

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: H. Lauter Company Complex

Other names/site number: J. Solotken Company; Lauter Lofts; Harding Street Lofts

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 35 – 101 South Harding Street

City or town: Indianapolis State: IN County: Marion

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 x A B x C D

<p>Signature of certifying official/Title:</p> <p><u>Indiana DNR-Division of Historic Preservation and Archaeology</u></p> <p>State or Federal agency/bureau or Tribal Government</p>	<p>Date</p>
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<p>In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.</p>	
<p>Signature of commenting official:</p>	<p>Date</p>
<p>Title :</p>	<p>State or Federal agency/bureau or Tribal Government</p>

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>3</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/manufacturing facility

INDUSTRY/warehouse

Current Functions

(Enter categories from instructions.)

DOMESTIC/ multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE 19th AND 20th CENTURY REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

foundation: STONE/ limestone _____

walls: BRICK _____

CONCRETE _____

roof: ASPHALT _____

other: CONCRETE _____

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The H. Lauter Company Complex is located on a roughly 5 acre triangular piece of land framed by Washington Street to the north, an alley to the south, Harding Street to the west, and the railroad right of way on the east. The complex is comprised of three contributing buildings ranging in date from 1894 to 1912 and a non-contributing building constructed in 1950. The contributing buildings will be referred to as the South Factory, the North Factory, and the Office Building. The non-contributing building will be referred to as the Produce Warehouse. Three of the four buildings – the Produce Warehouse, the North Factory building and the Office Building were renovated in 2004 as condominiums. The South Factory was renovated in 2012 as apartment units.

The complex is representative of Indianapolis' industrial heritage during the late 19th Century and early 20th Century with two large red brick Italianate style manufacturing buildings and the more refined Classical style Office Building added in 1908-12. It is one of the most intact industrial complexes remaining in the urban center from this era.

Narrative Description

Produce Building

From north to south on the site – the Produce Building (photo #7) is the northernmost building and was constructed in 1950. It lies at the apex of the triangular property and is a one-story building with a poured concrete basement and concrete block walls with intervening red brick piers. The west wall, which abuts the Harding Street public right of way, is divided into four bays by brick piers. The two southwest bays of that facade have one original metal window each. The basement windows have been infilled with block. The west façade also has a stepped parapet with concrete caps. The

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south and north facades have 11 bays with some original windows remaining intact. The loading dock on the south facade has a new railing which matches the fencing surrounding the site and is now used as an outdoor seating area. There is also an open metal awning structure over the loading dock area. At the southeast corner of this building is a ramp into the first floor. The flat roof is covered with a new rubber membrane and the roof deck is supported by an open steel truss system. The interior of the main floor has a concrete floor and this structure is now used as a parking garage and storage facility for the neighboring condominiums housed in the North Factory and Office Building.

North Factory

The North Factory (photos #5, 6, and 8) is a four-story brick building with a raised full basement constructed sometime between 1908 and 1912. The exterior walls are red-brick laid in common bond with articulated brick pilasters that frame slightly recessed two-bay vertical sections. The pilasters continue up the building to an unadorned parapet band. The building is free of ornamentation with the exception of the simple corbel band above each two bay recessed section. The recessed sections have a pair of windows with limestone sills and double header-coursed segmented arches at each level. All windows are rectangular double hung vinyl replacement units with a simulated 6 over 6 configurations and an arched filler piece to meet the curve of the arch. The original wood window units were 6 over 6 and rectangular. On the north wall, in the fourth recessed section from the west, the right-hand bay is the main entry. It is a simple paneled door and transom set into an arch of the exact height and width of a window. The east and west walls are divided by pilasters into four sections and the north and south walls each have twelve sections, each section having two bays. A new ramp was installed along the east façade of the building and there is a garage entrance at the basement level of the east façade. On the west façade there is a small one-story wood frame connector that attaches to the Office Building to the west. The roof is flat with rubber roofing and two elevator penthouses rising above the roof line along the south. Metal balconies were added to the building when it was converted to condominiums in 2004. They are present along the north and south facades on all four levels of the building. The addition of the balconies mandated that some window openings be converted to doors. There is a covered walkway adjacent to the front entrance which was the location of a previous conveyor system that was removed from the site during its renovation.

The interior of the North Factory was also altered during the conversion to 43 condominium units. Photos #15 and 18 show typical treatments inside the North Factory. The floors are all over laid with concrete that has been stained and polished. The original post and beam structure of the building is still visible throughout the units as are the undersides of the original wood flooring systems. The pattern of square wood posts follows the established pattern of the brick piers on the exterior of the building on floors one through four. In the basement the pattern is repeated however the posts are constructed of concrete as are the walls and floor. The exterior facing walls of each unit are exposed brick with interior walls that define kitchen, bath and bedroom areas being constructed of standard wood framing and drywall. New HVAC and electrical ductwork and conduit are exposed and unpainted.

Office Building

The Office Building is a two-story brick building constructed between 1899 and 1908 (photos #4, 5 and 6). Its truncated hipped roof and less imposing massing give the building the appearance of a schoolhouse or dwelling. The main façade (west) faces Harding Street and is articulated by three bays. The first floor has three distinctive round arched openings with windows in each. The arches have recessed header brick jambs, then large arches, two courses thick, of alternating header and stretcher brick. A projecting brick label and limestone keystones complete each arch. Each of these large round arch openings is divided by "H" shaped wood window casings into tripled double-hung windows and a three-part transom. Limestone is also found in the spandrel roundels, window sills and string course between the first and second floors. The stringcourse also has a band of soldier brick below it. On the second floor each bay has a pair of windows with vinyl double hung replacement units. These upper windows have brick flat arches with stone keystones. The north and south facades both have massive round arched windows, similar to the Harding Street elevation. The south elevation has three closely spaced round arched windows toward the west three-fourths of the wall, and one rectangular opening each on the first floor and another immediately under the stringcourse (at an intermediate level). The center round arch was designed to have a multi-paned door that interrupts the sill instead of the usual center window sash. The south second floor has a large rectangular window group in the center that interrupts the stone stringcourse and has a cross gable over it. The large window group has a metal balcony, installed as part of the recent rehabilitation of the building. Paired rectangular windows flank the larger grouping. The north wall, first story has two large arched windows in the center, like the Harding Street units. The left-hand (east) arched window has a doorway, like that of the south elevation. The two arched openings are flanked by small single rectangular windows. The second floor repeats that of the south elevation. The truncated hip roof is asphalt-shingled, and has exposed rafter tails at the eaves line, detailed like classical modillions. Only a small portion of the building was accessible as the units are occupied by owners. The interior of the building has

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also been divided into condominiums with the addition of drywall partitions on both levels. However, there are some original oak stair balustrades, handrail and newel posts features in the building.

South Factory

The South Factory is the largest in the complex and the eastern core portion of the building is the oldest (Photos #1, 2, 10, 11, 12, 13, and 14). It nearly extends from property line to property line in the east to west direction – from the railroad right of way to Harding Street. It is similar in construction and appearance to the later North Factory. It is ten sections wide and twenty four sections long with a two window bay per section configuration as in the North Factory. The building is also much more irregular in footprint on both the east and south sides due to later additions to the building by various owners over the course of many decades. The differing ages of the building sections are most clear in the foundation and basement areas – in the oldest sections, builders used rock-face limestone for the walls and columns while later sections have poured concrete walls and columns.

The four-story core of the South Factory was built in two phases; the eastern portion between 1894 and 1898 and the western portion in 1899. The four-story core is "U" shaped in plan with multiple one story additions of various ages filling in the "U" to the south surrounding the boiler building and smokestack and to the east. The exterior of the building is mostly constructed of a brown/red brick with limestone sills, however some of the one-story additions have concrete block or painted brick areas.

