

<b>Case #</b> <b>2011-COA-078 (IRV)</b> <b>2011-VHP-006</b>	<b>INDIANAPOLIS</b> <b>HISTORIC PRESERVATION COMMISSION</b> <b>STAFF REPORT</b>	<b>Hearing Date</b> <b>JUNE 1, 2011</b>
<b>5606 E. Washington Street</b> <b>IRVINGTON</b>		NEW CASE
<b>Applicant: JACQUE HAYNES FOR DR. GREGG OSSIP</b> mailing address: 5455 Harrison Park Lane Indianapolis, IN 46216		Warren Township Council District: 21 Benjamin Hunter
<b>Owner: Mary E. Letsinger</b> mailing address: 5744 S 150 W Fountaintown, IN 46130		
<b>COMBINED CASES</b>		
<b>IHPC COA: 2011-COA-078 (IRV)</b>	<ul style="list-style-type: none"> <li>• Rehabilitate existing masonry building,</li> <li>• Install new storefronts,</li> <li>• Resurface parking area,</li> <li>• Install two new signs,</li> <li>• Install fabric awnings and lights, and</li> <li>• For Variances of Development Standards</li> </ul>	
<b>BZA Variances: 2011-VHP-006</b>	Variances of Development Standards of the C-4 Zoning Ordinance to: <ul style="list-style-type: none"> <li>• Allow a zero foot front transitional yard,</li> <li>• Legally establish 12 parking spaces, and</li> <li>• Allow maneuvering in the right-of-way</li> </ul>	
<b>STAFF RECOMMENDATION: Approval with Stipulations</b>		

**STAFF COMMENTS**

**Background of the Property**

This one story commercial building was constructed c.1940 as a store with an auto service component behind it. The building is constructed of concrete block with a single layer brick veneer exterior. The front portion of the building has a vaulted trussed roof with a stepped front parapet while the rear structure has a flat roof. Overhead doors face west toward Layman Street. Aerial photography shows vehicles parked along the west side of the building since its original construction. Most recently the property was used as an auto muffler repair shop.

**Property Rehabilitation and Conversion of Use**

The applicant is requesting to convert the building for use as a retail/business office for Ossip Optometry. An extensive exterior renovation is proposed which includes:

- Removal of T-111 siding and false mansard roof
- Restoring/tuckpointing exterior brickwork
- Replacing existing non-original aluminum storefront system on the front and west facades
- Installing a new wood panel and trim system above the new storefront
- Modifying one (1) overhead door openings into a new storefront system
- Infilling three (3) overhead door opening with a wood infill panel and trim system
- Infill one overhead door opening with concrete block to match adjacent
- Paint existing and new infilled concrete block on northern most building

In addition to the building rehabilitation, the applicant is proposing to reconfigure the existing parking area to the west of the building, introducing some landscaping and a walkway, replacing the public sidewalk and concrete driveway apron. Two signs, one on an awning and one projecting from the front corner of the building, and three awnings are

proposed for the front of the building. In the future, the applicant is looking to paint a mural or install a public art piece on the east side of the building facing a courtyard garden and Irvington Shops.

The applicant is in the process of purchasing this building and is seeking approval of these modifications and variances as part of their due diligence. The applicant is also pursuing having Layman Street permanently changed to a two-way street up to the existing parking lot to the north of the property, through the Department of Public Works and the City-County Council, to help make the accessibility to the site and off-street parking easier for their future customers.

### **Site Plan**

The existing parking surface on the west side of the building is covered completely in concrete. The applicant is proposing to resurface the parking lot and to legally establish twelve (12) existing parking spaces including one new ADA parking spot. New landscaping strips and walkways would be created along the west side of the building. The existing crumbling curb cut and sidewalk in the right-of-way would be replaced to match the existing.

### **Existing Conditions**

The existing front façade and part of the west side façade currently has T-111 siding over the existing masonry surfaces. A false mansard roof with a metal standing seam roof is attached to the front of the building. The existing metal storefront system looks to not be original to the building. It is unknown whether original brickwork exists below the window sills. Metal overhead doors were installed at some time in the past in both original and enlarged openings along the entire west façade.

### **Front Facade**

A new storefront window/ door system is proposed to replace the existing windows and door. The new system would have large picture windows with fixed transom panels above. The front entrance would be converted to two swinging doors. A simple commercial aluminum thermally broken storefront system with insulated panels such as 'Efco' or approved equal would be used.

The condition of exist façade surface above and below the existing window is unknown pending removal of all of the existing T-111. If brickwork exists below the existing windows, it is proposed to be repaired/ restored to its original condition. A new wood flat panel and trim system is proposed above the new storefront windows. From the inside the area above the storefront looks to be concrete block.

