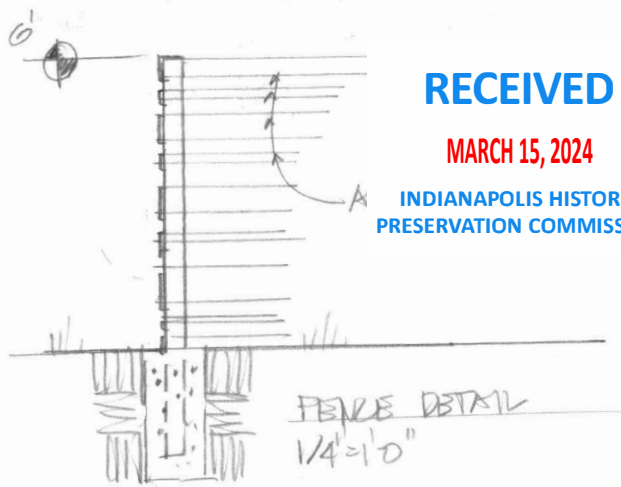


**APRIL 3, 2024
SUBMITTALS**

2023-COA-531 (CH)
1323 POLK ST.

DRAINAGE NOTES:

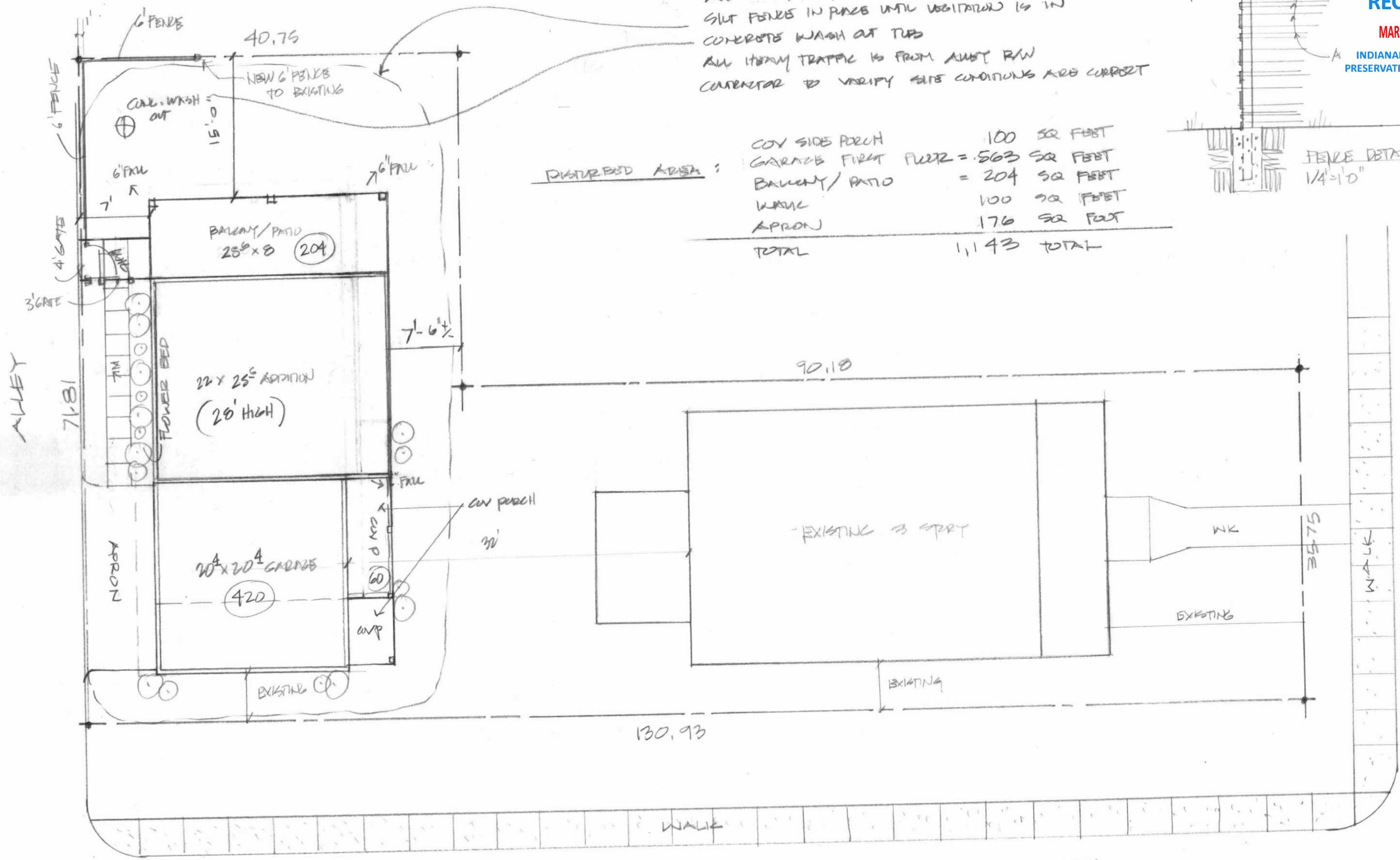
ANY WORK IN RW TO CITY SPACES
 ALL DEBRIS REMOVED TO CITY SPACES
 SLIT FENCES IN PLACES UNTIL VEGETATION IS IN
 CONCRETE WASH AT TRIP
 ALL HEAVY TRAFFIC IS FROM ALLEY RW
 CONSULTOR TO VERIFY SITE CONDITIONS ARE CURRENT



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DISTURBED AREA:

COV SIDE PORCH	100	SQ FEET
GARAGE FIRST FLOOR	= 563	SQ FEET
BALCONY/PATIO	= 204	SQ FEET
WALK	100	SQ FEET
APRON	176	SQ FEET
TOTAL	1,143	TOTAL

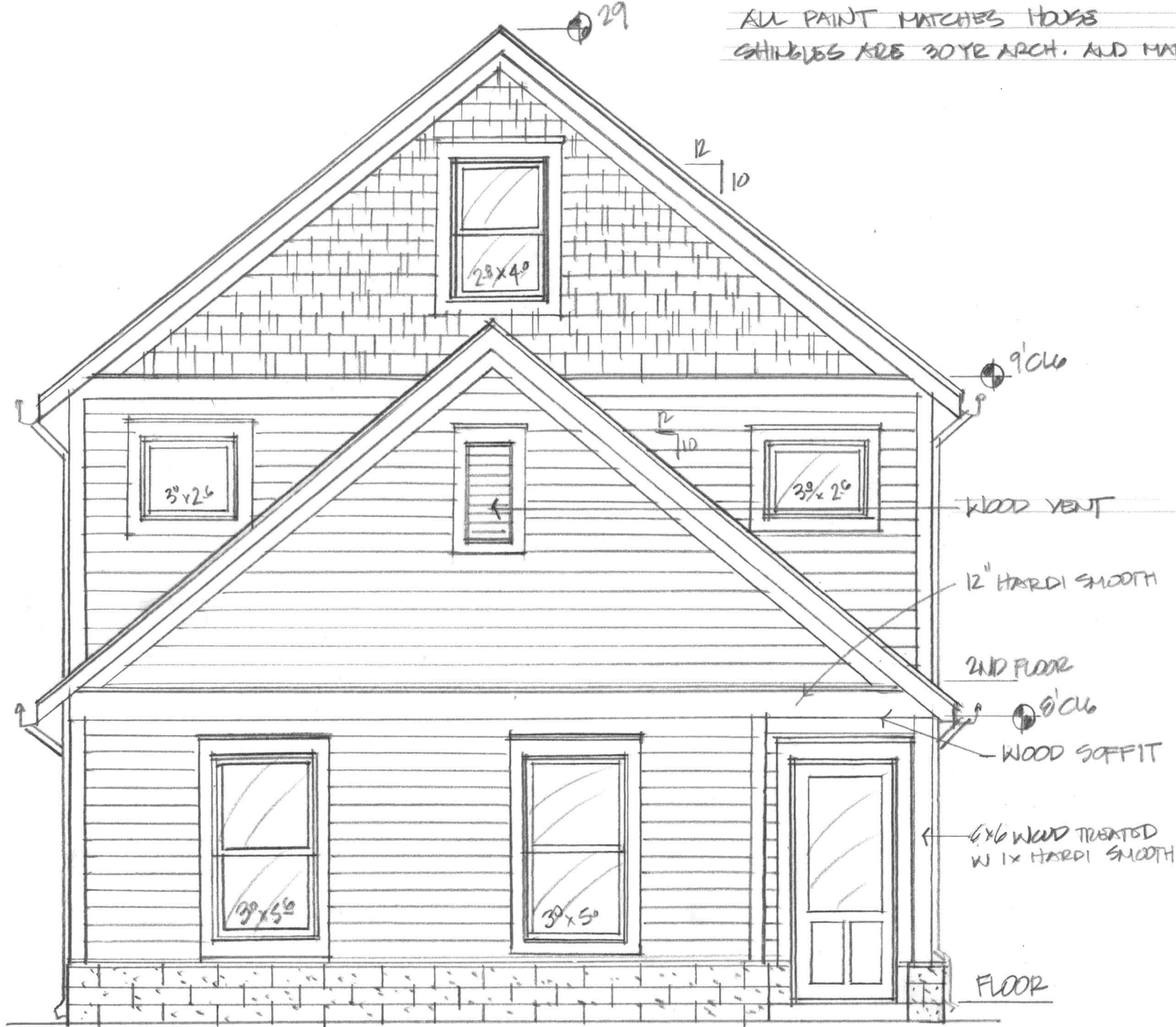


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PRESERVATION COMMISSION

* ALL SIDING IS 4" HARDI LAP SMOOTH
ALL WINDOW TRIM IS 4" HARDI SMOOTH
ALL HEAD TRIM IS 4" HARDI SMOOTH
ALL PAINT MATCHES HOUSE
SHINGLES ARE 30YR ARCH. AND MATCH HOUSE