On the north elevation, the westernmost section of the building (1899) strongly resembles the appearance of the North Factory. It is four stories tall, with the same type of pilasters dividing the two-bay sections, rising to a corbelled parapet. The second bay to the east from Harding Street has an early modification, the second story windows were altered to a nearly square opening for a set of heavy wooden freight doors, placed at an intermediate level just above the first floor. These once opened to a wooden bridge-walkway to the Office Building (the walkway was removed as part of rehabilitation activities at the site). The next section, moving to the east, consists of two four-story sections dating from 1894 and 1898. The first two-bay section, on the fourth floor, also has an entrance modified from the window pair into heavy wooden freight doors. This too served a now-missing walkway that connected to the North Factory. The 1894 and 1898 sections have several subtle differences from the more visible section that faces Harding Street. These earlier sections have a corbel table at the top of the third floor, and the parapets atop the fourth floor are narrow, only high enough to mask the replacement metal guttering that lines these sections on their north elevation. A formal entrance at about mid-point on the 1894-1898 sections documents how the buildings were used before the section fronting Harding Street and the other buildings to the north were constructed. The entrance projects slightly from the elevation, and has brick piers that flank a broad segmental arch. Above the arch, the brickwork crow-steps up to small stone pediment (Photo #2).

The east elevation of the 1894-1898 sections of the building has a distinct jog in the footprint, where a wing to the southeast projects away from the main mass of the building. The east face of the main portion of the building is very similar to the north elevation, including four, four-story sections, each two bays wide. The north and south ground floor bays were modified into doorways; likely this happened when an addition (now removed) was added to the building in the 1950s. The southeast wing varies the design formula of the rest of this eastern portion of the building: its windows are paired under a single, broad segmental arch, the paired windows are divided by a wood casing, and each opening has a continuous stone sill. This wing is five sections wide on its east elevation. The southernmost section of the east façade has single windows on each floor. As with the offset east elevation to the north, this wing has two entrances at the ground floor, each is located on the second section in toward the center. The north and south walls of this projection section of the building have the full height parapet rather than the lower one seen along the north elevation. A nondescript, one story, earth-floored addition once formed a wedge-shaped footprint for this side of South Factory, infilling the irregular setback described earlier. Solotken & Co. had built the one story additions to serve their needs for scrap storage in the 1950s. It was removed as part of the certified rehabilitation.

Moving back to the Harding Street elevation of the South Factory, this side of the 1899 section of the building is organized like the other elevations, with nine, two-bay sections divided vertically by raised pilaster strips, with the southernmost section being only one bay (one window opening per story). The basement level has two square windows per section, aligning with the windows above, and as noted earlier, the exposed foundation material is poured concrete, above which the brick walls are nominally set back. This elevation has a minimal parapet and metal guttering. The southern section / bay differs from the others. First, it has an at-grade double door entry, deeply recessed under a broad, multi-coursed segmental arch. Next, its three single windows are set at intermediate floor levels since they light a stairwell. Lastly, this section has a raised, single-stepped parapet.

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Moving around to the complex south elevation of the South Factory, the south side that wraps around from the Harding Street elevation is blank for several bays due to the internal stairwell. Roughly, the east half of this elevation is articulated, with two vertical sections of window pairings, like the rest of the building. This side of this wing, however, lacks the pilaster treatment. There is a tall parapet atop the walls; it has a single stepped long central portion.

The Harding Street block of the South Factory extends considerably to the south. The remaining core of the 1894-1898 portions of South Factory is visible and extends eastward as noted. These sections are articulated in the same way as the north wall of the buildings described above. Only one bay of the 1899 wing is visible (this is the wing that fronts Harding Street). The bulk of the 1894-1898 sections are visible, in particular, the sawtooth corbel course above the third floor can be better appreciated. A butterfly-roofed loading dock had been added to the inside corner where the Harding Street wing and long east-west sections of South Factory abut. One bay of the dock, its south walls, doorways, and roof were retained as part of the recent certified rehabilitation. Behind the wall, the roof was removed, steel framing retained, a contemporary style courtyard was created (Photo 11 shows the outside wall of the loading dock, photo #13 shows the courtyard space behind the single bay of the former loading dock). A single story concrete block section of the building infills an area to the east of the loading dock courtyard (Photo #10). The smokestack differs most in material from the rest of the complex -- it is of yellow brick with decorative diamond patterned bands of black brick. Another garden courtyard was created where Solotken & Co., owners at the time, had installed one story, nondescript additions in the 1950s (Photo #14). This was removed as part of the certified rehabilitation, leaving the tell-tale tar line of the roof and exposing entries, some original (segmental arched) and others created in the 1950s, but all now serving as exterior doorways.

Window rehabilitation was treated according the Secretary of the Interior's Standards for the South Factory. The windows are mostly 6 over 6 double hung units set into segmented arches, with an arched filler piece to transition between the rectangular sash and arched opening. During the 2012 rehabilitation project, the original windows on the Harding Street façade were restored and aluminum clad wood windows matching the originals were used on the other facades of the building. A number of areas on the exterior of the building have painted signs reading "J. Solotken & Co., Inc. est. 1914 Scrapmetals". The slightly sloping roofs are covered with rubber and asphalt roofing with firewalls and elevator penthouses rising above the roof line.

The interior of the building is a basic post and beam wood construction with the post pattern following the exterior bay pattern particularly in the core. Some of the one story additions to the south have metal posts and metal roof truss systems. The building was converted to apartments in 2012; however the post and beam construction was left exposed as was the underside of the flooring systems. Photos #19-26 illustrate typical spaces and finishes after the certified rehabilitation. The floors on levels one through four have been overlaid with concrete with the exception of primary stair and circulation areas. The flooring in the basement is concrete, or in many cases dirt. The exterior facing walls are exposed brick with simple wood trim around window or door openings. There are new drywall partitions associated with the buildings conversion to residential use.

As noted earlier, the southern additions that dated outside of the period of significance have been converted to exterior courtyard spaces as approved through the historic tax credit process. Overall, the effects of the rehabilitations have left much of the industrial character of the entire complex intact. Even though the North Factory and Office Building were not certified as rehabilitations (mainly due to the incompatibility of the legal partitioning of the buildings into condominium with the legalities of the Rehabilitation Investment Tax Credit system), these buildings contribute to the significance of the complex. They retain exterior massing, materials, and overall industrial feeling. The South Factory, which is twice as large as the North Factory, retains even more of its characteristics, thanks to its certified rehabilitation.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY
ARCHITECTURE

Period of Significance

1894-1936

Significant Dates

1899
1908-12
1936

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Rubush, Preston C.
Hunter, Edgar O.
Scherrer, Adolph

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Period of Significance (justification)

The complex was constructed by the H. Lauter Company beginning in 1894 and they continued to operate at the location until 1936. At that time the company filed for bankruptcy and the parcel was divided and sold to two other companies.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The H. Lauter Company Complex is a significant collection of late 19th and 20th Century industrial buildings representative of Indianapolis' furniture manufacturing heritage. Three of the four buildings in the complex were constructed for the H. Lauter Company between 1894 and 1912 and although adaptively used as housing now, they still maintain their integrity. The complex derives its significance in the areas of architecture and industry specifically. One of the factory buildings in the complex – the North Factory -- is the product of a prolific architectural firm in Indianapolis named Rubush and Hunter. Adolph Scherrer, another prominent Indianapolis architect, designed an addition to the complex in 1906 which may have been the Office Building portion. The complex was also identified as "notable" in the Indiana Historic Sites and Structures Interim Report for Center Township, Marion County in 1991. It is believed by the SHPO to be one of the oldest, if not the oldest, surviving industrial complex in the city.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Herman Lauter was born in Dublitz, Germany (near Berlin) in 1838 and trained as a glass maker before immigrating to the United States in 1865. Three years after arriving, he established a furniture manufacturing business in New York City. In 1876, Lauter moved to Indianapolis and co-founded a new company, Lauter and Frese. After Frese died in 1880, Lauter became the sole owner and renamed the company, H. Lauter Company. The company had a number of downtown locations in the first couple of years before settling on a triangular property at Harding and Washington streets in 1894. The complex then grew in phases with the first building constructed in 1895 – today the eastern core section of the South Factory building. By 1899, an addition to the building expanded it to the west all the way to the property line along Harding Street. The Office Building then followed between 1899 and 1908 and the North Factory building between 1908 and 1912. The complex at one point also included a brick carriage house and several open shed structures which no longer survive.

