



## Indianapolis Historic Preservation Commission (IHPC) **HEARING AGENDA**

**Wednesday, July 2, 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**

**JUNE 4, 2025 IHPC HEARING MINUTES**

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#### **III. OLD BUSINESS – NO PUBLIC HEARING**

**2024-COA-055 (LS) & 420 NORTH EAST STREET**  
**2024-VHP-004 MISHA RABINOWITCH**  
Check-in.

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#### **IV. NEW BUSINESS – NO PUBLIC HEARING**

**NONE**

### **PUBLIC HEARING**

#### **V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS**

**2025-COA-149 (HMP) 2064 NORTH ALABAMA STREET AKA 251 & 253 EAST 21ST STREET**  
**& 2025-VHP-004 JEFFREY COWSERT**  
Construct two family house and for a VDS for construction in the clear sight triangle.

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#### **VI. EXPEDITED CASES**

**2025-COA-135 (CMB) 11605 EAST WASHINGTON STREET**  
**& 2025-VHP-003 TRAVIS HUNT**  
Retain parking lot expansion paved without approval and for a Variance of Use to allow occasional automotive sales in a C-3 zoning district and striping of parking lot.

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**2025-COA-185 (IRV) 156 SOUTH DOWNEY AVENUE**  
**AMANDA ENRIQUEZ**  
Demolish rear addition and construct new rear addition on non-contributing house.

*Page 21*  
*Submittals*  
*Page 66*

**2025-COA-195 (CMB) 120 SOUTH WAYBURN STREET**  
**& 2025-VHP-006 DARRYL COOLEY**  
Retain fencing installed without approval and for Variances of Development Standards to allow fence to be located in the required clear sight triangles, allow a fence to exceed 48" in height across the street from a residential primary entry, and for location in the right-of-way.

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**VII. APPLICATIONS TO BE HEARD (CONTINUED)**

2025-COA-083 (CH) 1306 EAST SAINT CLAIR STREET

RIVERA GROUP

Construct single-family house &amp; detached carriage house.

Page 39  
Submittals  
Page 79**VIII. APPLICATIONS TO BE HEARD (NEW)**

NONE

**IX. PRELIMINARY REVIEW**

NONE

**X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL**

2024-COA-356 (IRV) 5814 BEECHWOOD AVENUE

DARRYL GUNYON

Install railings and for work completed without approval including: replace windows and doors, install fiber cement siding, replace wood trim, enclose openings and create new openings, remove awnings, demolish greenhouse and construct new addition.

Page 45  
Submittals  
Page 90**XI. OLD BUSINESS – TO BE HEARD**

NONE

**XII. CLOSING BUSINESS**

NONE

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSIONERS**

William A. Browne, Jr., President	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027
David Baker, Vice President	Indianapolis City-County Council	February 6, 2023- December 31, 2025
Susan Williams, Secretary	Indianapolis City-County Council	February 6, 2023-December 31, 2026
Anjanette Sivlich	Indianapolis City-County Council	February 5, 2024-December 31, 2027
Annie Lear	Indianapolis City-County Council	February 5, 2024-December 31, 2027
Anson Keller	Mayor, City of Indianapolis	June 28, 2023-December 31, 2025
Disa Watson-Summers	Mayor, City of Indianapolis	January 1, 2022-December 31, 2025
Krystin Wiggs	Mayor, City of Indianapolis	July 15, 2024-December 31, 2025
Michael Bivens, AIA	Mayor, City of Indianapolis	January 1, 2024-December 31, 2027

To ensure a fair hearing, contacting any member of the Indianapolis Historic Preservation Commission regarding a pending or future proposal is strictly **PROHIBITED** by the Rules of Procedure and Indiana State statute.

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs> or [https://indianapolis.granicus.com/ViewPublisher.php?view\\_id=3](https://indianapolis.granicus.com/ViewPublisher.php?view_id=3).



## Indianapolis Historic Preservation Commission (IHPC) **HEARING AGENDA**

Wednesday, June 4, 2025, 5:30 P.M.  
2nd Floor, Public Assembly Room, City-County Building  
200 East Washington Street, Indianapolis, Indiana

### Commission

Present: Anson Keller (AK), William Brown (WB), David Baker (DB), Krystin Wiggs (KW), Micheal Bivens (MB); Annie Lear (AL)

Absent: Disa Watson (DW), Anjanette Sivilich (AS) and Susan Williams (SW)

### Staff

Present: Meg Busch (MEG), Cristopher Steinmetz (CS), Shelbi Long (SL), Morgan Marmolejo (MM), Caroline Emenaker (CE) and Grace Goedeker (GG)

Absent: Emily Jarzen (EJ)

## **BUSINESS**

**I. CALL TO ORDER 5:37**

**II. APPROVAL OF MINUTES 5:37**

APRIL 2, 2025 IHPC HEARING MINUTES

MAY 7, 2025 IHPC HEARING MINUTES

**Motion: AK**

**2<sup>nd</sup>: DB**

**Unanimous Approval**

**III. OLD BUSINESS – NO PUBLIC HEARING 5:37**

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

**ALI KHAN (Ali)**

Violation correction monthly check in.

**Ali:** We have finished everything that was supposed to be a part of Part A. Everything is done, before it was supposed to be.

**Shelbi:** Tomorrow I am going to do some comparison and if everything looks okay I will sign off on it. Part B is continued to the August hearing.

**WB:** So part A will be done and he won't have to report on that anymore?

**SL:** That is correct.

**IV. NEW BUSINESS – NO PUBLIC HEARING 5:39**

**INTRODUCTION OF IHPC ARCHITECTURAL REVIEWER – Caroline Emenaker**

**RESOLUTION 2025-R-01** – Adoption of Resolution to designate Caroline Emenaker a Hearing Officer

**Motion: MB**  
**2<sup>nd</sup>: KW**  
**Unanimous Approval**

**WB:** Introduces Commission and Staff; Reads rules of procedure.

#### **PUBLIC HEARING**

#### **V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS 5: 41**

**2025-COA-149 (HMP) & 2025-VHP-004**      **2064 NORTH ALABAMA STREET AKA 251 & 253 EAST 21ST STREET**  
**JEFFREY COWSERT**

Construct two family house and for a VDS for construction in the clear sight triangle.  
Continue to July 2<sup>nd</sup> hearing.

**Motion: KW**

**2<sup>nd</sup>: AK**

**Motion passes unanimously to continue to July 2<sup>nd</sup>.**

#### **VI. EXPEDITED CASES 5:45**

**Meg:** Request to Move 2025-COA-111 to the end of the agenda as Commissioner Keller will need to recuse himself and there will be a lack of a quorum; Reads all other expedited cases.

**WB:** Announces the Arrival of Annie Lear for Quorum

**Meg:** Reads 2025-COA-111 into record.

**2025-COA-083 (CH)**      **1306 EAST SAINT CLAIR STREET**  
**RIVERA GROUP**

Construct single-family house & detached carriage house.

**Heather Sullivan (HS):** I am formerly the chair of the conservation committee, so my replacement chair is also here. We received an email on April 7<sup>th</sup> and my last attempt to contact her was May 6<sup>th</sup>, the night of our committee meeting. Our meetings are always on a Tuesday in case there is something for the commission. We have a policy that we do not review unless a representative is present. We were emailed a set of plans but due to a lack of review we were asked to not support the project.

**Meg:** By the nature of expedited case there is no remonstrance. If the applicant is here we can pull it and hear it. If not, it should be continued to July 2<sup>nd</sup>.

**Applicant Not Present**

**WB:** Calls for Motion to Continue to July 2<sup>nd</sup>.

**Motion: AK**

**2<sup>nd</sup>: KW**

**Motion passes unanimously.**

**2025-COA-111 (MCD)**      **WEST MARKET STREET**  
**AK Recused**      **BILL KINCIUS, DPW**

Street and sidewalk improvements on Market Street, between Illinois Street and Capitol Avenue.

**2025-COA-132 (CAMA)**      **604 EAST NORTH STREET**

**RIVERA GROUP**

Construct front addition on existing patio.

**2025-COA-134 (HMP)**

**1802 NORTH ALABAMA STREET**

**MELISSA IANNUCCI**

Construct single-family house and detached garage.

**2025-COA-137 (FS)**

**RIGHT-OF-WAY SEGMENTS OF SHELBY STREET, VIRGINIA AVENUE, PROSPECT STREET, WOODLAWN AVENUE, SANDERS STREET AND MORRIS STREET**

**GAVIN MERRIMAN FOR THE DEPARTMENT OF PUBLIC WORKS**

Curb line, sidewalk and bike lane alterations, construct and improved ADA ramps, installation of rain gardens, and utility pole relocations.

**Motion: DB**

**2<sup>nd</sup>: KW**

**Unanimous Approval to approve the above five expedited cases.**

## VII. APPLICATIONS TO BE HEARD (CONTINUED)

NONE

## VIII. APPLICATIONS TO BE HEARD (NEW)

5:50

**2025-COA-151 (HMP)**

**1827 NORTH PENNSYLVANIA STREET**

**2025-VHP-005**

**JASON WOLFE (JW)**

Construct carriage house and for Variances of Use to allow for the construction of a secondary dwelling unit without a primary structure and a secondary dwelling unit without the owner occupying the lot as their primary residence.

**JW:** This project we are proposing the construction of a carriage house on a currently vacant lot. The current property is very tight so there is no opportunity to develop on the primary site. It is a standard 3-car garage with a carriage house above it. It is a space for extra entertaining. The structure is located in a typical location for a garage. This will also provide one of the owner's brother a place to live as he is a dependent adult. We know it is a little unusual but that is the reason behind that. They initially wanted it to be the same design as their house but changed to a transitional design as it could impact the design of a future house on the site. At the moment the roof is a standing seam metal. We engaged with staff early on. Staff felt comfortable with the garage house without a house, but staff kept saying they were wanting more of a transitional design. It is leaning contemporary but is transitional in nature. We did get an email on May 5<sup>th</sup> with more comments. We felt like the design was already transitional and it would be easy to make more traditional later if someone wanted to. We felt it was flexible and also what the clients wanted. Staff mentioned the balcony being more open, which we understand but as it is designed, provides privacy for the user. They also mentioned no supports under the balcony and we did not understand the goal behind the comment. Staff mentioned adding more windows. We added some, but the others they suggested did not seem to fit with the design. They also mentioned switching to an asphalt roof. In addition they recommended fencing and landscaping which is the future intention for the client. We got the staff report and we are surprise because it was more specific with things that were not mentioned to us. The recommendations in the report suggest it pigeonholes the design of the house to be more traditional. We met with the neighborhood, and they provided a letter of support for the

design. I mentioned, we are flexible. We are fine changing the pattern of the siding, switching to asphalt shingles, and adding additional windows. We are hopeful that we could get an approval. I will turn it over to Samantha, one of the owners.

**Samantha:** We have lived in the neighborhood for over a decade. Our hope is to move our proposal forward. It serves a very important purpose. My brother is a 57-year-old adult dependent who will be moving in with us. This home is being purpose built to include his favorite things. There are several intentional design details to suit his needs, such as the closed in and post supported balcony. We have been in contact with staff and the neighborhood. We understand this is a historic area with a mix of housing types and styles. This is why we feel the transitional style is appropriate for our project.

**MM:** I adopted this case from Emily. The initial communication was through her. As a staff we feel it should be more transitional in an attempt to not pigeonhole design. We are recommending the following changes for consideration, the detailing should lean transitional including the four-inch exposure siding, thicker trims on the window and door. Choosing double hung over casements, trim headers and window sills, opening the balcony, using brackets for the balcony, exterior light fixtures being a more lantern style and more openings on the first floor as it seems a little boxy and using an asphalt roof over the metal, and I can answer any questions.

**DB:** I am anxious to hear what my other commissioners say, because I do not have a problem with it. It seems like a blank palate. Two questions: You have a footprint of future house. Is it their intent to build a house?

**JW:** It is not. It is there to show that the potential is there.

**DB:** So it is not their intent to build a house. The porch enclosure, I am not sure I exactly understand it. Are those aluminum panels?

**JW:** Yes, the intent would be to paint the aluminum on the balcony to match the panels and have a metal cap.

**DB:** I think you could still have privacy and a little bit of separation.

**JW:** The intent is it is built more as a wall than a railing. We could consider doing more of a railing but that was not the intent.

**DB:** There are pros and cons. It will be visible for a very long time. In a sense, if it was an open one you would see a lot of clutter up there.

**MB:** I echo David's sentiment, but it does seem to have a lack of openings. Looking at the floor plan it makes sense, but from the outside it does not. You have blocked out future overhead doors, so I am fine with that. My lack of fenestration is my sticking point right now.

**AK:** I think the design is pretty neutral and lends itself to future development. Generally, there is a provision in the code that the secondary structure should not be higher than the primary. Is that something we can approve in the submittal and not in the variance.

**Meg:** As there is no primary structure, that is a good question.

**Shelbi:** As it is a variance of use, that trumps the development standards.

**MM:** I think Emily thought about that as she prepped everything. I am pretty sure Emily covered that before giving it to me.

**AK:** I think the amount of fenestration is consistent with carriage houses and garage structures. I have no issue with the design as it stands. Staff has relieved my procedural concerns.

**AL:** I would tend to agree, because it has the ability to do what needs to be done in the future, so I am in support as it is.

**DB:** I know there is an ordinance about the need for buildings on alleys to have the entrances be well defined. The entrance is on the side does it need something.

**Meg:** As long as it can be seen from the alley or right of way they are fine.

**WB:** I am fine with the design. The heaviness of the balcony, it may be worth looking at using large panel with smaller gaps to make it feel more open while still give privacy. If there was a house in front of it, I would not care as much, but since it is visible it is something to consider. I do think this design is open to work to be done later.

**JW:** I would like clarity on what we need to change.

**WB:** I would look at the balcony piece, and you can work with staff. I think you are fine on fenestration.

**Meg:** Staff recommends to approve a COA to construct a carriage house per submitted documentation.

**COA**  
**Motion: DB**  
**2<sup>nd</sup>: AL**  
**Unanimous Approval**

**Meg:** Staff recommends approval of the two variances of use.

**VHP:**  
**Motion: AL**  
**2<sup>nd</sup>: KA**  
**Unanimous Approval**

## IX. PRELIMINARY REVIEW

NONE

## X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL

6:20

2024-COA-356 (IRV)

5814 BEECHWOOD AVENUE

DARRYL GUNYON (DG)

Install railings and for work completed without approval including: replace windows and doors, install fiber cement siding, replace wood trim, enclose openings and create new openings, remove awnings, demolish greenhouse and construct new addition.

**DG:** I constructed two new homes in the neighborhood. I am invested in Irvington and that is why I bought this house. When I bought the house, I was told the responsibility of the windows followed the previous owner. There were doors and windows stored in the house. I installed these. I removed the greenhouse and exposed the slab foundation. There were doors that led to nowhere that I converted to a family space.

People love the sunporch I added. I submitted before and after photos. I called the permits department and he said no permits were necessary which led me to believe that the IHPC made an error with the windows. This led me to install the remaining windows. The plan states that new architectural additions should be simple in design and the addition I built is. The staff provided me a document that outlined requirements for authorization. One of these is potential hardship, this would be a hardship to replace work done as staff recommends. The only other option I have would be to walk away. I have no means to make changes and denial would force me into financial ruin. This is not the only house on the block that has vinyl siding and windows. The historic integrity of the neighborhood has been compromised for decades and my changes are not a detriment to the neighborhood. I admit I made a poor decision but now I need to find a way to move forward. The only way I see this is to sell the house. If I had to change the octagonal window, I would have to redo the bathroom again, which would be a financial hardship and decrease the value of the home. For the painted brick inside the sunporch, I was quoted 12 thousand dollars to fix. I have tried to create a thing of practical beauty and believe I have. I will not take any further unauthorized steps. I invite you all to come see the house for yourself.

**Reads letters scanned and incorporated into the case record.**

**DI:** I have lived in the neighborhood for 63 years and I approve what he has done to the property and feel it has benefitted the neighborhood.

**YM:** I live at the house next door. Every time I see him I compliment him on his house. I would hate to see him worry about it going into disrepair again.

**TS:** I live east of this house and I think all of the improvements on this house look great.

**JS:** I lived with my father up until a few years ago. This is one of the most beautiful houses on this street, especially with the changes. I think his changes are an improvement. I think they look great.

**DG:** I realize I took liberties. I was dealing with long term illness and brain fog. I was trying to get things done in a hurry. I might have lived there but now it's on the market because I fear this board is going to rule against me. I am retired. I hope I meet the criteria of substantial hardship.

**SL:** First, I want to address the non-contributing classification, based on its condition the non-contributing nature was either based on that addition or made in error. Staff recommends approval for Certificate of Authorization for the installation of the railing on the westside stoop, and work completed without approval including installing new wood trim, removing awnings, replacing doors, and demolishing the greenhouse. We are also recommending approval of the second story vinyl windows, although staff feels they are inappropriate it was done by a previous owner. For Part B we are recommending denial for the first-floor replacement windows and front door, the replacement of rough sawn fiber cement siding, on the dormers, the installation of the octagonal window, and the construction of the addition. We do not believe these meet the criteria of a Certificate of Authorization as any hardship was self-imposed by the owner. The owner has had cases before the commission in the past. The effect on the district will be substantial. It is important to note we were made aware of these violations by the neighborhood. This property is up for sale, so we are recommending a shorter time frame than normal. I can answer any questions.

**WB:** Is it my understanding you have been in front of our body before?

**DG:** I built two new houses but that was years ago. I do not think I ever stood here.

**WB:** My understanding is you knew this was in a historic district before you did the work.

**DG:** Yes, I did.

**WB:** Why did you not go to the staff?

**DG:** I was ill and making bad decisions.

**WB:** So, you were looking for forgiveness after doing the work.

**DG:** I wasn't think things through. I would still be in a hardship.

**WB:** I am trying to understand why in the world you would take this course when you knew you were in violation and knew you were breaking the rules. It is hard for our commission to give you forgiveness since you have lived in the district for years. You need to know this is the position you have put yourself and the staff in. You made a choice and we are now here living with the decisions you made.

**DG:** I do understand that but it is still a hardship that would ruin me. I did request you come to the site. I was here in April, and I heard commissioners have visited the site in the past.

**WB:** I suspect staff has visited the site. Commissioner visits may be an outcome from this, but we will see after commission comments

**DB:** I won't reiterate what Bill just mentioned. Before I had this position, I was a staff member and the situation of people not getting their permits is frustrating. The aspect of this case I want to talk about isn't that. I apologize this is my night for not going along with everything staff is saying. One thing that bothered me about this case is the non-contributing classification. The staff report states it is classified as non-contributing but speculated that was a mistake. Personally, I think it is a historically significant house and contributes to the neighborhood. However, our legally adopted plan, clearly classifies this property as non-contributing. In the plan it states, "work that is proposed to a property that is non-contributing is looked at differently". The plan we adopted, says its non-contributing and we are supposed to look at changes with this perspective. That tells me that maybe I do not think some of these were the right kind of change. I did go out and see the house. I looked at it with not what was right for the house but for the neighborhood. It would make no sense to have the differing windows. The one thing I thought that makes the house problematic is the addition he put on the side, if it had some type of base it would help. Again, would I approve that addition on a historic house, I don't think so. I tried to divorce my thinking from what I think the right thing would be for the architecture of this house. However, this does excuse not getting a permit or talking to staff. With that said I will end for now.

**KW:** Is this something that is uncommon?

**Meg:** It is certainly rare, and it is also up for interpretation. Inventories are done using the secretary of interior standards but as Shelbi mentioned the addition on there may have been one of the reasons it was identified like that.

**DB:** We cannot really say it was a mistake, there were a lot of people working on it. It does not surprise me there was something not agreed with, but it is what got adopted and we have to deal with that.

**AK:** I hear what you are saying. My question is, this is one of the few examples of this style in the neighborhood. While it's not contributing the loss of the integrity still has a negative effect on the neighborhood, does it not?

**WB:** yes probably

**AK:** The fact that it was in disrepair was obviously a problem. Things that are glaring for me is a lack of a base on the addition and the first-floor windows, I think those were chosen for a reason. I am not as worried about the original door.

**SL:** I do not have written down how many panels, I do not have a picture of it. The new is fiber glass over wood core and has the twelve lights.

**AK:** The visibility from the street does not seem have as big of an effect. I abhor the fact that the process was not followed. I think that contributes to chaos. I personally think the windows on the first floor are a non-starter. I think they need to replicate what was there. I am not sure the hardship is as inflated as you say. I do not think we could approve everything, but I think there is a pathway to authorization.

**WB:** I am very frustrated by the process. I am similarly minded to David. If the staff were to look at this as a non-contributing building. I do not know if it makes sense to continue the case and have the staff look at it through that lense. Whether it is right or wrong there is an in between here. My recommendation is to continue the case and let the staff take a new look at it. Come back with a discussion from the applicant and see if there is a middle ground.

**AL:** I have one question, when you talked about the base of the addition is that something that can be altered.

**WB:** I think that is part of what I am getting at with staff taking a new look at it. I do think Anson's point about this having an effect in the neighborhood is an issue.

**Meg:** A few things. Just to be clear the staff's recommendation is based on the non-contributing guidelines. We will take a look at the house with the guidelines David reference. We would ask the commission ask the applicant to not sell the property.

**WB:** Are you agreeable to not sell the property?

**DG:** Yes

**WB:** I will take a motion to continue the case.

**DB:** The key to make this fit better is make some design changes to the front porch addition. There are several ways of doing that. You can work with staff or someone you know to help you.

**DG:** I think you're right. I wanted to do, essentially a brick ledge. I wanted to in the future tear the garage down and use those bricks.

**DB:** Make sure you come here and get an approval.

**Motion: AL**

**2<sup>nd</sup>: KW**

**Unanimous Approval to continue to July 2<sup>nd</sup>.**

## **2025-COA-140 (HMP)**

### **1808 NORTH DELAWARE STREET JUSTIN LEINENBACH (JL)**

Maintain steel front door installed without approval.

**JL:** My family and I moved here from Bloomington and purchased the property as is. The door was replaced because it did not properly seal and was rotted. We had the door custom made and matched. I was unaware of the rules until I received notification. This is my first historical home and they require a lot of maintenance. We maintain our home responsibly. All of the new builds have steel doors. Please consider our application.

**SL:** Given that the opening is an alteration staff is in support of the enlarged opening so we are recommending the door be replaced with an appropriate wood door.

**AK:** Have you priced a wood replacement? One of the conditions is

hardship and my initial reaction is that many people would not be able to tell it is not wood. Given the previous door was handed in the wrong direction this is an improvement. I am not a fan of the way you went about it but I do feel we would be imposing a hardship.

**DB:** I also drove by this house. The new doors look better in person than in the picture. The door you replaced, words escape me. I have evolved over time on my fixation on things having to be wood always as the quality of wood has gone down. For me it is more how it visually preforms. I could not tell from sitting in front of the house. I think a lot you can tell from a mile away. I know the good from a bad. I am not sure we would get anything better. I am willing to live with it.

**AL:** I am in line with what Anson said. Let this be an important lesson that could have been very expensive.

**Meg:** Staff recommends approval of a certificate of appropriateness to retain the steel front door installed without approval.

