



Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville

March 16, 2021

Project: The Studio: A Hair Salon

Petitioner: Lindsay Syrus

Request: The petitioner is seeking approval of exterior modifications to 6300 W Broadway

Staff Review: This property is zoned Commercial Neighborhood (CN) and is located in the Highway Overlay. However, as the building is an existing, legal non-conforming building, only the standards listed below apply.

- ✓ Indicates compliance
- Indicates non-compliance
- Indicates further discussion needed or a building permit review requirement

- ✓ Façade colors shall be low reflectance, subtle, neutral hues or colors. The use of high-fluorescent colors is prohibited. Building trim and accent areas may feature brighter colors or primary colors;
- ✓ All siding must be stone, brick, cement fiber board, stucco, decorative pre-cast, architectural metal panels, matching approved materials in scale, integrally colored CMU, EIFS, or a combination of these materials;
- All buildings shall screen all mechanical equipment including that which is mounted to the roof and/or ground;
- Trash receptacles (dumpsters) shall be enclosed with a solid enclosure that is of the same materials as the primary structure, is a min. of 6' tall, and contains a solid gate.

Staff Comments: The petitioner's proposal includes wrapping the building in new siding, as well as adding decorative elements as noted in the packet.

Staff has requested some clarifications on a few items noted above. The petitioner will be prepared to address those at the meeting.

Finally, while this project has seen its share of challenges, which is typical of any rehabilitation project on a structure/property of this age, staff is very pleased with what will be the end-result. This type of rehab/redevelopment/re-use is exactly what we'd like to see occur throughout the Old Town area along W. Broadway.

We hope this project can set the tone for others projects and will be seen as the start of the revitalization of the Broadway corridor through Old Town McCordsville.

Site Map



Subject Site

