

**2022-COA-112B (IRV)
5270 E. WASHINGTON ST.**

Long, Shelbi

From: Jodi Sandoval
Sent: Friday, April 19, 2024 3:48 PM
To: Long, Shelbi
Subject: 5270 E Washington St Roof Information
Attachments: westlakeroyalroofing-4358-1710443439.pdf; Westlake Pacific Tile Invoice.pdf; LRT-516-French-Interlocking-Clay-Roof-Tile-1017.pdf; French-budget pricing.pdf; Image_20240220_092739_527.jpeg; Image_20240215_102852_692.jpeg

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hi Shelbi,

I believe this should be all of the information for the roof. I've included the following:

- French Tile Quote, which includes lead times
- Invoice for the metal roof
- Spec sheet for metal roof
- Spec sheet for French tile
- A few pictures of interior weather damage

In addition here is some verbage we would like to include:

Objective: We believe it is important to share our goal with the committee. For over 2 years this house just sat, open to the elements, and nothing was done. When this house was purchased it was in dire condition. We want to preserve the house as much as possible, that includes interior as well as exterior. The interior wood is just as historic as the outside.

We needed to take immediate action to seal the house as soon as possible to prevent further damage. This house was on its way to being condemned and possibly needed to be demolished.

Due to the extensive weather damage, we have had to replace over 60% of the framing inside. As well as securing the foundation by replacing floor boards and multiple trusses. We have salvaged as much as possible. And have been able to accomplish this by sealing up the house and using the Indy Historic Presentation Guide for Irvington and working with Shelbi.

Overall, we hope you can understand we are all trying to preserve this house inside and out to keep this piece of history and to help rebuild our community.

Background:

In the year 2022 is when a house fire occurred at 5270 East Washington Street. Extensive damage was done to the entire house. The previous owner attempted to renovate the house but ultimately sold to us end of January 2024. It has come to our attention that after the fire the fire department removed the tiles that were on the house to the garage. During the process, we don't know if they were handled appropriately. There are not enough tiles currently to redo the entire roof. Which would mean we would need to patchwork the roof potentially or completely redo the roof with the French tiles for a complete look.

Upon research and discussing with several vendors, these tiles in a postcovid world are almost one year out on order. In addition, we've received verbal quotes for material only at over \$60k, and we would need a specialized artisan to put the roof on. In addition to the material, we would have to hire an artisan roofer who works with historical clay tile roofs in order to replace it.

Another piece of information that's important to note here is that due to the deterioration of the roof, we were required to replace a lot of the wood inside that supports the roof. Previous wood was a 2x6 that was constructed in 1926 which is much stronger than the material that we have today. In order to support a clay tile roof, we would need to add additional supports inside the house which would increase the cost as well. This is not feasible, especially considering the circumstance where the house had water and weather damage for over 2 years which has already caused us to replace other interior wood that would have been preserved had the previous owners taken precautions and closed the roof.

This work alone would cost more than half the budget for renovation. And at some point down the road when the house is going to be sold, with housing cost in the Irvington area it would price out this house. A typical homeowner would find difficulty maintaining this let alone getting finance to purchase it. Irvington is a budget friendly neighborhood and we need to keep this in mind.

If there is anything else we should include let us know.

Thanks for all your help Shelbi!

- Jodi Sandoval

Long, Shelbi

From: Jodi Sandoval
Sent: Friday, April 19, 2024 4:17 PM
To: Long, Shelbi
Cc: Luis Gómez; Steve Sandoval
Subject: Re: 5270 E Washington St Roof Information

Follow Up Flag: Follow up
Flag Status: Flagged

Shelbi,

One last item to include on the French tile quote. The roof dealer said it did not include the terminals which would be as follows:

the terminals- 2H-1R hi- bump terminals which are 405 hi-bump – (2H-1R). 1,140.18/ea.

Adding \$20,500 to the material cost of the French tile.

That should be all now. Have a great weekend!

- Jodi

On Fri, Apr 19, 2024, 3:48 PM Jodi Sandoval <jimicksandoval@gmail.com> wrote:
Adding Luis and Steve.

On Fri, Apr 19, 2024, 3:47 PM Jodi Sandoval <jimicksandoval@gmail.com> wrote:
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PRODUCT INFORMATION



Product Name:

PACIFIC Tile -Sage Green

SKU Number:

4DEP94100SF

Product Type:

Lightweight

Color:

Green

Installation Type:

Direct or Batten

Pallet Layout:

Left-to-Right or Right-to-Left

Fastening:

Exposed

Batten Spacing:

14.5 in (368mm)

Available Regions:

Nationwide

Product Specifications:

Coverage: **14.5 x 49.5 in (368 x 1257 mm)**

Panels per 100 Sq Ft: **20**

Sq M per Panel: **0.46**

Sq M per Pallet: **186**

Pallets per Full Truck: **15**

Squares per Full Track: **300**

Panels per Container Size 20ft (6.1M)

With Accessories: **5600**

No Accessories: **6400**

Pallets per Container Size 20ft (6.1M)

With Accessories: **14**

No Accessories: **16**

QUOTE FOR ALTERNATIVE MATERIAL



GRABER POST BUILDINGS, INC.

7716 N 900 E • MONTGOMERY, IN 47558
Phone (812) 636-7355 • (800) 264-5013
Fax (812) 636-4936 • www.graberpost.com

Quote

Customer Number
PATLLC001

Shipped From
MAIN

Customer PO

Salesperson JANWAG01
Ship Via Deliver

Date
3/18/24

Bill to:

Patrium LLC
Attention: Luis Gomez
3749 N. Kitley Ave
INDIANAPOLIS, IN 46226
Phone 317-758-7656

Ship to:

Patrium LLC
Attention: Luis Gomez
3749 North Kitley Avenue
Indianapolis, IN 46226
Phone 317-876-8163

Terms
COD

Ship Date

Product Number	Ordered	U/M	Length	Description	Sales Price	Total
SOBORALPTILE	840			PACIFIC Tile Green	\$15.89	\$13,343.99
SOBORALTCAP	285			Cap Mission (Hip & Ridge) 6" x 14.5" Green	\$9.23	\$2,630.15
SOBORALEND	18			Mission End Disc 6" Green	\$4.66	\$83.83
BORALFOAM6	9			Cap Barrier Foam Rolls 1"x6"x20"	\$58.66	\$527.94
EMSEALI	13			13.12' Roll 1" Expanded Foam	\$9.64	\$125.32
MRPDRIEDGBK	40		10 ft4	Drip Edge 321501 Black	\$1.02	\$421.60
MRPSMAGUTGV	40			Smart Gutter Riser 10'4" 324301	\$12.53	\$501.20
SOBORALHWF	16			Headwall Flashing 3" x 3.5"x79"	\$25.50	\$408.00
MRPSIDUNDBK	6		10 ft4	Sidewall Under-Pan 302000 Black	\$2.60	\$161.20
MRP20VALBK	10		10 ft4	20" Double 'V' Valley METRO Black	\$6.12	\$632.40
SOBORALVALCOV	16			Valley Center Cover 4 1/4" x79" Green	\$23.39	\$374.17
SOBORALFLAT	6			Flat Sheets 16" x 54" Green	\$23.69	\$142.11
SOBORAL4N1	2			Pipe Jack 4-in-1 Base 18"x18" [Color] (Fits Pipes 1 1/4" to 4")	\$39.63	\$79.26
SOBORALSLEEVE	2			Pipe Sleeve 4" Diameter Green	\$47.53	\$95.06
SOBORALTKIT	2			Touch-Up Kit (2lb Chip, 8-oz of Basecoat & Brush)	\$12.60	\$25.20
CAULKHG	12			HRTFORD GREEN NOVAGUARD MR168	\$8.09	\$97.08
BORALBK2	17			Unified Steel Screw HWH #10X2" 500Bag Black	\$56.43	\$959.31
WS12BK	1			Woodbinder 1-1/2" Black	\$21.98	\$21.98
BORALBK34	2			Screws STITCH HWH #8X3/4" 250Bag Black	\$16.07	\$32.14
WAKABK	1			WAKAflex Universal Flashing 11" 32-ft roll - Black	\$255.38	\$255.38
SOBORROO001	5			Broken package fee	\$25.00	\$125.00
Subtotal for					Weight: 5,823	\$21,042.32

Please Check this material list carefully. We agree to furnish the quantities and materials listed above. This does NOT guarantee that the materials listed are adequate to complete a given project!

