



Indianapolis Historic Preservation Commission (IHPC)
HEARING AGENDA

Wednesday, March 5, 2025, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building
200 East Washington Street, Indianapolis, Indiana

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

FEBRUARY 5, 2025 IHPC HEARING MINUTES

Page 3

III. OLD BUSINESS – NO PUBLIC HEARING

**2024-COA-188A (WP) 958 WOODRUFF PLACE MIDDLE DRIVE
ALI KHAN**
Violation correction check in.

*Page 7
Submittals
Page 53*

IV. NEW BUSINESS – NO PUBLIC HEARING

NONE

PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2024-COA-188B (WP) 958 WOODRUFF PLACE MIDDLE DRIVE *continue to May 7, 2025*
ALI KHAN
Work completed without approval: altering openings, siding and trim,
and replacing doors.

*Page 9
Submittals
Page 53*

VI. EXPEDITED CASES

2024-COA-436 (CAMA) 905 BROADWAY STREET
MELISSA IANNUCCI
Demolish existing garage, construct new carriage house, and install
fencing.

*Page 11
Submittals
Page 60*

2025-COA-016 (IRV) & 81 IRVING COURT
2025-ZON-008 REVEREND JONATHAN REININK
Rezone portion of property from SU-1 to D-5.

Page 19

2025-COA-020 (HMP) 2132 NORTH TALBOTT STREET
MELISSA IANNUCCI
Construct single-family residence and detached garage.

*Page 23
Submittals
Page 64*

VII. APPLICATIONS TO BE HEARD (CONTINUED)

2024-COA-406 (LS) 544 NORTH PARK AVENUE
MICHAEL MERCHO
Amend previously approved plans.

*Page 33
Submittals
Page 71*

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

**2024-COA-446 (ONS) & 1565 NORTH PARK AVENUE
2024-VHP-013 ANTON TSINTSARSKI**

Maintain fencing and wall in clear sight triangle and a Variance of
Development Standards for clear sight triangle encroachment.

*Page 43
Submittals
Page 77*

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE



Indianapolis Historic Preservation Commission (IHPC) HEARING MINUTES

Wednesday, February 5, 2025, 5:30 P.M.
2nd Floor, Public Assembly Room, City-County Building

Commissioners present: President Bill Browne (**WB**), Vice President David Baker (**DB**), Michael Bivens (**MB**), Anson Keller (**AK**), Krystin Wiggs (**KW**), Anjanette Sivilich (**AS**) and Disa Watson (**DW**)

Commissioners absent: Annie Lear (**AL**) and Susan Williams (**SW**)

Staff present: Meg Busch – Administrator, (**Meg**), Chris Steinmetz (**CS**), Shelbi Long - Senior Architectural Reviewer (**SL**), Morgan Marmolejo - Architectural Reviewer (**MM**), Grace Goedeker - Preservation Planner and Recorder (**GG**)

BUSINESS

I. CALL TO ORDER 5:30

II. APPROVAL OF MINUTES 5:30

JANUARY 8, 2025 IHPC HEARING MINUTES

WB: Asked for motion for approval of minutes

Motion: **KW**

2nd: **AS**

Unanimous Approval

III. OLD BUSINESS – NO PUBLIC HEARING

**2019-COA-435 A&B
AMENDED (MCD)**

**1 NORTH MERIDIAN STREET
RATIO ARCHITECTS**
Two-year COA extension

EJ: COA expired more than a year ago with limited changes to design that can be done at staff level.

AK: Asked questions about the extension policy.

EJ: Explained that only certain extensions can be granted by staff and expired COAs or COAs that need a multiple year extension has to be granted by the commission.

WB Abstains

Motion: **AS**

2nd: **DB**

Unanimous Approval

2023-COA-506B (ONS)

**1201 NORTH DELAWARE STREET
MIKE LYNCH AND JAMEY SMITH**
Violation correction extension

SL: Explained the applicant is in the process of correcting the violation but have hit weather delays and that they still need to install the cornice and paint.

Motion: **KW**

2nd: **DB**

Unanimous Approval

2024-COA-188A (WP)

958 WOODRUFF PLACE MIDDLE DRIVE
ALI KHAN

Violation correction check-in

Representative for case Mark Woodfall (MW)

MW: Explained that Ali is still working with Shelbi, and he is updating the drawings for documentation purposes.

SL: Updated the commission on the approval given for windows and explained the few remaining items that need approval.

No Vote Required

IV. NEW BUSINESS – NO PUBLIC HEARING

INTRODUCTION TO COMMON PLAN FOR HISTORIC PRESERVATION

Meg:

- Explained the origins of the idea for the common plan stemming from updating all of the existing plans.
- Mentioned that a working draft has been created and conversation will be happening with City Leadership and the neighborhoods before the plan is officially brought before the commission.

GG:

- Explained that the common plan had been posted for public comment and been reviewed by the members of the staff.
- Explained the contents of the common plan, including a general outline of the plan.
- Emphasized that the plan is primarily a centralization of information that is common across all plans and that specific guidelines will remain in the individual historic district plans.

WB: Asks when the commission should expect to see the draft.

Meg: Responded mid-summer and that the common plan will also make updating the plan in the future easier.

PUBLIC HEARING

WB: Read rules of procedure and introduces the commission and staff

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

5:43

**2024-COA-353 (FS) &
2024-VHP-010**

**1126 PROSPECT STREET
ALEX OSTROVSKY**

continue to April 2, 2025

Variance of Development Standards to allow less front window transparency than required

2024-COA-406 (LS)

**544 NORTH PARK AVENUE
MICHAEL MERCHO**

continue to March 5, 2025

Amend approved plans for 544 North Park Avenue building ("Liberty Place" development)

Meg: Read cases

WB: Asked for a motion for both cases

Motion: KW

2nd: MB

Unanimously Approved

VI. EXPEDITED CASES

2024-COA-453 (HMP)

**2144 NORTH TALBOTT STREET
MELISSA IANNUCCI**

Construct single-family house and detached garage

*Page 13
Submittals
Page 32*

Meg: Reads Case

WB: Asked commission and public for comment, with no response.
Asked for motion.

Motion: KW

2nd: MB

Unanimously Approved

VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

VIII. APPLICATIONS TO BE HEARD (NEW)

NONE

IX. PRELIMINARY REVIEW

NONE

X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

NONE

XI. OLD BUSINESS – TO BE HEARD

NONE

XII. CLOSING BUSINESS

NONE

Adjourned: 5:45

THIS PAGE LEFT INTENTIONALLY BLANK



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	Old Business
Continued From:	
Case Number:	2024-COA-188A (WP)
Property Address:	958 Woodruff Place Middle Drive
Historic Area:	Woodruff Place
Township:	Center
Council District:	13
Applicant:	Ali Khan
Owner:	AK Realty LLC
Request:	Violation correction check in
Staff Recommendation:	No recommendation – violation correction check in
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	Violation case check in and violation correction deadline extension request.

BACKGROUND OF PROPERTY

The porch / balcony column changes and the replacement siding materials are still under review by the staff. The balcony railing, window and the window trim products have been signed off on by staff but not yet installed. At this time the only work that's been completed is the front door correction. The owner is requesting an additional extension of the violation correction deadline to the May 7, 2025 IHPC hearing.

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

COA: 2024-COA-188A (WP)

To approve violation correction deadline extension to May 7, 2025.

STAFF RECOMMENDED MOTION

EXHIBITS

THIS PAGE LEFT INTENTIONALLY BLANK



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	Work Started Without Approval
Continued From:	July 2, 2024, August 7, 2024, December 4, 2024
Case Number:	2024-COA-188B (WP)
Property Address:	958 Woodruff Place Middle Drive
Historic Area:	Woodruff Place
Township:	Center
Council District:	13
Applicant:	Ali Khan
Owner:	AK Realty LLC
Request:	Work completed without approval: altering openings, siding and trim, and replacing doors
Staff Recommendation:	Continuance to the May 7, 2025 IHPC Hearing.
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	Violation case was split into two parts: Part A corrections must be completed before the review of Part B.

BACKGROUND OF PROPERTY

At the August 2024 hearing, the Commission continued the above case. The case was to return to the Commission for review once the required correction work of 2024-COA-188A was completed. That work is not yet completed, so another continuance is needed. Once the work is completed the owner will need to return with plans for correction work to the rest of the structure.

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

COA: 2024-COA-188B (WP)

To continue all remaining work to the north, south and west elevations to the May 7, 2025 IHPC hearing once the required correction work in 2024-COA-188A is completed.

EXHIBITS

THIS PAGE LEFT INTENTIONALLY BLANK



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	Expedited Case
Continued From:	
Case Number:	2024-COA-436 (CAMA)
Property Address:	905 Broadway Street
Historic Area:	Chatham-Arch & Massachusetts Avenue
Township:	Center
Council District:	13
Applicant:	Melissa Iannucci
Owner:	Elizabeth Nortman
Request:	Demolish garage & construct carriage house
Staff Recommendation:	Approval
Staff Reviewer:	Morgan Marmolejo
Case At-A-Glance:	This request meets the guidelines in the historic area plan and staff is recommending approval. Staff is not aware of any opposition.

BACKGROUND OF PROPERTY

The subject property is a concrete block garage that was constructed originally before 1887, but the original structure has since been demolished with new structures being constructed, demolished, and renovated throughout the years. The earliest the structure appears as it currently does is between 1986 and 1990. The existing garage is in poor condition suffering from structural cracks and poor roof structure.

REQUEST

To demolish existing garage and construct a two-story carriage house. The proposed carriage house is a two-story, cross-gable structure. The structure would be sided with smooth, fiber cement lap siding with the exposure matching the main house, fiber cement panels, and board and batten in the gables, with 2", 4", and 8" trim elements. The carriage house would feature fixed, casement, and double hung windows, and single pedestrian and overhead garage doors.

HISTORIC AREA PLAN RECOMMENDATION

Guidelines for Demolition:
Criteria for Demolition:

The IHPC shall approve a Certificate of Appropriateness or Authorization for demolition as defined in this chapter only if it finds one or more of the following:

1. The structure poses an immediate and substantial threat to the public safety.
2. The historic or architectural significance of the structure or part thereof is such that, in the Commission's opinion, it does not contribute to the historic character of the structure and the district, or the context thereof.
3. The demolition is necessary to allow new development which, in the Commission's opinion, is of greater significance to the preservation of the district than its retention of the structure, or portion thereof, for which demolition is sought, and/or
4. The structure or property cannot be put to any reasonable economically beneficial use for which it is or may be reasonably adapted without approval of demolition.

Additions and Accessory Buildings Recommended:

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. The setback of a new accessory structure should relate to the setback pattern established by the existing accessory structures on the alley.
3. Additions should be located at the rear, away from the front façade.
4. The scale, height, size, and mass of an addition should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
5. Additions and accessory buildings should be discernible as a product of their own time.

Addition and Accessory Buildings Not Recommended:

1. Obscuring significant architectural retailing with new additions.
2. Altering the roof line of an historic building in a manner which affects its character.
3. Additions that look as though they were a part of the original house. Additions should be differentiated from the original buildings.
4. Additions near the front façade and at the side.
5. Imitating historic styles and details, although they may be adapted and reflected.

STAFF RECOMMENDATION

Staff is in support of the request. Staff does not find that the garage holds historic or architectural significance and does not contribute to the historic character of the primary structure or district. The condition and design reflect previous demolition cases the Commission has approved. The neighboring secondary structures are a mix of sizes, but there are two larger carriage houses surrounding the property. The proposed carriage house would be secondary in scale to the primary building and staff believes the design is compatible.

STAFF RECOMMENDED MOTION

2024-COA-436 (CAMA):

To approve a Certificate of Appropriateness to demolish the existing garage, construct a carriage house, and rework fencing, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

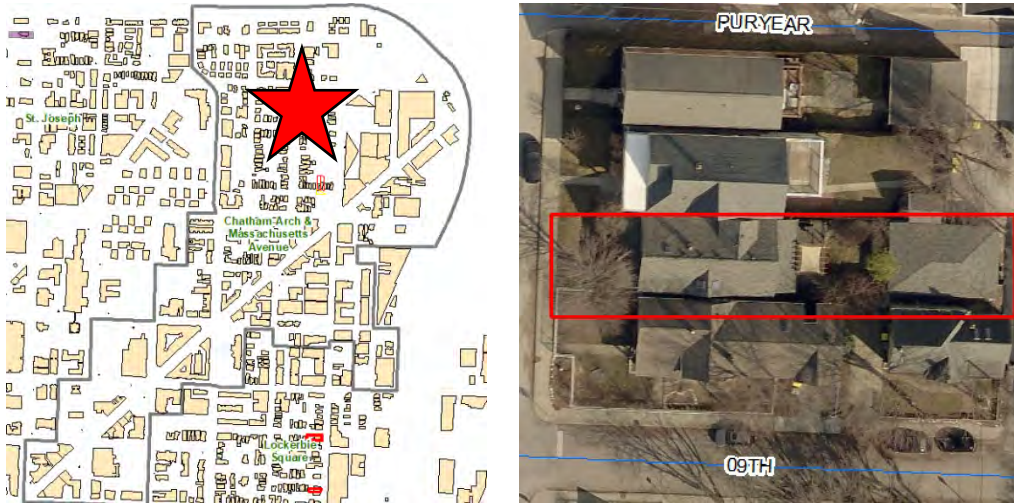
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings reflecting any changes requested by the Commission at the hearing. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved _____ Date _____*

4. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

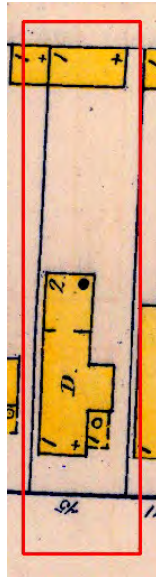
NOTE: Property owner is responsible for complying with all applicable codes.

EXHIBITS

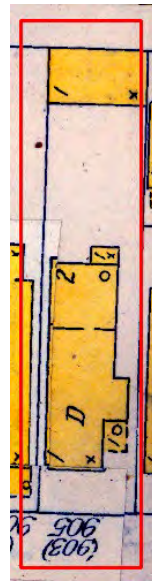
LOCATION OF SUBJECT PROPERTY



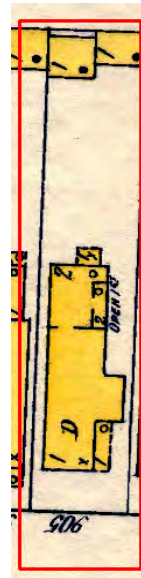
HISTORIC MAPS & IMAGES



1887



1898



1915

SUBJECT PROPERTY & CONTEXT



Front elevation



Existing Garage



Inside Backyard



South Elevation



North Elevation



Structural Crack North

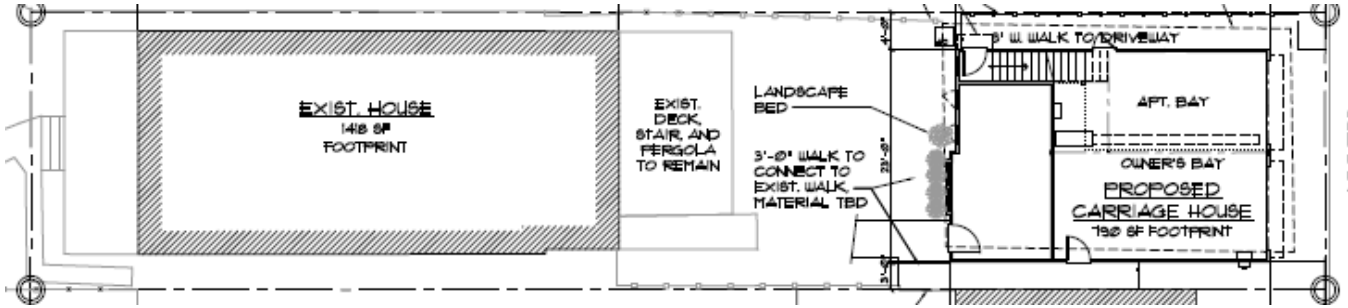


Structural Crack West

Neighboring structures along alley/Puryear St



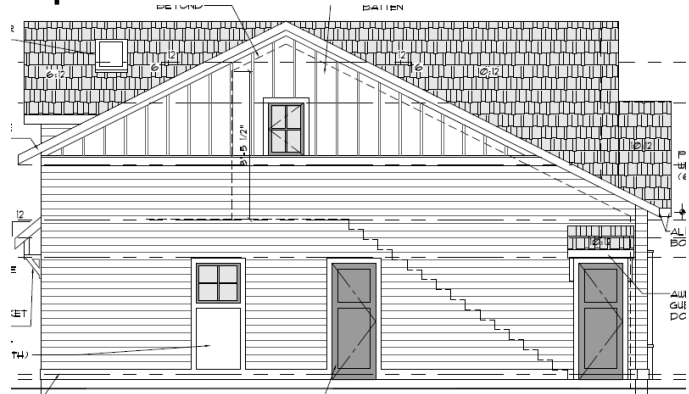
PROPOSED



Site plan



Backyard/West Elevation



North Elevation



Alley/East Elevation



South Elevation

THIS PAGE LEFT INTENTIONALLY BLANK



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	EXPEDITED
Continued From:	
Case Number:	2025-COA-016 (IRV) & 2025-ZON-008
Property Address:	81 Irving Court
Historic Area:	Irvington
Township:	Warren
Council District:	14
Applicant:	Reverend Jonathan Reinink
Owner:	Irvington Presbyterian Church
Request:	Rezone a portion of the property to D-5
Staff Recommendation:	Approval
Staff Reviewer:	Emily Jarzen

Case At-A-Glance: This request is to rezone a portion of the property to D-5. It is currently zoned SU-1 for religious use. After rezoning, that rezoned portion of the lot will be combined with 5644 Julian. 5644 is already zoned D-5 and has been sold to a homeowner by the church. Staff is recommending approval. These buildings are used residentially, and the lot it will be combined with is already zoned D-5.

BACKGROUND OF PROPERTY

This property is part of Irving Court, which was a development of a series of brick doubles developed in the 1930s. Only ½ the development was completed. A parking lot appears on the west side of the duplexes in a 1956 aerial, and the northernmost double was demolished by 1972 to make way for expanded parking for Irvington Presbyterian Church. Since the church took ownership of the duplexes, the properties were zoned SU-1, for religious use.

REQUEST

The request is to rezone a portion of the 81 Irving Court property. The church sold 5644 Julian Avenue, the building at the southern end of the development. That property is already zoned D-5, and that owner is now purchasing a sliver of the 81 Irving Court property to provide yard space for 5644 Julian. After the rezoning, the property lines will be changed, and the D-5 portion of 81 Irving Court will become part of

the already zoned D-5 5644 Julian Avenue. Rezoning first allows the parcel lines to be amended in the Assessor's Office, rather than having to go through a replat.

HISTORIC AREA PLAN RECOMMENDATION

These parcels are recommended for D-6 zoning. That is likely because when the Irvington Plan was written, duplexes were not always allowed in D-5. Since 2016's Indy Rezone, duplexes are allowed by right in D-5, which is predominant residential zoning in Irvington and is logical for this location.

STAFF RECOMMENDATION

Staff is recommending approval of the application. The rezone will retain the residential use outright.

STAFF RECOMMENDED MOTION

2025-COA-016 (IRV):

To approve a Certificate of Appropriateness to rezone the subject property to D-5 per the submitted documentation.

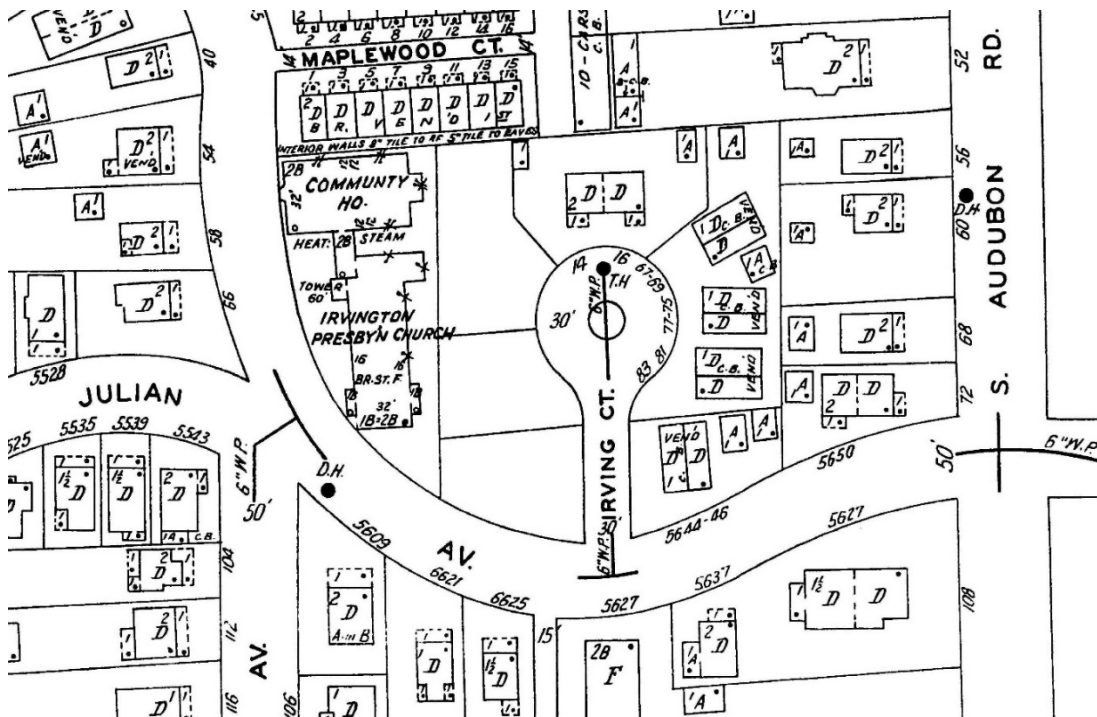
2025-ZON-008:

To recommend approval to the Metropolitan Development Commission to rezone the subject site from SU-1 to D-5.

EXHIBITS



Location of subject property outlined in red. Hatched lines show approximate portion of the lot to be rezoned. That rezoned portion will then be combined into the 5644 Julian Avenue lot.



1956 Sanborn, showing original parcel concept. The remaining houses were never developed and a surface parking lot was constructed instead.

