BLOOMINGTON HISTORIC PRESERVATION COMMISSION
Showers City Hall
McCloskey Room
Thursday November 13, 2014
5:00 P.M.
AGENDA

I. **CALL TO ORDER**
II. **ROLL CALL**
III. **APPROVAL OF MINUTES**
IV. **CERTIFICATE OF APPROPRIATENESS**
STAFF APPROVALS
A. COA-37-14
1113 South Madison McDoel Historic District
Petitioner: Matthew Cole
Construction a new two car garage on a lot with a non-contributing building
B. COA-38-14
726 West Howe Greater Prospect Hill Historic District
Petitioner: Janis Richardson
Window replacement without resizing: DH Pella 450.
COMMISSION REVIEW
C. COA-39-14
431 North Woodlawn University Courts Historic District
Petitioner: Zeta Chapter Phi Gamma Delta
Owner: Indiana University Trustees
New Construction of a fraternity building
D. COA-40-14
301 North Morton Illinois Central Railroad Station
Petitioner Brad Holms, Jerry and Alyssa Hinnefeld
Owner CFC Inc.
Sign Package Salt Creek Brewery
V. **NEW BUSINESS**
Review of Plan Commission Cases:
ONB Property Redevelopment-Kirkwood Development- Patrick Shay
VII. **OLD BUSINESS**
VIII. **COMMISSIONERS' COMMENTS**
IX. **PUBLIC COMMENTS**
XI. **ANNOUNCEMENTS**
XII. **ADJOURNMENT**

Next meeting date is Thursday December 11, 2014 at 5:00 p.m. in the McCloskey Room

Posted: November 7, 2014

STAFF APPROVAL

Summary

Construction of a garage behind a non-contributing house in McDoel Historic District.

COA-37-14

1113 South Madison
McDoel Historic District
Owner: Matthew Cole

RC

Request for a 2 car garage new construction. This is the renewal of a permit that was issued to Greg Anderson, who built this new house in McDoel in 2008. The Commission approved the house design under COA-12-08, but not the garage. A permit for the garage was issues in error without a COA. That plan had discrepancies in size and setback which staff asked to be corrected. The owner submitted revised plans to attached to their building permit.

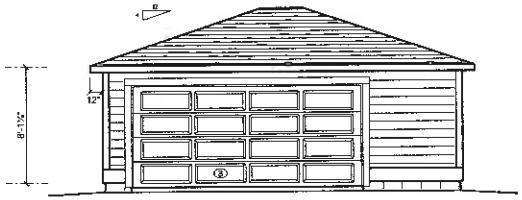
This will be a hipped roof, cement board sided two car garage. accessed by a side alley. Fenestration is consistent with the neighborhood. The plans are attached.

The McDoel Design Guidelines allow staff to approve garage construction on non-contributing houses.

ACCESSORY STRUCTURES/GARAGES

Guiding principles

New structures accessory to contributing houses should be visually compatible with existing neighborhood patterns. Review of a new structure accessory to a non-contributing house is reviewed by staff



Front Elevation

1x6 Fascia

7" Exposure lap siding - Woodgrain Fiber Cement

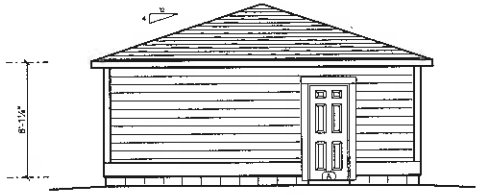
1x6 Window and door trim. Post & Lintel style

Head trim hangs over legs 1/2" each side.

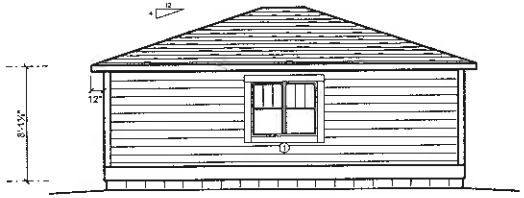
1x6 Corner trim

1x12 Bandboard at bottom of siding.

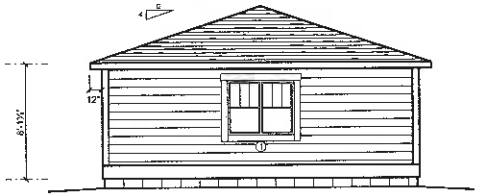
(All trim boards are wood grain finish.)



Left Elevation

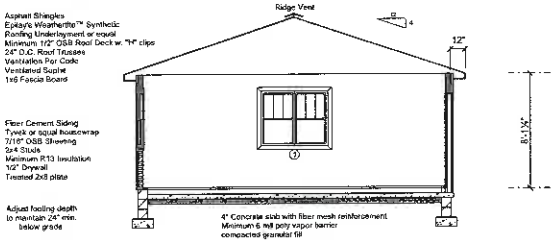


Rear Elevation

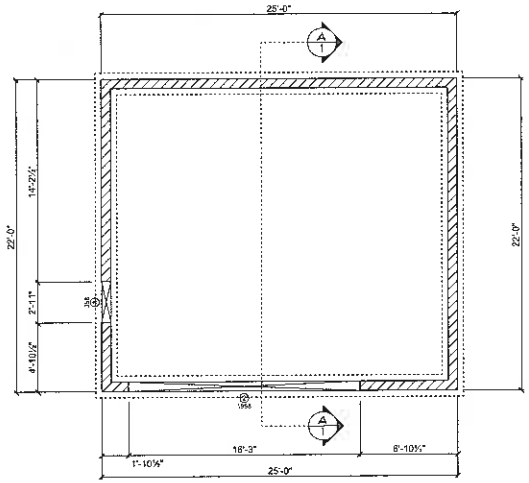


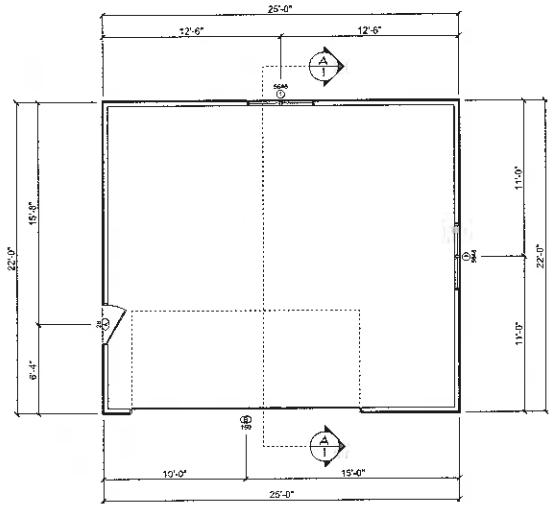
Right Elevation

OPENING ID	SIZE	HINGE DIRECTION	COUNT
1	56" x 46"	NN	2
A	2'-8"	R	1
B	16'-0"	U	1



"A" Section





All work shall comply with state and local building codes and all other applicable regulations. State and local codes take precedence over any information on this plan.

Contractor shall be responsible for verifying all dimensions and coordinating all required permits, inspections, approvals, etc..

Elm Town Design is not an engineering firm and therefore assumes no responsibility for any design failures or errors resulting, either directly or indirectly, from the drawings we provide. Customer is responsible to consult with a qualified professional engineer, architect, and builder to verify the structural integrity, dimensions, materials, and design details of the drawings before proceeding with construction.

G&S Homes / Cole Garage

Scale: 1/4" = 1'-0"

Elm Town Design, LLC
652 Brook Oaks Drive
Bloomfield, Ohio 44634
Phone: (612) 787-1975
Email: elmtown@tds.net

Cole Garage

SCALE: 1/4" = 1'-0" UNO
DRAWN BY: Mark Otto
DATE: October 19, 2014
Project#: 14-0125

Approved:
Revised:

Original Sheet

1

1

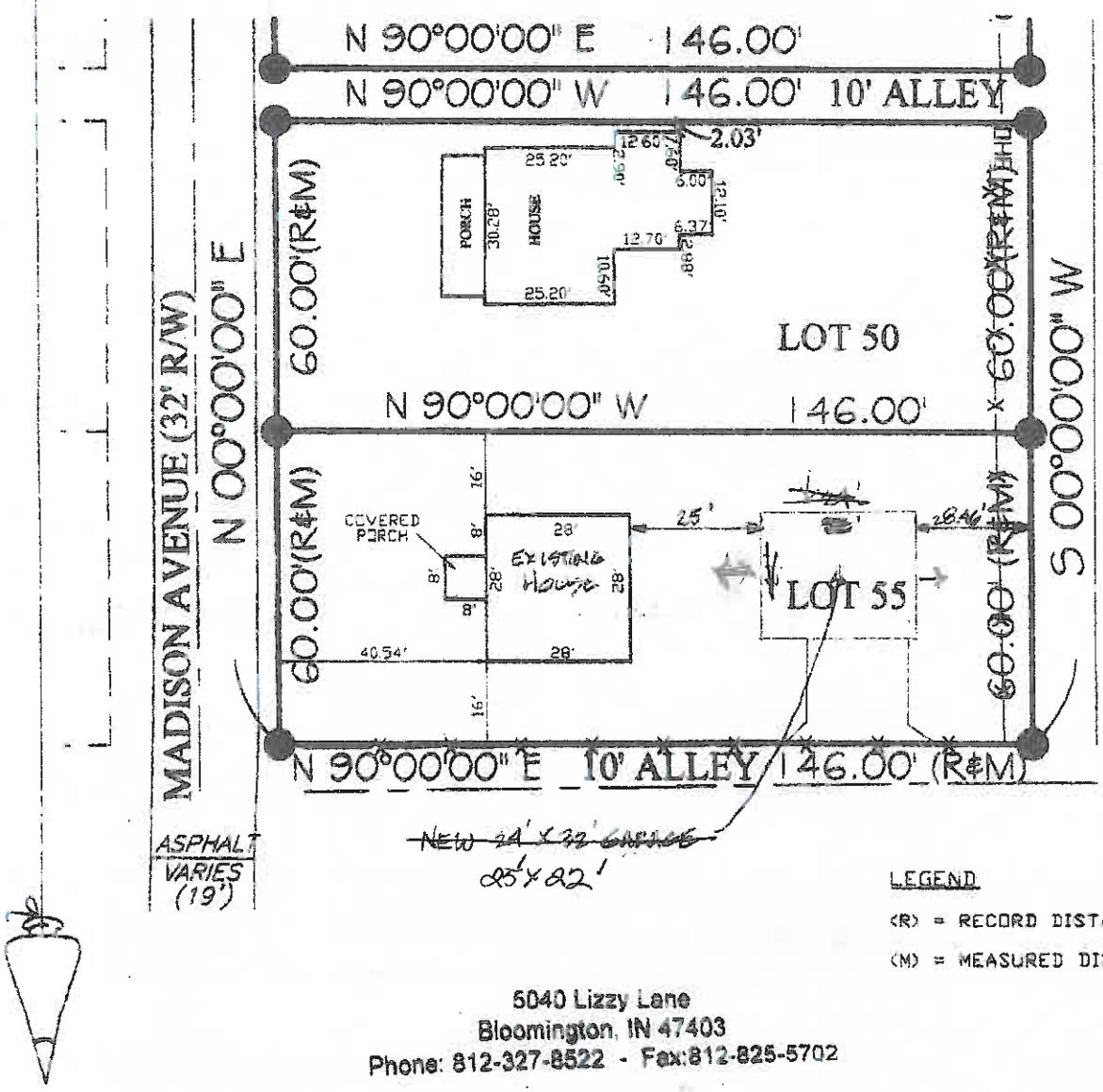
Philip O. Tapp & Company, Inc.