Subtotal: \$21,042.32
Freight: \$307.19
Other: \$0.00
Sales Tax: \$1,494.46
Total: \$22,843.97

Weight: 5,823
7.00 %
Sales Tax:

This Quote is only valid until 4/5/2024

Printed on 4/3/2024 at 11:05:11AM

FRENCH INTERLOCKING TILE

LUDOWICI®



Introduced in the 1890s, Ludowici's French low profile interlocking tile is a favorite of discriminating architects and one of the most sculptured and dimensional products in our product offering. Large and durable, French terra cotta tile has deep locks on all four sides, plus two prominent flutes on the surface for both a dramatic aesthetic and superior drainage. When applied to a roof, these flutes produce a shadow effect for a highly refined, distinctive appearance.

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	FRENCH INTERLOCKING TILE	PROFILE
Weight Per Square	1025 lbs.	
Pieces Per Square	133 pcs.	
Overall Size	9" x 16 1/4"	
Exposure	8 1/8" x 13 3/8"	
Minimum Slope	3:12	
Color Blends	Available in most standard and custom colors.* For more information about Ludowici's color program, please see the <i>Colors of Ludowici</i> brochure.	
Base Texture	Smooth Also available in custom textures.* Please see the <i>Terra Cotta Textures</i> brochure for more information.	

APPROVALS & CERTIFICATIONS

- ◆ Miami-Dade NOA No: 12-0904.16
- ◆ State of Florida Approval No: FL 13777
- ◆ ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- ◆ Class A Fire Rated
- ◆ IAPMO UES ER-452

LUDOWICI WARRANTY

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.



GREEN ATTRIBUTES

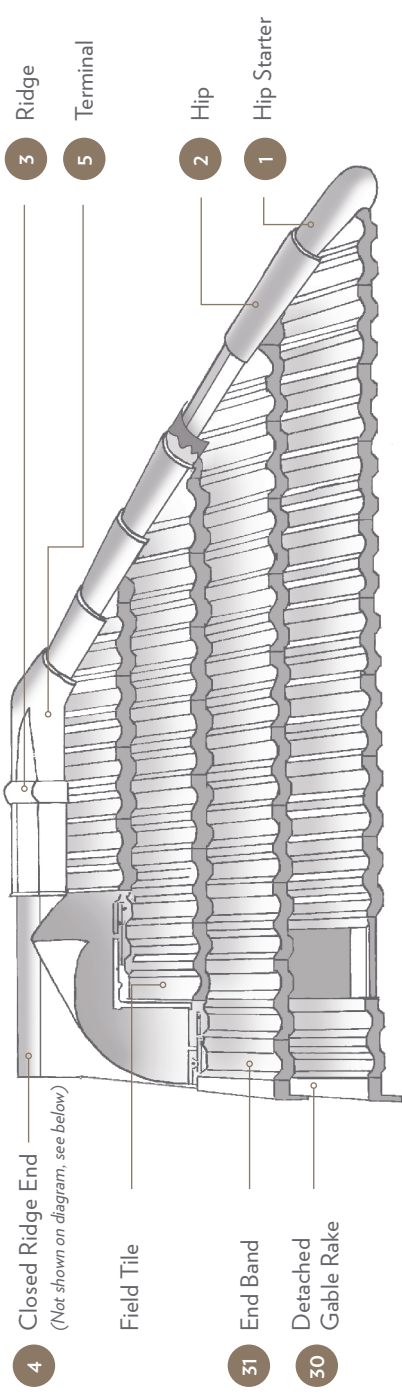
Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici *Green Promise* brochure.



* Excluding Impressionist Color Series. Textures available include top sand and weathered. Please see a sales representative for more details.

Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.

FRENCH INTERLOCKING TILE



Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.

HIP & RIDGE	1	2	3	4	5
PROFILE	HIP STARTER	HIP	RIDGE	CLOSED RIDGE END	TERMINAL
Circular Cover Hip & Ridge Trim Group	CC-Hip Starter	CC-Hip	CC-Ridge	CC-Closed Ridge End	CC-Low Bump 2 Hip 1 Ridge Terminal
#102/#206 Hip & Ridge Trim Group	#152 Hip Starter	#102 Hip Roll	#206 Ridge	#206 Closed Ridge End	#405 High Bump 2 Hip 1 Ridge Terminal
					#406 High Bump Gable Terminal

FITTINGS	30	31
PROFILE	DETACHED GABLE RAKE	END BAND
	Left Rake Right Rake	
Length	16 1/4"	16 1/4"
Exposure	13 3/8"	13 3/8"
Weight	2.9 lbs./pc.	5.7 lbs./pc.



FRENCH - BUDGET PRICING

This is a budgetary estimate only. To request a formal quote please provide your representative or customer service representative with roof plans, eagle view, or field tile and piece counts/linear feet per piece required for your project.

Project Info

SANDOVAL RESIDENCE
A & D PRODUCTS
5270 E. WASHINGTON ST. INDIANAPOLIS DASHNER
IN john@roofdealer.com
(630) 710-7092





Rep Info

April 19, 2024
Budget Prices Valid for 30 Days

Budgetary Details

Customer Info

JODI SANDOVAL
JMICKSANDOVAL@GMAIL.COM
(317) 790-8400

Product Image	Item	Color	Qty	Unit	Price
	FRENCH	Gloss	40	Price/SQ	\$1079
	#102 HIP ROLL	Gloss	230	Price/PC	\$14.11
	#206 RIDGE	Gloss	80	Price/PC	\$68.31
	#152 HIP STARTER	Gloss	15	Price/PC	\$61.48

Resources with Links

- Product Specification Data Page
- Product Gallery
- 75-Year Material Warranty
- Color Guide
- Terms & Conditions



Lead Times

Current lead times for this product are between 25-30 weeks from when the order is finalized and it enters production. This can change weekly based on the number of orders we get.

Shipping

We ship via flat bed truck. This is the most economical, and the best option for loading and unloading the pallets and protecting the tile while crossing the country. We use a broker to get the rates, and they are very fluid right now. Freight recently has been running between \$3500-5000.

Notes:

- Unit Prices shown are material prices only.
- Unit prices shown do not include installation labor.
- Does not include freight, unless otherwise noted.
- If freight estimate is provided, it does not include unloading.
- 75-year material warranty included in the tile material price.
- Shield warranties for weathertightness are not included in the unit prices shown. Shield warranties are only for select non-residential projects that have been pre-approved by Ludowici's technical services team.
- Unit prices shown are based on the minimum quantity shown. A change in quantity could affect unit prices shown.

**2024-COA-031 (NA) &
2024-VHP-002
7301 & 7307 DOBSON ST.**



Notes:

Scale: 1/16" = 1'

Date: March 15, 2024

Drawn By: Jayson

Long, Shelbi

From: Lin Kutz
Sent: Friday, February 23, 2024 3:11 AM
To: Long, Shelbi
Subject: 2024-VHP-002

Good morning to you,

Thank you for thanking the time to read this.

There was a petition going around my neighborhood regarding turning a residential lot into a parking lot for a business. I am more of a fan of the amicable solution of finding a great compromise for the neighborhood, and not making it into a commercial area, but also respecting Lemcke Landscaping. I personally wouldn't want to hear heavy equipment early in the morning, and I also wouldn't want to push Lemcke away, they're a lovely company. I hope there's an amicable way of solving this. Have a lovely day, and a wonderful weekend.