**Motion: KW**

**2<sup>nd</sup>: AL**

**MB Opposed**

**5-1 for, motion passes**

#### **XI. OLD BUSINESS – TO BE HEARD**

**NONE**

#### **XII. CLOSING BUSINESS**

**NONE**

**Adjourned: 7:17PM**



## Indianapolis Historic Preservation Commission (IHPC)

# MEMO

### IHPC MEMO SUMMARY

**Hearing Date:** July 2, 2025  
**Case Type:** Old Business  
**Continued From:**  
**Case Number:** 2024-COA-055 (LS) & 2024-VHP-004  
**Property Address:** 420 N. East Street  
**Historic Area:** Lockerbie Square  
**Township:** Center  
**Council District:** 13  
**Applicant:** Misha Rabinowitch  
**Owner:** GP-CM NEW JERSEY STREET PARTNERS LLC  
**Request:**  
**Staff Recommendation:** Check in: No action to be taken  
**Staff Reviewer:** Emily Jarzen  
**Case At-A-Glance:** This is a required check-in as included in the June 2024 Certificate of Authorization. No action from the commission will be taken.

### BACKGROUND OF CASE

In June 2024, the IHPC granted a temporary variance of development standards to retain a temporary parking surface (gravel). The Certificate of Authorization provides approval up to, and including, December 31, 2026. There was a stipulation that the owner shall come back to an IHPC hearing under Old Business in one year for an update on action towards redevelopment of the site.

#### History of parking lot

In March 2002, the IHPC granted a Certificate of Authorization to improve and expand an existing parking lot and install landscaping. At the time, it was a parking lot comprised of old pavement from a smaller parking lot, and a building foundation filled with hard packed gravel. The approval had a stipulation that read: "The parking lot shall remain in place for a period of three years from the date of approval. This time period may be extended with further approval by the IHPC." That three-year time limit was worked out with the Lockerbie Square People's Club, which had concerns about prolonging the use of the property as a parking lot, since residential use is recommended for the site in the Lockerbie Plan.

That 2002 variance expired before the current owners (not the owners that brought through the 2002 variance) came back in late 2020 with another variance request. A Certificate of Authorization was

eventually granted in March 2021, and a temporary variance to allow the gravel parking surface (expired December 31, 2023).

In 2021, the commission also indicated that when the applicant returned, they needed to have a better idea of timing for redevelopment of the site.



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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>Continued case</b>
<b>Continued From:</b>	<b>June 4, 2025</b>
<b>Case Numbers:</b>	<b>2025-COA-149 (HMP) and 2025-VHP-004</b>
<b>Property Address:</b>	<b>2064 North Alabama Street AKA 251 &amp; 253 East 21st Street</b>
<b>Historic Area:</b>	<b>Herron-Morton Place</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>12</b>
<b>Applicant:</b>	<b>Jeffrey Cowsert</b>
<b>Owner:</b>	<b>Silver Properties LLC</b>
<b>Request:</b>	<b>Construct a two family dwelling and for a Variance of Development Standards for construction in the required clear sight triangle.</b>
<b>Staff Recommendation:</b>	<b>Continue to August 6, 2025</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>Construction of a duplex on a new lot. The site historically had a duplex in this location. The new build requires a variance for construction within the clear sight triangle along the alley and 21st Street.</b>

### **BACKGROUND OF PROPERTY**

### **REQUEST**

### **HISTORIC AREA PLAN RECOMMENDATION**

### **STAFF RECOMMENDATION**

### **STAFF RECOMMENDED MOTION**

**To continue** to the August 6, 2025 IHPC hearing.

### **EXHIBITS**



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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>Expedited Work Started Without Approval</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-135 (CMB) &amp; 2025-VHP-003</b>
<b>Property Address:</b>	<b>11605 E. Washington St.</b>
<b>Historic Area:</b>	<b>Cumberland</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>20</b>
<b>Applicant:</b>	<b>Travis Hunt</b>
<b>Owner:</b>	<b>Same as above</b>
<b>Request:</b>	<b>Retain parking lot expansion paved without approval; Variance of Use to allow occasional automotive sales in a C-3 zoning district; and striping of parking lot.</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Staff Reviewer:</b>	<b>Morgan Marmolejo</b>
<b>Case At-A-Glance:</b>	<b>Applicant received a Variance of Use in 2006 to allow for the continued use of his business and is now asking for occasional auto sales. Staff believes this request is appropriate. Staff is not aware of any opposition to this request.</b>

### BACKGROUND OF APPLICATION

The applicant received a Variance of Use in 2006 to allow for the continued use of his muffler shop business as it had been running for years before. The applicant expanded the parking lot without approval which triggered a Department of Business and Neighborhood Services inspection where several violations were found and cited. The violations are all resolved or being resolved as indicated below:

#### Violations and Remedies

1. No ILP for parking lot- The applicant will obtain this once a COA is granted.
2. Outdoor storage of vehicle parts (a 2006 variance allows this)
3. Four inoperable vehicles (cars that were dropped off by customers but never picked up- applicant is going to remove them from the property)
4. Vehicle Sales (subject of this variance request)
5. RV Parking- Vehicle is removed from the property
6. Striping and signage for parking (will be completed once the expanded parking area is approved)
7. Off-street parking (7 off-street parking required- will be resolved once striped)

8. One handicap parking space (once striped will be resolved)
9. Shipping container- being moved into the I-2 zoned portion of the site at the rear where it is permitted)
10. Doing work without a COA (resolved once this COA request is approved)
11. Vehicle repair (a 2006 variance allowed this)

## BACKGROUND OF PROPERTY

The subject property appears to have been used as a filling station as early 1937 per aerial photos. The current building can be seen on the 1956 Sanborn Map; however, the structure does not contribute to the historic significance or character of Cumberland. The current business, Main Street Mufflers, began approximately 40 years ago by the owners' father. This site has had an auto-related use on it for approximately 85 years.

## REQUEST

Parking lot expansion:

The applicant is requesting to retain the expanded parking lot and to stripe and sign the parking lot as required. The parking lot expansion added 1,911 square feet to the paved lot. This area has continuously been used for parking but was only gravel until recently paved. The applicant will stripe the lot with the necessary number of spaces including the one accessible parking space for a C-3 zoning district.

Variance:

A variance of use to allow for the occasional sales of automobiles in a C-3 zoning district is being requested. The owner has indicated that in the winter during the slow season for the muffler shop, he buys and repair cars and sell them on the lot, with no more than two vehicles sold each winter season. He has indicated that his shop has been doing this since the business opened 40 years ago. Staff is supportive of the request and is not aware of any negative impact from this use.

## HISTORIC AREA PLAN RECOMMENDATION

### *Cumberland Conservation District Plan*

Guidelines for Parking Lots – Recommended:

1. Parking lots should be a hard surfaced material, such as asphalt, concrete, prick, and paver blocks.
2. Parking surfaces should be edged with concrete, stone, or brick curbing.
3. Orderly and efficient layout of parking spaces to minimize congestion and overcrowding, including pavement markings with durable paint indicating parking spaces and flow of traffic.
4. Locating curb cuts as far from street intersections as possible.
5. Use of existing alleys for entrances and exits whenever possible.
6. Lights installed adjacent to residential properties should be low and shielded to reduce glare.
7. Electrical lines to light fixtures, automatic gates, and attendant booths should be buried below grade.
8. Deciduous shade trees should be planted on the interior of the lot as well as on the edges.
9. A ten-foot buffer with 100% of the linear distance screened between parking area, a primary street, residential uses, and sidewalks, using trees and/or architectural screen wall or fence and/or a plant material screen.
10. Replacement during the next planting season of any planting that is required in a Certificate of Appropriateness and that had died or has been removed.

Building Recommendations:

*Encourage the continued use of commercial buildings for neighborhood serving businesses.*

## STAFF RECOMMENDATION

Staff is recommending approval of a Certificate of Appropriateness for expanded the parking lot, striping and signing it per the zoning code, and the variance of use. Staff believes there is no adverse effect on the surrounding area from the parking lot expansion or striping. Staff also believes the variance would have an insubstantial effect on the neighborhood as auto sales is an insignificant portion of the business. The applicant has agreed to limit sales to five vehicles annually.

## STAFF RECOMMENDED MOTION

**COA #2025-COA-135 (CMB):**

**To approve a Certificate of Appropriateness to retain the expanded parking lot and stripe and sign it per the zoning code and for Variances of Use per the submitted documentation.**

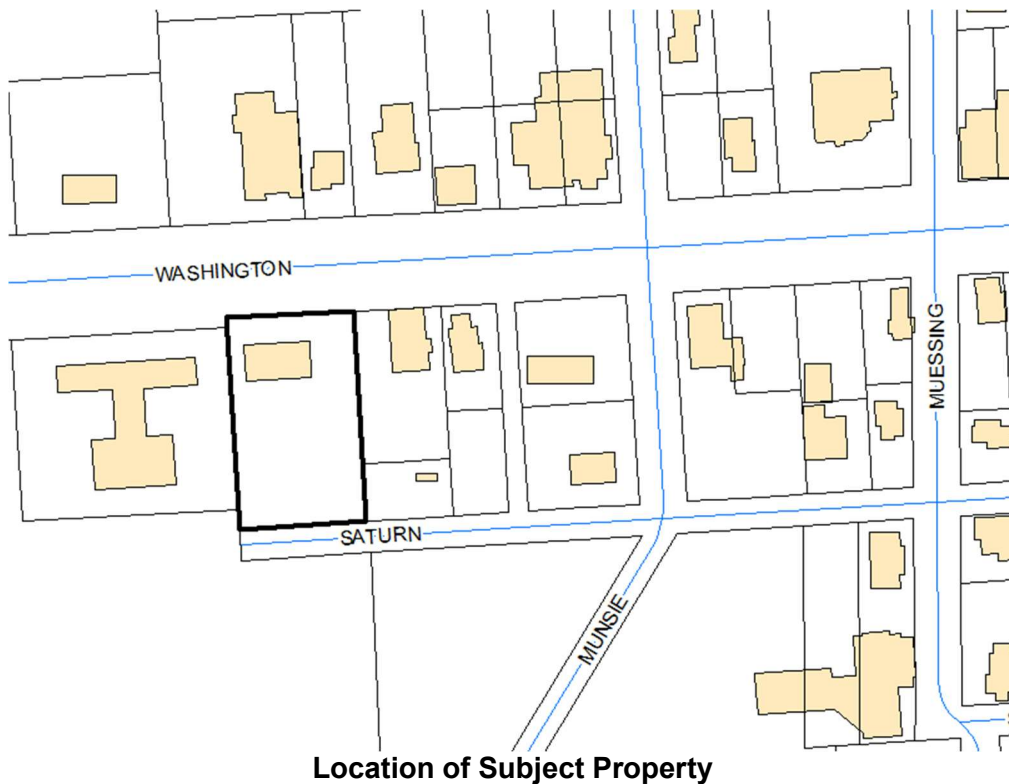
**NOTE: Parking lot must be striped and signed per the zoning code no later than August 2, 2025.**

**VHP #2025-VHP-003:**

**To approve a Variance of Use to allow for the occasional sale of automobiles in a C-3 zoning district subject to the following commitment:**

**No more than five vehicles are to be sold annually on the subject site.**

## EXHIBITS





Aerial View of Subject Property



Subject Property from Washington St.



**View of Expanded Parking Lot**



**View from across Washington St.**

## PROPOSED FINDINGS OF FACT

### PETITION FOR VARIANCE OF USE

#### FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

Petitioner has operated & served the community for several decades as an auto repair/muffler shop with occasional auto sales. Petitioner maintains property in above average manner both aesthetically and morally.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

The variance would have an insubstantial effect on the community and neighbors due to its long standing existence & operation.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

Upon an anonymous unrelated complaint, Marion County inspectors cited the petitioner for automobiles displayed for sale in C-3 zoning.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

C-3 zoning provides hardship to petitioner by prohibiting automobile sales which is a vital component in generating income to make payroll & continued operating.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The variance would have an insubstantial effect due to petitioners long standing existence & continued operations. Petitioner simply wishes to continue running the family business and serving the local community as it has the last forty years.



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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>Expedited Case</b>
<b>Continued From:</b>	
<b>Case Numbers:</b>	<b>2025-COA-185 (IRV)</b>
<b>Property Address:</b>	<b>156 South Downey Avenue</b>
<b>Historic Area:</b>	<b>Irvington</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>14</b>
<b>Applicant:</b>	<b>Amanda Enriquez</b>
<b>Owner:</b>	<b>Amanda Tatum &amp; Gerardo Enriquez</b>
<b>Request:</b>	<b>Demolish addition and construct new rear addition on non-contributing dwelling.</b>
<b>Staff Recommendation:</b>	<b>APPROVAL</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>This case is a request to construct a new rear addition on a non-contributing dwelling, which will include the demolition of an existing rear addition. Staff is not aware of any opposition to this request.</b>

### BACKGROUND OF PROPERTY

The subject property is a non-contributing, single-family dwelling that was likely constructed during the mid-20th century.

### REQUEST

The applicant is requesting approval to demolish an existing 180 square foot addition on the rear of the house and construct a new 884 square foot rear addition. The addition would be L shaped which would help to minimize visibility of it from the street. It would be clad in smooth fiber cement siding with a 6" reveal and have an asphalt gabled roof line.

### HISTORIC AREA PLAN RECOMMENDATION

*Recommended:*

1. Consider the following issues when planning major alterations to non-contributing buildings:
  - a. Does the building have good design features that should be kept, enhanced, or can otherwise contribute to the new design?

- b. What are the prevalent materials, colors, heights, architectural features, etc. in the surrounding area?
- c. What is the context of the building, i.e. historic buildings, non-historic buildings, vacant land?
- d. Does the non-historic building have an aesthetic effect on any historic buildings?
2. Renovations, alterations and rehabilitation should use quality materials and craftsmanship.
3. New architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within the district.

*Not Recommended:*

1. Materials, patterns and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.
2. Altering a non-historic building to reflect an earlier time or another place.
3. Adding historic-looking features to a non-historic building to make the building look historic or of an earlier time period.

### STAFF RECOMMENDATION

Given its location and design, staff does not believe the addition will have a negative impact on the surrounding historic district and therefore recommends approval.

### STAFF RECOMMENDED MOTION

**2025-COA-185 (IRV):**

**To approve** a Certificate of Appropriateness to demolish rear addition and construct new addition on non-contributing house per submitted documentation and subject to the following stipulations:

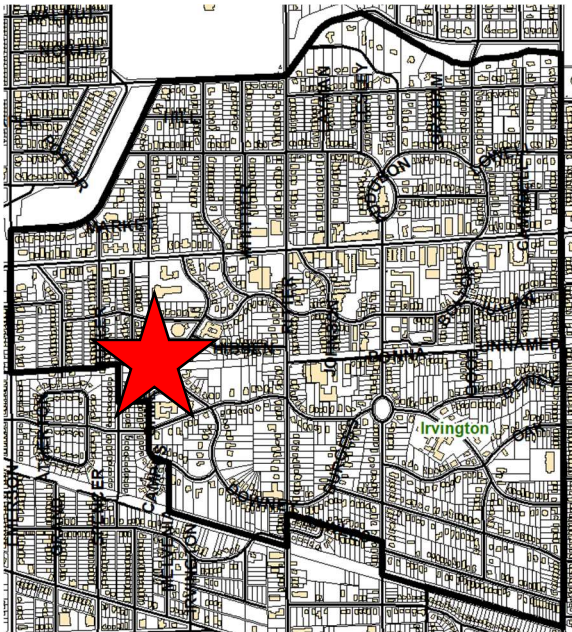
**DBNS: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.**

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings reflecting any changes requested by the Commission. *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. Trim and lap 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.
5. 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.
6. Any changes to the proposed design must be approved by IHPC staff prior to commencement of work.

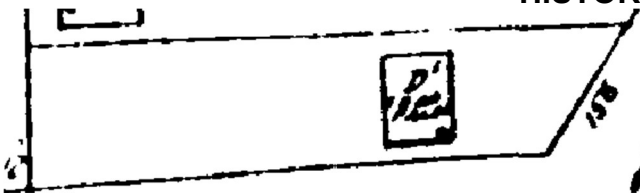
NOTE: Owner is responsible for complying with all applicable codes.

## EXHIBITS

### LOCATION OF SUBJECT PROPERTY



### HISTORIC IMAGERY



1956



### EXISTING CONDITIONS



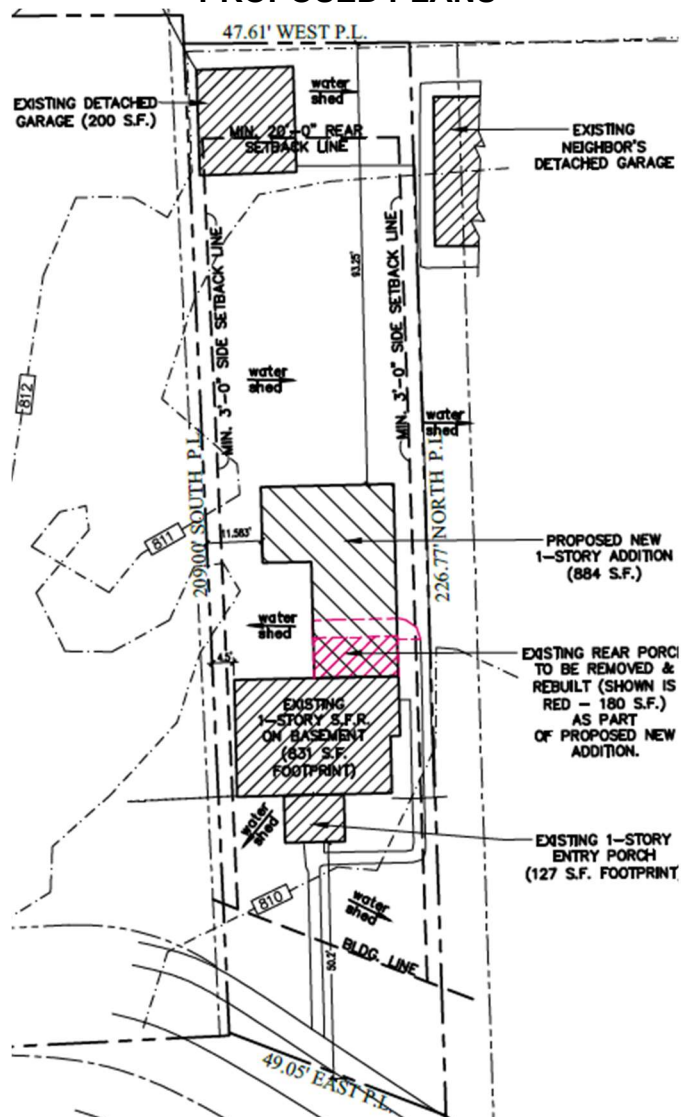
East / front elevation



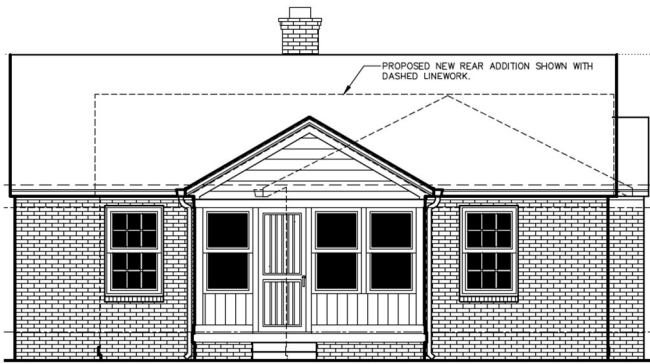
East and south elevations



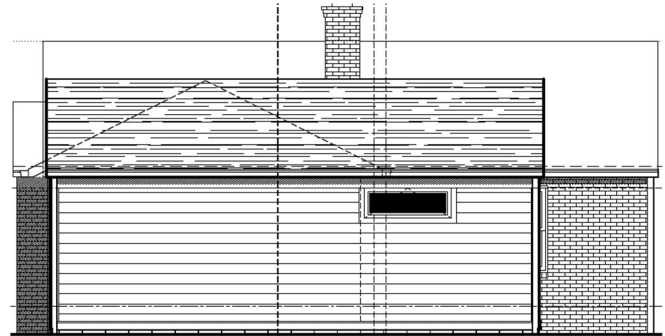
## PROPOSED PLANS



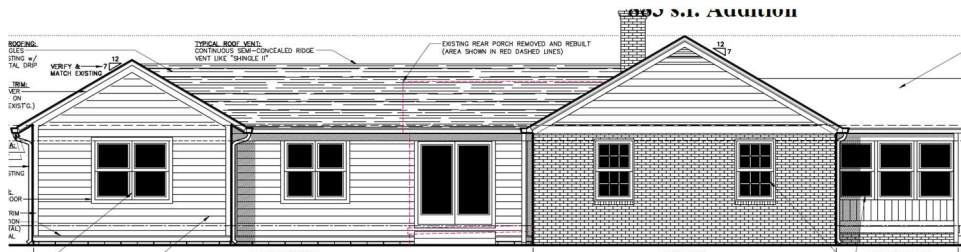
**Site plan (addition to be removed is in red and is labeled as a porch)**



**East / front elevation**



**West / rear elevation**



**South elevation**



**North elevation**



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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>EXPEDITED Work Started Without Approval</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-195 (CMB) &amp; 2025-VHP-006</b>
<b>Property Address:</b>	<b>120 S. Wayburn Street</b>
<b>Historic Area:</b>	<b>Cumberland</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>20</b>
<b>Applicant:</b>	<b>Darryl Cooley</b>
<b>Owner:</b>	<b>Same as above</b>
<b>Request:</b>	<b>Retain fencing installed without approval; Variances of Development Standards to allow fence to be located in the required clear sight triangles of the alley and the driveway; allow a fence to exceed 48" in height across the street from a residential primary entry, and for location in the right-of-way</b>
<b>Staff Recommendation:</b>	<b>Certificate of Authorization</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>
<b>Case At-A-Glance:</b>	<b>This project was discussed by the commission in November 2024, where the applicant was provided feedback that if he pursued a variance, the commission was amenable to approving the project as constructed. Staff is recommending the case be expedited, since the details of the project were previously presented and discussed and there are no changes.</b>

### **BACKGROUND OF APPLICATION**

This project was discussed with no recommendation or decision at the November 6, 2024 IHPC hearing. This provided the owner with feedback without him having to go to the trouble and the expense of a variance petition if the commission indicated that the fence would not garner approval. The commission indicated that since Cumberland is a conservation district, and the previous solid fence was more of a hazard and in conflict with the zoning code than the new fence, that a Certificate of Authorization could be entertained.

## BACKGROUND OF PROPERTY

120 S. Wayburn is a c. 1900 frame residence. It has been altered with vinyl siding, vinyl windows, and a front porch which has been incorporated into the main body of the house. This porch was likely an open Victorian porch. There was a 6' tall wood privacy fence located in the same location as the current fence.

## REQUEST

The owner is requesting to retain a fence constructed in late 2023 that is a combination of wood posts and slats, black wire mesh, as well as pre-fabricated metal pipe fencing/gates (livestock fence). The tallest sections of fence are 5'9" tall. This replaced a pre-existing standard 6' tall wood privacy fence.

The owner has indicated that he does not have the monetary or physical means to remove the fence and the request is to retain the fence as-built. There are several variances needed for the fence as well.