May 2024 Google Street Views



Subject Property, with 5644 Julian visible in the foreground



5644 Julian Avenue. Subject portion of parcel is located to the east of this house



Irving Court duplexes, Street View from church parking lot, facing east



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	Expedited
Continued From:	
Case Number:	2025-COA-020 (HMP)
Property Address:	2132 (AKA 2130) N. Talbott Street
Historic Area:	Herron-Morton Place
Township:	Center
Council District:	11
Applicant:	Melissa Iannucci
Owner:	Same as above
Request:	Construct single-family house & detached garage
Staff Recommendation:	Approval
Staff Reviewer:	Emily Jarzen
Case At-A-Glance:	This application is for construction of a single-family house and a detached garage. Staff is recommending approval of the application. The concept and design comply with the guidelines in the Herron-Morton Place Plan.

BACKGROUND OF PROPERTY

A row of brick flats occupied much of this stretch of N. Talbott Street, named The Warwick Flats. There were five, 2-story apartment buildings with 2-story front porches. The building at 2150 is the sole survivor of this complex, but was different in width and design from the others. 2144-2146 was demolished prior to 1986 (district designation). The other 3 Warwick buildings were demolished between 1993 and 1995.

REQUEST

The property was recently replatted. GIS maps have not been updated to reflect these changes yet. This project is on one of the 5 reconfigured lots. Each house will be approached separately.

The request is to construct a single-family house and detached garage.

The design approach of the proposed house is traditional. The house has a hybrid gable and hipped roof form. There are shingles as a decorative feature in the gable ends. The siding is smooth-finish fiber-

cement with a 5" reveal throughout. There is a bay window on second floor of the front facade. The house has a full-width shed roof front porch. Windows are multi-light.

The garage is a simple side gable design. There is an overhead garage door on the alley, and a pedestrian door on the yard side.

HISTORIC AREA PLAN RECOMMENDATION

Style and Design: *"Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated."* Also, *"Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations."*

Basic Principle: *"New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so that the evolution of Herron-Morton Place can be interpreted properly."*

Spacing: *"New construction should reflect and reinforce the character of spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block."*

Fenestration: *"Creative expression with fenestration is not precluded, provided the result does not conflict with or draw attention from surrounding historic buildings."*

Materials: Visual compatibility between historic building materials and new materials *"...can often be accomplished with some flexibility since building materials... have less impact on visual compatibility than larger scale visual elements."*

STAFF RECOMMENDATION

Staff is recommending approval of the application. Its design and massing are responsive and reflective of the nearby historic houses, and of the neighborhood as a whole. The context surrounding this site is varied: to the north is the single remaining Warwick apartment building. It is brick, very narrow compared to other neighborhood buildings, and has a flat roof. On this side of the block are frame Victorian era houses and a duplex. To the north is a ca. 1915 1-story commercial building originally built for a printing business, as well as a parking lot. Across the street are commercial buildings (including the Talbott Street Theater building), a row of frame duplexes, and a highly altered ca. 1920 brick garage/storage building.

Setbacks: The setbacks displayed on the site/lot plan show a slight step back for each lot. The furthest forward is on the northernmost lot, and the furthest back is in the southernmost lot. Staff finds this approach appropriate and expects the additional applications to adhere to this concept. The neighborhood support letter asked for guidelines on this: they do not prefer a uniform setback vs. a stepped approach, but do want one approach to be selected and adhered to.

STAFF RECOMMENDED MOTION

2025-COA-020 (HMP):

To approve a Certificate of Appropriateness to build a single-family house and detached garage, per the submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations number 1, 2, and 3 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction. *Approved _____ Date _____*
4. Boxed soffits (“bird boxes”) are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. Trim and siding shall be wood or fiber-cement, and shall have a smooth texture and be free of major imperfections. Rough-sawn finishes are not permitted. Siding reveal must match approved drawings.
6. Decorative shingle siding shall be installed horizontally straight.
7. Windows shall be true or simulated divided light with spacer bar.
8. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
9. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
10. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

NOTE: Property owner is responsible for complying with all applicable codes.

EXHIBITS



General project location (replatted lots not reflected)



1915 Sanborn map with general location circled



1986 Aerial



2022 Aerial



Warwick Apartment Buildings in 1986



Project site



Context to the north

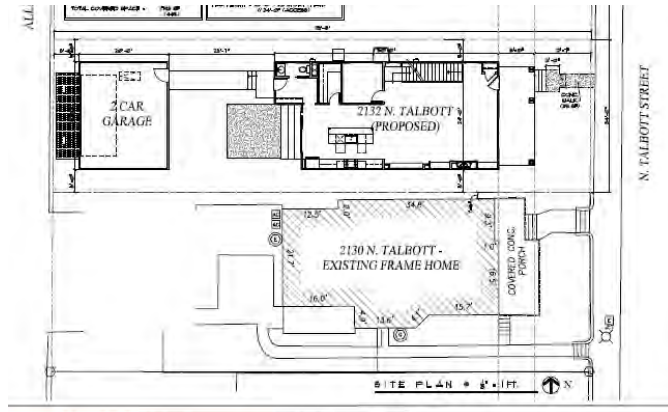


Context to the south

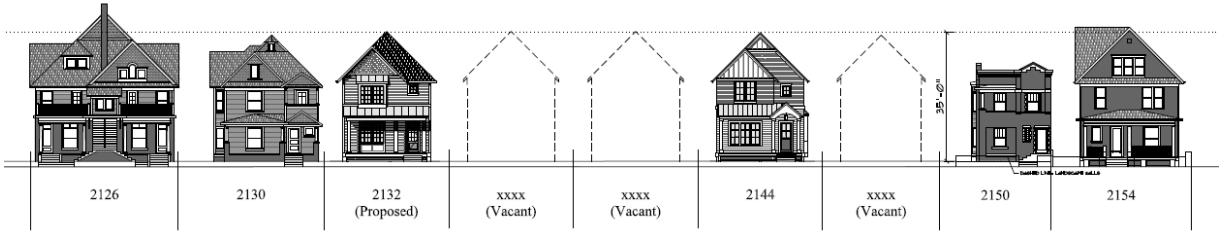
Context across the street



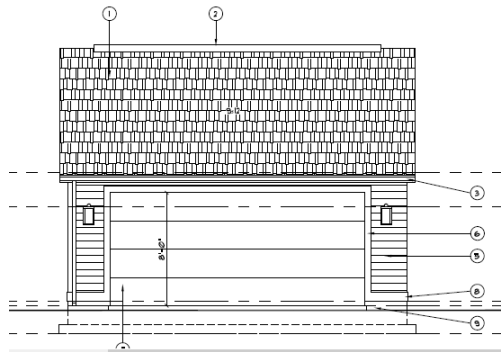
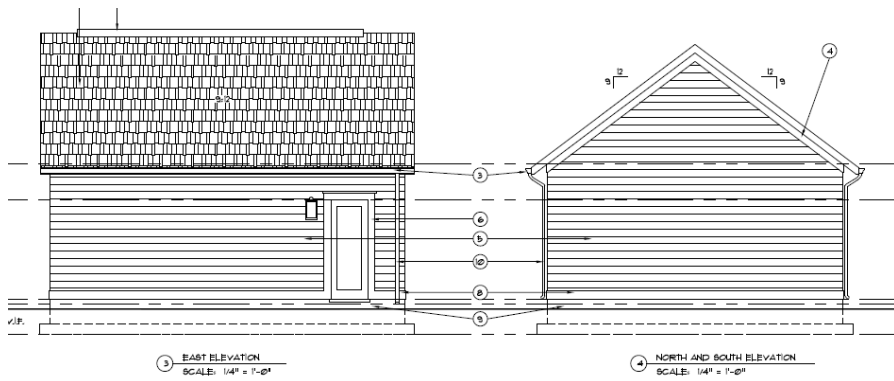
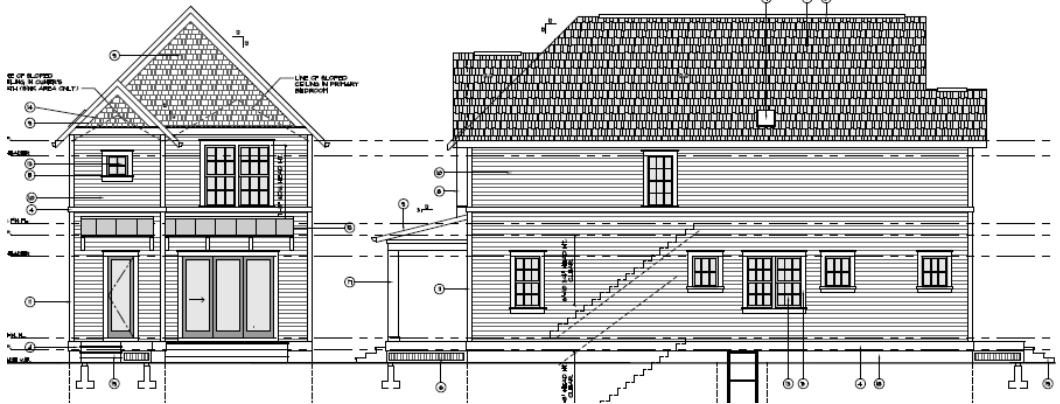
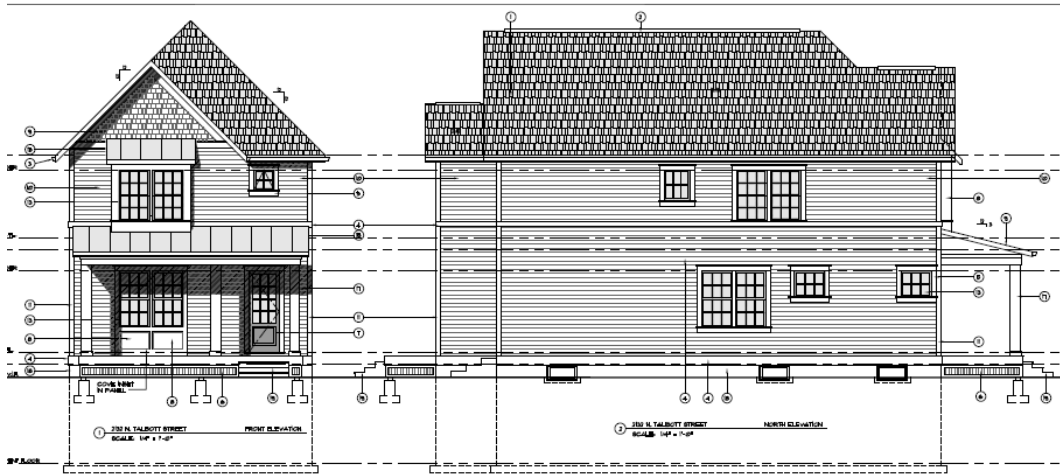
**Proposed plans
(Additional drawings in submittal packet)**



Proposed site plan



Proposed streetscape





Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	Continued
Previously Heard:	December 4, 2024, January 8, 2025, February 5, 2025
Case Number:	2024-COA-406 (LS), originally part of 2017-COA-535 (LS)
Property Address:	544 N. Park, part of Liberty Place project
Historic Area:	Lockerbie Square
Township:	Center
Council District:	13
Applicant:	Michael Mercho
Owner:	SIG LLC
Request:	Amend previously approved plans
Staff Recommendation:	Approval, with changes
Staff Reviewer:	Emily Jarzen
Case At-A-Glance:	This request is to amend previously approved plans. The original plans were brought through by another developer. The applicant has made design and material changes that differ from the direction provided by the commission. The applicant is aware that the change in materials might be problematic and is prepared to discuss their proposal.

DECEMBER HEARING

Revised plans were reviewed at the December 4, 2024 and January 8, 2025 IHPC hearings. The applicant continued in February to work on the plans. Comments by commission members in January included:

- Canopies would be good. The sense of entry needs to be improved.
- There is not enough articulation.
- The entrances should be recessed.
- We need to see the actual treatment of the rear columns.
- Changing the color on the lintels and the sills would go a long way.
- There is a lot of solid wall; the windows are too small.
- It is a side, but also primary: the side needs to take cues from the front.
- The dark brick is not the way to go. We need to see the gutters and the downspouts.
- Perhaps raise up the first floor rowlock to give the first floor more sense of height.

BACKGROUND OF PROPERTY

This project has a long history, with more than one owner, multiple extensions, and multiple amendments:

2017-2018

Brought through for approval by Litz + Eaton and approved in January 2018.

August 2019

First Amendment: 2017-COA-535 (Amended) was reviewed and approved. This changed the design of the 537 Leon Street building.

2019

Construction started (foundation holes dug) but stopped during legal disputes.

2020

First Extension: The ownership was transferred to the current owner, who still intended to build the project. A 2-year extension was granted to the new owner in May.

2020-2022

The owner ran into unanticipated delays. These included:

- The drawings done by the previous developer were incorrect and needed to be redone.
- Code changes.
- Significant delays in structural and drainage permit review. The drainage permit was finally issued on 4/20/22, and the structural permit issued on 4/29/22.
- Due to the North Split work, there was a 3-month delay to get a right-of-way permit for E. North Street utility work.

June 2022

Second Extension: A two-year extension was granted.

May 2023

Amended plans for 527 E. North Street approved by IHPC.

Only one building (527-539 E. North Street) has been completed so far.

REQUEST

The owner is requesting design changes from the 2018 design. The reasoning for the changes:

- Desire not to use stucco, since it is not well-suited to Indiana's climate.
- Floor plan driven: there were items that required variances from state code in the building already constructed (based on the previous developer's plans). The originally designed narrow stairs and hallways are problematic from a code and buyer perspective.

The primary materials are brick and NewTechWood. NewTechWood (a high-density polyethylene plastic and wood fiber product). This product was approved for the building already constructed. The roof will be dark metal.

CHANGES from January 8, 2025:

- The vertical siding (NewTechWood) is used more prominently, and as a greater percentage of the whole, replacing masonry.
- Cast stone sills have been added on the first floor.
- The front doors have canopies.

PRESERVATION PLAN

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Lockerbie Square can be interpreted properly.

STAFF RECOMMENDATION

Staff has been recommending going with all brick (single color) on the building's primary facades. The applicant is reluctant to do so due to cost and has now proposed a beige colored NewTechWood on the front and for the side bay. That material was previously proposed limitedly on the recessed balconies up at the top of the building, and on the rear. The applicant is expected to provide a sample so that the commission can see the product and texture in person.

Staff believes having more consistency in the material will bring better refinement to the design.

STAFF RECOMMENDED MOTION

2024-COA-406 (LS):

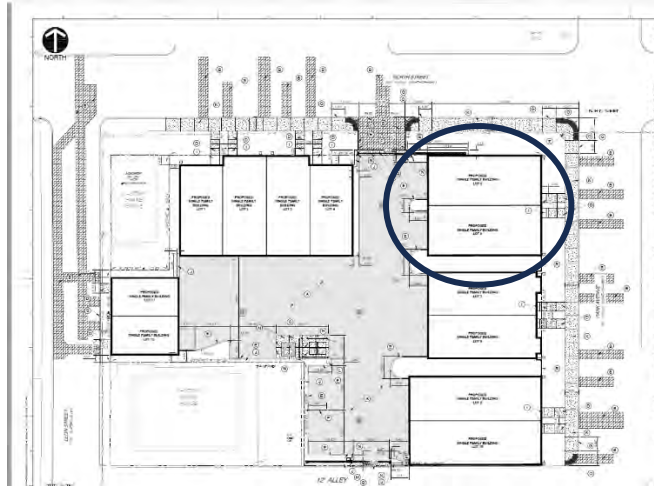
To approve amendments to previously approved plans (544 N. Park Avenue Building only), per the submitted plans and subject to the following stipulations:

BNS: Stipulation numbers 1, 2 & 3 must be fulfilled prior to issuance of permits.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings, including any changes directed by the commission at the March 5, 2025 IHPC hearing. *Approved* _____
Date _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved* _____ *Date* _____
3. The building shall be field-staked with no offsets, and approved by IHPC staff prior to construction.
Approved: _____ *Date:* _____
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be left exposed or sheathed with sloping soffit board parallel to pitch of roof.
5. A durable marker indicating the date of construction must be incorporated into the front foundation of the house (not the porch).
6. All utility wires and cables must be located underground. No installation of utilities or meter and mechanical placement shall commence prior to IHPC staff approval.
7. Work on exterior finishes and details must not commence prior to the approval by IHPC staff of each. These may include, but are not limited to: doors, windows, foundations, exterior light fixtures, railings, roof shingles, etc.
8. Foundation shall be smooth concrete, or finished with an approved masonry veneer. Stamped concrete is not approved under this certificate.
9. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.
10. The COA shall expire on December 3, 2029 (per 2017coa535 Extension).

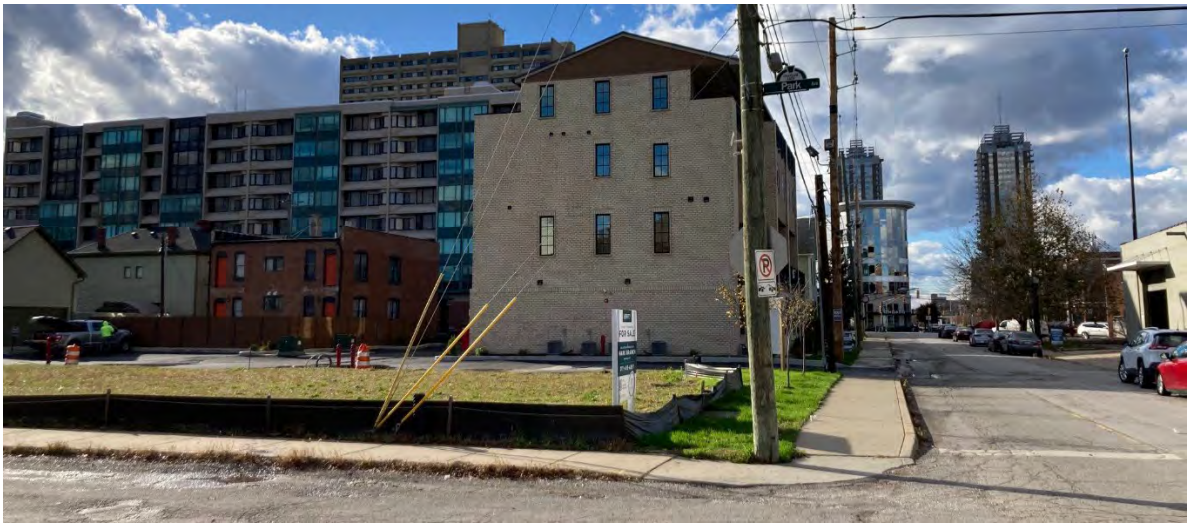
NOTE: Owner is responsible for complying with all applicable codes.

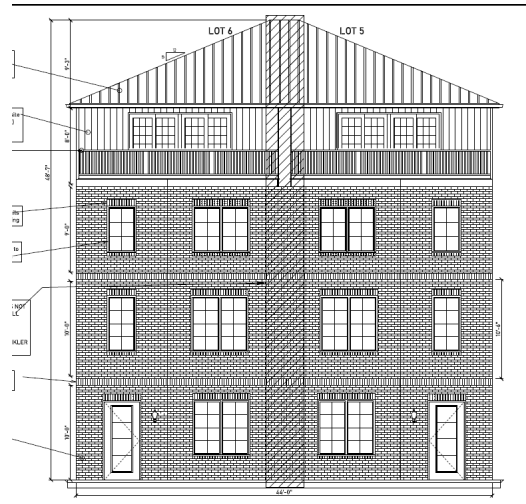
EXHIBITS



Site plan for project with subject building circled.

Photos of subject site

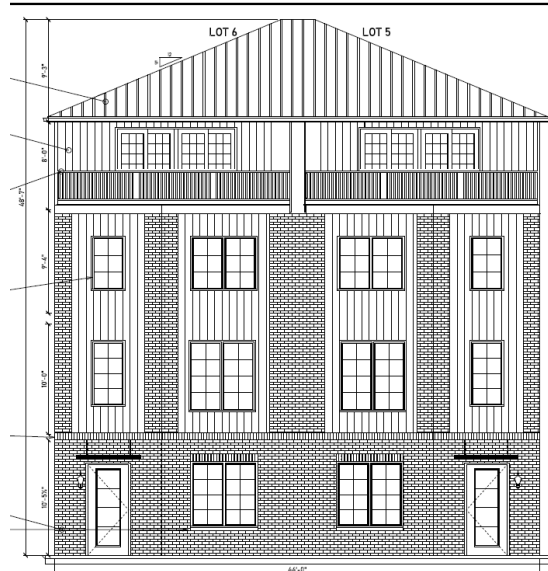




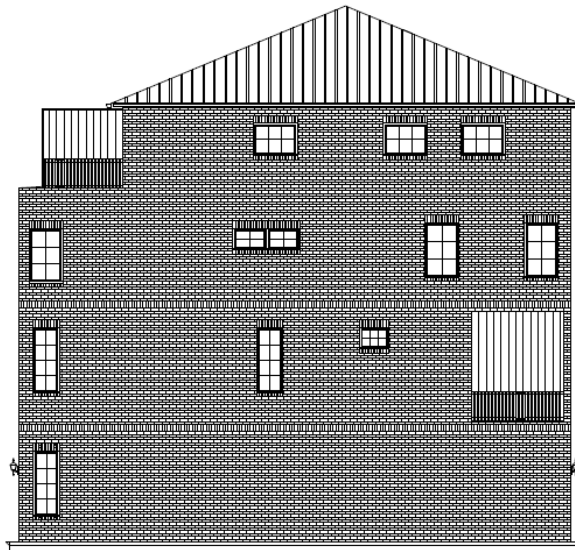
Front (East) Elevation, December 2024



January 2025



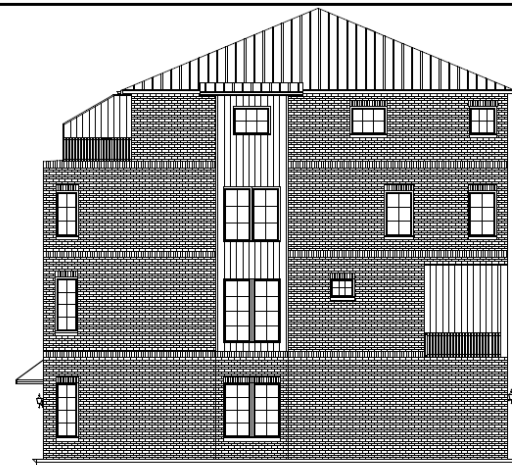
March 2025



North Elevation, December 2024

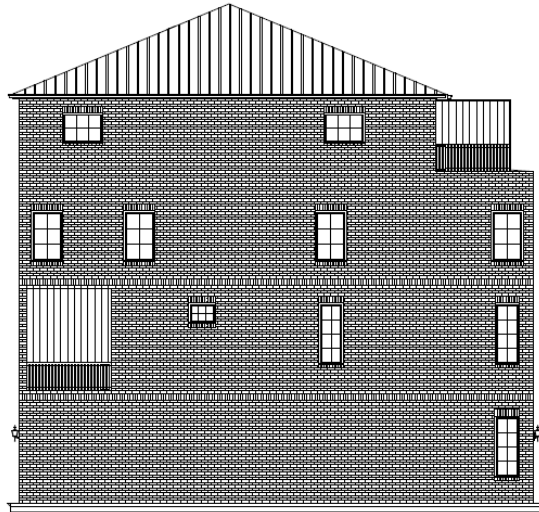


January 2025



NORTH

March 2025



SOUTH

SCALE: 1/8" = 1'-0"

South Elevation – December 2024
No Changes for March



Rear (West) Elevation – December 2024



January 2025 Revised
No Changes for March



2018 Rendering from approved plans (544 on the corner)



December 2024 Rendering



January 2025 Rendering



March 2025 Rendering



Material examples – brick, NewTechWood, cast stone



Roof



Indianapolis Historic Preservation Commission (IHPC) **STAFF REPORT**

IHPC STAFF REPORT SUMMARY

Hearing Date:	March 5, 2025
Case Type:	Work Started Without Approval
Continued From:	
Case Number:	2024-COA-446 (ONS) & 2024-VHP-013
Property Address:	1565 North Park Avenue
Historic Area:	Old Northside
Township:	Center
Council District:	13
Applicant:	Anton Tsintsarski
Owner:	Anton Tsintsarski
Request:	Maintain fencing and landscape wall erected without approval, and a Variance of Development Standards for clear sight triangle encroachment
Staff Recommendation:	DENIAL
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	This request is to maintain fencing and a landscape wall installed without approval. The fencing that has been installed impedes into the clear sight triangle. Staff does not believe the petition meets the test of the Findings of Fact and are recommending denial.