Sincerely,
Lin Boyd

Resident of New Augusta

Long, Shelbi

From: Ouellette, Philip
Sent: Sunday, February 18, 2024 10:04 AM
To: Long, Shelbi
Subject: Case number 2024-Cho-002

As a resident of New Augusta for a long time I'm opposed to the proposed parking lot. There is to much business activity in this neighborhood which is a historical preservation area. People who own businesses in this neighborhood are non resident. and have little concern for homeowners in this historical village.
Phil from iPhone

Long, Shelbi

From: Gibson, Bobbie
Sent: Monday, February 19, 2024 1:00 PM
To: Long, Shelbi
Subject: Case Number 2024-VHP-002

Good afternoon Ms. Long,

My name is Bobbie Gibson and I have been a resident of New Augusta since May 1995. I was an active participant when the city proposed New Augusta become an Indiana Historic District. In 1988 it was listed on the National Register of Historic Places.

Listing on the National Register signifies that the property has been deemed historically significant at the national, state, or local level. It acknowledges the importance of the site in terms of its architecture, history, archaeology, engineering, or culture.

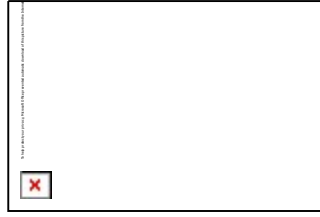
There are not too many green spaces in New Augusta, this piece of land is where rabbits, squirrels, and other animals can be found in the springtime.

We do not need a parking lot. The neighborhood needs to remain as it is. Too many times green space is sacrificed in the name of capitalism. We do not need a space for more traffic, big trucks, and a spot to dump truckloads of materials, which adds to noise and dust pollution.

I assure you; this is just the beginning. If you give him the right to build a parking lot now, he will come back and ask for more. When the neighborhood signed off on being an Indiana Historic District promises were made, promises that were never kept. We were to have our roads greatly improved. We were to have the fancy turn-of-the-century streetlights, but they were never installed.

He will make promises which will not be kept, and no one will hold him accountable.

<https://galvintech.com/the-new-augusta-historic-district-galvin-shares-a-glimpse-into-indianapoliss-well-preserved-historically-rich-railroad-village/>



The New Augusta Historic District: Galvin Shares a Glimpse into Indianapolis's Well-Preserved & Historically-Rich Railroad Village

Winter solstice was recently celebrated in December, which means that winter has officially arrived. Like any Indiana resident knows (and dreads), the next couple of months will likely be filled [...]

galvintech.com

New Augusta Historic District is a national historic district located at Indianapolis, Indiana. It encompasses 114 contributing buildings, 1 contributing structure, and 1 contributing object in a railroad-oriented village in Indianapolis. The district developed between about 1852 and 1939, and includes representative examples of Italianate and Bungalow / American Craftsman style

architecture. Notable contributing buildings include the Odd Fellows Building (c. 1890), Hopewell Evangelical Lutheran Church (c. 1859, c. 1880), Salem Lutheran Church (1880), and New Augusta Depot (c. 1890).[2] It is located west of Augusta.[2]
It was listed on the National Register of Historic Places in 1989.[1]
Painter Florence Smithburn was a native of New Augusta.[3]
The **National Register of Historic Places (NRHP)** is the United States federal government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation for their historical significance or "great artistic value". A property listed in the National Register, or located within a National Register Historic District, may qualify for tax incentives derived from the total value of expenses incurred in preserving the property.

https://en.wikipedia.org/wiki/National_Register_of_Historic_Places

Kind regards,

Bobbie L. Gibson

Bobbie Gibson, M.S. Ed., DSO, ARO

Associate Director

International Student Services

International In-Coming Student Exchanges

4600 Sunset Ave JH 133D

Indianapolis, IN 46208

317.940.9888

Long, Shelbi

From: Gibson, Bobbie
Sent: Monday, February 19, 2024 1:09 PM
To: Long, Shelbi
Subject: Re: Case Number 2024-VHP-002

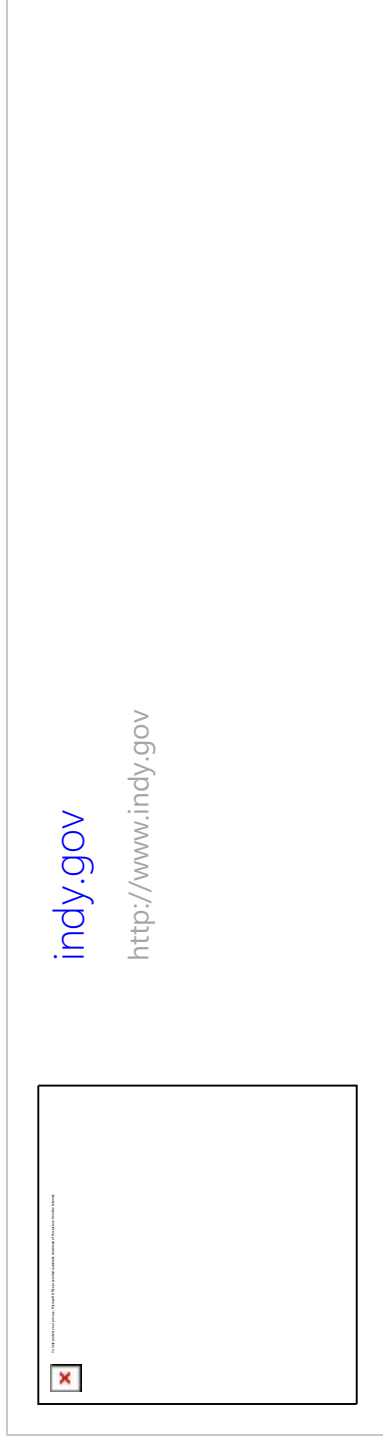
CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Ms. Long,

I used the wrong language when referring to New Augusta.

We are a conservation district.

<https://www.indy.gov/activity/historic-conservation-districts>



Conservation Districts

NEW AUGUSTA

New Augusta represents one of only two intact 19th century railroad towns (the other is Acton) in Marion County. Originally known as Hosbrook, the name New Augusta was given by the post office in 1878. The community was established in 1852, though no major expansion occurred until the 1870s. The earliest settlements were along the railroad. Prominent citizens included William and Henry Pollard, who established a flourmill, and Henry Dobson, who owned a large portion of land in the community. The town never extended beyond its 1889 additions, leaving New Augusta with its original village characteristics.

[New Augusta plan \(1999\)](#)

[New Augusta map](#)

4444-4884 W. 71st St. (even numbers only)
4516-4901 W. 72nd St.
4502-4801 W. 73rd St.
7104-7217 Coffman Rd.
7102-7330 Dobson
7120 Lyon
7121-7126 New Augusta Rd.
7110-7402 Pollard (I live on Pollard Stree).
7101-7135 Purdy
New Augusta Village Association
Mark Patty, President
markpatty1950@sbcglobal.net

Kind regards,

Bobbie L. Gibson

Bobbie Gibson, M.S. Ed., DSO, ARO
Associate Director
International Student Services
International In-Coming Student Exchanges
4600 Sunset Ave JH 133D
Indianapolis, IN 46208
317.940.9888

“You can easily judge the character of a man by how he treats those who can do nothing for him.” —*Malcolm S. Forbes*



Long, Shelbi

From: Gibson, Jay
Sent: Monday, February 19, 2024 2:24 PM
To: Long, Shelbi
Cc: Gibson, Bobbie
Subject: RE: Case Number 2024-VHP-002

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My wife Bobbie and I have been in New Augusta since 1995. I agree with my wife's email below, couldn't have said it better myself. I don't think we need a huge parking lot in a very quiet historical area. This area has already been neglected by Indianapolis. Just look at the **condition of our streets and rain drainage**. So if something is to be done in the neighborhood let's try to improve the infrastructure and **THAT DOES NOT MEAN A PARKING LOT**.