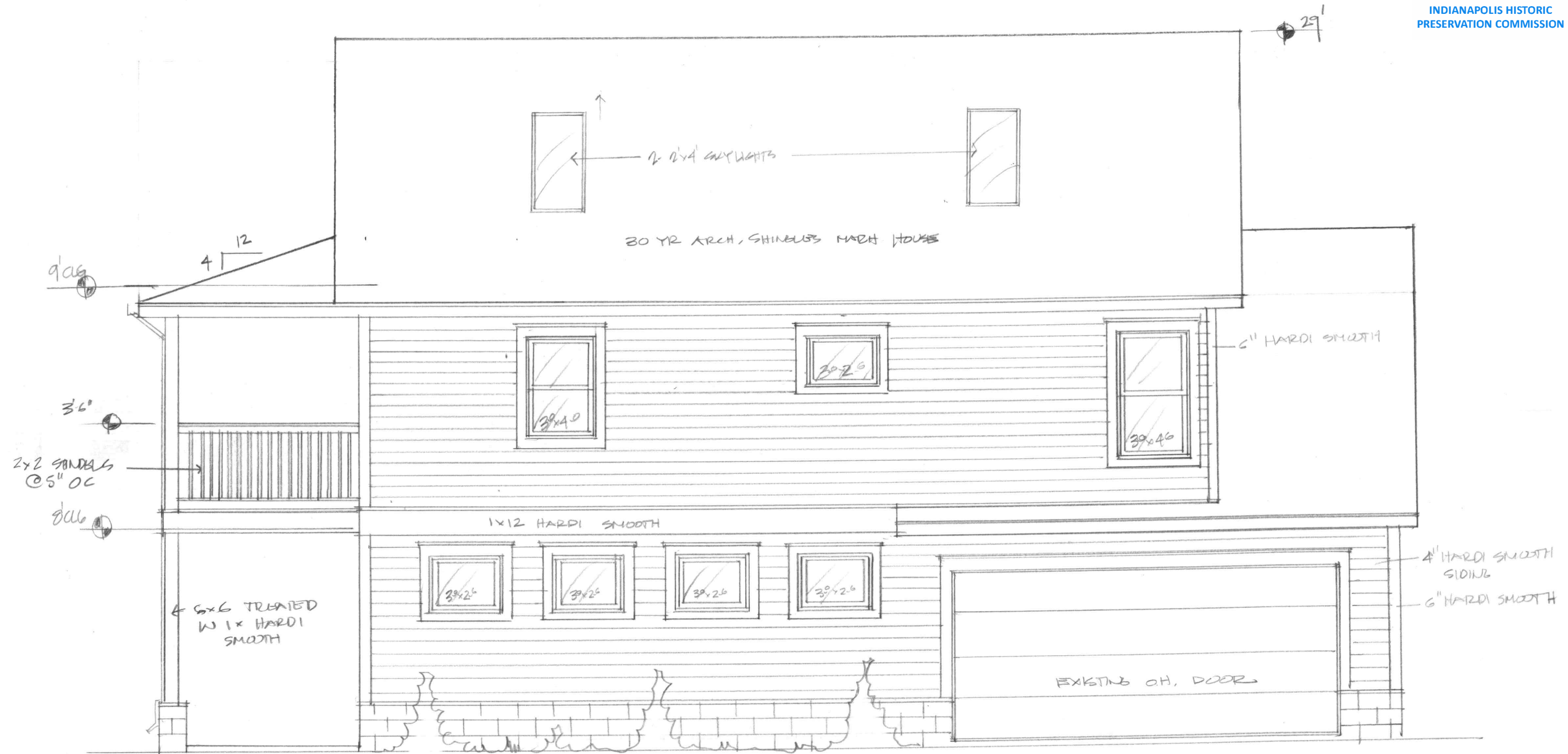


EAST ELEVATION
1/4" = 1'0" MATCHING GAPLES

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- ALL SIDING IS 4" HARDI SMOOTH
- ALL WINDOW TRIM IS 4" HARDI SMOOTH
- ALL HEAD TRIM IS 4" HARDI SMOOTH
- ALL PAINT MATCHES HOUSE
- SHINGLES ARE 30 YEAR ARCH, AND MATCH HOUSE

SOUTH ELEVATION
1/4" = 1'-0"

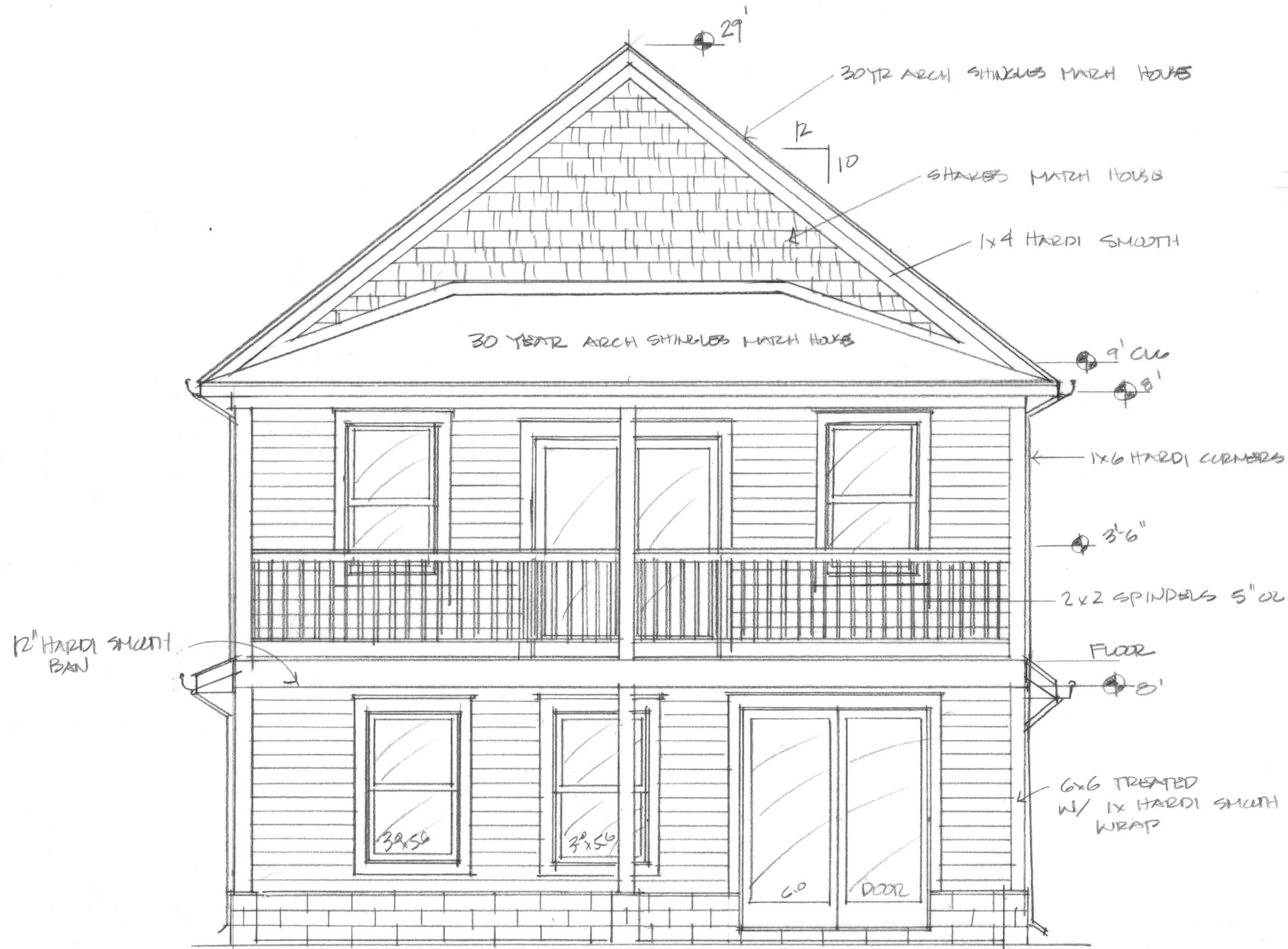
1321 POLK

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PRESERVATION COMMISSION

ALL SIDING IS 4" HARDI SMOOTH
ALL WINDOW TRIM IS 4" HARDI SMOOTH
ALL HEAD TRIM IS 6" HARDI SMOOTH
ALL PAINT MATCHES HOUSE
SHINGLES ARE 30 YEAR ARCH. AND MATCH HOUSE



