

COA # 2011-COA-355 (CAMA)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date OCT. 5, 2011
415 N. ALABAMA (AKA 430 MASSACHUSETTS AVE) CHATHAM-ARCH/MASSACHUSETTS AVE		<i>NEW CASE</i>
Applicant MICHAEL CUNNINGHAM mailing address: 188 N. St. Rd 267, #102 Avon, IN 46123 Riley-Roberts Park, LLC Owner: 430 Massachusetts Ave, #104 Indianapolis, IN 46204		Center Township Council District: 9 Jackie Nytes
IHPC COA: 2011-COA- 355(CAMA) <ul style="list-style-type: none"> • Construct addition to south elevation • Install patio and landscaping • Install signage 		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Background

The subject property contains a historic building known as the Davlan Apartments, which was built in 1914 as a family hotel. It also includes a common open area known as the Davlan Pocket Park. The area where the proposed work is planned is adjacent to the south wall of the Davlan and extends into the pocket park area. The applicant is not removing the James Tyler sculpture from the site currently located within the footprint of the proposed addition, but will relocate it on the same site further into the park space.

Applicant's Proposal

A new restaurant, BRU Burger Bar, is proposed for the space of the former Elements Restaurant (front door faces Alabama Street). The applicant is proposing to add new interior space to the south side of this tenant space and add a curved outdoor patio area and signage.

New Addition

The new addition is a small one-story flat roofed addition on the south side of the building adjacent to the common open space shared by the public. Currently, an outdoor dining space exists at this location. The addition will include brick, wood trim and stone detailing to match the existing building. The south wall of the addition features large windows, awning, signage and lighting. The main entrance will be located at the east side of the addition, adjacent to the common entry to the main building. The addition features a redesigned dumpster enclosure designed to not appear to be a dumpster enclosure. The dumpster currently at this location is used by all of the tenants in the building and cannot be relocated. Therefore, the architect, Todd Scoggins, designed an enclosure made of brick with a cornice detail similar to the addition and a decorative door to blend into the overall design.

Signage

Two signs are proposed along with the new addition. One sign will be located on the south elevation of the addition and a second sign will be located on a proposed metal canopy located at the east elevation of the addition. Both signs are black and white aluminum signs with blue LED push-through reverse lit letters.

Staff believes the signs are compatible with other signs along Massachusetts Avenue and will be complimentary to the building while providing adequate visibility for this recessed dining space.

Outdoor Patio

An outdoor dining patio is proposed as an extension of the interior dining space. This dining space will include tables and umbrellas as well as a new metal guardrail and landscaping around the perimeter.

Chatham-Arch/Massachusetts Ave Preservation Plan

The Plan states: *“The scale and mass of a new addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible even after an addition has been constructed.”*

The proposed new development for the site is appropriate for this building and compliments the architecture while not overpowering it.

STAFF RECOMMENDED MOTION

COA #2011-COA-355 (CAMA):

To approve a Certificate of Appropriateness to:

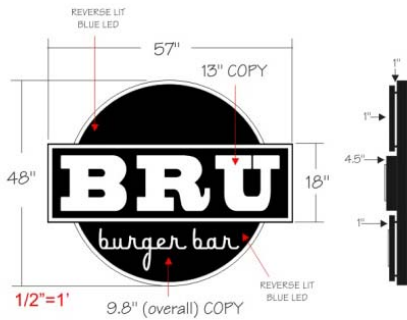
- 1. Construct an addition to the south elevation**
- 2. Install an outdoor dining patio and landscaping**
- 3. Install signage**

as per the submitted documentation and subject to the following stipulations:

- 1. Final construction drawings of the proposed addition and site development must be submitted to IHPC staff prior to commencement of work. Approved _____ Date _____**
- 2. A pre-construction meeting with IHPC staff, the owner and the contractor must be held prior to commencement of the project. Approved: _____ Date: _____**
- 3. The site shall be field staked and approved by IHPC staff prior to construction. Approved _____ Date _____**
- 4. Any changes to the submitted sign design plans must be approved by IHPC staff prior to installation.**
- 5. Any changes to the approved scope or design shall be approved by IHPC staff prior to starting work.**

Note: Structural permits shall not be issued until stipulations #1 and 2 are approved.