## VARIANCES

The variances needed to legalize the fence are:

- Allow fence to be located in the required clear-sight triangles for alley and driveway
- Permit a fence to exceed 48" height in the side yard when facing a residential entry across the street
- Allow fence in the right-of-way (along Saxon)

## HISTORIC AREA PLAN RECOMMENDATION

- *Rear yard fencing should not be higher than 6 ft. and may be open or solid in style, such as a privacy fence. Chain link and vinyl fencing are not appropriate.*
- *Front yard fencing should be compatible with the historic character of the area. Generally, front yard fences should not be higher than 42 inches and should be open in style. Chain link and vinyl fencing are not appropriate.*

## STAFF RECOMMENDATION

Staff is recommending approval of a Certificate of Authorization for the fence. The commission has the authority to approve a project it would otherwise find inappropriate if one of three conditions are met:

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

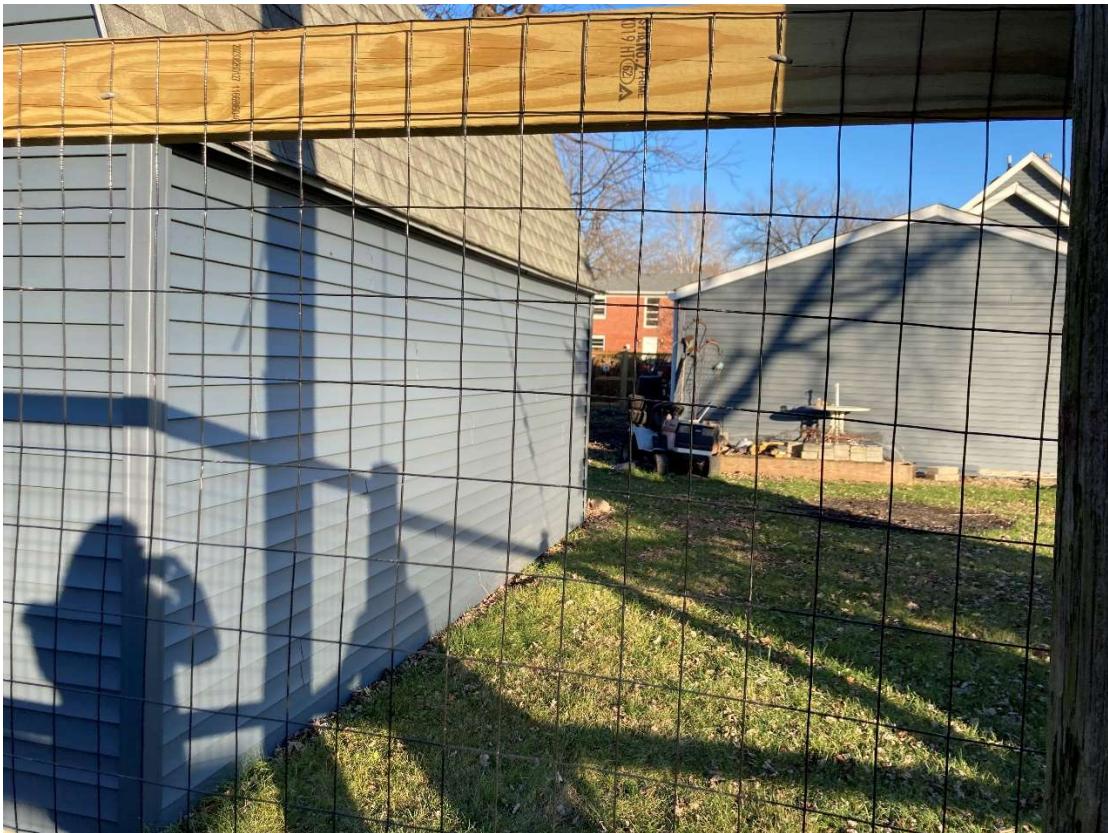
Staff believes this project qualifies for an Authorization due to insubstantial effect. Cumberland is a conservation district, it has a more rural character and therefore the fence is not out of place as it would be in a more urban neighborhood. The solid fence that was there was taller than the existing, and significantly blocked visibility from the alley and driveway which this open fence does not. It was also more impactful to the property across the street because it was solid.



Fence as constructed









## **Proposed Findings of Fact**

### **PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

#### **FINDINGS OF FACT**

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

There has been a fence there in the exact location for over 50 years without a problem. The new fence Provides better visibility for the driveway, the alley and the neighbor across the street than the old one, which was solid. The fence is see through and does not obstruct the view in any way. The clear site triangle is unobstructed from the alley to the street and from the street to the alley and from the drive to the street and the street to the drive. The fence has made the area much safer. The police can look through the yard into the alley which makes it even safer. The fence has kept the barn from being broke into again. It also keeps the vermin (coyotes, raccoons, dogs etc) out of the yard. The yard is much safer to go outside at night. The house was built in 1897 and this fence looks like its period for that time. It provides excellent protection and an unobstructed view.

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:

AES power and light sent an engineer out to inspect the fence and said it was Wonderful, no problem with accessing or servicing the pole. The neighbor across the street loves the fence, it gives him a greater view when going in and out of the drive and it does not run in front of his front entryway that faces wayburn st. not the fence. The fence provides an unobstructed view for the entire area. The fence does not create any adverse situations.

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

The fence would stay in its historical local and provide a wide open view for everyone in the area. Without the variance the yard would be wide open and provide no security from the coyotes, raccoons, dogs and vandals. I just want a safe place for my family and grandchildren.



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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>EXPEDITED</b>
<b>Continued From:</b>	
<b>Case Number:</b>	<b>2025-COA-196 (CAMA)</b>
<b>Property Address:</b>	<b>1015 Broadway Street</b>
<b>Historic Area:</b>	<b>Chatham-Arch/Massachusetts Avenue</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>13</b>
<b>Applicant:</b>	<b>David Starr for Chatham-Arch Neighborhood Foundation</b>
<b>Owner:</b>	<b>Chatham-Arch Neighborhood Foundation</b>
<b>Request:</b>	<b>Install fencing, paving, trellis, seating, pergola and landscaping for pocket park</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>
<b>Case At-A-Glance:</b>	<b>This project proposal is for a pocket park, being developed by the neighborhood foundation. Typical park amenities such as seating, paving and landscaping are proposed. Parks are permitted in every zoning classification by right, and staff is recommending approval of the project.</b>

### BACKGROUND OF PROPERTY

The 1887 Sanborn map shows a frame dwelling on this site. A frame duplex replaced that around the turn of the 20<sup>th</sup> century. That building was demolished between 1972 and 1979 and it has remained a vacant lot since that time.

### REQUEST

The Chatham-Arch Neighborhood Foundation (CANF) own this lot and is the applicant for the project. The lot was donated to CANA for the purpose of a park. The request includes:

- Fencing: there will be wood privacy fencing at the rear portion of the lot, and open metal fencing in the front portion.
- Hardscaping: brick pavers will be used for walkways and around benches. There is concrete proposed for the pergola pad.
- Pergola: at the rear of the site, a pergola will provide some coverage for tables and seating.
- Trellis: a decorative trellis is proposed at the entry to the park.

- Seating: benches and seating are proposed throughout the park space.
- Landscaping: most of the plant materials are lawn and low landscaping, with one new tree proposed on the site.

## HISTORIC AREA PLAN RECOMMENDATION

The CAMA Plan does not have specific guidance on park development. Staff feels that the most applicable segment of the Plan in this situation are the guidelines for site development and seating areas, which include:

- *Street furniture may reflect, but not mimic, historic styles or be a contemporary addition to the Chatham-Arch and Massachusetts Avenue streetscape.*
- *Street furniture should be well-designed and constructed from quality materials to ensure durability.*
- *Street furniture should be located out of the way of pedestrian circulation, such as near the edge of sidewalks or against buildings.*

## STAFF RECOMMENDATION

Staff is recommending approval of the application. It is a neighborhood-driven project on a parcel that has been vacant and underutilized for decades.

## STAFF RECOMMENDED MOTION

**2025-COA-196 (CAMA):**

**To approve a Certificate of Appropriateness to install fencing, paving, trellis, seating, pergola and landscaping for pocket park, per the submitted documentation and subject to the following stipulations:**

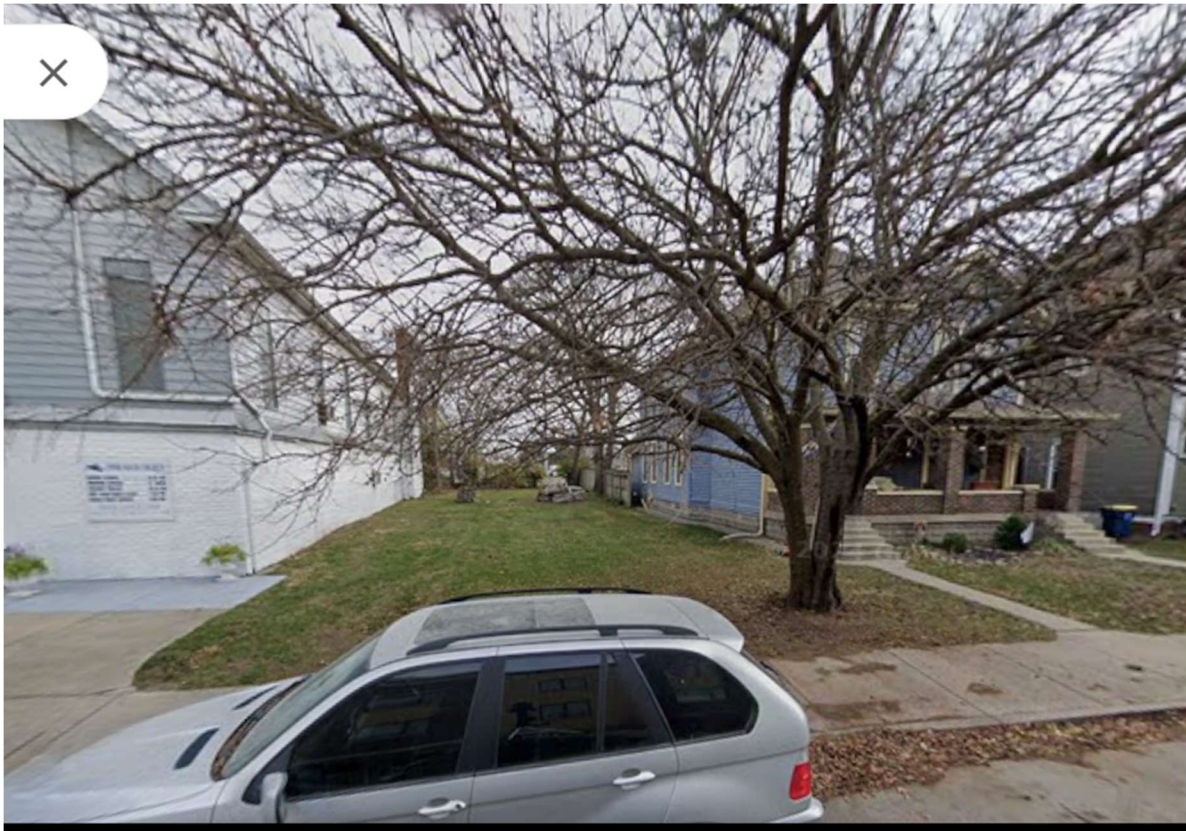
1. Final site plan shall be approved by IHPC staff prior to commencement of work.  
*Approved: \_\_\_\_\_ Date: \_\_\_\_\_*
2. Work on details must not commence prior to the approval by IHPC staff of each element. These may include, but are not limited to: seating, benches, pergola, pavers, etc.
3. Any changes must be approved by IHPC staff prior to starting work.

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

## EXHIBITS



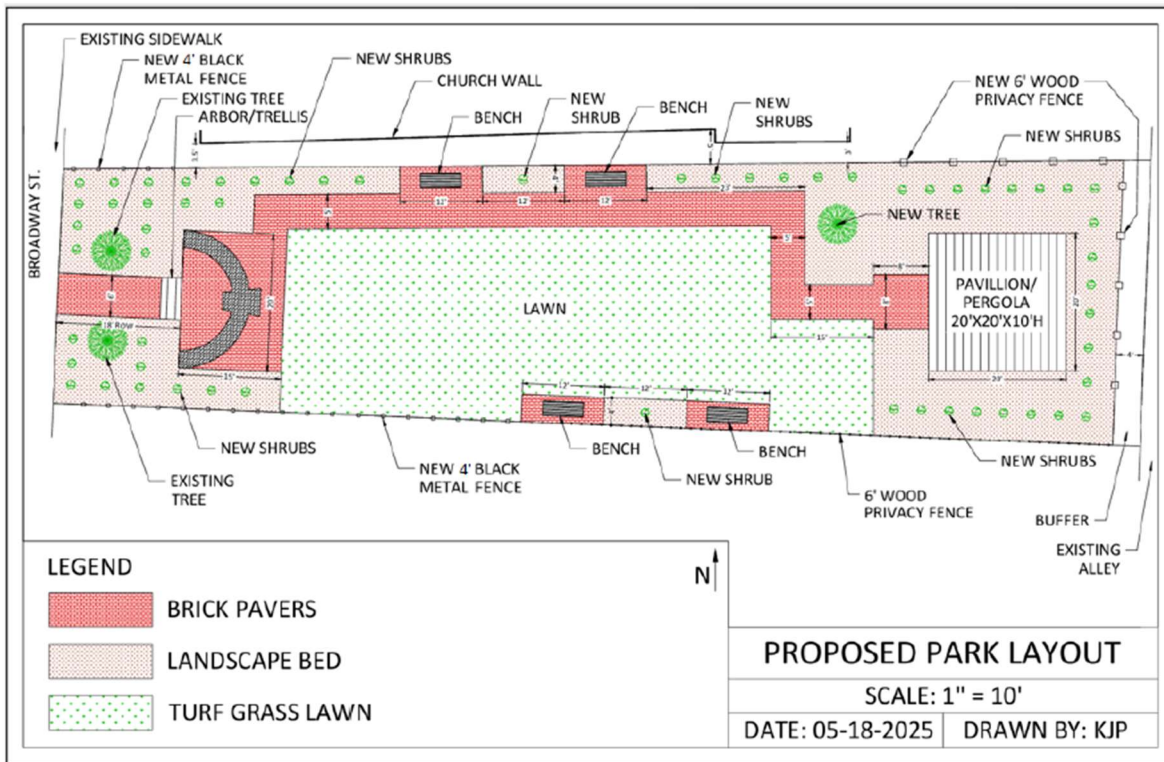
Location of subject property



Google Street View of subject property



Aerial view of subject property



Proposed Site Plan  
Additional Details in Submittal Packet



June 12, 2025

Emily Jarzen  
Principal Architectural Reviewer  
Indianapolis Historic Preservation Commission  
Department of Metropolitan Development | City of Indianapolis  
200 E. Washington Street, Suite 1842  
Indianapolis, IN 46204

Dear Mz. Jarzen,

Per the July 2, 2025, IHPC notice, I want to extend the Chatham Arch Neighborhood Association's total approval of the improvements to the vacant land at 1015 Broadway Street. A vote was taken at our membership meeting on May 27th and there were no dissenting votes. Please accept this official letter from me as written approval for these important improvements. Thank you.

Dee Macheda, President  
Chatham Arch Neighborhood Association  
713 N. East Street  
Indianapolis, IN 46202



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

### **IHPC STAFF REPORT SUMMARY**

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>Continued</b>
<b>Continued From:</b>	<b>June 4, 2025</b>
<b>Case Number:</b>	<b>2025-COA-086 (CH)</b>
<b>Property Address:</b>	<b>1306 E. St. Clair Street</b>
<b>Historic Area:</b>	<b>Cottage Home</b>
<b>Township:</b>	<b>Center</b>
<b>Council District:</b>	<b>13</b>
<b>Applicant:</b>	<b>Josh Smith, Rivera Group</b>
<b>Owner:</b>	<b>Baltazar General Construction LLC</b>
<b>Request:</b>	<b>Construct single-family house &amp; detached carriage house</b>
<b>Staff Recommendation:</b>	<b>Approval</b>
<b>Staff Reviewer:</b>	<b>Emily Jarzen</b>
<b>Case At-A-Glance:</b>	<b>Staff is recommending approval of the application. The design and massing of the house and carriage house are respectful of the cottage nature of the district.</b>

### **BACKGROUND OF PROPERTY**

This case was continued from June with no discussion: the neighborhood wanted more time so that they could meet and look at the proposal before it was heard. There are no changes from the June submission.

The 1898 Sanborn map shows a 1-story frame dwelling on this lot. Aerials indicate it was demolished between 1962 and 1972.

### **REQUEST**

The request is to construct a single-family residence and a detached carriage house with living space. The front section of the house is 1 ½ stories, while the rear section bumps up to 2 stories. The approach is reminiscent of cottages that have had two story additions added to them. The lower portion of the house is a cross gable, with a taller rear gable. The siding is smooth-finish fiber-cement lap with a 4" reveal on the second floor, and 6" reveal on the first floor. The windows are predominantly 1-over-1. The house has a side entry porch, which are common in Cottage Home.

The carriage house is a front gable design with shed roof dormers. The siding matches that on the house.

## HISTORIC AREA PLAN RECOMMENDATION

The New Construction Guidelines provide direction for reviewing this project:

- *No specific styles are recommended. Creativity and original design are encouraged. A wide range of styles is theoretically possible and may include designs that vary in complexity from simple to ornate.*
- *Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility.*

## STAFF RECOMMENDATION

Staff finds the design to be complementary and respectful of the massing and design elements of houses in Cottage Home, and staff is recommending approval of the project.

## STAFF RECOMMENDED MOTION

**2025-COA-086 (CH):**

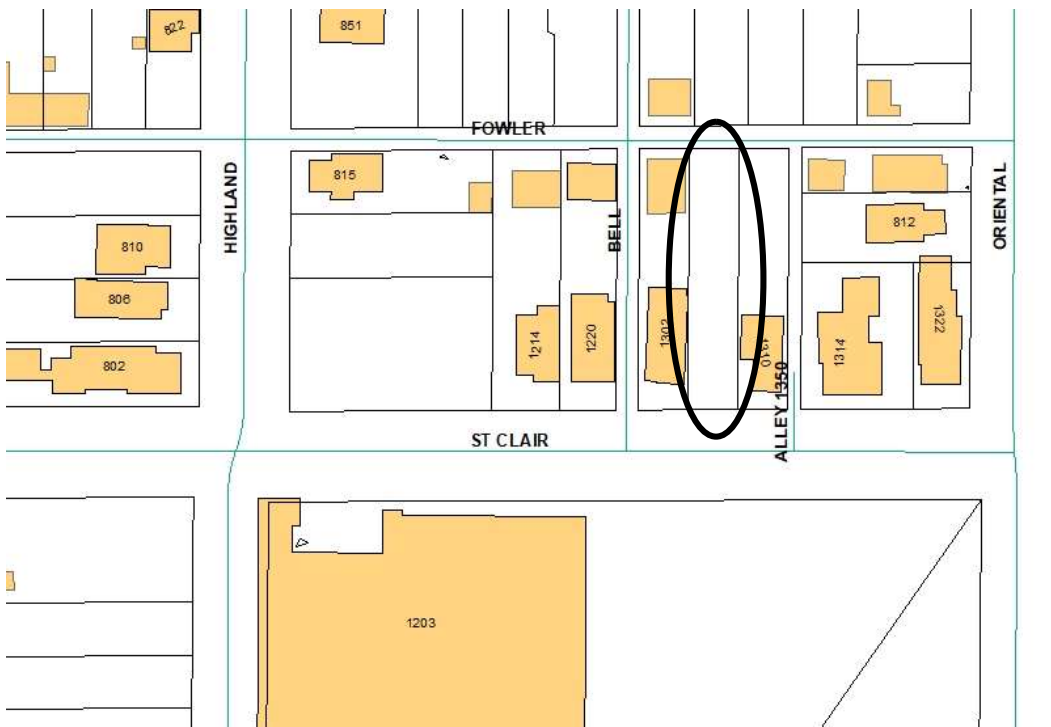
**To approve a Certificate of Appropriateness for construction of a single-family home with detached carriage house, per the submitted documentation and subject to the following stipulations:**

**DBNS: Stipulations number 1, 2, and 3 must be fulfilled prior to issuance of permits.**

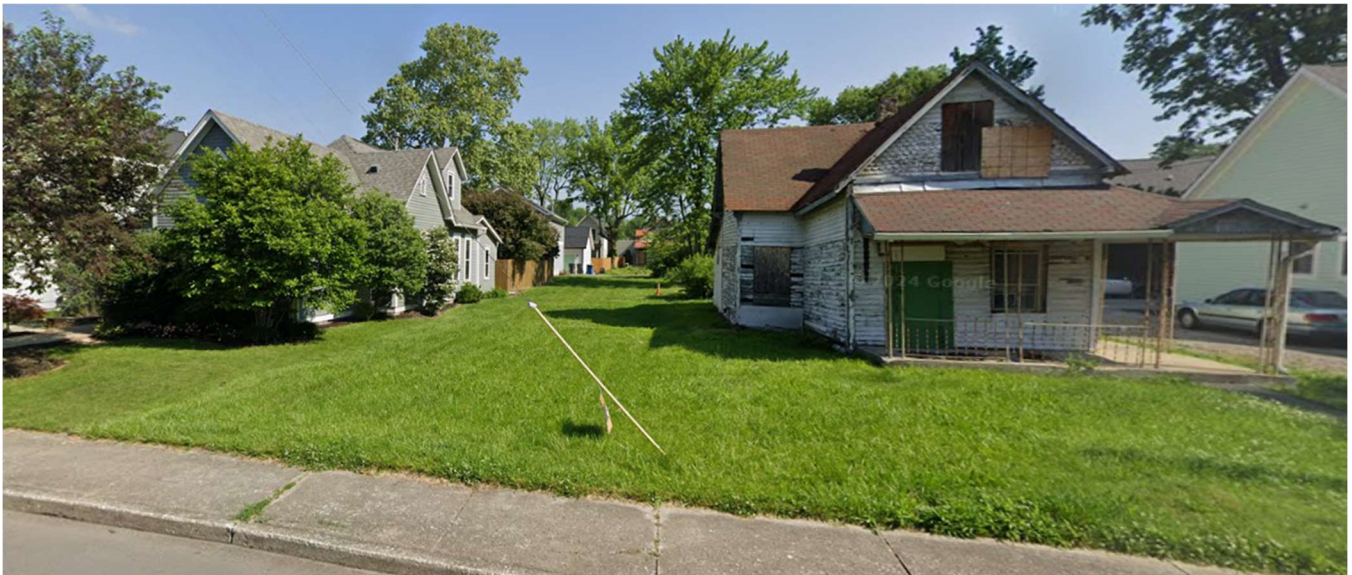
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved \_\_\_\_\_ Date \_\_\_\_\_*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved \_\_\_\_\_ 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 lap 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: Owner is responsible for complying with all applicable codes.**