Thanks...jay



S. Jay Gibson III

Engineer Sr, Elevance Health
220 Virginia Avenue, Indianapolis, Indiana 46204
jay.gibson@elevancehealth.com

PTO for planning purposes:

From: Gibson, Bobbie
Sent: Monday, February 19, 2024 1:00 PM
To: shelbi.long@indy.gov
Subject: {EXTERNAL} Case Number 2024-VHP-002

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galvintech.com

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https://en.wikipedia.org/wiki/National_Register_of_Historic_Places

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Bobbie L. Gibson

Bobbie Gibson, M.S. Ed., DSO, ARO

Associate Director

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Indianapolis, IN 46208

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Long, Shelbi

From: eric bucy
Sent: Tuesday, February 20, 2024 8:44 AM
To: Long, Shelbi
Subject: Lemcke landscaping

I wanted to contact you about the parking lot addition on a residential lot in historic New Augusta. I moved from downtown Indy to 7132 Dobson St. I like old houses and am in love with the combination of this with a quiet neighborhood. I am against them using the lot as a parking area. This is not a commercial area and having a grass lot is better than a parking lot in a historic residential area. The company has not made any attempts to contact me and address what their needs are and what my families might be. The historic neighborhood does not need commercial growth. It needs residential growth. Eric Bucy. If you need to contact me for questions please call (317)902-8695

[Sent from Yahoo Mail on Android](#)

Long, Shelbi

From: Kerry Norby
Sent: Wednesday, February 21, 2024 11:47 AM
To: Long, Shelbi
Subject: Case # 2024-VHP-002

Shelbi Long,

I own and live in the house that borders Lemke Landscaping's vacant lot. I have lived here for over 30 years, 7315 Dobson St. I don't want to see Lemke Landscaping get a variance to put a gravel parking lot, surrounded by pine trees, on that residential lot. Lemke already has room for 8-9 cars along the back alley that they are currently using for employee parking. Basically, the same parking they are seeking a variance for, they already have along the alley.

The majority of New August residents own their homes and have lived here for decades. This historical neighborhood does have a few businesses scattered in the town because it was a small town with a grocery store, bank, school, and grain elevator and train station. etc. We love our historical neighborhood and how open it is with our large lots. We do not want to see empty zoned residential lots used for businesses. I believe the lot Lemke wants to put a parking lot on kind of came with the business land he bought. The farmer, Mr. King, owned both properties before Lemke bought it.

Listed are some reasons I don't want a parking lot put there:

- Lowering the property value of our homes with a parking lot next door. This parking lot would dramatically affect at least the 5 houses that surround it.
- Maybe permanently having it zoned different than residential.
- The 12 foot "wall" of pine trees he wants to surround the lot. Which would break up the spaciousness of the neighborhood, block me in from seeing my neighbors, block the sunshine, could be a place for outsiders to park late at night.
- Don't want more lights installed for parking. Lemke already installed stadium-like lights that light up the night on his business property.
- Vehicle headlights hitting all the surrounding houses while they park in the morning, car and truck doors slamming shut, extra noise from employees talking.
- Basically strangers, non residents of the neighborhood, thus being more of a public parking lot right next and across from our homes.
- Don't want them parking dump trucks and tractors in the parking lot, dumping mulch, who knows.

Thank you for any help in preserving our historical neighborhood from business expansion between our homes.
Kerry Norby

Long, Shelbi

From: Theresa Ouellette
Sent: Thursday, February 22, 2024 3:51 PM
To: Long, Shelbi
Subject: Case number 2024-Cho-002

I have been a homeowner in New Augusta since 2013 and also own another home right next door to me that I rent to a family member. We have owned that home since 2004. Needless to say, we care very much about this community and are fully invested both financially and emotionally in ensuring it is a good place to live and that it maintains its historic integrity. Unfortunately we have not found that to be the case with several of the businesses in the neighborhood. For that and the reasons detailed below, I am opposed to the proposed parking lot referenced in the case number above.

I currently live across the street from an empty building that has boarded up windows, for example, a real eye-sore, and one that draws random vehicles from outside the neighborhood for parking. I have had to contact the police several times to address what appeared to be criminal activity or mischief that occurs in the parking lot after business hours and at night. Additionally, traffic from businesses in the neighborhood has increased significantly the past several years, and the wear and tear, trash, etc. in the common areas, parking lots, and streets by the employees and clients of the businesses are issues we deal with regularly. Business owners do not live in the community, and I have found it difficult often to get their attention to these and other concerns of the local residents. Finally, there is little green space in the community, and the lot referenced in the case number above is one of the few remaining areas. Turning it into a parking lot would be an eyesore not only for the 5 homes that are next to it and across the street, but to the community as a whole. Many more residents would view the parking lot from their homes, and neighborhood walkers would as well. It would very likely serve as a collection source for trash, as do all the other parking lots in New Augusta, an off-hours parking source for people who live outside of the neighborhood - a potential safety concern-, and would be contrary to the history of the village.

Thanks in advance for your consideration.

Theresa H Ouellette
317.374.5044

Long, Shelbi

From: Silvia Alba
Sent: Friday, February 23, 2024 11:51 AM
To: Long, Shelbi
Subject: Case number 2024-HP-VHP-002

Hello Shelbi,

I live on Dobson in New Augusta village and would like to express my thoughts on this request for a variance. I'm concerned about the encroachment on a residential area for commercial purposes by a business that isn't necessarily an ideal neighbor and have concerns this may be used in the future to open the door to convert this space to commercial zoning. This area serves as a buffer between the business and historic quiet residential area it is in. To be honest, sound wise it is no buffer as this business doesn't operate Monday through Friday and has large vehicles coming through even on Sundays on roads not meant for this type of weight and size. The lights on the property are glaring in contrast to the general lighting in the neighborhood as well. Despite being in this historic area for years no effort appears to have been made to discuss this with our village association prior to contacting the city for a variance, if it were not for the required posting on the site we wouldn't have known. Also, no notification by mail to the neighborhood was ever sent; I was required to send notification even to my city county councilor to make a simple change to my home but there's no notification of a variance request which is more significant to the neighborhood?

This business is already using the eastern part of the residential area for commercial use by using it for its gravel employee parking area. Any further encroachment will add to the light and sound pollution already being created. I strongly request this variance be denied and at best, as a compromise, be amended to limit them to the area they are already using despite it being zoned residential on the eastern side.

Sincerely,
Silvia Alba
7109 Dobson Street

[Sent from Yahoo Mail on Android](#)

Paul C. Diebold
66 Johnson Avenue
Indianapolis, IN 46219

February 21, 2024

Shelbi Long
Indianapolis Historic Preservation Commission
200 E. Washington St., Room 1842
Indianapolis, IN 46204

RE: Case 2024-VHP-002, rezoning in New Augusta Historic District

Dear Ms. Long,

As a citizen and preservation professional of over 35 years of experience, I would like to comment on the rezoning of the property at the corner of 73rd and Dobson in New Augusta.

In 1989, I reviewed the New Augusta Historic District application for listing in the National Register of Historic Places. Having lived not far away in College Park neighborhood for several years, I was already well familiar with New Augusta when I reviewed the National Register document and passed it along to the National Park Service for designation. The significant characteristics of the area include the remarkable retention of its 19th century village qualities, complete with steam rail depot, church, small area of shops (“downtown”), and predominantly residential land uses.

The 1999 area plan adopted by the city and Indianapolis Historic Preservation Commission cite specific zoning recommendations. I believe that granting a business use (essentially, a light industrial use) for the property under scrutiny is not in keeping with the goals of the 1999 preservation plan, nor are they in keeping with the zoning recommendations of the plan.

Thank you for the opportunity to comment.

