

**2023-COA-316 (LS)**  
**414 N. COLLEGE AVE.**

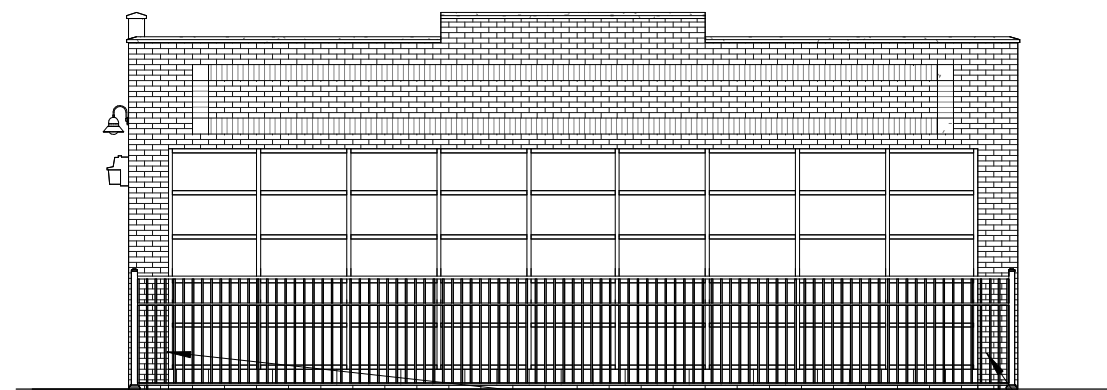
P1 3

INTERIOR  
OUT OF SCOPE

REMOVE EXISTING  
CONCRETE PATIO  
AND FENCE

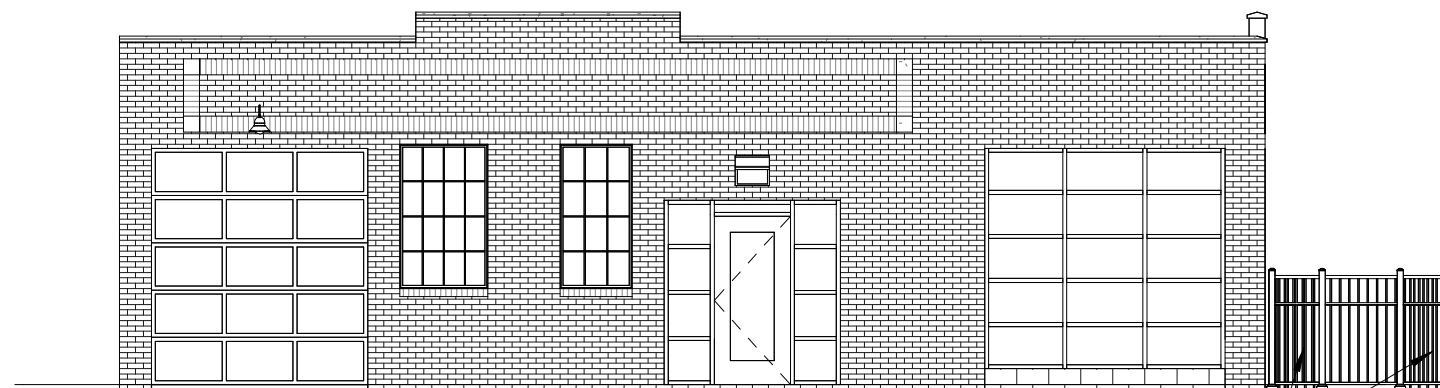
**1** LEVEL 01 - EXISTING  
1/8" = 1'-0"