### **West Facade**

The applicant is requesting to remove the existing overhead doors on the west side of the building. On the west side of the main building facing Layman Street, each opening would be filled with either an aluminum storefront system or filled in with the wood flat panel and trim system to match the front façade. The open overhead door opening on the smaller back addition would be filled in with concrete blocks to match the existing. The applicant is requesting to paint the concrete block on the west side of the building to match previously painted concrete block on the east side of the building. The existing non-painted brick surfaces would remain.

### **Awnings, Signage, and Lighting**

The applicant is requesting to install three (3) canvas awnings over the storefront windows and doors on the front facade. The canvas awning over the new doorway would have a sign with the 'Ossip' name and logo on it. The proposed projecting sign on the corner of the building would have a pair of glasses and 'Ossip' suspended from a simple bracket attached to the building. The existing pole sign adjacent to the building would be removed. Three (3) gooseneck light fixtures would be mounted above the awnings on the front façade and four (4) light fixtures would be introduced on the west facade.

### **Need for Variances**

A commercial property directly across the street from a protected dwelling district requires a 20 ft. transitional yard adjacent to off-street parking. The applicant is requesting a zero foot transitional yard. Two off-street parking spaces would need to be eliminated to accommodate the transitional yard which would make the viability of the reuse of the building less possible. The existing relationship of this building's parking to the surrounding neighborhood has not changed in over 70 years. The applicant has made an attempt to incorporate some landscaping where none previously existed to help create a visual green space across from the residential district.

The Irvington Plan recommends "*supporting variances for less than the required parking if the current zoning classification requires more parking than is practically needed for a particular business establishment*" along the Washington Street corridor. Based on the gross square footage of the building, the new business would require twenty

(20) parking spaces (1 parking space per 200 sq. ft. of gross floor area). With the existing building on the site, there is currently not enough room to the west of the building for the total number of required off-street parking spaces. The proposed parking layout would maximize the number of parking spaces on the lot.

The existing curb cut, which the applicant is proposing to continue to use, has provided access and maneuvering in the right-of-way for several decades. There is also not enough space on the west side of the property to provide an interior access drive. An alternative layout to the parking would not be practical given the dimensional limitations of the site and would severely reduce the number of dedicated off-street parking spaces available for this business.

Staff supports these variance requests based on the existing limitations of the site and past use. The new proposed office/ business use is characteristically less intense than the previous automotive repair uses that looks to have occurred in some form on the property for approximately 70 years.

#### **Irvington Historic District Preservation Plan**

The Irvington Historic District Plan recommends the following for a new storefront: *“If original storefront is gone and no evidence exists, construct a new storefront that incorporates traditional storefront elements, such as display windows, transoms, kickplates, etc.”* Staff believes that the applicant has recreated the storefront according to these guidelines.

Ultimately, this project will help the property become a beneficial re-addition and positive contributor to the economic commercial corridor along Washington Street. A letter of support has been submitted from the Irvington Development Organization and is included at the end of this report.

### **STAFF RECOMMENDED MOTIONS**

#### **A. Case #2011-COA-078 (IRV):**

##### **To approve a Certificate of Appropriateness to:**

- 1. Rehabilitate existing masonry building,**
- 2. Install new storefronts,**
- 3. Resurface parking area,**
- 4. Install two new signs,**
- 5. Install fabric awnings and lights, and**
- 6. Variances of Development Standards;**

**all per submitted documentation and subject to the following stipulations:**

- 1. Construction must not commence prior to approval by the IHPC staff of final construction detail drawings. Approved: \_\_\_\_\_ Date: \_\_\_\_\_**
- 2. Replacement windows/storefront shall fit exactly into the original openings; no changes to the window/storefront openings are permitted.**
- 3. Replacement windows/storefront shall be approved by IHPC staff prior to purchase and installation. Approved: \_\_\_\_\_ Date: \_\_\_\_\_**
- 4. New infill panel and trim materials shall be smooth-finished wood. Any knots or surface imperfections shall be filled to achieve a smooth appearance, sanded and primed. Rough-sawn finishes are not permitted.**
- 5. New reconfigured parking pad shall be paved with asphalt or concrete and shall blend smoothly into the existing adjacent sidewalk.**
- 6. Concrete surfaces shall have the lightest possible broom finish. Strokes must be straight with no curves or swirls.**
- 7. No changes to the proposed design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff. Notify IHPC staff prior to making unexpected repairs.**