BACKGROUND OF PROPERTY

The subject property is a new construction single family dwelling. The house was approved by the Commission at the November 2021 IHPC hearing (2021-COA-446). As part of the new construction request, the owner sought and was granted approval for construction in the required clear sight triangle and for less open space than required (2021-VHP-024). Approval was granted to permit the northwest corner of the house, front porch and fence on top of a landscaping wall to project into the required clear sight triangle (see approved site plan below).

In October 2024 staff received reports about the installation of fencing at the subject property that blocked views at the intersections of 16th Street and Park Avenue and 16th Street and the alley behind the house. Upon review it was determined the following was in violation:

1. the rear yard fencing was not installed per the approved plans and was installed in the clear sight triangle.
2. front yard fencing had been installed without approval and in the clear sight triangle.

3. the approved landscape wall and fence was not constructed in compliance with the COA and variance, and further impacted the clear sight triangle (approved: 16" tall wall with a 32" tall fence, totaling 48" / 4 feet tall; constructed: 24" tall wall with a 48" tall fence on top of it, totaling 72" / 6 feet).

The owner was notified, and corrected the rear yard fence. The owner is requesting approval to maintain the fence and wall installations as is on the front / west end of the property.

REQUEST

The owner is requesting approval of a Variance of Development Standards to permit additional encroachment into the required clear sight triangle. Obstructions to the clear sight triangle are anything between the heights of 2.5 feet and 8 feet above grade. 16th Street is an arterial roadway which requires a 120 foot setback. Park Avenue is a local street which requires a 75 foot setback. Both 16th Street and Park Avenue are two way streets. As proposed the further encroachment into the clear sight triangle would include the 4 foot tall front yard fence and the 4 foot tall fence on top of the 24" tall landscape wall (totaling 72" / 6 feet).

The applicant has noted neighboring properties at Broadway and 16th Street that have fences in the clear sight triangle. Staff researched each and discovered the following:

- 1564 Broadway Street - fencing was installed between 2016 and 2017, is 42" tall, approved under 2016-COA-490 by Commission, variance for taller fencing than permitted was approved. No variance for clear sight triangle encroachment was sought.
- 1567 Broadway Street - fencing has been on site since at least 2007, prior to current standards that came into effect with Indy Rezone.

HISTORIC AREA PLAN RECOMMENDATION

Use new plant materials, fencing, walkways, and street furniture which are compatible with the character of the neighborhood in size, scale, material and color.

STAFF RECOMMENDATION

If the Commission finds a request to be inappropriate, a Certificate of Authorization could be granted, but only if the request meets one of the following criteria:

1. Denial would result in substantial hardship,
2. Denial would deprive the owner of all reasonable use and benefit of the subject property, or
3. The effect of approval upon the historic area would be insubstantial.

Staff finds this request to be inappropriate and does not believe it qualifies for a Certificate of Authorization for the following reasons:

1. No evidence of a financial hardship has been presented. Any hardship in this situation was self-imposed by the owner's failure to seek the necessary approvals prior to the commencement of work.
2. Denial will not deprive the owner of the use of the property.
3. The effect on the historic area would be substantial as the request negatively impacts public safety and welfare by impeding visibility at the intersection in question.

Staff sympathizes with the owner and their concerns. However, the clear sight triangle was created to ensure intersections could be safely navigated by both motor vehicle operators and pedestrians. 16th Street is an arterial roadway where traffic is heavily and fast moving. Given the street and traffic type, longer viewsheds are an important factor for vehicle and pedestrian safety. Staff believes this petition does not meet the test of the findings as the request negatively impacts public safety and welfare by impeding visibility at the intersection. Staff has not found anything unique to this site that makes it

impossible to comply with the zoning code. Staff does not find that there are any practical difficulties by the strict application of the zoning code as the lack of fencing does not prevent use of the property.

The clear sight triangle was established to ensure visibility of roadways is maintained for safe usage for all. A minor encroachment, as was previously approved for the site, may be acceptable in some cases. However, staff believes that increasing that impact by installing additional and taller elements is not advisable, especially in this location, and therefore we recommend denial. The owner will need to remove the fencing from the front yard and complete one of the following:

1. Wall and fence: reduce the wall height and fence on top of it to the heights originally approved under 2021-COA-446 and 2021-VHP-024.
2. Wall only: remove the fence from the top of the wall and maintain existing wall as is (wall will need approval to be maintained at existing height).
3. Remove the wall and fence.

STAFF RECOMMENDED MOTION

2024-COA-446 (ONS):

To deny Certificate of Appropriateness or Authorization to maintain fencing and wall erected without approval, and a Variance of Development Standards for clear sight triangle encroachment.

Removal and correction work shall be completed no later than MAY 5, 2025. Once completed, owner must contact IHPC staff for an inspection. Failure to comply will result in this case being forwarded to the City Prosecutor for enforcement.

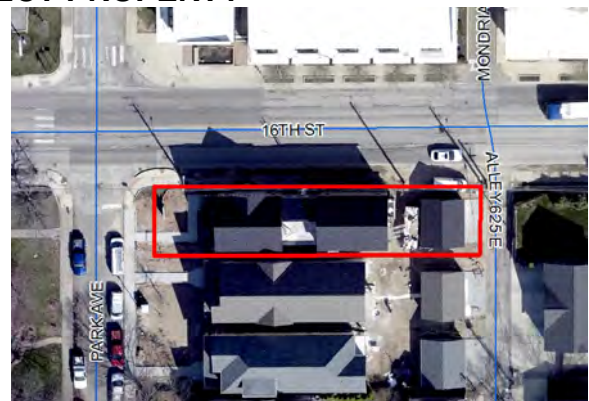
Final Inspection _____ Date _____

2024-VHP-013:

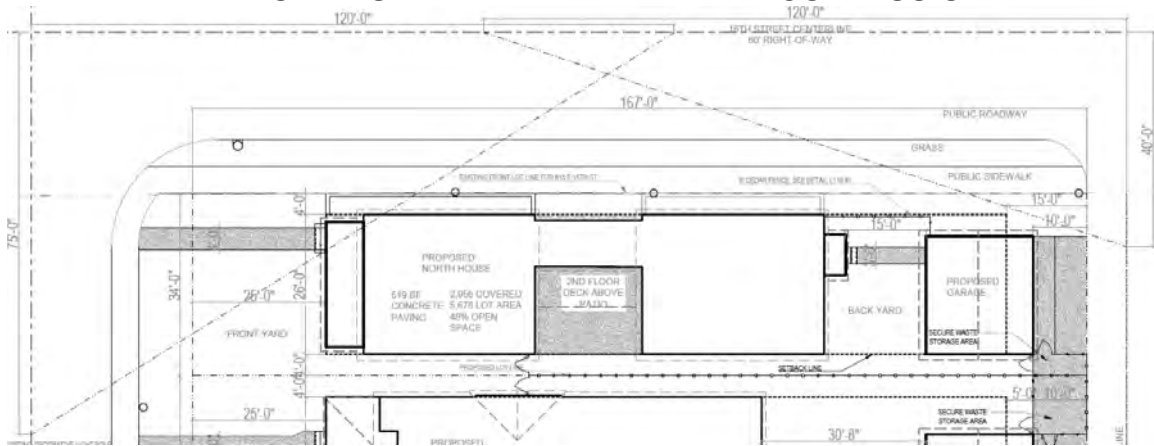
No action is required.

EXHIBITS

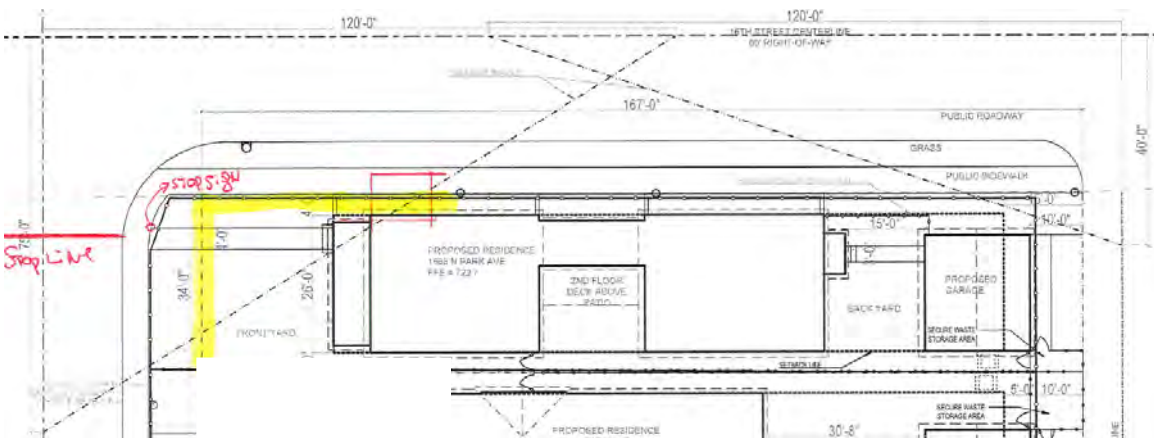
LOCATION OF SUBJECT PROPERTY



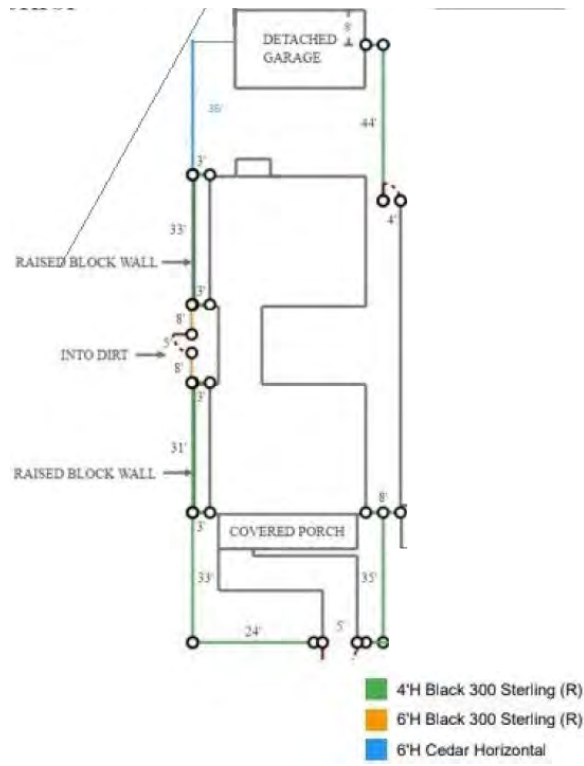
APPROVED SITE PLAN REVIEWED BY COMMISSION



EXISTING SITE PLAN



FENCE DIAGRAM



SUBJECT PROPERTY EXISTING CONDITIONS



Front / west elevation – showing front yard fence and 16th Street



4' tall front yard fencing installed (right of image) and 24" tall landscape wall with a 4' tall fence on top of it (left of image)



View from Park Avenue looking northeast at 16th Street intersection and impacted clear sight triangle



View from Park Avenue looking northeast at 16th Street intersection and impacted clear sight triangle



View from Park Avenue stop line, looking northeast at the intersection and impacted clear sight triangle



View from Park Avenue stop line, looking northeast at the intersection and impacted clear sight triangle

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The clear sight triangle is minimally affected, with only approximately 2 feet at the edge of the area impacted by the 24-inch flower bed wall topped by a 4-foot fence. Additionally, the 4-foot privacy fence in the front yard does not significantly obstruct the view to the east of 16th St. The stop sign line is located 43 feet from the centerline of 16th Street, ensuring a clear and unobstructed view to the east. Lastly, the front fence complements neighboring properties, creating a more consistent and aesthetically pleasing streetscape for the community

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The fence is an integral part of the Park 1 development, which includes three new homes. The fence matches the style and height of the neighboring properties within the development, ensuring consistency in appearance and maintaining the overall aesthetic appeal of the community. This uniformity contributes positively to property values and aligns with the character of the surrounding area.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

it is a corner lot located on a very busy arterial roadway. Additionally, there is a bus stop directly across the street, which results in individuals frequently seeking shade on my porch during the summer months posing safety concerns for me and my family. The high traffic generated by the grocery store across the street further exacerbates these unsafe conditions and contributes to significant amounts of trash accumulating in the front of my property every day. Installing the proposed fence would help address these issues by providing a barrier for privacy, safety and preventing the daily intrusion of trash. The property is located in close proximity to a public sidewalk and a high-traffic street where speeding is a frequent issue.



**MARCH 5, 2025
IHPC HEARING SUBMITTALS**



2024-COA-188A & B (WP)
958 WOODRUFF PLACE MIDDLE DRIVE

Progress Report:

During the Commission meeting on July 3, 2024, it was decided to split the case #2024 -COA 188 into two parts. Part One involved the improvements to the front of the duplex at 958 Woodruff Place Middle Dr. Part Two involved the work on Noth, South and West elevations with limited visibility.

The Part One specifically included the following changes along with the progress made so far:

1. **Replacement of Front Door with a Taller Door**
Status: Completed.
2. **Installation of Decorative Trim Under the 2nd Floor Window in the Front**
Status: The mockup has been approved by staff and is temporarily installed. Permanent installation will occur as weather permits.
3. **Replacement of Two Ganged Windows and Addition of One Round Window on the 2nd Story Front Elevation**
Status: Staff approved the window request on February 3, 2025. We promptly placed an order for the custom windows on February 4. Delivery is expected in approximately two months. The final window order and a transcript of the Home Depot voicemail are attached for reference.
4. **Replacement of Front Balcony Railing**
Status: A mockup has been approved by staff. The railing will be installed as weather permits.
5. **Installation of Circular Shake Shingles on the Front Top Gable**
Status: The mockup has been prepared; however, staff requested a smaller exposure. We are in the process of preparing a new mockup.
6. **Replacement of Half-Cove Shingles in the Front**
Status: We are still working with staff to finalize approval for the replacement shingles.

Request for Part One and Part Two of the Case

Part One: Request for Extension Until May 7, 2025, Commission Meeting

As noted in the progress report included above, windows have been ordered and are expected to be delivered by mid-April. We plan to complete all work on the front of the house by the Wednesday, May 7, 2025, meeting of the Commission.

We request that our case be kindly continued until the commission meeting on Wednesday, May 7, 2025.

Part Two: Request for Exemption from Part Two Requirements:

We remain committed to completing the necessary improvements to the front (East) of the property (Part One). However, we respectfully request that we may be allowed to retain the work as completed on South, North and West (back) sides of the property. This work mainly includes following items: 1). alcov / half cove sidings, 2). Circular shake shingle siding; 3). Retaining the doors already installed on north elevation east facing, and south elevation east facing door.

This request for exemption from the requirements of Part Two of the project is justified for the following reasons:

1. Substantial Hardship with Minimal Improvement:

The denial will result in **substantial heirship** and the effect of the approval upon the historic area would be **insubstantial** due to limited visibility. We have been working with IHPC staff on this project since October 2020, with over 464 email exchanges. The cost and time invested in meeting IHPC requirements have far exceeded typical rehabilitation costs, and I have spent over 500 hours on this project. Each additional requirement, such as the specific shingles requested, is costing over \$4.50 each shingle installed, contributing to a financial burden that is unsustainable. This situation is further compounded by the lack of financial assistance, such as grants, and the indirect taxation I am facing.

If you review the before-and-after photos, you will see significant progress. We have brought this property back from near ruin, and the changes already made reflect this. At this point, we believe further changes would result in diminishing returns.

2. Inequitable Implementation of Standards

When I purchased the property, I found no violations or fines in the City records. However, shortly after, I was made aware of numerous violations, many of which I inherited. Despite working to resolve these issues, I was fined approximately \$7,000. Meanwhile, properties in much worse condition in the same neighborhood have not faced similar scrutiny. Furthermore, I have observed improvements made on neighboring properties without IHPC approval, raising concerns about the fairness of enforcement.

3. Disregard for Owner, Neighbor, and Councilman's Input:

Throughout this process, I have received support from neighbors and even Councilman Jesse Brown, who visited the property and spoke before the Commission in favor of my plans. Despite this, certain staff recommendations, such as the demand for a spiral staircase, have discounted the input of the community. Ignoring these perspectives undermines local initiative and support for preservation efforts.

4. Need for Clearer Communication of IHPC Requirements:

Despite being a Real Estate Broker since 2009, and member of Central Indiana Real Estate Investors Association (CIREIA), I was unaware of the extensive and costly nature of IHPC's requirements. Had I known the full scope of the time, expense, and effort involved, I would not have purchased the property in its deteriorated state. I am committed to improving the property, but I believe that the current approach is unsustainable for individual property owners like me.

I want to reiterate that I do not intend any disrespect toward the Commission or its staff. I deeply appreciate its dedication to preservation, but I believe that a more balanced approach is necessary to encourage investments in historic districts. The requirements, while well-intentioned, have placed a significant strain on both my financial resources and time, as well as the resources of the Commission staff that could better be used on other important projects. I respectfully urge the

Commission to consider exempting me from the Part Two (2024-COA-188B) requirements so that I can complete this project. The work we have already accomplished has brought this property back from near demolition, and I believe this serves as a testament to the value of the preservation efforts thus far.

Thank you for your consideration.

Sincerely,
Ali Khan



Customer Receipt

9/27/2024, 5:21 PM EDT

Sales Person MJK0DKI

Store Phone # (317) 870-7680

Store # 2037

Location 9855 NORTH MICHIGAN RD, CARMEL, IN 46032

Customer Information

Ali Than

(317) 679-6603

ALI@HIMALAYAS.US

AK REALTY LLC

1338 LEXINGTON AVE

INDIANAPOLIS, IN 46203



Order # H2037-249129

PO / Job Name windows

Will Call

Will Call Details
S/OJELD-WEN PREMIUM WOOD

Estimated Arrival
112 Days
Customer will be notified when order is ready for pickup

Alternate Pickup Person
ALI KHAN

Special Order Products

S/OJELD-WEN PREMIUM WOOD

	Model #	SKU #	Unit Price	Qty	Subtotal
01	NA	671778	\$605.34 / each \$586.61 / each	2	\$1,173.22
S/OJELD-WEN PREMIUM WOOD JELD-WEN 25.375" x 48" Wood W-5500 Doubl JELD-WEN 25.375" x 48" Wood W-5500 Double Hung{#2}					
DISCOUNT \$18.73 OFF EACH					
02	NA	1007735332	\$1,806.46 / each \$1,749.60 / each	1	\$1,749.60
S/OJELD-WEN PREMIUM WOOD JELD-WEN 30" x 30" Wood W-5500 Fixed Full Round{#1}					
DISCOUNT \$55.85 OFF EACH					

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Pro Xtra 2025

Member Statement (as of 02/03)

Visit ProXtra: https://www.homedepot.com/c/Pro_Xtra

Pro Xtra Spend \$609.00
Pro Xtra Savings \$0.00

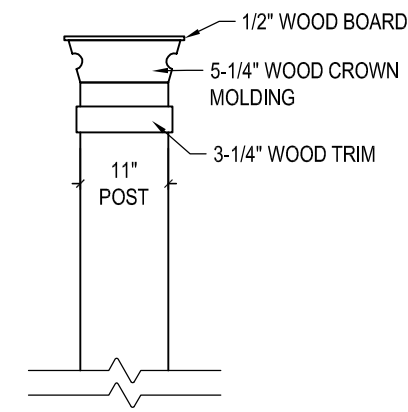
Payment Method

02/04/2025
10:38 AM EST The Home Depot 3050
Charged \$3,127.42

Subtotal	\$3,016.13
Discounts	-\$93.31
Sales Tax	\$204.60
Order Total	\$3,127.42
Balance Due	\$0.00

Transcript of voice mail from Home Depot for Windows Delivery:

“Yeah it's Matt from the millwork department at the Carmel Home Depot just calling to let you know that the windows that you ordered earlier today should be arriving approximately eight weeks from now they're saying it's sometime in the first or second week of April so that's the update it's not 112 days that somebody had seen somewhere but it is gonna be about approximately eight weeks or so OK I hope you're having a good evening...”



