit of \$50,000. In-kind donations for 50% of the match, or \$25,000 worth of donations and/or services, whichever is less, may be used. No other federal funding may be used for the match. Maximum amount granted per application is \$500,000.

Community Focus Fund Planning Grant (CFFPG) - The federally funded planning grants assist municipalities to prepare for proceeding with a Community Focus Fund project. Eligible projects include: economic development plans, downtown revitalization plans, historic preservation plans and individual project plans/ feasibility studies. Maximum amount granted per application is \$50,000. A match of 10% is required by the recipient.

Community Economic Development Fund (CEDF) - CEDF Grants are funded with Federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD). Most economic development activities are undertaken for the purpose of job creation or retention. Most job creation or retention activities are classified as eligible under one of several economic development-oriented eligibility categories.

Downtown Enhancement Grant - This grant supports and promotes community-based planning, marketing, and restoration efforts in Indiana Main Street communities. Projects that may qualify for funding include promotional campaigns, program branding, façade renovations or rehabilitations, and other initiatives related to Indiana Main Street communities' downtowns.

Indiana Housing Finance Authority (IHFA)

Rental Housing Tax Credits (RHTC) - Rental housing tax credits are federal tax credits, which are competitively allocated to for-profit and not-for-profit developers of affordable rental housing. RHTCs provide access to equity capital, and



Funding Sources

Implementation and Funding Considerations

demand for tax credits runs about four times higher than available resources.

National Trust for Historic Preservation (NTHP)

National Trust Loan Fund – This program provides below-market rate loans of up to \$150,000 to non-profit organizations and public agencies to help preserve properties listed in or eligible for the National Register of Historic Places. Funds may be used to create or expand local and statewide preservation revolving funds, for site acquisition, or rehabilitation work. This year priority will be given to projects that (1) increase the capacity of state and local preservation organizations, (2) assist properties damaged in natural disasters and (3) are included in the National Trusts' list of 11 Most Endangered Historic Places.

Preservation Services Fund – This program provides matching grants ranging from \$500 to \$5,000 to non-profit organizations, universities and public agencies to initiate preservation projects. Funds may be used to support consultants with professional expertise in areas such as architecture, law, planning, economics, and graphic design; conferences that address subjects of architectural importance to historic preservation; and curriculum development in preservation directed toward select audiences.

Johanna Favrot Fund for Historic Preservation - This is available only to non-profit organizations or public agencies. The grant ranges from \$2,500 to \$10,000 (www.nationaltrust.org/help/grants)

Inner City Ventures Fund - This program provides below-market rate loans up to \$150,000 and lines of credit up to \$200,000 to benefit low to moderate-income neighborhoods. It is available only to non-profit organizations or public agencies for use in acquisition or rehabilitation costs. The project must provide housing and commercial development for neighborhood residents.

Federal Tax Credits

The Department of the Interior and the Department of the Treasury jointly administer a program offering tax credits equal to a percentage of the money spent on a *certified rehabilitation project for a certified historic property*.

Rehabilitation Investment Tax Credit (RITC) - The federal government offers a Rehabilitation Investment Tax Credit (RITC) that permits owners and some lessees of historic buildings to take an income tax credit on the cost of rehabilitating buildings for industrial, commercial or rental residential use. The historic rehabilitation tax credit (20%) is available for buildings listed in the National Register of Historic Places which, after rehabilitation, are used for commercial or residential rental use. A certified historic structure is one listed individually in the National Register of Historic Places, or contributing to a National Register listed Historic District. The non-historic tax credit (10%) applies to any pre-1936 building used for commercial but not residential rental purposes. The work does not have to be reviewed for the 10% credit. Neither credit is available for private, owner-occupied residences. The owner of the restored building must maintain ownership for at least five years in order to avoid having the tax credit rescinded by the federal government.

This process can be somewhat complex and will likely require the services of a preservation architect, accountant or tax attorney. See <http://www.nps.gov/history/hps/tps/tax/> the NPS Historic Preservation Tax Incentives webpage for detailed information.

State Tax Credits

Modeled after the federal program, the state program allows a taxpayer to take a state income tax credit for 20% of the total *qualified* rehabilitation or preservation cost of a project, up to \$100,000 per project. The program is administered by the Indiana Department of Natural Resources, Division of Historic Preservation and Archeology (DHPA). For further information and specific requirements, contact the DHPA at 317-232-1646.