MATTHEW CAMPBELLS ADDITION
LOT 55
HOUSE STAKE
JOB #6126

N

0 15 30

SCALE: 1"=30'



LEGEND

(R) = RECORD DISTANCE

(M) = MEASURED DISTANCE

5040 Lizzy Lane
Bloomington, IN 47403
Phone: 812-327-8522 - Fax:812-825-5702

3

STAFF APPROVAL

Summary

Construction of a garage behind a non-contributing house in McDoel Historic District.

COA-38-14

726 West Howe
Greater Prospect Hill Historic District
Owner: Lisa Richardson

105-055-65083 C **726** **House;** Carpenter Builder/ Pyramidal Cottage, c.1913

RC

Request to replace double hung (some not original) windows with new thermal pane windows of the same size. This is a small pyramidal-ell cottage with about 6 double hung windows. The windows are simple undivided sash, as is typical of the type. The owner requests replacing them, because they are deteriorated and in several different sizes with thermal pane sash (Pella DH 450).

Under the new Design Guidelines Staff may approve window replacement and it is supportable.

B. CHANGES TO THE PUBLIC WAY FAÇADE

1. Retain the proportions of all original openings (e.g., doors, windows, etc.). Replacement of windows and doors determined to be original should duplicate the original in size and scale in ways that do not visually impact the public way façade of the house and continue to reflect the period of the house.

Staff did not think that these windows, if replaced in their existing openings, would constitute a character reducing change to the property. If there were additional unique details in design this might have been taken to the full Commission.

Summary
Construction of a new fraternity house in the University Courts Historic District

COA-39-14

8th and Woodlawn (431 N. Woodlawn)
University Courts Historic District
Owner: Indiana University Trustees
Petitioner: Zeta Chapter of Phi Gamma Delta

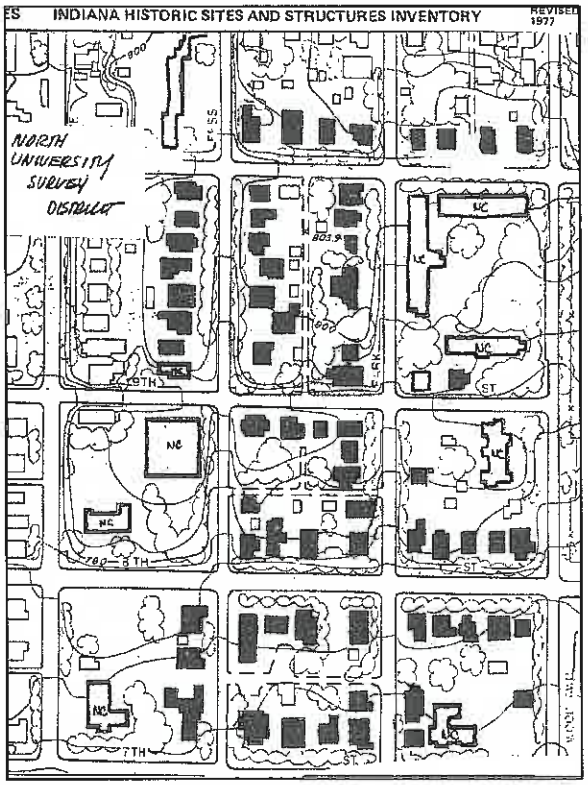
This is a request to build a large limestone institutional structure on 5 city lots in the University Courts Historic District. The petitioner is the Zeta Chapter of Phi Gamma Delta. The owner is Indiana University Trustees and the petitioner makes this request with the permission of the Indiana University Office of the Vice President for Capital Planning and Facilities.

This report assumes that the removal of the existing houses on the site will be accomplished by the University Trustees, which is not subject to the city's Title 8 for historic preservation and protection for work done on property in their ownership. It is assumed that the University will be relaying the property into the petitioner's hands sometime during the next several months and that they wish the plans to be publicly discussed.

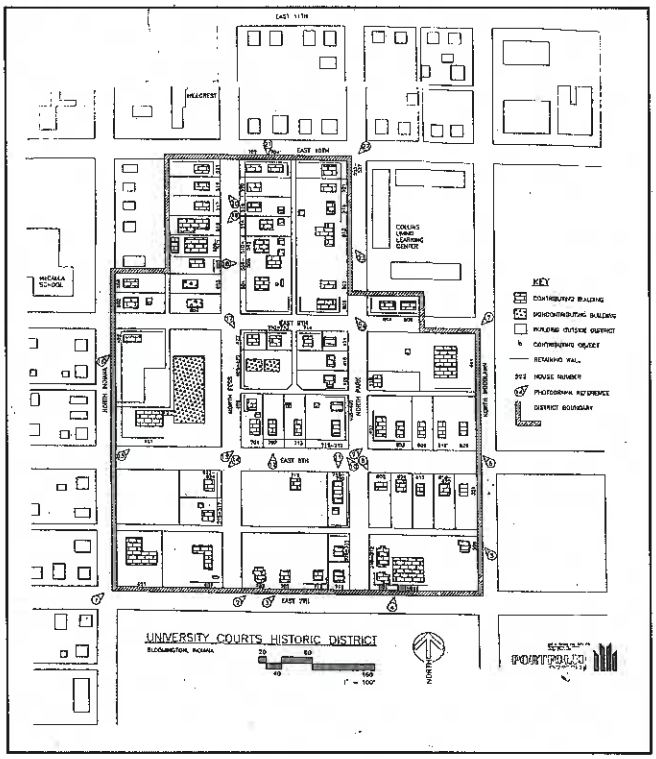
BACKGROUND AND EXISTING: The historic University Courts Subdivisions (of which there are 4) have included fraternal organizations since 1906 and Sigma Chi predates the construction of housing in the area. Other large institutional structures include the modern Hutton College, The former Delta Tau Delta fraternity (1935) which is now a part of the Mathers Museum of World Culture, The Collins Living Learning Center is the oldest dormitory complex in use at IU (c. 1924-25), Kappa Alpha Theta

(1935). Over time (since 1977) these properties have been included in the district and later removed from it. Below is an excerpt of the Historic Designation Report (2-2014).

University Courts is an enclave of distinctively designed housing from the early twentieth century. The dates of significance for the district are from 1906-1938. The University Courts Neighborhood was first surveyed as historic in 1977, when it was identified as the 'University Residential District.' At that time the proposed district extended to include the north side of 10th Street, but overall the boundaries look roughly as they do today. The west demarcation (Indiana Avenue) was then described as demarcating an earlier (1890-1910) housing pattern to the west. University Courts has always been bordered with dramatic changes in building fabric or major thorough fares. University campus buildings lie to the east and south of the district. The National Register nomination also identified Indiana Avenue as a western boundary but used the three additions of University Courts as a new boundary which therefore ended on the south side of 10th street. The general nine block area is readily discernable in the nomination map from 1992. The next feature which coheres the district is the presence of Bloomington's only brick streets.

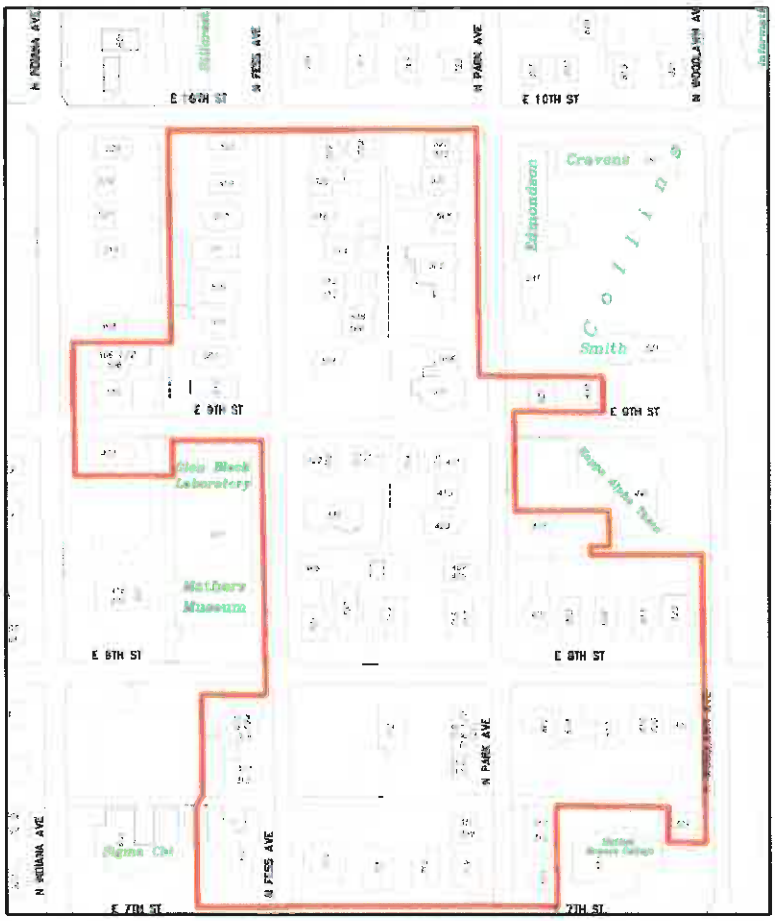


1977 Survey



1991 Nomination Map

The historic district map (below) does not follow the boundaries of this area precisely, because it was intended to preserve the historic residential fabric. Therefore, at the onset of the designation discussion, most of the institutional structures were removed from the district.



2014 Historic District Map

ISSUES OF COMPATIBILITY

The goal of the district is to preserve the smaller residential structures within its boundaries, also prioritizing the properties located on the historic brick streets as a thematic linkage for the neighborhood. But all surveys have acknowledged and addressed the presence of institutional forms in this neighborhood.