**NOTE 1: Stipulation #1 must be satisfied prior to the issuance of any building permits.**

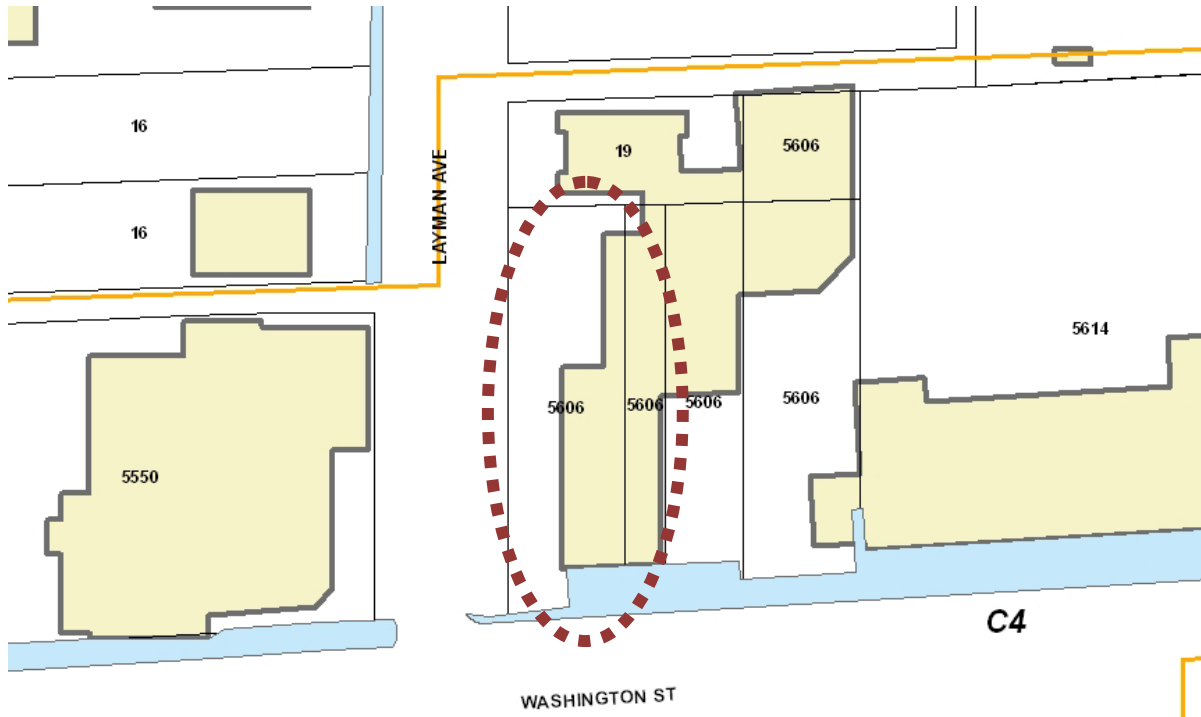
**NOTE 2: Owner is responsible for all easement, right-of-way, public safety and accessibility issues.**

#### **B. VARIANCE PETITION #2011-VHP-006:**

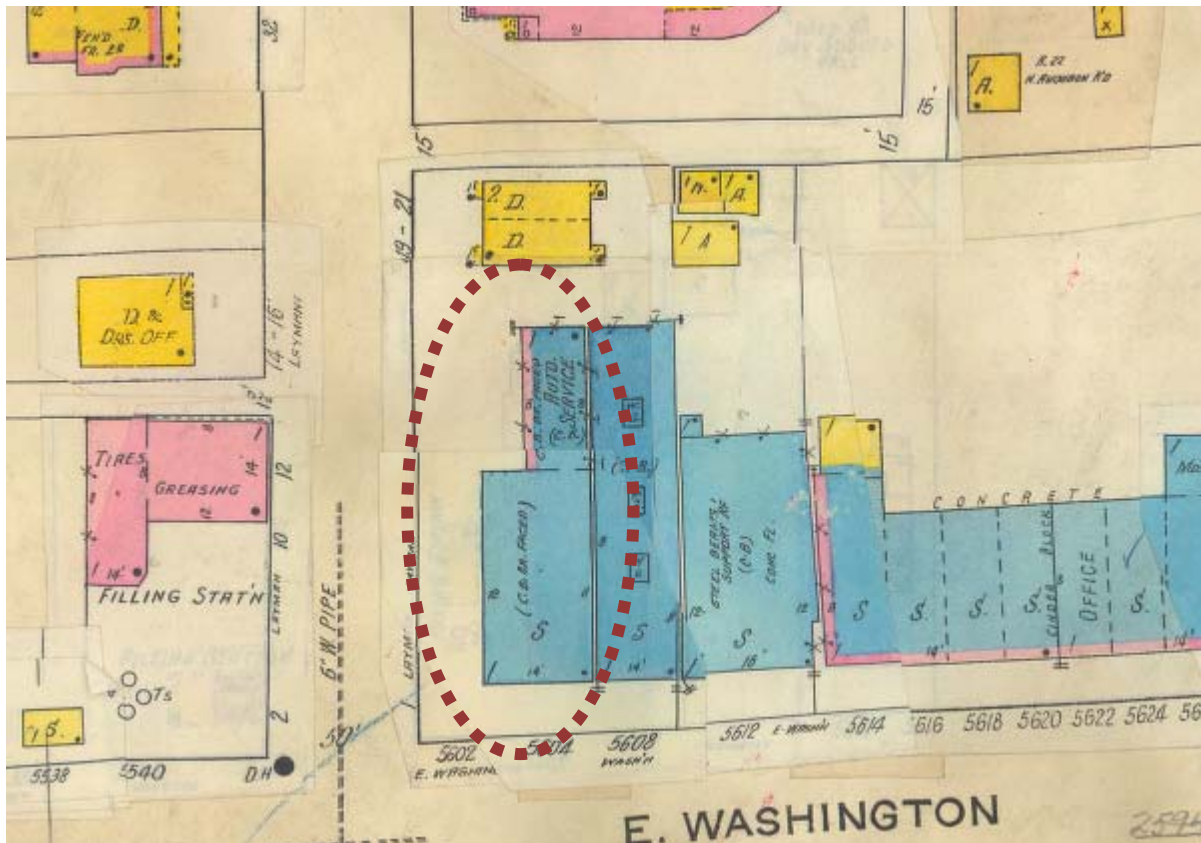
##### **To approve a Variance of Development Standards of the C-4 Zoning Ordinance to:**