## EXHIBITS



Location of subject property



Google Street View of subject property



Context to the east



Context to the west

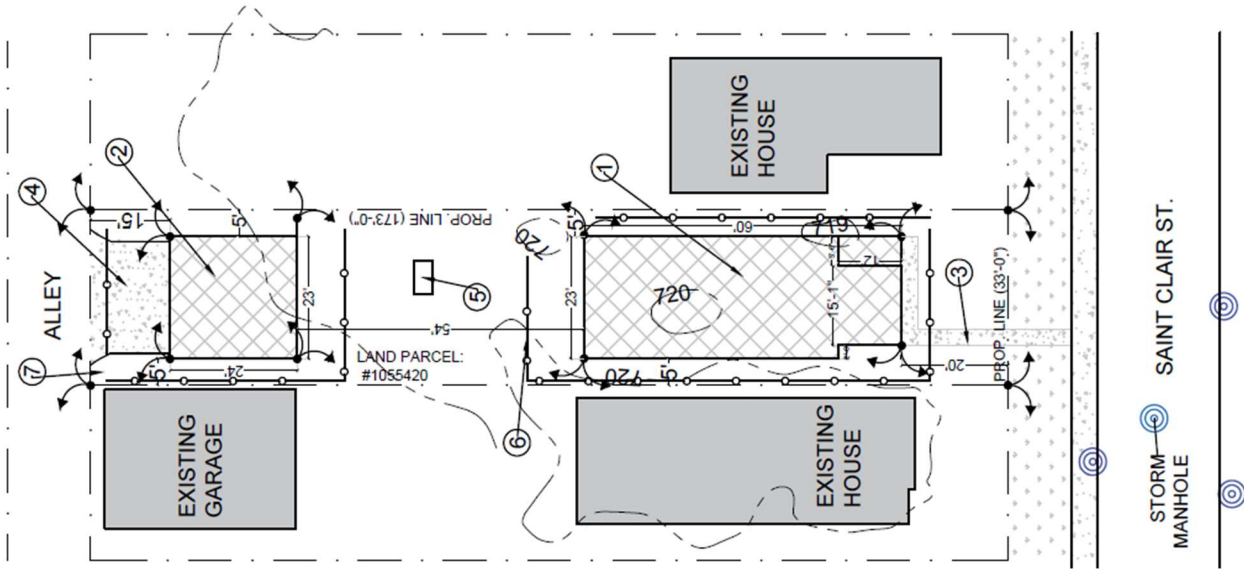


Google Street View of context across the street

# Proposed Plans (Additional Drawings in Submittal Packet)



Proposed Streetscape



Proposed site plan



Proposed Front/South Elevation



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

### IHPC STAFF REPORT SUMMARY

<b>Hearing Date:</b>	<b>July 2, 2025</b>
<b>Case Type:</b>	<b>Work Started Without Approval</b>
<b>Continued From:</b>	<b>May 7, 2025, June 4, 2025</b>
<b>Case Number:</b>	<b>2024-COA-356 (IRV)</b>
<b>Property Address:</b>	<b>5814 Beechwood Avenue</b>
<b>Historic Area:</b>	<b>Irvington</b>
<b>Township:</b>	<b>Warren</b>
<b>Council District:</b>	<b>14</b>
<b>Applicant:</b>	<b>Darryl Gunyon (listed Registered Agent &amp; President of GREEN SITE LLC)</b>
<b>Owner:</b>	<b>GREEN SITE LLC/ 8530 Wilson Rd. Indianapolis, IN 46278</b>
<b>Request:</b>	<b>Install railings and for work completed without approval including: replace windows and doors, install fiber cement siding, replace wood trim, enclose openings and create new openings, remove awnings, demolish greenhouse and construct new addition.</b>
<b>Staff Recommendation:</b>	<b>Approval of a Certificate of Authorization with changes.</b>
<b>Staff Reviewer:</b>	<b>Shelbi Long</b>
<b>Case At-A-Glance:</b>	<b>This case is a combination of two violation cases. The previous owner replaced windows on the second floor and sold the property prior to correcting the violation. The current owner completed additional work to the property, also without a COA or necessary permits.</b>

### BACKGROUND OF PROPERTY

At the June 2025 IHPC hearing the Commission heard the above request and provided the following feedback:

- A Commissioner noted they were overall comfortable with the windows installed, while another Commissioner noted that the first floor windows needed to match the historic ones as their configuration is significant to the style of the building.
- Commissioners noted the addition needed to be altered to be more compatible with the dwelling, adding a base was specifically noted.
- A Commissioner noted they were comfortable with the front door installed.

### **FROM JUNE 2025 STAFF REPORT**

The subject property is a brick, single family, Tudor Revival dwelling. Based on its architectural style and historic Baist map imagery, the dwelling was constructed after 1927. As researched by William Gulde, Irvington historian and author, the house was constructed in 1937.

This case initially started in 2023 when the previous owner replaced windows on the second floor with vinyl windows. The contractor who performed the work did not submit a notification to the Department of Business and Neighborhood Services or apply for a permit, as is required for this work. The previous owner was cited for the replacement windows in March of 2023 (VIO23-001391) and applied for a COA. The owner and his representatives were advised that vinyl windows are inappropriate, and that they would either need to replace the units with an appropriate product or seek approval from the Commission. IHPC staff was in communication with the owner's representative, who were seeking appropriate replacement products, through September of 2023. Per the property card, the site was sold to the current owner in November 2023.

In March 2024 IHPC staff received reports from the public of work taking place at the subject property, including removing the greenhouse structure, constructing an addition on the front of the house and installing more vinyl windows. No notifications or permits were filed for this work. In April and May 2024 violation cases VIO24-003254 and VIO24-003801 were opened and a stop work order was placed on the property for completing work without a COA and for the failure to obtain a structural permit for interior and exterior remodeling. The current owner submitted a COA application in May 2024.

### **REQUEST**

IHPC staff met with the owner to discuss the Commission feedback. Staff believed there were three major items that needed to be addressed:

1. The addition
2. The front, first floor windows
3. The rough sawn siding

The owner agreed to make the following changes:

1. Add a base to the addition:
  - a. The owner has provided two options for a base to the addition: 1) a brick water table, 2) a wood paneled base. Both options are shown in the updated drawings below. For the brick water table option the owner proposes using brick from the garage (which matches the house) to create a veneer. The owner has applied and is in the process of getting docketed for the August 2025 IHPC hearing for the demolition of the garage.
2. Change out front, first floor windows: the owner has agreed to replace the vinyl double hung windows installed without approval with new aluminum clad wood, simulated divided light, casement windows to match the historic ones.
3. Replace rough sawn siding: the owner has agreed to replace the rough sawn fiber cement siding with smooth finished fiber cement. The owner is requesting approval to maintain the rough sawn siding on the rear dormer as it has limited visibility.

The owner believes he can complete this correction work by September 15, 2025.

### **FROM JUNE 2025 STAFF REPORT**

#### *Install railings*

The owner is requesting to install a black, metal railing on the west side, brick stoop. An image of the proposed railing is below.

**THE FOLLOWING WORK WAS COMPLETED WITHOUT  
APPROVAL - THE OWNER IS ASKING TO KEEP THIS WORK AS-IS**

#### *Replace windows and doors*

In 2023 the previous owner replaced 11 windows on the second floor with in between the glass grill, vinyl windows. The current owner replaced the remaining windows in the house with in-between the glass grill, vinyl windows. The current owner's work included changing the configuration of the front, first floor multi-light casement windows to hung units.

The current owner replaced the front, west and rear side doors. This work was completed after submitting the COA application and over the stop work order placed on the property. On the rear was a wood, 4 lite door with horizontal paneling. The west side door was a wood, 12 lite door. The front door was a wood, multi-panel design with a single lite. The front and west side doors have been replaced with 12 lite fiberglass over wood core doors, and the rear was replaced with a 6 lite fiberglass over wood core door with a lower horizontal panel.

#### *Installation of rough sawn fiber cement siding*

Aluminum siding was present on the north/rear, east and west side dormers. The owner has stated no wood siding was remaining underneath the aluminum. The aluminum siding was replaced with rough sawn fiber cement siding and new wood trim was installed.

#### *Enclose openings and create new openings*

On the second floor of the rear/north elevation one window opening has been enclosed. On the second floor west side, two square 4 lite windows and a double hung window have been enclosed. Also in that location a multi-light, in-between the glass grill octagonal window has been installed.

#### *Remove awnings*

Metal awnings on the west and north/rear sides have been removed.

#### *Demolish greenhouse and construct new addition*

A 1970s era greenhouse addition was present on the front, southwest corner of the house. That greenhouse has been demolished and an addition was constructed in its place. The addition has a shallow pitched shed roof, rough sawn fiber cement lap siding, wood trim and three in-between the glass grill, vinyl windows.

### **HISTORIC AREA PLAN RECOMMENDATION**

The subject property, while historic, was labelled as non-contributing in the Irvington Historic District Plan's building significance map. Non-contributing buildings are described as being "assumed to have little, if any, historic significance". The Irvington Historic District's major period of historic significance is the late-nineteenth and early twentieth centuries, which would encompass this Tudor Revival Cottage property. Staff believes the subject property's non-contributing classification was made in error or was influenced by the, now removed, greenhouse on the front of the house. Staff would argue the subject property is a contributing historic structure. The following is a list of typical Tudor details this property features:

- Asymmetrical floorplans
- Steep rooflines
- Prominent front gables
- Focal chimney chases facing the front of the house
- Mullioned windows
- Brick cladding

#### **The district plan's guidelines for renovating non-contributing buildings are below:**

##### *Recommended:*

1. Consider the following issues when planning major alterations to non-contributing buildings:

- a. Does the building have good design features that should be kept, enhanced, or can otherwise contribute to the new design?
- b. What are the prevalent materials, colors, heights, architectural features, etc. in the surrounding area?
- c. What is the context of the building, i.e. historic buildings, non-historic buildings, vacant land?
- d. Does the non-historic building have an aesthetic effect on any historic buildings?
2. Renovations, alterations and rehabilitation should use quality materials and craftsmanship.
3. New architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within the district.

*Not Recommended:*

1. Materials, patterns and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.
2. Altering a non-historic building to reflect an earlier time or another place.
3. Adding historic-looking features to a non-historic building to make the building look historic or of an earlier time period.

## STAFF RECOMMENDATION

Staff is comfortable with the changes discussed with the owner and believes they address the most impactful issues with the violation work and the Commission's comments from June. Staff defers to the Commission on which addition base design they prefer. Since the IHPC does not permit rough sawn materials, even on brand new construction, staff believes maintaining it anywhere on the house is inappropriate. However, the location of the rear dormer does have limited visibility, so staff defers to the Commission on if they find maintaining the rough sawn siding on the rear to be acceptable.

## STAFF RECOMMENDED MOTION

### 2024-COA-356 (IRV):

*Part A*

**To approve** a Certificate of Authorization to install railings on the west side stoop and for work completed without approval including:

- the removal of the metal awnings,
- installing of new wood trim,
- replacing front, rear and west side doors,
- enclosing and creating window openings on rear and west dormers,
- demolishing the greenhouse,
- replacing windows,
- installing fiber cement siding and
- constructing an addition on the front of the house.

per submitted documentation and subject to the following stipulations:

1. No changes to the design, location, configuration, or method of installation are permitted without prior consultation with IHPC staff.
2. Notify IHPC staff prior to making unexpected repairs.
3. Any installation of new brick shall not commence prior to approval by IHPC staff of a brick sample.  
Approved: \_\_\_\_\_ Date: \_\_\_\_\_
4. A mortar test patch shall be prepared and approved by IHPC staff prior to commencement of work. Approved: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE: Permits are required for some of this work. The owner must contact the Department of Business and Neighborhood Services at 317-327-8700 to receive any applicable permits.

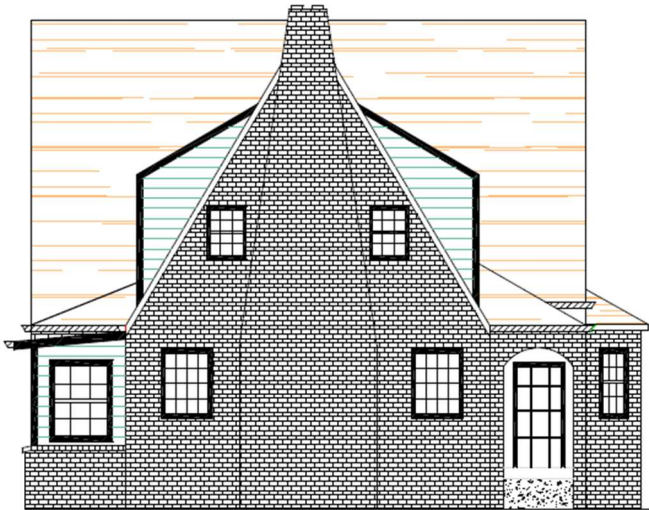
NOTE: Owner is responsible for complying with all applicable codes

The required correction work to the addition, the front windows and the siding shall be completed no later than **SEPTEMBER 15, 2025**. Once the correction work is completed, the owner must contact IHPC staff for an inspection. Failure to comply will result the pursuant of the enforcement case submitted to the City Prosecutor.

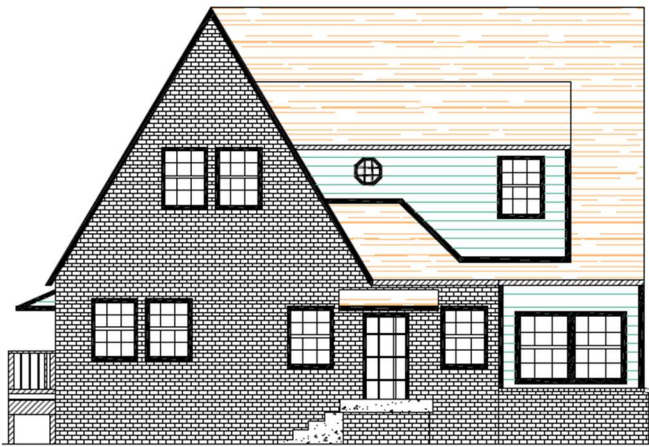
Final Inspection \_\_\_\_\_ Date \_\_\_\_\_

EXHIBITS

UPDATED PROPOSAL – JULY 2025



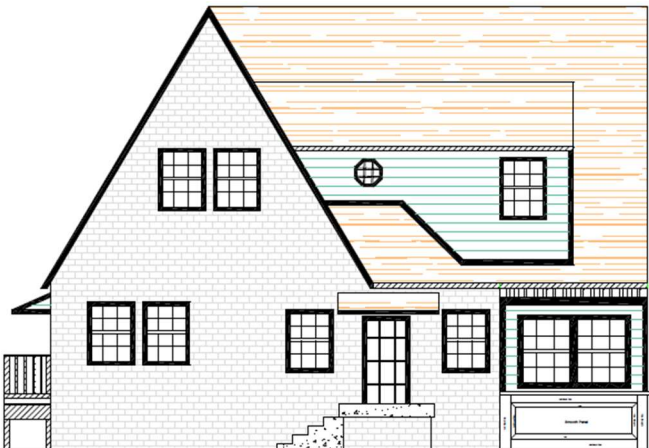
South / front elevation  
Addition base option one: brick water table



West elevation



South / front elevation  
Addition base option two: wood paneling



West elevation

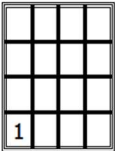


The first floor, front two windows in the original dwelling (circled in left image) will be changed out for new casements to match the historic windows (right image)

Quote Name: Front 2x Windows

Quote #: SQJKR005484\_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		2	EA	Quaker Unit		\$1,003.79
						\$2,007.57



Series: Brighton

Exact Size: 38 X 50

Color:White,Paint Type:2604,Interior Finish:Pre Painted White,Fill Nail Holes:Yes,  
Glass:EnergyBasic (Dual Silver),Argon Filled,  
Muntin:5/8" Pyramid Exterior - M20830 Contoured Interior - 8222SQ,  
Install Acc:No Nailing Fin,  
Frame Depth:6",

Unit:1-Casement Fixed Direct Set Exact Size: 38 X 50,  
NFRC - U-Factor:0.28SHGC:0.33VT:0.57AL:≤0.3CR:59  
Rating: R-50 \*  
Fixed Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed GlassStrength:Annealed Glass

Overall Rating: DP-50  
Total Weight 63 lbs.

\*\* Viewed From Exterior \*\*

All Prices in USD	Quote Subtotal	\$2,007.57
	Estimated Tax (if included)	7.000% \$140.53
	Total Quote Value	\$2,148.10

Window quote for new units



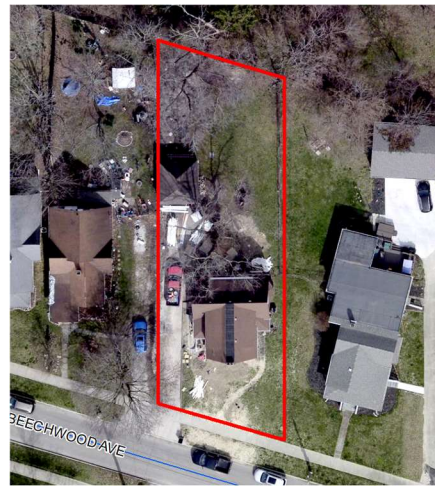
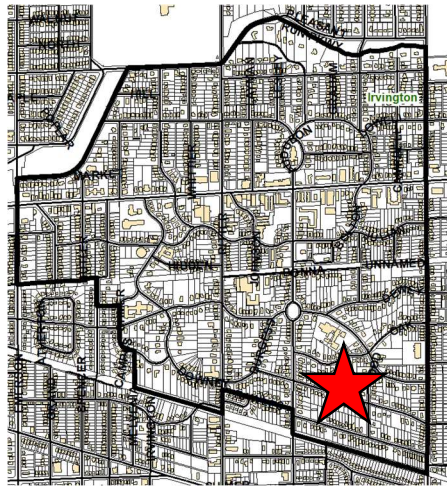
**The rough sawn fiber cement on the east side dormer, west side dormer and west side first floor addition would be changed out for smooth finished fiber cement.**



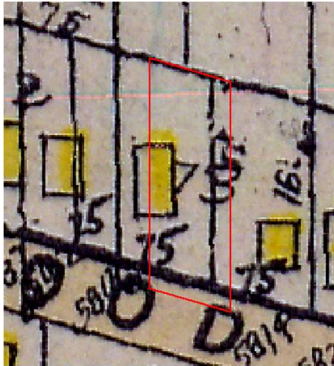
**The owner is requesting approval to maintain the rough sawn fiber cement siding installed on the rear / north side dormer.**

**FROM JUNE 2025 STAFF REPORT**

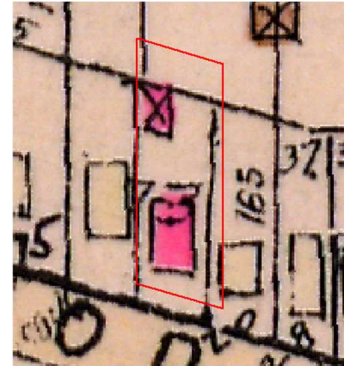
**LOCATION OF SUBJECT PROPERTY**



**HISTORIC MAPS**



**1927 (red outline showing existing parcel)**



**1941 (red outline showing existing parcel)**

**SUBJECT PROPERTY**

**Front / South Elevation**



**August 2022**



**May 2024**



**Spring 2025 Listing**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)

**East Elevation**



**August 2022**



**May 2024**



**Spring 2025 Listing**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)

**West Elevation**



**August 2022**



**May 2024**

**Rear / North Elevation**



**Image sent by owner in July 2024, noting condition in January 2024**



**Spring 2025 Listing**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)

### WORK PROPOSED / COMPLETED

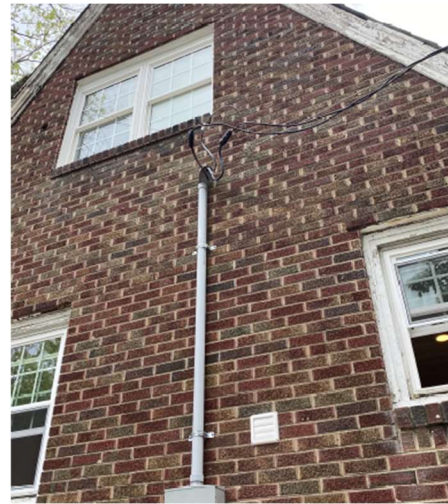


Left image west side stoop existing condition, right image proposed railing

### EXAMPLES OF WINDOWS INSTALLED



Front/South elevation (right before, left after) - showing change from 8 lite casements to 6/6 hung units



**West elevation - in between the glass grilles**

### **DOOR REPLACEMENT**



**Left image front door removed, right image replacement front door**  
 (Spring 2025 Listing <https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)



**Left image west side door removed, right image replacement door**



**Left image rear / north side door removed, right image replacement door**  
(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)

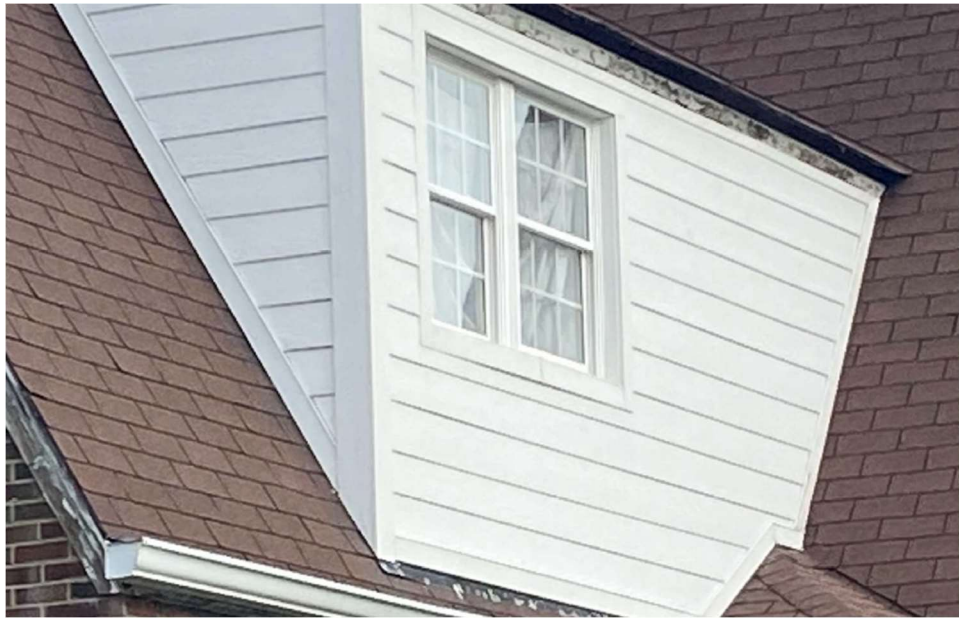
### **ROUGH SAWN FIBER CEMENT SIDING**



**Rear / north side dormer**



**West side dormer**

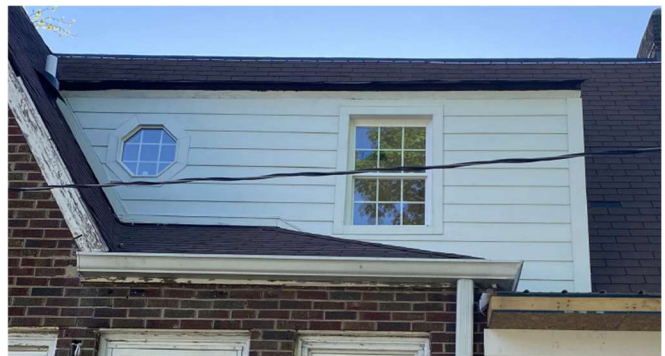


**East side dormer**

**ALTERED OPENINGS**

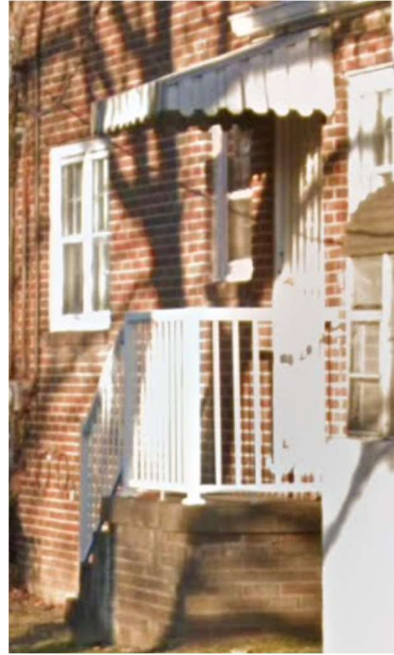


**Rear / north elevation, second floor window enclosed (left before, right after)**



**West side dormer three windows enclosed/altered and octagonal window installed (left before, right after)**

**AWNINGS REMOVED**



**Left image rear / north elevation, right image west elevation**

**DEMOLISHED GREENHOUSE AND NEW ADDITION**



**Greenhouse at front, southwest corner of house**



**Owner's contractor demolishing greenhouse and constructing addition**



**Addition constructed**

(<https://www.redfin.com/IN/Indianapolis/5814-Beechwood-Ave-46219/home/82225233>)



**Close up of addition showing materials**

## LETTER FROM OWNER

Your email to me contained this list:

*"Details on an Authorization:*

*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."*

Re: lines 1 and 2:

There is no doubt that denial would result in a substantial hardship for me. I am approaching seventy and have not worked in two years. I have no employment prospects and my health since Covid has been hit or miss. The only income I have is a meager social security check – that's it. The estimate I have to remove and replace all the vinyl windows in the house is nearly fifty thousand dollars. I assure you I do not have that kind of money or anything even near it.