2  
P1



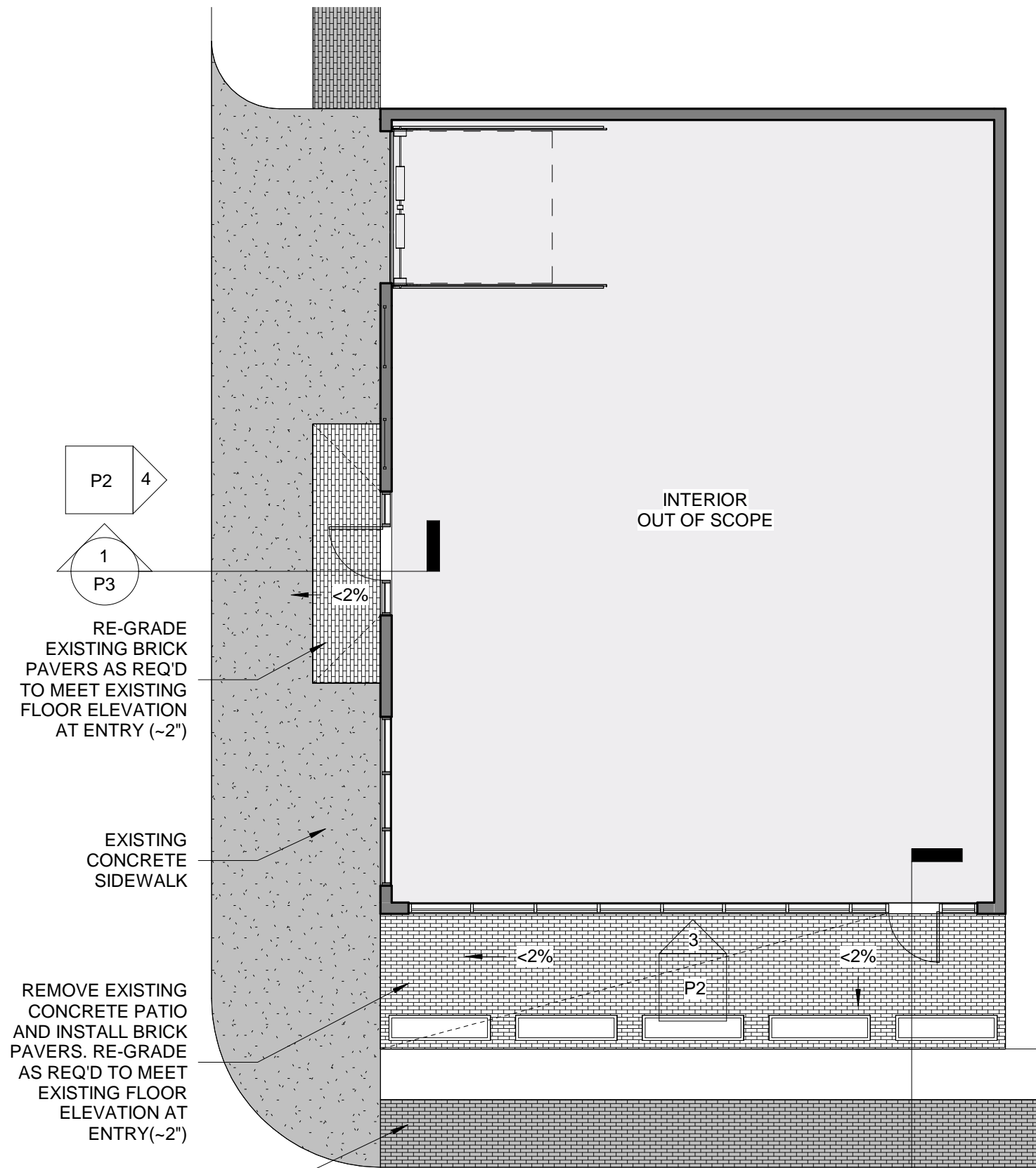
REMOVE NON-HISTORIC FENCE

**2** EAST ELEVATION - EXISTING  
1/8" = 1'-0"

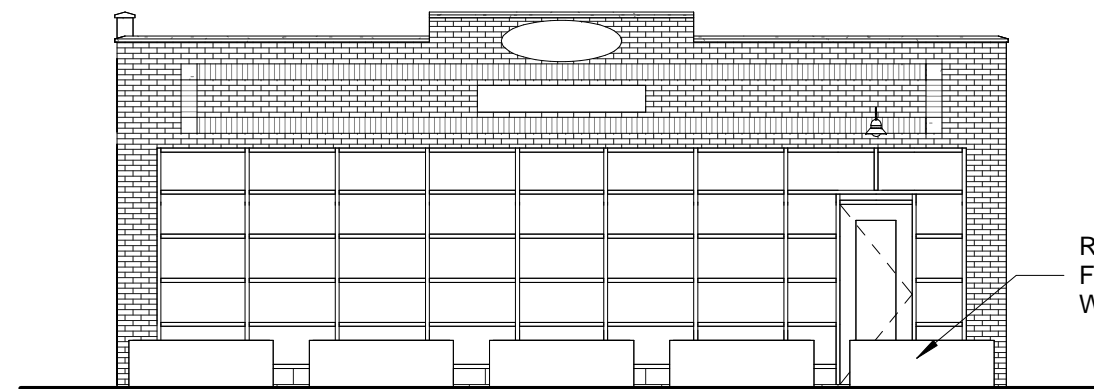


REMOVE NON-HISTORIC FENCE

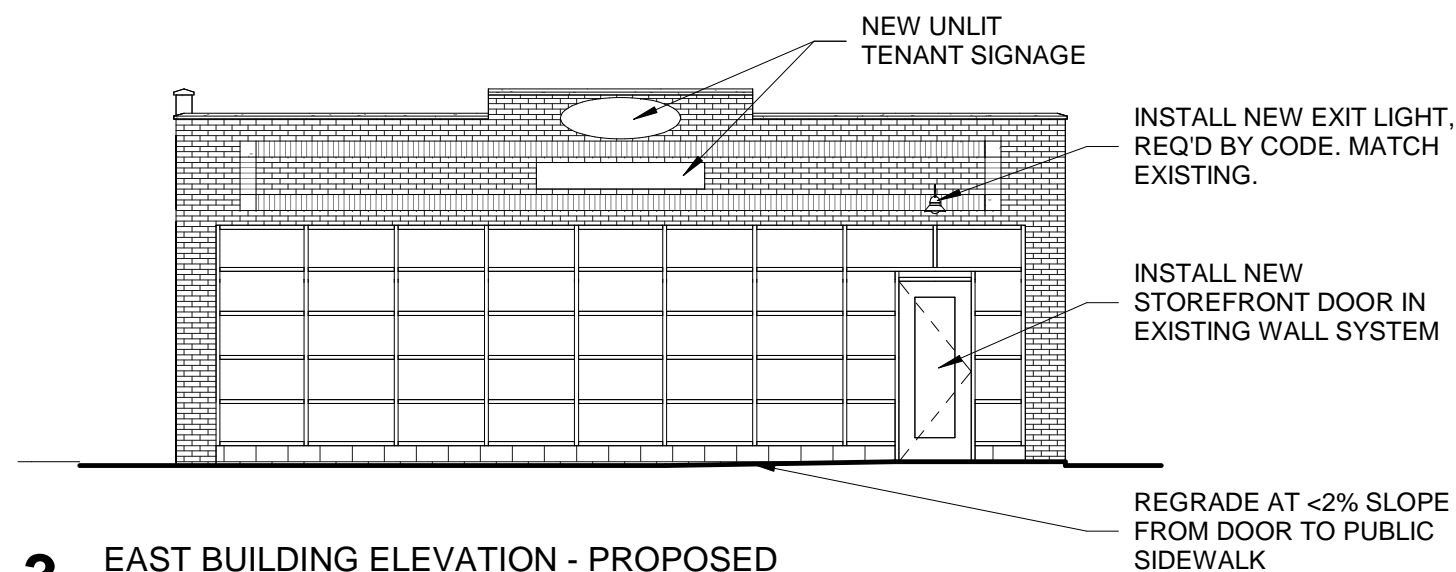