POST DETAIL
SCALE: 1/2"=1'-0"

EAST/FRONT ELEVATION
SCALE: 3/32"=1'-0"

AK REALTY

120 W. 38TH ST.
INDPLS, IN 46208

PROPERTY ADDRESS:
958 WOODRUFF PLACE-
MIDDLE DRIVE
INDPLS, IN 46201

CONTACT:
ALI KHAN
PH: 317-679-6603

No.	Revision/Issue	Date

Drawing Description:
FRONT
ELEVATION

Project	Sheet
Date 02/02/25	1
Scale 3/16"=1'-0"	



**2024-COA-436 (CAMA)
905 BROADWAY STREET**

SCHMID AND NORTMAN RESIDENCE 905 BROADWAY STREET

INDIANAPOLIS, IN

CARRIAGE HOME

BUILDER

OWNER

TJ SCHMID AND ELIZABETH NORTMAN
905 BROADWAY ST
INDIANAPOLIS, IN 46202

PHONE: (317) 514-3352

DESIGN

TRADE DESIGN STUDIO
5771 CENTRAL AVENUE
INDIANAPOLIS, IN 46220

PHONE: (317) 514-3352

INDEX OF DRAWINGS

ARCHITECTURAL:

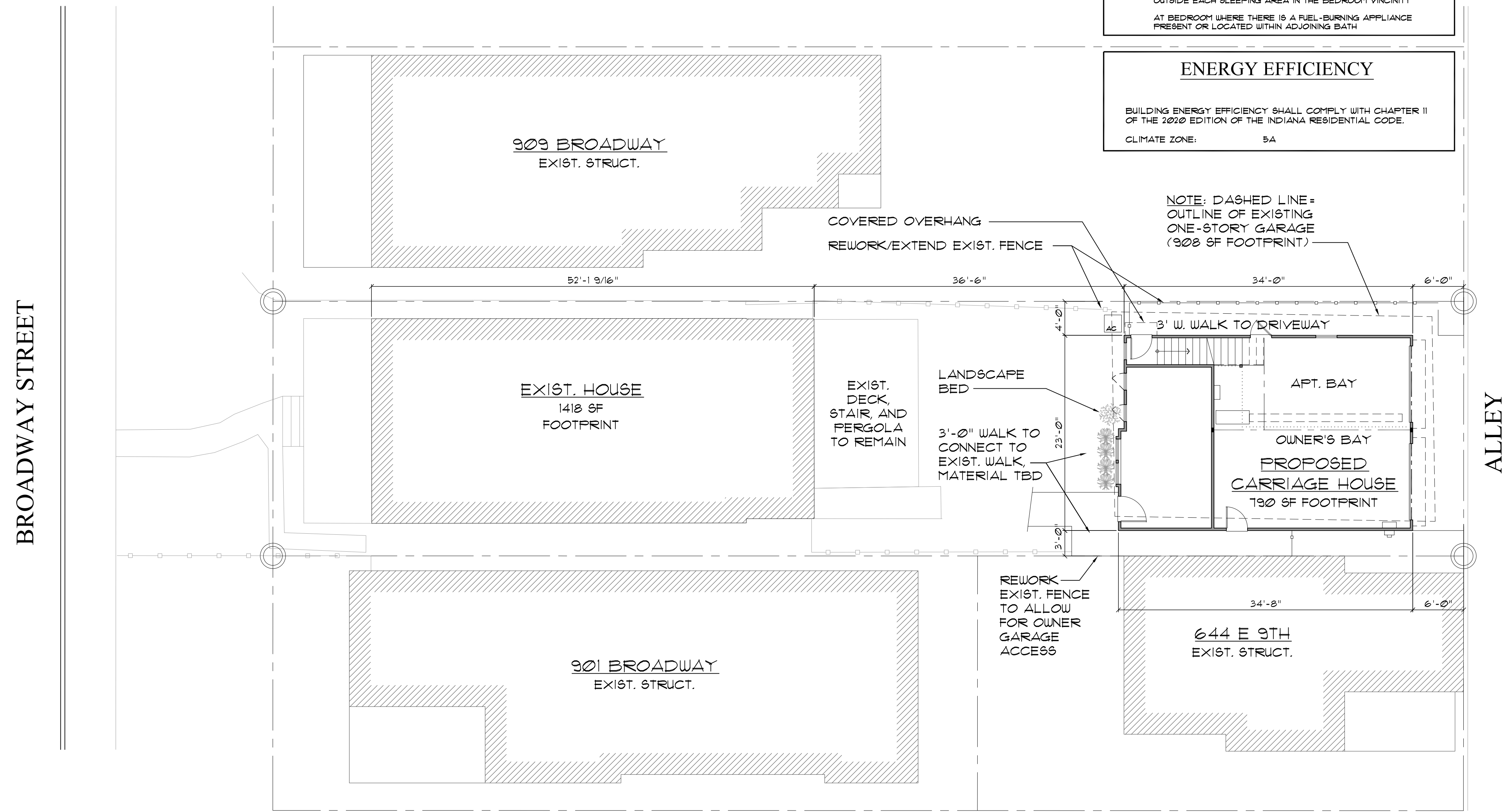
CS COVER SHEET

A100 FOUNDATION, FLOOR AND ROOF PLANS

A200 EXTERIOR ELEVATIONS

CODE INFORMATION	
2020 INDIANA RESIDENTIAL CODE	
TABLES R301(1) CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA:	
DESIGN WIND SPEED:	115
SEISMIC ZONE:	B
TABLE R3015 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS BASED ON USE:	
ATTICS (NON-ACCESSIBLE):	10 PSF
ATTICS (ACCESSIBLE):	20 PSF
BALCONIES (EXTERIOR) & DECKS:	40 PSF
ROOMS (OTHER THAN SLEEPING ROOMS):	40 PSF
GUARDS AND HANDRAILS:	200 PSF CONCENTRATED LOAD
SLEEPING ROOMS:	30 PSF
STAIRS:	40 PSF w/ 300 PSF CONCENTRATED LOAD
R310 EMERGENCY ESCAPE AND RESCUE OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING.	
R314 SMOKE ALARMS: REQUIRED SMOKE ALARM LOCATIONS: LIVING AREA ALL BEDROOMS OR SLEEPING AREAS ON THE CEILING OF THE UPPER LEVEL NEAR THE TOP OR ABOVE EACH STAIRWAY ON THE BASEMENT CEILING NEAR THE STAIRWAY	
R315 CARBON MONOXIDE ALARMS: REQUIRED CARBON MONOXIDE ALARM LOCATIONS: OUTSIDE EACH SLEEPING AREA IN THE BEDROOM VICINITY AT BEDROOM WHERE THERE IS A FUEL-BURNING APPLIANCE PRESENT OR LOCATED WITHIN ADJOINING BATH	

ENERGY EFFICIENCY	
BUILDING ENERGY EFFICIENCY SHALL COMPLY WITH CHAPTER 11 OF THE 2020 EDITION OF THE INDIANA RESIDENTIAL CODE.	
CLIMATE ZONE:	5A



ZONING
ZONING DISTRICT = D0, HISTORIC
FRONT SETBACK = EXISTING
SIDE SETBACK = 3'-0"
REAR SETBACK (ACCESS) = 5'-0"
MAX HEIGHT (ACCESS) = 24'-0" OR PER IHPC
MIN. BETWEEN BUILDINGS =

ALLOWABLE OPEN SPACE CALCS
LOT SIZE = 30'-0" x 140'-3" = 42015 SF
OPEN SPACE REQUIREMENT = 20%
ALLOWABLE COVERED SPACE = 80%
ALLOWABLE COVERED SF = 33612 SF
TOTAL COVERED SPACE (HOUSE) = 1418 SF
TOTAL COVERED SPACE (GARAGE) = 190 SF
(52%)

SITE PLAN @ 3/32" = 1'-0"



DATE
5771 CENTRAL AVENUE
INDIANAPOLIS, IN 46220
PHONE 317-514-3352

© TDS 2025

REVISIONS

905 BROADWAY STREET
CARRIAGE HOUSE FOUNDATION, FLR. & ROOF PLANS

SHEET NO.

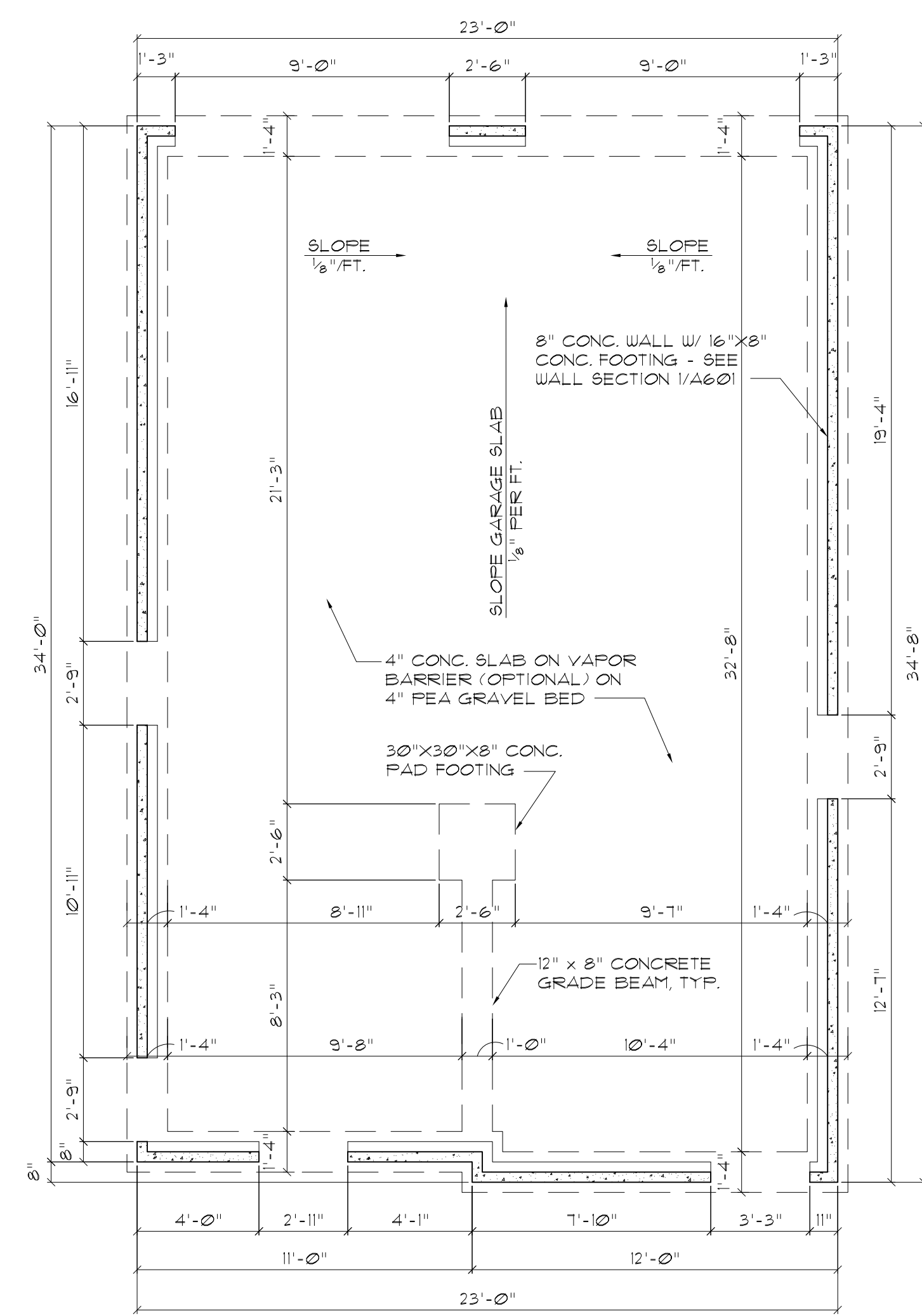
A100

GENERAL PLAN NOTES

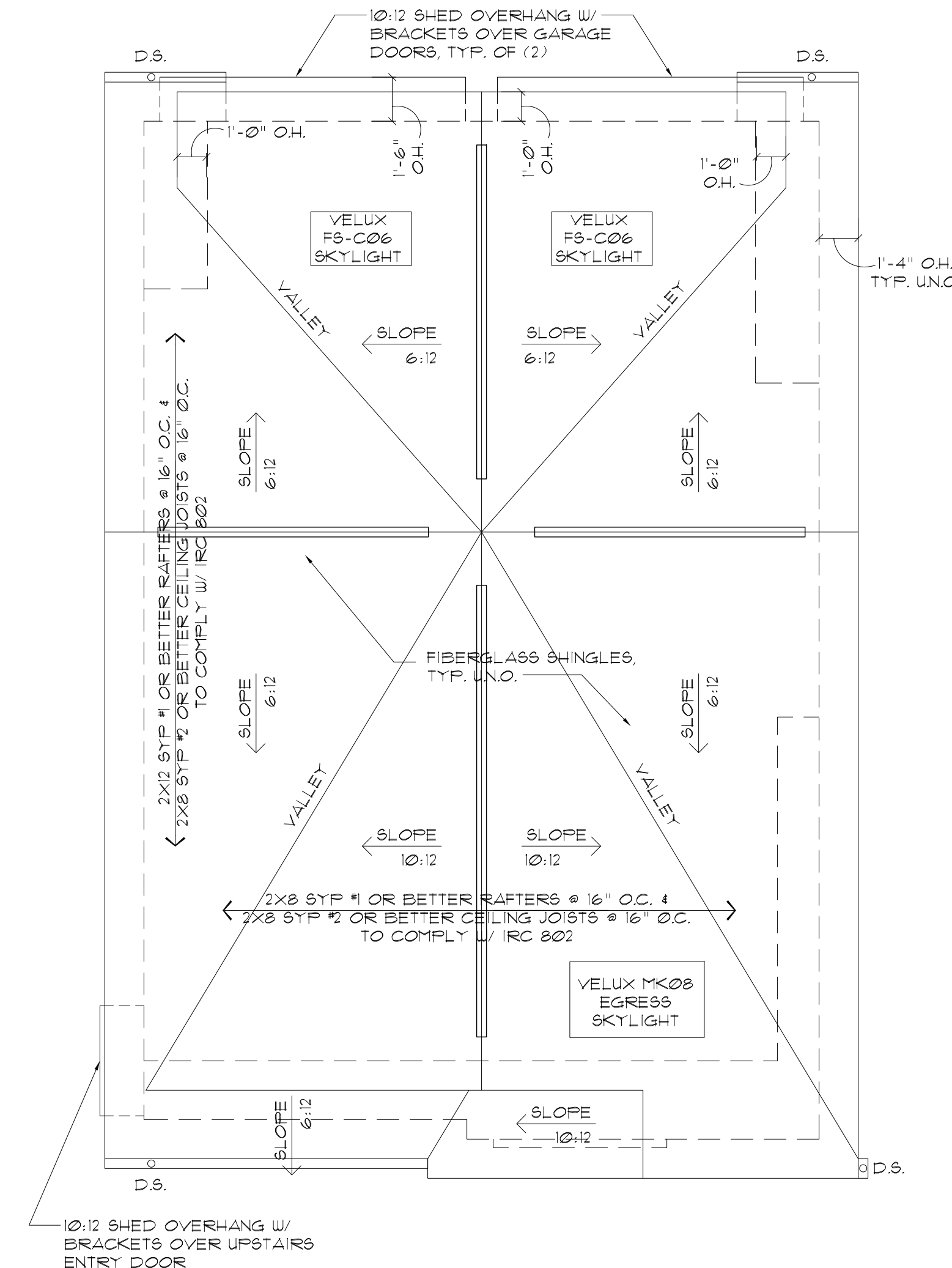
- WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2020 INDIANA AMENDMENTS.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. ALL WALLS ARE 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE.
 - LAY OUT ROOF 4 FLOOR JOISTS TO ELIMINATE CONFLICTS WITH PLUMBING STACKS, TOILET PLUMBING AND FURNACE FLENDERS. MAXIMUM SPACING SHALL BE TO CODE.
 - ALL 2x4 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE. ALL 2x6 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE. PROVIDE MIN. 3 STUDS @ EACH BEARING POINT. TYPICAL NON-BEARING WALL CONSTRUCTION SHALL BE 2x4 WALLS @ 16" O.C. W/ HEADER MIN. 2-2x4. PROVIDE BLOCKING @ CEILING LINE FOR PROPER DRYWALL ATTACHMENT.
 - CEILING AND WALL HEIGHTS VARY AS NOTED IN SECTION.
 - FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. SEE SECTION 602.2 OF THE 2018 IRC.
 - SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUF. SPECS.
 - SLOPE ALL CONC. STOODS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.
 - ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
 - CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF CODES NOTED ON COVER SHEET, ALL LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.

STRUCTURAL NOTES

- HEADERS IN BEARING WALLS**
- ALL HEADERS ABOVE CLEAR OPENINGS IN STRUCTURAL WALLS TO BE DESIGNED BY MANUFACTURER.
 - IN SOME INSTANCES, THE HEADER WILL NEED TO BE IN THE FLOOR SYSTEM ABOVE.
 - SEE A300 FOR WALL SECTION DETAILS.
- HEADERS IN NON-BEARING WALLS**
- NOT REQUIRED UNLESS OTHERWISE NOTED.



1 905 BROADWAY STREET FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 905 BROADWAY STREET ROOF PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE									
WINDOW NUMBER	TYPE	ACTUAL SIZE			ROUGH OPENING			EGRESS	QTY.
		WIDTH	X	HEIGHT	WIDTH	X	HEIGHT		
100	CASEMENT/FIXED (SEE ELEV. FOR OPERATION)	2'-0"	X	2'-6"				NO	2
101	DOUBLE HUNG	2'-6"	X	5'-0"				NO	2
102	CASEMENT/FIXED (SEE ELEV. FOR OPERATION)	2'-0"	X	3'-0"				NO	1

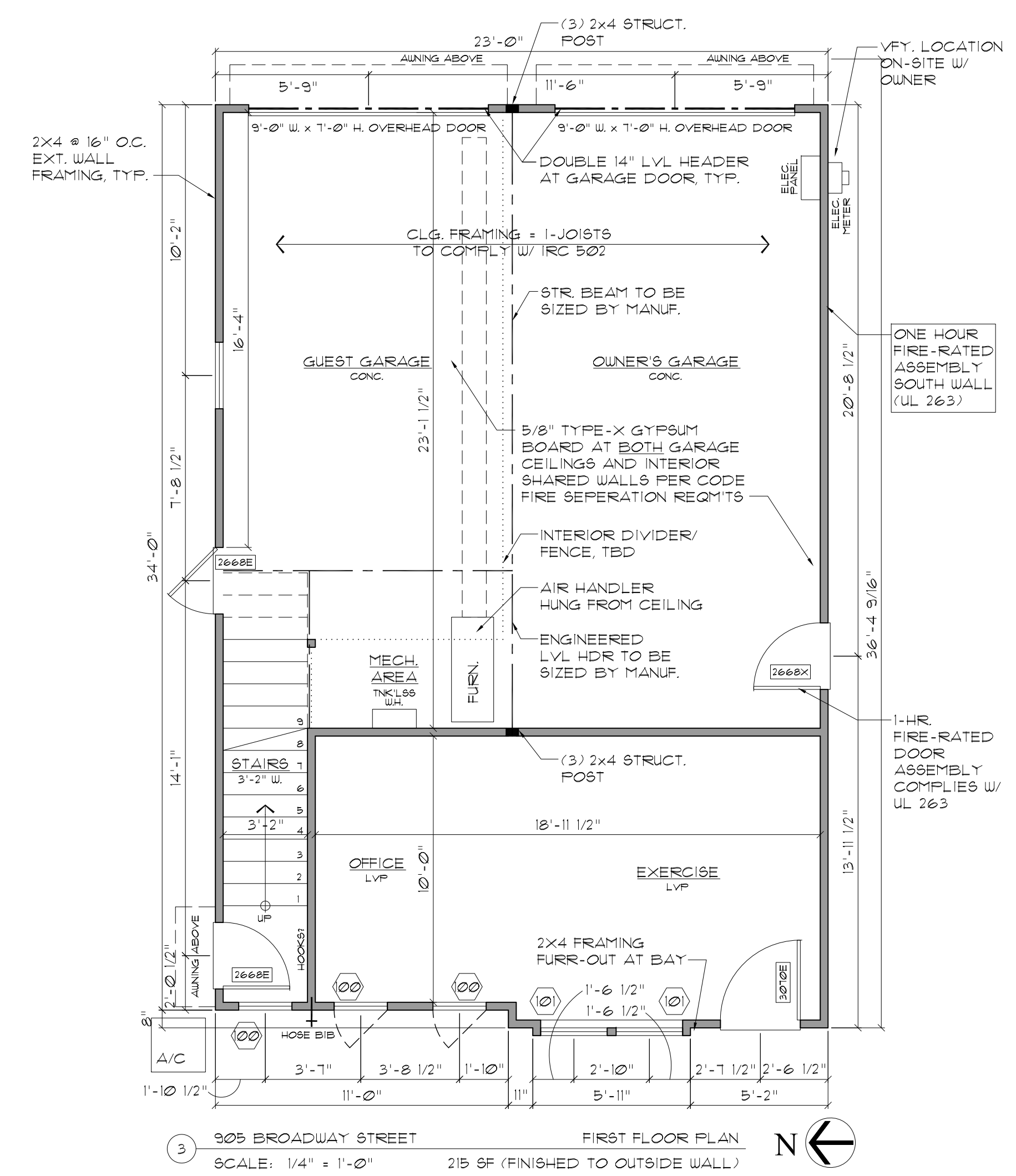
NOTES:
1. WINDOWS TO BE ANDERSEN 100 SERIES. INTERIOR AND EXTERIOR FINISH SELECTION BY OWNER.
2. TEMPERED GLASS AS REQUIRED BY CODE.
3. MUNTIN PATTERN PER ELEVATIONS. MUNTINS TO BE S.D. W/SPACER BAR B/W GLASS.
4. WINDOW SIZES ARE GENERIC FOR BID SET.
5. FIXED, AWNING, AND CASEMENT WINDOWS MARKED PER PLANS AND ELEVATIONS.