Over the years, whenever I have applied for a loan from a bank, I have had to show proof of financial solvency by providing bank statements etc., which demonstrate my ability to repay the loan. Conversely, I do not know how I would provide anything to show my poverty other than my word. But my present financial state leaves me unable to afford the suggested window replacement, let alone any major changes to the siding and greenhouse replacement. Ripping out and replacing all that I have done would cost me north of eighty thousand dollars. This would be a hardship I simply could not bear. Denial would force me to sell the house I had hoped was my retirement refuge. I would be forced to discount the property and take a loss from what I paid for the house to offset the new owner's liability over the same issues. No one would buy the house unless this situation is resolved. I have nowhere else to go. I currently rely on family for the roof over my head. Being forced to sell the Beechwood house would essentially render me homeless. I would then be the second senior citizen driven from the house by IHPC rules, which by IHPC definition are only "recommendations".

To re-state; Denial by the IHPC makes me homeless. That would certainly be the worst "hardship" of my life and would, without question, "deprive" me of "all reasonable use and benefit of the subject property".

Re: line 3

I have drafted a scale computer rendering of the house. The exposed area of the vinyl windows represents less than one half of one percent of the total exterior of the house.

The house immediately to the east of mine, and the house next door to that are covered in 100% vinyl siding. Both of these houses have detached garages also sided completely in vinyl. Both of these houses have vinyl replacement windows. The two houses immediately east of these first two are also clad in vinyl and one has replacement windows.

The house adjacent to the west is in decrepit condition and is sided in aluminum. This house has a combination of what look to be original windows and a few vinyl replacement windows. The two houses and garages immediately west adjacent of this house are both completely sided in vinyl and have a combination of wood, aluminum and vinyl windows.

Directly across the street from my house is a modern ranch house built in the 1960s. It has vinyl and aluminum siding and aluminum windows. The house adjacent west of that house is completely vinyl sided and has vinyl windows.

The house adjacent east of the ranch house has replacement windows. And the house adjacent east of that house is vinyl sided with all vinyl windows.

On my block alone there are more homes sided in vinyl and aluminum, and with some type of non-original windows than those with original accoutrements. From my front yard I can see several houses with modern siding and windows. One house even has a metal roof.

My point is that the historic integrity of the neighbor has been compromised for decades. The majority of houses on this block have substantial exteriors IHPC would not approve of, so the changes I have made would certainly be "insubstantial" to the "historic area".

My long-range plans are to tear down the leaning hodgepodge carriage house/garage on my property in the near term, and when circumstances allow, to build the new garage I have already shown you drawings of, and of which you have voiced approval. I will not add anything else to the exterior of my house without IHPC approval.

My situation meets all three of IHPC requirements for authorization.

## SUPPORT LETTERS



**THE COUNCIL  
CITY OF INDIANAPOLIS  
MARION COUNTY**

**Andy Nielsen**  
Councilor – District 14

Indianapolis Historic Preservation Commission (IHPC)  
200 East Washington Street Suite 1842  
Indianapolis, IN 46204

April 24, 2025

Dear Commissioners –

I am writing in support of the proposed retention of existing work, the proposed stair handrails, and the associated petition: 2024-COA-356.

After visiting the home and property, I believe the effect of the approval would have a limited and insubstantial effect on the historic area. Several adjacent properties have vinyl windows, vinyl or fiber-cement siding, and associated structural changes. The changes made by the petitioner, while made without the IHPC's initial approval, preserve the historic integrity of the neighborhood while also ensuring the home is in a state that can be preserved for years to come. I am concerned that denial would have a substantial financial impact on the petitioner, creating a spiral where the property could fall into disrepair as no future property owner could afford the necessary changes. I request that the IHPC find a middle ground that ensures the petitioner can stay in his home.

For these reasons, I support 2024-COA-356 and request that the IHPC approve the petition.

Thank you for your consideration,

Andy Nielsen  
City-County Councilor – District 14

To Whom it May Concern

The improvements made to the house @ 5814  
were an improvement and safety to house.  
I have lived in this neighborhood for 62 years. I  
approve of improvements.

Dorinda J. Irish  
5805 Bushwood Ave  
317-



**JULY 2, 2025**  
**IHPC HEARING SUBMITTALS**



# **2025-COA-185 (IRV)**

## **156 SOUTH DOWNEY AVENUE**

BOUNDARY RETRACEMENT SURVEY

SURVEYOR'S REPORT:

Owner of Record: Amanda Tatum & Gerardo Enriquez  
Type of Survey: Boundary Retracement Survey  
Purpose of Survey: Establish the survey lines and corners of the Subject Real Estate.

DESCRIPTION - INSTRUMENT NO. A202200032122:

LOT NUMBER 3 IN DOWNEY AND OHMER'S WOODLAND PARK ADDITION TO THE CITY OF INDIANAPOLIS, INDIANA, AS RECORDED IN PLAT BOOK 4, PAGE 18, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, EXCEPT 10 FEET BY PARALLEL LINES OFF THE ENTIRE NORTH SIDE OF SAID LOT 3.

BASIS OF BEARINGS:

The basis of bearings for this survey were based on the Indiana State Plane Coordinate System, East Zone 1301, NAD 1983 (2011), using GPS observations on the monuments shown herein.

CONCLUSION OF UNCERTAINTIES:

The uncertainty per this survey relative to (1) availability and condition of reference monuments is 1 foot, more or less, as relative to (2) occupation or possession lines is 0.3 feet, more or less, and as relative to (3) clarity or ambiguity of recorded description is 7.5 feet, more or less.

THEORY OF LOCATION:

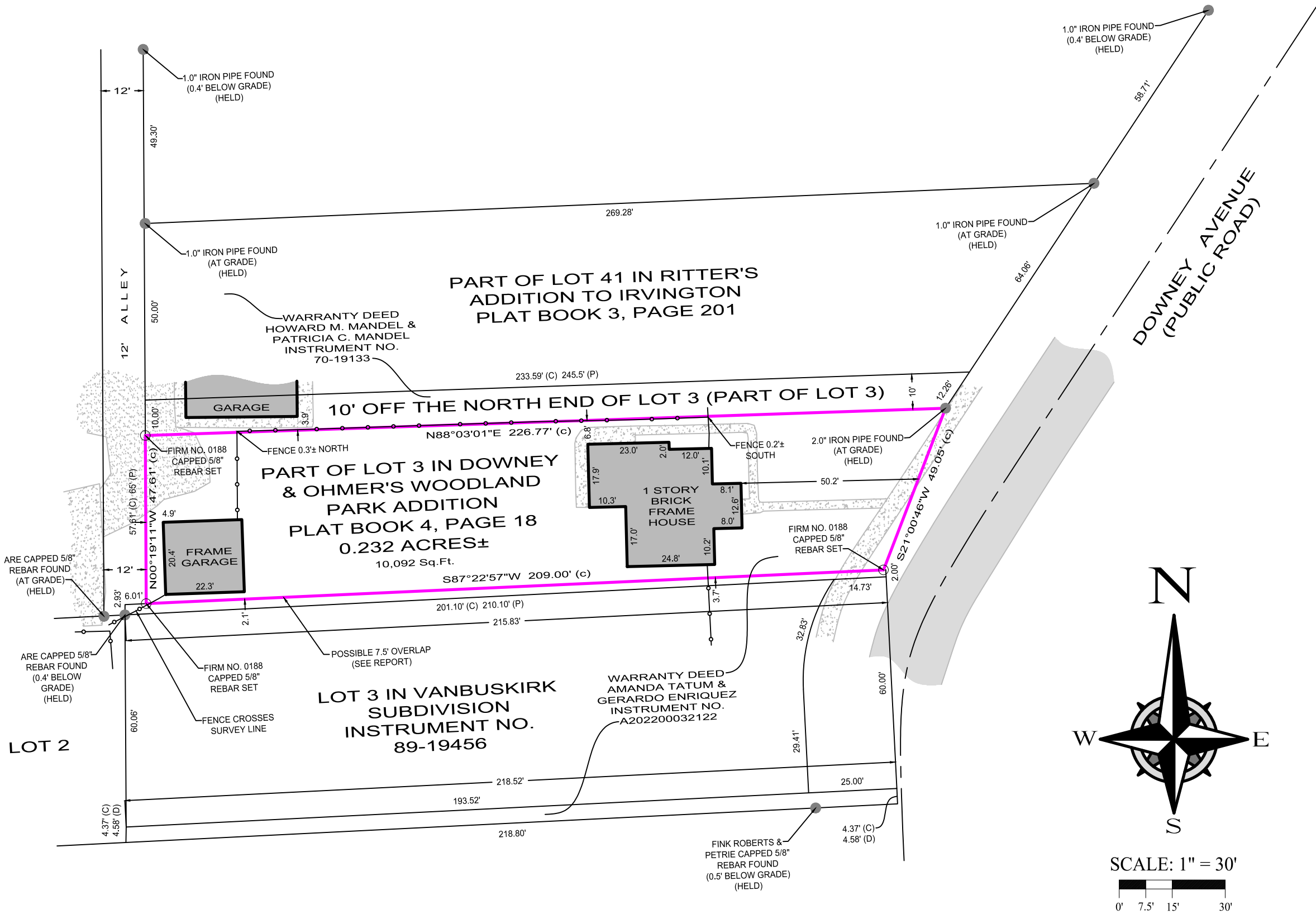
The South line of Lot 3 in Downey and Ohmer's Woodland Park Addition was defined by first defining the North line of the Southern adjoining tract of ground. Lot 3 in Vanbuskirk Subdivision was recreated by using platted bearings and distances. We then utilized bearings and distances obtained from metes and bounds descriptions which fall both North and South of Lot 3 in Vanbuskirk Subdivision to define the lines and corners of these tracts themselves. The geometry of the Northern metes and bounds tract, Lot 3 in Vanbuskirk Subdivision, and the Southern metes and bounds tract were rotated to match existing monuments found at the Northwest corner of Lot 3 in Vanbuskirk Subdivision and at the right-of-way of the Southern metes and bounds tract. As described in the deed of the Northern metes and bounds tract, the Northern line of this tract is the Southern line of Lot 3 in Downey and Ohmer's Woodland Park Addition. The Western line of Lot 3 in said Downey and Ohmer's Woodland Park Addition was defined by drawing a line from the Southwest corner of Lot 3, as described in the Northern metes and bounds deed, to a 1.0" iron pipe found 49.30 feet North of the Northwest corner of the Northern adjoining tract of ground. Said line being the Western line of Lot 3 in said Downey and Ohmer's Woodland Park Addition. The North line of Lot 3 in said Downey and Ohmer's Woodland Park Addition was defined by holding from a 1.0" iron pipe found at the Northwest corner of the Northern adjoining tract of ground Southerly 50.00 feet. We then drew a line from this point Easterly to a point 10.00 feet, by parallel lines, North of an existing 2.0" iron pipe found which marks the Northeast corner of the Subject Real Estate. This line acts as the Northern line of Lot 3 in Downey and Ohmer's Woodland Park Addition. The Northern line of the Subject Real Estate was defined by offsetting the North line of Lot 3 Southerly 10.00 feet. The Eastern line of the Subject Real Estate was defined by holding from the Southeast corner of Lot 3 in Downey and Ohmer's Woodland Park Addition, which falls 209 feet East of the Southwest corner of said Lot, Northerly to the 2.0" iron pipe which is accepted as being the Northeast corner of the Subject Real Estate. The lines of the Subject Real Estate were defined by establishing the platted Subdivision which falls South of the Subject Real Estate and working from South-North. We also established the lines and corners of the Lot located within the Northern Subdivision and worked from North-South. The Subject Real Estate fell between these two subdivisions, which resulted in a 7.5 foot, more or less, uncertainty in these lines and corners with a possible overlap existing within these subdivision lots shown herein. When this method of establishment was utilized, however, an existing fence line which falls near the Northern line of the Subject Real Estate falls within 0.3 feet of the calculated and accepted survey line. Where monuments were not found at the various survey corners of the Subject Real Estate at the time this survey was conducted, Firm No. 0188 capped 5/8" rebar were set, as shown.

UNCERTAINTY IN LOCATION OF LINES AND CORNERS:

- Availability and condition of reference monuments:
  - The 1.0" iron pipes found at the Northeast and Northwest corners of the Northern adjoining tract of ground, and found North of these corners, as shown on this sheet, were found at or near grade, in good condition, and are of unknown origin. (HELD)
  - The 2.0" iron pipe found at the Northeast corner of the Subject Real Estate was found at grade, in good condition, and is of unknown origin. (HELD)
  - The Fink Roberts & Petrie capped 5/8" rebar found at the right-of-way corner of the Southern adjoining parcel was found 0.5 foot below grade and in good condition. (HELD)
  - The ARE capped 5/8" rebars found on this survey south and west of the calculated southwest corner of the subject parcel were found at or near grade and in good condition. (HELD)
- Occupation or possession lines:
  - There is a fence line which runs along the Northern line of the Subject Real Estate. Distances relative to the calculated and accepted survey lines are as shown on this sheet and is within 0.3 feet of the surveyed line as shown herein.
- Clarity or ambiguity of record descriptions used:
  - The lines of the Subject Real Estate were defined by establishing the platted Subdivision which falls South of the Subject Real Estate and working from South-North. We also established the lines and corners of the Lot located within the Northern Subdivision and worked from North-South. The Subject Real Estate fell between these two subdivisions, which resulted in a 7.5 foot, more or less, uncertainty in these lines and corners. There is a possibility of a 7.5 foot overlap (north/south) existing within the subdivisions of the lots shown herein based on the difference between plat dimensions and what was measured between existing found monuments and considering occupation as well.
- The Relative Positional Accuracy (Standard used by the surveyor herein) of the corners of the subject tract established this survey is within the specifications for a Suburban Survey (0.13 feet plus 100 parts per million).

NOTES:

- Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- Survey monuments set for the survey are 5/8 inch diameter 24 inch long rebar set at grade with "Firm No 0188" identification caps, unless otherwise noted on plat.
- A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.
- Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.
- A search for easements of record is not to be implied by this survey. Matters of zoning compliances is not expressed or guaranteed by this survey.



LAND SURVEYOR CERTIFICATE

I, Lee Wood, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief, the survey within represents a survey made under my supervision in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on February 12, 2025.

Survey Prepared by:

Lee Wood

Registered Land Surveyor No. 21000200

Property address: 156 S. Downey Avenue, Indianapolis, Indiana

Survey and certified: April 16, 2025



RETRACEMENT SURVEY

156 S. DOWNEY AVENUE

PART OF LOT 3  
DOWNEY & OHMER'S WOODLAND PARK ADD.  
PLAT BOOK 4, PAGE 18

PREPARED FOR:  
AMANDA TATUM & GERARDO ENRIQUEZ



Complete Surveying Services for Commercial - Construction - Residential  
(317) 841-1506 - www.AXISIndy.com P.O. BOX 30836 - Indianapolis, IN 46250

PROJECT NUMBER 25-1003

DRAWN BY: BMHL  
CHECKED BY: LW  
ISSUE DATE: 4/16/2025

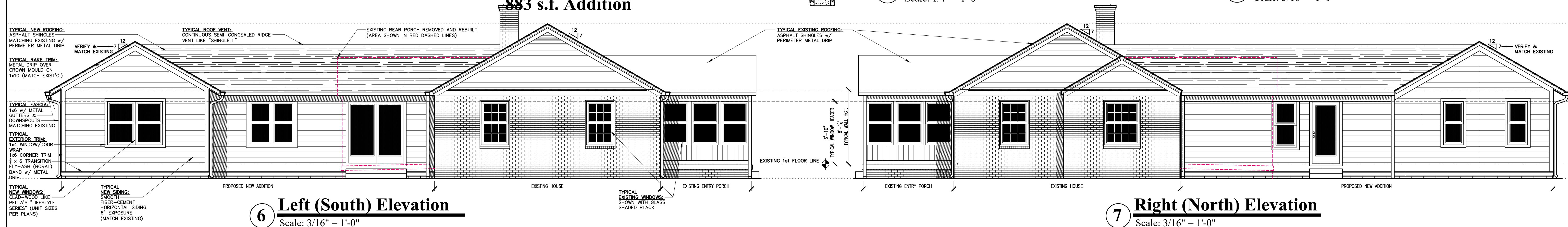
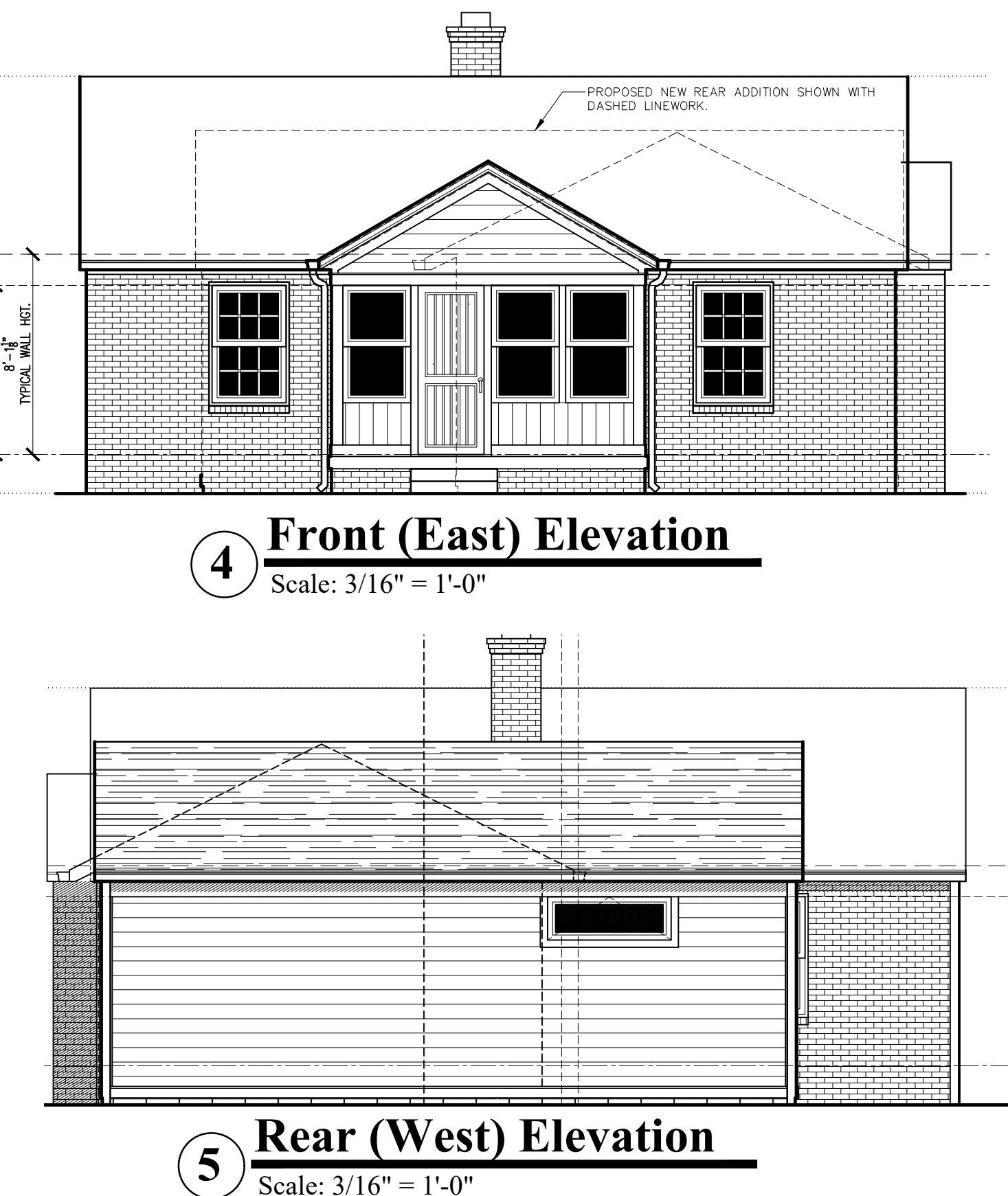
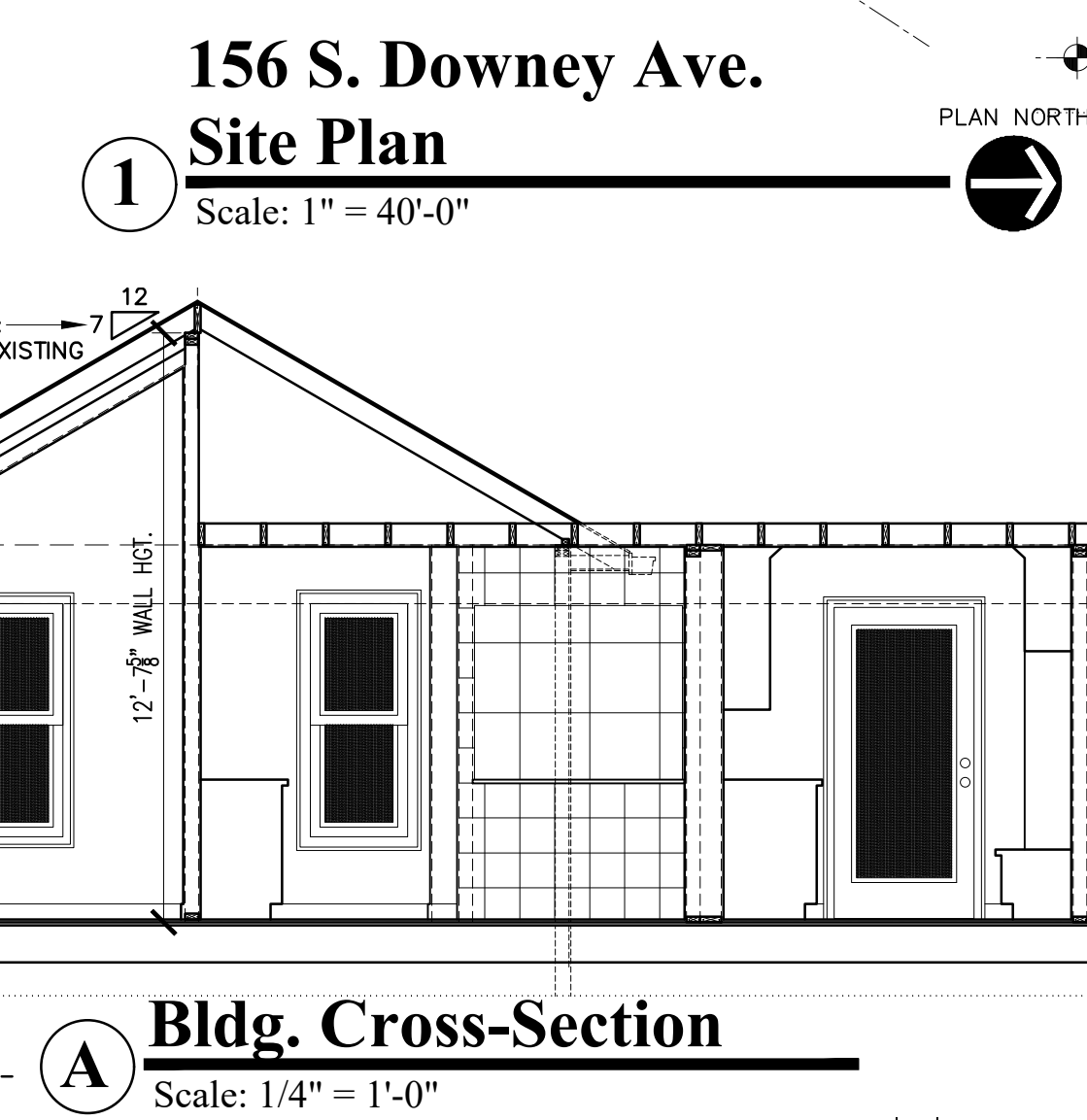
SHEET  
1 OF 1

