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| COA # 2011-COA-373 (WD) | INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT | Hearing Date DEC. 7, 2011 |
| 49 W. Maryland (aka 153 S. Illinois Street) WHOLESALE DISTRICT | | New Case |
| Applicant JEFF SMITH WITH HARRY AND IZZY'S 153 S. Illinois Street Mailing address: Indianapolis, IN 46225 Owner: same | | <i>Center Twp. Council District 19 Dane Mahern</i> |
| CASE | | |
| IHPC COA: 2011-COA-373 (WD) | <ul style="list-style-type: none"> Construct permanent canvas awning structure for year-round patio dining at northwest corner of Illinois and Georgia Streets | |
| STAFF RECOMMENDATION: | Approval of a Certificate of Appropriateness | |

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| STAFF COMMENTS |
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Background of the Property

When Circle Centre Mall was planned, designed and built, many decisions regarding the disposition of historic buildings had to be made. The decisions came out of consultation between the developer, the City, the State, the federal government and three local, private, historic preservation organizations. Some historic buildings were saved and restored, some were demolished, some facades were retained in-place, some were re-built in-place, and some were disassembled and re-built in different locations. It was decided early-on that the historic Art Moderne green marble façade of the Rost Jewelry Co. (built in 1947) would be disassembled for reuse later on the Mall’s interior or exterior. Later in the design process, it was decided to re-assemble it here at 153 S. Illinois Street one block south of its original location (25 S. Illinois Street). This façade now functions as the main entrance into Harry and Izzy’s Restaurant. The majority of the restaurant’s façade however is a modern section built during the 1990’s construction of Circle Centre Mall, and was originally used as one of the mall’s main entrances.

Project Proposal

The applicant is proposing to construct a canvas awning structure in the public right-of-way that will be attached to the building on both the Georgia Street and Illinois Street sides, but will not cover any portion of the historic Rost Jewelry Co. section of the storefront. The structure will be a metal frame awning with supports and will be stretched with canvas. There will be detachable canvas and plastic “walls” for cold weather months. The initial need for this structure is to provide extra heated dining space for the expected overflow of patrons during the Super Bowl in February 2012, however, the applicant is wishing to keep the structure permanently after the Super Bowl is over. This will require an encroachment license to build, but no variances. Staff has been in contact with the Department of Code Enforcement regarding this project, and staff is not aware of any concerns from DCE at this time.

The structure is to be built to code, therefore, during the winter months, four exits will be located on the walls of the structure. During the summer months, the applicant plans to leave the walls off, and the decorative railing and outdoor dining area will be visible. The applicant has provided drawings of what the structure will look like, both open and enclosed (color versions will be available at the hearing.)

The awning face will include signage as well and will include both text and graphics for Harry and Izzy’s.

Site Plan

The footprint of the enclosure will follow the footprint of the sidewalk café as it was originally approved by IHPC staff. The applicant will continue to have planters and the decorative railing in the summer months. The maneuverability space around the footprint of the structure will be improved slightly from that of the sidewalk café since miscellaneous items such as a newspaper box and meter poles formerly in the right-of-way are now gone due to the reconstruction of Georgia Street.

Wholesale District Plan

The plan does not make a specific recommendation for this type of proposal, however, it does state the following about sidewalk cafes: “When considering sidewalk cafes, allow at least an eight foot unobstructed area for thru-pedestrian traffic. The outdoor eating area should remain adjacent to the building wall and be protected by a canopy or awning. Barriers should be open, low, removable, and compatible with the architecture of the building.” Staff believes that even though this structure will not be a sidewalk cafe 365 days a year, it will operate as one for a large part of the year. The remaining part of the year that the structure is enclosed, it will not be concealing any historic features on a building, and will not be largely different in appearance then when it is completely open. Staff also feels that since this structure is something easily removed, its impact on the district as a whole will not be substantial. Staff does not believe that this type of structure is appropriate for every building and location in the Wholesale District, but given the amount of space available for the structure, the fact that it is not covering any historic features, and the overall design is of quality fabric and design, staff believes that it is appropriate.