Staff Reviewer: Meg Purnsley

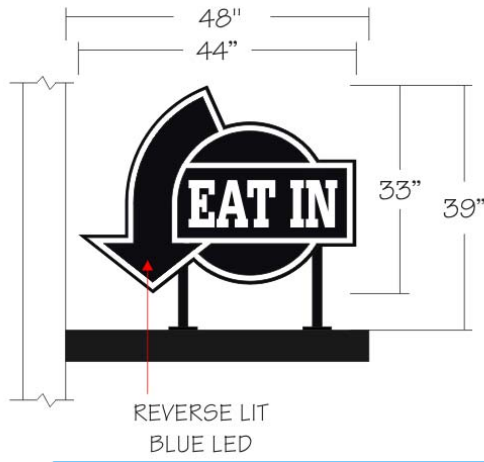


SIGN SPECIFICATIONS
 SINGLE SIDED WALL SIGN
 ALUMINUM FRAMING
 ALUMINUM .063 / .080 CLADDING
 LED ILLUMINATION
 PUSH THRU ACRYLIC LETTERS
 SATIN BLACK & WHITE FINISHES



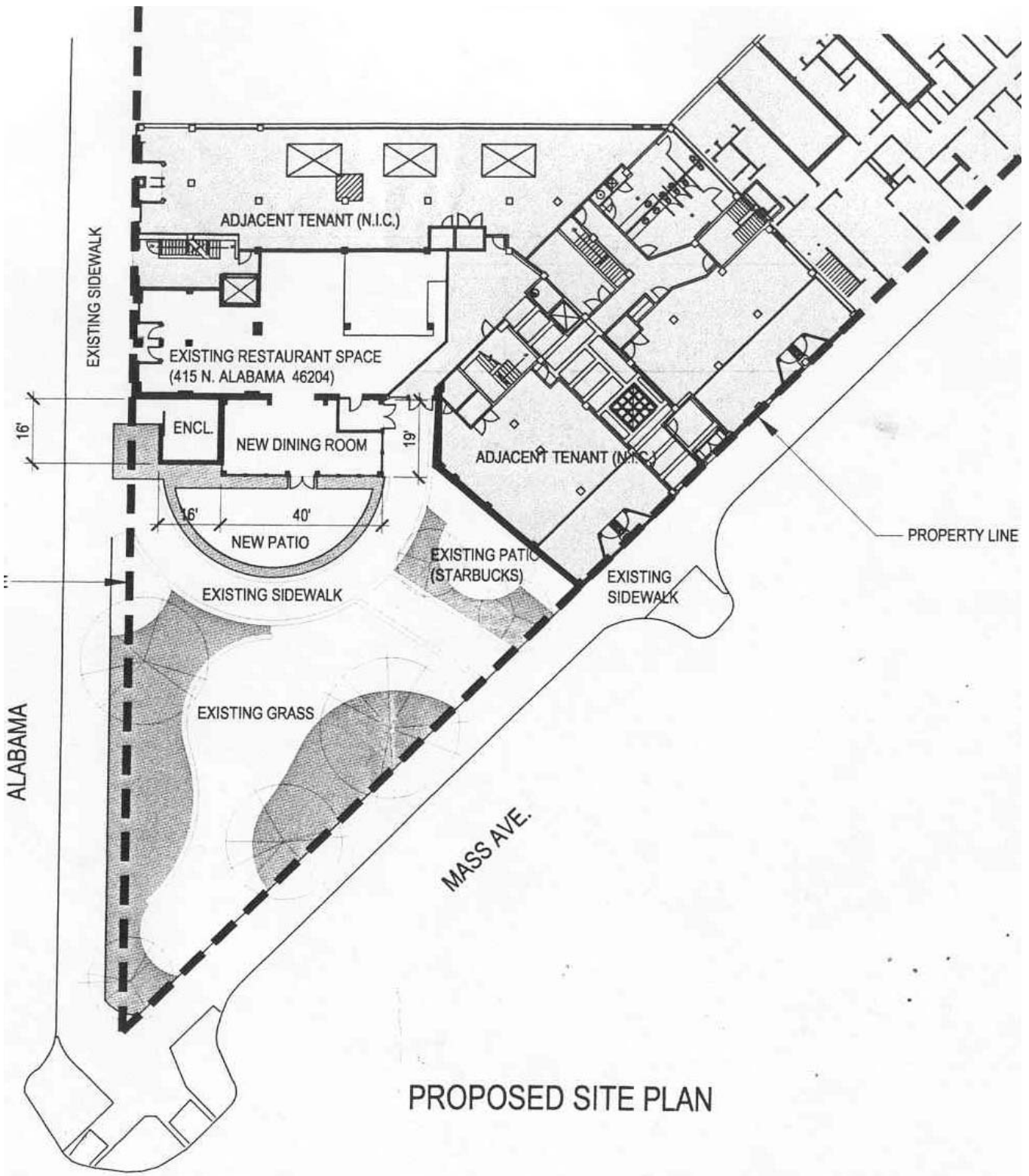
NAME: BRU BURGER BAR 5.CDR





SIGN SPECIFICATIONS
 SINGLE SIDED
 ALUMINUM FRAMING
 ALUMINUM .063 / .080 CLADDING
 LED ILLUMINATION
 PUSH THRU ACRYLIC LETTERS - EAT IN
 SATIN BLACK & WHITE FINISHES
 ARROW LOGO - REVERSE BLUE LED





PROPOSED SITE PLAN