Herman Lauter became a prominent citizen in Indianapolis and was known for his charitable nature and interest in technical training programs within Indianapolis' public education system. He and his wife, Helene, had 7 children with 6 of those being girls. Several of the Lauter daughters were interested in having their own careers and were very involved in the Woman Suffrage movement. Eldena, the eldest daughter helped run the family business and was very vocal about earning the right to vote. Another

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daughter, Sara, even served as president of the local chapter of the League of Women Voters. Yet another daughter, Flora, became an artist and studied with T.C. Steele, William Forsyth and J. Ottis Adams among others and lived in Europe for a time painting with her contemporaries.

Lauter's family continued to operate the company after his death in 1907 until the mid 1930s when it succumbed to the economic conditions of the Great Depression. The bank foreclosed on the property in 1936 and sold it in 1937. During that process the property was divided and sold to two different owners. The South Factory was purchased and occupied by the J. Solotken & Company paper stock and scrap metal dealers. The North Factory and Office Building were occupied by Regal Stores, functioning as a grocery warehouse distribution center. Regal continued its operations on the site and altered the North Factory with the installation of a conveyor system (1966), the addition of a loading dock and the construction of a concrete produce warehouse (1950) on the north end of the site until 1975. After Regal left the property there were several short term occupants of the property but it remained largely unchanged.

Jacob Solotken, was a Russian immigrant who, at 15 began recycling paper, cardboard, rags and metals to help earn money for his family. Solotken had an incredible work ethic and a deep love of his Jewish heritage. He officially founded the J. Solotken & Company in 1914 and moved into the South factory in 1937. The J. Solotken & Company business constructed multiple loading dock additions to the South Factory buildings throughout the 1950s and 1960s and eventually evolved into a scrap metal and recycling business. Solotken occupied the South Factory and grounds in its entirety until 2010 when it purchased a modern facility in Indianapolis. The South Factory was rehabilitated in 2012 and converted in apartment units.

The Lauter Company Complex has architectural significance both for its association with the body of work of two of Indianapolis' best known architects of the early 20th century, and, as an example of early industrial "mill" construction. The North Factory building was designed by Rubush and Hunter. With principals Preston C. Rubush (1867-1947) and Edgar O. Hunter (1873-1949) at the helm, this firm gained considerable local prominence in its field through important commissions such as the Masonic Temple (1907); City Hall (1909); the Circle Theater (1916); and the Indiana Theater (1927). Rubush and Hunter's dominance in Indianapolis, can be attributed to several factors: they were both well trained professionals, their skill sets complimented each other; they were politically savvy and very involved in community activities; they employed recent technology and were creative yet practical in their designs; they assembled a proficient team of partners including other designers, craftsman, engineers, and contractors; and they were practicing at a time of unprecedented growth in Indianapolis. This is one of few of their known industrial works.

Adolph Scherrer (1847-1925) may have designed the Office Building addition to the complex in c.1905 according to his collection of papers at the Indiana Historical Society. The collection does not include drawings of which building he was responsible for but does provide correspondence to support the timeframe of the Office Building's construction. Adolph Scherrer was born in Switzerland and studied in Vienna and Budapest before coming to the United States in 1870. He moved to Indianapolis in 1873 and worked for leading architect Edwin May. While working with May, they secured the commission to design and build the new state capitol building. May died during the project and Scherrer completed it in 1888. Scherrer, and his sons Anton and Herman, rose to prominence among Indianapolis' leaders. They were all very involved in the development of technical training programs for Indianapolis' youth and would have certainly had a relationship with Herman Lauter through those efforts.

Though Indianapolis thrived on manufacturing after the Civil War, survivors of the city's industrial age are few and far between, and becoming more rare by the year. The auto industry is a good example of the attrition of historic factories in Indianapolis. In the 1980s, forty-three auto and auto parts manufacturers were included in a multiple property theme study. Many have been lost, or even more substantially

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altered than before. Nevertheless, auto-related National Register listings include Cole Motor Car Company, HCS Motor Car Company, Gibson Company, and Wheeler-Schebler Carburetor Company factories. Pending industrial building nominations represent other manufacturers, such as Kahn Tailoring Company. Architecturally, these buildings represent later phases of "mill" construction, utilizing steel or reinforced concrete framing. The Lauter buildings, especially the first factory, represent the earliest "mill" construction, with load-bearing masonry walls and heavy timber posts and floor framing for the interior structure. While it is difficult to quantify due to the need for interior access, the Indiana Historic Sites and Structures Inventory includes very few examples of this architectural type in Indianapolis. The Lauter buildings are very likely one of the oldest industrial complexes left in the city.

Developmental History/Additional historic context information

The Indiana General Assembly had studied the idea of founding a new capital city in the center of the state shortly after Indiana achieved statehood in 1816. After years of planning, by 1821, the legislators had purchased land, hired Alexander Ralston to design the layout of the new capital, and land sales had begun. It was hoped that steam boat trade on the White River would bolster commerce and industry in the new capital, but the river had insufficient depth. Industry remained confined to power sources – White River and Fall Creek. A few hardy businessmen with experience in building and operating water-power mills put up wool, grain, or saw mills on the waterways. In the 1830s, prospects for canal trade fizzled in Central Indiana when the State of Indiana could not complete Central Canal, which was to connect to the moderately successful Wabash & Erie Canal. Later, the canal did provide a water source for industries in downtown Indianapolis.

The coming of steam power and the railroad changed the scene. In 1847, the Madison and Indianapolis Railroad line reached Indianapolis. Workshops and the mills now had an easier outlet for surplus goods. Among the smaller manufacturers present when the first train came to town were Indianapolis' furniture makers. By the 1830s, there were five or six cabinetmakers in Indianapolis, and two chair makers. Their numbers increased and their methods evolved as transportation and technological changes came.

The Indianapolis craftsmen worked at a disadvantage to those of Southern Indiana. Makers in Ohio River towns, for example, lived in larger towns with more potential clients, and they had access to river trade. Steamboats could also bring them metal goods for hardware and tools much more readily. Throughout Indiana, however, the excellent mix of native hardwoods benefited all makers.

After the Civil War, the Midwest in general became a more open and accessible place to conduct business and became a central location for traditionally east coast businesses to expand their market reach. Indiana became well-known for its furniture makers, who had a significant role in the economy. Many business leaders in Southern Indiana built upon their town's earlier craft traditions. German-American businessmen in Evansville, Indiana began forming furniture companies in the 1860s. By 1908, the city had so many factories that the largest concerns built the Evansville Furniture Exchange Building, one of the only such operations in the nation until the Chicago Furniture Mart opened in 1924. Manufacturers in Batesville, Indiana began making furniture shortly after the Civil War, and today, the descendent firms are still leading makers of hospital beds and caskets. The Tell City Chair Company began in 1865 in its namesake Ohio River town; its caned hardwood chairs were soon nationally distributed. Makers in Central and Northern Indiana also put Indiana furniture at the forefront. "Hoosier cabinets" were made by many firms in the 1890s to early 1900s, but, the namesake Hoosier Cabinet Company factory was in New Castle, Indiana. Coppes Brothers in Nappanee, Indiana began operations in the 1880s, and they were well-known for their version of this product which was (and is) a household word. The 1920 Census rated Indiana's furniture industry fourth in the nation in terms of value of products.