1. Allow a zero foot front transitional yard,
2. Legally establish 12 parking spaces, and
3. Allow maneuvering in the right-of-way.

Staff Reviewer: Ann Steadham



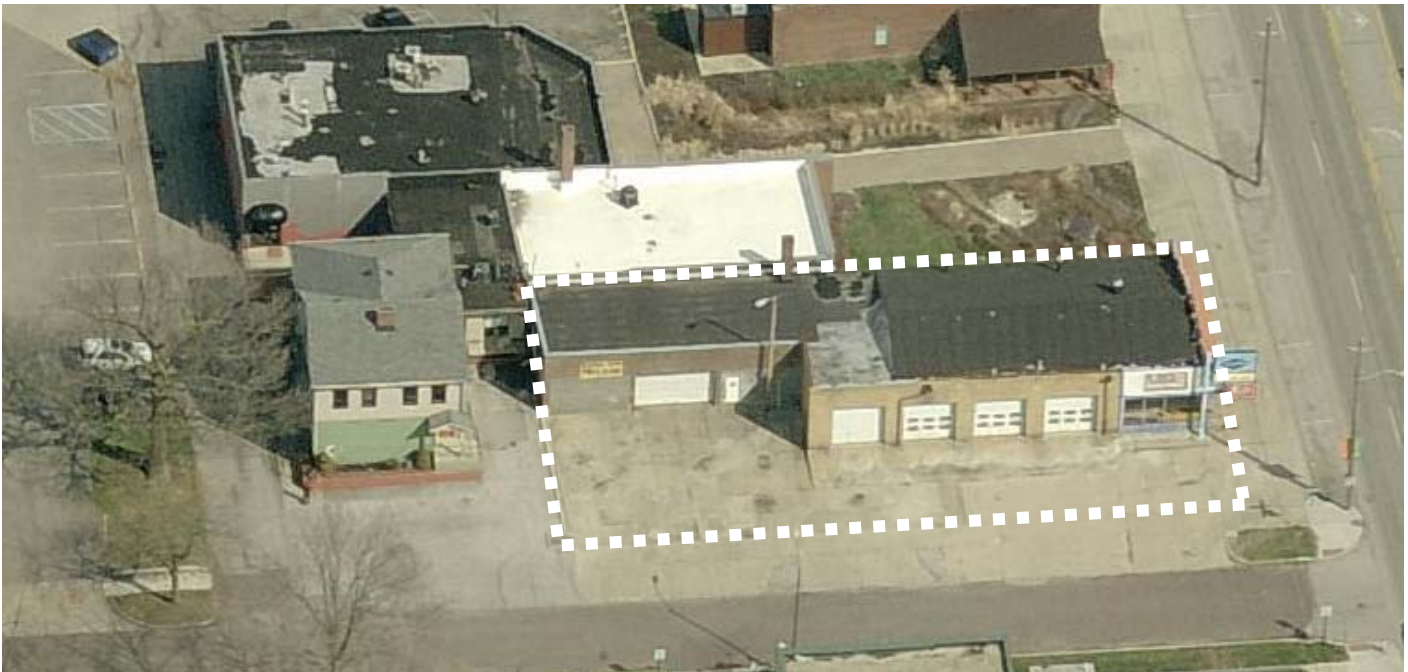
Map of subject property



**1956 Sanborn Map**



**Aerial Photo looking toward front of building**



**Aerial photo looking toward west side of building**



Existing front façade



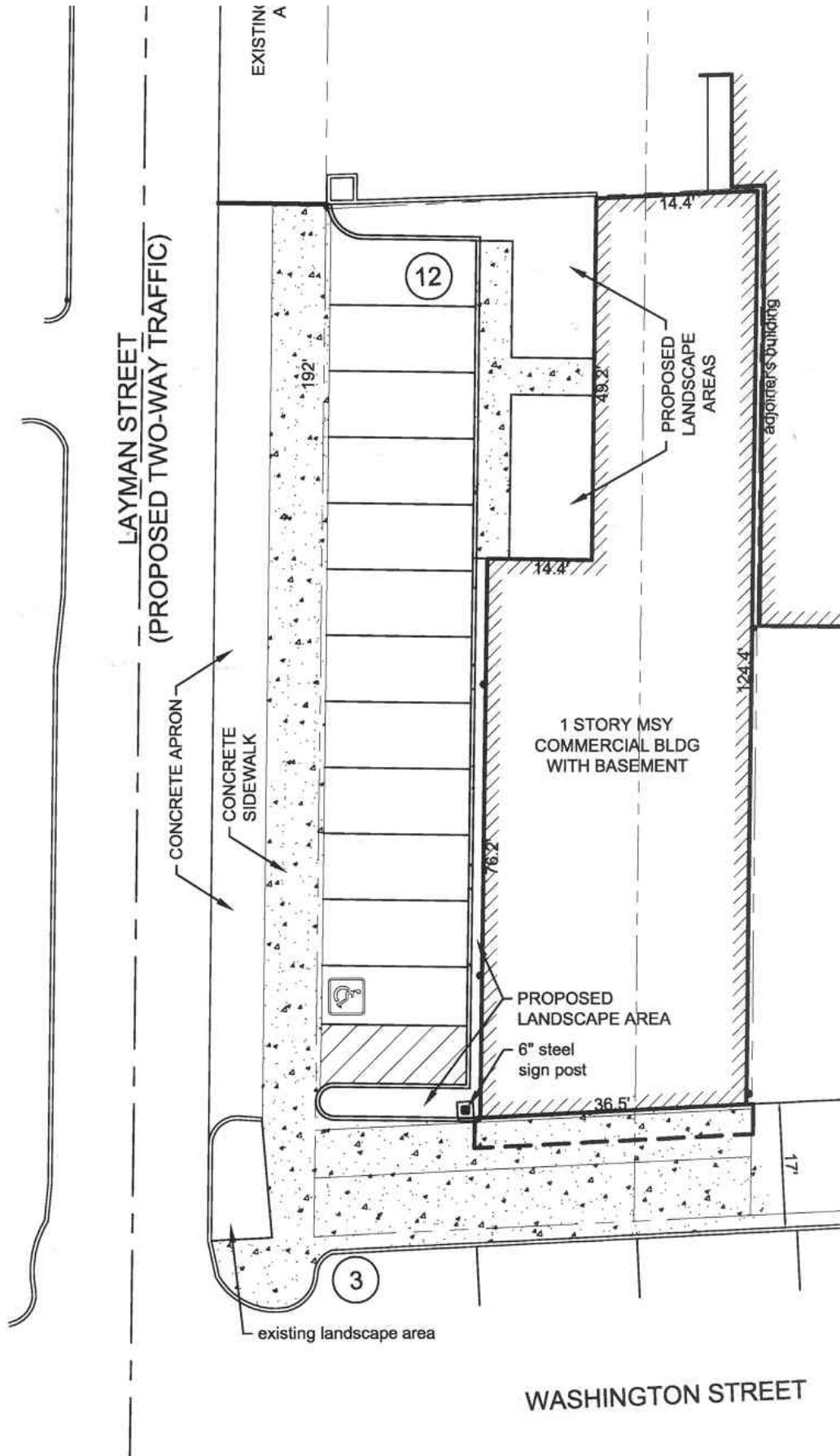
**Existing front façade seen from corner of Layman and Washington Streets**