LOT COVERAGE AND OPEN SPACE

All of these institutional uses have footprints in excess of the single family, small apartment block or duplex properties that are more typical of the area. These footprints range is size as follows:

Sigma Chi	8370
Hutton	8860
Kappa Alpha Theta	10,897
Collins complex	
Smith	5636
Edmondson	11,235
Cravens	7680
University Lutheran Church	5337

If we compare intensity of land use, then lot coverage can be used as a measure.

As a comparison, Kappa Alpha Theta House consumes about 33 per cent of its site (excluding the house lot on 410 N. Park). Sigma Chi with its large parking lot, covers 20.8%. More tellingly, if it is measured on the lots it actually occupies as a structure, similar to the proposed Phi Gamma Delta House, it would cover 34.25%.

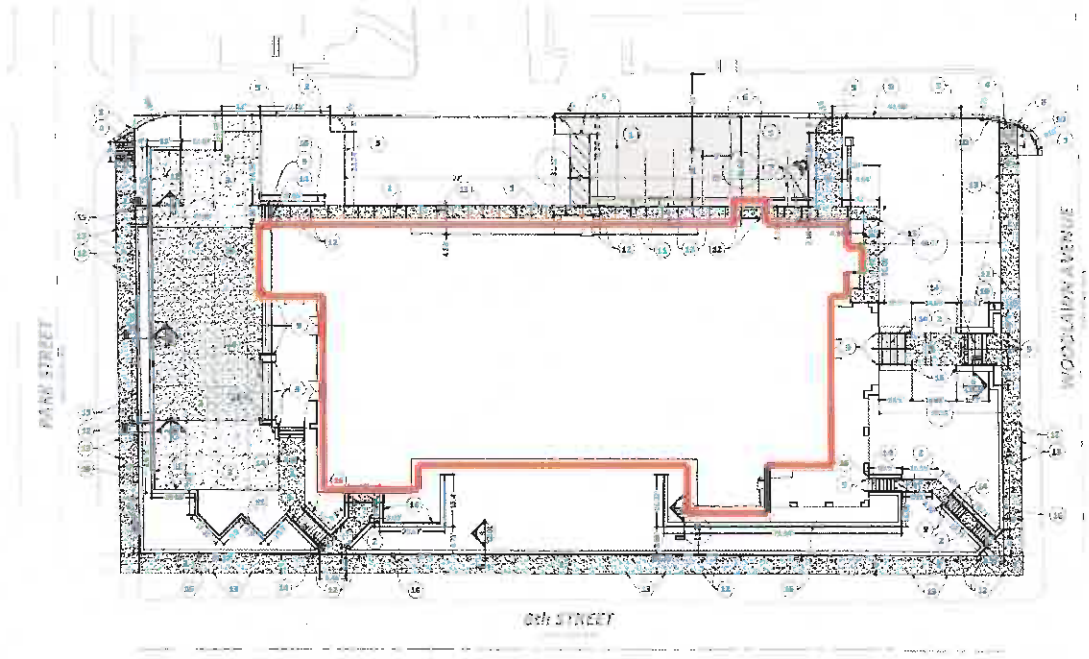
The proposed building will have 14,814 sq. ft.. of area on the first floor which is in excess of all institutional use except the Mathers Museum which, with its attached former fraternity building is in excess of 33,365 sq. ft.. The Mathers is not included in the district and was considered non-contributing in the survey. I've included some more comparison statistics.

The Collins Living Learning Center has three buildings and covers 26.5% of its site. The Mathers Complex covers 46% . Other pertinent information:

Hutton Honors College covers 34%.
The University Lutheran Church covers 36%

Using statistics provided by the applicants, the ground floor of the proposed Phi Gamma Delta House would cover approximately 40% (14, 814 / 36432)

Staff Discussion
The proposed Phi Gamma Delta House is most comparable to Kappa Alpha Theta and Sigma Chi (excluding the open parking lot) in lot coverage. There is one more massively developed site and that is the non-contributing Mathers Museum. The drawing below is imprecise but it better depicts the massing of the proposed building on the lot than as it can be compared with the aerials above. It is another way to look at the building, exclusive of walls, porch roofs etc.



SETBACKS

Phi Gamma Delta New Construction
Staff requested a site plan with setbacks included, and this measures the distance from the back of the sidewalk. The building presents formal frontage to 8th Street and Woodlawn, although its entrance is technically on Woodlawn (to the entry columns 39.51ft., to the closest wall of the building 45.07ft.). This figure does not include the covered porch on the south side. The building presents an irregular front on all sides, including low lying walls in front of the building face and jutting bays. This helps mitigate the closest setbacks on the 8th Street side, which range from 15.22ft. to 18.58ft. The gabled mass of

the building along 8th is at least 25+ feet. On the west side facing North Park Avenue the sunroom bay which is in line with the porch roof is at 43.08. On the north, towards the alley and Kappa Alpha Theta, the building is set at 31.22 to the columns and to the building wall, which is irregular at 31.95.

Existing Institutional Construction
In comparison:
The Kappa Alpha Theta building is almost 60 ft. from Woodlawn, but 12 ft. from 9th (its side street) on the north side.

The Mathers Complex is 15 ft. from Fess and 21 ft. from 9th Street.

The University Lutheran Church is 10 feet from Fess and 18 feet from 7th Street (Its primary facade).

Sigma Chi 23 ft. from Indiana Avenues and 42 ft. from 7 Street (Its primary facade).

Hutton Honors College is 19 ft. from 7th.

Cravens is 20 ft. from 10th and 28 ft. from Woodlawn.

Staff Discussion
These figures are helpful in that many institutional structures, because they fill out the lots so completely, appear to have at least one frontage that can be anywhere from 12 ft. (Kappa Alpha Theta) to 10 ft. University Lutheran Church, to 15 ft. (Mathers) on the non-primary street frontage. The architecture of the Phi Gamma Delta House addresses its closest setback on 8th with multiple bays at differing setbacks, so it will be less monolithic than Mathers or Kappa Alpha Theta (see below).

441 N Woodlawn Ave - Google Maps Page 1 of 1

The Church is a much less massive structure but its setback is illustrated below.

607 E 7th St - Google Maps Page 1 of 1

Other dimensional information which pertains is setback from the right of ways, height and massing.

HEIGHT
The petitioners have included the exhibit that was requested during the preliminary discussion which illustrates comparable heights in the area (among institutional structures). One assumes this measurement is from the tallest roof line on the building to the grade in front of the building.

Phi Gamma Delta	50 ft. measured from the grade next to the building wall.
Kappa Alpha Theta	50+ ft.
Smith	52 ft.
Edmondson	65 ft.
Cravens	62 ft.
Hutton	38 ft.

The facade that will be most impacted by the height of the building is undoubtedly Eighth Street, where there is a substantial drop to the sidewalk grade, beyond the 50 foot building height identified (almost 10 ft. according to plans). Coupled with the proximity to this street, which is considered a side elevation rather than the primary entrance, this will be the most dramatic visual impact on the corridor. We have seen that this general proximity is consistent among side elevations on secondary Streets. When looking at the comparable facade for Kappa Alpha Theta on 9th Street (above), it is apparent that the articulated frontage is much more developed than Kappa Alpha Theta which will help mitigate the height. It is also articulated through the use of contrasting materials, which Kappa Alpha Theta is not.

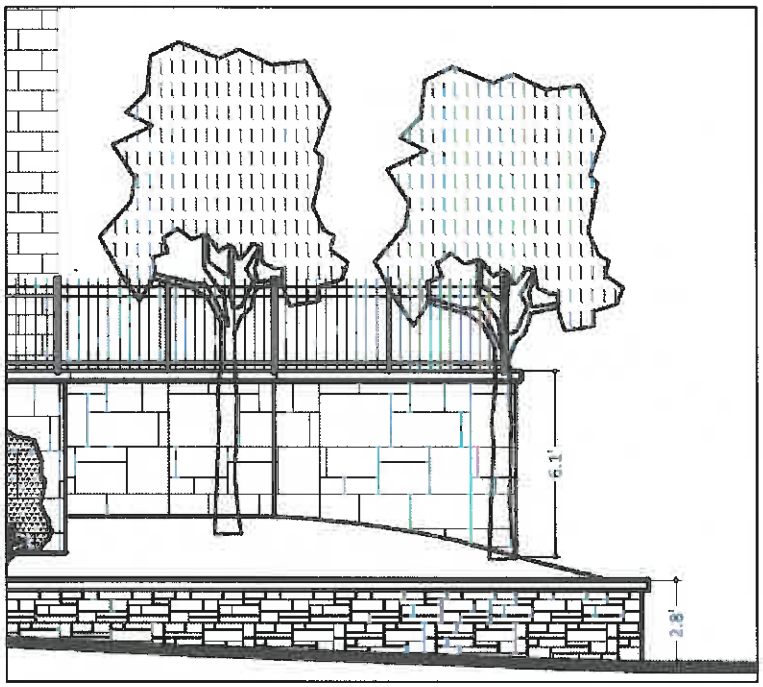
Staff Discussion
This building will most dramatically impact the 8th Street corridor, being naturally sited above the grade of the houses located on the south side of the street. It will put the building at an elevation of about 60 above sidewalk level, which, because of its close proximity to the street will appear very large.

MATERIALS
Staff Discussion
All proposed materials appear to be high quality and appropriate except for the imitation stucco mentioned at the last discussion and that has been changed to composite metal panels in this version (see A302) as was suggested might be a good solution for those areas. The materials fall well within guidelines for structures in the historic district. Staff particularly likes the use of two textures of limestone. It should serve to make the building wall less massive.