**3** SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



**1** LEVEL 01 - PROPOSED  
1/8" = 1'-0"



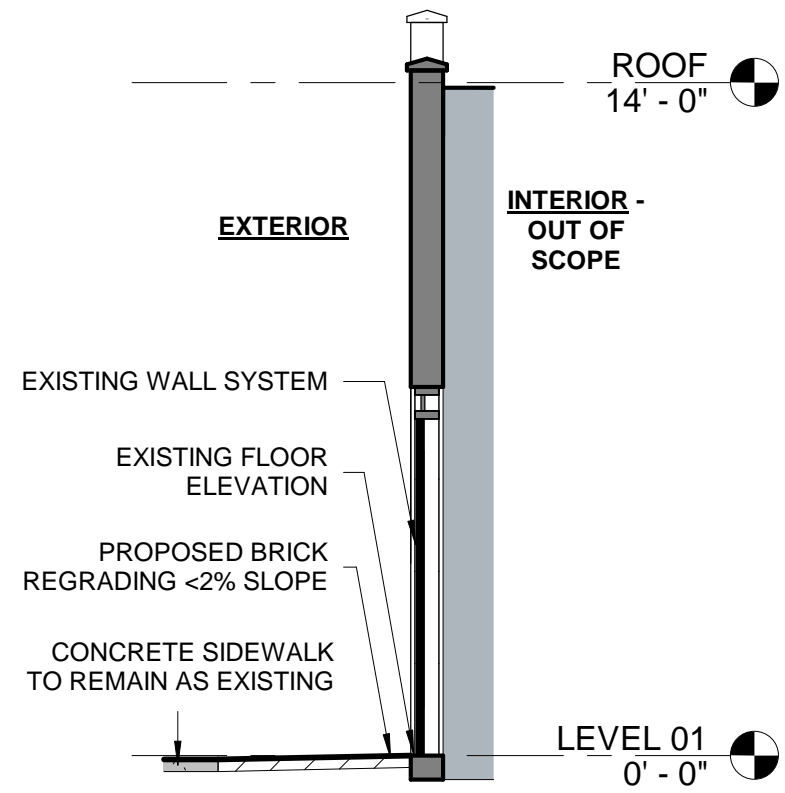
**2** EAST STREET ELEVATION - PROPOSED  
1/8" = 1'-0"