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Indianapolis companies made office chairs, patented Wooten Desks, and household furnishings. Indianapolis was a particularly good location for the furniture industry due to heavily timbered land surrounding the city and access to both road and rail transportation which allowed for nationwide distribution. Herman Lauter relocated his business from New York to Indianapolis for this very reason. He was interested in purchasing walnut, butternut and yellow poplar lumber supplies from Indianapolis but soon realized that this would be the perfect location for a larger, modern manufacturing facility.

Between 1870 and 1895 the furniture industry was transitioning from "cabinet shop" to fully mechanized factories. It was in the midst of this transition that the Lauter plant on Harding is constructed. At its height, the H. Lauter Company employed 400 persons and shipped its products nationwide. A 1907 advertisement, said that the H. Lauter Company "...is the largest facility of its kind in Indiana." This appears to be supported by a Bureau of Statistics record from 1906 which indicated that the average number of employees in an Indiana furniture factory was 149. This report also indicated that the furniture industry was the fourth fastest growing industry in Indiana with 34 companies spread throughout the state. By 1937, there were 128 furniture companies in the state, however the industry quickly went into decline after that due to the over milling of timber. By that time, the furniture industry in Indiana was relying primarily on out-of-state lumber supplies. Of those located in Indianapolis, Lauter is one of the last remaining facilities with only two other known factory locations in existence (Madden Furniture at 16th & Sherman and the U. S. Bank Furniture Company at 16th & Lewis). All other locations have been demolished including The Indianapolis Chair and Furniture Company which had been listed on the National Register in 1986.

Lauter manufactured a number of items from roll top desks to saddles at one point. Lauter held an 1895 patent for a specialized typewriter desk and in 1918 its catalogue is described as "in keeping with their unusual line of desks and tables that are always a strong feature". By the 1930s, their product line had expanded to include more modern furniture trends like the "bedroom suite" and the "davenport". This change in popular style plus the downturn in the economy due to the Great Depression affected many of the furniture manufacturers in the nation. By 1933 there was a \$100 million loss in revenues and nearly one third of the furniture factories had shut down.

Lauter followed suit in 1936. Virtually all wood furniture making has left Indianapolis, in many cases, for its historic roots in Southern Indiana. Cities like Jasper, New Albany and Batesville continued to support furniture and similar manufacturing after World War II. Access to timber stands is one reason that these industries continued to survive. While many parts of Indiana were over-harvested, stands of timber remain. Southern Indiana's hill lands, which were never affected by glacial action, favor timber growth over traditional farming in many cases. Today, though furniture manufacturing is less labor-intensive than in its early 20th century years, Indiana ranks first in the nation in wood office furniture and wood casket production. In 2013, the total economic impact of Indiana's hardwood industries (including furniture) was estimated at 16.1 billion dollars. About 38,000 people work in the furniture and closely related industries in Indiana today.

H. Lauter Company Complex
Name of Property

Marion County, Indiana
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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H. Lauter Company Complex
Name of Property

Marion County, Indiana
County and State

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Sulgrove, Berry R. A History of Indianapolis and Marion County, Indiana. Philadelphia: L.H. Everts & Co., 1884.

Teaford, Jon C. Cities of the Heartland: The Rise and Fall of the Industrial Midwest. Indiana University Press, Bloomington, 1993.

Tenuth, Jeffrey, Indianapolis: A Circle City History. Archadia Publishing, 2004.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): 098-296-01463

10. Geographical Data

Acreege of Property 5 acres

H. Lauter Company Complex
Name of Property

Marion County, Indiana
County and State

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 569670 | Northing: 4402094 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The H. Lauter Company Complex is located on a roughly 5 acre triangular piece of land framed by Washington Street to the north, an alley to the south, Harding Street to the west, and the railroad right of way on the east. The property consists of a north parcel and a south parcel that are immediately adjacent.

The North Parcel consists of the following:

Beginning where a line 1 inch north of, and parallel to, the outside face of the north wall of the Produce Building meets the east curb line of Harding Street, follow the north and angled east/northeast wall, maintaining 1 inch of distance from the outside face of the wall, to a point 1 foot south of the south wall of the Produce Building. Proceed southeasterly to a point where a north-south line parallel to, but five feet east of, the easternmost wall of the North Factory, intersects. Said point of intersection is where an east-west line five feet north of the north wall of the North Factory intersects said north-south line. Follow the line parallel to the easternmost wall of the North Factory to its intersection with the north property line of 101 South Harding Street (defined below). Follow the north property line of 101 S. Harding Street to the east curb line of South Harding Street. Turn north and return to the point of origin.

The South Parcel is defined as:

A part of the southeast quarter of section 3, township 15 north, range 3 east, being a part of out lot #11 west of White River, of the Donation Lands of the city of Indianapolis, and a part of the Northeast Quarter of Section 10, Township 15 North, Range 3 East, in Marion County, Indiana, described as follows:
Beginning at a brass plug marking the southwest corner of said Southeast Quarter of Section 3; thence north 00 degrees 03 minutes 38 seconds east (bearings based on plat of H. Lauter Loft Condominiums recorded as instrument #2004-96991 in the office of the Recorder of Marion County, Indiana), along the west line of said quarter section 75.96 feet; thence (the following 3 courses being along the southerly and southerly extension of the boundary of said H. Lauter Loft Condominiums) 1) north 88 degrees 54 minutes 16 seconds east 355.38 feet; 2) south 43 degrees 16 minutes 37 seconds east 8.42 feet; 3) north 89 degrees 45 minutes 33 seconds east 44.15 feet; thence south 42 degrees 53 minutes 04 seconds east, along the east side of an existing building and the extension thereof, 401.12 feet; thence south 00 degrees 00 minutes 00 seconds west 42.55 feet to the southeast corner of the real estate conveyed to MarionProperty Company, LLC by deed recorded as instrument #96-113353 in said Recorder's Office;

H. Lauter Company Complex
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thence south 88 degrees 34 minutes 37 seconds west, along the south line of said Marion Properties Real Estate, 678.80 feet to the west line of said northeast quarter section; thence north 00 degrees 03 minutes 38 seconds east 276.50 feet to the point of beginning, containing 4.471 acres, more or less. Subject to all legal easements, rights of way and restrictions of record. Also refer to property survey (for South Parcel only)

Boundary Justification (Explain why the boundaries were selected.)

These boundaries represent the original parcel as owned by the H. Lauter Company from 1894 to 1936. The property is described above as two parcels due to legal separation at a point after the period of significance.

11. Form Prepared By

name/title: Amy S. Kotzbauer
organization: ASK Consulting Services LLC
street & number: 3755 East 71st Street
city or town: Indianapolis state: IN zip code: 46220
e-mail akotzbauer@comcast.net
telephone: 317-652-8456
date: March 10, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

H. Lauter Company Complex
Name of Property

Marion County, Indiana
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: H. Lauter Company Complex

City or Vicinity: Indianapolis

County: Marion State: IN

Photographer: Amy S. Kotzbauer

Date Photographed: August 8, 2011, August 30, 2012; October 15, 2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
October 15, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of west façade of the South Factory building with Office Building beyond standing with camera directed northeast
IN_MarionCounty_HLauterCompanyComplex0001

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
October 15, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of north façade of South Factory building with camera directed east from Harding Street
IN_MarionCounty_HLauterCompanyComplex 0002

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
October 15, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

H. Lauter Company Complex
Name of Property

Marion County, Indiana
County and State

View of north façade of South Factory and south façade of North Factory buildings with alley between;
camera directed west

IN_MarionCounty_HLauterCompanyComplex0003

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of north facades of the North Factory and the Office Building; camera directed west

IN_MarionCounty_HLauterCompanyComplex0004

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of west façade of the Office Building facing Harding Street; camera facing east.

