



May 20, 2013

Mr. Freddie Burrus
Executive Director
Fort Harrison Reuse Authority
9120 Otis Avenue, Suite 200
Indianapolis, Indiana 46216

Re: Midwest Model Makers EDW 2013 Renovation
First Submission

Dear Mr. Burrus:

As per your request we have completed a preliminary architectural review for Midwest Model Makers EDW 2013 Renovation Project to be located on Post Road north of Otis Avenue.

Our findings are based upon the *Design and Construction Phase Requirements* contained within the *Master Reuse Plan Implementation Strategy* for The Fort Harrison Reuse Authority, updated on May 14, 1999.

We have determined that the proposed building will be located within District 1-a. Using the Scoring Matrix within the *Master Reuse Plan Implementation Strategy*, District 1-a requires a score minimum of 76 before evaluation may begin.

We have scored the project as follows:

Building Height – 7 points
Avg. Floor to Floor Height – 6 points
Roof Slope – 3 points
Uninterrupted Wall Length – 2 points
Red Brick Building Materials – 4 points
Wall/Fence - % Lot Perimeter – 7 points
Build-To Lines
 Front Yard – 7 point
 Side Yard 1 – 6 point
 Side Yard 2 – 6 point
 Rear Yard – 6 points
Landscape Areas - 4 points

Total Score – 57 points

The above score does not meet the minimum required score of 7 to permit the evaluation process to begin.

The Architecture Controls Guidelines for district 1-a includes the following requirements.

“Irrespective of the designation as area 1a or 1b, building development shall be of either redevelopment of an existing historic structure or the development of a new structure. Any work on an existing structure within this district shall be per the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Any proposed site or building work shall be issued to the Department of natural Resources, Historic Preservation and Archeology Division for review. Approved building additions to existing historic structures must match the architecture of the existing structure in every respect. Any work in conjunction with a new structure shall meet the criteria below:

Building Height: 2 story above grade with 3ed story allowed in pitched roof’s area. Floor to ceiling height shall be a minimum of 10 feet for all above construction. Additions to existing structures shall have floor-to-floor height(s). Please note that this is not requiring these floor to align, should a designer wish to have floor off-sets or other features to accommodate current needs for disabled accommodation. Overall building height should not exceed 45 feet.

Building Mass: Repetitive openings (windows/doors) required in all buildings. Symmetrical arranged facades and plans only. Gable & hip roofs only. Front porches and raised first floor are required. Grading of the rear yards may be done so as to provide ADA ground level access to the first floor. Field stone retaining walls shall be used where necessary to accommodate grade changes on site. All buildings shall have square corners only. Windows and/or doors shall occur at maximum 16’-0” O.C. spacing and shall extend over 40 feet uninterrupted by a vertical planar change without minimum of 4’-0” offset. (See Figure 5).

Build-To Lines: All new “build-to lines shall match existing, adjacent historic structures’ “set-back” lines. In event no neighboring structure is available to set a line; the front yard “build-to” line shall be 25’ from street R.O.W. 25’ from street R.O.W. 25’ shall be established as the minimum rear yard and side yard (except for Zero-lot-line and similar high-density, single-family products where a 5’ side yard “build-to” line will be allowed), or to match existing layout. (Also see special area guidelines). Some new building products may prove appropriate for the integrity of the plan, yet have less than the stipulated set-back. These products shall be judged at the discretion of the Architectural Review Committee.

Materials: Only traditional size, running bond “Red” Brick at all facades – full height. All brick construction shall have planned brick samples submitted for Architectural Controls Committee approval. All trim to be white painted wood. All windows to be white, multiple light, double hung standard size windows. All window and door heads to be brick soldier vault or limestone lintel. All railings shall be white painted wood (as on the officer’s Quarters Buildings of Lawton Loop) or black iron pipe (as on Building 600 – the original hospital). (See Figure 6).

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Site Furnishings & Fencing: To provide a uniform, pedestrian scaled site lighting scheme in keeping with the character of existing structures, developers shall provide, along street, light standards matching the Washington Standard fixture used along Franklin Road (or an approved alternate). No fencing shall be allowed. None-the-less, any fencing proposed shall be subject to initial approved by the FHRA or their succeeding Architectural Review Committee and the State Historic Preservation Office.

Garages: Existing garages may be demolished and replaced with new garages made of brick with wood trim only if the developer can prove to the State Historic Preservation Office (S.H.P.O.) and the FHRA their inadequacy in size and configuration. Garages should be detached from existing structures. Roof pitches and material should match existing buildings. New garages for new buildings can be built on the same side of the drive and can be detached or attached.