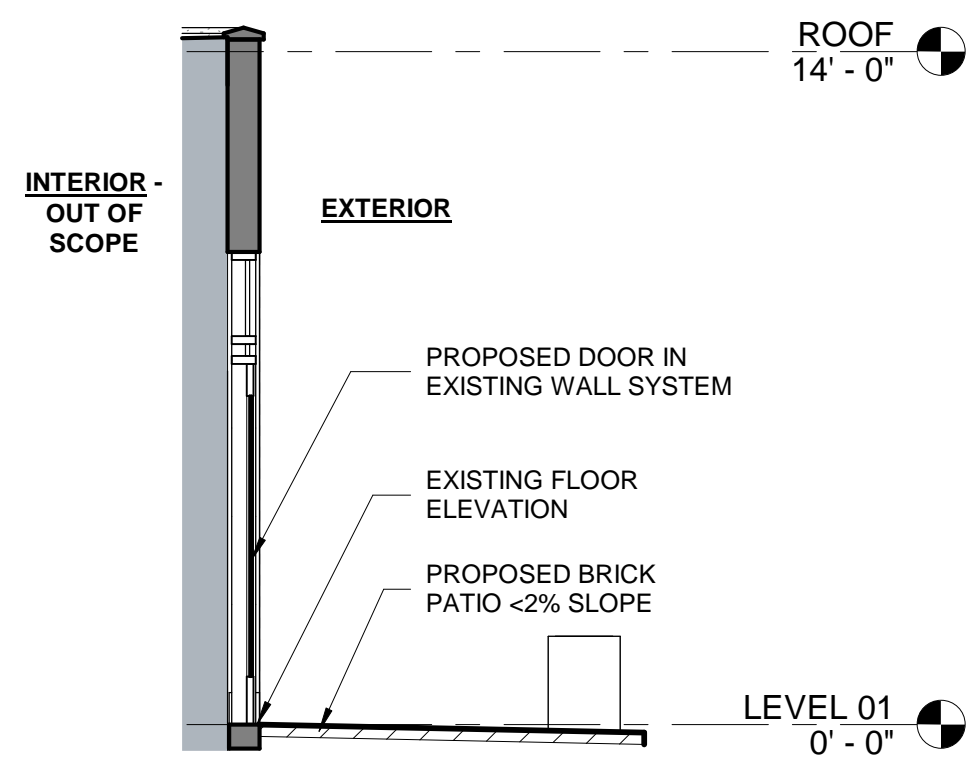
**3** EAST BUILDING ELEVATION - PROPOSED  
1/8" = 1'-0"



**4** SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"



**1** PROPOSED GRADING - SOUTH  
1/4" = 1'-0"



**2** PROPOSED GRADING - EAST  
1/4" = 1'-0"

**RECEIVED**

**August 1, 2023**

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

**414 N COLLEGE AVE.**

PROPOSED IMPROVEMENTS



**1** EAST STREET ELEVATION - PROPOSED  
1/8" = 1'-0"

RENDERINGS BY KURT GREEN



**2** SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"

RENDERINGS BY KURT GREEN

**RECEIVED**  
**August 1, 2023**  
INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

414 N COLLEGE AVE.  
RENDERINGS

**THIS PAGE LEFT INTENTIONALLY BLANK**

**2023-COA-316 (LS)**  
**414 N. COLLEGE AVE**

August 1, 2023

Exterior Project Description  
414 N. College Avenue

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

### Plan of Operation

- Retail Space; Bookstore
- Intended hours of operation: Wednesday-Saturday 10am-6pm. Sunday: 10am-4pm.
- Number of employees: 1-2 employees on weekdays and 2-4 employees on weekends
- Anticipated number of patrons: 1-10 patrons at a time on weekdays; 1-20 patrons at a time on weekends
- Events: 1-2 times monthly in first year, will occur during store hours

### Exterior Changes

**Roof:** The current roof is experiencing leakage. The flat roof surface is to be removed and resurfaced by Cornett Roofing. All changes will not be visible from ground or street level due to the parapet wall.