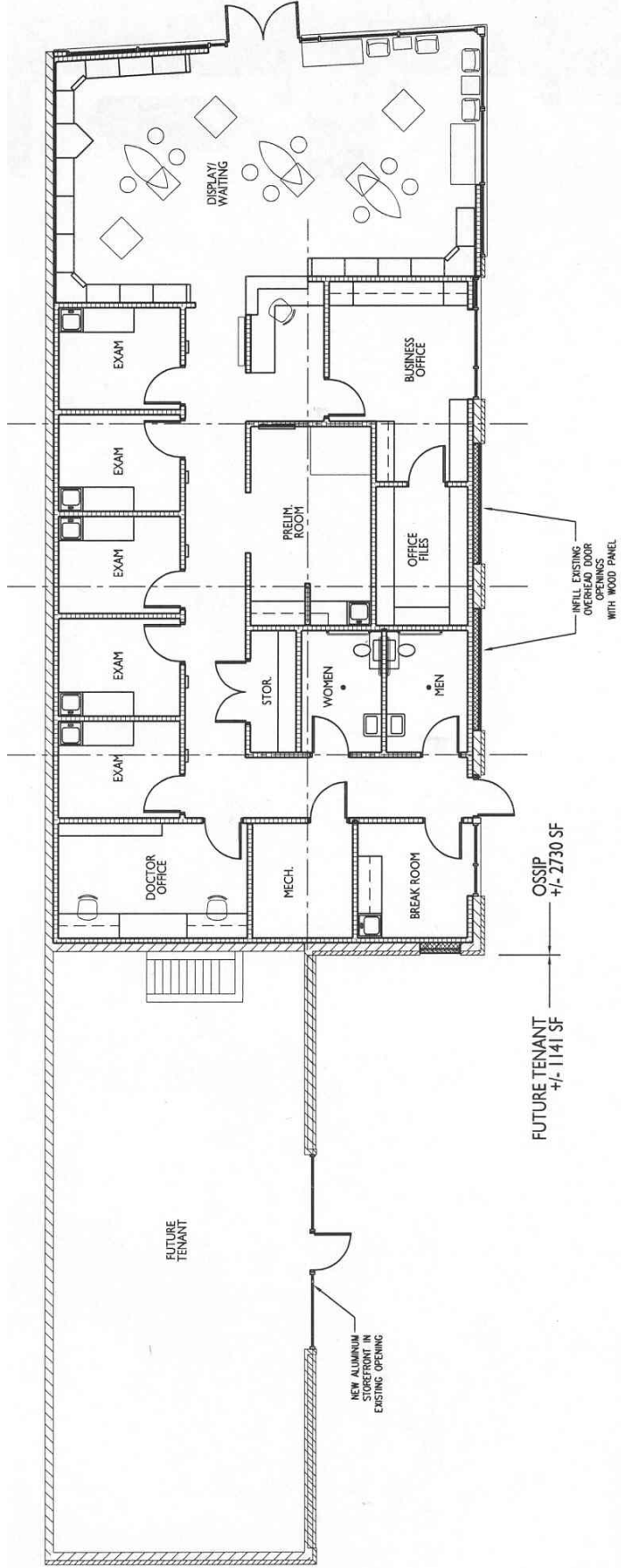
**West side of building seen from Layman Street (looking southeast)**



**East side of building seen from Washington Street**



Site Plan Submitted by Applicant



PROPOSED FLOOR PLAN  
 802 MULBERRY STREET  
 NOBLESVILLE, INDIANA 46060  
 317.773.9804 VOICE  
 317.773.9838 FAX  
 WWW.CURRANARCHITECTURE.COM  