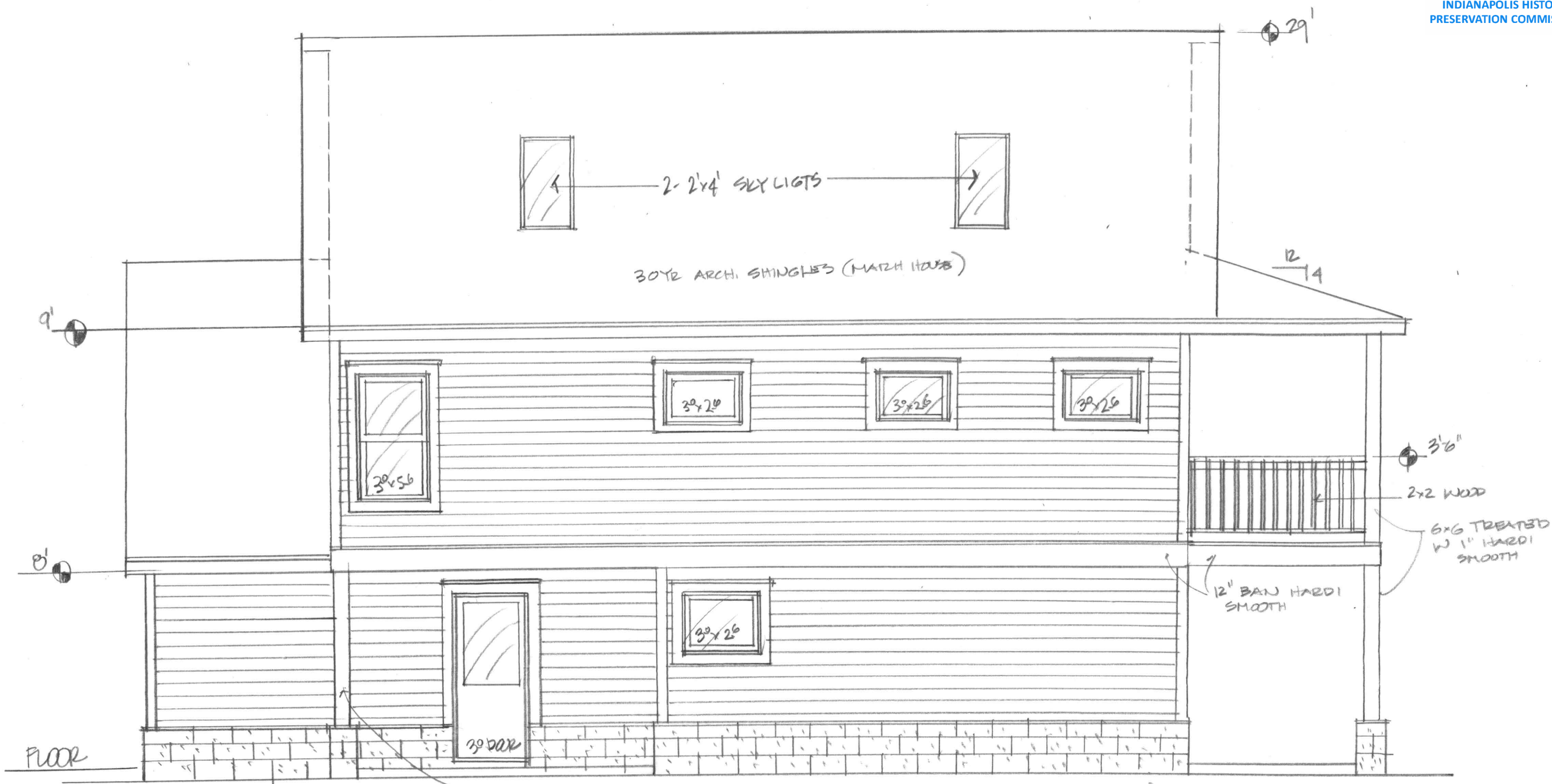
WEST ELEVATION
14'10"

1321 POLK

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ALL SIDING IS 4" HARDI SMOOTH
 ALL WINDOW TRIM IS 4" HARDI SMOOTH
 ALL HEAD TRIM IS 6" HARDI SMOOTH
 ALL PAINT MATCHES HOUSE
 SHINGLES ARE 30YR ARCH. SHINGLES

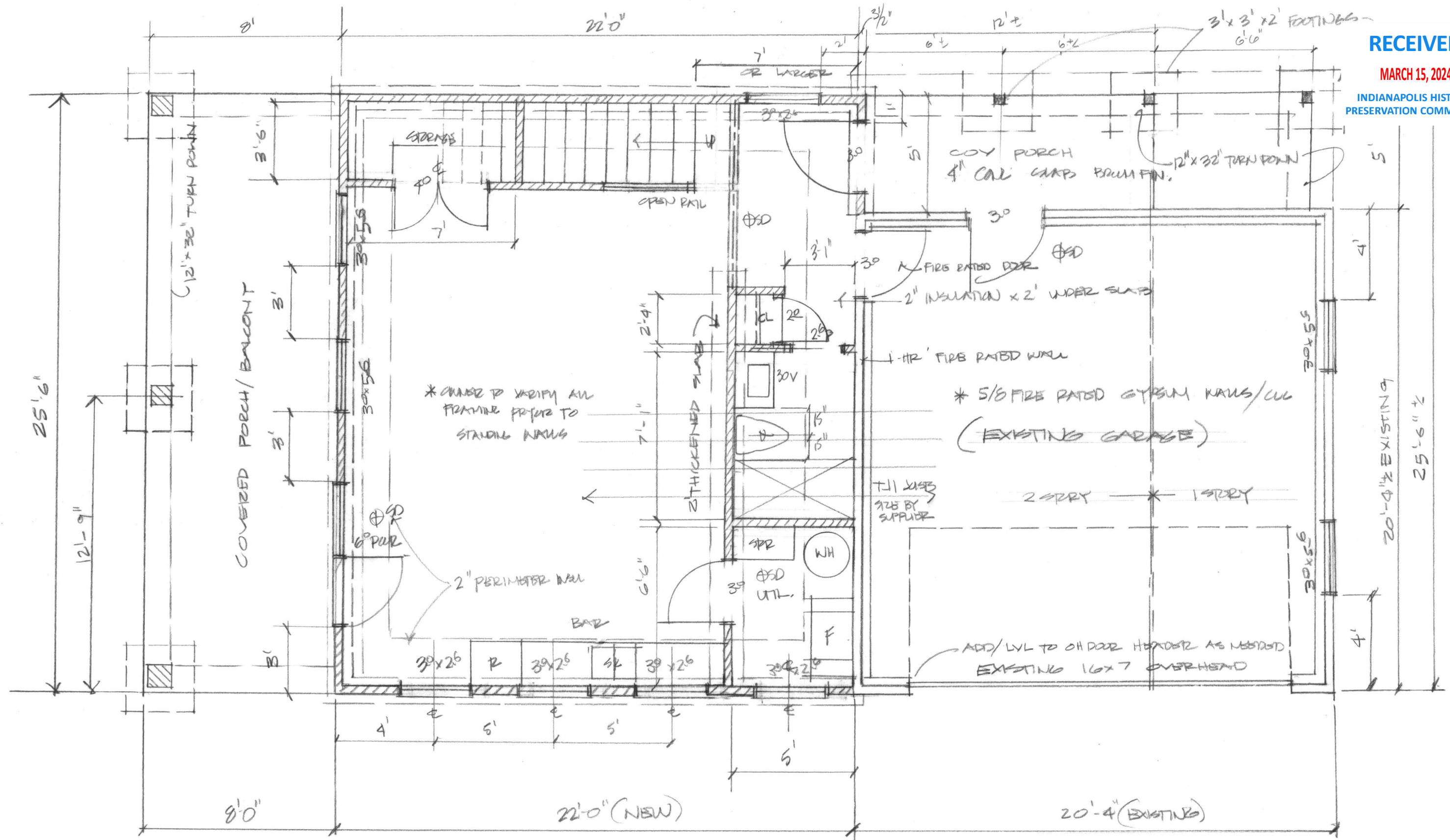
6x6 TREATED W/ 1x SMOOTH HARDI

NORTH ELEVATION
 1/4"=1'-0"
 1321 POLK

RECEIVED

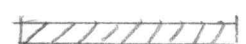
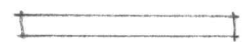
MARCH 15, 2024

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* CHECK TO VERIFY ALL FRAMING PRIOR TO STANDING WALLS

* 5/8" FIRE RATED GYPSUM WALL/CEILING (EXISTING GARAGE)