DOOR SCHEDULE						
DOOR NUMBER	SIZE	TYPE	LOCKSET	REMARKS		QTY.
2668E	2'-6" x 6'-8" x 3/4"	FIBERGLASS, PRE-HUNG	PRIVACY 4 DEADBOLT 4 JAMB ARMOR	PRE-HUNG UNIT W/ ADJ. THRES. WEATHER STRIP, JAMB SAVERS		2
2668X	2'-6" x 6'-8" x 3/4"	STEEL, PRE-HUNG, FIRE RESIST.	PRIVACY 4 DEADBOLT 4 JAMB ARMOR	PRE-HUNG UNIT W/ ADJ. THRES. WEATHER STRIP, JAMB SAVERS, 1-HR. FIRE RATED PER UL 263		1
GAR03	3'-0" x 7'-0" x 3/4"	FIBERGLASS, PRE-HUNG	PRIVACY 4 DEADBOLT 4 JAMB ARMOR	PRE-HUNG UNIT W/ ADJ. THRES. WEATHER STRIP, JAMB SAVERS, OUTSWING		1
2810G	2'-8" x 7'-0" x 3/4"	FIBERGLASS, PRE-HUNG	PRIVACY 4 DEADBOLT 4 JAMB ARMOR	PRE-HUNG FULL LITE GLASS UNIT W/ ADJ. THRES. WEATHER STRIP, JAMB SAVERS		1
3070E	3'-0" x 7'-0" x 3/4"	FIBERGLASS, PRE-HUNG	PRIVACY 4 DEADBOLT 4 JAMB ARMOR	PRE-HUNG UNIT W/ ADJ. THRES. WEATHER STRIP, JAMB SAVERS		1
2666	2'-6" x 6'-6" x 3/8"	MASONITE, PRE-HUNG	PRIV. OR P&G PER PLANS	MDF 2 PANEL SQUARE SMOOTH		1
2068	2'-0" x 6'-8" x 3/8"	MASONITE, PRE-HUNG	PRIV. OR P&G PER PLANS	MDF 2 PANEL SQUARE SMOOTH		1
2068P	2'-0" x 6'-8" x 3/8"	MASONITE, POCKET	PRIV. OR P&G PER PLANS	MDF 2 PANEL SQUARE SMOOTH		1

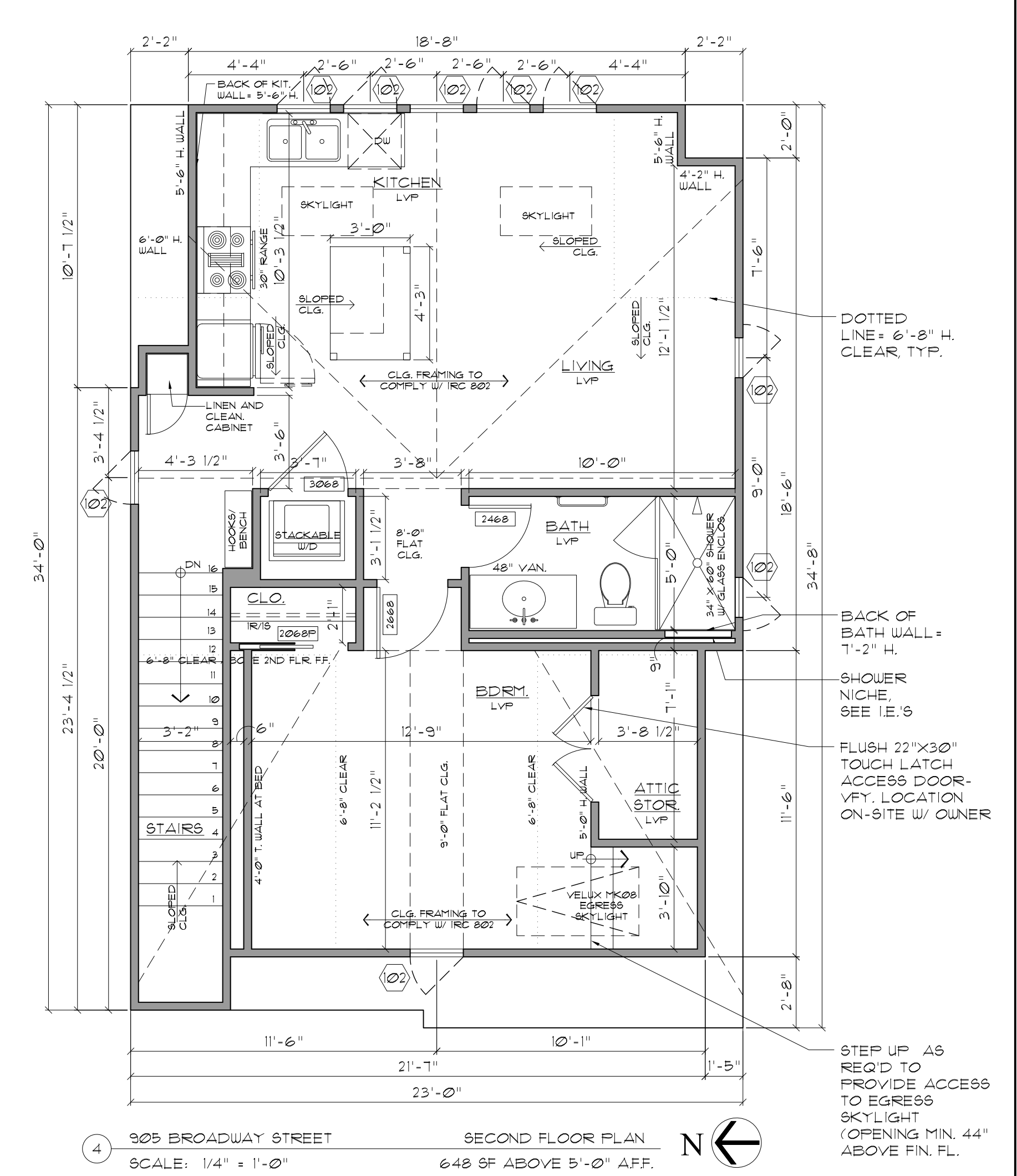
NOTES:
1. ALL DOORS TO BE SOLID CORE.
2. SECOND FLOOR DOOR HEIGHT = 6'-8" UNLESS NOTED OTHERWISE.
3. FIRST FLOOR DOOR HEIGHT = 7'-0" UNLESS NOTED OTHERWISE.
4. ALL BEDROOM AND BATHROOM LOCKSETS TO BE PRIVACY, ALL OTHERS TO BE PASSAGE. EXTERIOR DOOR LOCKSETS PER HOMEOWNER SPECIFICATIONS.

TRIM SCHEDULE		
FLOOR	CASING	BASE
FIRST (STAIR, OFFICE, EXER.)	1x4 MDF	1x6 MDF
SECOND	1x4 MDF	1x6 MDF

REFER TO INTERIOR ELEVATIONS FOR TRIM DETAILS



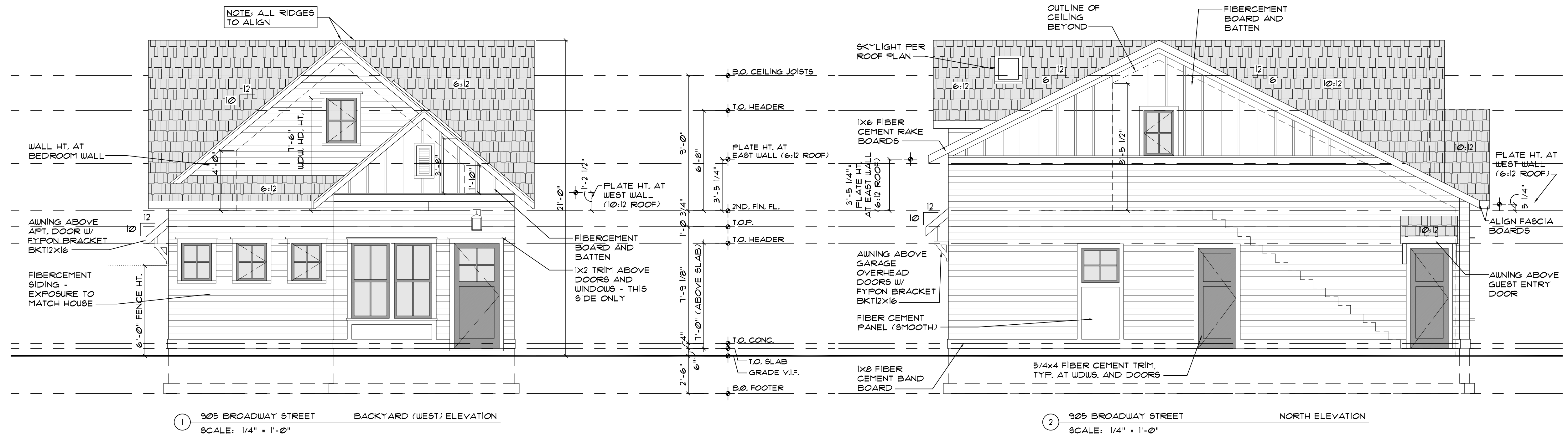
3 905 BROADWAY STREET FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



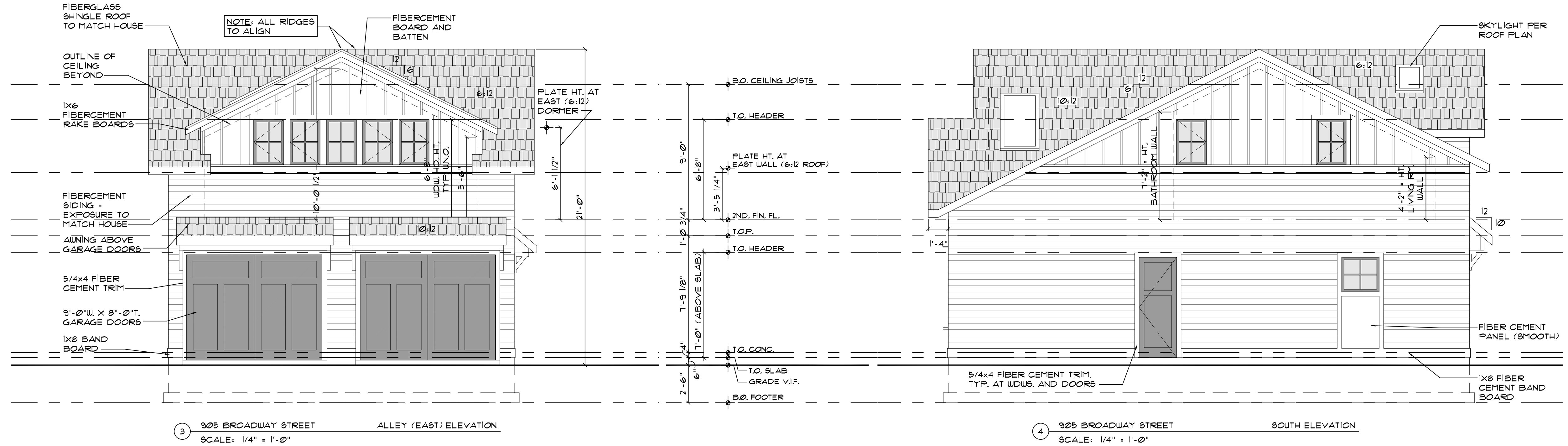
4 905 BROADWAY STREET SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

905 BROADWAY STREET
CARRIAGE HOUSE FOUNDATION, FLR. & ROOF PLANS



THAN 44" AFF.



905 BROADWAY STREET
CARRIAGE HOUSE EXTERIOR ELEVATIONS



2025-COA-020 (HMP)
2132 NORTH TALBOTT STREET

2132 N. TALBOTT STREET

INDIANAPOLIS, IN

SINGLE-FAMILY HOME

BUILDER

COMPENDIUM GROUP
961 N HIGHLAND AVE., SUITE B
INDIANAPOLIS, IN 46202

PHONE: (317) 506-6367

OWNER

DESIGN

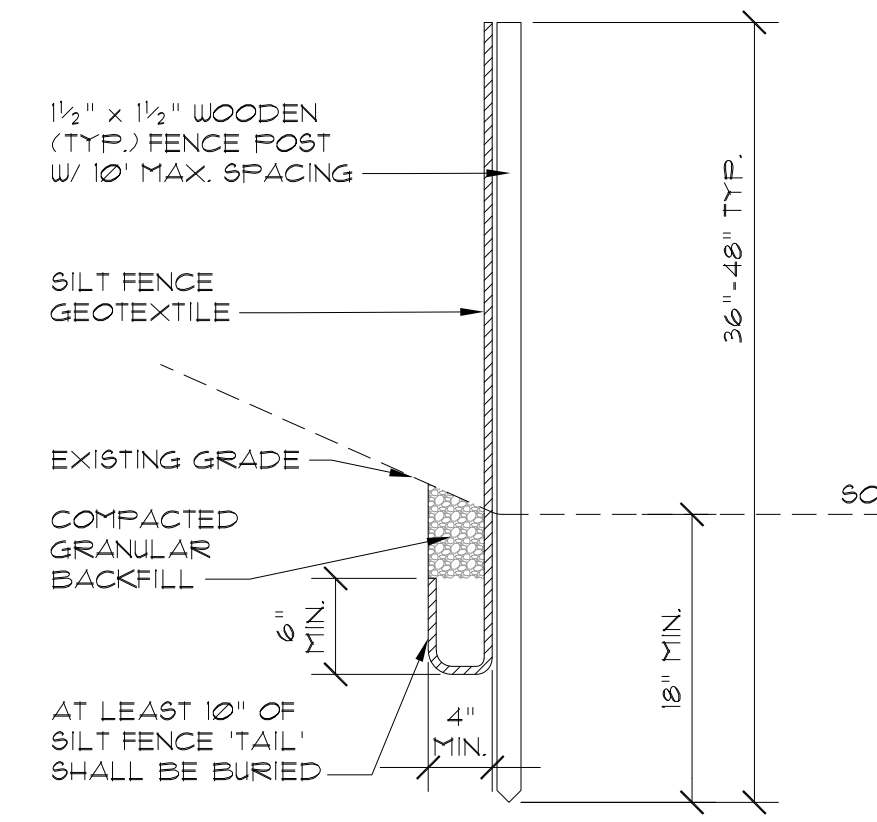
TRADE DESIGN STUDIO
5771 CENTRAL AVENUE
INDIANAPOLIS, IN 46220

PHONE: (317) 514-3352

INDEX OF DRAWINGS

ARCHITECTURAL:

- CS COVER SHEET
- A100 FOUNDATION & BASEMENT PLANS, ROOF PLAN
- A101 FIRST & SECOND FLOOR PLANS
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS



1 SILT FENCE DETAIL
SCALE: 1" = 1'-0"

CODE INFORMATION

2020 INDIANA RESIDENTIAL CODE

TABLES R301(2) CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA:

DESIGN WIND SPEED: 115

SEISMIC ZONE: B

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
BASED ON USE:

ATTICS (NON-ACCESSIBLE):	10 PSF
ATTICS (ACCESSIBLE):	20 PSF
BALCONIES (EXTERIOR) & DECKS:	40 PSF
ROOMS (OTHER THAN SLEEPING ROOMS):	40 PSF
GUARDS AND HANDRAILS:	200 PSF CONCENTRATED LOAD
SLEEPING ROOMS:	30 PSF
STAIRS:	40 PSF w/ 300 PSF CONCENTRATED LOAD

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE OPENING.

R314 SMOKE ALARMS:

REQUIRED SMOKE ALARM LOCATIONS:

- LIVING AREA
- ALL BEDROOMS OR SLEEPING AREAS
- ON THE CEILING OF THE UPPER LEVEL NEAR THE TOP OR ABOVE EACH STAIRWAY
- ON THE BASEMENT CEILING NEAR THE STAIRWAY

R315 CARBON MONOXIDE ALARMS:

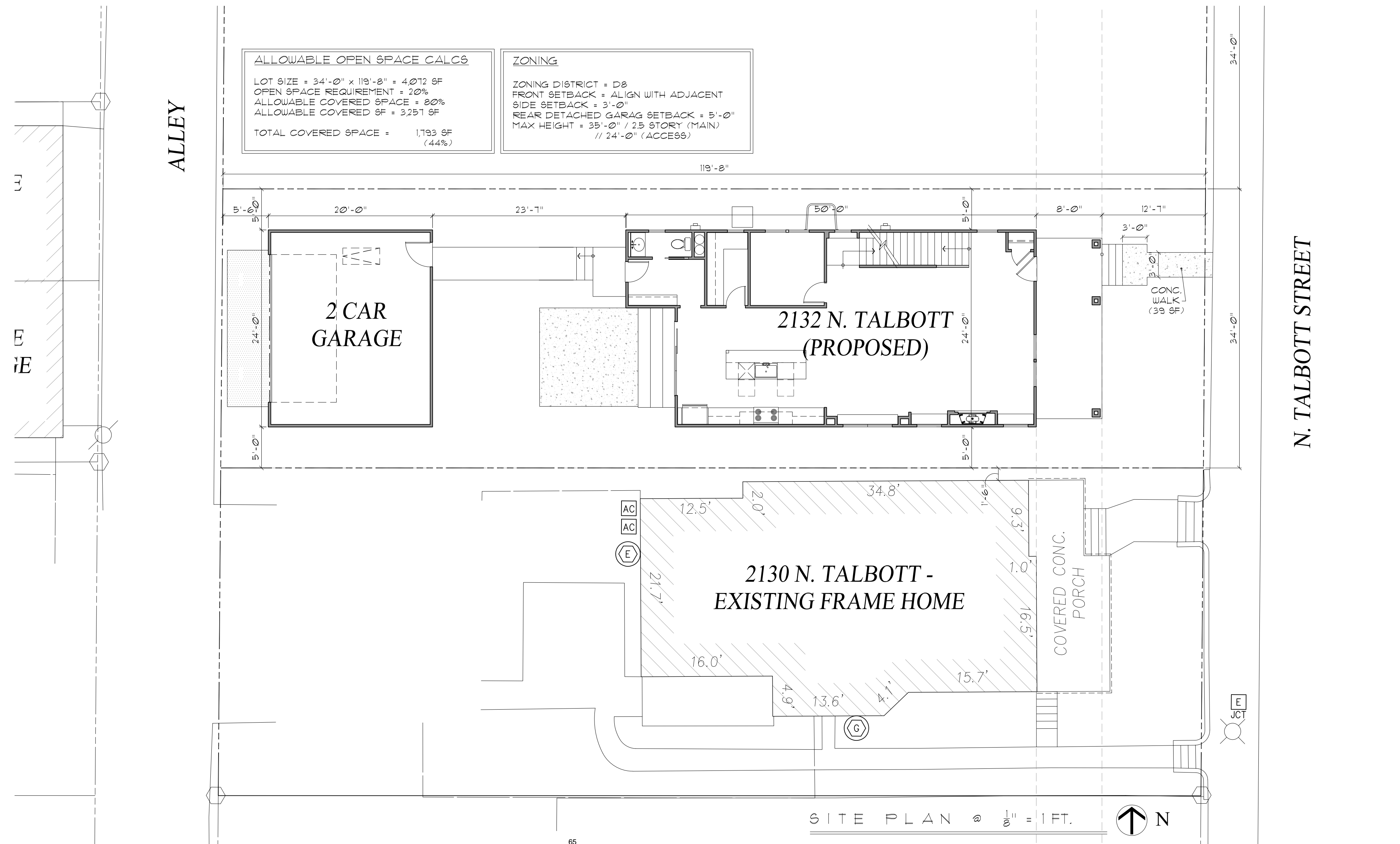
REQUIRED CARBON MONOXIDE ALARM LOCATIONS:

- OUTSIDE EACH SLEEPING AREA IN THE BEDROOM VICINITY
- AT BEDROOM WHERE THERE IS A FUEL-BURNING APPLIANCE PRESENT OR LOCATED WITHIN ADJOINING BATH

ENERGY EFFICIENCY

BUILDING ENERGY EFFICIENCY SHALL COMPLY WITH CHAPTER 11 OF THE 2020 EDITION OF THE INDIANA RESIDENTIAL CODE.