 CURRAN ARCHITECTURE  
 THE DRAWING AND THE WORDS, FIGURES AND CONCEPTS CONTAINED HEREIN ARE THE PROPERTY OF CURRAN ARCHITECTURE. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CURRAN ARCHITECTURE. © COPYRIGHT 2016, CURRAN ARCHITECTURE

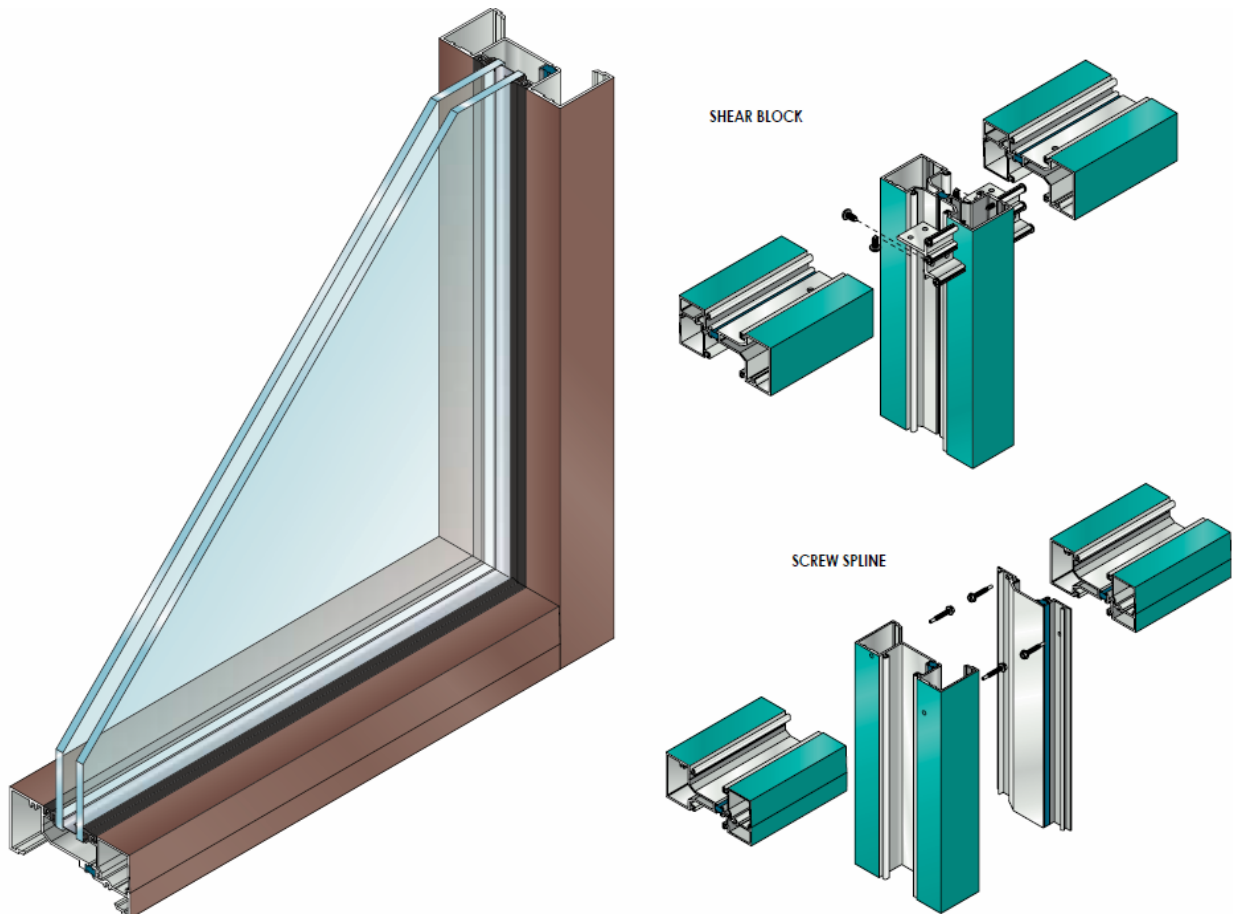
PROPOSED FLOOR PLAN  
 OSSIP  
 5505 E. WASHINGTON STREET  
 INDIANAPOLIS, INDIANA