**Patio:** The current patio is paved in concrete and surrounded by a wrought iron fence. The fence will be removed. The concrete will be replaced with brick. The patio will be decorated with planters to separate the patio from the sidewalk. Three bistro tables with umbrellas and two chairs each will be placed on the patio to allow for outdoor seating.

**Façade:** The front of the building has no door to grant access to the patio. The northeast corner of the building will have a window panel replaced with a door to match the entryway on Vermont Street.

**Signage:** Signage will occur in 4 areas:

1. Painting in gold leaf on the entryway doors on Vermont and College (see rendering)
2. Painting the garage door on Vermont Street: The painting will be completed on the interior of the building.
3. A white, aluminum sign will be hung above the windows on College Avenue. The studs of the signage will go into mortar joists. No studs will be placed into the brickwork. This sign will not be lit up. No part of the signage will block the soldier bricks.
4. An A-frame sign will be used during store hours to attract passers-by.

**Bicycle parking:** A bike rack will be placed to the right of the garage door on the Vermont Street side of the building. College Avenue renovation is set to include a new bicycle lane, so providing parking helps provide an option for those commuters.

**Entryways to become ADA compliant:** Currently, the entrance to the building is not level with the sidewalk. Pavers in front of the south entryway and the proposed northeast entryway will be elevated to level the doorway, exterior, and interior of the building.



## Land Use and Parking

The land use of this building would change from office space to retail space. A company utilizing this space for office work would also require parking. The previous tenants of the space had 15-20 employees who required parking during the standard work week. Converting the space to a bookstore, anticipated parking would be less of an issue. Patrons and staff would not need a parking space for a full 8+ hours per day and use would not have a regular volume >15 people. Additionally, patrons can find free and metered parking within 4 blocks of the building at a number of locations. See below for an image that will be available to patrons issuing requests to locate parking.

### **Current Available Parking** (~328 total spaces within a 4 block radius)

#### *Metered Parking*

- Massachusetts Avenue (not included in image below)
  - Both sides of the street from New Jersey Street to College Avenue, **149 spaces**
- East Street
  - West side of street from Vermont Street to Massachusetts Avenue, **14 spaces**
- Michigan Street
  - Both sides of street from East Street to New Jersey Street, **30 spaces**
- Vermont Street
  - South side of the street from East Street to New Jersey Street, **14 spaces**