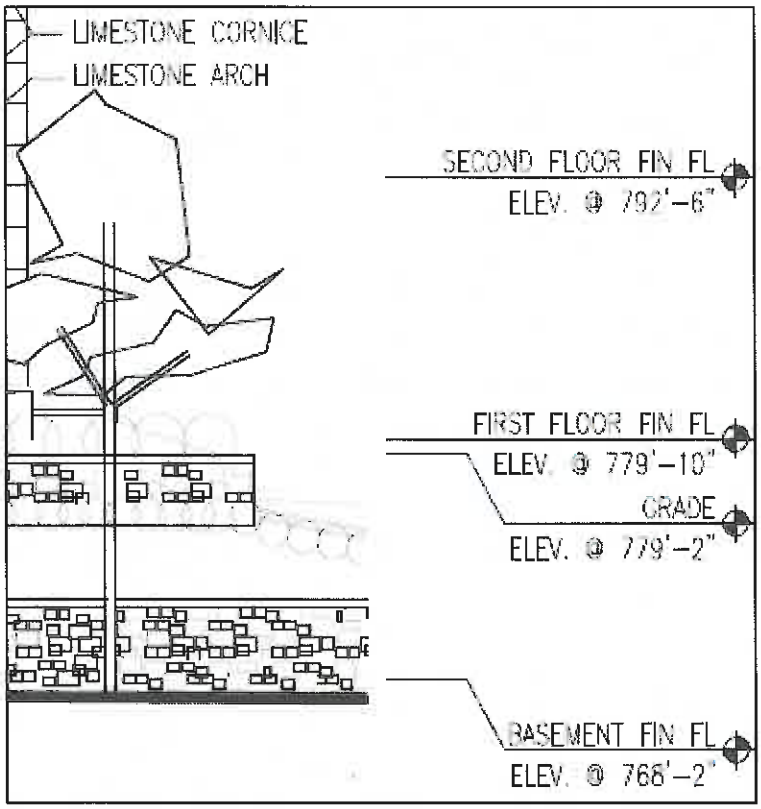
ENVIRONMENT
The project proposes a number of walls which frame the project, permit access and accommodate dramatic grade changes on the site. Two styles are proposed, one dry laid at the back of the sidewalk. This wall will match the thematic walls used by the University. The other is a mortared wall which is called in the plans a "neighborhood wall." It varies in size according to the topography. It begins on the corner of Park and 8th at 6.1 ft. including the university wall at great it is 8.9 ft. to the sidewalk, it descends

to the north lot to 3.5 ft. with an addition 1.5 ft. to sidewalk grade. Additionally there will be screening with columnar trees (junipers) and shrubs and an iron picket at the top of the wall (not included). There will be two layers of wall running along Park continuously and vegetation planted between the upper and the lower wall will further mask the patio area behind. This constitutes a change since our discussion in October.

The following diagrams show cross sections of the walls on 8th and on Park.



There will be additional setback and vegetation between the two walls.



On the corner of Woodlawn and 8th Street, the lower walls descend to the corner of 8th and Park. The height at this section is unclear.

Staff discussion

The dry laid style wall that the University has requested as the standard which encloses campus is also found in several locations in the neighborhood although not exactly the height or capping proposed here. One distinct characteristic of the district is that the walls refer to the building in the adjacent lot. Hence brick retaining walls usually edge a brick house. Staff has no issue with either wall design which are elsewhere used pragmatically in the district.

ARCHITECTURE

Staff Discussion

The building is of the quality of collegiate gothic architecture consistent with campus institutional buildings (as opposed to those located on Fee Lane). Considerable care was taken to accommodate the requirements of size by masking it with design decisions that will mitigate the mass of the building: gables, recess bays, contrasting stone usage etc.

Staff Summary

Although not a part of this request, this report should not fail to include consideration of the University's commitment to moving the existing housing to locations within the Historic District, to other lots located on the historic brick streets, as has been publicly announced. The preservation of the existing housing, and the support of the University for its plan, makes this application a more acceptable solution to a protracted community discussion. Those who participated in this decision are to be commended.

Concerning design considerations, staff is most concerned about the 8th Street elevation, its height above the sidewalk and its proximity to the street.

Staff is prepared to recommend approval based upon the comparable design of other institutional structures in the neighborhood and the history of fraternities and sororities in University Courts. This does not however imply that the loss of the existing historic housing, if the question were to be called, is an acceptable outcome.

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA-39-14

Date Filed: October 30, 2014

Scheduled for Hearing: November 13, 2014

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Address of Historic Property: University Courts District at 8th and Woodlawn
Bloomington, Indiana

Petitioner's Name: Zeta Chapter of Phi Gamma Delta, Inc.

Petitioner's Address: c/o Attorney Darla S. Brown
Sturgeon & Brown, P.C.
120 W. Seventh Street, Suite 110
Bloomington, Indiana 47404

Phone Number/e-mail: (812) 332-9476; dbrown@sturgeonbrown.com

Owner's Name: Indiana University

Owner's Address: Bryan Hall 205, Bloomington, Indiana 47405

Phone Number/e-mail: (812) 855-6992

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot.

   402 North Park Street

   Lot Number Eleven (11) in the Third Court of University Courts Addition to the City of Bloomington, Indiana, as shown by the plat thereof, recorded in Plat book 2, at page 109, in the office of the recorder of Monroe County, Indiana.

   SUBJECT TO all conditions, covenants, restrictions, easements and encumbrances as shown by the recorded plat thereof, recorded in Plat Book 2, at page 109, in the Office of the Recorder of Monroe County, Indiana.

   803 East Eighth Street

   Lot Number Twelve (12) in THIRD UNIVERSITY COURTS ADDITION to the City of Bloomington, Indiana.

   809 East Eighth Street

   A part of Lot Numbered Thirteen (13) in the Third Court of the University Court Addition of the City of Bloomington, Indiana, described as follows, to-wit:

   Beginning at the Southwest corner of said Lot running thence East along the South line of said Lot a distance of 50 feet, thence North parallel with the West line of said Lot, 138 feet to the North Line of said Lot, thence West 50 feet along the North line of said Lot to the Northwest corner thereof, thence South along the West line of said Lot, 138 feet to the place of beginning.

   Subject to any and all easements, agreements and restriction of record. The address of such real estate is commonly known as 809 East Eighth Street, Bloomington, Indiana.

   815/819 East Eighth Street

   A part of Lot 13 and 14 in Third Court of University Courts Addition to the City of Bloomington, Indiana, described as follow, to wit: Beginning at a point 50 feet East of the Southwest corner of Lot 13, in the Third University Courts Addition to the City of Bloomington, Indiana, thence East 50 feet, thence North 138 feet to the North line of Lot 14, thence West 50 feet, thence South 138 feet to the place of beginning.

Subject to the following restrictions: No building or part of building shall be constructed within 25 feet of the front street line of said lots, and that said lots, nor any part thereof, shall not ever be sold or rented for commercial purposes of any kind, not intending the conducting of rooming houses or dormitories.

825 East Eighth Street

Lot 15 and Part of Lot 14 in the Third Court of University Courts Addition to the City of Bloomington, Monroe County, Indiana.

2. A description of the nature of the proposed modifications or new construction:

Please see attached:

- Artist rendering and sketch
- Site Plan
- East Elevation, Woodlawn Avenue
- South Elevation, 8th Street
- West Elevation, Park Avenue
- North Elevation, Alley
- West Wall Elevation options
- Landscape Site Plan

3. A description of the materials used.

Natural limestone will be used for the exterior. The bay window on the east façade will have a standing seam metal roof. The windows will be fixed aluminum windows. Composite slate roofing will be used for the roofing.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

See No. 2.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

See attached Building Massing Study.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

7. Additional documents requested by City of Bloomington Planning Department: See attached letter from Indiana University regarding the Fiji House project.

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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

INDIANA UNIVERSITY

OFFICE OF THE VICE PRESIDENT
FOR CAPITAL PLANNING AND FACILITIES

September 12, 2014

Mr. Peter C. King
President
House Corporation of Zeta Chapter of Phi Gamma Delta, Inc.
c/o Cline, King & King, P.C.
P.O. Box 250
Columbus, IN 47202-0250

Re: Permission from Indiana University to apply for Certificate of Appropriateness

Dear Mr. King:

It is my understanding that the House Corporation of Zeta Chapter of Phi Gamma Delta, Inc. ("House Corporation") is a potential purchaser of real estate owned by Indiana University located at the northwest corner of East 8th Street and Woodlawn Avenue, Bloomington, Indiana and has requested Indiana University grant it permission to apply to the Historic Preservation Commission for a Certificate of Appropriateness. Indiana University hereby grants House Corporation's request for permission and consents to House Corporation's filing an application for a Certificate of Appropriateness and any affiliated required documents as a prospective purchaser.

Indiana University is not waiving any rights it has as owner of the real estate by granting permission for House Corporation to apply for a Certificate of Appropriateness solely as a prospective purchaser. Please be so kind as to provide me with copies of any documents House Corporation files for the University's records. Thanks so much.

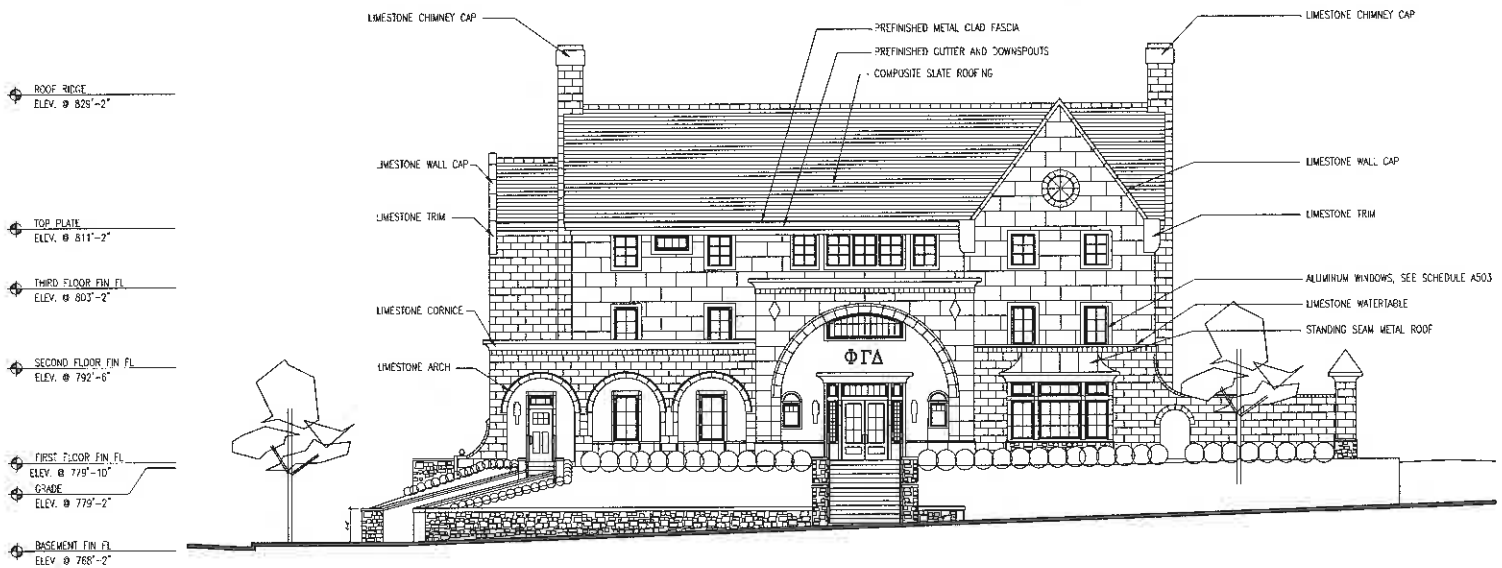
Sincerely,

Shokrina Radpour Beering

Shokrina Radpour Beering, Esq.
Associate Vice President for Capital Planning
and Facilities

cc: Darla S. Brown, Esq.