STAFF RECOMMENDED MOTION

2011-COA-373 (WD):

To approve a Certificate of Appropriateness to construct a permanent canvas awning structure for year-round patio dining at northwest corner of Illinois and Georgia Streets as per submitted documentation and subject to the following stipulations:

1. Final site plan and construction drawings shall be approved by IHPC staff prior to issuance of permits.
Approved_____Date_____
2. A preconstruction meeting is to be held with IHPC staff, the applicant and the person responsible for construction prior to issuance of permits. Approved_____Date_____
3. Any deviation from the above scope of work is to be approved by IHPC staff prior to starting work.

NOTE: Stipulations 1 and 2 must be completed prior to the issuance of any building permits.

Staff Reviewer: Meg Purnsley

RECEIVED
NOV 17 2011
INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

November 14, 2011

David Baker
Director
Indianapolis Historic Preservation Commission
200 East Washington Street
Indianapolis, IN 46204
David.baker@indy.gov

Dear David:

On behalf of the 2012 Super Bowl Host Committee, I would like to offer support for the permitting request from Harry & Izzy's for an extended café:

For Super Bowl XLVI, regular Indiana Sports Corp events such as the Big Ten football and basketball championships, NCAA Final Four events, and the long term growth of downtown Indianapolis, we believe a successful, Indianapolis based restaurant like Harry & Izzy's brings valuable additional seating to the core of downtown adjacent to the newly renovated Georgia Street.

A specific concern that has been noted for large events like the Super Bowl is that Indianapolis may lack the seating capacity in full-service restaurants some other cities might offer. This extension would be beneficial to the fans who attend the Super Bowl and spend time in the downtown area, as well as to future events and conventions as they assess Indianapolis and find it to be a welcoming and flourishing City.

Attached is a rendering of the H&I patio as requested.

Please let me know if you have any questions related to this project or other Super Bowl-related concerns. We appreciate your oversight.