Sincerely,



Long, Shelbi

From: Mark Hemelgarn
Sent: Tuesday, February 27, 2024 6:54 PM
To: Long, Shelbi
Subject: Case Number 2024-VHP-002

Hello Shelbi Long,

As 20 year resident of the New Augusta I vote to deny Lemcke Landscaping request to turn lot 7307/7301 Dobson St into a parking area. The space needs to remain green space.

New Augusta neighborhood is beautiful tree lined and is already surrounded by intrusive businesses whom make noise,pollute and shine spill over lighting into homes.

Regards
Mark Hemelgarn
4828 W 72nd St
Indianapolis, IN 46268-2111

Long, Shelbi

From: samantha andrade <sandrade91@gmail.com>
Sent: Wednesday, March 13, 2024 6:55 PM
To: Long, Shelbi
Subject: Case Number 2024-VHP-002

Hello Shelbi,

My name is Samantha Andrade, phone number 347.364.7080, and I live at 4614 W 73rd St, Indianapolis, IN 46268.

I am directly in front of the proposed parking lot on 7301/7307 Dobson St and I am completely opposed the development.

I have personal reasons for being against a parking lot; I just gave birth to my first child 3 weeks ago. I am concerned about the noise level of the construction, the upkeep, and the use of the parking lot as I navigate raising a child. Particularly when trying to establish a sleep schedule.

I would also hate to lose value for this community. We fell in love with this house, but have decided to stay here time and time again because of the neighborhood and community. We love the quiet and clean streets. We love our neighbors. And we know that this will not be found again. Losing the current green space to a parking lot would change the look and feel of everything.

One of my favorite discoveries of living here are the great amount of fireflies on summer nights. Another, the amount of stars visible in the night sky. The lights installed by Lemcke have already obstructed my view of the night sky and I don't look forward to the negative effects it will have on future firefly populations. A parking lot will further damage these two highlights of the neighborhood.

I hope my comments somehow help in the decision of the proposed parking lot. I am directly affected as my home is across the street from the property and I am completely opposed to a parking lot being built.

Should you have any questions or need me to clarify anything, please do not hesitate to reach out to me.

Thank you,
Samantha

P.S. - I apologize for any confusions or grammatical errors. I am quite sleep deprived at the moment. Thank you for understanding.

Long, Shelbi

From: Brandy Miller
Sent: Monday, April 22, 2024 9:43 PM
To: Long, Shelbi
Subject: RE: 2024-VHP-002
Attachments: New Augusta Historic Preservation Plan - Highlighted.pdf

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

April 22nd, 2024
Brandy Miller
7308 Dobson Street
Indianapolis, IN 46268
RE: 2024-VHP-002

To Whom it May Concern,

I have been a resident of New Augusta Historical Neighborhood for sixteen years and have lived in Pike Township for nearly forty years. My home is located immediately adjacent and west of 7301/7307 Dobson Street and these lots are the primary view from my front porch.

The primary concern is that the proposed variance as written goes against the primary land use and development objective of our historical preservation plan which calls on maintaining the current mix of residential and commercial uses (IHPC, 1999, p.20) and if approved the lots at 7301/7307 will probably not return to residential use because they will likely continue to be tied to the commercial property at 4502 West 73rd Street as a parking lot for the business occupying it. Because of this, I oppose the variance request for use of 7301/7307 Dobson Street for commercial use.

If the commission considers approving the variance, I ask that the property owner of 7301/7307 Dobson Street be required to amend their petition again to include the appropriate documentation indicating that the variance is limited to the existing property owner only, so that the variance ceases upon the sale of the property. Placing such a limitation is supported by the preservation plan and can be reviewed on page 21. Limiting the variance will facilitate returning the lot to residential use once the current owner sells the property and thereby help achieve the primary land use and development objective of our neighborhood's historical preservation plan. Requiring the property owner to amend the petition will also empower the community in preserving its history and heritage by requiring additional review for future variance use, rather than placing the power in the hands of commercial interests via a commitment that could be difficult for private citizens to enforce.

I have concerns (traffic, lights, etc.) regarding the development of our neighborhood and prior (unamended) proposed lot but many points were rendered mute by the most recent amendment of the development plan. I will include some of the photos I took below but videos are too large and must be sent separately.

The Historical Preservation Plan, with passages cited in this letter highlighted are attached for your convenience.

Thank you for your consideration,

Brandy Miller

317-490-2076

Photos Depicting the Benefits & Harms of Commercial Development in New Augusta

As a village, business and residents make up the fabric of our community and well-maintained businesses contribute to the beauty and preservation of our historical buildings and neighborhood. Without which, our historical buildings may otherwise be vacant and fall into a state of disrepair.

Image 1: New business at the historic Oddfellows Building & Wagle Bros. General Store help maintain significant historical features of the neighborhood.



Image 2: Commercial businesses keep the property they occupy neat, tidy, and secure.



Image 3: Map of New Augusta and surrounding areas depicting increased development.

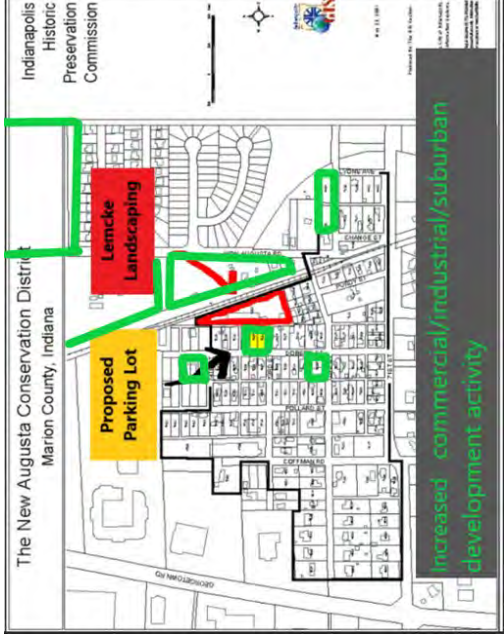


Image 4. Dobson Street just south of 73rd & Dobson with yard destroyed by commercial traffic.



Image 5. The flower bed on southwest corner of 73rd & Dobson damage still visible after being hit by commercial vehicle and then repaired. The stop sign was also destroyed but has since been replaced.



Increased commercial traffic may exacerbate current traffic issues and promote further property destruction. A traffic study should be completed to further examine concerns regarding increasing commercial related traffic in New Augusta.

GENERAL LAND USE AND DEVELOPMENT RECOMMENDATIONS

New Augusta is being increasingly surrounded by suburban housing, commercial centers, office and industrial development, which potentially threatens New Augusta’s historic character. The primary land use and development objective identified by residents and property owners is to maintain the current mix of residential and commercial uses.

Another concern is the conversion of houses to commercial use and the future development of vacant lots for commercial use. To help protect the neighborhood from these threats, the following recommendations are suggested:

- Encourage the continued use of historic houses as residences.
- Encourage the continued use of historic commercial buildings for office or retail use.
- Consider changes in use from residential to office along W. 71st St., provided residential buildings retain their residential character.
- Support construction of compatible single family housing on vacant lots to strengthen the existing residential core.
- Discourage the conversion of residential buildings to commercial uses.
- Discourage demolition of existing structures for commercial and parking uses.
- Discourage the subdivision and overbuilding of sites that were historically large and open.

ZONING RECOMMENDATIONS

One way to protect New Augusta from inappropriate development is to provide appropriate zoning. Currently, most of the area is zoned D-3, which supports its medium density single family housing. A wide range of development opportunities are allowed in other zoning districts in New Augusta. Properties unnecessarily zoned for commercial use are of primary concern. Inappropriate zoning could make it possible for New Augusta to lose historic fabric and character to commercial uses. In response to these threats, the following recommendations are suggested:

D-3: medium density residential.