IN_MarionCounty_HLauterCompanyComplex0005

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

North façade of the Office Building; camera facing southwest.

IN_MarionCounty_HLauterCompanyComplex0006

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of west and south facades of the non-contributing Produce Warehouse; camera directed northeast.

IN_MarionCounty_HLauterCompanyComplex0007

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

North façade of the North Factory building; camera directed south

IN_MarionCounty_HLauterCompanyComplex0008

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

Eastern portion of North Factory building with eastern portion of South Factory Building in the
background; camera directed southeast.

IN_MarionCounty_HLauterCompanyComplex0009

H. Lauter Company Complex
Name of Property

Marion County, Indiana
County and State

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 30, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of south façade of the South Factory; camera directed north
IN_MarionCounty_HLauterCompanyComplex0010

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 30, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of south façade of the South Factory; camera directed north
IN_MarionCounty_HLauterCompanyComplex0011

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 30, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View south and east facades of the South Factory building; camera directed northwest.
IN_MarionCounty_HLauterCompanyComplex0012

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 30, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of courtyard space associated with the loading docks on the south side of the South Factory;
camera directed northwest
IN_MarionCounty_HLauterCompanyComplex0013

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 30, 2012
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of courtyard space associated with the loading docks on the south side of the South Factory;
camera directed northeast
IN_MarionCounty_HLauterCompanyComplex0014

H. Lauter Company Complex
Marion County, Indiana
Amy S. Kotzbauer
August 8, 2011
ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of first floor entry lobby in the North Factory portion of the site; camera facing north
IN_MarionCounty_HLauterCompanyComplex0015

H. Lauter Company Complex

H. Lauter Company Complex

Name of Property

Marion County, Indiana

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Marion County, Indiana

Amy S. Kotzbauer

August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of typical internal hall way in the North Factory; camera directed east.

IN_MarionCounty_HLauterCompanyComplex0016

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of third floor condo in North Factory; camera directed north

IN_MarionCounty_HLauterCompanyComplex0017

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 8, 2011

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of third floor condo in the North Factory; camera directed south.

IN_MarionCounty_HLauterCompanyComplex0018

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

October 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

Leasing office area at the South Factory; camera directed north

IN_MarionCounty_HLauterCompanyComplex0019

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

October 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of former boiler house at the South Factory; camera directed north

IN_MarionCounty_HLauterCompanyComplex0020

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

October 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of former boiler house at the South Factory; camera directed south from loft area

IN_MarionCounty_HLauterCompanyComplex0021

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 30, 2012

H. Lauter Company Complex

Name of Property

Marion County, Indiana
County and State

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220
View of common area stairs in South Factory; camera directed west
IN_MarionCounty_HLauterCompanyComplex0022

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

View of retained fire doors in hallways throughout South Factory; camera directed east.

IN_MarionCounty_HLauterCompanyComplex0023

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

Typical apartment unit living area in South Factory; camera directed north

IN_MarionCounty_HLauterCompanyComplex0024

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

Typical kitchen space in an apartment unit at the South Factory; camera directed northeast.

IN_MarionCounty_HLauterCompanyComplex0025

H. Lauter Company Complex

Marion County, Indiana

Amy S. Kotzbauer

August 15, 2012

ASK Consulting Services, LLC, 3755 E. 71st Street, Indpls, IN 46220

Typical living area space with exposed brick in South Factory; camera directed south.

IN_MarionCounty_HLauterCompanyComplex0026

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



H. Lauter Company Complex, Marion County, IN #0001



H. Lauter Company Complex, Marion County, IN #0002



H. Lauter Company Complex, Marion County, IN #0007



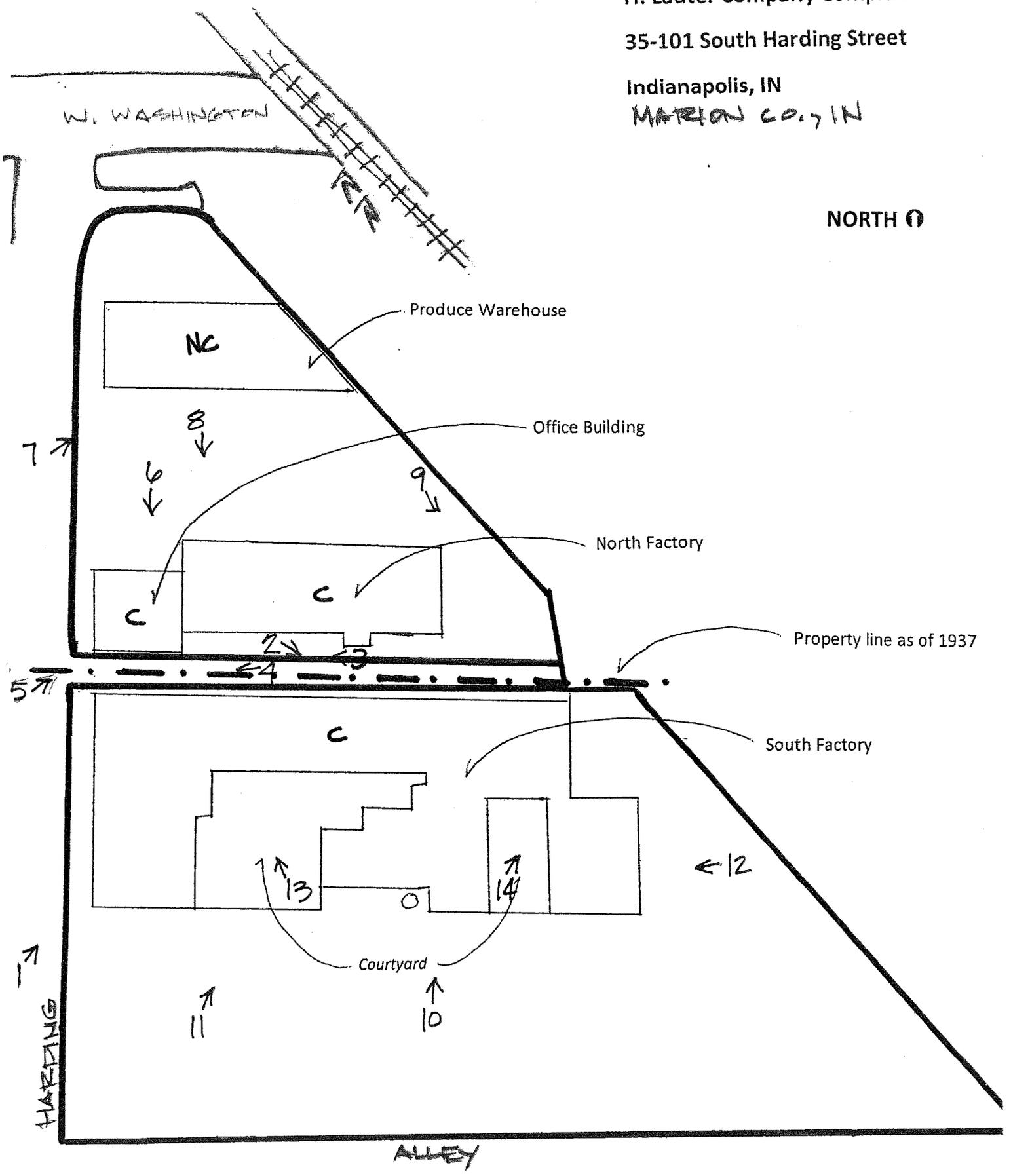
H. Lauter Company Complex, Marion County, IN #0008