Thank you



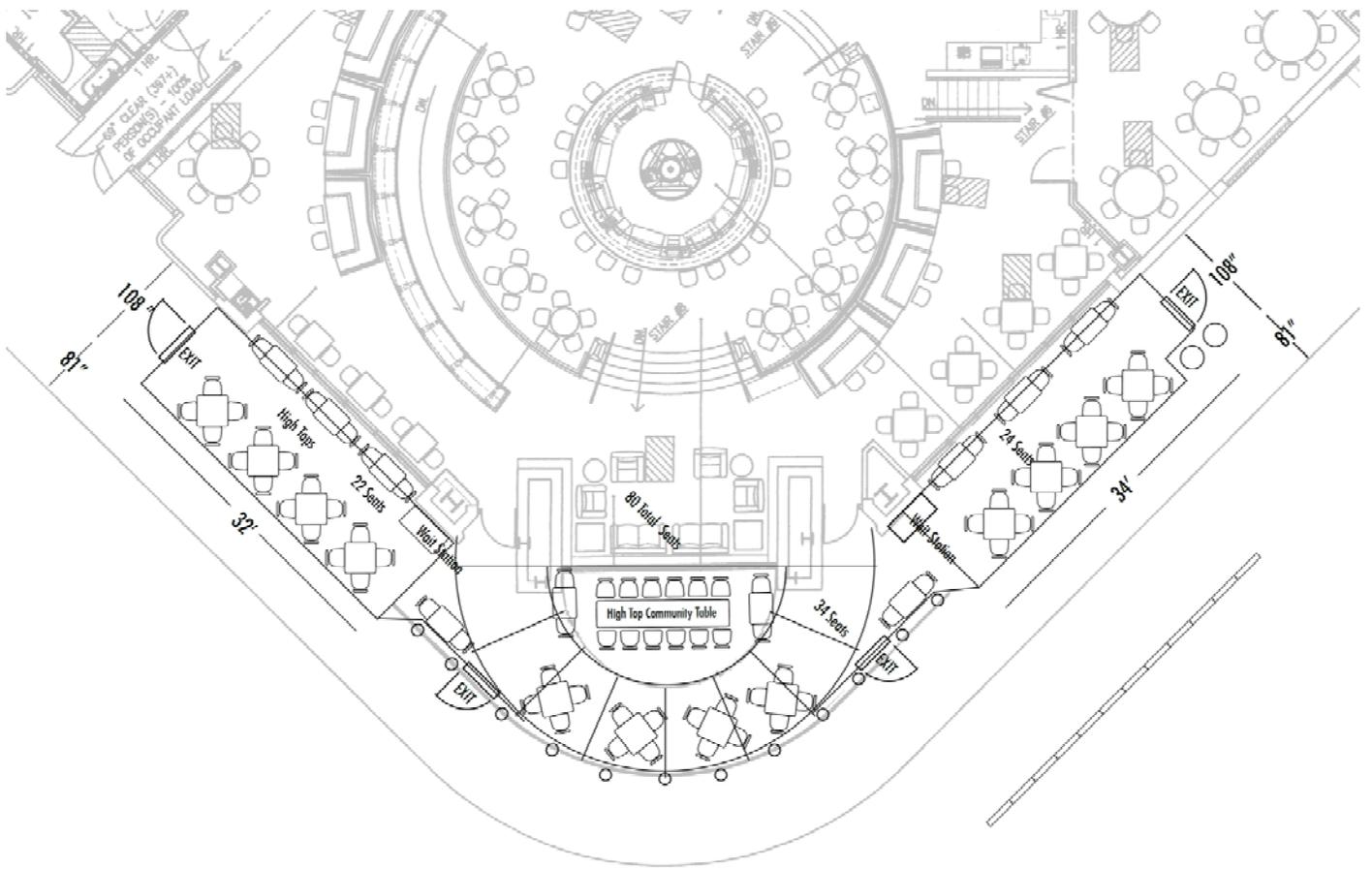
Allison Melangton
President & CEO

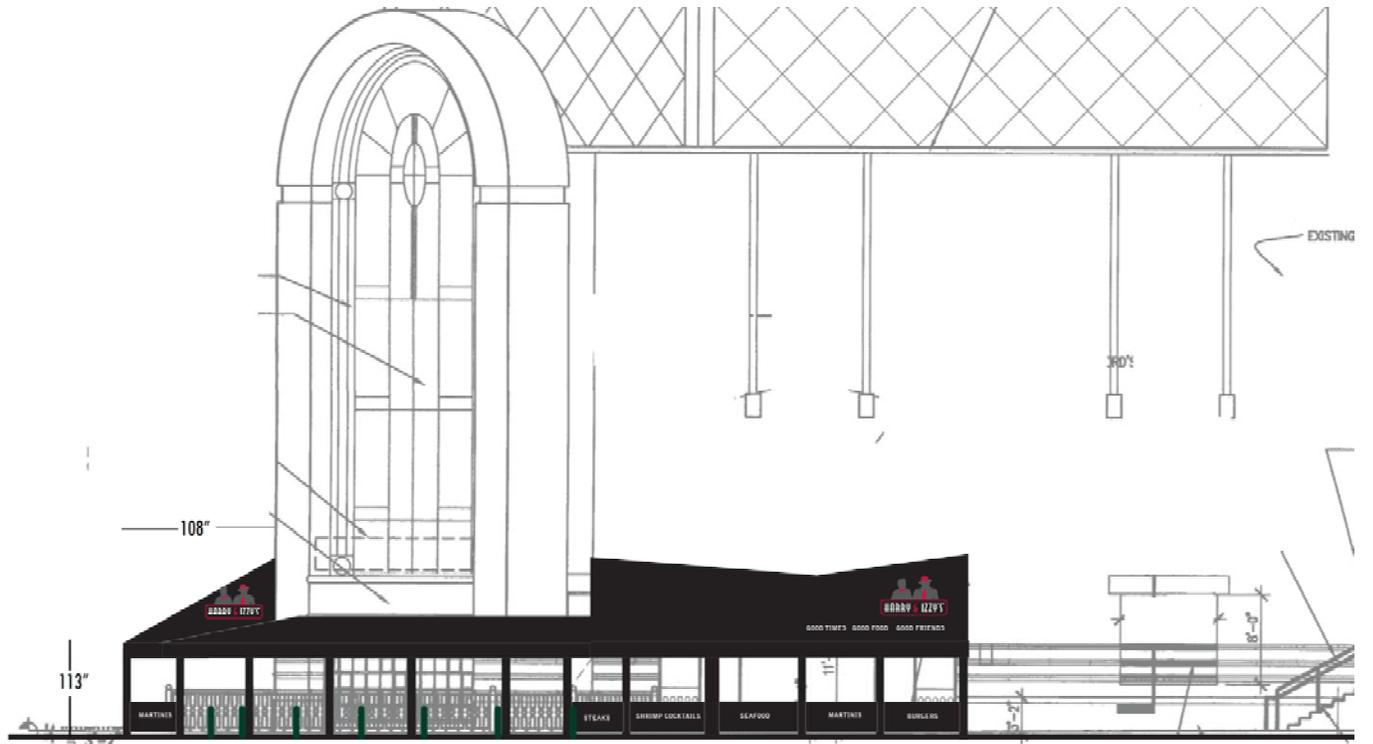


