

Owner / Applicant Information

Robert Haan
HAAN Mansion Museum of Indiana Art
920 E STATE STREET

LAFAYETTE IN 47905

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Submitter Information

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Project Information

HAAN Mansion Museum of Indiana Art
920 E State Street

Lafayette IN 47905

County TIPPECANOE

Project Type New ☐ Addition ☐ Alteration ☐ Existing ☒ Change of Occupancy ☒

Project Status ☒ U F=Filed U or Null=Unfiled

IDHS Issued Correction order? ☒ No Has Violation been Issued? ☒ yes

Violation Issued by: LFD

Local Building Official

Phone:

Email:

Local Fire Official

Phone:

Email:

Variance Details

Code Name: General Administrative Rules
675 IAC 12-4-11(b)

Conditions: In 2013 the historic Haan Mansion, a Class 2 structure, was converted into the Haan Museum, a Class 1 structure. The mansion and its contents as well as other art work are on display for tours and small events.

The variance request is to permit a change of use of an existing building without complying with the rules for new construction or without evaluating the change of use using Chapter 34.

See attachments for the entire building history as well as photos of the mansion.

The building is classified as an A-3 Occupancy. The building has 3 floors with a basement and is approximately 15,000 square

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

1=Non-compliance with the rule will not be adverse to the public health, safety or w

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2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts: A fire alarm system and smoke/heat detection system will be installed throughout the building by October 1st, 2018. Currently the building has some smoke detection which sounds an alarm device and notifies the security company.

Exit signs and emergency lighting will be provided on the 1st and 2nd floors, there are some existing ones currently.

Only the 1st and 2nd floors are open to the public.

We have visited the building with the local fire officials, Brian Alkire and Dave Thomas, and reviewed what is being proposed. They are not opposed to what is being proposed.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

- ☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
- ☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.
- ☐ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
- ☐ Y Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: The Haan mansion served as the Connecticut State Pavilion at the Louisiana Purchase Exposition in St. Louis in 1904. After the fair the mansion was auctioned off and purchased by Mr. Potter who had the mansion dismantled and sent by railroad to Lafayette. The home is a piece of US history and is on the Historic Register and Historic District. The owner's undue hardship is the cost as well as the modifications necessary to the historic building in order to comply using chapter 34 or to comply with the current code.

Variance Details

Code Name: Other Code (Not in the list provided)

Conditions: Doors will not open in the direction of egress travel or be provided with panic hardware. The door hardware that is provided is one operation to open doors.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts: 1. The building has smoke detection throughout.
2. All tours are scheduled with average of 40 to 60 public. There would special events that could have up to 150 Occupants 2 or times a year. A fire watch is proposed anytime special events take place. There are always staff with the tour and all occupants are instructed on evacuation if needed.
4. Doors will be openable without any knowledge of effort. 2 or more exits are provided from 1st floor.
5. Travel distance to an exit is approximately 100 feet. Exit signs and emergency lighting are provided.
6. A majority of the time the occupant load would not require door swing in the direction of travel or panic hardware.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

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☐ Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

☒ Y Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

☒ Y Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts: The owner's undue hardship involves the home is on the historic register and modifications to most of the structure is not permitted. For example the front door was constructed in the 1700's. Reversal of door swing to swing in the direction of travel would damage or alter the historic nature of the building.

Variance Details

Code Name: Other Code (Not in the list provided)

Conditions: An existing Class 2 Home has been converted to a Class 1 museum containing Indiana Art. The Home was constructed and served as the Connecticut State Pavilion for the 1904 World's Fair in St. Louis It was moved to Lafayette soon after the fair. It was converted in 2004 to a Class 1 Structure as a museum with tours of Indiana Art and the home itself. The home is 3 stories in height, with basement VB construction, approximately 4,000 sf per floor. Only the 1st and 2nd floors are open to the public. See attachment for further historical info on home. The building is on the Historic register and Historic district.

DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE ARE PROTECTED:

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1=Non-compliance with the rule will not be adverse to the public health, safety or w

2= Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Facts:

1. The building has smoke detection throughout.
2. The 2nd floor has a large (see photo) monumental stair and one emergency 35½ wide stair.
3. All tours are scheduled with average of 40 to 60 public. There would special events that could have up to 150 Occupants 2 or 3 times a year. A fire watch is proposed anytime special events take place. There are always staff with the tour and all occupants are instructed on evacuation if needed.
4. Doors will be openable without any knowledge of effort. 2 or more exits are provided from 1st floor.
5. Travel distance to an exit is approximately 100 feet. Exit signs and emergency lighting are provided.
6. A new compliant accessibility ramp is proposed from main entrance.

DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE:

☐

Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.

☐

Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.

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Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.

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Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure

Facts:

The owner's undue hardship involves the building is on the historic register and is limited on modifications to building.