- Most of New Augusta is zoned D-3. A D-3 property should not be rezoned unless the existing building on it was built for non-residential use and rezoning is necessary to allow a use appropriate to the building and compatible with the neighborhood.
- If special circumstances warrant consideration of a non-conforming use within a D-3 zone, a variance of use (preferably limited to the owner) should be considered before a rezoning.
- Exception: The relatively large site and building at 4790 W. 73rd St. is not suited to residential use but is presently zoned D-3 (with a variance to allow industrial use). If the site should become vacant, D-3 is preferred. As long as the present building exists, variances should be considered if they allow uses compatible with the building and the neighborhood.

SU-1: Special use district for churches.

- The two properties zoned SU-1 in the neighborhood are appropriate for their church uses.
- If church use ceases, C-1 and/or D-3 should be considered to accommodate the adaptive reuses of the existing non-residential buildings.

D-A: agricultural and large estate residential (minimum 3 acres).

- The lots with houses at 4901 W. 72nd St. and 4884 W. 71st St. should be rezoned D-3 to be consistent with the adjacent lots with identical size and development.
- The vacant lot on W. 72nd St. on the eastern boundary of the neighborhood should be zoned D-3 to accommodate residential development. The lot is too small for D-A development.
- All three of these properties should be rezoned D-3.

C-1: Exclusively office uses.

- C-1 is appropriate for the non-residential buildings at 4710 W. 73rd St. and 4705 W. 72nd St.
- The buildings at 4730 and 4840 W. 71st St. have been converted from residential to office uses. C-1 is appropriate since they will not likely become residences again.
- If properties with W. 71st St. addresses area converted from residential uses, variances or rezoning to C-1 should be considered to allow office uses, which can respect the architecture of the buildings and have minimal impact on nearby residences.

Please see below links regarding some of the videos of the business at Lemcke Landscaping Commercial Business Lots and associated commercial traffic:

Commercial traffic to and from Lemcke Landscaping depicted is through residential streets of 73rd & Dobson St.

Long, Shelbi

From: Holly Hill
Sent: Monday, February 26, 2024 1:00 PM
To: Long, Shelbi
Cc: Joe Wagle
Subject: Lemcke property in New Augusta, 7301/7308 Dobson St. 46268

Hi Shelbi,

Gus Lemcke has owned & operated this property for years and years. He has done nothing but improve the location and the ecstastics have always been beautiful. To add a parking lot on this parcel should not be a problem at all. More space for his employees to park, that's all. He will make it beautiful... He's a landscaper for crying out loud. I can't believe there is any opposition. I have lived in New Augusta for 30 years and worked there for 6. Gus has always been very cognizant and accommodating to the neighbors.

Thank you,
Holly Hill
317-313-9508
Sent from my iPhone

Long, Shelbi

From: rob-marta hedding
Sent: Monday, February 26, 2024 2:10 PM
To: Long, Shelbi
Cc: Mark Patty; Mark Patty
Subject: 2024-VHP-003, New Augusta variance request 7301-7307 Dobson Street

Yesterday we received a flyer suggesting we contact you about the above. We thought it would be helpful to address some of the misinformation contained in a Petition being circulated that opposes the variance.

For your reference, for over 40 years we've lived at 4524 West 72nd street, immediately south of the Lemcke Landscaping business. The business is essentially out our back door, with our garage doors facing the business. One of us is home all the time, with the exception of some Sundays and a weekday appointment once or twice per month, so we experience the operations of the business as well as or better than any other neighbor.

- Employee arrival time: The petition claims that "workers" arrive at the business at roughly 6 am. Even during the summer, employees start arriving around 7 am, not 6 am.
- Size of "machinery" and "noise pollution": The business doesn't have anything we would call "large machinery". They do not move their machinery -- trucks or bobcats -- until 7:30 am at the earliest. The trucks are loaded in front of our garage and usually leave by 8:15 am. It does not sound like a construction site during loading or unloading and is quiet the rest of the day.
- Employees Yelling: When in our backyard, we can sometimes hear employees talking, not yelling. We don't hear employees at all when in our house.
- Vehicle Lights: Employee vehicles head east when arriving, which is into the business, not toward homes. By March, it is daylight when employees arrive. Vehicles belonging to residents and employees of other businesses also drive up and down the streets in New Augusta, often much earlier than Lemcke employees.
- Floodlights: When they were first installed, one light was oriented a bit toward our kitchen window. We politely asked that they reorient the light and they had it done promptly. I'm sure if the flood lights are bothering other neighbors they could ask the business and they would get the same results we did.
 - We are actually thankful they installed the floodlights. We understand from the owner that they had people breaking into their trucks, sleeping and defecating in them, which means such questionable people were/are wandering around our neighborhood. Prior to the Lemcke lights being installed, our grandson was frightened by a strange man approaching him while he was playing at the basketball goal behind our garage around dusk. We have a light on our garage, but not near enough light for him to see much in the distance. Now, the floodlights allow our three grandchildren living with us to be much more comfortable playing basketball until dusk.
- Harming Health: We are curious to know how the person who prepared the petition believes the approval of the variance will harm her health. The trees and bushes being proposed as a buffer around the lot will enhance the property, be pleasant to look at and benefit the environment. The property in question has always been immaculately maintained and we believe that will continue, regardless of the outcome of this matter.

Since its inception, New Augusta has been home to not only residents, but also small businesses. (Before Lempke Landscaping, a farmer operated on the property behind us.) During our 40+ years living in New Augusta, issues between businesses and residents have been worked out in a neighborly way. We are saddened that our community now has an element that seeks to divide New Augusta, creating more issues rather than trying to resolve them. Perhaps if they were aware of New Augusta's history, and that a much more disruptive business could locate on the property if Lempke decides to sell to the highest bidder, they would be more likely to work cooperatively with other neighbors to address their concerns.

Thank you for considering our comments.

Rob & Marta Hedding

Long, Shelbi

From: Carol
Sent: Wednesday, February 28, 2024 2:49 PM
To: Long, Shelbi
Cc: John at Work Katterjohn
Subject: 2014-VHP-002

Hello Shelbi,
Because of the mis-information we received given to us prior to signing the petition, we would like to rescind our signatures. Gus Lemke has always done right by us and is an asset to the community. We were unaware that many of arguments around opposition to expansion of the parking lot were simply untrue. Thanks.
Cordially,
Carol and John Katterjohn

Long, Shelbi

From: Fran Holbrook
Sent: Wednesday, February 28, 2024 4:09 PM
To: Long, Shelbi
Subject: 2024-VHP-002

Dear Shelbi:'

My name is Fran Holbrook and I live at 7102 Dobson Street, 46268 and want to address Lemcke about the parking lot.

I have lived in New Augusta since 1986 and have seen alot of changes in the neighborhood, some bad and some good. Lemcke has been a plus in the neighborhood. Taking an empty lot into something that is eye appealing. Our streets are very narrow and the Lemcke workers have shown consideration while driving through the neighborhood.

I live at the other end of the street so I am not aware of problems with the business. Just like the other end of the street they are not aware of the 71st Street traffic.

At this time I have no position on the parking lot. I just remember what it use to be.

Any further conversation let me know.

Fran Holbrook
7102 Dobson Street 46268
317 493 7903

Long, Shelbi

From: Lauren Colbert <lcolbert@pawsandthink.org>
Sent: Wednesday, March 13, 2024 2:58 PM
To: Long, Shelbi
Subject: New Augusta petition

Hello Shelbi,

I would like to remove my signature from the petition that has been going around New Augusta regarding the proposed parking lot for Lemecke landscape.

My husband Tyler Colbert would also like his name scratched from the petition also. Will he need to send in a separate email? Lemecke has always been a phenomenal neighbor and I believe the petition was ill written and did not have all of the information included.

I appreciate your time and apologize for the inconvenience.

Best,

Lauren Colbert

Dog Lover
Voicemail Coordinator
Volunteer Ambassador
New team Assessment
317-281-1475 Call or Text

Help us continue to improve lives through the power of the human-dog connection. Donate today at pawsandthink.org/donate or by texting PAWS23 to 44-321.