2012 INDIANAPOLIS SUPER BOWL HOST COMMITTEE
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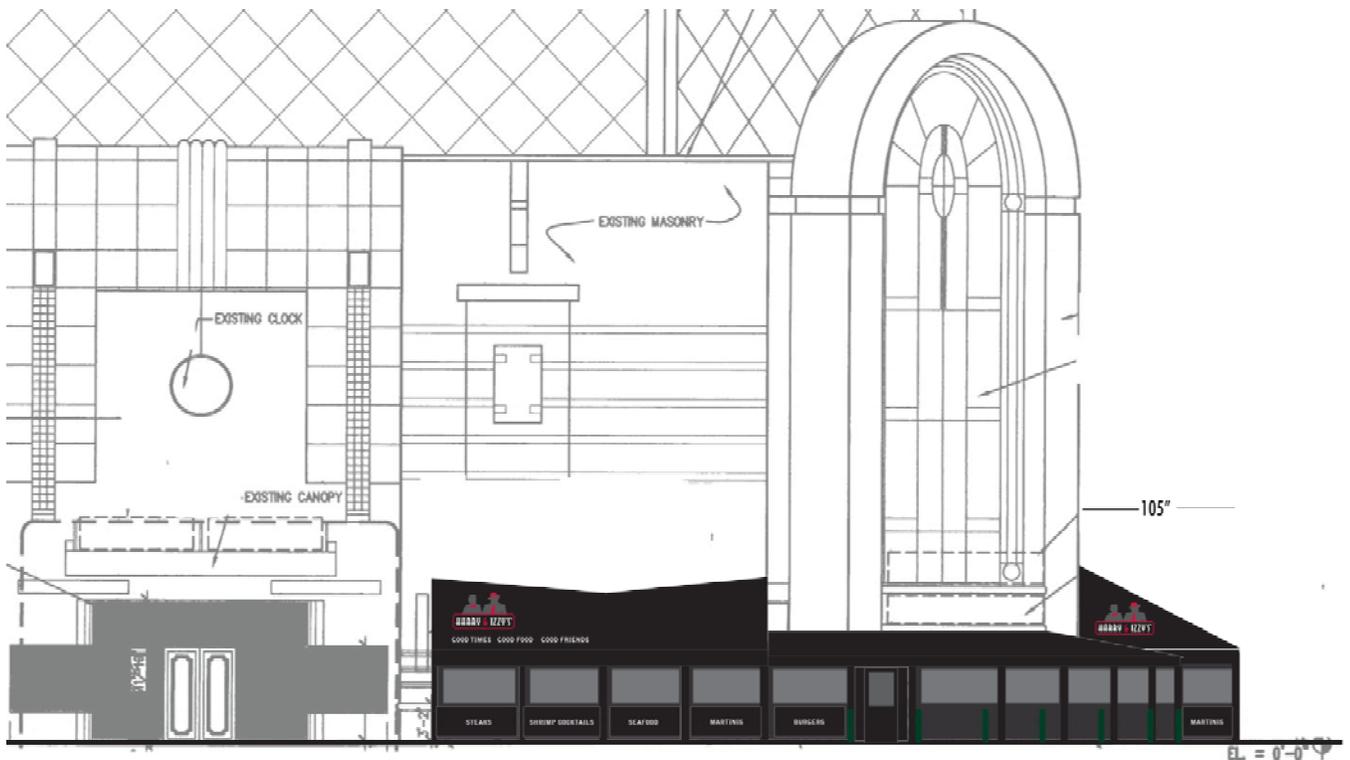