CLIMATE ZONE: 5A



DATE 1/29/2025

5771 CENTRAL AVENUE
INDIANAPOLIS, IN 46220

PHONE 317-514-3352

© TDS 2025

REVISIONS

2132 N. TALBOTT STREET

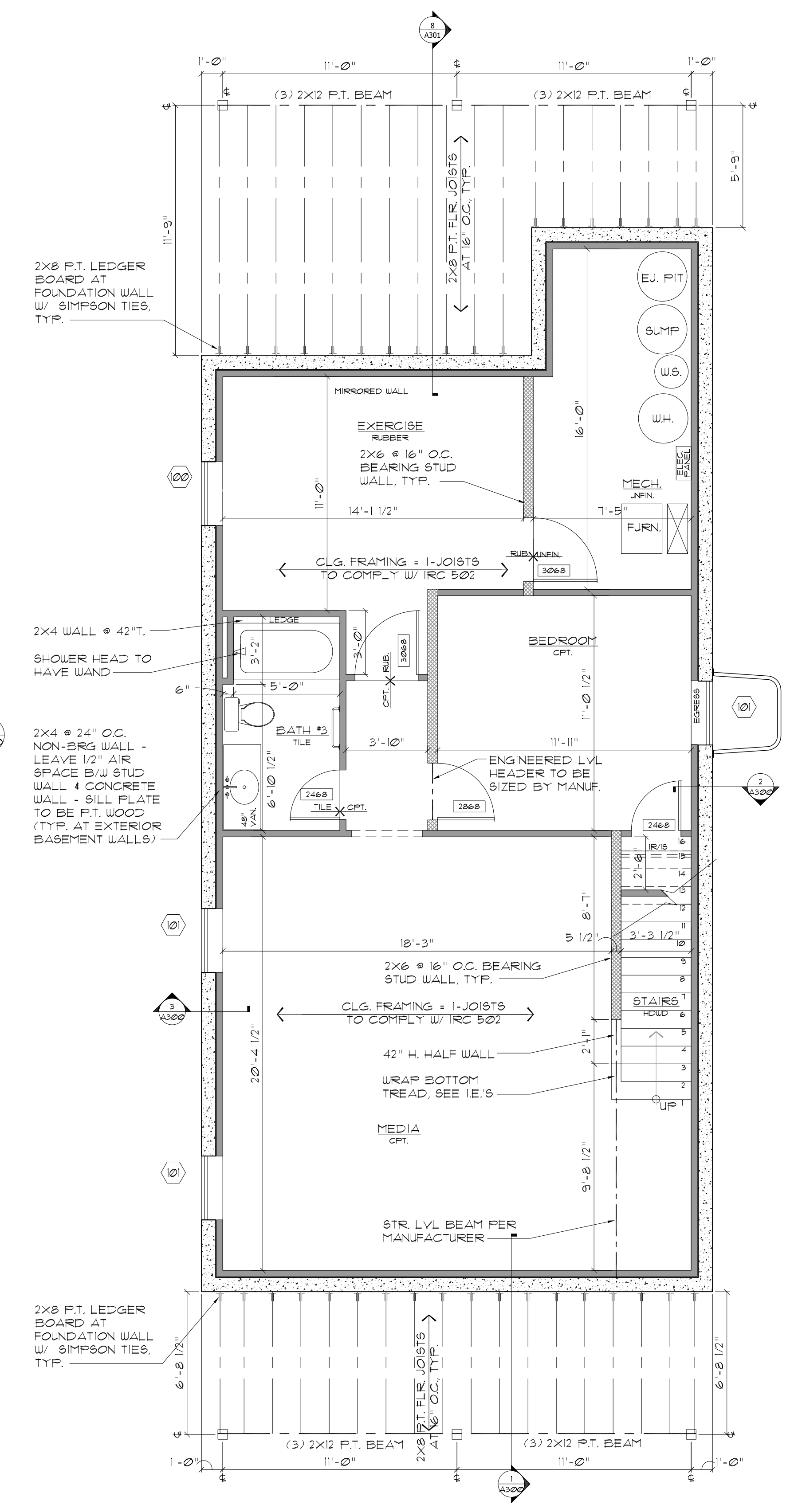
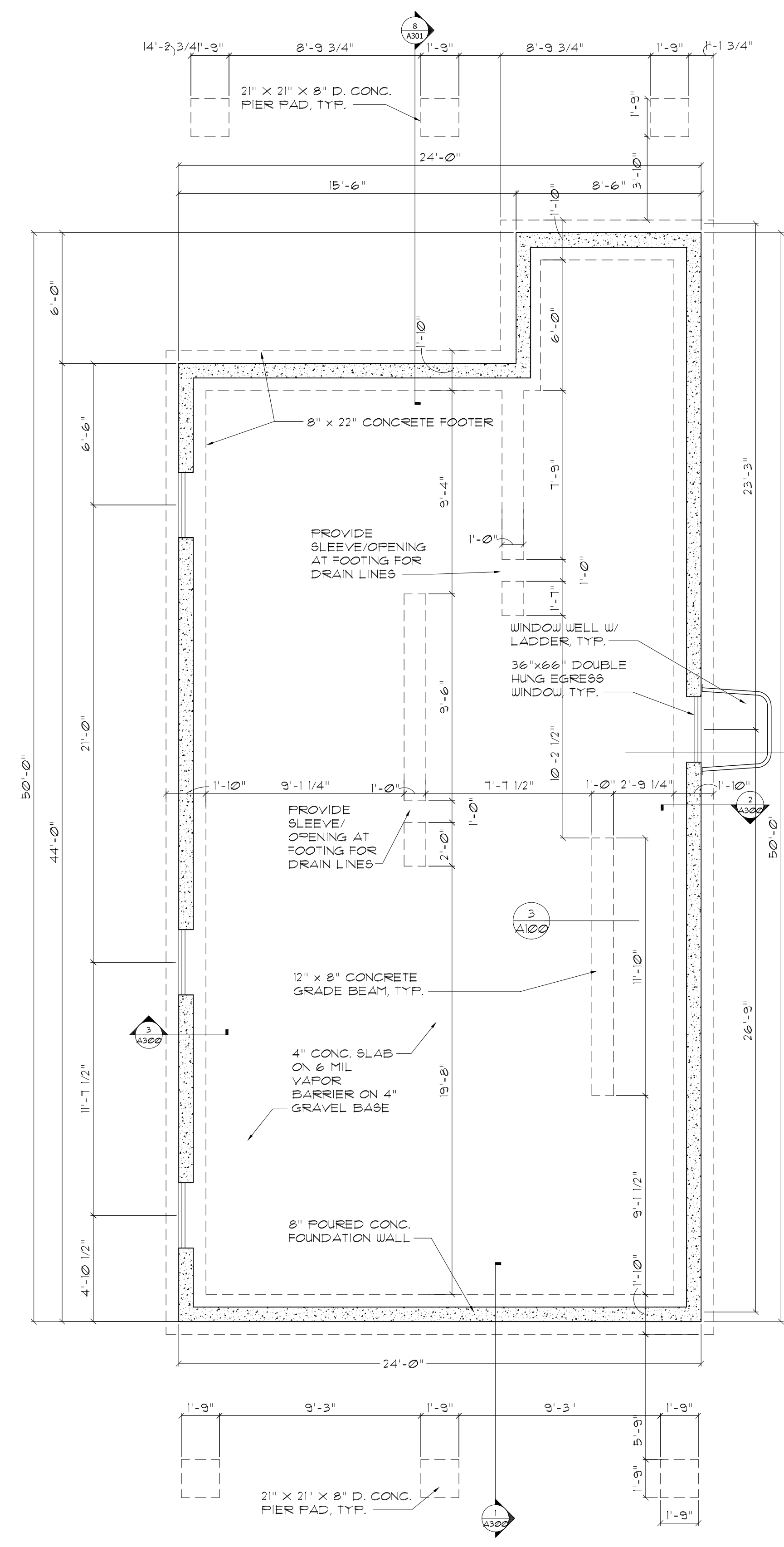
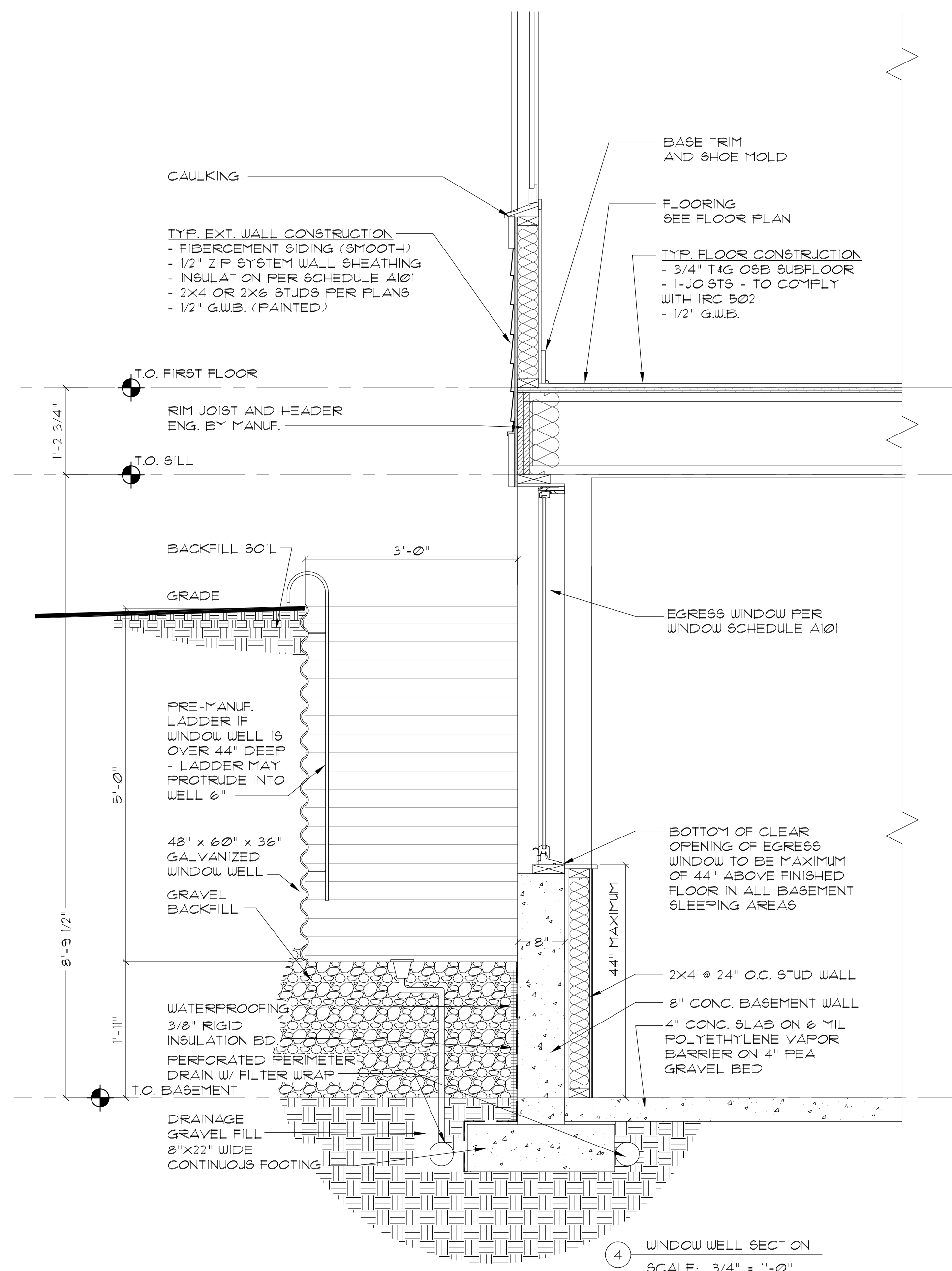
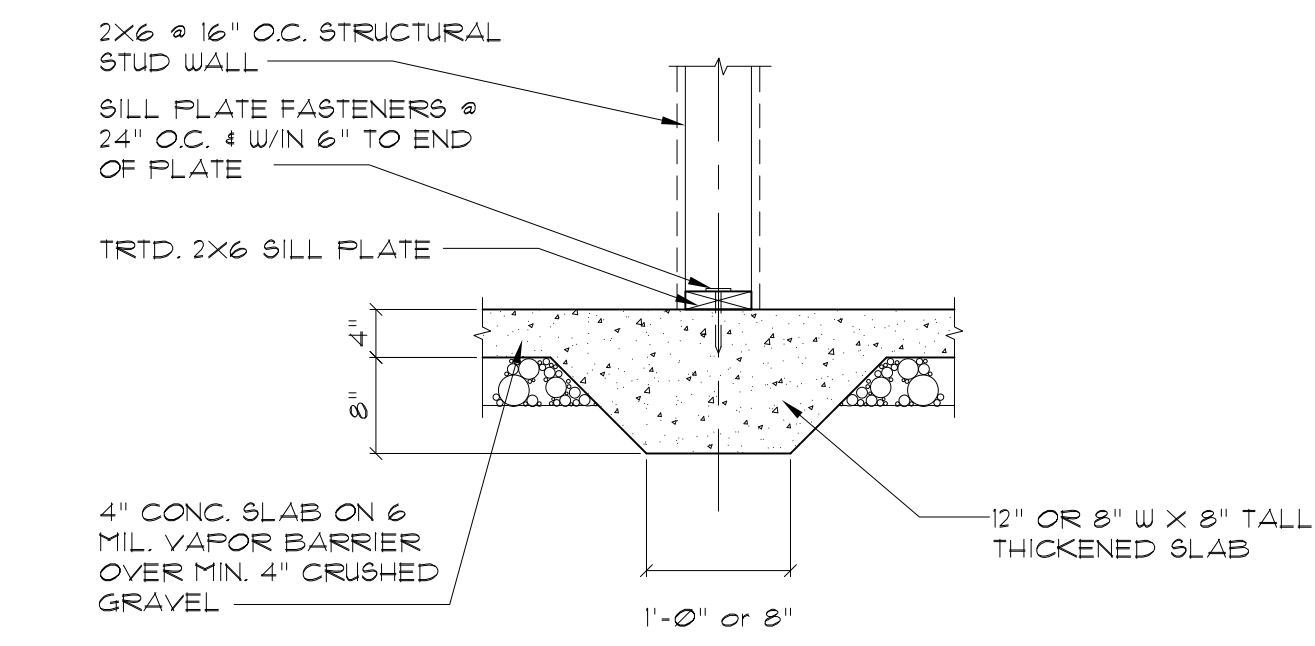
COVER SHEET

SHEET NO.

CS

FOUNDATION LEGEND	
PARTIAL HEIGHT CONCRETE	
FULL HEIGHT CONCRETE	
FOOTING/ TRENCH FOOTING	
BRICK VENEER	

KEY	
	LOAD BEARING WALL (2X6 @ 16" O.C.)
	NON-LOAD BEARING WALL

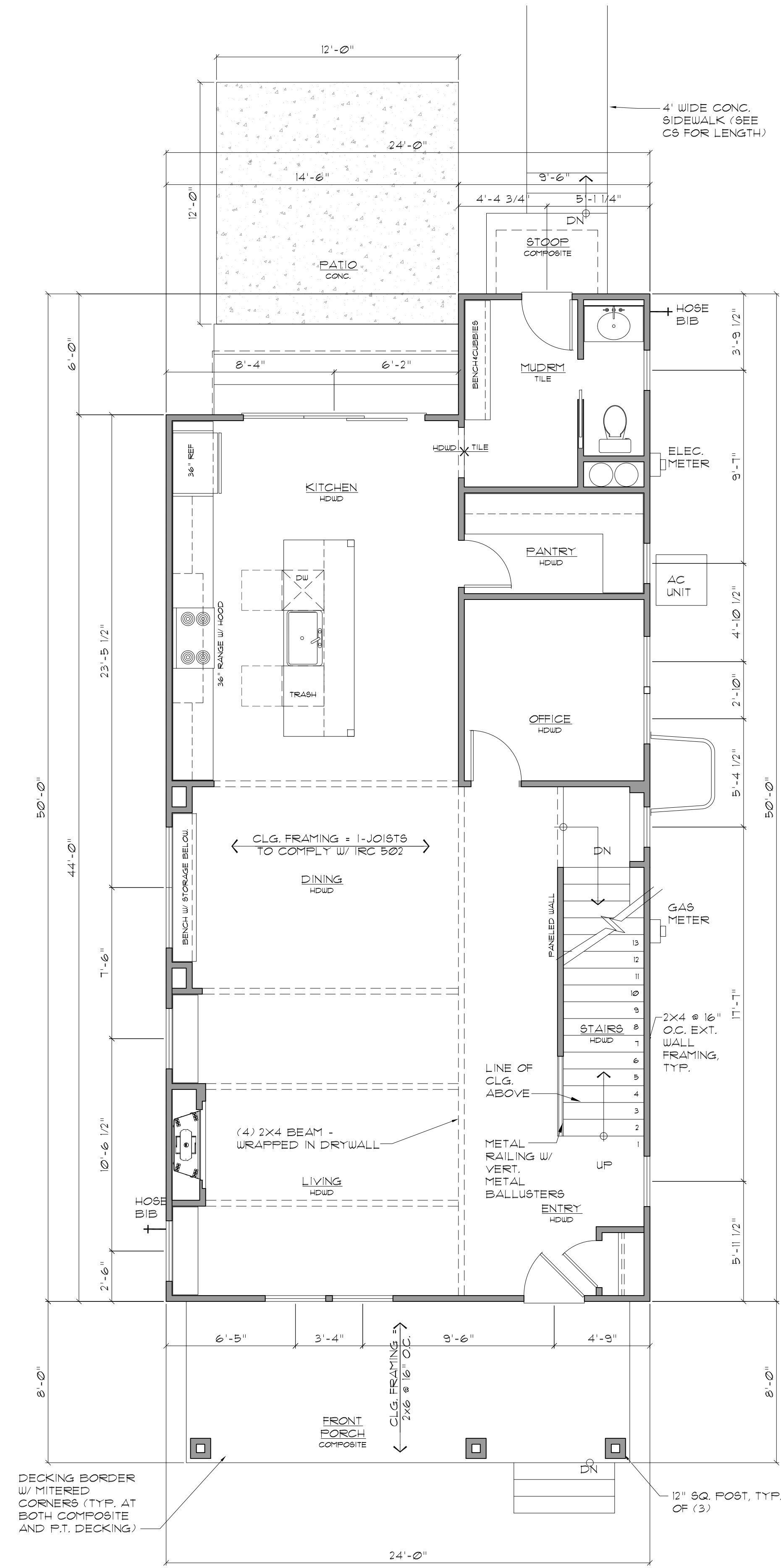


1 2132 TALBOTT STREET FOUNDATION PLAN SCALE: 1/4" = 1'-0"

2 2132 N. TALBOTT STREET BASEMENT FLOOR PLAN SCALE: 1/4" = 1'-0" SQUARE FOOTAGE: 1123 SF (MEASURED TO EXTERIOR OF WALL)

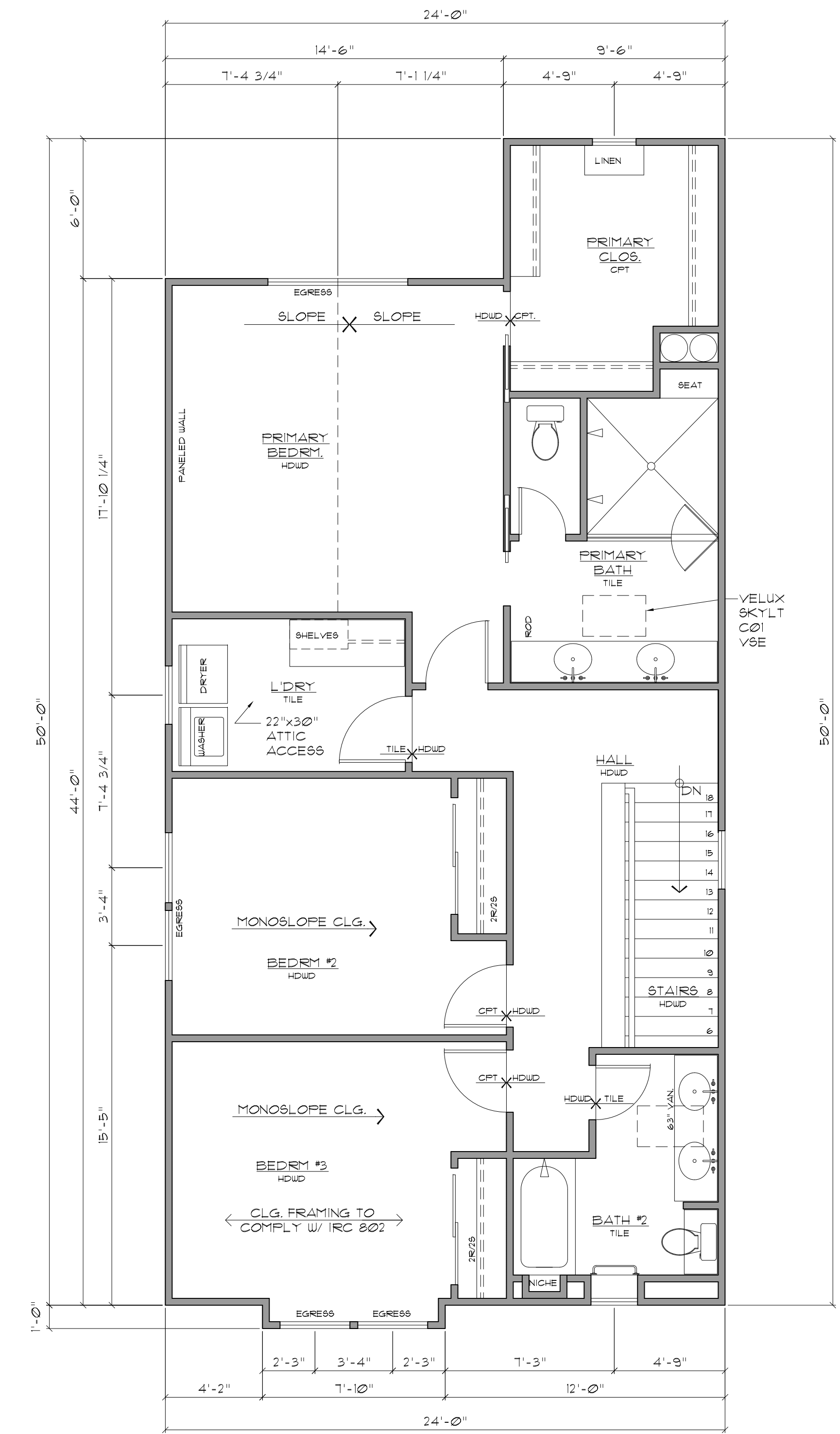
TRIM SCHEDULE			
FLOOR	CROWN	CASING	BASE
BASEMENT	N/A	1X4 MDF	1X6 MDF
FIRST	N/A	1X4 MDF	1X6 MDF
SECOND	N/A	1X4 MDF	1X6 MDF

REFER TO INTERIOR ELEVATIONS FOR TRIM DETAILS



2132 N. TALBOTT STREET
SCALE: 1/4" = 1'-0"

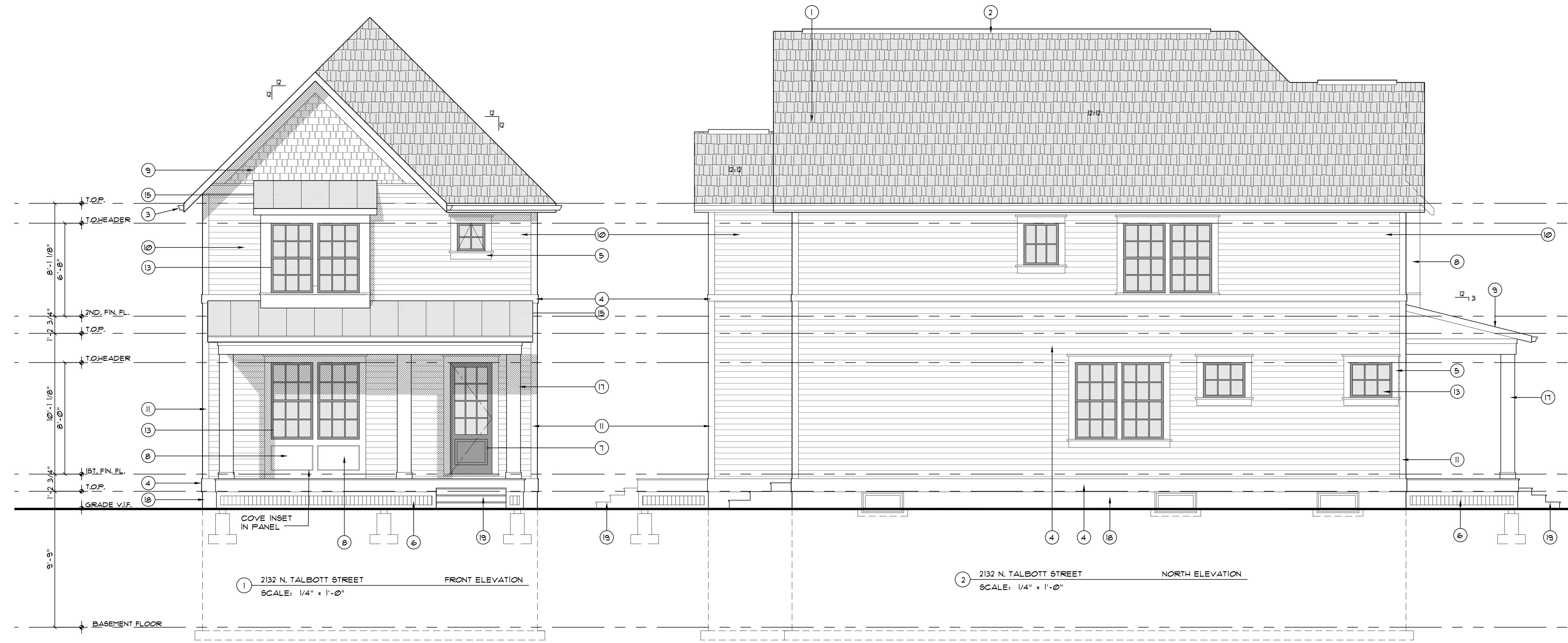
FIRST FLOOR PLAN
SQUARE FOOTAGE: 1113 SF
(MEASURED TO EXTERIOR OF WALL)