Long, Shelbi

From: rob-marta hedding
Sent: Monday, April 15, 2024 3:47 PM
To: Long, Shelbi
Cc: Busch, Meg T
Subject: Re: 2024-VHP-002, New Augusta variance request 7301-7307 Dobson Street
Attachments: L.Petition.notes.PDF; NAConservationPlan70-71.PDF

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

This is a follow-up to our 2/26/24 message.

Attached is a copy of the petition we referenced in our previous email that Brandy Miller circulated throughout New Augusta on the evening of February 16, 2024. While historically our process has been to consult the New Augusta Village Association (NAVA) Council prior to taking a petition door to door, she did not do so. Further, although we understand she was told she could request that the NAVA Council call a meeting to discuss the variance request, as per the NAVA by-laws, to our disappointment she decided to schedule and conduct a meeting herself on March 10, 2024. Many reported that her meeting was primarily Ms. Miller and a couple others disparaging the landscape business and the property owner, rather than discussing how to "protect" New Augusta from "over-development."

As we explained below, Ms. Miller's petition contained misinformation. We later learned that she shared additional falsehoods throughout the neighborhood, sharing different falsehoods with different people, causing a significant disruption in our normally quiet village of New Augusta over the above referenced variance, now amended. We also learned that she "staged" a photo trying to make it appear that lights from Lemcke Landscaping employee vehicles were shining in her window. She also took photos of damage which we understand had been caused by a school bus (the one our grandson rides to/from school), implying the damage was caused by Lemcke Landscaping trucks.

While we disagree with many things Ms. Miller included in her petition, we ask you to note the last paragraph of her petition which states " .. *denying the land use variance indicated above, unless the "Lot 7301 Plan" is revised to maintain that parking spaces be allowed only on the East end of the property (where the current gravel apron is).*" It was in this manner that Lemcke revised his plan, and the one approved at the April 10, 2024 Pike Township Residents Association (PTRA) meeting with some caveats. Mr. Lemcke made it clear that if the landscape business moves out of New Augusta, they will restore the lot to it's original state. Also, based on the New Augusta Conservation District Plan, pages 70-71 (attached), it looks to us that Lemcke's proposed parking plan would be considered appropriate.

As New Augusta property owners for over 40 years, whose garage doors face the Lemcke property, we approve the amended request. Many of our neighbors appreciate the landscape business being in our village, and fear that a much more disruptive business could locate on the property should the landscape business relocate. On the property previously was a saw mill/lumber yard and a flour mill/grain elevator, both of which would cause much more "noise pollution" than

anything we have ever heard from the landscape business, even when in our backyard which is immediately adjacent/south of the business.

We are hopeful the Indianapolis Historic Preservation Commission (IHPC) Staff and Board will approve the modest request for variance 2024-VHP-002 (amended).

Thank you for your consideration,

Rob & Marta Hedding

-----Original Message-----

From: rob-marta hedding <rjh363@earthlink.net>
Sent: Feb 26, 2024 2:10 PM
To: <Shelbi.Long@indy.gov>
Cc: Mark Patty <markpatty50@gmail.com>, Mark Patty <markpatty1950@sbcglobal.net>
Subject: 2024-VHP-002, New Augusta variance request 7301-7307 Dobson Street

Yesterday we received a flyer suggesting we contact you about the above. We thought it would be helpful to address some of the misinformation contained in a Petition being circulated that opposes the variance.

For your reference, for over 40 years we've lived at 4524 West 72nd street, immediately south of the Lemcke Landscaping business. The business is essentially out our back door, with our garage doors facing the business. One of us is home all the time, with the exception of some Sundays and a weekday appointment once or twice per month, so we experience the operations of the business as well as or better than any other neighbor.

- Employee arrival time: The petition claims that "workers" arrive at the business at roughly 6 am. Even during the summer, employees start arriving around 7 am, not 6 am.
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was frightened by a strange man approaching him while he was playing at the basketball goal behind our garage around dusk. We have a light on our garage, but not near enough light for him to see much in the distance. Now, the floodlights allow our three grandchildren living with us to be much more comfortable playing basketball until dusk.

- Harming Health: We are curious to know how the person who prepared the petition believes the approval of the variance will harm her health. The trees and bushes being proposed as a buffer around the lot will enhance the property, be pleasant to look at and benefit the environment. The property in question has always been immaculately maintained and we believe that will continue, regardless of the outcome of this matter.

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Thank you for considering our comments.

Rob & Marta Hedding

New Augusta Neighborhood Land Use Protection and Preservation Petition Signature Sheet

RE: Case Number 2024-VHP-002

Lemcke Landscaping use of 7301/7307 Dobson Street

Description of Subject: Vacant Lot at 73rd & Dobson Street - Lemcke Landscaping is seeking a land use variance and proposes to build a gravel parking lot in this green residential space to accommodate their business. Currently, this lot serves as an important buffer between the commercial business at 4502 W 73rd St, Indianapolis, IN 46268 and the surrounding residential lots. During the summer months workers at the business arrive very early in the morning, roughly 6am, and begin using large trucks and machinery to move about landscaping materials and tools. As such, a normal spring/summer morning you can hear men yelling, trucks beeping, gravel scraping, and other sounds synonymous to a construction area. Lights from the trucks, and employee vehicles often also serve as a disruption to residents as they beam into resident's windows early in the morning as they arrive for work. This goes on during the week but can spill over to the weekends during peak season. Additionally, Lemcke has recently employed the use of bright overhead floodlights in its gravel lots that stay on throughout the night, which has created significant light pollution in our yards and homes. Eliminating the space between the commercial and residential areas will only serve to bring the noise and light pollution closer to our homes, reducing our ability to enjoy our homes, reducing our land value, and harming our health. It will also serve as a barrier to implementation of the New Augusta Historic Preservation plan which calls on discouraging the "future development of vacant lots for commercial use" (IHCP, 1999, p. 20).

not true,
don't start
arriving
until after
7am
not true
lights
needed
for safety:
unsavory
people in
neighborhood
proposed
landscaping
will minimize
noise &
light "pollution"

How does it harm health?

We, the undersigned respectfully petition the City of Indianapolis to help protect our historical neighborhoods and mitigate the negative impacts of over-development by denying the land use variance indicated above, unless the "Lot 7301 Plan" is revised to maintain that parking spaces be allowed only on the East end of the property (where the current gravel apron is). This will help maintain an important buffer between the "commercial" area of the Lemcke Landscaping and the residential part of New Augusta. This will not be a hardship to Lemcke Landscaping as they have already been using the property this way for the past several years. only since fall 2021, per aerial photos

Full Name	Phone	Address	Signature & Date Signed

NEW AUGUSTA CONSERVATION DISTRICT
PARKING LOT STANDARDS

PARKING LOT STANDARDS

NOT SUBJECT TO REVIEW AND APPROVAL

Anything related to parking lots is exempt, except as noted in "Subject to Review and Approval." Examples of exemptions include:

- Resurfacing an existing parking lot (with any material).
- Curb and/or edging materials

SUBJECT TO REVIEW AND APPROVAL

- Creation of new parking lots
- Expansion of existing parking lots
- Fencing on front half of parking lots if they are on a street.

GUIDELINES

The following guidelines relate to the above actions. They are enforceable by the IHPC for the above actions that are "Subject to Review and Approval." These guidelines may be less comprehensive and less restrictive than for an Historic District.