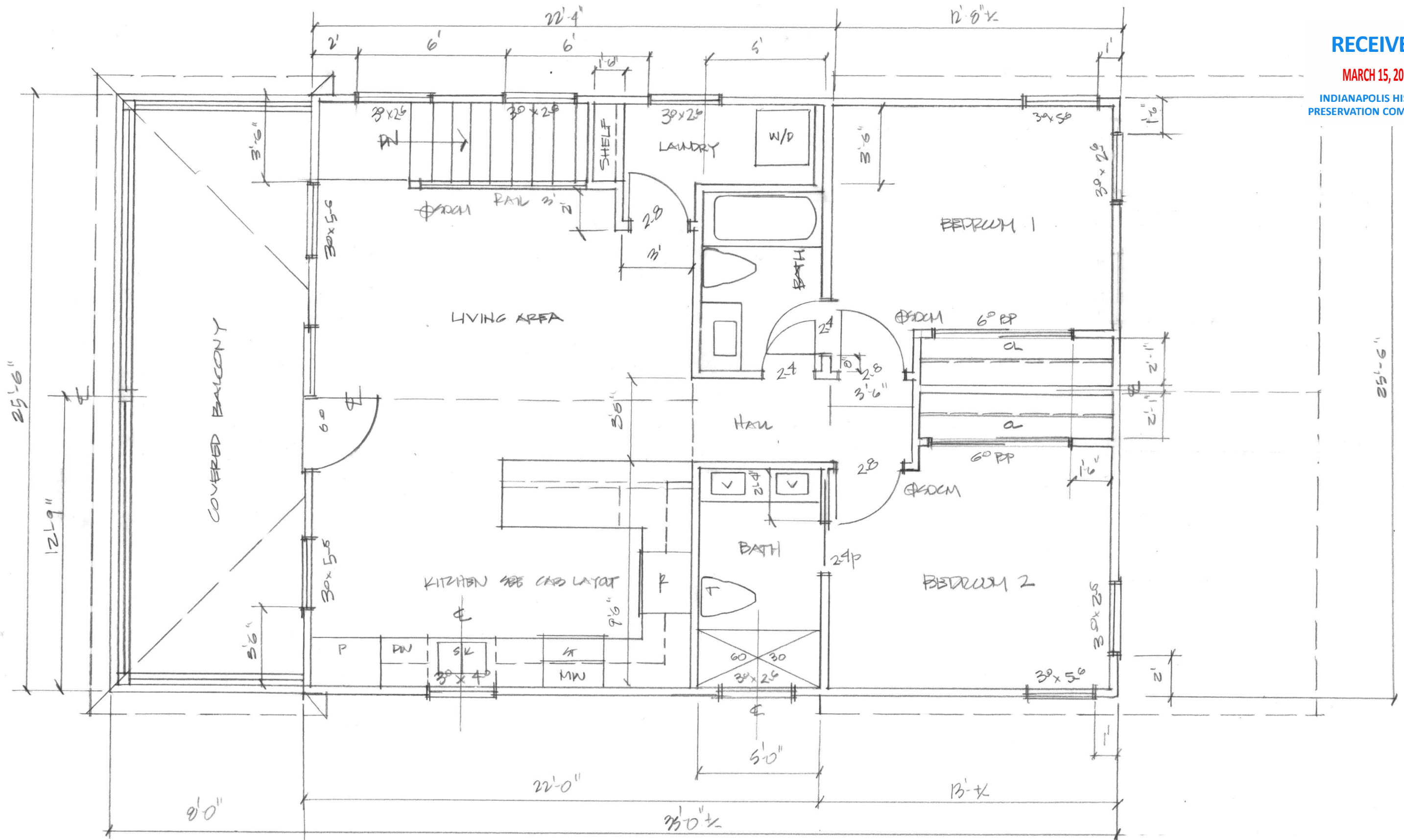
 NEW WALLS
 EXISTING WALLS

FIRST FLOOR / FOUNDATION PLAN 1321 POLK
 1/4"=1'-0" (REVISED PER IHPRC BOARD COMMENTS)

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MARCH 15, 2024

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PRESERVATION COMMISSION

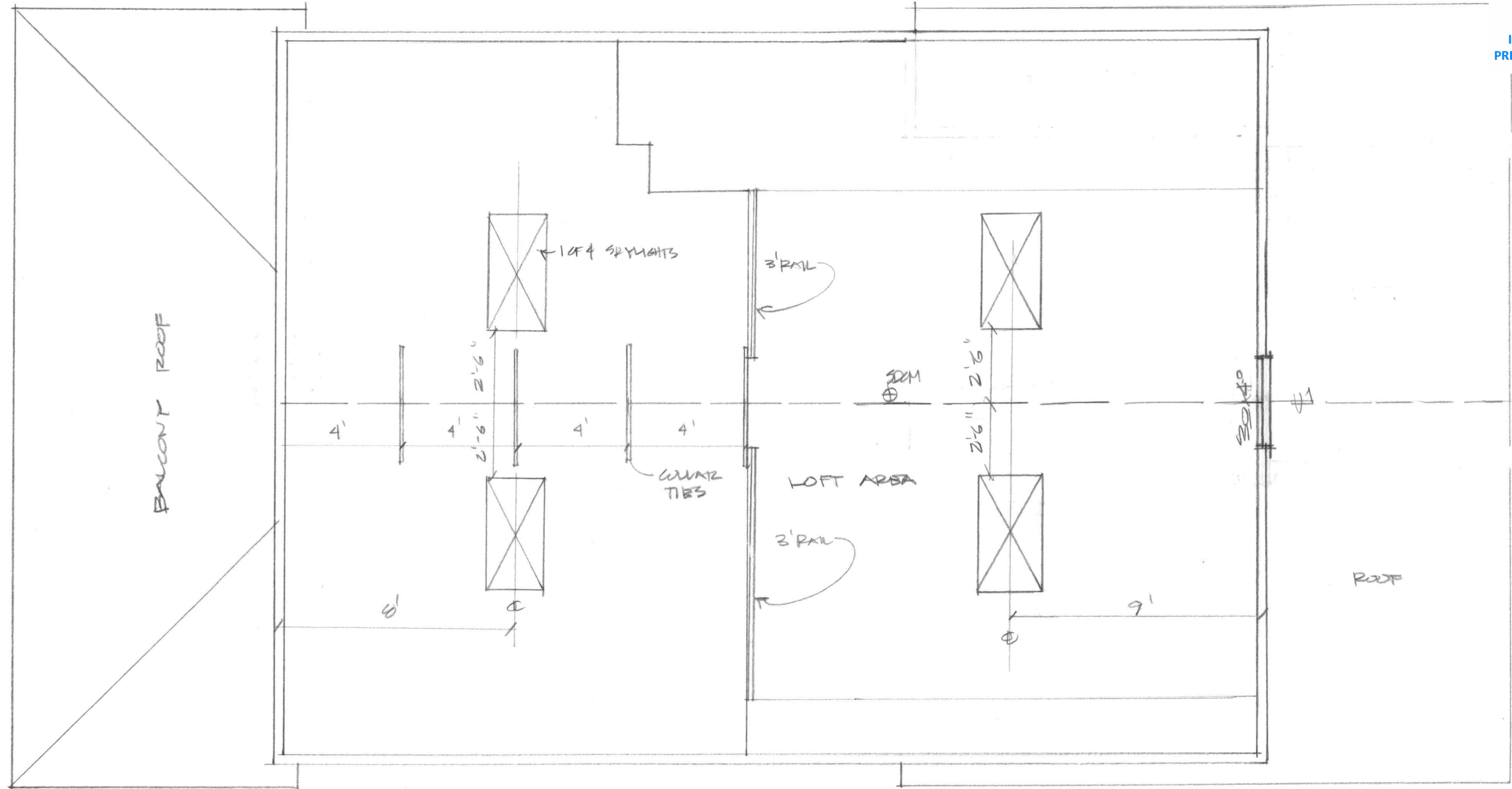


SECOND FLOOR PLAN 1321 POLK
1/4" = 1'-0" (CALL NEW)

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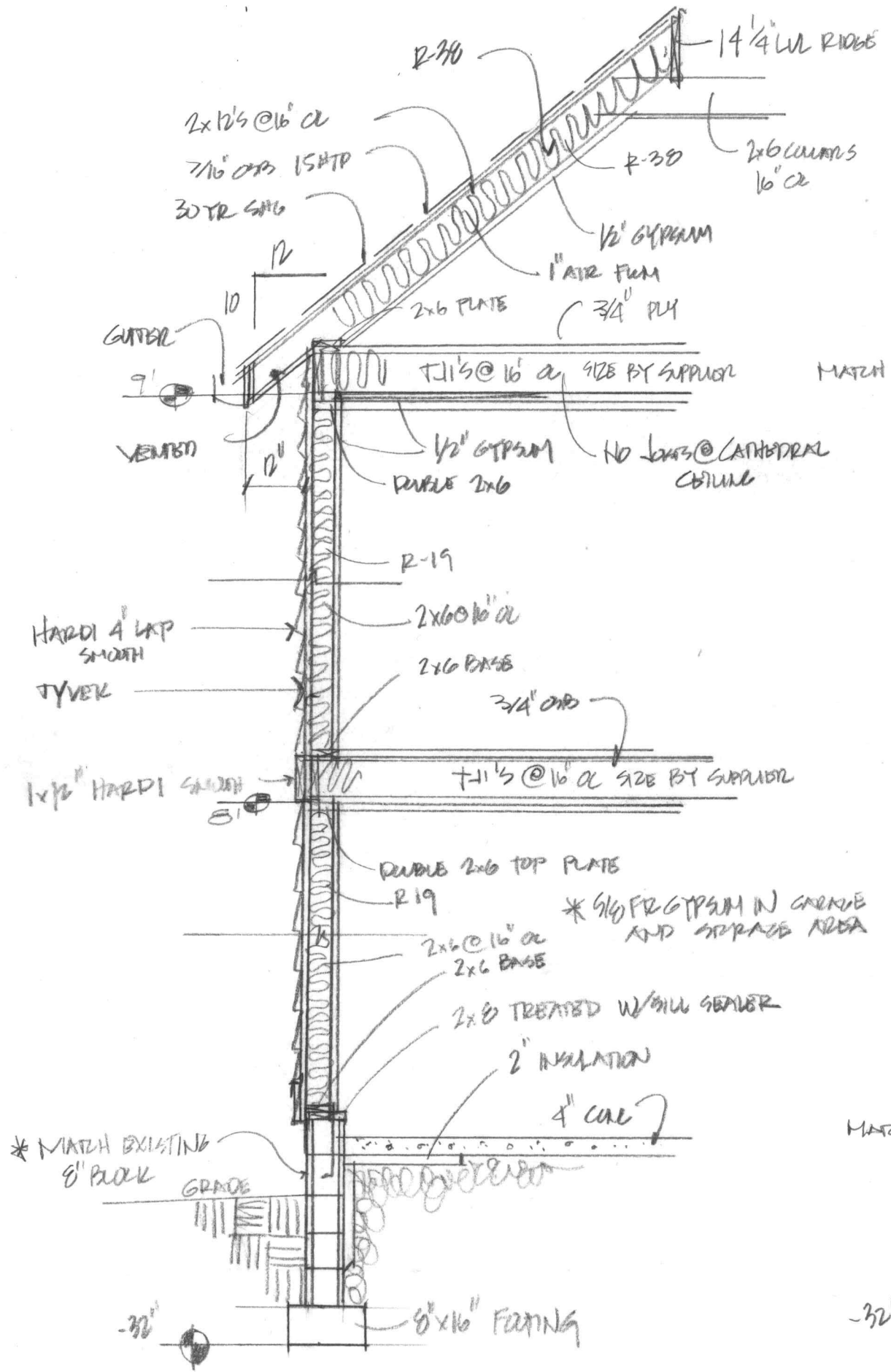