#### *Free Parking*

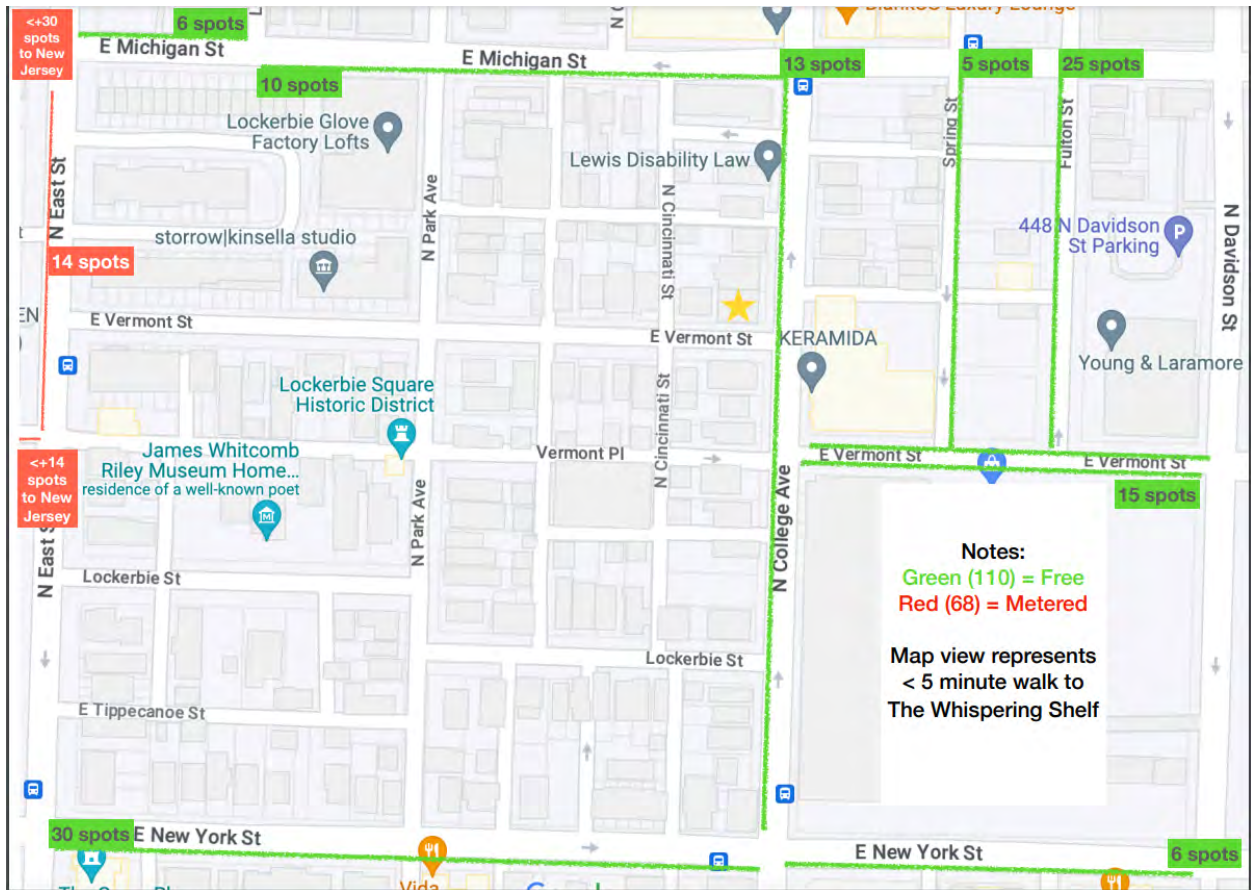
- Cleveland Street
  - West side of street from Vermont Street to New York Street, **~11 spaces**
- College Avenue
  - Proposed changes from New York Street to Michigan Street, **13 spaces**
- Fulton Street
  - Both sides of Street from Vermont Street to Michigan Street, **~25 spaces**
- Michigan Street
  - North side of street from Leon Street to East Street, **~6 spaces**
  - South side of street from Leon Street to College Avenue, **~10 spaces**
- New York Street
  - South side of the street from Davidson Street to East Street, **~36 spaces**
- Spring Street
  - West side of street from Michigan Street to Vermont Street, **~5 spaces**
- Vermont Street
  - North side of the street from Davidson Street to College Avenue, **~15 spaces**