Rehabilitation Tax Deduction - Taxpayers undertaking rehabilitation of historic structures are eligible for a tax deduction if the work has increased the assessed value of the building. Typically, it is a 50% deduction of the increase in property



tax resulting from the rehabilitation to a maximum deduction of \$300,000. This deduction is applied for through the office of the auditor in the county in which the property is located. The Indiana Department of Local Government Finance (www.in.gov/dlgf) provides the application forms. For more information visit <http://www.in.gov/legislative/ic/code/title6/ar1.1/ch12.html>.

Indiana Humanities Council

The Indiana Humanities Council strengthens communities through targeted initiatives in leadership, education, and culture. (www.ihc4u.org)

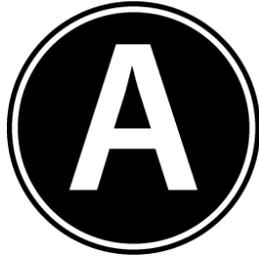
Historic Preservation Education Grant - This program is co-sponsored by IHC and Indiana Landmarks and made possible in part by the National Endowment for the Humanities. It is available only to non-profit organizations and is used to educate the public about the principles and importance of historic preservation. The grant amount is up to \$2,000.

Local Resources

Revolving Loan Fund - A group of local banks including *First Federal Savings and Loan of Shelbyville*, *Irwin Union Bank*, and *Mainsource* have combined their resources to create a pool of funds for low-interest loans for building improvements in downtown Shelbyville. This loan program is also supplemented and supported by a *Downtown Enhancement Grant* provided through the Indiana Office of Community and Rural Affairs (OCRA) and Indiana Main Street (IMS). This loan can be used for the interior or exterior rehabilitation of downtown buildings, including making existing structures code-compliant. The loan can also be used to assist in the facilitation of new business development.

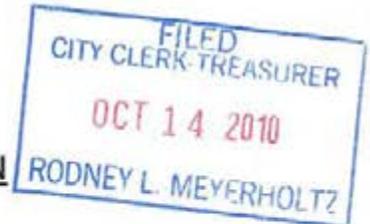
Alternative Funding Opportunities

Many of the procedures necessary to implement the recommendations in this plan already exist. Implementation can only be successful with the cooperative involvement of town agencies, business interests, community organizations and state institutions. It must be recognized that the funding capabilities of state and local governments, or other agencies may not immediately support implementation of all the recommendations in this Facade Renovation Plan. However, the purpose of the Downtown Shelbyville Facade Renovation Plan is to outline long term goals and short term strategies that will maintain and strengthen the integrity of the historic district, and ultimately the identity of Shelbyville.



Appendix

**RESOLUTION TO THE CITY COUNCIL OF THE
CITY OF SHELBYVILLE, INDIANA APPROVING
THE SHELBYVILLE FAÇADE RENOVATION PLAN**



RESOLUTION NO. 2010-30

WHEREAS, the City Council of the City of Shelbyville, Indiana had identified adequate reason to analyze the need for a Façade Renovation Plan to establish policies, goals, and objectives for land use, public facilities, transportation, housing, and economic development; and,

WHEREAS, the City of Shelbyville has hired RATIO Architects to define and describe the issues, advise us of our options, and make recommendations to address the issues in the near future; and,

WHEREAS, the City of Shelbyville, Indiana has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study and has contributed Five Thousand Six Hundred dollars (\$5,600.00) as local match for this project; and

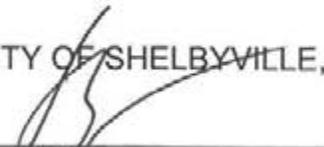
WHEREAS, the City of Shelbyville, Indiana has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied; and

WHEREAS, the City of Shelbyville, Indiana has received five (5) hard copies (three (3) of which will be provided to Kenna Consulting for distribution to OCRA) and one (1) Electronic Copy of this document for our records and will keep them on file in the city offices for future reference.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shelbyville, Indiana that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The City of Shelbyville will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will direct its consultant to provide amended copies of this plan reflecting all said comments.