Bryan Hall 203 107 S. Indiana Avenue Bloomington, IN 47405 (812) 855-6992 fax (812) 855-7396



1 A300 EAST ELEVATION – WOODLAWN AVENUE

SCALE: 22x34 – 1/8" = 1'-0" 11X17 – 1/16" = 1'-0"

Christine Mathieu, Architect
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REVISIONS

PHI GAMMA DELTA FRATERNITY HOUSE

INDIANA UNIVERSITY

BLOOMINGTON, INDIANA

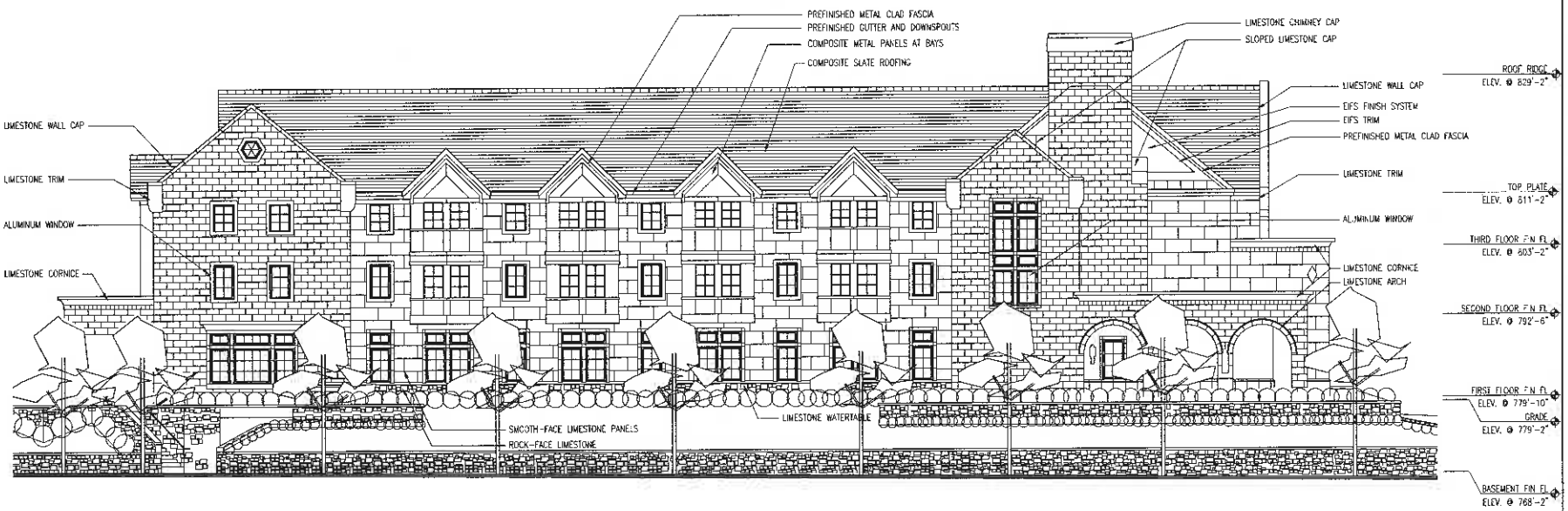
10-30-14

JOB # 1317

SHEET # A300

OF

21



1 / A301 SOUTH ELEVATION – 8TH STREET

SCALE: 22x34 – 1/8" = 1'-0" 11X17 – 1/16" = 1'-0"

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SHEET # A301

OF

27

1 / A302 WEST ELEVATION – PARK AVENUE

SCALE: 22x34 – 1/8" = 1'-0" 11X17 – 1/16" = 1'-0"

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INDIANA UNIVERSITY

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OF

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IN 47404
Tel: 812.339.1235

23

1 A303 NORTH ELEVATION – ALLEY

SCALE: 22x34 – 1/8" = 1'-0" 11x17 – 1/16" = 1'-0"

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REVISIONS

PHI GAMMA DELTA FRATERNITY HOUSE

INDIANA UNIVERSITY

BLOOMINGTON, INDIANA

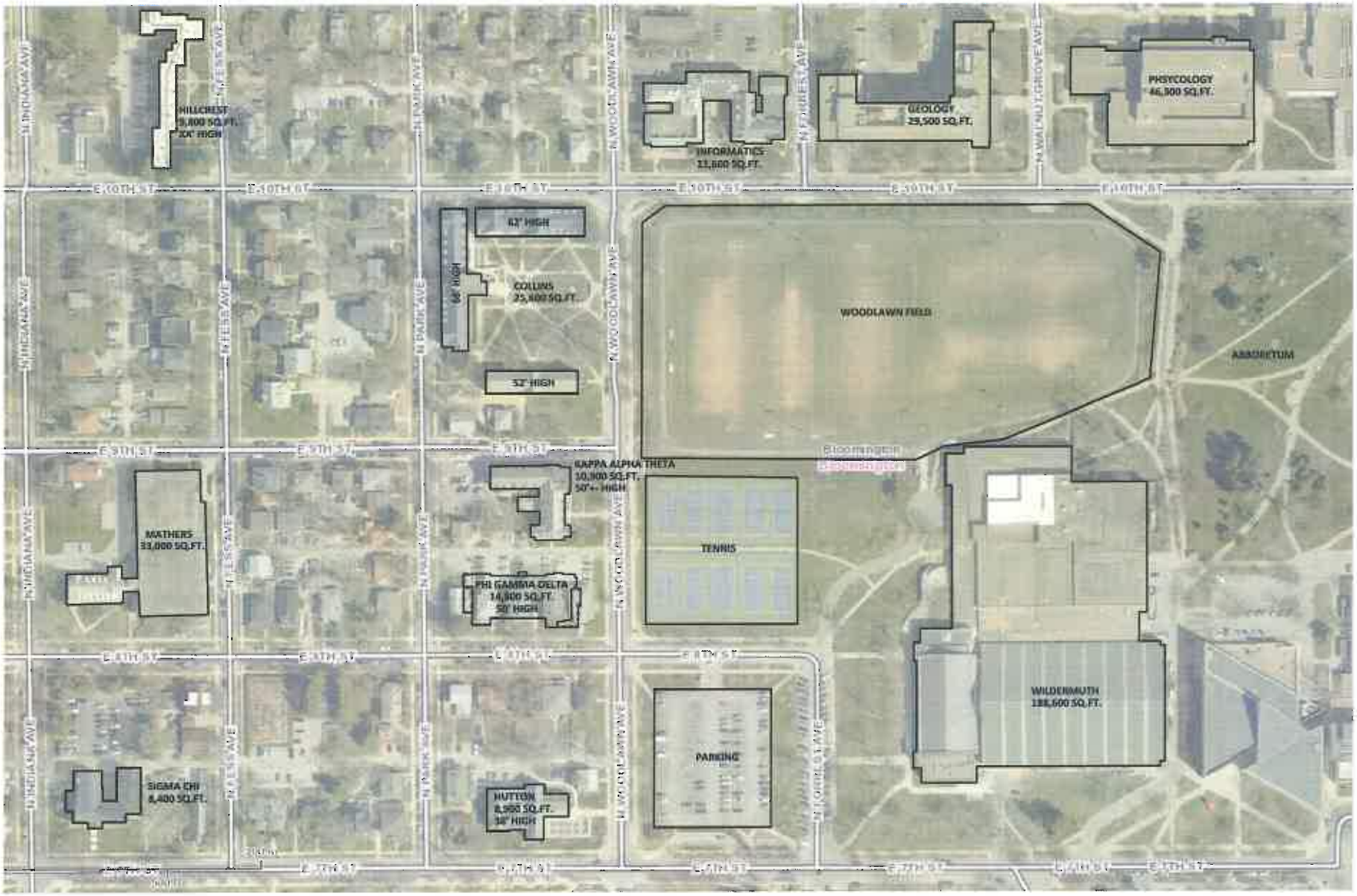
10-30-14

JOB # 1317

SHEET # A303

OF

24



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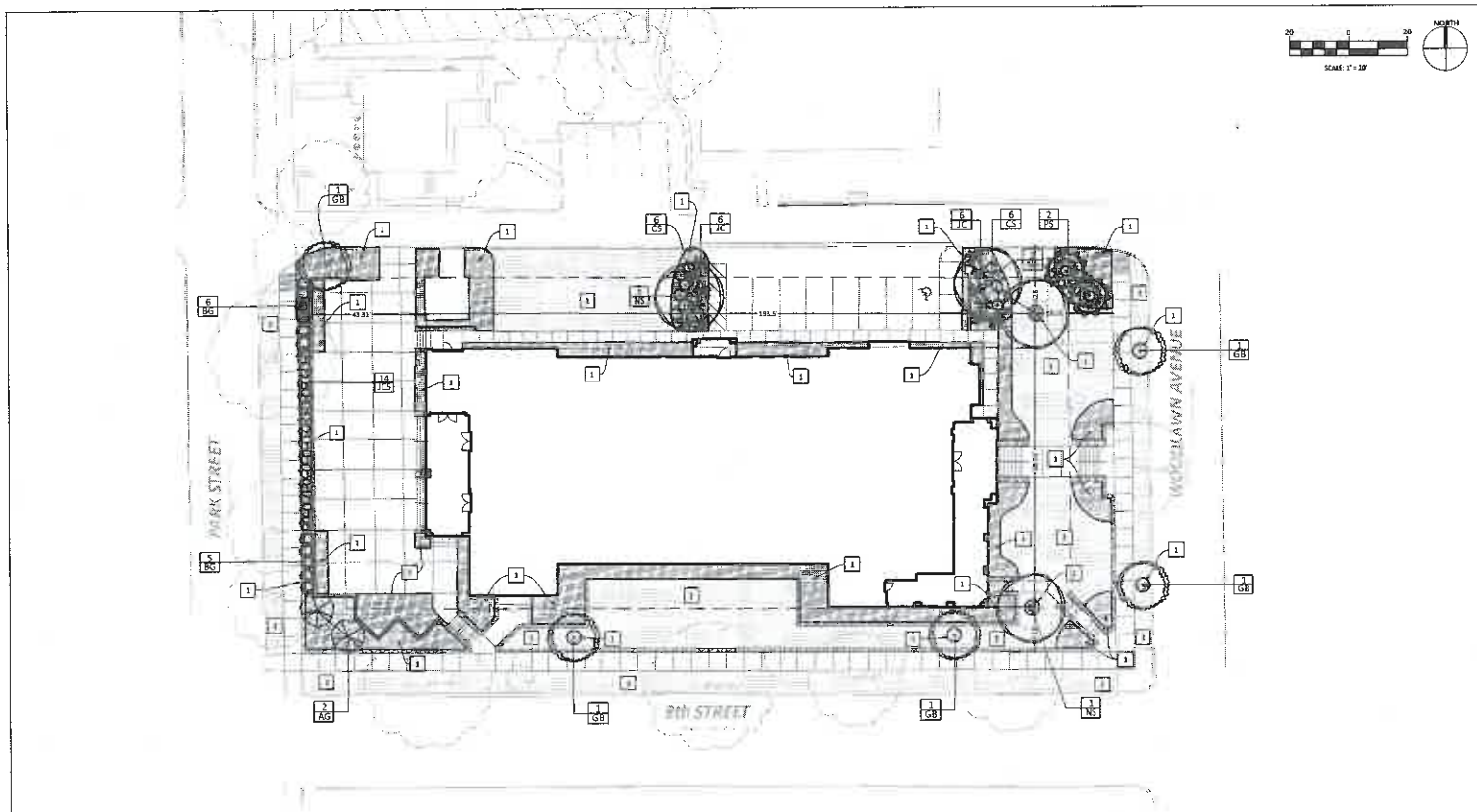
PHI GAMMA DELTA HOUSE