**RECEIVED**

**August 1, 2023**

**INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION**

# Parking Map

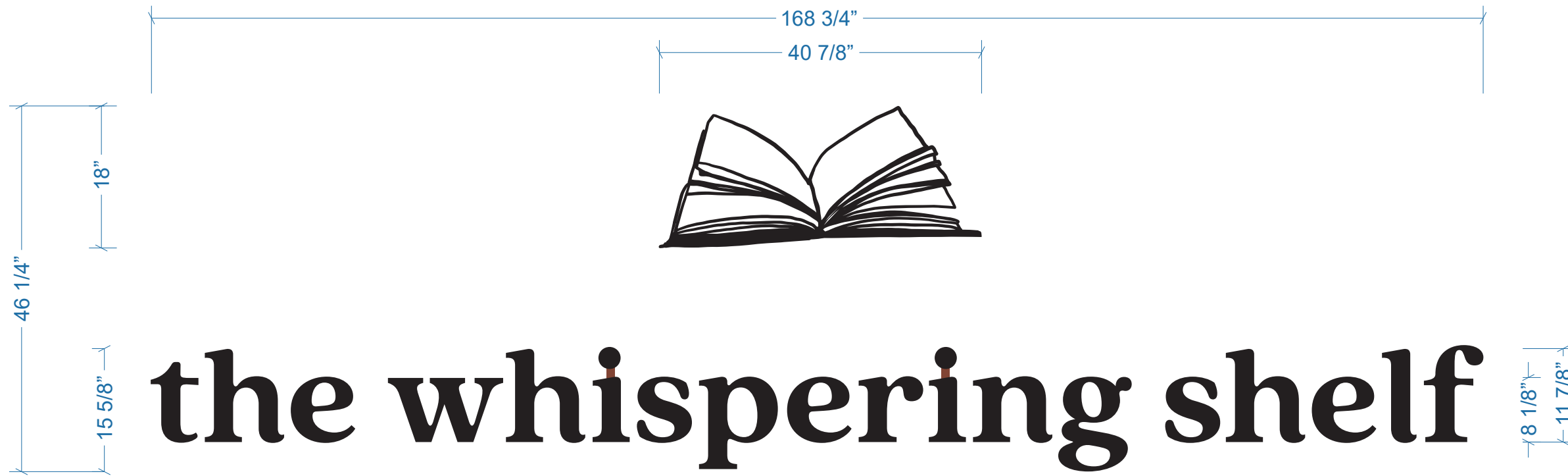


**RECEIVED**

**August 1, 2023**

**INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION**

**2023-COA-316 (LS)**  
**414 N. COLLEGE AVE.**



# the whispering shelf

**RECEIVED**

**August 1, 2023**

**INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION**

Scale: 3/4" = 1'

## S1 • EXTERIOR - FLUSH-MOUNT OPTION

Fabricate and install qty (1) non-lit wall sign

1/4" flat cut aluminum painted White

Stud-mounted flush to brick fascia  
- all mounting contact points must be in the mortar areas  
and avoid covering vertical bricks

shown in black for proofing purposes only.

Book logo may require additional modification to allow for stud-mounting

Lowercase letter "i"'s dots to have aluminum bridges  
painted to match brick fascia if mortar points are not available  
at install location



Scale: 3/16" = 1'

### The Whispering Shelf

Scott Beerbower

Indianapolis, IN

7-21-2023

thew\_4-1938\_v3

Revision 1  Revision 2

Revision 3  Revision 4

APPROVED BY

DATE

Field survey required prior to fabrication.

All electrical is configured to 120V unless otherwise specified.



**ISFSIGNS**  
DESIGN-FABRICATION  
INSTALLATION-SERVICE

317.251.1219  
isfsigns.com

6468 Rucker Road  
Indianapolis, IN 46220

The concepts herein are the property of ISF INC. Permission to reproduce, copy or use the design or proposal can only be obtained through written agreement with ISF INC. Due to screen calibration and printing capabilities, the colors shown are only to be used as a close representation or final product.

**PAGE 1**

DESIGNED BY: CA  
REVISED LAST BY: CA



# PURCHASE CONTRACT

ISF Inc  
 Job #4-1938  
 07/20/2023

Scott Beerbower  
 Email : sbeerbower@isfsigns.com  
 Phone: 317-251-1219 x117

**BILL TO**  
 21st Amendment Liquors  
 1158 West 86th Street  
 Indianapolis, IN 46260  
 United States

**JOB LOCATION**  
 The Whispering Shelf  
 414 N College Ave  
 Indianapolis, IN 46202

6468 Rucker Rd  
 Indianapolis, IN 46220  
 United States  
 Website: www.isfsigns.com  
 Phone: 317-251-1219  
 Email : info@isfsigns.com

QUANTITY	DESCRIPTION	UNIT COST	COST
1	S1 - Fabricate (1) 46.25" X 168.75" set of flush mount flat cut out .250" stud mounted painted aluminum letters. As per approved drawing thew_4-1938_V3	\$3,478.91	\$3,478.91
1	Survey & install (1) set of F.C.O. stud mounted letters. This quote is subject to the completion of a field survey. The cost of the survey is included. Permits and acquisition fee will be additional.	\$1,395.24	\$1,395.24

THIS AGREEMENT IS ACCEPTED AND APPROVED BY:

**21st Amendment Liquors**  
 Sign: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Date: \_\_\_\_\_

**ISF Inc**  
 Sign: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Date: \_\_\_\_\_

**RECEIVED**

**August 1, 2023**

**INDIANAPOLIS HISTORIC  
 PRESERVATION COMMISSION**

Subtotal \$4,874.15  
 Total Tax \$243.52  
**TOTAL CONTRACT \$5,117.67**  
 Required Deposit \$2,558.84  
 FINAL BALANCE \$2,558.83

**By signing above, client agrees to this contract, with all terms and conditions as noted below, and is herewith accepted by both parties.**

**PAYMENT:** ISF proposes to furnish labor and materials to complete the above specifications for the total sum indicated. Valid for 15 days. A 50% deposit is due at signing with balance due upon completion. Power required within 5' of sign locations for final connection by ISF. My signature authorizes the work to begin, and I agree to pay the amount in full on this agreement.