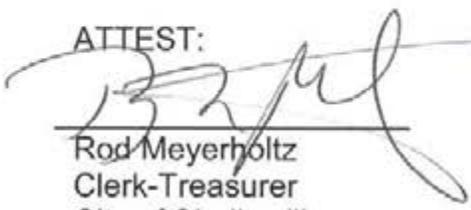
Adopted by the City Council of the City of Shelbyville, Indiana this 18th day of October, 2010 at 7:00 p.m.

CITY OF SHELBYVILLE, INDIANA



Honorable Scott Furgeson
Mayor
City of Shelbyville

ATTEST:



Rod Meyerholtz
Clerk-Treasurer
City of Shelbyville

**CITY OF SHELBYVILLE
 FAÇADE RENVOATION PLAN
 FINAL PUBLIC HEARING
 October 18, 2010 at 7:00 p.m.**

Name:	Organization/Address:
Natasha Smothers	916 N. Perkins St. Rushville IN 46173
Alli Hollis	10320 North State Road 9, Fountain, IN 46130
Cassandra Branham	827 Fair Avenue, Shelbyville, IN. 46176
Karen Martin	9455. Tompkins Parks Dept.
Tom DeBauw	44 W. Washngt St.
Bradley E. Fix	2589 E. McKy Rd, Shelbyville IN
Todd Anderson	611 Shelby St. Shelbyville, IN
LYNNE ENSMINGER	BLUE RIVER COMMUNITY FOUNDATION 54 W. BROADWAY ST. SHELBYVILLE
Doug & Nancy Keenan	Sanders Jewelry 16 S. Harrison St.
MARIO HAYES	M.H.B.S. 109 N Harrison
Sharri Burmeister	Pilkington North America, Inc.
RAJ VENKATESAN	PILKINGTON NORTH AMERICA, INC.
Amy Haack	44 W. Washington
Brandy Coomes	501 N. Harrison St. Shelbyville IN
Jacob Gahmer	1706 Morningside dr Apt C
Josh Southworth	405 Sunset Drive
Kayla Ford	1321 S. HARRISON ST.
Ben Ross	RATIO Architects
DAVID KRAU	RATIO ARCHITECTS
Kevin Senninger	Ratio Architects
ROD MEYERHOLZ	CITY OF SHELBYVILLE

**CITY OF SHELBYVILLE
FAÇADE REVITALIZATION PLAN
OCRA PLANNING GRANT
PUBLIC HEARING**

October 18, 2010 at 7:00 p.m. (local time)

The City of Shelbyville conducted their second and final public hearing on October 18, 2010 at 7:00 p.m. for the Façade Revitalization Plan. Notice of this special meeting was given by publication in the *Shelbyville News*. Notice of the public hearing was also posted at the City Hall. All persons present are listed on the attached sign-in sheet.

Mayor Scott Furgeson opened the meeting at 7:00 p.m., and thanked everyone for coming and explained that there is to be a public hearing regarding the Façade Revitalization Plan, the purpose of the meeting was to inform the public of the information that was studied and the potential outcome of the plan. He then turned the floor over to RATIO Architects to explain their findings.

Mr. Kroll, Mr. Senninger, and Mr. Ross gave a brief overview of the plan to those present (see attached Power Point presentation), then opened the floor to questions and comments.

Amy Haacker (Mainstreet Director): First, I just want to thank the City for allowing us the opportunity to complete this study. What this means to the Mainstreet Group is that we will be able to move forward in a specific direction. When we first started the Façade Grant Program, the applications were coming in for cosmetic issues, such as painting. Now, the building owners have a document that gives them direction and tells them what we will look to award in these applications. We are opening a new round for funding today; the applications will be due on November 19th. You can rest assured that this plan will get results, it is not one that will sit on the shelf and never be looked at again.

With there being no further questions or comments, the City Council passed the resolution to adopt the plan and the meeting was formally adjourned.