H. Lauter Company Complex, Marion County, IN #0010

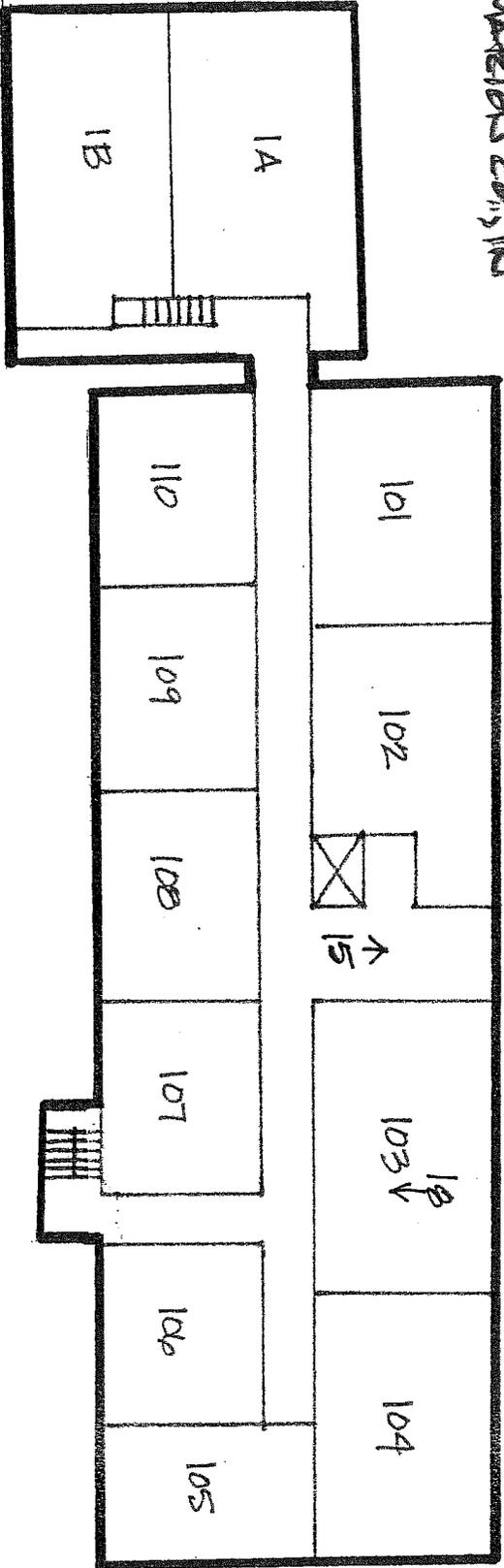
H. Lauter Company Complex
35-101 South Harding Street
Indianapolis, IN
MARION CO., IN

NORTH ①



H. Lauter Company Complex
35-101 South Harding Street

Indianapolis, IN
MARION COUNTY, IN



North Factory/Office Building – First Floor Plan

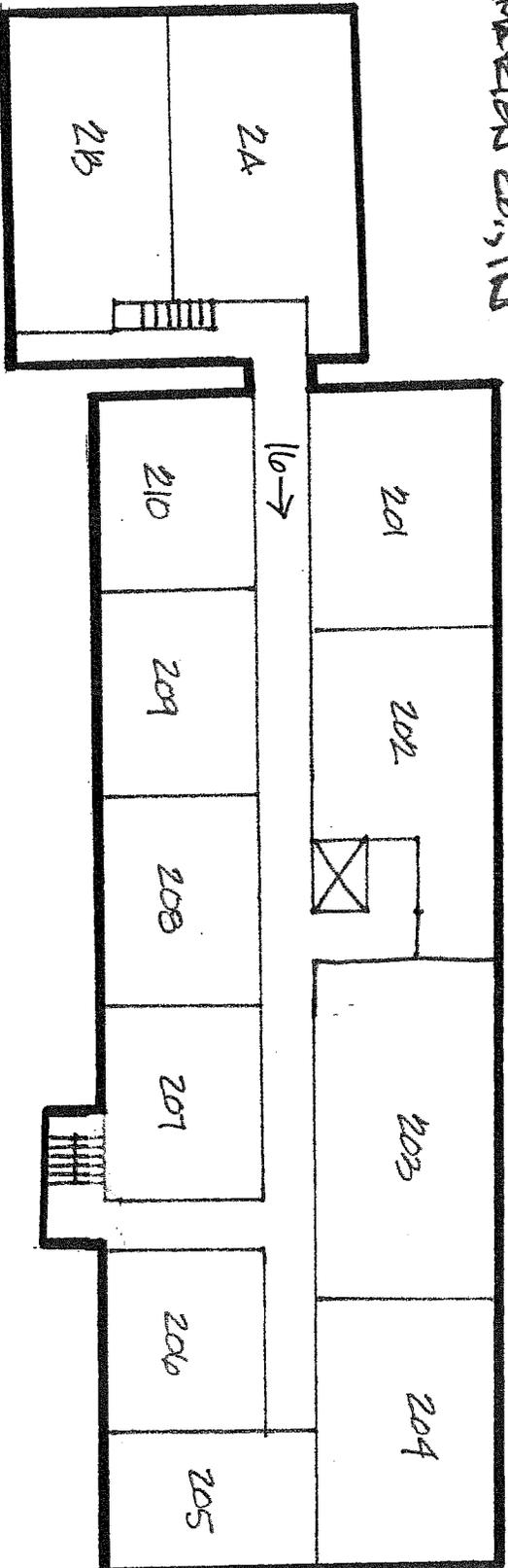
NORTH 

H. Lauter Company Complex

35-101 South Harding Street

Indianapolis, IN

WARREN CO., IN



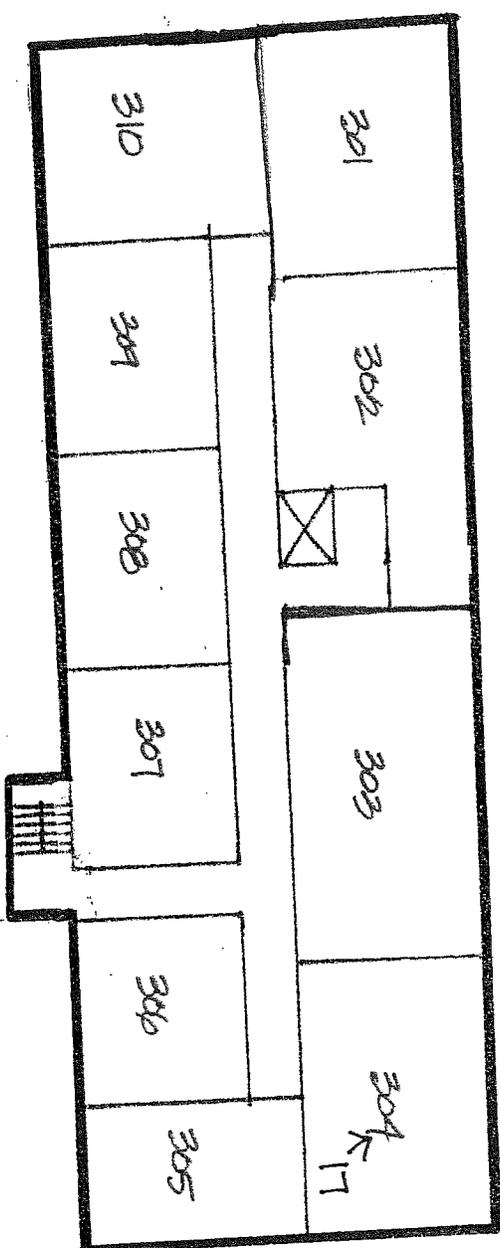
North Factory/Office Building – Second Floor Plan