Above: Aerial view of site
 Below: Site plan of enclosure area





South View

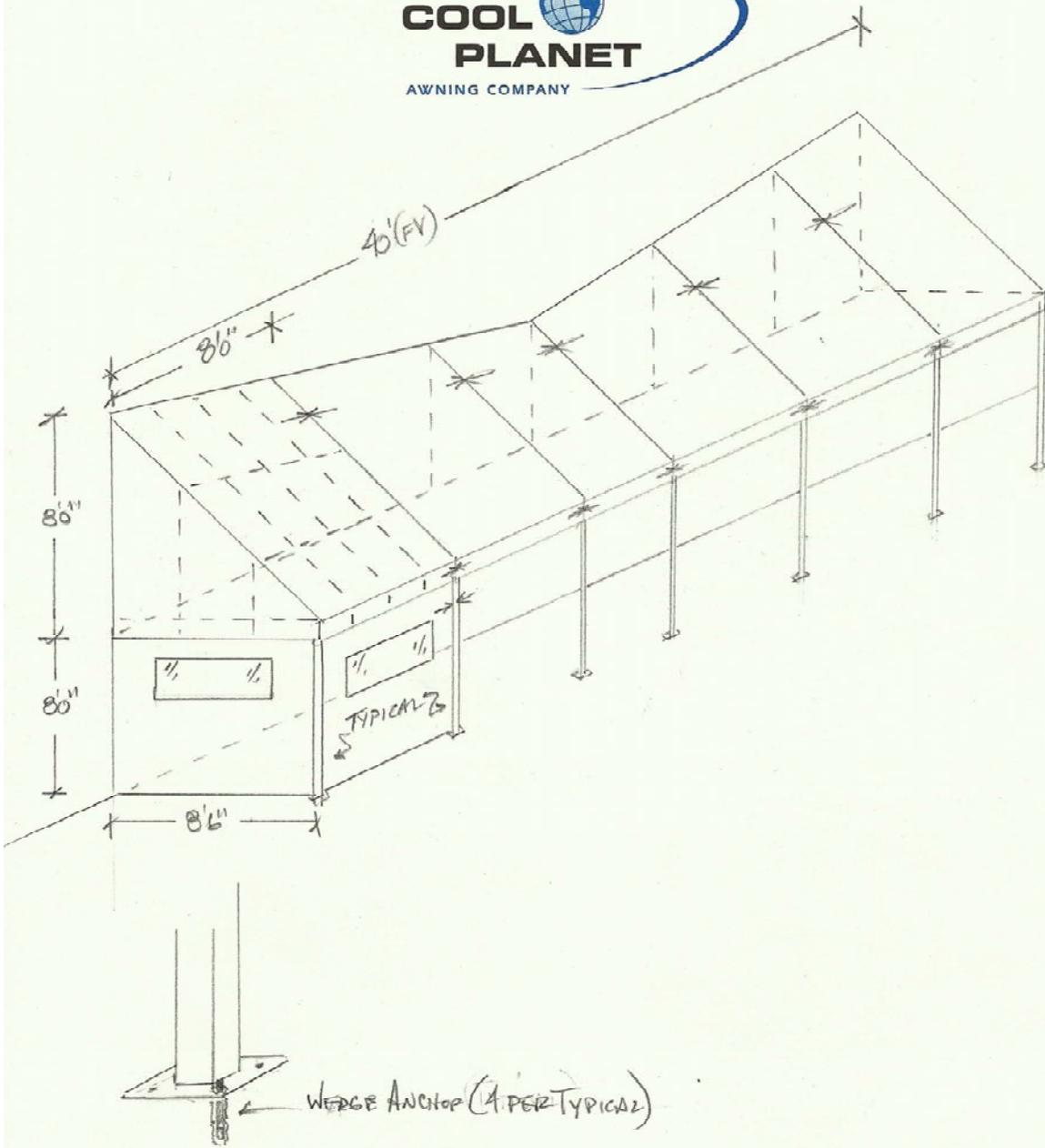


West View