Respectfully transcribed,



Christi Pappano
Program Manager



October 18th City Council Meeting

**DOWNTOWN SHELBYVILLE
FAÇADE RENOVATION PLAN**

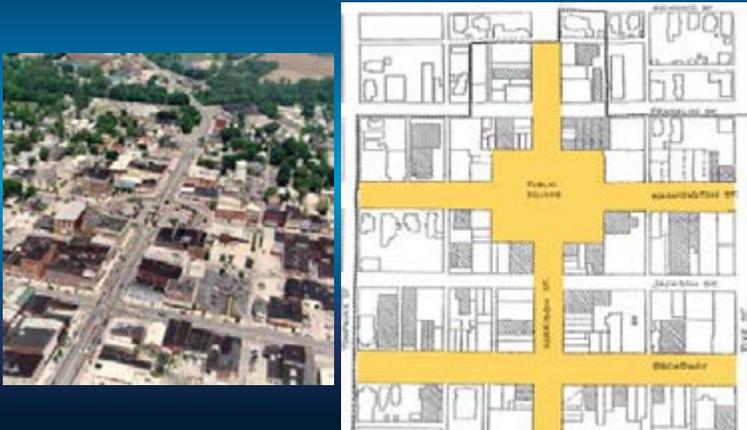
Tonight's Presentation

PowerPoint Presentation	30 min.
<ul style="list-style-type: none"> • Project Scope & Purpose • Downtown Overview • Common Issues • Downtown Streetscapes • Building Case Studies/Recommendations 	
Questions & Answers	10 min.(?)

DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

Project Scope and Schedule



DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

Project Scope and Schedule

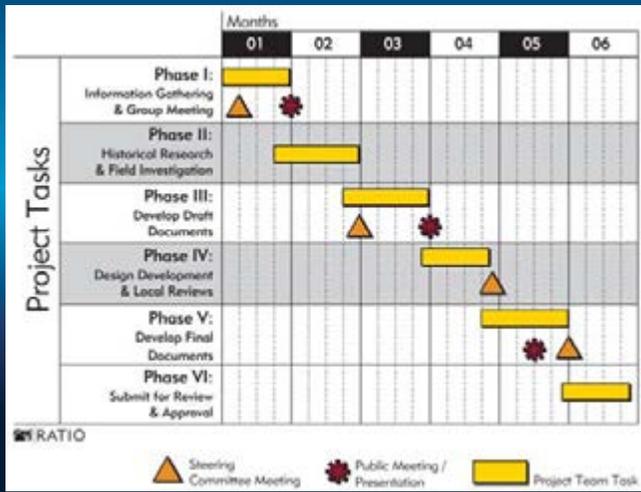
- Building investigation / fieldwork
- Conceptual streetscape elevations
- Conceptual façade designs for up to 10 buildings (including cost opinions)
- Design guidelines for rehabilitation and infill (new construction)
- Assemble drawings and design guidelines into a document



DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

Project Scope and Schedule



Façade Renovation Plan Sections

- Project Scope & Planning Process
- Downtown Overview
- General Guidelines for Historic Buildings
- Conceptual Building Streetscape Designs
- Conceptual Building Façade Case Studies
- Implementation & Funding Considerations

Downtown Overview & Conditions



Downtown Overview & Conditions

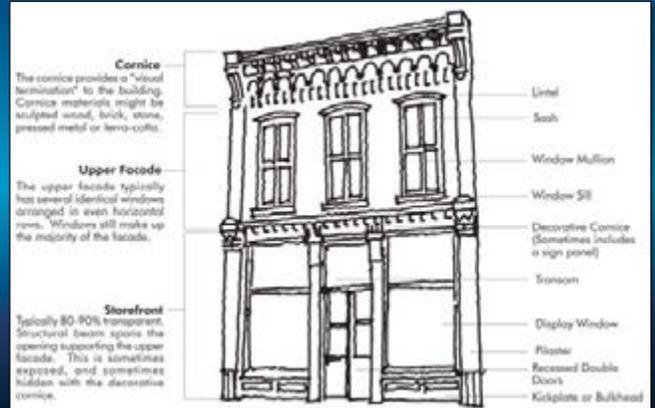
- Local Commercial Historic District established in 1984
- Streetscape enhancements in 1978 and again in 2010
- *Mainstreet Shelbyville* formed in 1997
- In 2001 a Downtown Small Area Plan was developed
- Façade Grant Program created in 2007



CHAPTER 1: General Guidelines for Historic Buildings



Building Façade Terminology



Anatomy of a Building Façade (Courtesy of the National Trust for Historic Preservation)

Common Building Façade Issues



"Slipcovers"



Infilled Storefronts



Inappropriate Materials



Lack of Sidewalk Interaction

Elements of Downtown Success



Unique Signage



Details!!