Building Massing Study

96



GENERAL NOTES

1. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND VERIFY SITE CONDITION INFORMATION ON DRAWINGS PRIOR TO STARTING WORK AND PROMPTLY REPORT ANY DISCREPANCIES OR DEVIATIONS FROM THE INFORMATION SHOWN ON THE PLAN TO THE DESIGNER AND OWNER. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES AND CONDITIONS SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN. PLANT MATERIAL QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE IN THE PLANT LIST.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z 60-1986 AND CURRENT ASSOCIATION OF AMERICAN NURSERYMEN STANDARDS. NO PARK GRADE MATERIAL SHALL BE ACCEPTED.
4. SPECIMEN SIZES INDICATED ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. LARGER SPECIMENS MAY BE UTILIZED.
5. ALL PLANTING MASSES SHALL BE CONTAINED WITHIN MULCH BEDS AND RECEIVE 4" THICK SHREDDED HARDWOOD MULCH. ALL TREES OUTSIDE PLANTING BED AREAS SHALL RECEIVE A 5' MIN. DIAMETER MULCH RING AT BASE.
6. ALL LANDSCAPED AREAS NOT MULCHED SHALL BE SEEDED OR SODDED AS INDICATED, UNLESS NOTED OTHERWISE. ALL OTHER AREAS DISTURBED, GRADED OR OTHERWISE MODIFIED BY NEW CONSTRUCTION SHALL RECEIVE 6" OF TOP SOIL AND SEED. SEE SPECIFICATIONS FOR SEEDING REQUIREMENTS.
7. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANT'S ORIGINAL GRADE PRIOR TO DIGGING. ALL PLANTS SHALL BE SET PLUMB UNLESS NOTED OTHERWISE. IT IS THE CONTRACTOR'S OPTION TO STAKE TREES. HOWEVER, IT SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL THE END OF CONTRACTED GUARANTEE PERIOD.
8. ALL PLANTINGS SHALL BE WATERED DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. WATER THOROUGHLY TO ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
9. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL UNTIL TIME OF ACCEPTED ESTABLISHMENT.
10. ALL PLANTING BED EDGES TO BE SPADE CUT UNLESS SPECIFIED WITH MOW STRIP OR OTHER METAL EDGING.
11. PLACE BIODEGRADABLE STRAW BLANKET NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL ON SLOPES 4:1 OR OR EXCEEDING 3:1 OR AS OTHERWISE INDICATED OR DIRECTED BY ENGINEER.
12. COORDINATE LANDSCAPE PLAN WITH ALL WATER QUALITY AND EROSION CONTROL MEASURES.
13. IF OWNER REQUESTS, PLANTS SHALL BE STAKED AND/OR FIELD-LOCATED BY DESIGNER AND CONTRACTOR. FINAL LOCATIONS OF TREES SHOULD BE ADJUSTED IF NEEDED TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
14. ANY PLANT MATERIAL SUBSTITUTIONS INSTALLED WITHOUT APPROVAL FROM DESIGNER AND/OR OWNER SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
15. ALL PLANTING MATERIALS, REGARDLESS OF SIZE SPECIFIED, SHALL BE OF SIZES THAT COMPLY WITH CITY OF BLOOMINGTON LANDSCAPING STANDARDS.
16. NO HEAVY MACHINERY/EQUIPMENT SHALL BE USED WITHIN ROOT ZONES OF EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR SHALL ENSURE EXISTING TREES TO REMAIN ARE PROTECTED AND FULLY PRESERVED DURING THE CONSTRUCTION/GRADING PROCESS.

PLAN NOTES

1. INSTALL SHREDDED HARDWOOD BARK MULCH IN BED AREA AND UNDER (NEW TREES- REFER TO LANDSCAPE DETAILS AND SPECIFICATIONS
2. SOD ALL LAWN AREAS- REFER TO SPECIFICATIONS.

LEGEND

- PLANT QUANTITY/KEY
- LIMITS OF CONTRACT PLANTING AREAS
- LIMITS OF SODDED AREAS

HOLEY MOLEY SAYS "DIG SAFELY"

"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CERTIFICATION

UTILITY CONTACTS

AT&T:
David McCallie - (812) 334-4521

DUKE ENERGY:
Gerry Duckler - (812) 337-5853

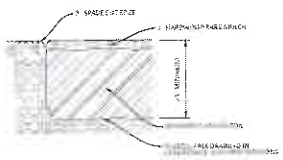
CITY OF BLOOMINGTON UTILITIES (CBU):
ENGINEERING, Troy Powell - (812) 349-3632

VECTREN:
Doug Alexander - (812) 339-4908

INSIGHT COMMUNICATIONS:
Scott Templeton - (812) 333-7612

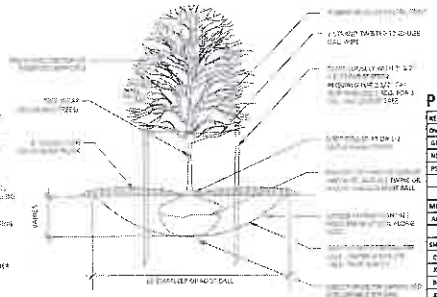
PLANTING SCHEDULE

KEY	QUA	SCIENTIFIC NAME	COMMON NAME	SIZE	CONDITION
OVERSTORY TREES					
GB	5	Gleditsia triacanthos 'Footlights'	Moraine Locust Tree	2" Caliper Minimum	B & B
NS	4	Nyssa sylvatica	Black Gum	2" Caliper Minimum	B & B
PS	2	Pinus strobus	Eastern White Pine	6' Height Minimum	B & B
MEDIUM AND SMALL TREES					
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Caliper Minimum	B & B
SHRUBS					
CS	32	Chaenomeles x superba 'Texas Scarlet'	Texas Scarlet Flowering Quince	3 Gallon & 18" Height Min	Container
JCS	34	Juniperus chinensis 'Spearmint'	Spearmint Chinese Juniper	48" Height Min	B&B
BG	31	Buxus x 'Glencoe'	Chicagoland Green Boxwood	3 Gallon & 18" Height Min	Container
JC	22	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gallon & 18" Height Min	Container



PLANTING BED DETAIL

SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

CUNNINGHAM + ASSOCIATES, INC.
ARCHITECTS
2304 WATERSIDE DRIVE
COLUMBIA, MO. 65203 PHONE 573/446-0000

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Landscape Architecture
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REVISIONS