Landscape Areas: At area 1a, minimum of 40% of each property shall be free from building or paving and dedicated to lawn/landscape area. At area 1b, minimum of 30% of each property shall be free from building or paving and dedicated to lawn/landscape area.

Walkways: The developer shall provide and maintain a 5' wide minimum concrete sidewalks on each side of any public and private road serving or within the confines of their property. Location of sidewalk should reflect design on land use plan and maintain easy access to different areas for pedestrians.

Mr. Burrus, after review of the preliminary design documents the following issues will need to be addressed before the review process can be undertaken.

Site Issues:

- The current site does not have the 40% landscape area required.
- Sidewalk will need to be furnished along Post Road according to City of Lawrence Standards.
- Due to the setback of the existing building do not have a build-to line and the bonus points were awarded.

Architectural Issues:

- The proposed EIFS exterior wall material is not permitted in the 1a District.
- The roof slope does not comply with minimum required in the 1a District.
- The proposed design does not comply with the uninterrupted wall requirement.
- The proposed design does not comply with the minimum of 80% red brick requirement.
- The proposed design does not comply with the window configuration.
- The proposed overhead doors do not comply with the door requirements for the District.

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- The proposed design does not comply with the building massing requirements.
- The proposed design does not comply with the requirement of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- The modifications proposed to the existing building, the demolition of a historic building and the alterations to the area of the water tower must be submitted to the Department of natural Resources, Historic Preservation and Archeology Division for review.

If you have any questions about the above comments please feel free to contact me.

Sincerely,



David J. Dixon, RA

Attachments: Scoring Matrix

**FORT BENJAMIN HARRISON
MASTER REUSE PLAN IMPLEMENTATION STRATEGY**

Paul I. Cripe, Inc.
December 2, 1996

The following matrixes are to be used by the Architectural Review Committee on evaluations of proposals.

An item's base weight would be multiplied by the bonus number corresponding to the proposed condition.

The scores are then tallied for comparison to the required minimum score.

At no time shall a project be able to be evaluated if it does not meet at least the minimums listed.

Scoring Matrix for District 1a									
Architectural Standards	Base Weight	Standard		Bonus Points					Project Scores
		Min.	Max.	1	2	3	4	5	
Building Height	2	n/a	45'	45'	40'	35'	30'	25' & dn	7
Min. Floor to Ceiling Height	1	10'	n/a	10'	10.5'	11'	11.5'	12' & up	6
Roof Slope	3	6:12	12:12	6:12	8:12	10:12	11:12	12:12	3
Uninterrupted Wall Length	2	n/a	40'	40'	38'	36'	34'	32' & dn	2
% Red Brick Facade Materials	4	80%	100%	80%	86%	91%	96%	100%	4
Wall/Fence - % Lot Perimeter	2	0%	15%	15%	12%	8%	4%	0%	7
Build-To Lines:									
Front Yard	2	25'	n/a	4' off	3' off	2' off	1' off	on std.	7
Side Yard 1	1	20'	n/a	40'	35'	30'	25'	20'	6
Side Yard 2	1	20'	n/a	40'	35'	30'	25'	20'	6
Rear Yard	1	20'	n/a	40'	35'	30'	25'	20'	6
Landscape Areas	3	40%	n/a	40.0%	42.5%	45.0%	47.5%	50.0%	3
Required Score Minimum									76
Actual Total Score									57

Scoring Matrix for District 1b									
Architectural Standards	Base Weight	Standard		Bonus Points					Project Scores
		Min.	Max.	1	2	3	4	5	
Building Height	2	n/a	45'	45'	40'	35'	30'	25' & dn	
Min. Floor to Ceiling Height	1	10'	n/a	10'	10.5'	11'	11.5'	12' & up	
Roof Slope	2	6:12	12:12	6:12	8:12	10:12	11:12	12:12	
Uninterrupted Wall Length	2	n/a	40'	40'	38'	36'	34'	32' & dn	
% Red Brick Facade Materials	3	80%	100%	80%	86%	91%	96%	100%	
Wall/Fence - % Lot Perimeter	2	0%	20%	20%	15%	10%	5%	0%	
Build-To Lines:									
Front Yard	2	25'	n/a	4' off	3' off	2' off	1' off	on std.	
Side Yard 1	1	20'	n/a	40'	35'	30'	25'	20'	
Side Yard 2	1	20'	n/a	40'	35'	30'	25'	20'	
Rear Yard	1	20'	n/a	40'	35'	30'	25'	20'	
Landscape Areas	3	30%	n/a	30.0%	32.5%	35.0%	37.5%	40.0%	
Required Score Minimum									65
Total Score									