LEGEND

SURVEY MARKER SET  
(5/8" IRON REBAR)  
WITH FIRM NO 0188 CAP  
(SEE EXAMPLE TO RIGHT)

AXISINDY.COM  
FIRM NO 0188

BUILDING	SURVEY MARKER FOUND AS NOTED ON PLAT
ASPHALT	SECTION CORNER
CONCRETE	(M) MEASURED
STONE	(C) CALCULATED
	(D) DEED
	(P) PLAT
	(R) RECORD
	SRE SUBJECT REAL ESTATE



# PRELIMINARY – NOT FOR CONSTRUCTION

CLIENT: *Enriquez House Addition*

CLIENT: **Enriquez Hou**  
ADDRESS: **156 S. Downey Avenue  
Indianapolis, IN 46219**

DRAWINGS FOR:  
**Gerardo & Amanda Enriquez**  
**156 S. Downey Avenue**  
**Indianapolis, IN 46219**  
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**CG**  
**CONSTANTINE**  
**DESIGN GROUP, INC.**  
Residential Architecture

**1053 St. Patrick Street**  
**Indianapolis, IN 46203**  
**317-730-4045**  
[lee@constantinedesigngroup.com](mailto:lee@constantinedesigngroup.com)

Revisions	Date
PRELIM	05/06/25
Scale:	As Noted
Date:	05/06/25
Drawn By:	Lee
Job No.:	2024-24

**SHEET**  
**1**



# **2025-COA-196 (CAMA)**

## **1015 BROADWAY STREET**

# Chatham Arch Neighborhood Foundation

**1015 Broadway St. – Greenspace Design Proposal  
for Indianapolis Historic Preservation Commission (IHPC) review**

David Starr (May-2025)  
CANF Board Member

# 1015 Broadway St. – Site Plan Proposal

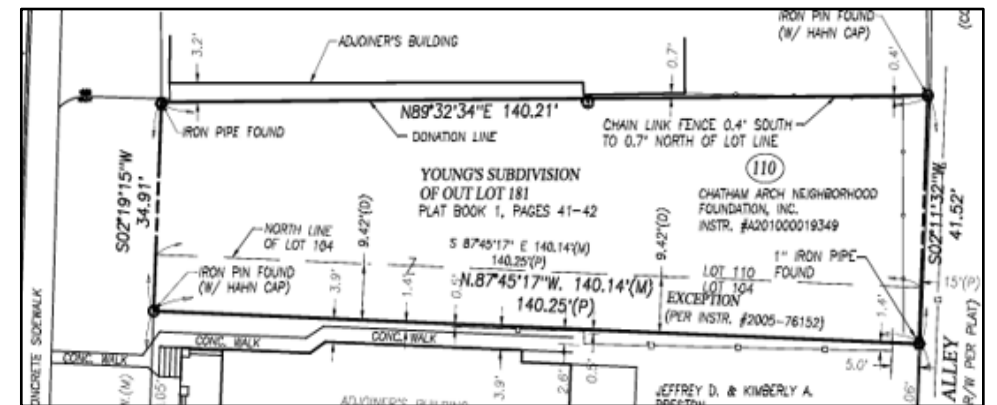
## Background

Tom Jones sold the lot at 1015 Broadway St. to the Chatham Arch Neighborhood Foundation (CANF) for \$2500 plus \$550 in closing costs in 2009 for the intended development of a neighborhood greenspace.



## 1015 Broadway St. – lot survey

A retracement survey was completed by Hahn Surveying Group, Inc. in April-2025.



## Proposed Greenspace Park Layout Design



**CHATHAM  
ARCH**  
HISTORIC DISTRICT



# 1015 Broadway St. – Site Plan Proposal

## Project Plan:

- 1) Remove brush and weeds (including poison ivy, honeysuckle, tree of heaven, etc.) along the North and East boundary lines of the lot.
- 2) Excavate hardscape areas about 8" to prep for the base and paver installation. Excavation will also include the concrete pad area. Approximately half of excavated soil will be used for grading the lot.
- 3) Install gravel bed of base materials and soil separator for paver areas, approximately 1200ft sq.
- 4) Install gravel in the concrete pad area (20'x20') for pergola, 400ft sq.
- 5) Pour the concrete pad for pergola, 400ft sq. Color: Grey; Finish: Broom.

# 1015 Broadway St. – Site Plan Proposal

## Project Plan: (cont.)

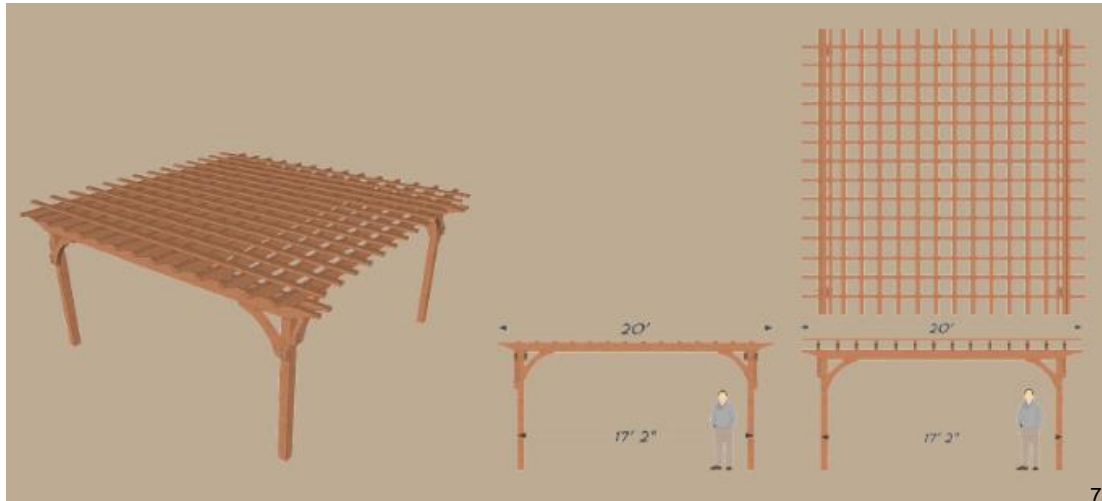
- 6) Install pathway pavers, approximately 1200ft sq. Paver details: 4x8 Holland Stone new pavers will be used in the main body with the ***old historical bricks*** removed from past Chatham Arch alley improvement projects ***for the landings and as sailor course.*** Pattern: Herringbone; Joint material: Polymeric Sand, Beige.
- 7) Install hardscape pavers at the entrance. Paver details: 4x8 Holland Stone and Grey Large Format pavers to create the Chatham Arch logo within front design of the pathway.
- 8) Prepare lawn turf areas to ensure they have proper, consistent grade. (Approx. 2400ft sq.) Install seed and loose straw. Soil taken from site excavation should be sufficient for the lawn turf grading.



# 1015 Broadway St. – Site Plan Proposal

## Project Plan: (cont.)

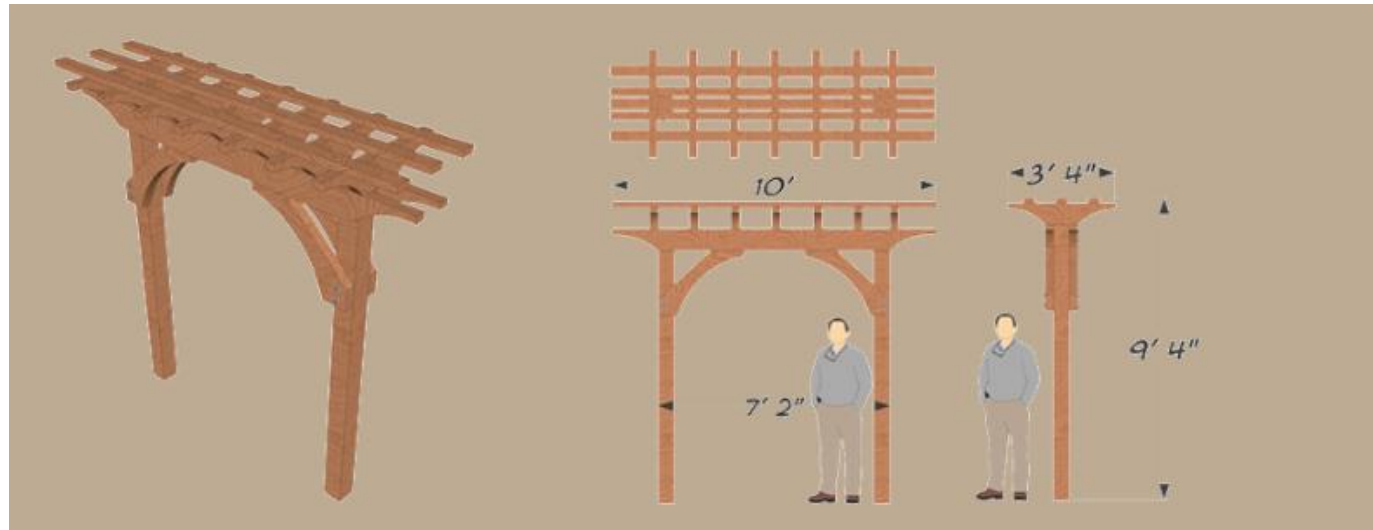
- 9) Install 20'x20' pergola (from Artisan) on concrete pad. The pergola comes with 6"x6" posts, 2"x8" beams and topped with evenly spaced 2"x4" purlins, adding for more shade and a complete, finished look. Each pergola includes decorative, arched supports. All beams and supports are secured in place with 4" galvanized lag bolts. Post are attached to concrete pad using Black OZCO decorative base plates.



# 1015 Broadway St. – Site Plan Proposal

## Project Plan: (cont.)

- 10) Install 4'x10' arbor trellis from Artisan at the pathway entrance. Arbor trellis comes with 6"x6" posts, 2"x8" beams and topped with evenly spaced 2"x4" purlins. All beams and supports are secured in place with 4" galvanized lag bolts. Post are attached to concrete footers using Black OZCO decorative base plates.



# 1015 Broadway St. – Site Plan Proposal

## Project Plan: (cont.)

- 11) Install mulch for the edges as well as to form the landscape beds. Approximately 15 yards; brown color.
- 12) Install native shrubs, perennials and tree(s) in landscaped beds. Utilize species recommendations from Keep Indianapolis Beautiful and the Indianapolis Cultural Trail.
- 13) Install (4) all weather 48”L x 22”W x 30”H Georgetown Park Benches along the North and South boundaries. High grade, long lasting recycled plastic slats and maintenance-free. Cast aluminum black frame, powder-coated, UV and moisture resistant. 50-year guarantee against breakage.



# 1015 Broadway St. – Site Plan Proposal

## Project Plan: (cont.)

14) Replace the rusted, broken fencing along the North and East boundaries of lot with new 6' Solid Dog Ear wood (Cedar) privacy fencing with treated posts to closely match the existing wood privacy fencing that is along South boundary of the lot.



15) Install 4' black ornamental (Westbrook style) commercial grade aluminum fencing along the front southside (where it will transition from the privacy fence) and a small area on front northside at the entrance of the lot.





**2025-COA-083 (CH)**  
**1306 EAST SAINT CLAIR STREET**

GENERAL SITE NOTES

1. THESE DRAWINGS ARE INTENDED TO OUTLINE THE GENERAL SCOPE OF THE WORK. CONTRACTORS SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING ANY WORK. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND GENERALLY ACCEPTED TRADE PRACTICES.
2. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH THE CURRENT VERSION OF THE CITY OF INDIANAPOLIS STORM WATER DESIGN & CONSTRUCTION SPECIFICATIONS MANUAL.
3. NO SURVEY HAS BEEN PROVIDED FOR THIS SITE. SITE FEATURES AND TOPOGRAPHIC DATA HAVE BEEN DERIVED FROM AERIAL PHOTOGRAPHY, CURSORY SITE INVESTIGATION, FIELD VERIFICATION AND OTHER RELIABLE MEANS OF INVESTIGATION. ALL EXISTING FEATURES INCLUDING GRADE ELEVATIONS, DRAINAGE PATHS, PAVING CONTINUITY AND CONDITION, ETC. SHALL BE FIELD VERIFIED.
4. ALL SITE UTILITIES ARE PRESUMED TO BE EXISTING, UNLESS NOTED OTHERWISE. COORDINATE SITE UTILITIES WITH MECHANICAL, ELECTRICAL AND PLUMBING SUB-CONTRACTORS AND LOCAL UTILITY COMPANIES AS REQUIRED TO PROVIDE SERVICES INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SANITARY SEWER & WASTE DISCHARGE, ELECTRICAL SERVICE, NATURAL GAS SERVICE, AND TELECOMMUNICATIONS.
5. THIS SCOPE OF WORK IS DESIGN-BUILD IN NATURE. NOT ALL CONDITIONS, CONNECTIONS NOR TRANSITIONS MAY BE SHOWN. CONTRACTORS SHALL DETERMINE THE BEST MEANS FOR ACHIEVING THE INDICATED DESIGN INTENT. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, SUCH THAT ALL UNFORESEEN CHALLENGES CAN BE RESOLVED BY MINIMALLY IMPACTING THE CONSTRUCTION SCHEDULE AND BUDGET. RIVERA GROUP LLC SHALL BEAR NO FINANCIAL RESPONSIBILITY FOR THE CONSTRUCTABILITY OF THIS PROJECT.

SITE PLAN KEYNOTES:

- ① PROPOSED HOUSE
- ② PROPOSED CARRIAGE HOUSE
- ③ PROPOSED SIDEWALK
- ④ PROPOSED DRIVEWAY
- ⑤ PROVIDE CONCRETE WASH OUT
- ⑥ PROVIDE SILT FENCE FOR EROSION CONTROL
- ⑦ ACCESS TO CONSTRUCTION SITE FROM ALLEY. REMOVE SOIL AND DEBRIS FROM CONSTRUCTION SITE.

SITE DATA

LOT AREA (D8) - COMPACT

PARCEL SIZE (33' x 173')

5,714 S.F.

TOTAL BLDG AREA

PROPOSED HOUSE FOOTPRINT AREA1,351.2 SQ. FT.

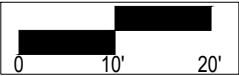
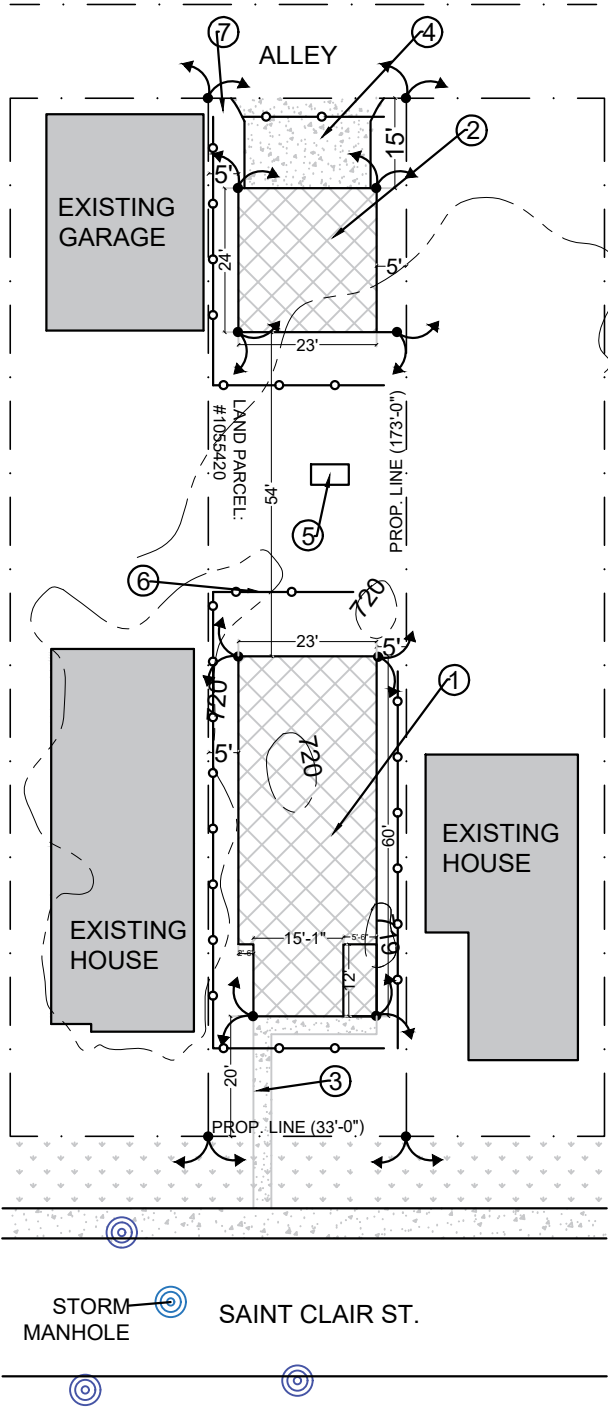
PROPOSED CARRIAGE HOUSE AREA552 SQ. FT.

PROPOSED SIDEWALK PATH113 SQ. FT.

PROPOSED DRIVEWAY PATH300 SQ. FT.

OPEN SPACE PERCENTAGE

64%



Proposed  
**Site Plan**  
SCALE: 1" =32'

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

DATE  
**MAY,16,2025**

REVISION #  
# ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

C1

EXISTING 1220 St Clair St  
HOUSE

EXISTING 1302 St Clair St  
HOUSE

PROPOSED 1306 St Clair St  
HOUSE

EXISTING 1310sT Clair St  
HOUSE



St Clair St.

CERTIFIED BY

DRAWN BY

**Tamar de la Paz**

DATE

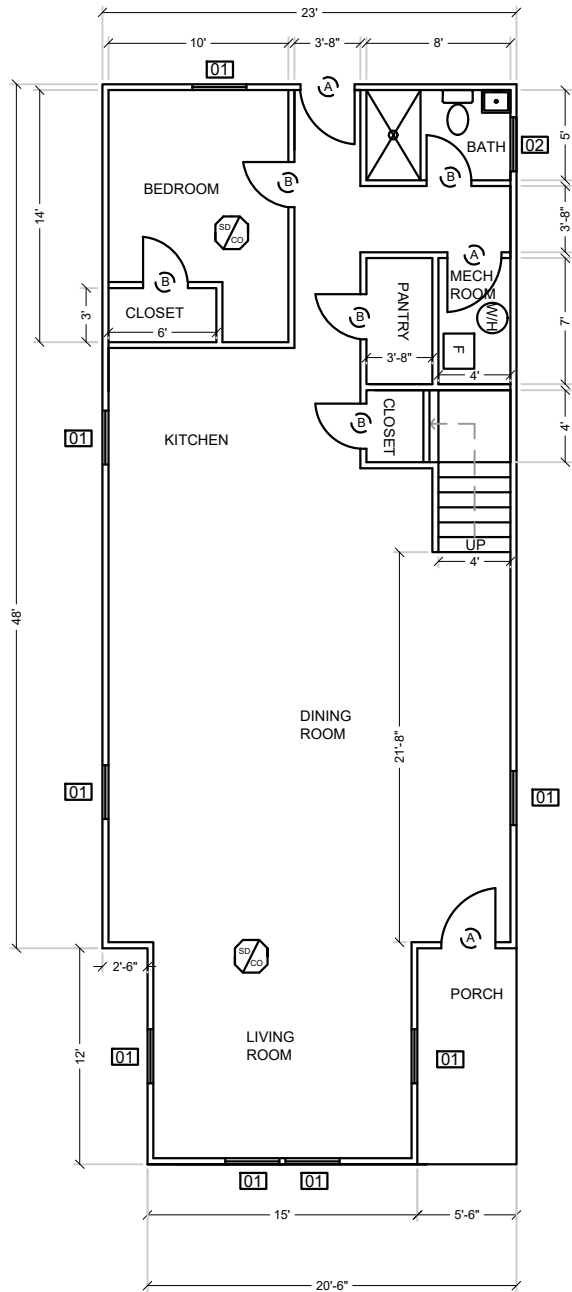
**MAY,16,2025**

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**# ---**

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**A1**



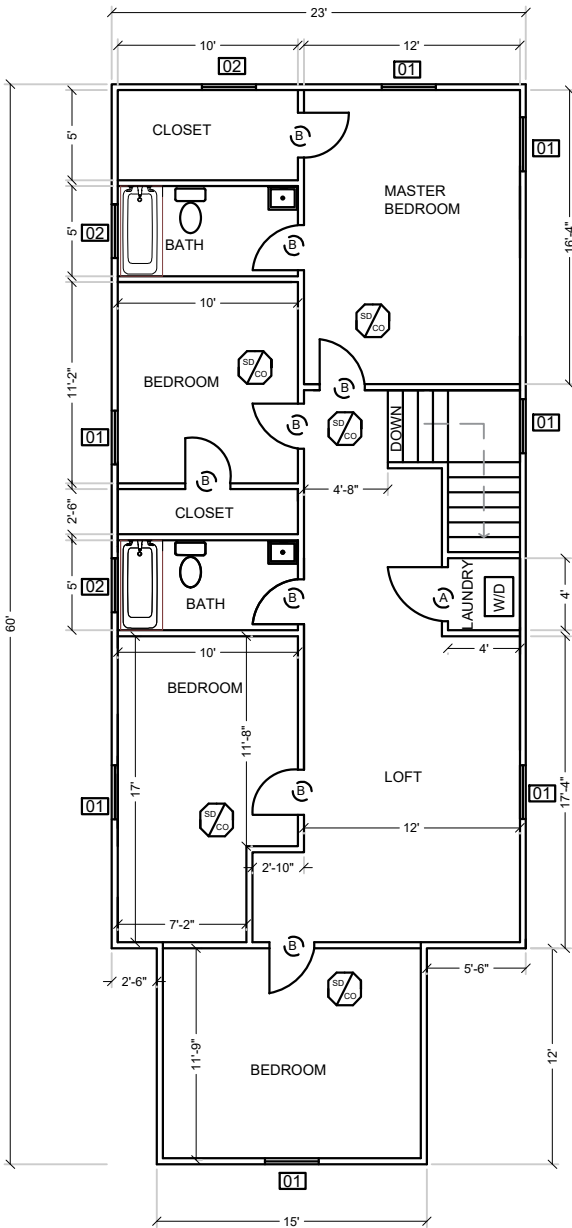
LEGEND	
	SMOKE DETECTORS W/ CARBON MONOXIDE DETECTOR