PHI GAMMA DELTA FRATERNITY HOUSE

INDIANA UNIVERSITY

BLOOMINGTON, INDIANA

SITE LANDSCAPE PLAN

10-13-14

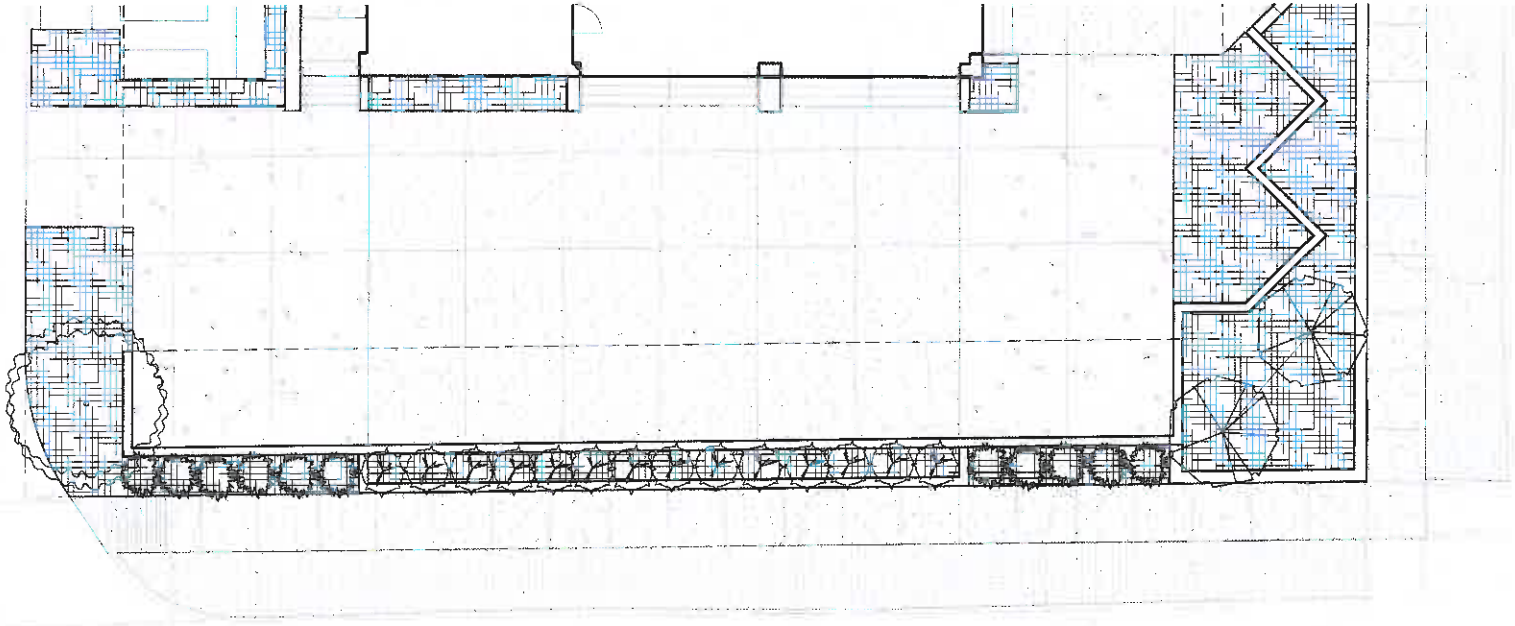
JOB # 1317

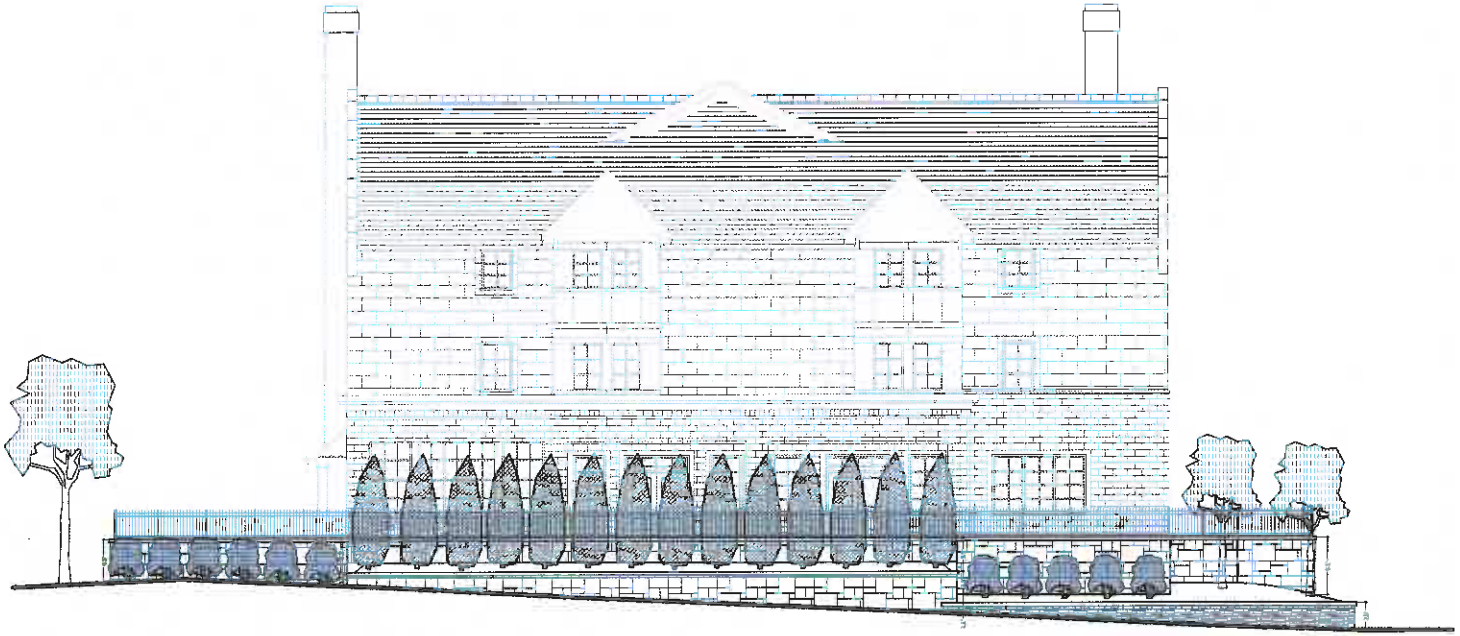
SHEET # **C701**

OF

26

11/3/14





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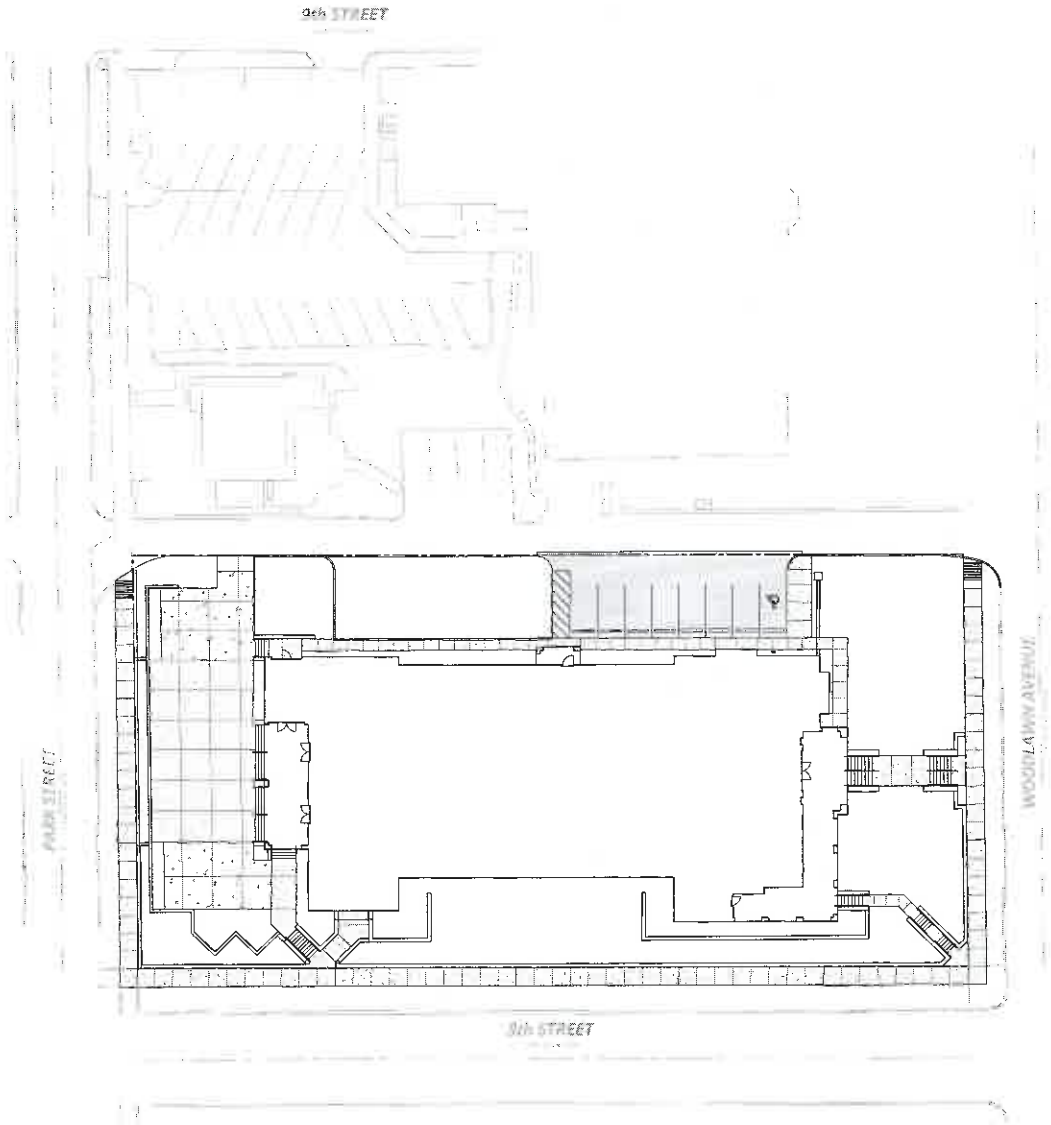
N. Park Avenue Elevation



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB, POINT OF TANGENCY, EDGE OF PAVEMENT, OR EDGE OF WALK, UNLESS OTHERWISE NOTED. ALL RADII ARE TO FACE OF CURB UNLESS NOTED OTHERWISE. CURB AND WALL COORDINATES ARE TO THE BACK, UNLESS NOTED OTHERWISE. COORDINATE DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND CENTER SIDEWALKS WITH RESPECTIVE ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
3. ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOP SOIL, MULCH AND SEED OR BE IMPROVED AS NOTED OTHERWISE.
4. REFER TO PLAN FOR DETAILS CORRESPONDING TO PLAN NOTES.
5. SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL STREET CUTS FOR UTILITIES AND OTHER IMPROVEMENTS SHALL BE REPAIRED TO MATCH EXISTING PAVEMENT SECTION OR BETTER.

PLAN NOTES

1. ASPHALT PAVEMENT - REFER TO DETAILS
2. CONCRETE PAVEMENT, 4" THICK - REFER TO DETAIL
3. PERVIOUS CONCRETE PAVEMENT - REFER TO DETAIL
4. ADA COMPLIANT RAMP AND CONCRETE CURB TRANSITION, 1:12 SLOPE MAX. WITH 3/8" DEEP GROVES AT 6" O.C. - REFER TO DETAILS
5. 6" STANDING CONCRETE CURB - REFER TO DETAIL
6. PAVEMENT MARKING, 4" WIDE, WHITE - AUTO PARKING
7. ADA COMPLIANT VAN PARKING SPACE; INCLUDES PAVEMENT MARKING, 4" WIDE, BLUE, PAINTED WHEELCHAIR SYMBOL, CONCRETE WHEEL STOP AND ACCESSIBLE RESERVED PARKING SIGN - SEE DETAILS
8. ASPHALT PAVEMENT PATCH - REFER TO DETAIL
9. HANDRAIL-REFER TO DETAIL
10. CONCRETE CURB TRANSITION, REFER TO DETAIL
11. CONCRETE WHEEL STOP (TYPICAL) - REFER TO DETAIL
12. EXPANSION JOINT (TYPICAL) - REFER TO DETAIL
13. SCORE JOINT (TYPICAL) - REFER TO DETAIL
14. CONCRETE STEPS - REFER TO DETAIL
15. LIMESTONE VENEER WALL: "IU" STYLE - REFER TO DETAIL
16. LIMESTONE VENEER WALL: "NEIGHBORHOOD" STYLE - REFER TO DETAIL

CERTIFICATION

LEGEND

- LIMITS OF NEW ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVING
- PAVEMENT STRIPING 2' ON CENTER
- LIMITS OF PERVIOUS PAVING
- "IU" STYLE WALLS
- "NEIGHBORHOOD" STYLE WALLS