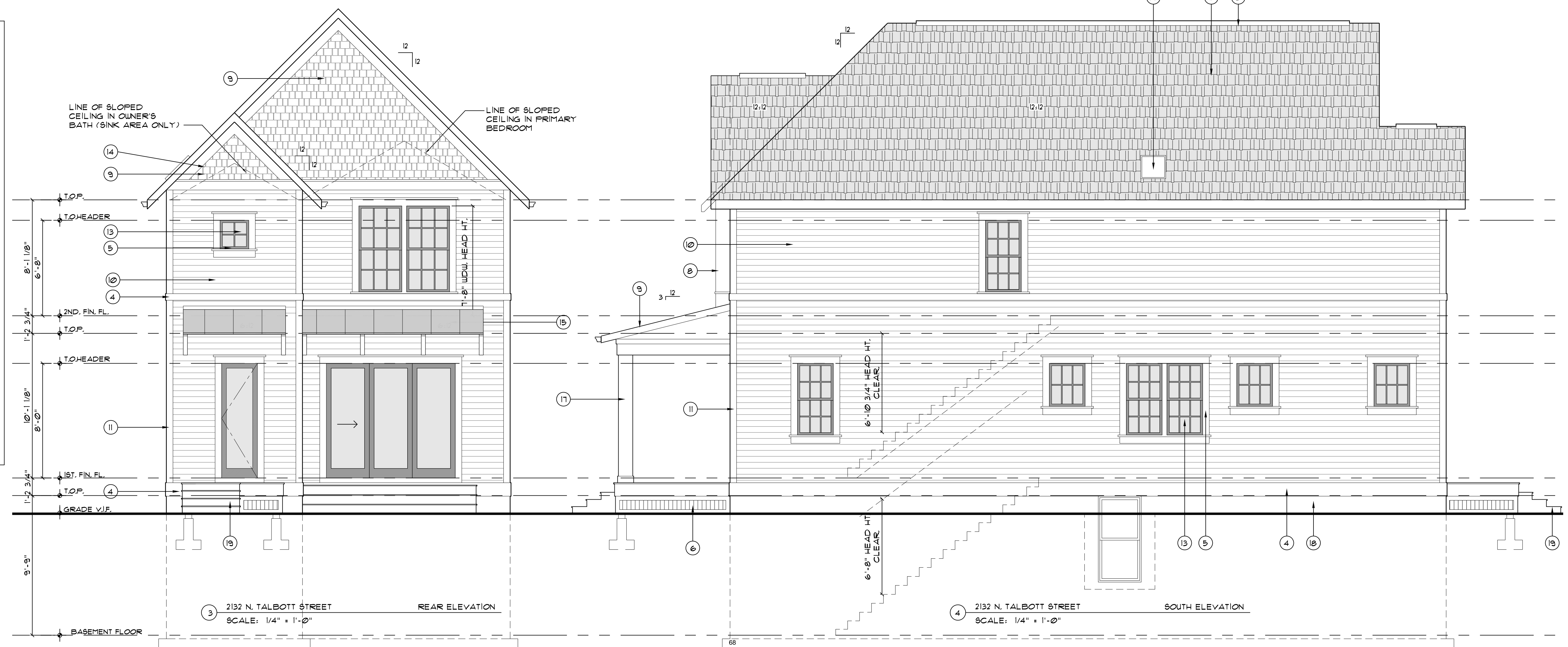
2132 N. TALBOTT STREET
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN
SQUARE FOOTAGE: 1121 SF
(MEASURED TO EXTERIOR OF WALL)

REVISIONS
ISSUED FOR CONSTRUCTION



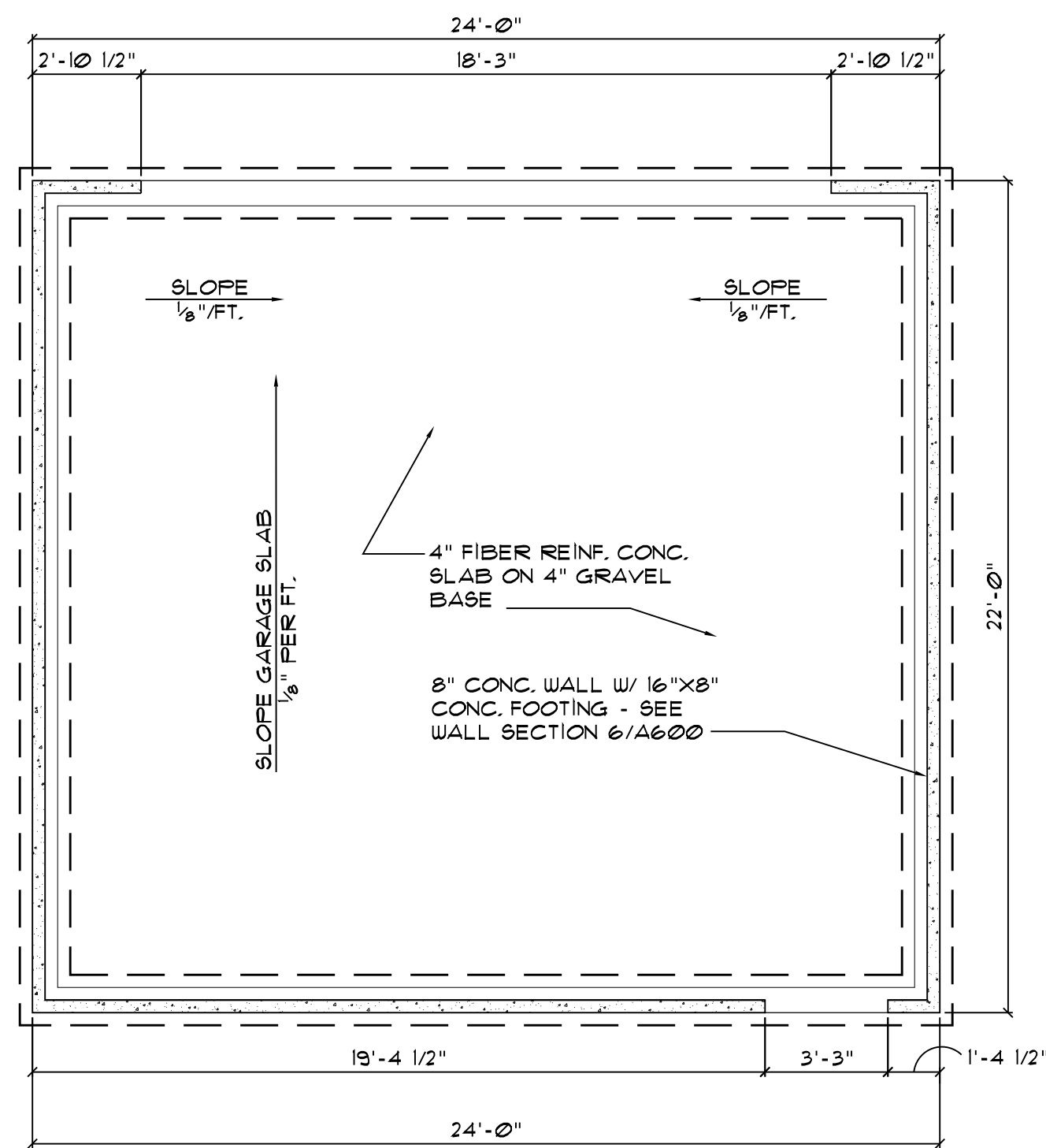
- EXTERIOR MATERIALS KEY**
- ① 3-DIMENSIONAL FIBERGLASS SHINGLE ROOF
 - ② RIDGE VENT
 - ③ ALUMINUM GUTTER
 - ④ 5/4x8 SMARTSIDE BAND BOARD (SMOOTH)
 - ⑤ 5/4x6 SMARTSIDE WINDOW TRIM (SMOOTH) W/ 2x2 CAP, 2x2 SILL AND 5/4x6 APRON
 - ⑥ PORCH SKIRTBOARD (TO GRADE) 5/4x4 SMARTSIDE FASCIA TRIM W/ 1x4 SKIRT AND 1/4" GAP BETWEEN BOARDS
 - ⑦ STAIN GRADE EXTERIOR DOOR
 - ⑧ FIBERCEMENT PANEL (SMOOTH)
 - ⑨ FIBERCEMENT SHAKES STRAIGHT-CUT (SMOOTH)
 - ⑩ FIBERCEMENT BOARD SIDING - 5" EXPOSURE (SMOOTH) - METAL CAPS @ CORNERS
 - ⑪ 5/4x6 SMARTSIDE CORNER BOARDS (SMOOTH)
 - ⑫ NOT USED
 - ⑬ ANDERSEN A100 WINDOWS
 - ⑭ VELUX SKYLIGHT C01 V8E
 - ⑮ METAL ROOF
 - ⑯ NOT USED
 - ⑰ 12" SQUARE TRIM WRAPPED COLUMNS W/ 1x6 BASE TRIM
 - ⑱ CONCRETE FOUNDATION
 - ⑲ COMPOSITE TREADS W/ PAINTED RISERS



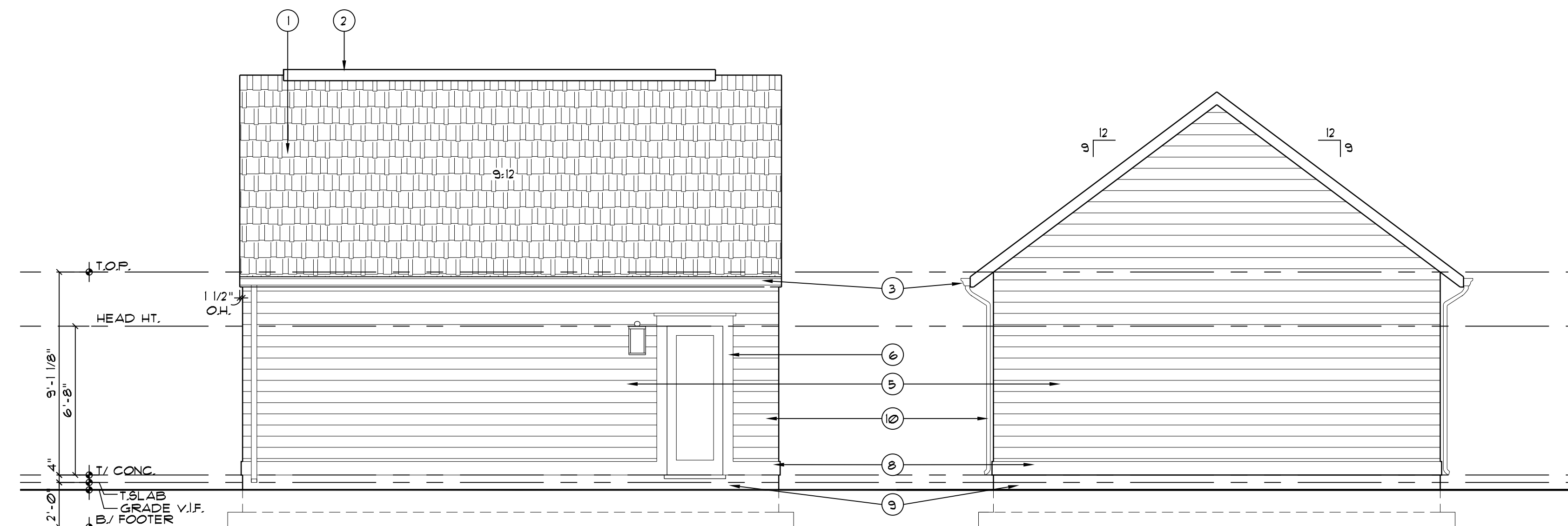
2132 N. TALBOTT STREET
EXTERIOR ELEVATIONS

EXTERIOR MATERIALS KEY

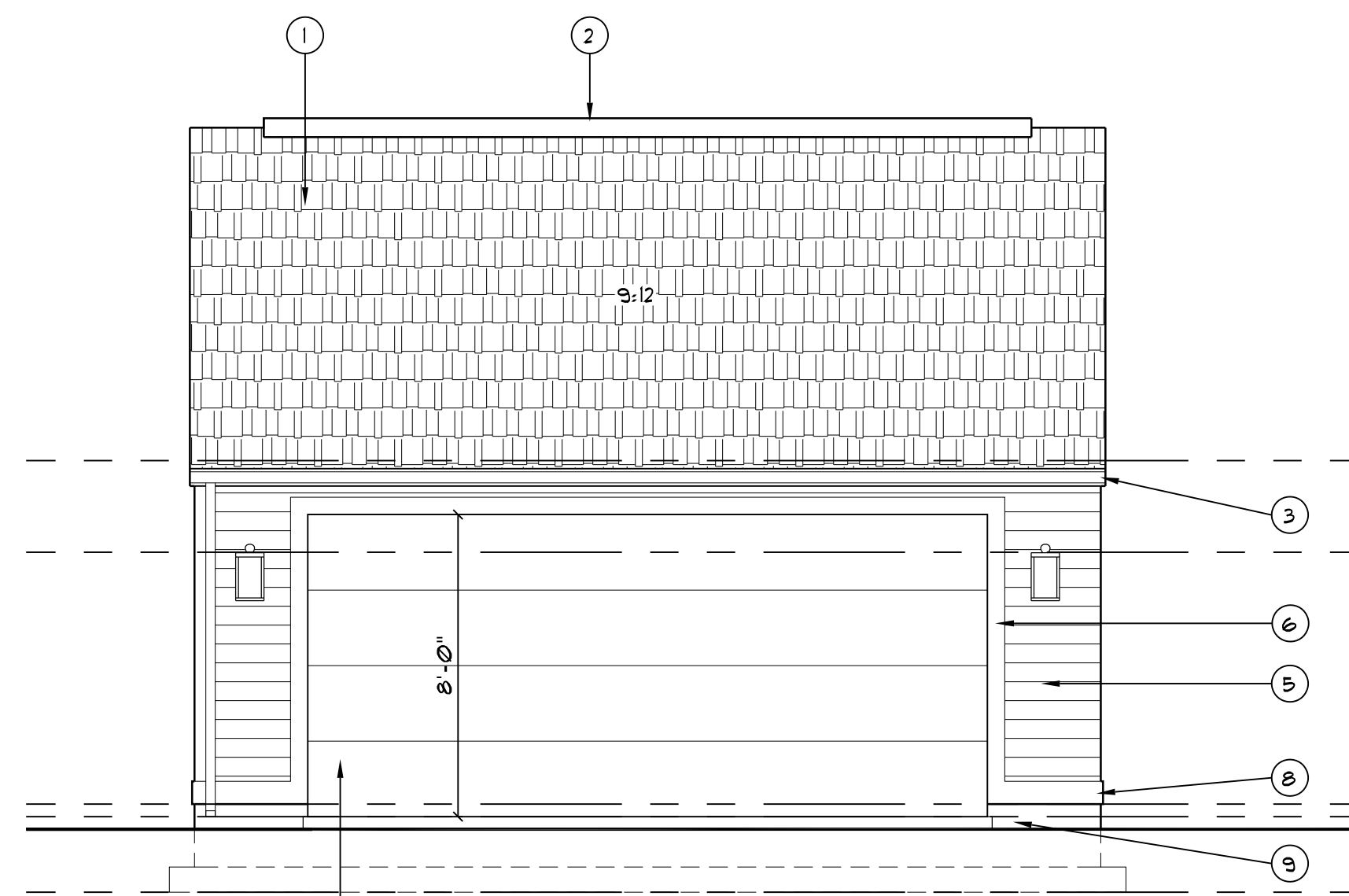
- ① 3-DIM. FIBERGLASS ROOF SHINGLES
- ② RIDGE VENT
- ③ ALUMINUM GUTTER ON 1X6 SMARTSIDE TRIM (SMOOTH)
- ④ NOT USED
- ⑤ FIBERCEMENT BOARD SIDING - EXPOSURE TO MATCH HOUSE (SMOOTH) - METAL CAPS @ CORNERS
- ⑥ 5/4x6 SMARTSIDE TRIM BD. (SMOOTH)
- ⑦ OVERHEAD GARAGE DOOR
- ⑧ 5/4x8 SMARTSIDE BAND BD. (SMOOTH)
- ⑨ CONCRETE FOUNDATION
- ⑩ DOWNSPOUTS



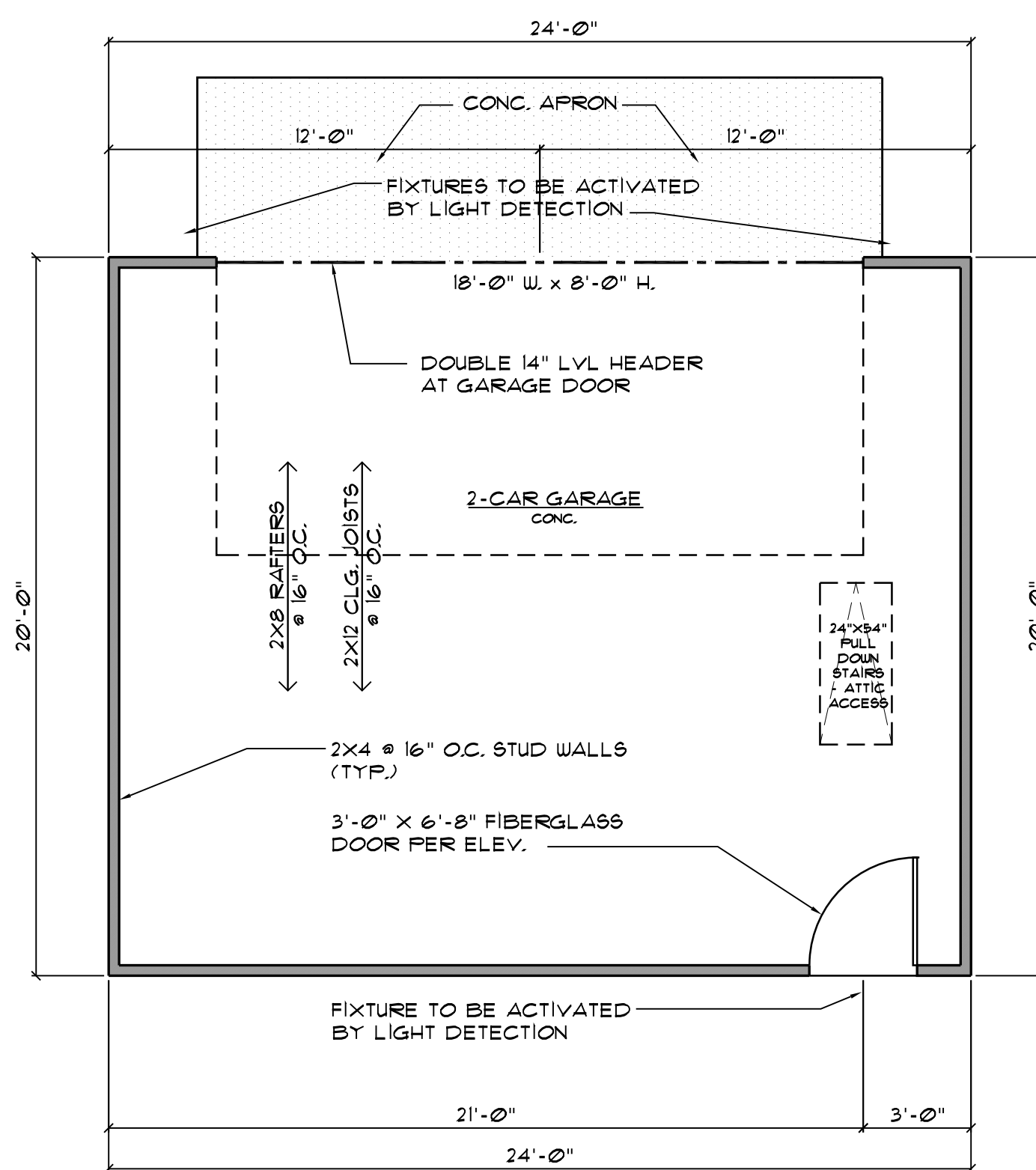
① 2-CAR GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



③ EAST ELEVATION SCALE: 1/4" = 1'-0"
④ NORTH AND SOUTH ELEVATION SCALE: 1/4" = 1'-0"



⑤ WEST ELEVATION SCALE: 1/4" = 1'-0"