Appropriate Awning Styles



Color Selection



Inviting Storefronts

Building Façade Components



Appropriate Signage & Lighting



Appropriate Awning Styles



Highlighting Materials & Features

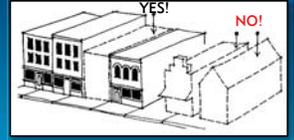


Proper Maintenance & Repairs

DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

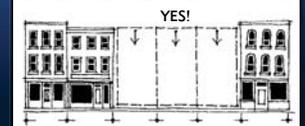
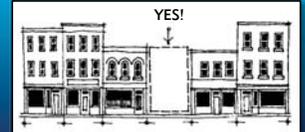
Infill Building Guidelines



Cornice & Roof Forms



Consistent Street Wall



Building Scale & Proportion

DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

Infill Building Guidelines

YES!



DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting



CHAPTER 2:
Conceptual Building Streetscape Design

South Harrison Streetscape

South Harrison Street - East Side

KEYNOTES

- 1. Historic building
- 2. Historic building
- 3. Historic building
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- 50. Historic building



East Washington Streetscape

East Washington Street - North Side

KEYNOTES

- 1. Historic building
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- 49. Historic building
- 50. Historic building



CHAPTER 3: Conceptual Building Façade Case Studies



Building Case Studies



DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

Façade Recommendations

- Historic Configuration
- Storefronts / Entrances
- Awnings
- Façade Materials
- Windows
- Cornice



DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

Cost Opinion Considerations

Building Considerations

- Site Work
- Masonry Repairs
- Roof or Other Weatherization Measures
- Doors, Windows and Storefronts
- Painting and Other Finishes
- Construction Phasing / Alternatives

DOWNTOWN SHELBYVILLE FAÇADE RENOVATION PLAN

October 18th City Council Meeting

101-105 N. Harrison St.

Building Facade Case Studies
Township of Shelbyville Planning & Zoning Department

RECOMMENDATIONS	
1. New Cast Iron Window	11. Masonry Cornice Detail
2. New Cast Iron Window	12. Steel and Copper Weathering Protection
3. New Cast Iron Window	13. New Masonry
4. New Cast Iron Window	14. New Masonry
5. New Cast Iron Window	15. New Masonry
6. New Cast Iron Window	16. New Masonry
7. New Cast Iron Window	17. New Masonry
8. New Cast Iron Window	18. New Masonry
9. New Cast Iron Window	19. New Masonry
10. New Cast Iron Window	20. New Masonry

East Elevation
Scale: 1/8" = 1'

101-105 N. Harrison Street

101-105 N. Harrison St.

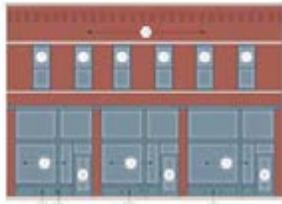
Building Facade Case Studies
Township of Shelbyville Planning & Zoning Department

RECOMMENDATIONS	
1. New Cast Iron Window	11. Masonry Cornice Detail
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5. New Cast Iron Window	15. New Masonry
6. New Cast Iron Window	16. New Masonry
7. New Cast Iron Window	17. New Masonry
8. New Cast Iron Window	18. New Masonry
9. New Cast Iron Window	19. New Masonry
10. New Cast Iron Window	20. New Masonry

South Elevation
Scale: 1/8" = 1'

101-105 N. Harrison Street (Franklin Street Elevation)

10-14 E. Franklin St.



South Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

Building Facade Case Studies

- KEYNOTES**
1. One-Over Wood Window
 2. New Masonry Surround
 3. New First-Corner Window Surround
 4. New First-Corner Window
 5. Existing Wood Frame
 6. New Second-Over Door
 7. New Masonry Surround Door
 8. New Second-Corner Window
 9. Clean and Repair Existing Iron Surround
 10. New Second-Corner Window
 11. New Masonry Surround
 12. Clean and Repair Existing Iron Surround
 13. New Second-Corner Window
 14. New Masonry Surround
 15. New Masonry Surround
 16. New Masonry Surround
 17. New Masonry Surround

10-14 E. Franklin Street

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111 & 113 N. Harrison St.