NOTES	
Egress window. Window size: 3'0"x5'0" Openings Area: 33"x28.5" Net Openings Area: 2.75x2.375=6.53	

NEW WINDOW SCHEDULE <input checked="" type="checkbox"/>					
MARK	COUNT	WIDTH	HEIGHT	NOTES	
01	8	3'-0"	5'-0"	EGRESS	
02	1	3'-0"	1'-0"		

NEW DOOR SCHEDULE					
NEW DOORS					
MARK	COUNT	WIDTH	HEIGHT	-	
A	3	3'-0"	6'-8"		
B	5	2'-6"	6'-8"		

PROPOSED 1st FLOOR HOUSE



LEGEND	
	SMOKE DETECTORS W/ CARBON MONOXIDE DETECTOR

NOTES	
Egress window. Window size: 3'0"x5'0" Openings Area: 33"x28.5" Net Openings Area: 2.75x2.375=6.53	

NEW WINDOW SCHEDULE <input checked="" type="checkbox"/>					
MARK	COUNT	WIDTH	HEIGHT	NOTES	
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02	2	3'-0"	1'-0"		

NEW DOOR SCHEDULE					
NEW DOORS					
MARK	COUNT	WIDTH	HEIGHT	-	
A	1	3'-0"	6'-8"		
B	8	2'-6"	6'-8"		

PROPOSED 2nd FLOOR HOUSE

CERTIFIED BY

DRAWN BY  
**Tamar de la Paz**

DATE

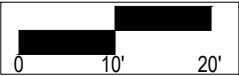
**MAY,16,2025**

REVISION #

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1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

A2





PROPOSED 1st FLOOR CARRIAGE HOUSE

 SMOKE DETECTORS W/ CARBON MONOXIDE  
DETECTOR

Egress Window.  
Window size: 3'0"x5'0"  
Openings Area: 33"x28.5"  
Net Openings Area: 2.75x2.375=6.53

NEW WINDOW SCHEDULE <input checked="" type="checkbox"/>				
MARK	COUNT	WIDTH	HEIGHT	NOTES
01	2	3'-0"	5'-0"	EGRESS
02	2	2'-0"	3'-0"	
03	1	3'-0"	3'-0"	
04	1	2'-6"	4'-0"	

 NEW DOORS

MARK	COUNT	WIDTH	HEIGHT	-
A	5	3'-0"	6'-8"	
B	4	2'-6"	6'-8"	
C	1	16'-0"	7'-0"	

## Tamar de la Paz

MAY,16,2025

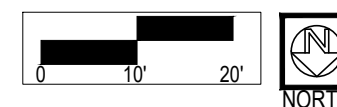
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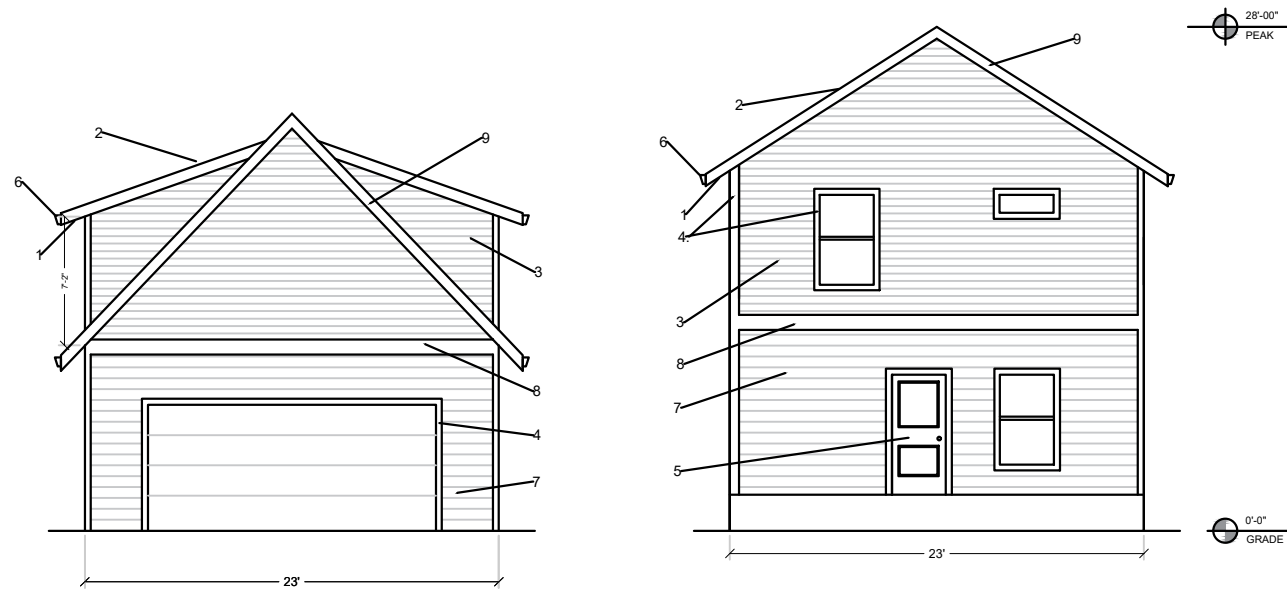
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

A3

## Floor Plan

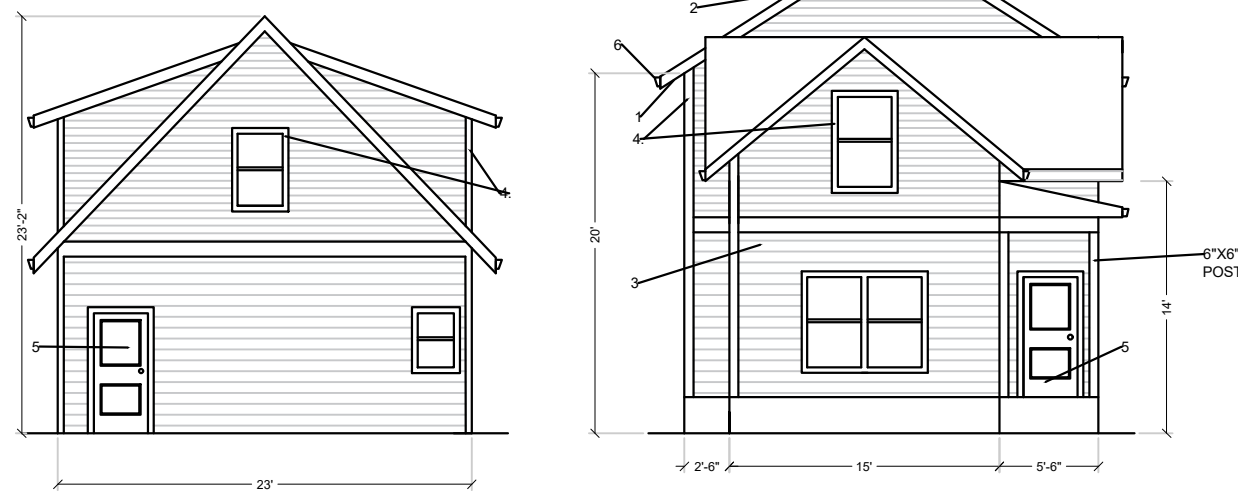
SCALE: 3" = 32'





PROPOSED NORTH  
CARRIAGE HOUSE ELEVATION

PROPOSED NORTH  
HOUSE ELEVATION



PROPOSED SOUTH  
CARRIAGECELEVATION

PROPOSED SOUTH  
HOUSE ELEVATION

KEY NOTES:

- 1- PAINTED SMOOTH HARDIE 1"X8" FASCIA
- 2- DIMENSIONAL SHINGLES OWENS CORNING TRU DEFINITION-DURATION ONYX BLACK ARCHITECTURAL- GRADE ASPHALT SHINGLES 36" WIDE ICE & WATER SHIELD @ EAVE
- 3- PAINTED SMOOTH HARDIE LAP SIDING: (4" EXPOSURE) EXTERIOR SIDING COLOR: JADE DRAGON 9129 SUPER PAINT FLAT
- 4- PAINTED SMOOTH HARDIE 1"X4" WINDOW AND CORNER TRIM: EXTERIOR TRIM COLOR: GREENBLACK 6994 SUPER PAINT SATIN
- 5- THERMATRU SMOOTH- STAR FIBERGLASS DOORS
- 6- CONTINOUS PAINTED METAL GUTTERS TO BE INSTALLED 6in BLACK
- 7- PAINTED SMOOTH HARDIE LAP SIDING: (6" EXPOSURE) EXTERIOR SIDING COLOR: JADE DRAGON 9129 SUPER PAINT FLAT
- 8- PAINTED SMOOTH 1"X10" TRIM BAND
- 9- PAINTED SMOOTH RAKE BOARD

ANDERSEN 100 SERIES SINGLE HUNG  
COMPOSITE WINDOWS

CERTIFIED BY

DRAWN BY

Tamar de la Paz

DATE

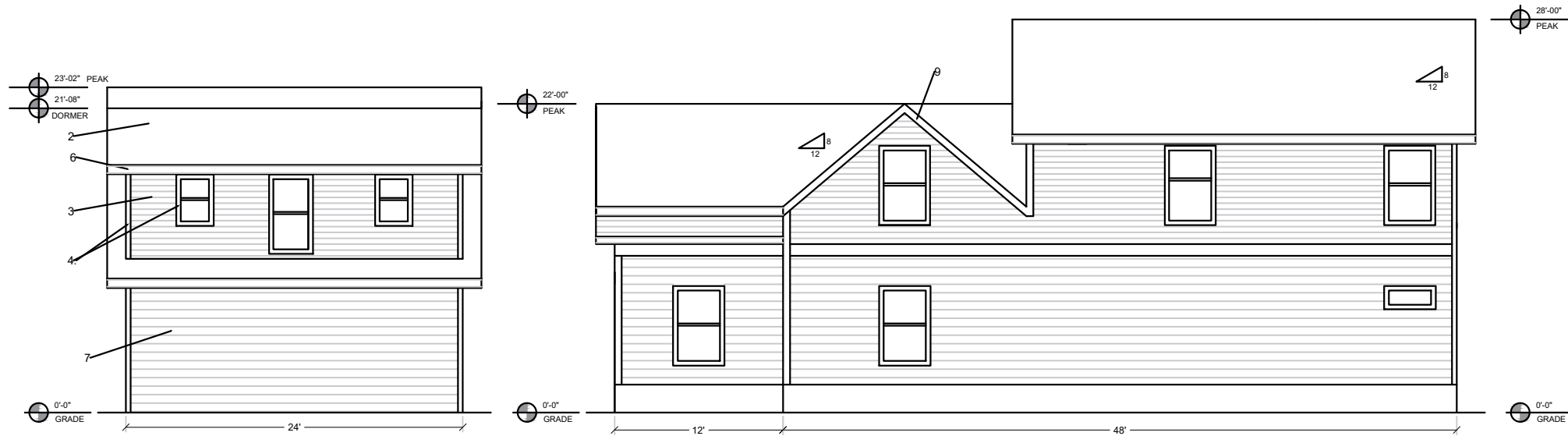
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REVISION #

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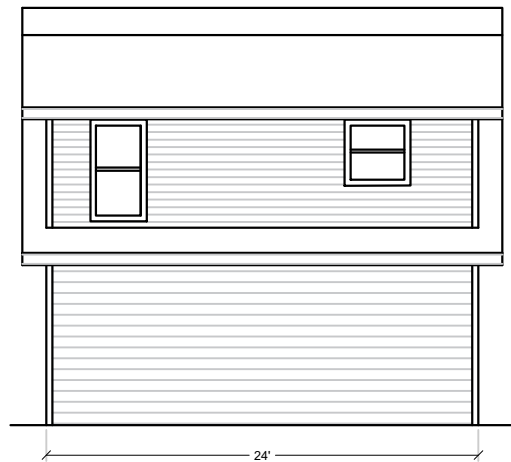
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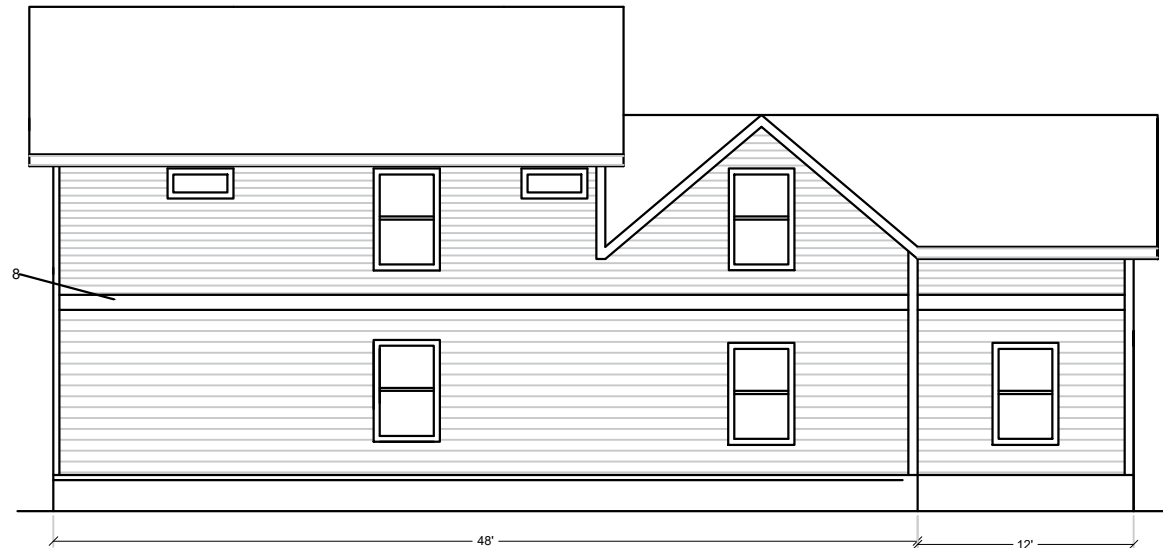


PROPOSED EAST  
CARRIAGE HOUSE ELEVATION

PROPOSED EAST  
HOUSE ELEVATION



PROPOSED WEST  
CARRIAGE HOUSE ELEVATION



PROPOSED WEST  
HOUSE ELEVATION

KEY NOTES:

- 2- DIMENSIONAL SHINGLES OWENS CORNING TRU DEFINITION-DURATION ONYX BLACK ARCHITECTURAL- GRADE ASPHALT SHINGLES  
36" WIDE ICE & WATER SHIELD @ EAVE
- 3- PAINTED SMOOTH HARDIE LAP SIDING: (4" EXPOSURE)  
EXTERIOR SIDING COLOR:  
JADE DRAGON 9129 SUPER PAINT FLAT
- 4- PAINTED SMOOTH HARDIE 1"X4" WINDOW AND CORNER TRIM:  
EXTERIOR TRIM COLOR:  
GREENBLACK 6994 SUPER PAINT SATIN
- 6- CONTINOUS PAINTED METAL GUTTERS TO BE INSTALLED 6in BLACK
- 7- PAINTED SMOOTH HARDIE LAP SIDING: (6" EXPOSURE)  
EXTERIOR SIDING COLOR:  
JADE DRAGON 9129 SUPER PAINT FLAT
- 8- PAINTED SMOOTH 1"X10" TRIM BAND
- 9- PAINTED SMOOTH RAKE BOARD

ANDERSEN 100 SERIES SINGLE HUNG  
COMPOSITE WINDOWS

CERTIFIED BY

DRAWN BY

Tamar de la Paz

DATE

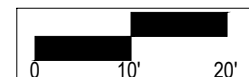
MAY,16,2025

REVISION #

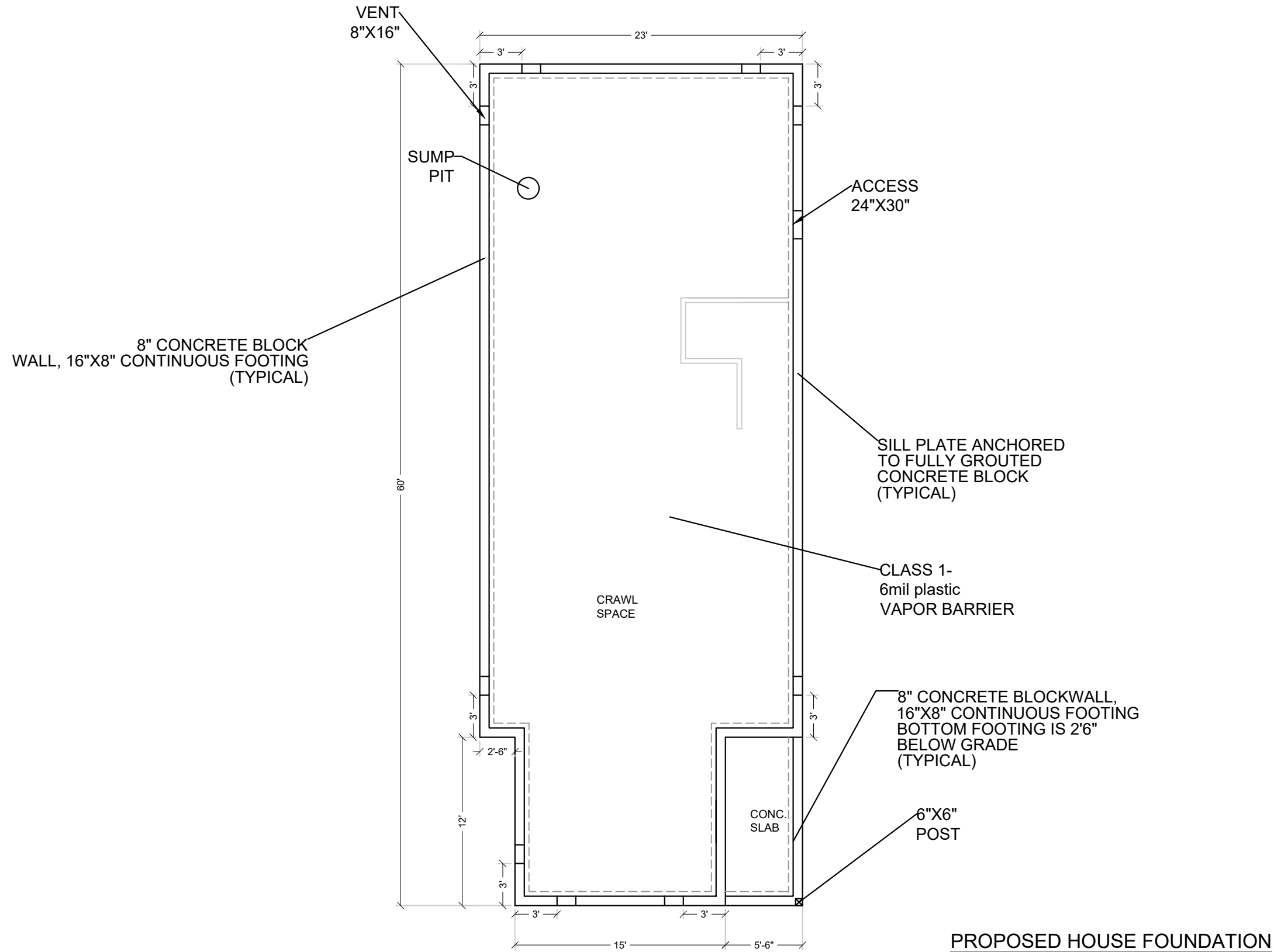
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INDIANAPOLIS, INDIANA, 46202

A5



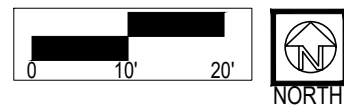
Proposed East-West  
**Elevations**  
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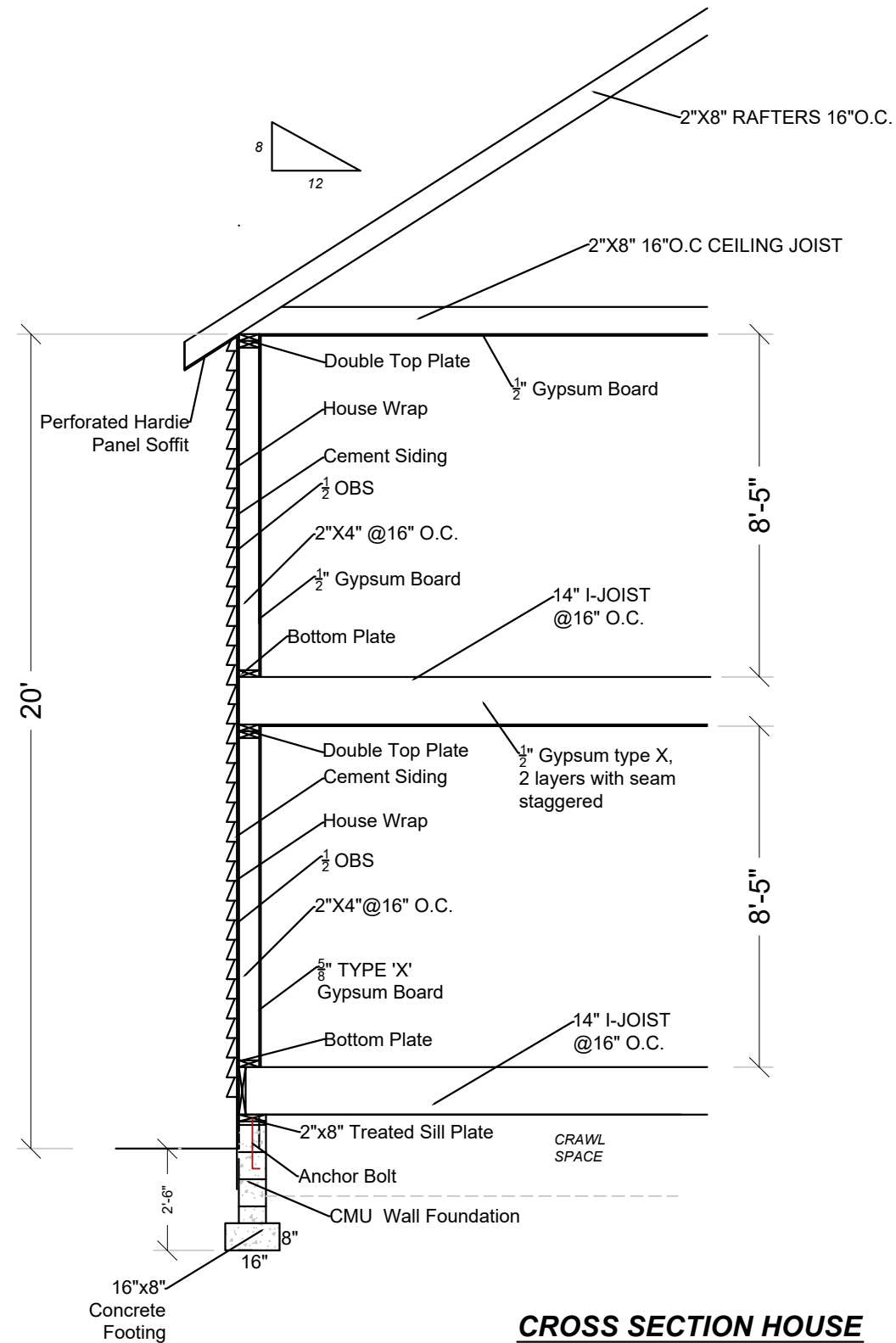