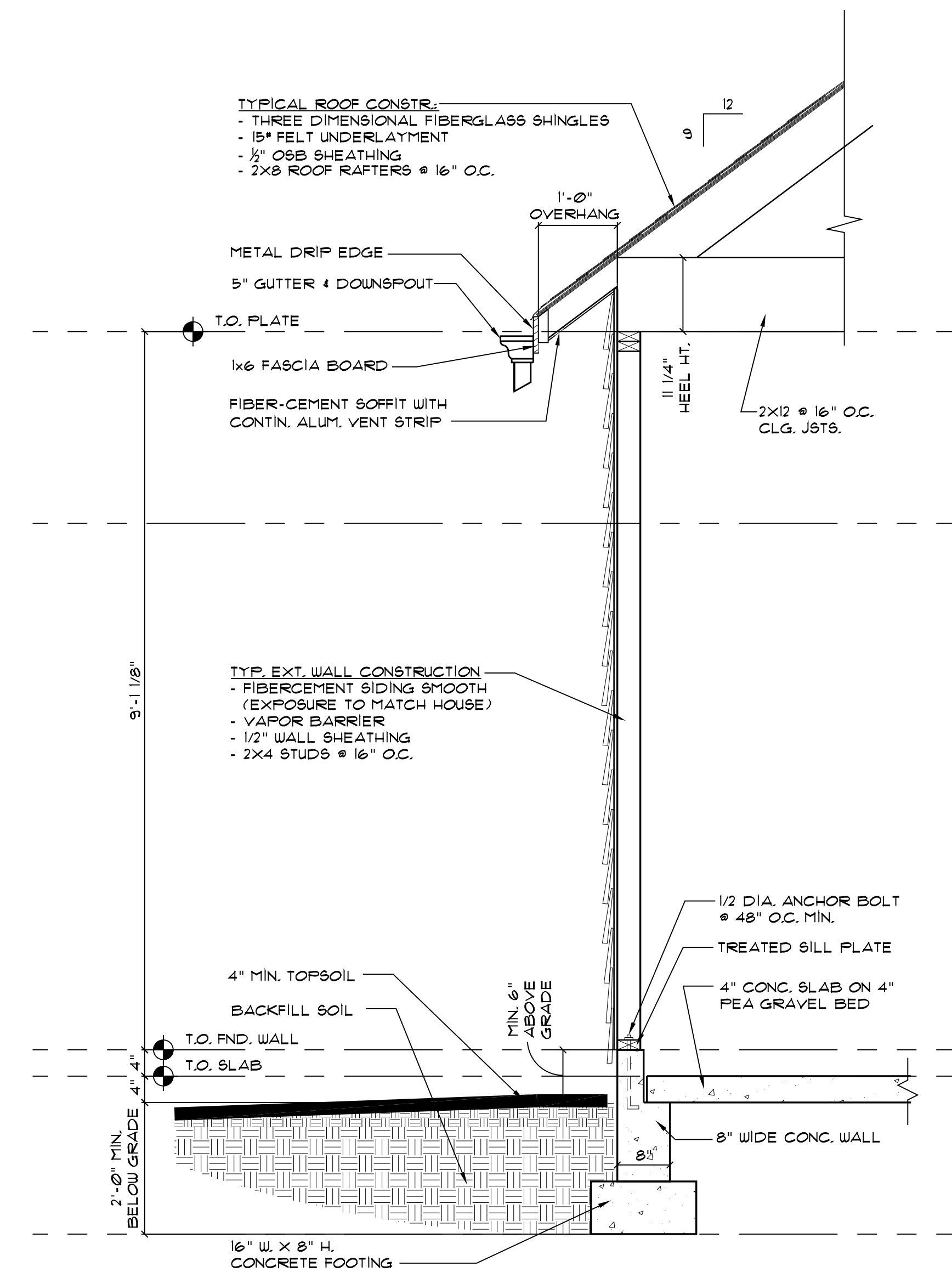


② 2-CAR GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0" 484 SQUARE FEET

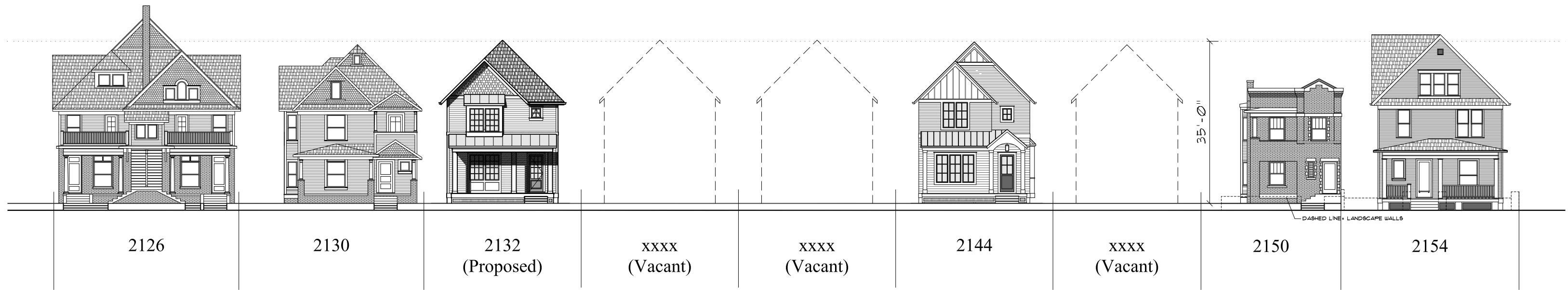
GENERAL PLAN NOTES

WHERE DISCREPANCIES EXIST BETWEEN THE STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR THE CODE, THE MOST RESTRICTIVE SHALL APPLY. ALL CONSTRUCTION SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2020 INDIANA AMENDMENTS.

1. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED. ALL EXTERIOR WALLS ARE 2X4 @ 16" O.C.
2. ALL 2X4 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 16" O.C. W/ DOUBLE TOP PLATE. ALL 2X6 BEARING WALL STUDS SHALL BE SPACED A MAXIMUM OF 24" O.C. W/ DOUBLE TOP PLATE. PROVIDE MIN. 3 STUDS @ EACH BEARING POINT. TYPICAL NON-BEARING WALL CONSTRUCTION SHALL BE 2X4 WALLS @ 16" O.C. W/ HEADER MIN. 2-2X4. PROVIDE BLOCKING @ CEILING LINE FOR PROPER DRYWALL ATTACHMENT.
3. SEAL ALL PENETRATIONS AND OPENINGS IN FLOORS AND WALLS TO MINIMIZE THE TRANSFER OF DRAFTS AND MOISTURE. SHEATHING PENETRATION SHALL BE PATCHED AND REPAIRED TO MANUF. SPECS.
4. SLOPE ALL CONC. STOOPS, PORCHES, WALKS AND GARAGE SLABS 1/8" IN 12" TO DRAIN OR AS NOTED ON PLANS.
5. ALL DESIGNS FOR MANUFACTURED FLOOR JOISTS, RAFTERS AND TRUSSES SHALL BE CERTIFIED BY THE MANUFACTURER. INSTALLATION OF SUCH ITEMS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDATIONS.
6. CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF CODES NOTED ON COVER SHEET, ALL LOCAL CODES AND AMENDMENTS, AND FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.



⑥ WALL SECTION @ GARAGE SCALE: 3/4" = 1'-0"



TALBOTT STREET STREETSCAPE

SCALE: NTS



2024-COA-406 (LS)
544 NORTH PARK AVENUE



Liberty at Lockerbie Square

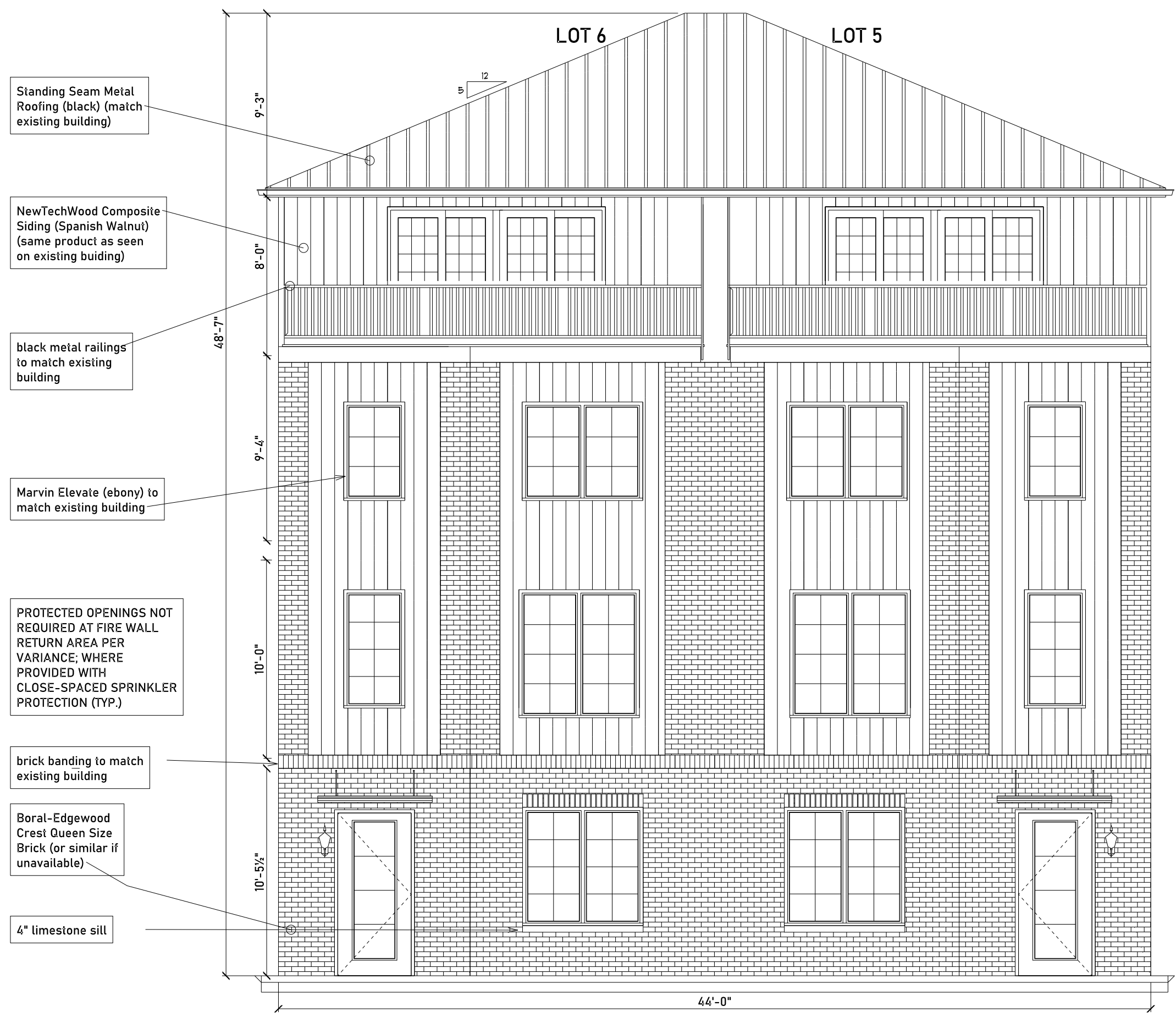
544 & 548 Park Ave
Indianapolis IN 46204

DATE:
Monday, February 10, 2025

E1

FRONT ELEVATION

EAST
SCALE: 3/16" = 1'-0"





Liberty at Lockerbie Square

544 & 548 Park Ave
Indianapolis IN 46204

DATE:

Monday, February 17, 2025

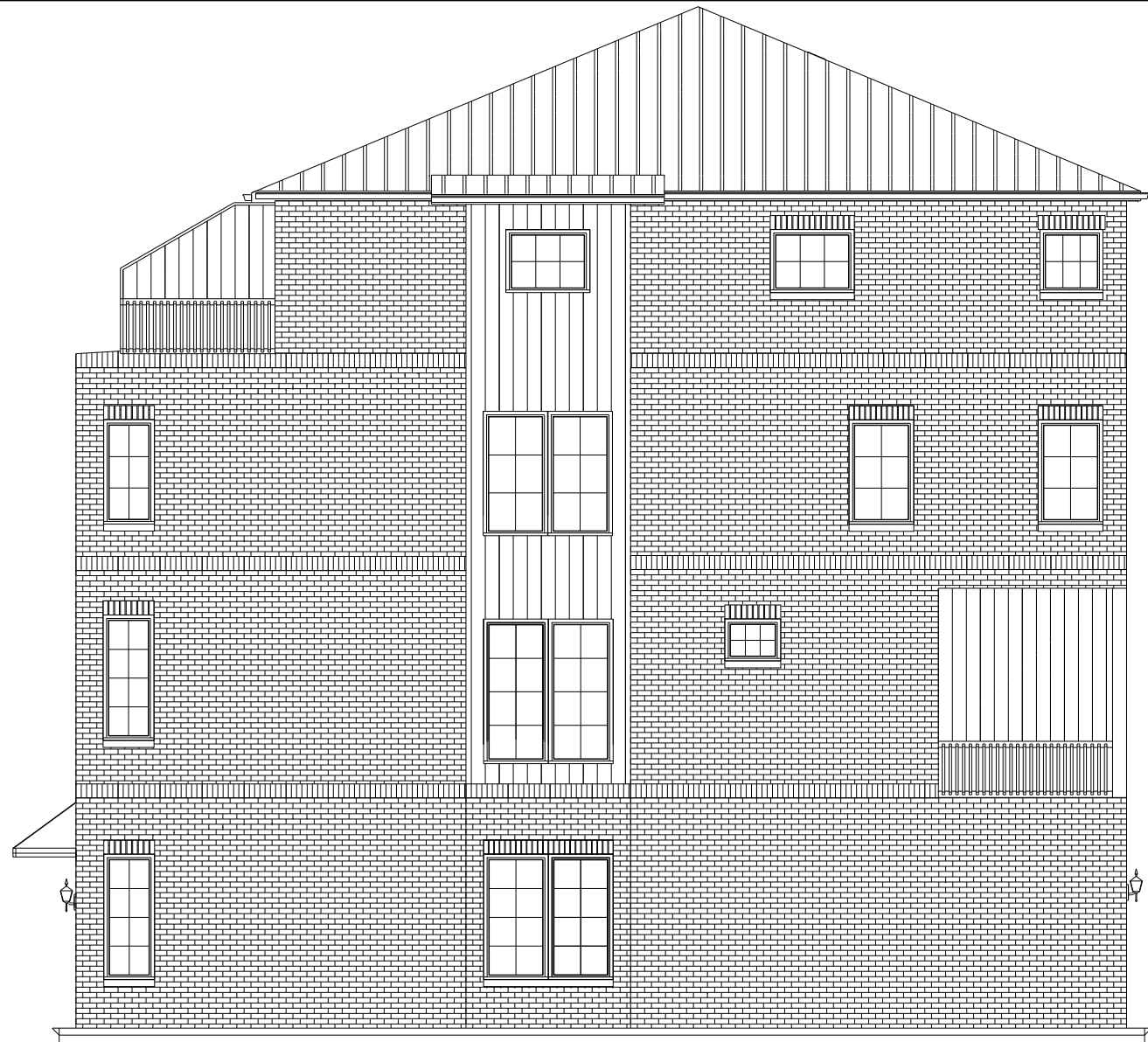
E2

REAR ELEVATION

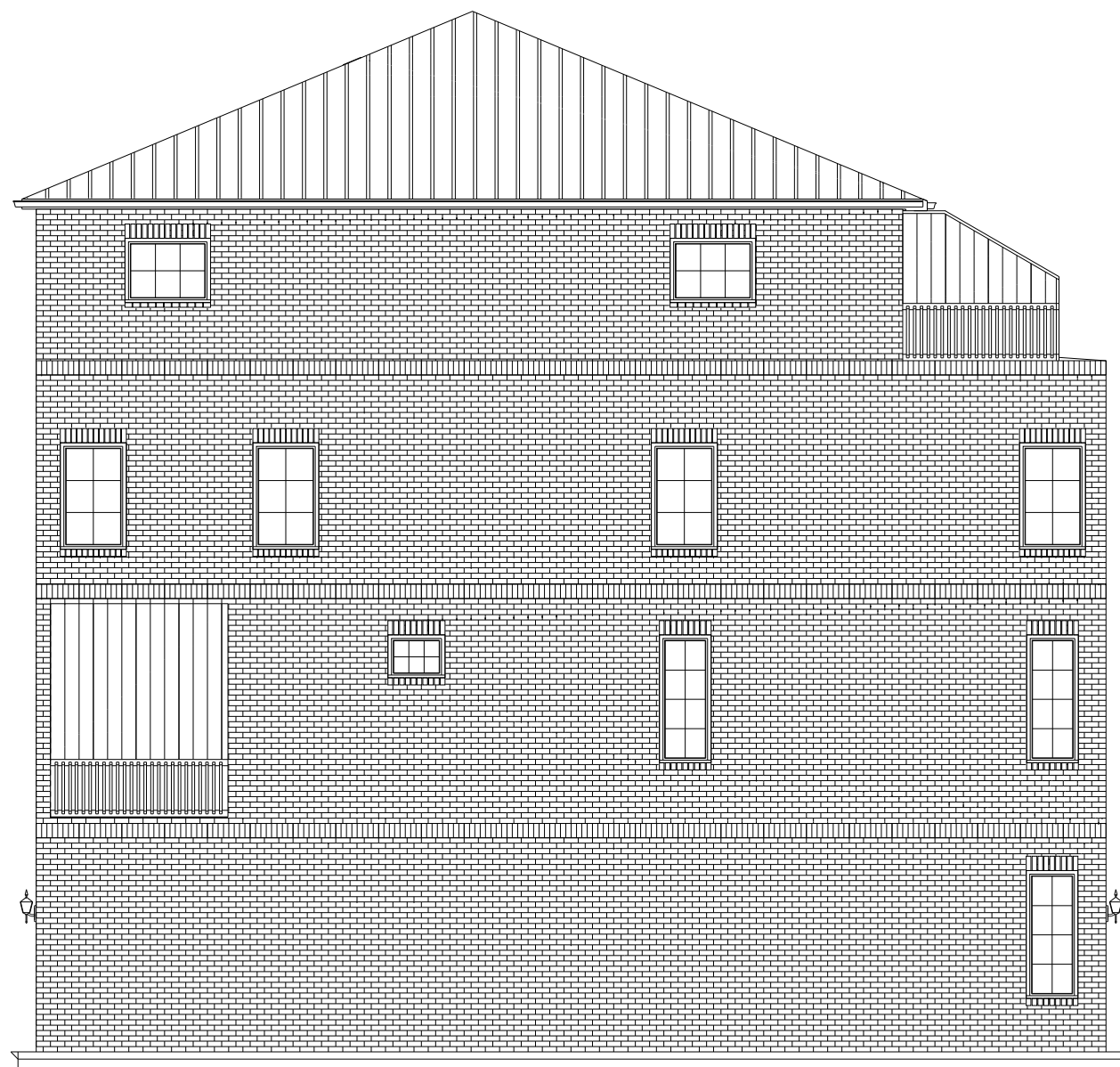


WEST

SCALE: 3/16" = 1'-0"



NORTH
SCALE: 1/8" = 1'-0"



SOUTH
SCALE: 1/8" = 1'-0"

Liberty at Lockerbie Square

544 & 548 Park Ave
Indianapolis IN 46204

DATE:

Monday, February 10, 2025

E3

SIDE ELEVATIONS





539

535

531

527

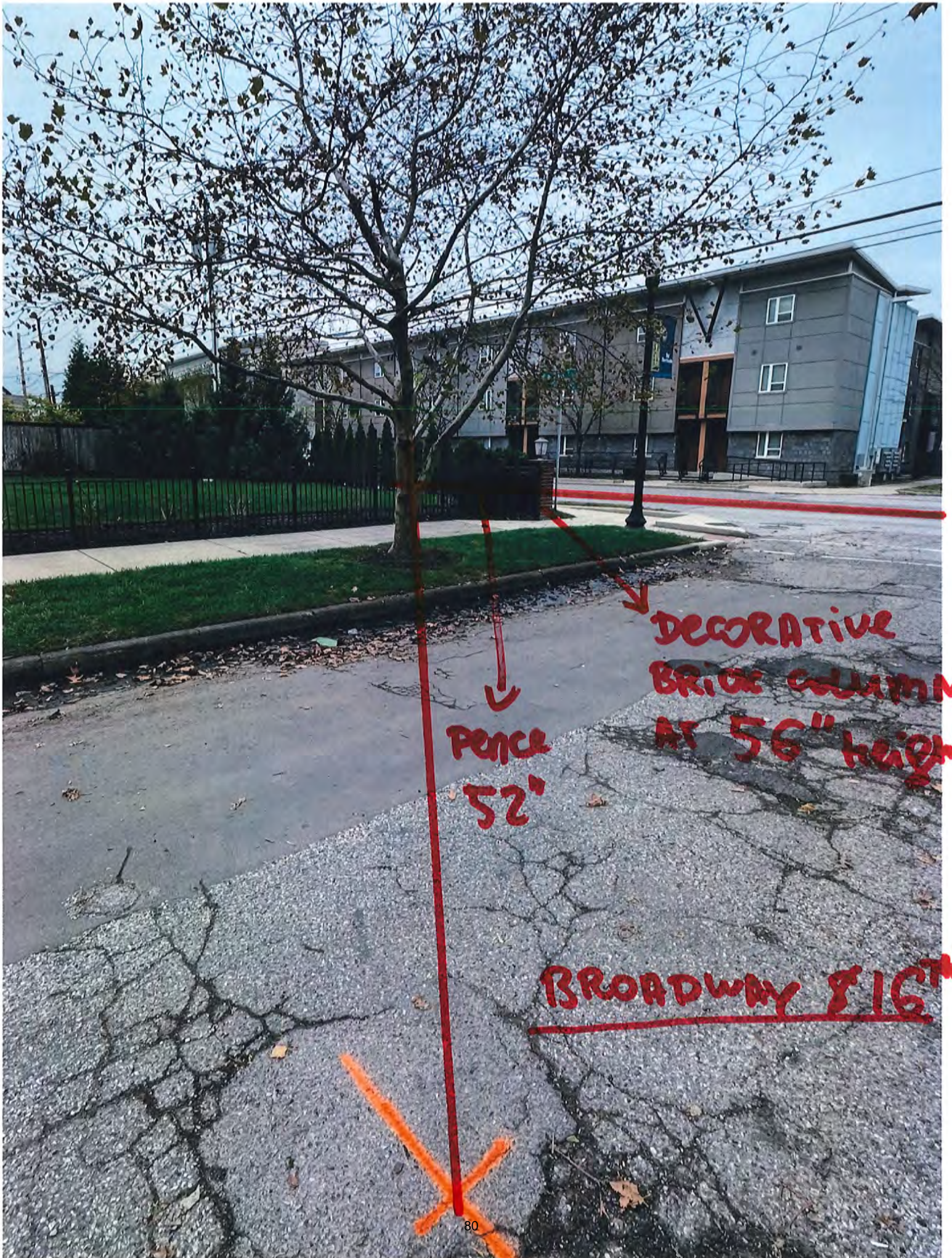


2024-COA-446 (ONS) & 2024-VHP-013
1565 NORTH PARK AVENUE

STOP LINE VIEW







FENCE
52"

DECORATIVE
BRIDGE COLUMN
AT 56" height

BROADWAY 8'6"



Broadway
1674