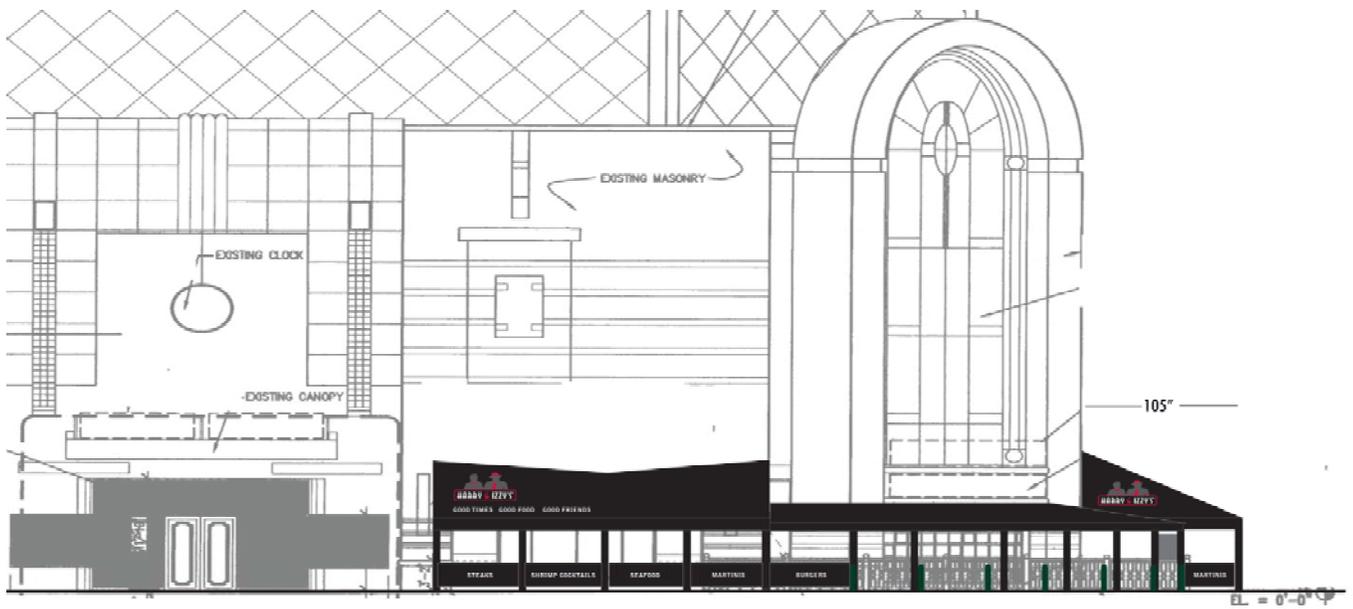
Above: Rendering of proposed awning structure
Below: Current photo of front of building