- KEYNOTES**
1. New One-Over Window
 2. New Masonry Surround
 3. New First-Corner Window Surround
 4. New First-Corner Window
 5. Existing Wood Frame
 6. New Second-Over Door
 7. New Masonry Surround Door
 8. Clean and Repair Existing Iron Surround
 9. New Second-Corner Window
 10. New Masonry Surround
 11. New Masonry Surround
 12. Clean and Repair Existing Iron Surround
 13. New Second-Corner Window
 14. New Masonry Surround
 15. New Masonry Surround
 16. New Masonry Surround
 17. New Masonry Surround



East Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

111 N. Harrison Street

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- KEYNOTES**
1. New One-Over Window
 2. New Masonry Surround
 3. New First-Corner Window Surround
 4. New First-Corner Window
 5. Existing Wood Frame
 6. New Second-Over Door
 7. New Masonry Surround Door
 8. Clean and Repair Existing Iron Surround
 9. New Second-Corner Window
 10. New Masonry Surround
 11. New Masonry Surround
 12. Clean and Repair Existing Iron Surround
 13. New Second-Corner Window
 14. New Masonry Surround
 15. New Masonry Surround
 16. New Masonry Surround
 17. New Masonry Surround



East Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

113 N. Harrison Street

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12-14 S. Harrison St.



South Elevation
Scale: 1/8" = 1'



West Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

12-14 S. Harrison Street

Building Facade Case Studies

- KEYNOTES**
1. New One-Over Window
 2. New Masonry Surround
 3. New First-Corner Window Surround
 4. New First-Corner Window
 5. Existing Wood Frame
 6. New Second-Over Door
 7. New Masonry Surround Door
 8. Clean and Repair Existing Iron Surround
 9. New Second-Corner Window
 10. New Masonry Surround
 11. New Masonry Surround
 12. Clean and Repair Existing Iron Surround
 13. New Second-Corner Window
 14. New Masonry Surround
 15. New Masonry Surround
 16. New Masonry Surround
 17. New Masonry Surround

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16 & 18 S. Harrison St.



- KEYNOTES**
1. New One-Over Window
 2. New Masonry Surround
 3. New First-Corner Window Surround
 4. New First-Corner Window
 5. Existing Wood Frame
 6. New Second-Over Door
 7. New Masonry Surround Door
 8. Clean and Repair Existing Iron Surround
 9. New Second-Corner Window
 10. New Masonry Surround
 11. New Masonry Surround
 12. Clean and Repair Existing Iron Surround
 13. New Second-Corner Window
 14. New Masonry Surround
 15. New Masonry Surround
 16. New Masonry Surround
 17. New Masonry Surround



West Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

16 S. Harrison Street

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- KEYNOTES**
1. New One-Over Window
 2. New Masonry Surround
 3. New First-Corner Window Surround
 4. New First-Corner Window
 5. Existing Wood Frame
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 8. Clean and Repair Existing Iron Surround
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 11. New Masonry Surround
 12. Clean and Repair Existing Iron Surround
 13. New Second-Corner Window
 14. New Masonry Surround
 15. New Masonry Surround
 16. New Masonry Surround
 17. New Masonry Surround



West Elevation
Scale: 1/8" = 1'



Storefront Plan
Scale: 1/8" = 1'

18 S. Harrison Street

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52 E. Washington St.

Building Renovation Cost Studies
General Building Renovation Studies

REVISED

1. New Cast Metal Window
2. New Window Sill
3. New Cast Iron Sill
4. New Cast Iron Sill
5. Cast Iron Sill
6. New Cast Iron Sill
7. New Cast Iron Sill
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19. New Cast Iron Sill
20. New Cast Iron Sill

South Elevation: Storefront Option 1
Scale: 1/8" = 1'

South Elevation: Storefront Option 2
Scale: 1/8" = 1'

Storefront Plan: Storefront Option 1
Scale: 1/8" = 1'

Storefront Plan: Storefront Option 2
Scale: 1/8" = 1'