ATTIC LOFT STORAGE 1321 POLK
14' x 20'

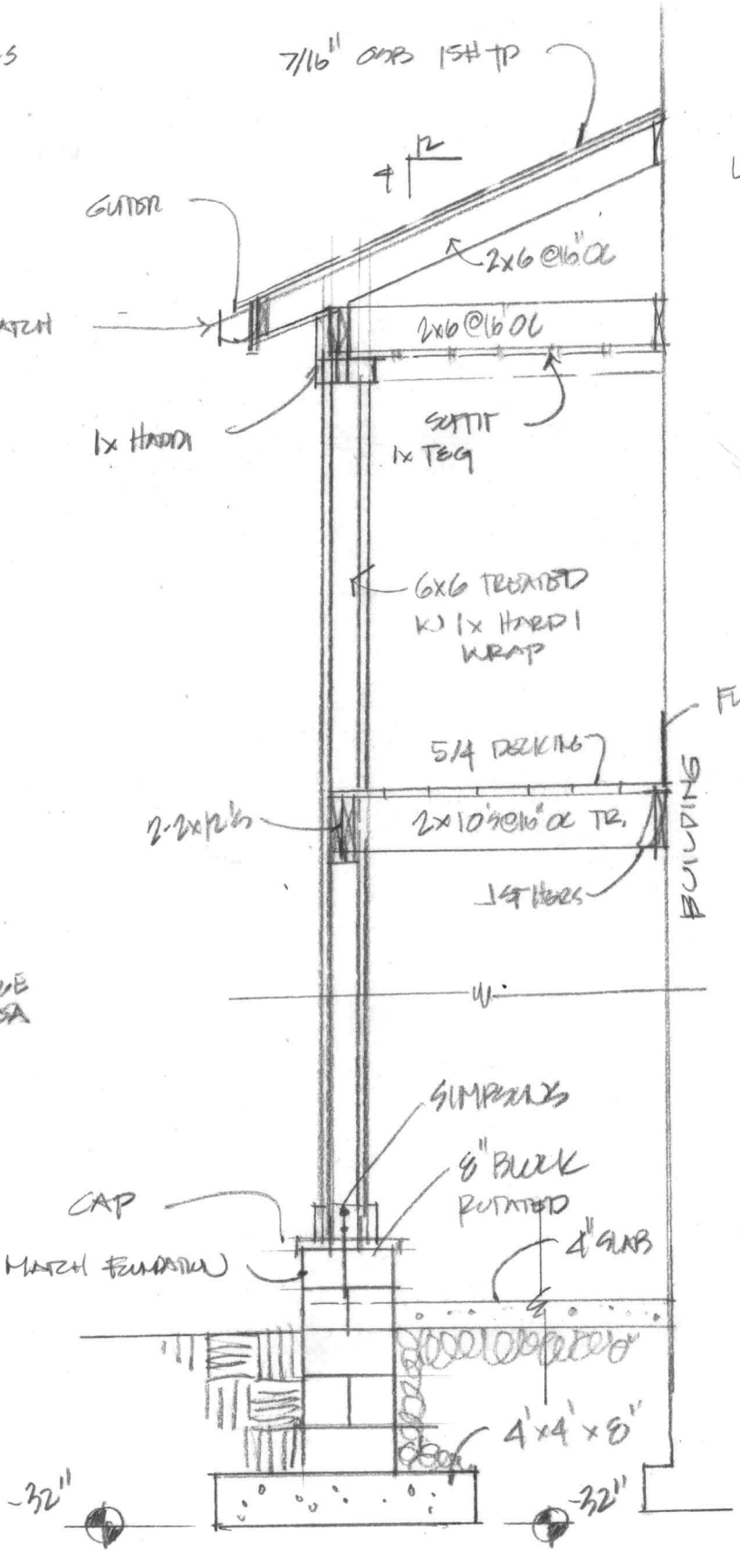
RECEIVED

MARCH 15, 2024

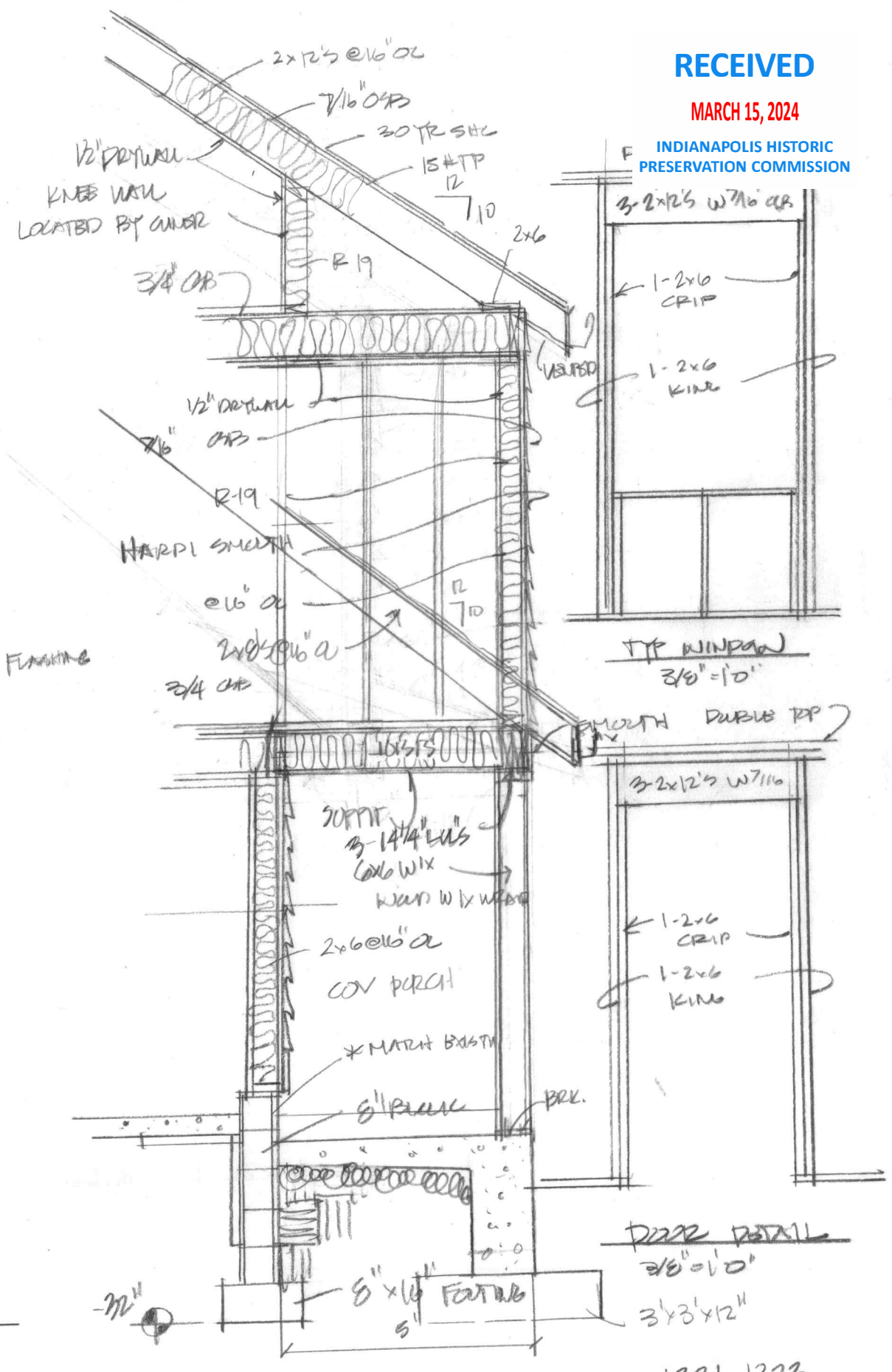
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION



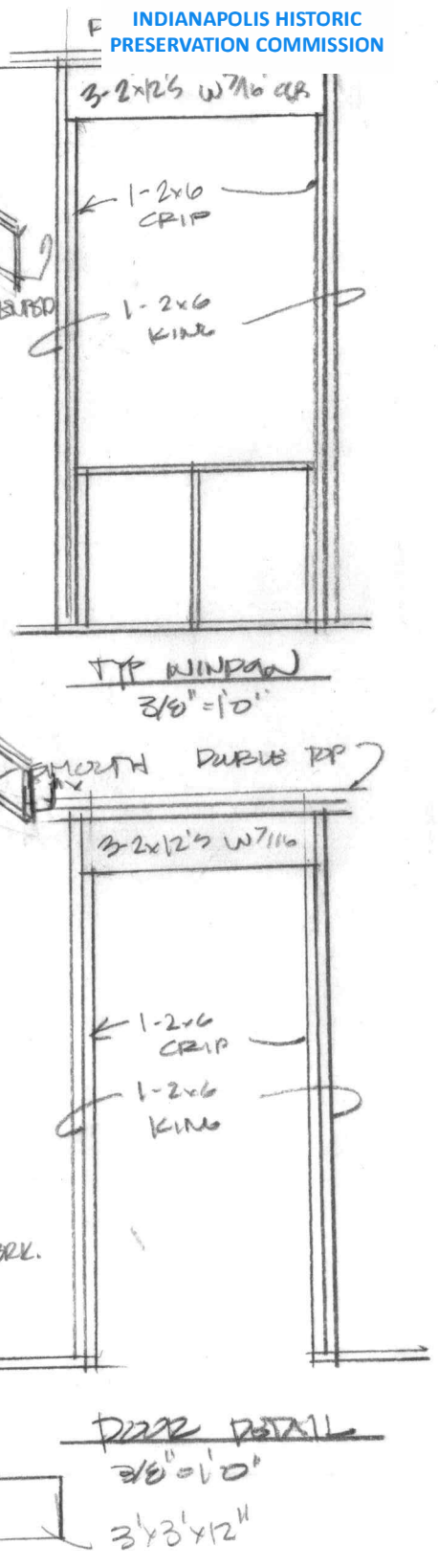
TYPICAL WALL SECTION
36" = 10"



DETAIL @ CORN PORCH/PATIO
36" = 10"



TYP @ CANTILEVER
36" = 10"
REMOVED AND PORCH



1321 1323
POLK

2024-COA-053 (IRV)
325 N. BOLTON AVE.