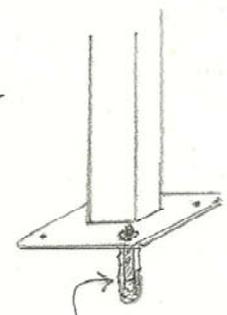
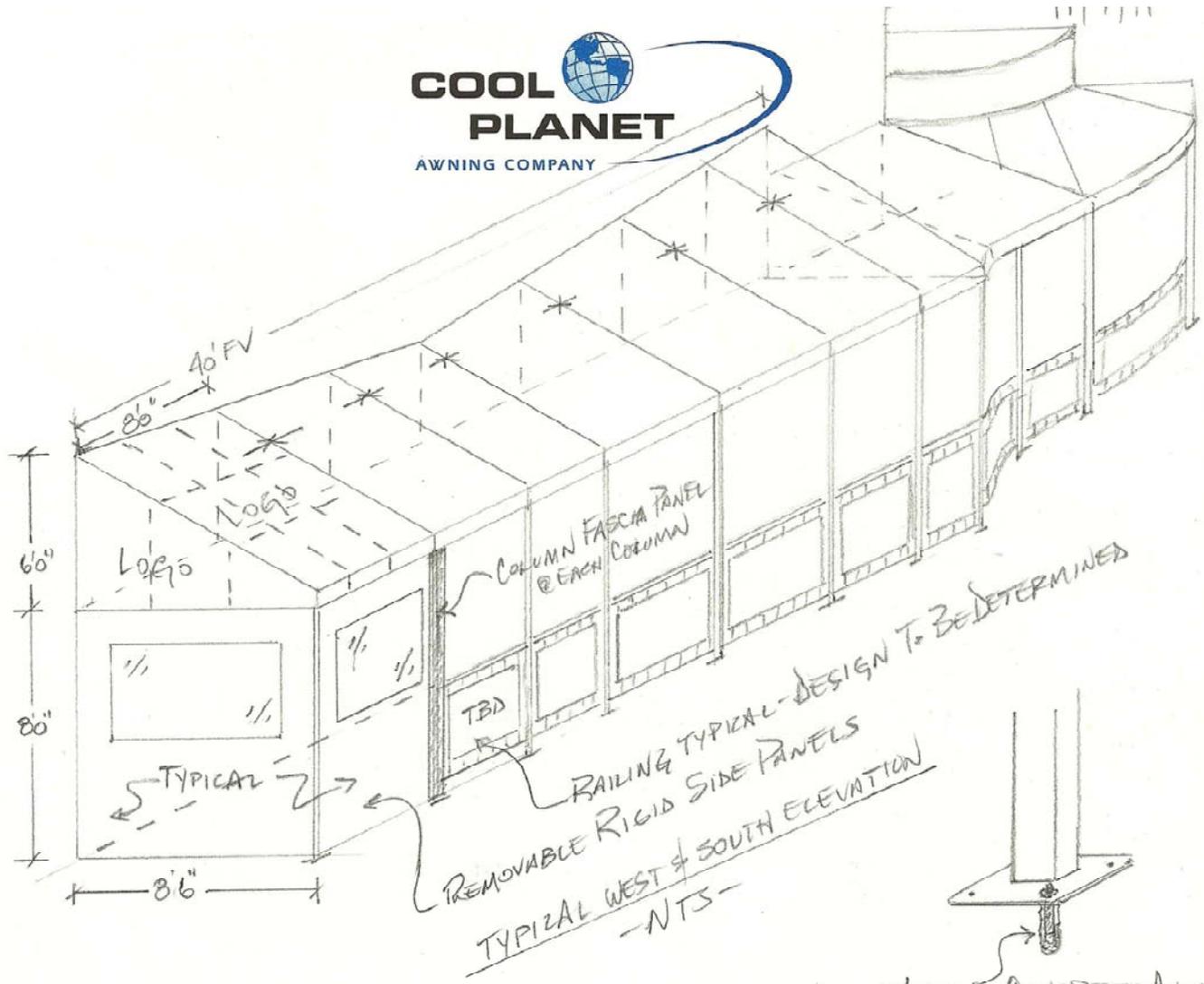




South View



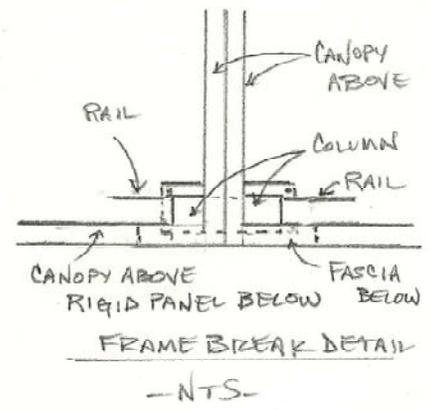
West View



WEDJIT CONCRETE ANCHOR
(TYPICAL 2-4 PER)
COLUMN DETAIL
- NTS -

DETAILS

- ALUMINUM TUBE WELDED & ASSEMBLED FRAME
- PAINTED BLACK
- WATERPROOF & FIRERATED BLACK FABRIC
- GRAPHICS 3M HIGH PERFORMANCE DIGITAL - FUSION APPLIED
- COLUMNS @ EACH FRAME BREAK NOT 8'0"
- VERTICAL FASCIA PANEL @ EACH



FRAME BREAK DETAIL
- NTS -