

**DEVELOPMENTAL STANDARDS
SOUTHSIDE OF THE
1500 BLOCK OF 119TH STREET
WHITING, INDIANA**



Historic Photo of 1500 block of 119th Street

NOVEMBER 12, 2008

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Introduction:

Intention

The purpose of this set of standards is to create a framework for future development along the southside of the 1500 Block of 119th Street.

These standards are meant to be a guideline to developers, builders, and architects. The intention is to create buildings and developments that will be in historic character with 119th Street that will sustain themselves for years to come. The following standards are in addition to any and all existing building and zoning codes.

Background

Historically, many of the buildings along 119th Street were developed with wood facades—this is especially true for the 1500 block. However, over time, many of these buildings have been lost to poor maintenance or fire damage.

Of the wood buildings that survived, it is notable that none of the wood facades have maintained their historic character over time. With this in mind, these development standards were formulated around long lasting materials such as masonry.

These standards are constructed in such a way as to give the architect or designer latitude in their designs while operating inside the guidelines. These guidelines are intended to work in conjunction with the Whiting Historic Preservation Commission, Building Department, and Zoning Department.

Plan Review Process

- It is recommended that the designer, architect, or developer submit their plans in advance to the Building Commissioner and the Zoning Administrator (the plan review committee). The designer would then attend an informal plan review for compliance check with these development standards as well as the guidelines of the Whiting Historic Preservation Commission for the facade. At this point, recommendations may be made to the designer to modify or adapt the plan to the plan review committee's recommendations.

After receiving approval by the plan review committee, the developer may negotiate the sale of the property with Whiting Redevelopment Commission and the Commission may make the sale contingent on compliance with the approved design.

No work may commence prior to the issuance of a Certificate of Appropriateness by the Historic Preservation Commission, an Improvement Location Permit by the Zoning Administrator, and building permits as required by law.

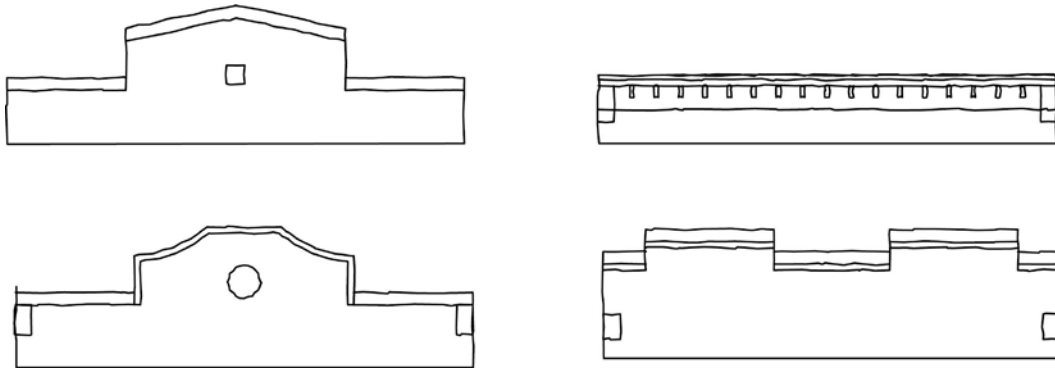
- The designer would be responsible for all design communication media required by this development standard.

Zoning

- This plan is based on a masterplan approach to development.
- The masterplan approach may also require the subdivision of parcels into legal entities that can be sold to prospective developers while still maintaining Commission/City ownership or easement reservation for public parking areas.
- The owner may be required to provide costs for parking and other provisions within the entire development.

Definitions:

Architectural pediment: A parapet that is designed as a decorative element in form and detail.



Examples of Architectural Pediments

Articulated Floor Lines: Band of stone or brick to delineate the start of a new story.



Example of articulated floor lines

Bay window: A window that consists of a double hung window flanked by two other double hung windows at 45 degrees.

Classically Ordered Façade: A building face that consists of a design that has a base, middle, and top.



Example of a classically ordered facade

Facade: Faces of a building that are exposed to public view. This excludes sides of a building that are directly adjacent to proposed new development, such as in the case of an infill development.

Historic Palette: Colors that are sympathetic to historic development. ie: iridescent colors would not be within the historic palette. The City of Whiting currently uses the City of Detroit Historic Colors as its guideline.