52 E. Washington Street
© 2014

52 E. Washington St.

52 E. Washington Street

Description	Quantity	Unit Cost	Subtotal	Subtotal 1 Cost	Subtotal 2 Cost	Remarks
02 Site Work						
Excavation	200 SF	\$0.00	\$0.00	\$0.00	\$0.00	
Remove existing sidewalk	0 sq	\$0.00	\$0.00	\$0.00	\$0.00	
03 Concrete						
Concrete	50	\$20.00	\$1,000.00	\$1,000.00	\$1,000.00	
04 Masonry						
Masonry masonry	100 SF	\$10.00	\$1,000.00	\$1,000.00	\$1,000.00	Allowing 10%
Masonry replacement	50 SF	\$20.00	\$1,000.00	\$1,000.00	\$1,000.00	Allowing 10%
05 Woods and Plastics						
Roof decking	40 SF	\$0.00	\$0.00	\$0.00	\$0.00	
New exterior siding	40 SF	\$20.00	\$800.00	\$800.00	\$800.00	
Floor removal/replace	40 SF	\$20.00	\$800.00	\$800.00	\$800.00	
07 Thermal and Moisture Protection						
Insulation	1 sq	\$200.00	\$200.00	\$200.00	\$200.00	
08 Doors, Windows, Hardware						
Window frame	0 sq	\$700.00	\$0.00	\$0.00	\$0.00	
Window frame (2)	2 sq	\$700.00	\$1,400.00	\$1,400.00	\$1,400.00	
Door (2)	2 sq	\$700.00	\$1,400.00	\$1,400.00	\$1,400.00	
Door (2)	2 sq	\$700.00	\$1,400.00	\$1,400.00	\$1,400.00	
Window hardware	200 SF	\$20.00	\$4,000.00	\$4,000.00	\$4,000.00	
Window hardware (2)	200 SF	\$20.00	\$4,000.00	\$4,000.00	\$4,000.00	
09 Finishes						
Paint	10 SF	\$1.00	\$10.00	\$10.00	\$10.00	
Wall and ceiling	10 SF	\$5.00	\$50.00	\$50.00	\$50.00	
Painting (interior)	50 SF	\$1.00	\$50.00	\$50.00	\$50.00	
Painting (exterior)	100 SF	\$1.00	\$100.00	\$100.00	\$100.00	
Painting (exterior wood)	10 SF	\$1.00	\$10.00	\$10.00	\$10.00	
10 Equipment						
14 Electrical						
Subtotal			\$10,000.00	\$10,000.00	\$10,000.00	
General Conditions	10.00%		\$1,000.00	\$1,000.00	\$1,000.00	
Contractor Profit	10.00%		\$1,000.00	\$1,000.00	\$1,000.00	
Contingency	10.00%		\$1,000.00	\$1,000.00	\$1,000.00	
TOTAL			\$13,000.00	\$13,000.00	\$13,000.00	



Special thanks to:
City of Shelbyville
Mainstreet Shelbyville
Downtown Building Owners
Shelby County Historical Society



**DOWNTOWN SHELBYVILLE
FAÇADE RENOVATION PLAN**

Public Notice
 The City of Shelbyville will hold a public hearing on October 18th, 2010, beginning at 7:00 p.m. in the Shelbyville Council Chambers located at 44 W. Washington Street, Shelbyville, IN 46176 to provide interested citizens an opportunity to express their views on the recently completed Façade Renovation Plan. The Façade Renovation Plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from the architectural firm, RATIO Architects, will present their findings and recommendations at the hearing. Every effort will be made to allow all persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Rod Meyerholtz, Clerk-Treasurer at (317) 398-6624 no later than October 15, 2010 by noon. Every effort will be made to make reasonable accommodations for these persons. For additional information concerning the public hearing or the City's Façade Plan please contact: David Kroll or Kevin Senninger, RATIO Architects, 107 S. Pennsylvania Street, Suite 100, Indianapolis, IN 46204 or by phone at (317) 633-4010.

60121168

News
 123 E Washington St
 Shelbyville, IN 46176
 Federal I.D. No. 61-0301090
 General Form No. 99P (Rev. 2009A)

State Board of Accounts
 (Governmental Unit)
 Shelby County, Indiana

To.....
 City of Shelbyville

PUBLISHER'S CLAIM

NT
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 d -- number of lines
 y -- number of lines
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 Total number of lines in notice 53

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 3 lines, columns wide equals 53 equivalent lines at 241 \$ 1277
 cents per line
 Additional charges for notices containing rule or tabular work (50 per cent of above amount)
 Charge for extra proofs of publication (\$1.00 for each proof in excess of two) \$ 1277
 TOTAL AMOUNT OF CLAIM \$ 1277

DATA FOR COMPUTING COST
 Width of single column in picas 6.8 Size of type 7.5 point.
 Number of insertions.....

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper times. The dates of publication being as follows:
October 7, 2010

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date 10/7/10 Title Business Mgr / Notary
10/23/16



RATIO

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