Proposed Floor Plan Submitted by Applicant

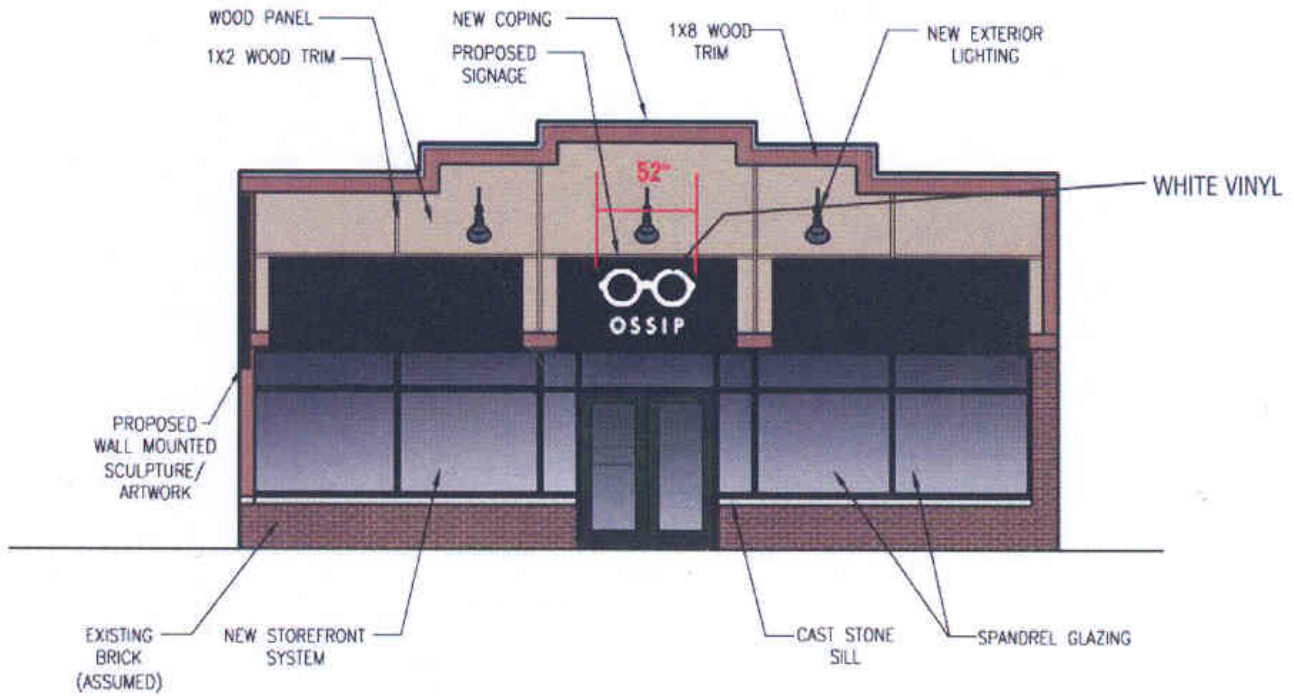




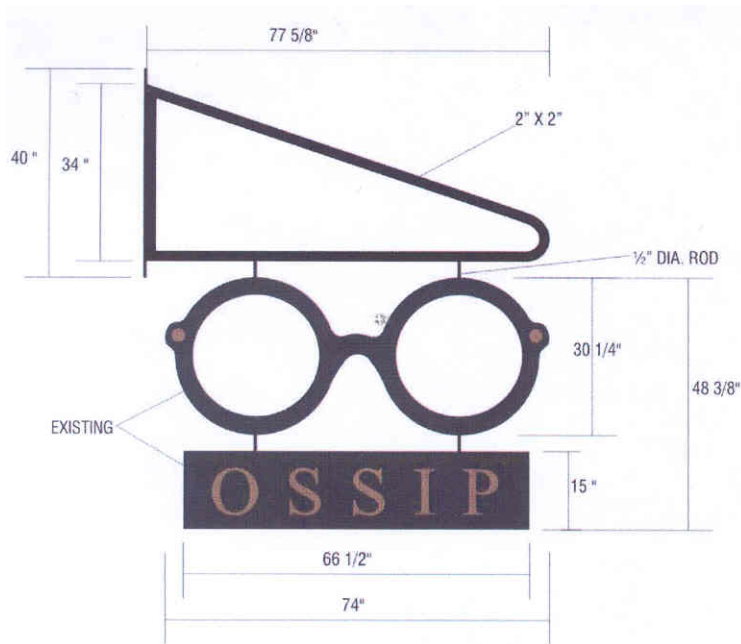
**Existing storefront system**



**Proposed aluminum storefront system**



### Proposed Signage, Awnings and Lights



FABRICATE AND INSTALL NON-ILLUMINATED  
D/F BLADE SIGN - NEW HANGING BRACKET - SIGN IS EXISTING

- CONSTRUCTED OUT OF ALUMINUM PAINTED BLACK
- REFURBISH EXISTING SIGN COMPONENTS

INSTALLATION - BOLTS TO FASCIA

### Proposed Projecting Sign

METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division  
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:  
the existing pavement and parking located adjacent to the Layman Avenue frontage has been there since at least 1937, according to the Indianapolis General Data View aerial photography. The aerial photography indicates that this area has been used for parking, and access to the parking, throughout the past seventy-five years.
2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:  
the adjacent property is used for commercial business. The renovation of the property, including repair to the existing concrete and re-installing the sidewalk, will add value to the area and allow the property to become occupied again.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:  
parking for more than 12 vehicles is not possible on site in this urban neighborhood. A portion of the usable square footage of the building would have to remain unused to meet the current parking standards. A landscape buffer at the north end of the property would require petitioner to install one less parking space and disrupt the existing curb. Accessing the parking spaces directly to Layman Avenue is necessary in order to maintain the historic number off parking spaces and the access to those parking spaces. To do otherwise would reduce the number of parking spaces to six, or less, spaces; and, using a portion of this area for access would still be required.

DECISION

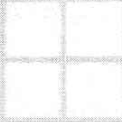
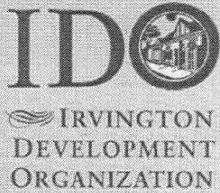
IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 11

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