NORTH ↯

H. Lauter Company Complex

35-101 South Harding Street

Indianapolis, IN MARION CO, IN



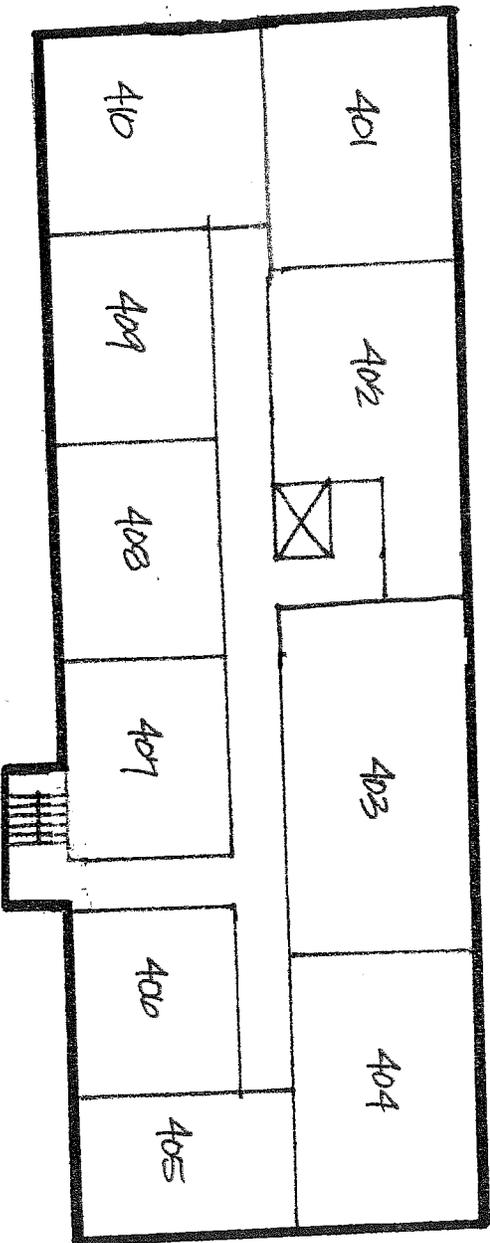
North Factory - Third Floor Plan

NORTH 

H. Lauter Company Complex

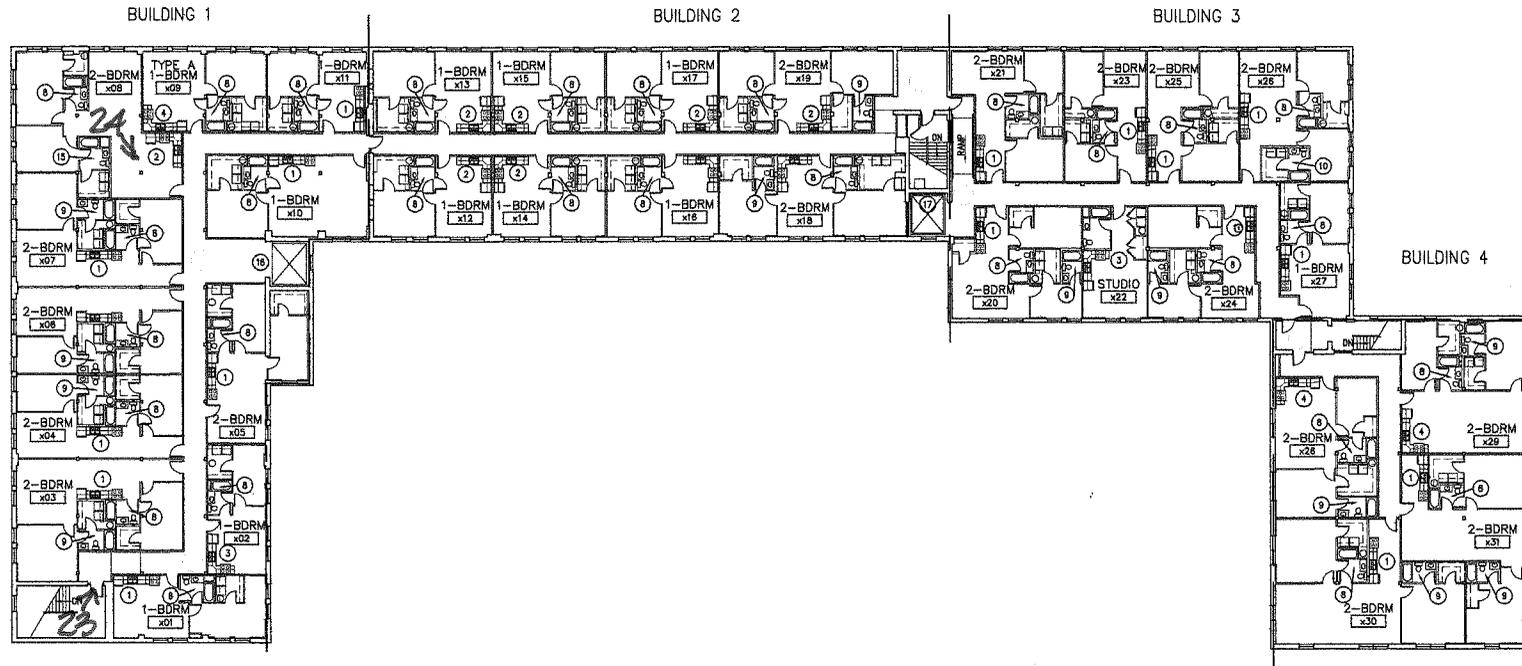
35-101 South Harding Street

Indianapolis, IN *PARSONS CORP. IN*



North Factory - Fourth Floor Plan

NORTH 



1
A201
2nd, 3rd, 4th FLOOR LEVEL
1/8" = 1'-0"

CONSTRUCTION NOTES:

1. KITCHEN TYPE 1: CASEWORK & APPLIANCES PER OWNER.
2. KITCHEN TYPE 2: CASEWORK & APPLIANCES PER OWNER. PROVIDE COMPLIANT HEIGHT & CLEARANCES AT 'TYPE A' UNIT 118.
3. KITCHEN TYPE 3: CASEWORK & APPLIANCES PER OWNER. PROVIDE COMPLIANT HEIGHT & CLEARANCES AT 'TYPE A' UNIT 122.
4. KITCHEN TYPE 4: CASEWORK & APPLIANCES PER OWNER. PROVIDE COMPLIANT HEIGHT & CLEARANCES AT 'TYPE A' UNIT 109.
5. KITCHEN TYPE 5: CASEWORK & APPLIANCES PER OWNER.
6. KITCHEN TYPE 6: CASEWORK & APPLIANCES PER OWNER.
7. KITCHEN TYPE 7: CASEWORK & APPLIANCES PER OWNER.
8. TYPICAL 'TYPE B' BATHROOM REFER TO DETAIL 1/800. CASEWORK & ACCESSORIES PER OWNER.
9. TYPICAL BATHROOM REFER TO DETAIL 2/800. CASEWORK & ACCESSORIES PER OWNER.
10. APARTMENT x26 BATHROOM REFER TO DETAIL 3/800. CASEWORK & ACCESSORIES PER OWNER.
11. TYPICAL 'TYPE A' BATHROOM. REFER TO DETAIL 9/800. CASEWORK & ACCESSORIES PER OWNER.
12. TYPICAL SUITE C RESTROOM. REFER TO DETAIL 10/800. ACCESSORIES PER OWNER.
13. TYPICAL SUITE B RESTROOM. REFER TO DETAIL 11/800. ACCESSORIES PER OWNER.
14. SUITE B BATHROOM. CASEWORK & ACCESSORIES PER OWNER.
15. MODIFIED 'TYPE B' BATHROOM WITH 30" VANITY & 8'-0"x8'-0". REFER TO DETAIL 1/800.
16. EXISTING FREIGHT ELEVATOR TO REMAIN. NOT ACCESSIBLE TO TENANTS.
17. NEW ELEVATOR IN EXISTING SHAFT. PROVIDE 2-HOUR FIRE RATED WALLS WHERE REQUIRED. CONFIRM SHAFT DIMENSIONS WITH ELEVATOR DRAWINGS.
18. NEW INTERIOR COURTYARD. REFER TO CIVIL DRAWINGS.
19. EXISTING DOCK WITH NEW CONCRETE STEPS. REFER TO CIVIL DRAWINGS. 42" TALL GUARDRAIL WITH OPENINGS NO LARGER THAN 4" & HANDRAIL AT 36" AFF WITH APPROPRIATE EXTENSIONS EACH SIDE PER OWNER.
20. MEZZANINE LEVEL ABOVE. REFER TO DETAIL 2/A201.
21. NEW CONCRETE STEPS & LANDING. REFER TO CIVIL DRAWINGS. 42" TALL GUARDRAIL WITH OPENINGS NO LARGER THAN 4" & HANDRAIL AT 34" AFF WITH APPROPRIATE EXTENSIONS EACH SIDE PER OWNER.
22. FIRE ALARM PANEL. COORDINATE FINAL LOCATION WITH FIRE DEPARTMENT.
23. KNOK BOX. COORDINATE FINAL LOCATION WITH FIRE DEPARTMENT.
24. SECURITY CAMERA. (1) ADDITIONAL CAMERA IN PARKING LOT - NOT SHOWN ON DRAWINGS. CONFIRM FINAL LOCATIONS WITH OWNER. SYSTEM PER OWNER.
25. INTERCOM ACCESS CONTROLS. CONFIRM FINAL LOCATION WITH OWNER. SYSTEM PER OWNER.
26. DOOR WITH PROXIMITY FOB READER. CONFIRM FINAL LOCATIONS WITH OWNER. SYSTEM PER OWNER.

GENERAL CONSTRUCTION NOTES:

- A. ALL WORK TO BE COMPLETED PER THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.
- B. CONTRACTOR TO VERIFY ALL PROPOSED CONSTRUCTION & DIMENSIONS CAN BE PERFORMED IN ASSIGNED SPACES PRIOR TO WORK COMMENCING. NOTIFY OWNER IMMEDIATELY IF DISCREPANCIES ARE FOUND BETWEEN DRAWINGS & ACTUAL CONDITIONS.
- C. FIELD VERIFY EXISTING FINISH FLOOR ELEVATIONS PRIOR TO STARTING CONSTRUCTION. MATCH NEW FLOOR ELEVATIONS WITH EXISTING UNLESS NOTED OTHERWISE.
- D. FLOORS TO RECEIVE 3" CONCRETE TOPPING PER OWNER. PROVIDE TRIPLE SOLE PLATE AT WALL FRAMING TO ALLOW FOR CONCRETE POUR. TAPER FLOORS TO EXISTING STAIR LANDINGS. REFER TO SHEETS A201A4B & A202A4B FOR LOCATIONS.
- E. WINDOWS: RESTORED & NEW WINDOWS PER OWNER. REFER TO OPENING SCHEDULE.
- F. DOOR & OPENINGS: REFER TO SHEETS A400 & A401 FOR DETAIL. OPENING SCHEDULE TO BE PROVIDED BY OWNER.
- G. COORDINATE EQUIPMENT WORK WITH MANUFACTURERS & SUPPLIERS TO ENSURE PROPER ROUGH-IN CLEARANCES FOR INSTALLATION, USE & MAINTENANCE.
- H. PROTECT EXISTING SURFACES TO REMAIN THAT ARE NOT INCLUDED IN SCOPE OF WORK BUT THAT ARE WITHIN AREAS OF CONSTRUCTION ACTIVITY.
- I. PATCH, REPAIR & RESTORE EXISTING FINISHES & SURFACES TO "AS NEW CONDITION" AS REQUIRED TO MATCH SURROUNDING MATERIALS OR TO PROVIDE APPROPRIATE SUBSTRATE PRIOR TO INSTALLING NEW FINISHES. AREAS NOTED TO BE PATCHED OR REPAIRED ON THE DRAWINGS ARE GIVEN FOR REFERENCE & SHALL NOT BE INTERPRETED TO LIMIT THE SCOPE OF WORK.
- J. CASEWORK & APPLIANCES: PER OWNER.
- K. ACCESSORIES, HARDWARE & FINISHES: PER OWNER.
- L. VERIFY MOUNTING HEIGHTS OF ACCESSORIES, EQUIPMENT, DOOR HARDWARE, CASEWORK, ETC. PROVIDE SOLID BLOCKING BEHIND ITEMS REQUIRING ANCHORAGE. PROVIDE FIRE TREATED WOOD BLOCKING OR METAL STRIPS BETWEEN FRAMING MEMBERS & FINISH ITEMS REQUIRING ANCHORAGE. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT ITEMS AT RECOGNIZED INDUSTRY STANDARD HEIGHTS. COORDINATE LOCATIONS WITH MANUFACTURER OR SUPPLIER & REFER ANY MOUNTING HEIGHT QUESTIONS TO ARCHITECT FOR INTERPRETATION.
- M. PROVIDE SEALANT BETWEEN HOLLOW METAL FRAMING PERIMETERS & SURROUNDING WALL CONSTRUCTION, INTERIOR & EXTERIOR WINDOW & STOREFRONT FRAME PERIMETERS. SIMILAR MATERIALS SUCH AS GYPSUM WALLBOARD & MASONRY, MASONRY & CONCRETE, COUNTERTOPS & WALLS, ETC UNLESS NOTED OTHERWISE.
- N. PROVIDE FIRESTOP PENETRATIONS IN RATED CONSTRUCTION & AT TOPS OF RATED WALLS.
- O. REFER TO STRUCTURAL DRAWINGS FOR FOOTING, UNDERSLAB DRAINAGE & BACKFILL REQUIREMENTS.
- P. REFER TO CIVIL DRAWINGS FOR SITE ELEMENTS & IMPROVEMENTS ADJACENT TO BUILDING EXTERIOR & FINISH FLOOR ELEVATIONS.

HARDING STREET LOFTS

PROJECT ADDRESS
Harding Street Lofts
101 South Harding Street
Indianapolis, Indiana 46204

OWNER
Harding Street Lofts, LLC
549 North Senate Avenue
Indianapolis, Indiana 46204
Telephone 317-628-7869
Facsimile 317-628-7860

ARCHITECT
ARCHITECTURE trio, Inc.
549 North Senate Avenue
Indianapolis, Indiana 46204
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CONSTRUCTION DOCUMENTS

SEPTEMBER 2011

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PROFESSIONAL SEAL



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Indianapolis, Indiana 46204
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DRAWN BY

REVISIONS

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- △
- △
- △

SHEET TITLE

2nd, 3rd, 4th
FLOOR PLAN

PROJECT NO:
11007
DATE
September 2011

SHEET NUMBER
A202

*LAUTER
SOUTH FACTORY
MARION CO, IN*

Harding Street Lofts, LLC (LUS Files)
Architectural: 11/22/11 (LUS Files)
Dimension Scale: 3/8"

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