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REVISIONS

PHI GAMMA DELTA FRATERNITY HOUSE

INDIANA UNIVERSITY

BLOOMINGTON, INDIANA

SITE IMPROVEMENT PLAN

10-13-14

JOB # 1317

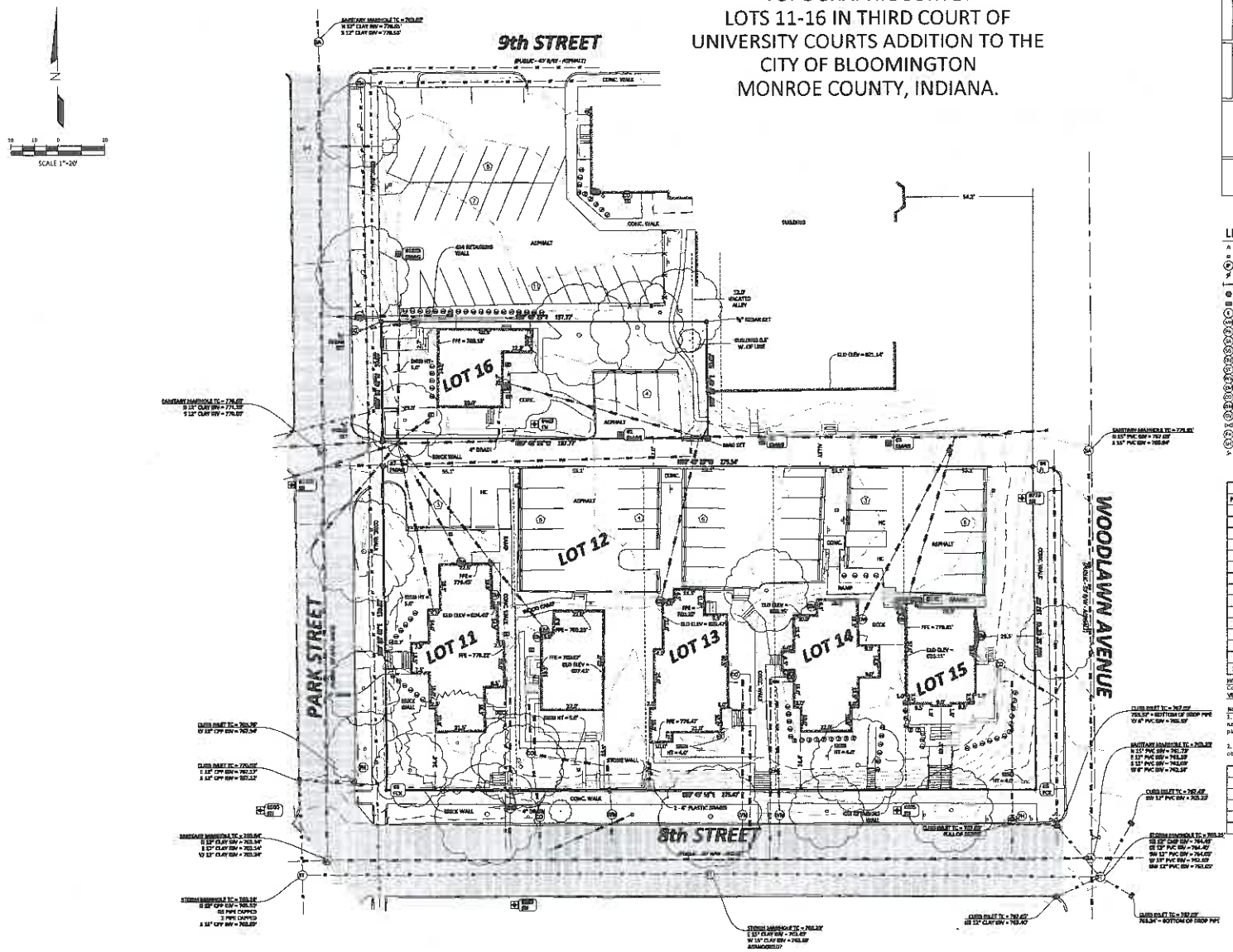
SHEET #

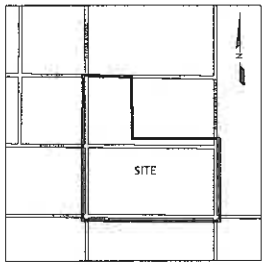
C301

OF

11/3/14

TOPOGRAPHIC SURVEY
LOTS 11-16 IN THIRD COURT OF UNIVERSITY COURTS ADDITION TO THE CITY OF BLOOMINGTON MONROE COUNTY, INDIANA.





LOCATION MAP

LEGEND:

A	YARD LIGHT		FENCE		FD ANGE
	LIGHS POLE		GUARDRAIL		FD 5 BASES DISK
	SIGNAL POLE		OVERHEAD WIRES		FD CDT DIM SPOLE
	UTILITY POLE		UNDER ELEC.		FD DISGLED X
	GUY WIRE		GAS LINE		SET DISGELED X
	CATCH BASIN		SAN SEWER LINE		SET DRILL HOLE
	CURB INLET		STOM M SEWER LINE		FD HAMILSON MON.
	ELECTRIC MH		UNDER TELEPHONE		SET HARRISON MON.
	MANHOLE		DUSTING WATER LINE		SET HUB/TACK
	PHONE MH		CHILLED WATER LINE		FD REBAR
	SANITARY MH		SIGN		SET REBAR
	SIGNAL MH		R.O.W. MONU.		FD MAG NAIL
	STEAM MH		MONITORING WELL		SET MAG NAIL
	STOR M MH		BOLLARD		FD NAIL
	WATER MH		BORE HOLE		SET NAIL
	ELEC. METER		DOWNSPOUT		FD PIPE
	CLEANOUT		GATE POST		FD M SPIKE
	GAS METER		POLE		SET RR SPIKE
	GAS VALVE		PARKING METER		FOSTONE
	WATER VALVE		SPIGOT	(R)	RECORDED B&D
	FIRE HY DRANT		T-POST	(M)	MEASURED B&D
	SPR. HOOKUP		WOOD POST	(C)	CALCULATED B&D
	SPRINKLER		PARKING SPACES	(PROP)	PROPORTIONAL DIST.
			TRANSFORMER	A.G.	ABOVE GROUND
			ELEC. VAULT	B.G.	BELOW GROUND
			PHONE VAULT		CONIF. TREE
			STEAM VAULT		
			VALVE VAULT		DECID. TREE
			AC UNIT		
			PHONE BOOTH		SHRUB
			FIRE MAIN POST		PHONE RISER BOX
			MAILBOX		TV RISER BOX
			PROP. TANK		
			PARKING BLOCK		ELEC. RISER BOX
			POST		GAS RISER BOX

CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	[illegible]	[illegible]	779.52	SMAG
2	[illegible]	[illegible]	779.17	SMAG
3	[illegible]	[illegible]	777.75	SMAG
4	[illegible]	[illegible]	771.33	IR
5	[illegible]	[illegible]	769.63	PCX
6	[illegible]	[illegible]	774.84	PCX
7	[illegible]	[illegible]	776.45	SMAG
443	[illegible]	[illegible]	783.44	CM
573	[illegible]	[illegible]	779.48	SB
529	[illegible]	[illegible]	763.87	CM
685	[illegible]	[illegible]	763.95	SB
775	[illegible]	[illegible]	775.88	SB
1128	[illegible]	[illegible]	776.34	SB
1259	[illegible]	[illegible]	763.95	SMAG
10134	[illegible]	[illegible]	763.53	SMAG

HORIZONTAL DATUM: IU Control Network Reference frame NAD 83, IN State Plane Coordinates Zone 1301W, U.S. Survey Feet.
VERTICAL DATUM: NGVD29 , U.S. Survey Feet.

NOTES:
1. Bearings shown hereon are based upon grid north established from the IU control network survey dated March 2, 2001. Horizontal coordinates differ from true state plane coordinates by as much as 1.90 feet easting and 0.65 feet northing.

2. Contour Interval = 1 foot. Elevations shown hereon are based upon static GPS observations dated March 14, 2014. Elevations are to NGVD29.

BUILDING HEIGHTS		
BUILDING	GROUND ELEVATION	ROOF ELEVATION
CRAVENS HALL	791.40'	853.21'
EDMONDSON HALL	799.05'	857.44'
SMITH HALL	798.15	841.95'
BOTTOM HIGHRS COLLEGE	764.10	800.95'

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F: 812-336-0817
E: ben@brgcivil.com

8TH & WOODLAWN
BLOOMINGTON, INDIANA
FOR
CUNNINGHAM

SURVEYED BY: J.G. & M.D.
DRAWN BY: R.L.L.
CHECKED BY: R.E.P.
DATE: APRIL 2014

TOPOGRAPHIC SURVEY

SHEET 1 OF 1

PROJECT NO: 7854

S:\Jobs\7801-7900\7854 PHI GAMMA DELTA\DRAW\7854_CID_TOPO.dwg

24

COWINS

COWINS

SIGMA CHI

COWINS

HUTTON

402 N. PARK

HUTTON

KAPPA ALPHA THETA

815 E 8TH

ALLEY BET. KAPPA ALPHA THETA + 8TH ST

803 E 8TH

825 E 8TH

LOOKING WEST ON 8TH

8TH ST SOUTH SIDE

W
W

LOOKING WEST ON 8TH

8TH ST SOUTH SIDE

8TH ST. SOUTH SIDE

8TH ST SOUTH SIDE

Summary

Application for a new sign package for a business occupying the Illinois Central Freight station.

COA-40-14

Petitioner: Brad Holmes representative for Salt Creek Brewery
Address of Property: 301 North Morton Street
Illinois Central Freight Station

Zoning CD
Request for a sign
104-055-64348 O **303** **Illinois Central Freight Depot, Commercial;** Functional, 1906 NR, BHD

This is an outstanding property individually listed on the National Register of Historic Places in 1983. The property is located SE of City Hall (Showers Plant #1) and has been adapted as office space since its restoration and currently as a restaurant. COA-8-12 The was approved for a wood hanging sign. The building will be under new management and be renamed the Salt Creek Brewery. The intent of the owners is to capitalize more on the history of the building. They believe that a new signage package will make the building (which is dark) more visible from a congested intersection. The representative worked with staff to develop signage appropriate to a railroad station. They looked through several sites with archival photographs of railroad stations. They then worked with planning to obtain an approvable sign.

The signs will be metal backed with vinyl lettering wrapped around the 7th and Morton Street sides of the building above awning or pent roof level (east, south and west). The font and size is consistent with historic signage used at railway stations. Another small hanging sign will be placed parallel to Morton Street under the pent roof. There is also smaller blade sign on 7th Street beneath the pent roof. The total dimensions of the sign will be less than the limit of 100 square feet for the building established by zoning code.

The wall sign wrapping the building will be 21" x 9.3 feet on the east and west sides of the building. The south side (facing 7th) will be 21" x 27 feet. The front entrance sign hanging on the Morton street side will be 36' x 80"

SALT CREEK BREWERY AT THE DEPOT

The first concept (left) was based upon research and fused the design of old advertising that was literally painted on buildings with historic signage on depots. But it was too large. This looks very authentic and particularly fitting for a freight station. A good compromise was reached and the final design (attached) retains the look of the original idea.

Staff recommends approval

This is one of the few signs which is designed to enhance the significance of the building as well as advertise the business in it.

54 sq ft.

9.3'

27'

9.3'
36" x 80"
20 sq ft.
THE DEPOT SALT CREEK AT THE DEPOT
ENTRANCE BREWERY
ENTRANCE
BREWERY & FOOD
TICKETING
TRAIN SCHEDULES
OPEN
301 N. MORTON

38