**TERMS AND CONDITIONS:**

- 1. PAYMENT SCHEDULE:** 50% deposit required with signed contract and to start production. Balance of contract is due upon completion of work. The use of a credit card will result in an additional 2.5% of your total balance.
- 2. Cancellation:** This proposal is made for specially constructed equipment and when accepted is not subject to cancellations.
- 3. Electrical Agreement:** All necessary electrical wiring, outlets and connections to the display from the building meter and/or fuse panel will be properly fused and installed at the expense of the Buyer.
- 4. Wall Graphic Exclusion:** Seller will warrant vinyl material to be free of manufacturing defects per manufacturer warranty. However, Seller cannot definitively determine compatibility of vinyl products when applied to painted wall surfaces. Seller is not liable for any paint or wall damage during application or removal of vinyl products.
- 5. INSTALLATION PRICES QUOTED ARE SUBJECT TO REVISION WHERE EXCESS ROCK OR OTHER UNFORESEEABLE FOUNDATION OR WALL CONDITIONS ARE ENCOUNTERED**
- 6. Field Survey:** This Proposal is subject to the completion of a field survey. After survey, if any price changes or design modifications are needed, notice will be provided in writing for approval prior to any additional work being performed.
- 7. Guarantee:** Seller warrants the display against defective workmanship in construction and assembly for one year from date of shipment or installation, if installation is made by Seller. Seller shall not be liable for any damages or losses other than the replacement of such defective work or material. Whenever there is any circumstance on which a claim might be based, Seller

must be informed immediately or the provisions of this warranty are void.

**8. Delivery:** Seller will not be responsible for delays in shipments caused by delays created by supplies or transportation services or by labor disputes or due to any other circumstances beyond its control.

a. Jobs completed on schedule, but not able to be shipped and/or installed due to delays caused by the customer will be invoiced (except shipping and installation) on schedule and demurrage charges will be incurred.

b. ISF Sign Specialist, Inc. will not be liable for any delays in job completion caused by the customer, its subcontractors, acts of God, or inaccessibility to the jobsite.

**9. Title:** Title to all materials and property covered by this contract shall remain in Seller's name and shall not be deemed to constitute a part of the realty in which it may be attached until the purchase price is paid in full. Seller is given an express security interest in said material and property both erected and unerected notwithstanding the manner in which such personal property shall be annexed or attached to the realty. In the event of default by BUYER, including, but not limited to, payment of any amounts due and payable, Seller may at once (and without process of law) take possession or and remove as and when it sees fit and wherever found, all materials used or intended for use in the construction of said equipment and any and all property called for in this contract without being deemed guilty of trespass.

**10. Insurance:** The Buyer shall carry fire, tornado, earthquake, and all necessary insurance. We are not reliable for Acts Of God. The Seller carries Workman's Compensation insurance on ALL employees.

**11. Service Charge:** If the balance of the agreement is not paid within 30 days of completion the above mentioned warranty will be void. Service charge will be computed on Past Due balances at 1.75% PER MONTH. On all balances that go past 55 days a Mechanical Lien will be filed until payment is received.

**12. Agreement:** When this contract is being signed by a duly authorized person of each party, all provisions contained herein become integral parts of this contract and there is no other agreement or understanding or any nature concerning same unless such agreement or understanding, if any, is specifically incorporated herein.

**13. Enforcement:** Should Buyer fail to perform any terms of this agreement, and should Seller be obligated to employ an attorney to enforce performance or collection thereof, reasonable attorney fees and costs of collection shall be added to the balance due thereon.

**14. Trademark License.** Customer grants Licensor a limited, non-exclusive, worldwide right and license to use the names, logos and trademarks of Customer to publicize the existence of the business relationship established by this Agreement.

#### **15. Engineering**

**Agreement:** It may be deemed necessary to have Buyer's display design reviewed

and sealed by a licensed engineer. Engineering fees are not included in

the contract price and will be additional at the expense of the Buyer. Buyer will be given advance notice in writing should engineering become

necessary and any additional fees may apply.

**16. Permit Agreement:** The Buyer agrees to secure all necessary governmental permits that may include and/or not limited to: City, Right of Way, Encroachment, Sidewalk, Parking Meters, Traffic Control - Arrow Boards, Safety Barrels, Police Officer and or Airport Authority and/or all necessary permits from the building owner whose permission is required for the installation of this display and assumes all liability with regard to same and liability, public and otherwise, for damages caused by the display or by reason of it being on or attached to the premises. This authority can include 3rd party subcontractors. Buyer agrees to secure all necessary permission for use of all registered trademarks or copyrights used on the display.