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March 4, 2024

**INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION**

DONALD D. FLICK
REGISTERED ARCHITECT
67 N. Irvington Avenue
Indianapolis, IN 46219
ddflick2000@yahoo.com
317-979-6982

February 21, 2024

Indianapolis Historic Preservation Commission
200 E. Washington Street, Suite 1842
Indianapolis, IN 46204

Re: 325 N. Bolton Ave.
Existing Garage Assessment

IHPC:

As a Registered Architect in the State of Indiana, I was retained by Leon Waninger and Carolyn Divish, owners of 325 N. Bolton Avenue, to assess the condition of their existing one-story garage with the goal of potentially replacing it with a new 2-story garage.

From a review of Baist maps available online, it appears that the residence was constructed sometime between 1916 and 1927 and the garage after 1927.

The existing garage is generally in poor condition. The concrete slab and drive apron are severely cracked and deteriorated. Several wall and roof framing members, and a good amount of wood siding boards, are split, rotted, or show evidence of termite damage. The wall sill plates in several locations are severely deteriorated. The header over the garage door is inadequate for the span and is sagging. There have been newer wood framing members added over the years to both correct deficiencies and to extend the footprint of the building, but many were done in a haphazard manner and do not adequately address the problems.

It does not appear that foundation sill plates, even where they are in relatively good condition, are anchored into the foundation walls adequately, and thus the resistance to uplift in high wind events could be compromised. With the existing walls lacking an intermediate layer of sheathing, the existing wood clapboard siding is acting as wall bracing and/or vertical diaphragm, which is inadequate to withstand lateral wind loads in high wind events.

The entrance door and windows have single pane glass and are not thermally efficient. The small size of the garage is inadequate for parking two vehicles and for storing belongings. Electrical wiring and devices do not meet the needs of a modern garage. Given the inefficiency of the door and windows, and the many other gaps in the building envelope, thermal conditioning of the garage is pointless.

It is my professional opinion that restoring the existing garage would not be cost-effective, with much of the wall framing needing to be replaced to support a desired second floor. Additionally, the existing wall foundations would need to be further explored if restoration were to be undertaken. Any existing wood siding in good condition would need to be removed and reinstalled over new sheathing, and new wood siding boards would need to be found or milled to match the existing lap exposure.

In conclusion, I would recommend that the existing garage be demolished and that the IHPC consider approval of a new two-story garage that would accommodate the needs of the homeowners and meet the design guidelines of the Irvington Historic District.

A series of photographs taken in the fall of 2023 by the homeowners, with accompanying comments, follows this report.

Please do not hesitate contacting me should you have any questions or concerns.

Sincerely,



Donald D. Flick
Registered Architect

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Photo assessment

Interior Slab Conditions:



Slab doesn't extend to added construction:



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East Wall condition displaying termite damage to frame, rotted clapboards, baseboard termite damage/rotted. Unsteady replacement pieces and additional pieces to shore up damage.



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Overall view of East wall.



Outside of East wall, dirt against siding and holes in wall.



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South wall crumbling foundation and remains of former support. Termite damage and rot present.



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Overall view of South Wall:



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Outside view of South Wall:

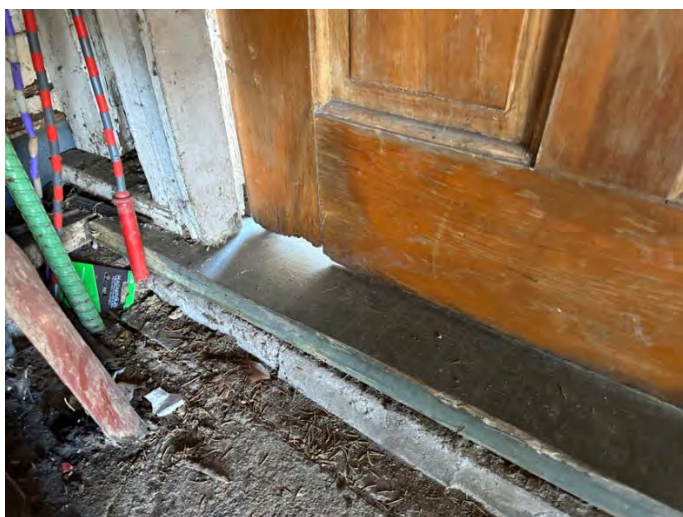


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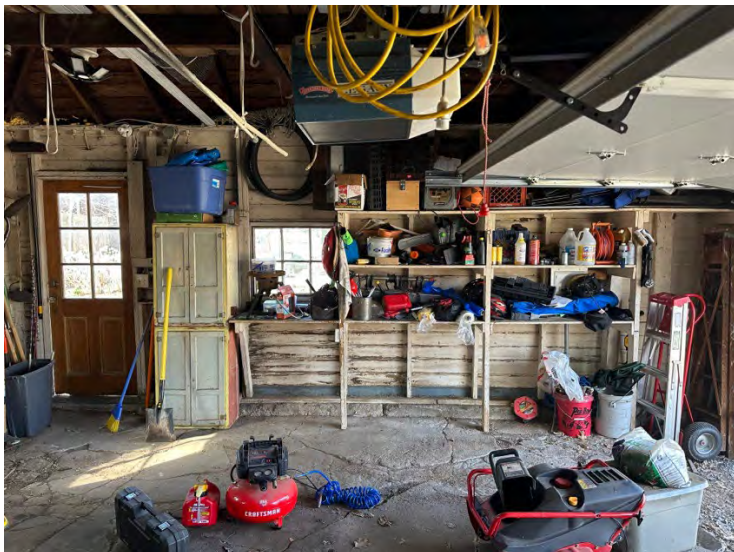
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West wall crumbling foundation roof damage.



Overall view of West wall.



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West Exterior: crumbling foundation and rotting trim.

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Overall exterior view of west wall.



Overall view of North Wall/vehicle entrance. Uneven dirt floor and sagging structure.

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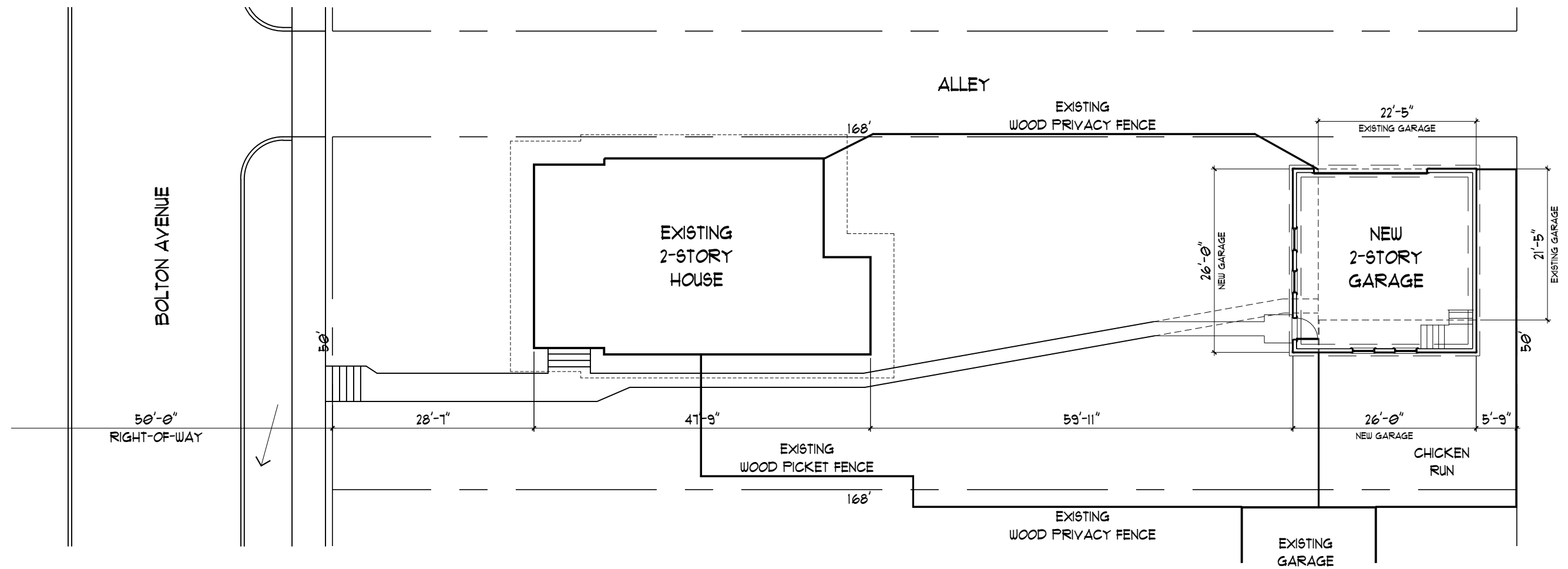
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325 N. BOLTON AVENUE

LEGAL DESCRIPTION: EDGEHILL AMENDED L22
 ZONING CLASSIFICATION: D5

LOT AREA:	50' x 168' = 8,400 SF
LOT COVERAGE:	
EXISTING HOUSE	1,764 SF
PROPOSED GARAGE	816 SF
TOTAL	2,580 SF
PERCENT COVERED	30.7%
PERCENT OPEN	69.3%