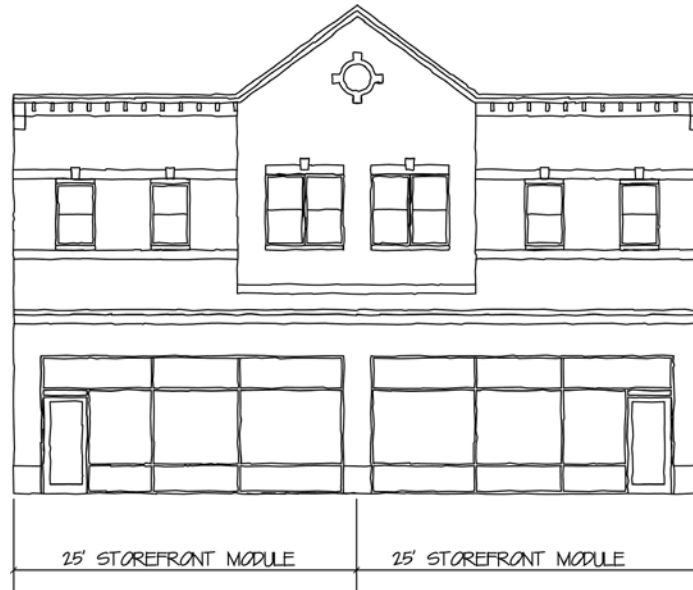
Infill development: The creation of a building directly between two other buildings.



Infill Development

Storefront glazing: Expanse of glass for the expressed purpose of display of goods and merchandise.

Storefront Module: Articulation of lower level facade into a modular width. ie. If a 25' module width is required, then for a 75' width the lower level storefront must be divided into 3 storefronts.



Example of single building with a 25' Storefront Module

Turret: An architectural element that is pronounced from the building and is typically vertical. Turrets may exceed setback requirements.



Example of a corner building with a turret.

Building zoning:

- All new buildings must be a minimum of 2 stories
- Minimum building height shall be 25'
- 1st floor – Commercial Tenant(s) ONLY
- 2nd floor and above – Residential or Commercial Tenant(s)
- Setbacks – Zero lot line on 119th Street (at sidewalk)

Façade- All

- Predominate Masonry façade brick and stone -minimum 15% stone in masonry area only, glass area excluded.
- E.I.F.S. or synthetic stucco not allowed as primary materials.
- Wood not allowed- wood trim, panels.
- No vinyl or aluminum siding.
- Metal- details, panels, coping, etc.
Fiberglass – composite details – panels, coping, etc.

Architectural Features:

- Glazed terra cotta
- Brick/ Stone Façade
- Storefront glazing on first floor
- Architectural pediments at parapets
- Classically Ordered façade
- 25' Storefront Module
- Double Hung windows above 1st floor
- Architectural ornament (stucco acceptable ornament)
- Bay windows (optional)
- Turrets at corners of two facades (optional)
- Bands of stone (optional)
- Articulated floor lines (optional)

Façade Materials:

- All roofing that is within sight line of street shall be fiberglass architectural shingles or Metal roofing.
- Brick- Standard “modular” sized brick or “roman” brick- only. No “jumbo” or “utility” sized brick.
- Glass- Clear or tinted glass- no reflective glass.
- Stone- Limestone. Synthetic Stone per Building Department approval.
- Awnings (optional) canvas or fabric.
- Metal copings and flashing may be used in limited quantities.

Colors:

- Historic Palette – City of Whiting currently uses City of Detroit Historic Colors as guideline

Design Review Process

If the WRC is the owner of the property proposed for development/renovation/rehabilitation, the Commission reserves the right to condition the sale on compliance with the approved design.

- Once the property is sold, the Building Commissioner, on the Commission's behalf, reserves the right to reject or request modification to any design.

In order to complete the design review process and determine compliance with the approved plan review, a developer shall provide the Building Commissioner with the following:

- Colored elevations to be at 1/4" per foot scale clearly indicating all materials and details with height and width dimensions.
- Show 10' of adjoining buildings/ building context.
- Provide written narrative describing building use and function as well as design intent.

The Building Commissioner shall have the right to deny building permits for any proposed work which is not in compliance with the approved design.

Visual Representation of Plan and Design Review Process