RECOMMENDED

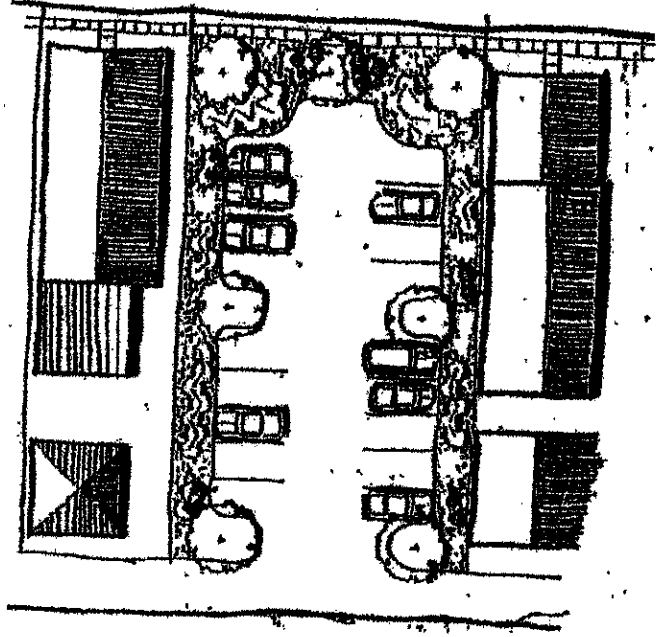
1. Physical and visual barriers between parking areas and a public sidewalk, street, alley, and/or residential area.
2. Lights installed adjacent to residential properties should be low and shielded.
3. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
4. A ten-foot buffer with 100% of the linear distance screened between a parking area, a primary street, residential uses, and sidewalks, using trees and/or an architectural screen wall or fence and/or a plant material screen
5. Replacement during the next planting season of any plantings that are required in a Certificate of Appropriateness and that have died or have been removed.

NOT RECOMMENDED

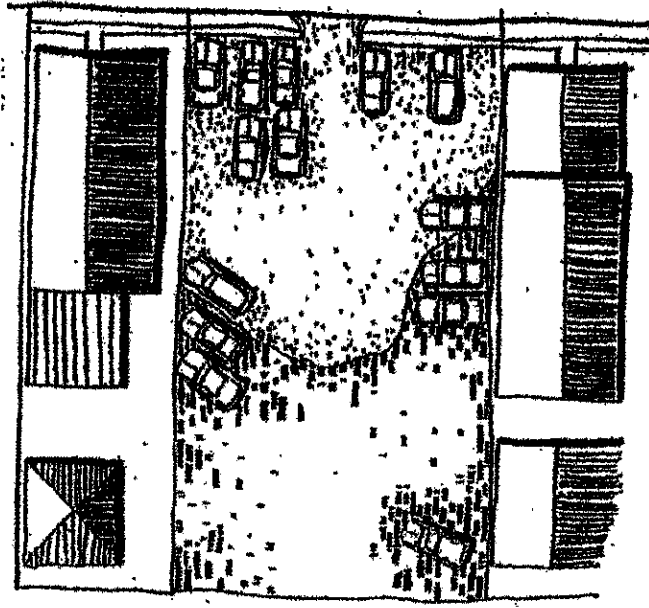
1. New curb cuts whenever existing curb cuts or alley access is available.
2. Residential or suburban fencing styles, including chain link, for installation around a parking lot.

NEW AUGUSTA CONSERVATION DISTRICT
PARKING LOT STANDARDS

APPROPRIATE



INAPPROPRIATE



Long, Shelbi

From: Carol
Sent: Monday, April 15, 2024 7:54 PM
To: Long, Shelbi
Cc: Busch, Meg T; John at Work Katterjohn
Subject: 2024-VHP-002
Attachments: Petition.pdf

CAUTION: This email originated from outside of the organization and contains an attachment. Unless you recognize the sender and know the contents are safe, do not open the attachment.

Hello Shelbi,

John and I would like to express our support for the proposed Lemcke variance for a parking lot. Lemcke landscaping is an asset to the village. Gus's crew has provided us with materials at a drop of a hat for several of our landscaping needs. They also plow roads when we have snow, which is a valuable service, as some streets sometimes become impassable.

There is opposition to the parking spaces, claiming it will jeopardize green spaces in New Augusta. The attached petition was presented to us on 2/16/24 by Brandy Miller. I recall the date as she came to our door in a 7 inch snow storm. She was very adamant neighbors sign her form. We did, but at the time were misinformed on several key issues.

The part we agreed with was her idea for a compromise, asking for the parking spaces be placed on the far East side of the lot in question, closest to the business. She told us she proposed having the remaining space be green, with additional landscaping. Her plan is exactly what Lemcke's new plan features.

Brandy has since torn up the petition with the signatures. She's abandoned her compromise and now fully opposes any Lemcke plans.

To our understanding, a variance with contingencies, would allow for the lot to return to its present state, should the land ever be sold. We feel if Lemcke Landscaping were forced to leave (which they have stated could be the case if they could not secure parking), would jeopardize the quaintness of this village. We fear a much less desirable and more intrusive business could replace them. Gus has a clean operation and is a gem to work with.

We' have nothing but good things to say about IHPC, as Meg helped us with several additions to our property. We trust IHPC will make the right decision on this matter, as in the past.

Sincerely,
Carol and John Katterjohn

New Augusta Neighborhood Land Use Protection and Preservation Petition Signature Sheet

RE: Case Number 2024-VHP-002

Lemcke Landscaping use of 7301/7307 Dobson Street

Description of Subject: Vacant Lot at 73rd & Dobson Street - Lemcke Landscaping is seeking a land use variance and proposes to build a gravel parking lot in this green residential space to accommodate their business. Currently, this lot serves as an important buffer between the commercial business at 4502 W 73rd St, Indianapolis, IN 46268 and the surrounding residential lots. During the summer months workers at the business arrive very early in the morning, roughly 6am, and begin using large trucks and machinery to move about landscaping materials and tools. As such, a normal spring/summer morning you can hear men yelling, trucks beeping, gravel scraping, and other sounds synonymous to a construction area. Lights from the trucks, and employee vehicles often also serve as a disruption to residents as they beam into resident's windows early in the morning as they arrive for work. This goes on during the week but can spill over to the weekends during peak season. Additionally, Lemcke has recently employed the use of bright overhead floodlights in its gravel lots that stay on throughout the night, which has created significant light pollution in our yards and homes. Eliminating the space between the commercial and residential areas will only serve to bring the noise and light pollution closer to our homes, reducing our ability to enjoy our homes, reducing our land value, and harming our health. It will also serve as a barrier to implementation of the New Augusta Historic Preservation plan which calls on discouraging the "future development of vacant lots for commercial use" (IHCP, 1999, p. 20).

We, the undersigned respectfully petition the City of Indianapolis to help protect our historical neighborhoods and mitigate the negative impacts of over-development by denying the land use variance indicated above, unless the "Lot 7301 Plan" is revised to maintain that parking spaces be allowed only on the East end of the property (where the current gravel apron is). This will help maintain an important buffer between the "commercial" area of the Lemcke Landscaping and the residential part of New Augusta. This will not be a hardship to Lemcke Landscaping as they have already been using the property this way for the past several years.

Full Name	Phone	Address	Signature & Date Signed
Brandy Walker	317-490-2026	7308 Dobson	

To: Shelbi Long IHPC

Fr: Mark Patty

Re: 7301/7307 Dobson St. – 2024-VHP-002 (Amended)

I support this amended variance application. It is a compromise that affords both sides what they are seeking. Lemke Landscaping gets its parking. Those who want an open space get the bulk (90% by my calculation) of their open space with increased landscape buffering.

My understanding is that Lemke will commit that should the property be sold, the variance ceases, and that the property will be returned to its original condition. This was another concern of those opposed to the variance.

Another reason that I believe it makes good sense to accommodate Lemke Landscaping in this request is that the bulk of their property is I2 and I3. This is a very important consideration moving forward. I much prefer a commercial use of this property by an owner, I might add, who keeps the property immaculately groomed, to an unknown much more intense usage, which would be allowed.

Thanks for your consideration on this matter,

Mark Patty

4636 West 72nd Street