ACCESS TO CONSTRUCTION SITE: BY ALLEY
 CONSTRUCTION PARKING: ON STREET
 REMOVAL OF DEBRIS: BY ALLEY
 MATERIALS DELIVERY: BY ALLEY

LEGEND:

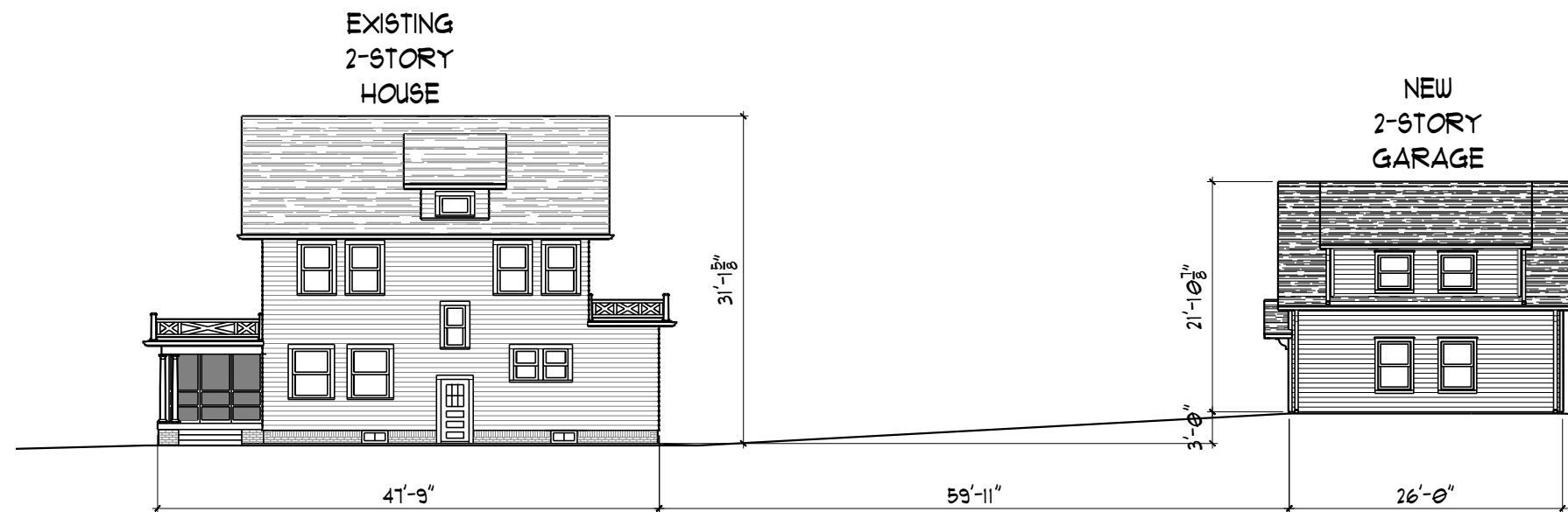
- DRAINAGE FLOW
- 724 CONTOUR ELEVATION
- ~~~~~ SILT FENCE (OR STRAW BALES)



1

SITE PLAN

1/16" = 1'-0"



2

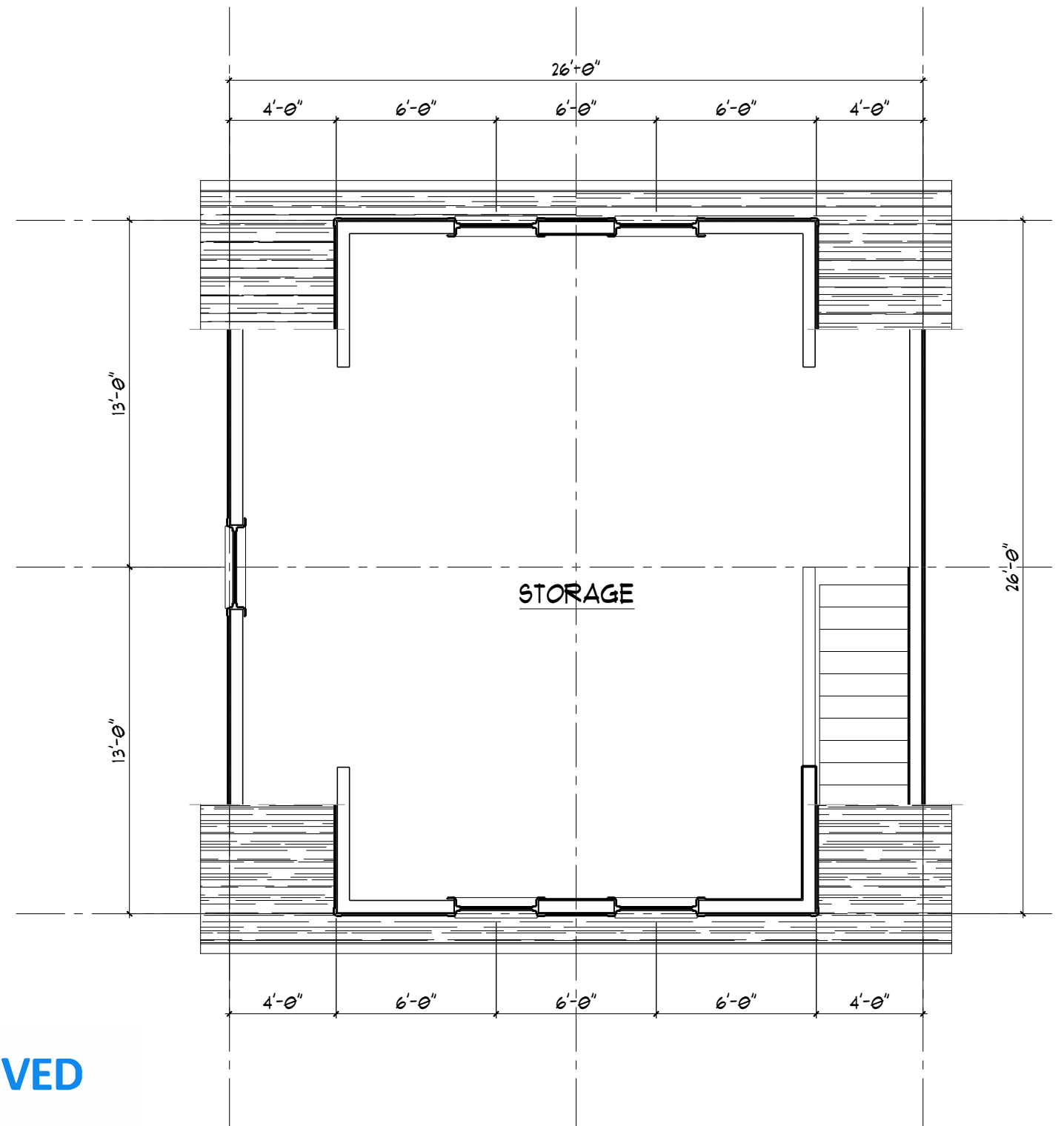
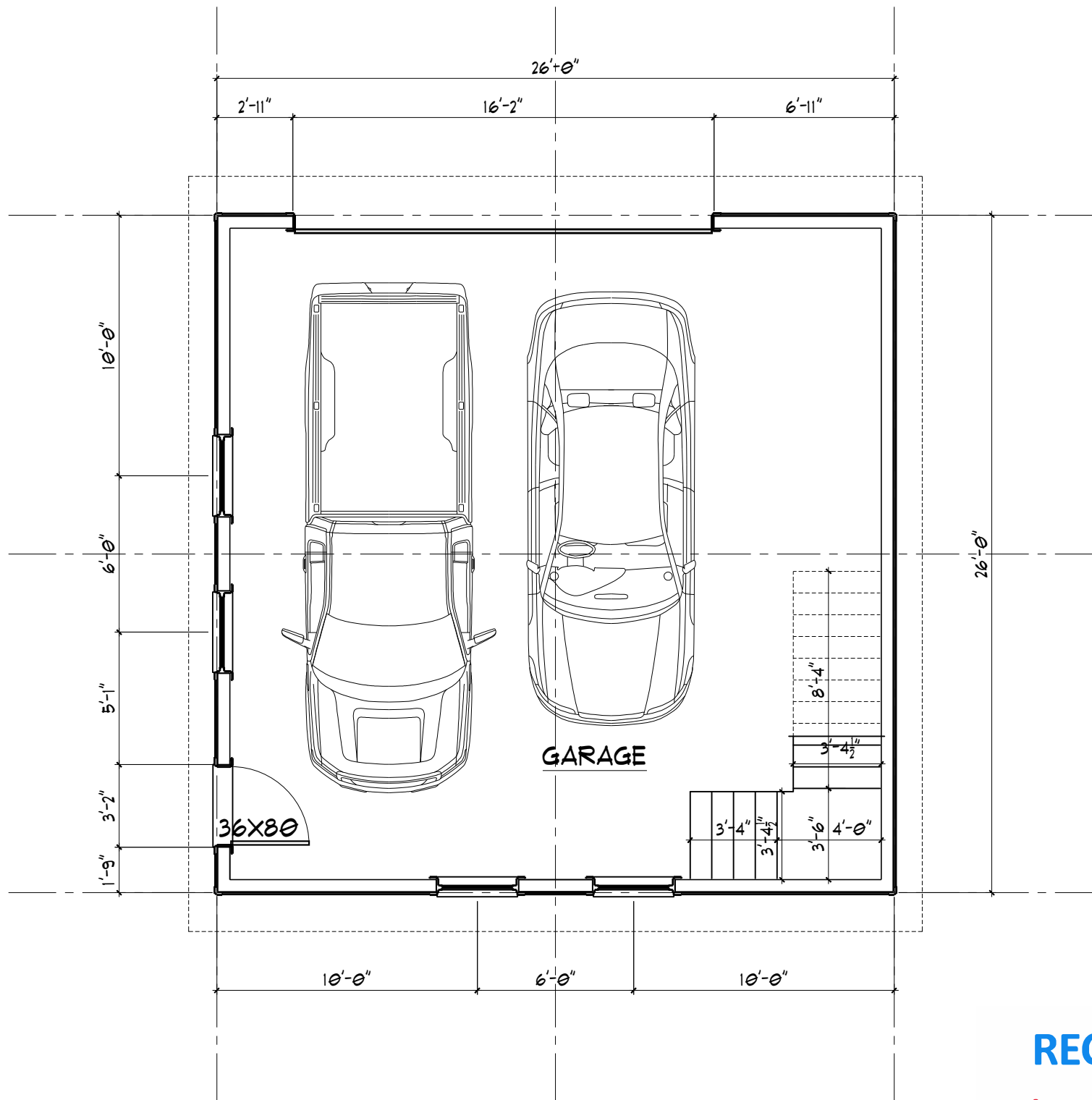
MASSING STUDY: SOUTH ELEVATIONS

1/16" = 1'-0"

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February 12, 2024

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February 12, 2024

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1

FIRST FLOOR ARCH. PLAN

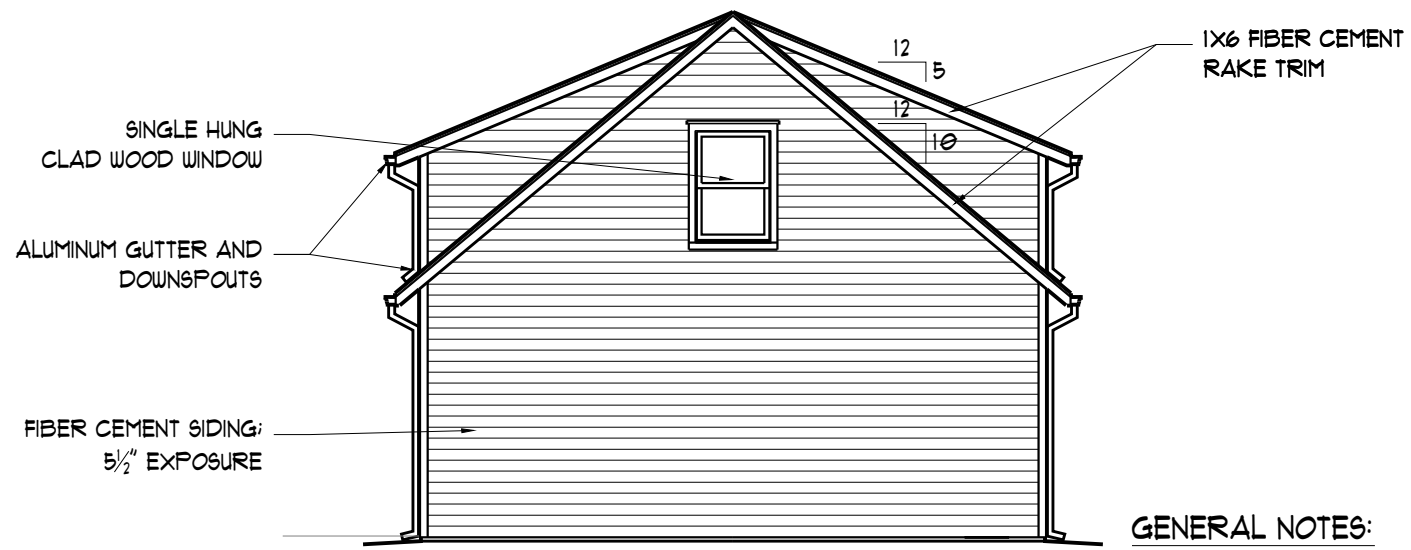
3/16" = 1'-0"



2

SECOND FLOOR ARCH. PLAN

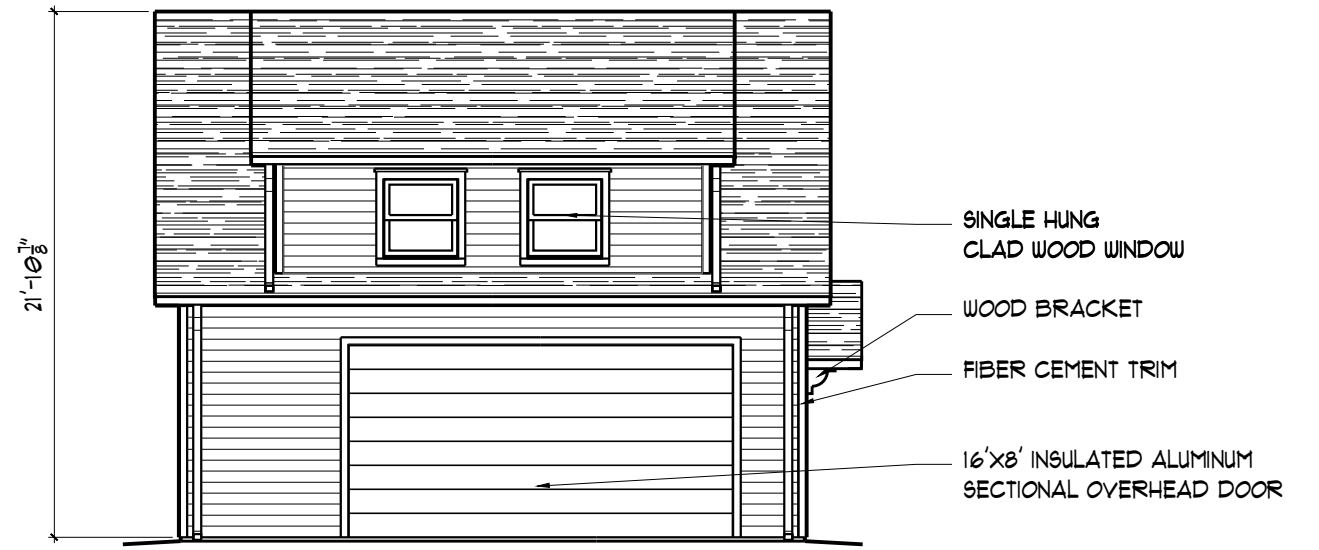
3/16" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

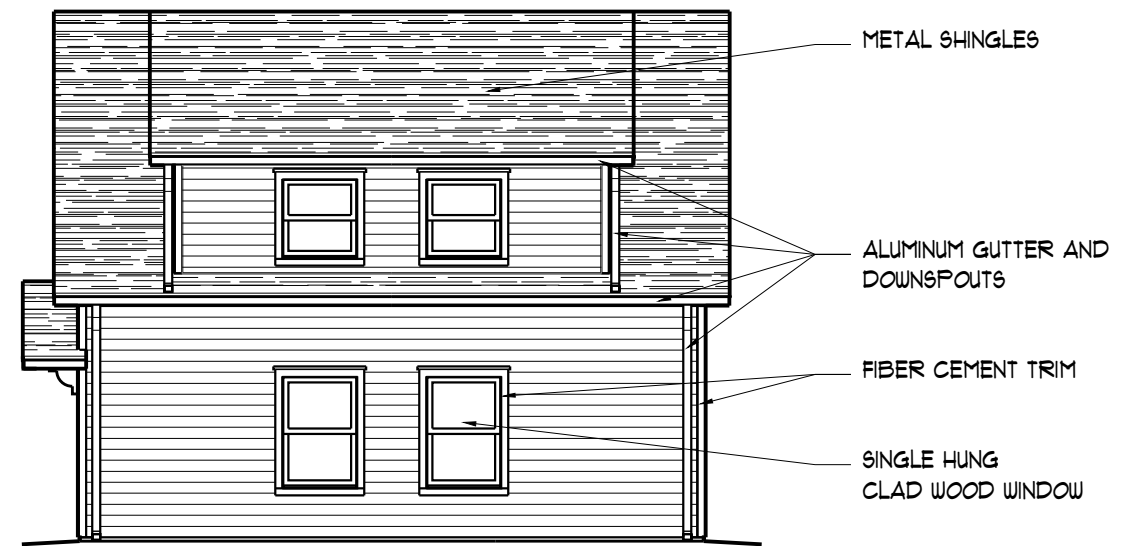
1. FIBER CEMENT TRIM AND SIDING SHALL HAVE SMOOTH FINISH.



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



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

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Aged Cedar.

Centura Shingles Specifications

- **Panel Exposure:** 39" x 12"
- **Panels Per Square:** 30.77
- **Weight Per Square:** 76 lbs.
- **Test Data:** UL 1897, 489, and 790
- **Product Material:** ASTM A653 G90 Galvanized 29 G
- **Fastening Detail:** Continuous integrated nailing flange and four-way interlock.

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March 15, 2024

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Centura steel shingles give you the beauty of a shingle roof with steel's durability

Centura steel shingles may be far lighter than any available asphalt shingle, but they're also tougher and easier to maintain, while saving you money and looking great.

Don't Sweat Horizontal Rain: Its UL 489 rating means Centura Steel Shingles will protect your roof from wind-driven rains up to 110 miles an hour. The interlocking system is designed to shield your roof's vulnerable decking from wind-driven rain, so you stay dry, and your roof doesn't leak.

Safer Against Fires: The UL 790 Fire-Resistant rating means Centura is a smart choice for homeowners in wildfire-prone regions, or even tight-knit housing communities where a home fire could spread.

Worry Less in Winds: With an UL 1897 rating for wind uplift, you can trust your roof to weather all Category 1 and 2 hurricanes, and winds right up to 120 miles an hour.

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