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APR 28 2011  
INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION



**2010-11 IDO Board**  
Margaret Banning  
*President*

Doug Stuart  
*VP - Operations*

Bill Hayworth  
*Treasurer*

*Secretary*  
Tricia Hayes

**Board Members**

Tim Allom  
Jeff Echols  
Kevin Mandrell  
Coleman Norris  
Eric Swickard  
Patrick Sullivan

**Organizational  
Representatives**

Bruce Oakley  
*Association of Irvington  
Merchants*

Open  
*Historic Irvington  
Community Council*

Ed Myers  
*Irvington Garden Club*

Kent Hankins  
*Irvington Historical  
Society*

Lesley Meier-Shore  
*Irvington Guild of Artists*

May 25, 2011

Ann Steadham  
Indianapolis Historic Preservation Commission  
City County Building  
200 E. Washington Street  
Suite 1801  
Indianapolis, IN 46204

**RE: 2011-COA-078 (IRV) - 2011-VHP-006**

Dear Ann:

The Irvington Development Organization (IDO) supports Petition – 2011-COA-078 and 2011-VHP-006 for 5606 E. Washington Street. The petitioner (Jacque Haynes in c/o Dr. Gregg Ossip) requests:

- Rehab existing masonry building.
- Install new storefronts.
- Resurface parking area.
- Install two new signs.
- Variances of Development Standards of the C-4 Zoning Ordinance to:
  - Allow a zero foot front transitional yard,
  - Legally establish 12 parking spaces, and
  - Allow maneuvering in the right-of-way

During the last 4 months, IDO has been working with Ms. Haynes and believes that the redevelopment of this former auto garage will have a positive impact on the Irvington business district along Washington Street. Further, the Irvington Streetscape committee has also altered our Streetscape project, to accommodate two-way traffic along Layman Ave., to encourage better traffic flow for this development and the current businesses.

If you have any questions, you can reach me at 317-260-0669.

Sincerely,

Amandula Henry  
Executive Director

PO Box 11067 Indianapolis, Indiana 46201

Ph (317) 260-0669

**RECEIVED**

MAY 26 2011

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

www.IrvingtonDevelopment.org

**Letter of Support**