CERTIFIED BY
DRAWN BY
<b>Tamar de la Paz</b>
DATE
<b>MAY,16,2025</b>
REVISION #
<div><div>#</div><div>---</div></div>

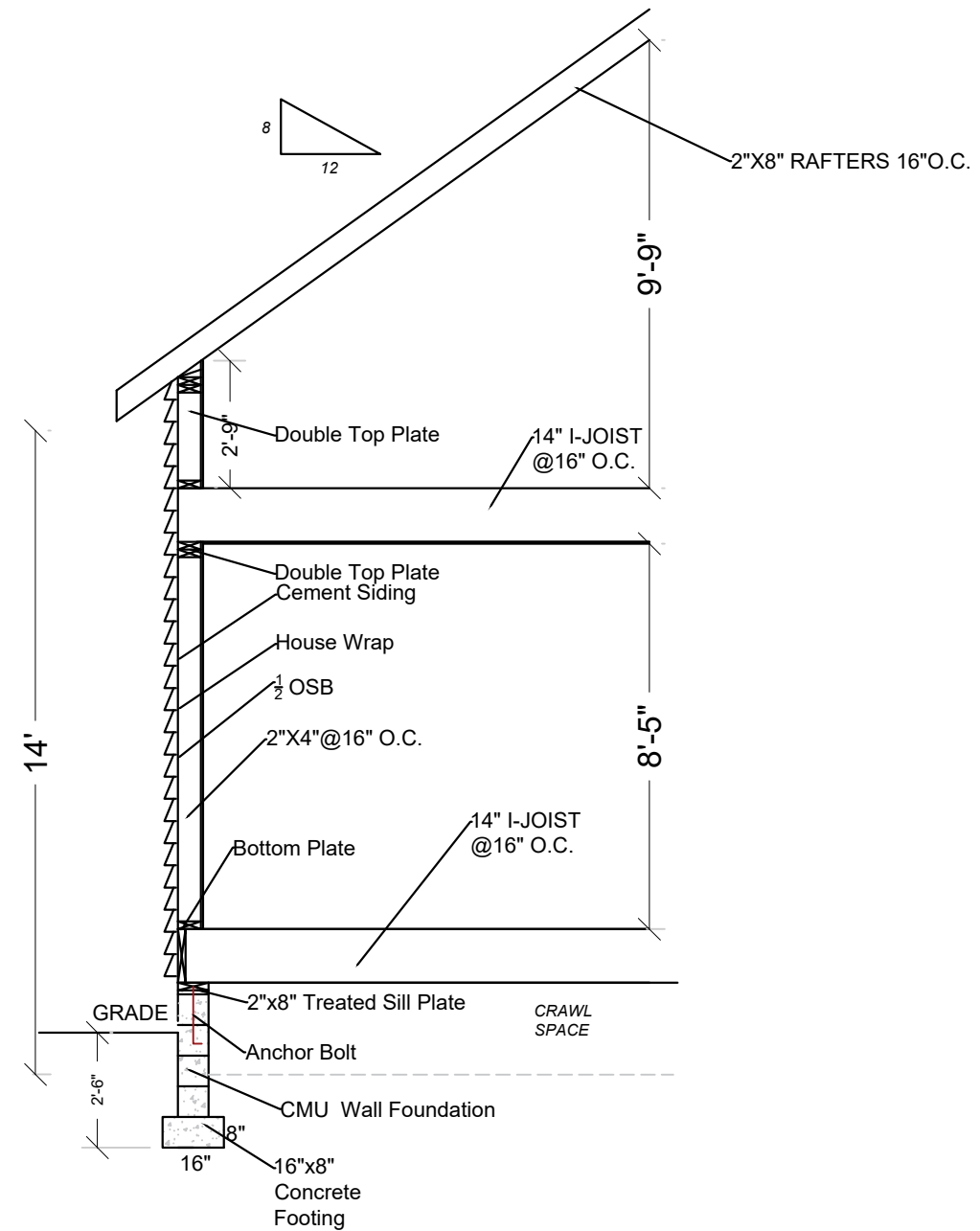
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

S1

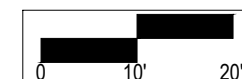




**CROSS SECTION HOUSE**



**CROSS SECTION HOUSE BUMP OUT FRONT OF THE HOUSE**



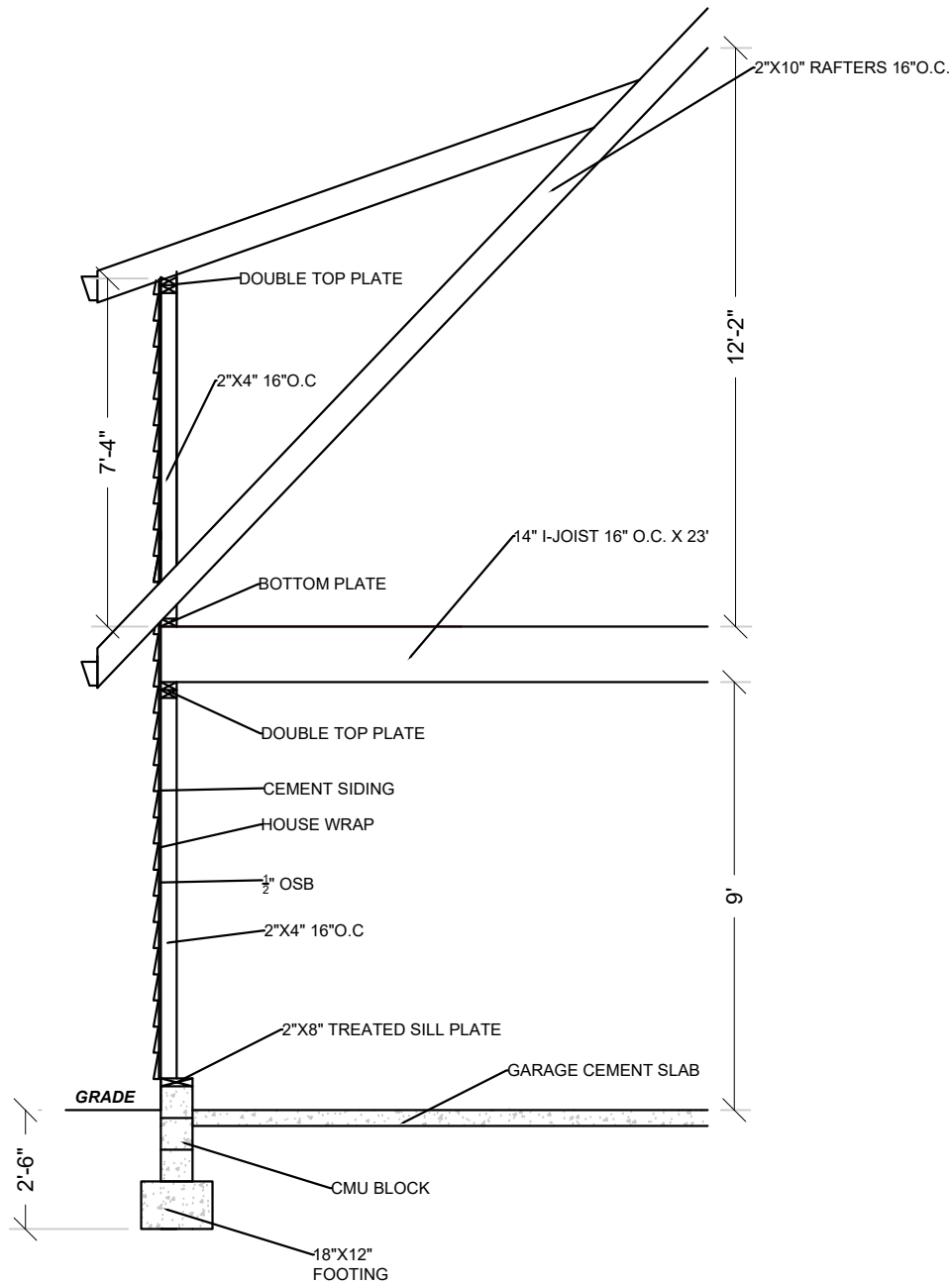
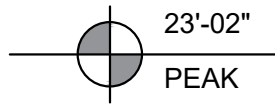
Proposed House  
**Cross  
Section**  
SCALE: 1" = 4'

CERTIFIED BY

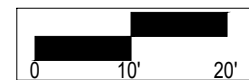
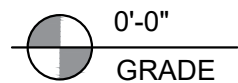
DRAWN BY  
**Tamar de la Paz**  
DATE  
**MAY, 16, 2025**  
REVISION #  
#

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**S2**



**CROSS SECTION CARRIAGE HOUSE**



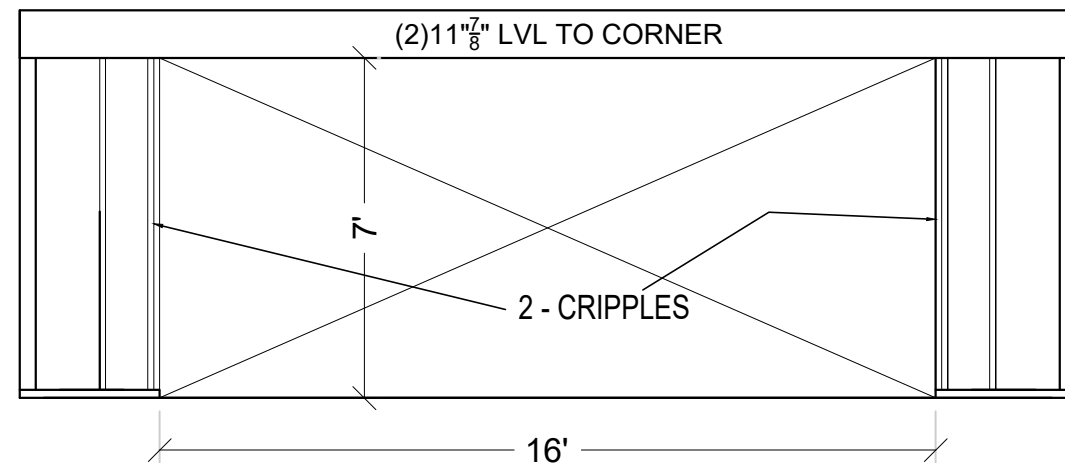
Proposed  
Carriage House  
**Cross  
Section**  
SCALE: 1" = 4'

CERTIFIED BY

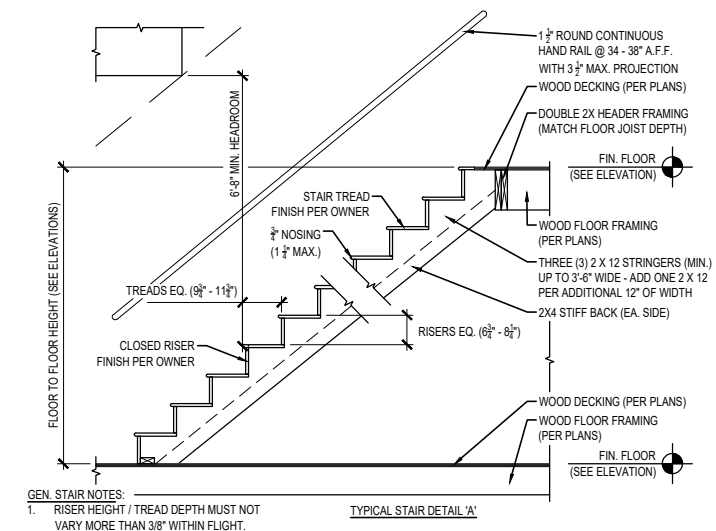
DRAWN BY  
**Tamar de la Paz**  
DATE  
**MAY, 16, 2025**  
REVISION #  
# ---

1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

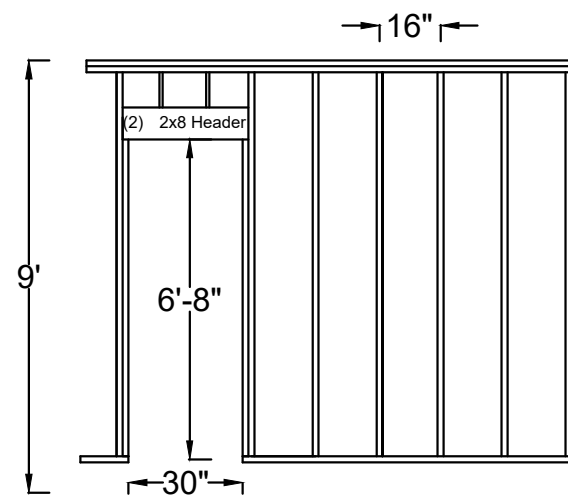
**S3**



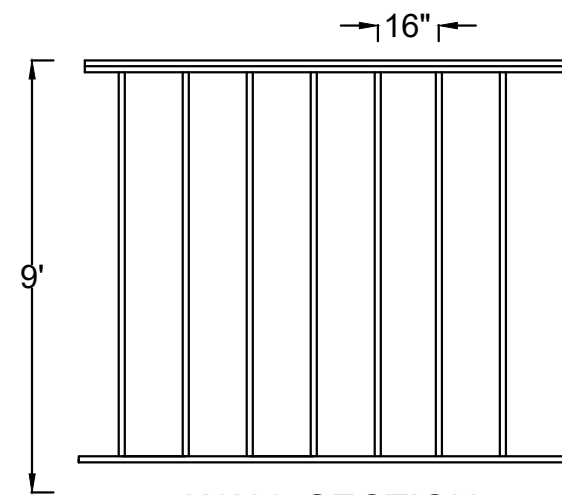
**GARAGE HEADER**



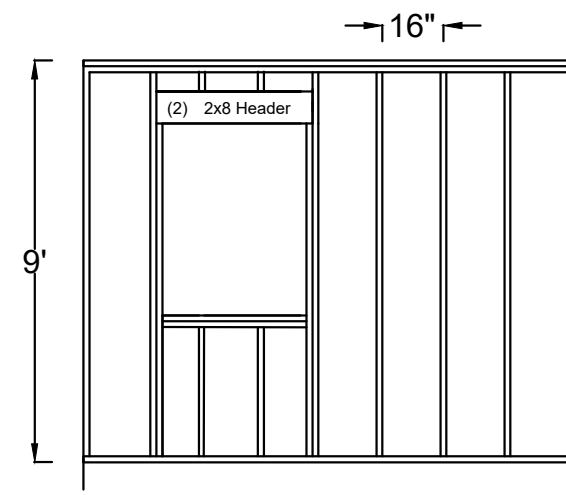
**STAIRS DETAILS**



**TYPICAL DOOR**



**WALL SECTION**



**TYPICAL WINDOW**

DRAWN BY
<b>Tamar de la Paz</b>
DATE
<b>MAY,16,2025</b>
REVISION #
<div> <div>#</div> <div>---</div> </div>

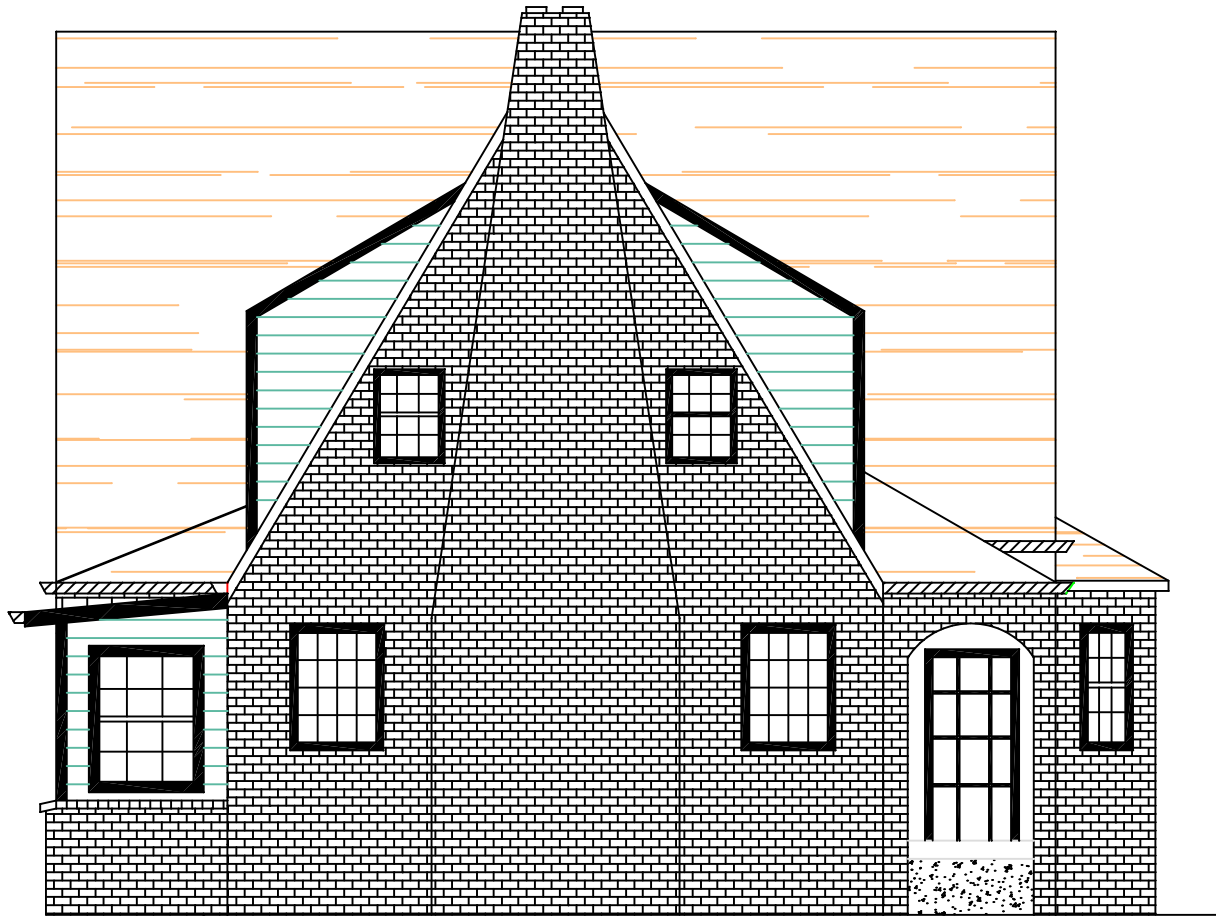
1306 E Saint Clair St.  
INDIANAPOLIS, INDIANA, 46202

**S4**

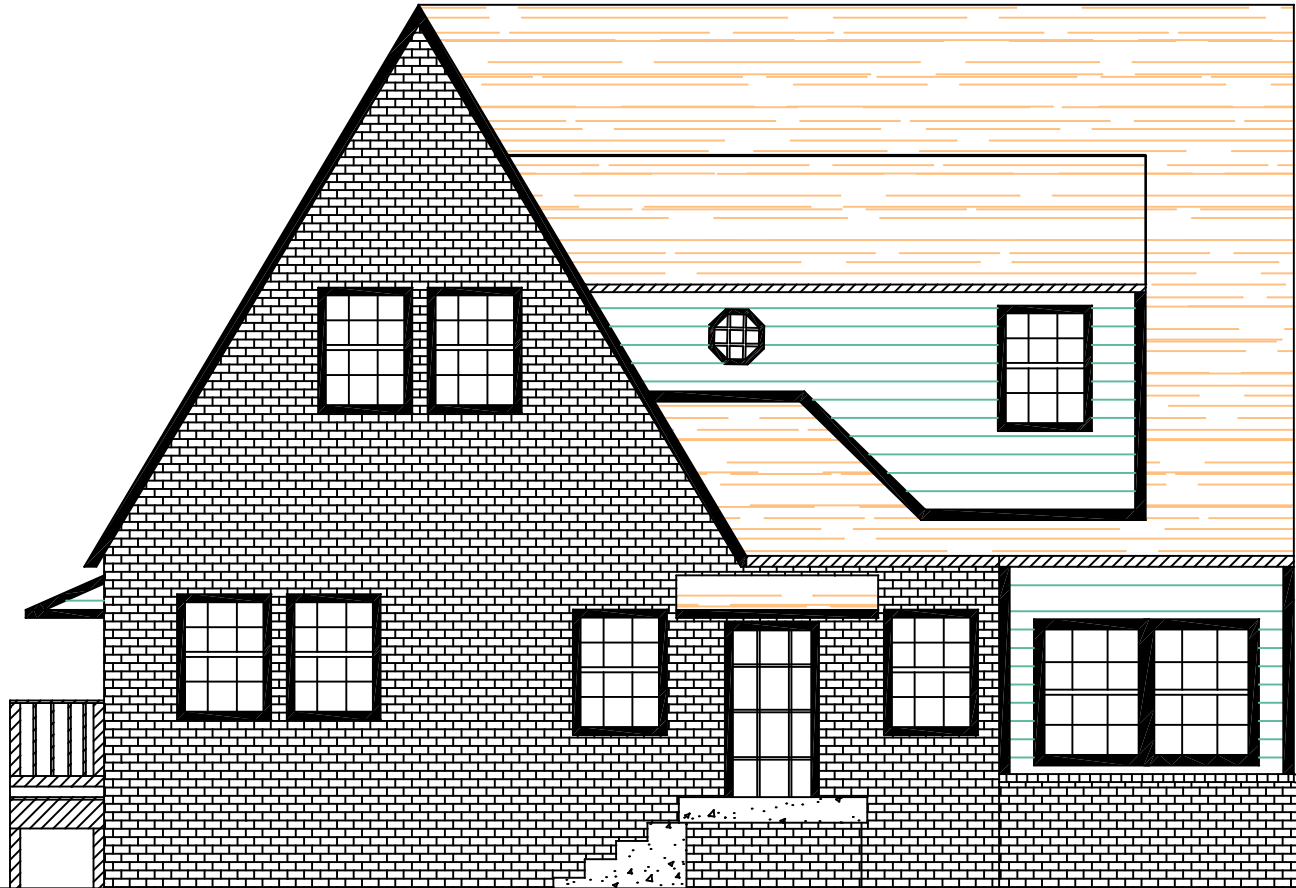


# **2024-COA-356 (IRV)**

## **5814 BEECHWOOD AVENUE**



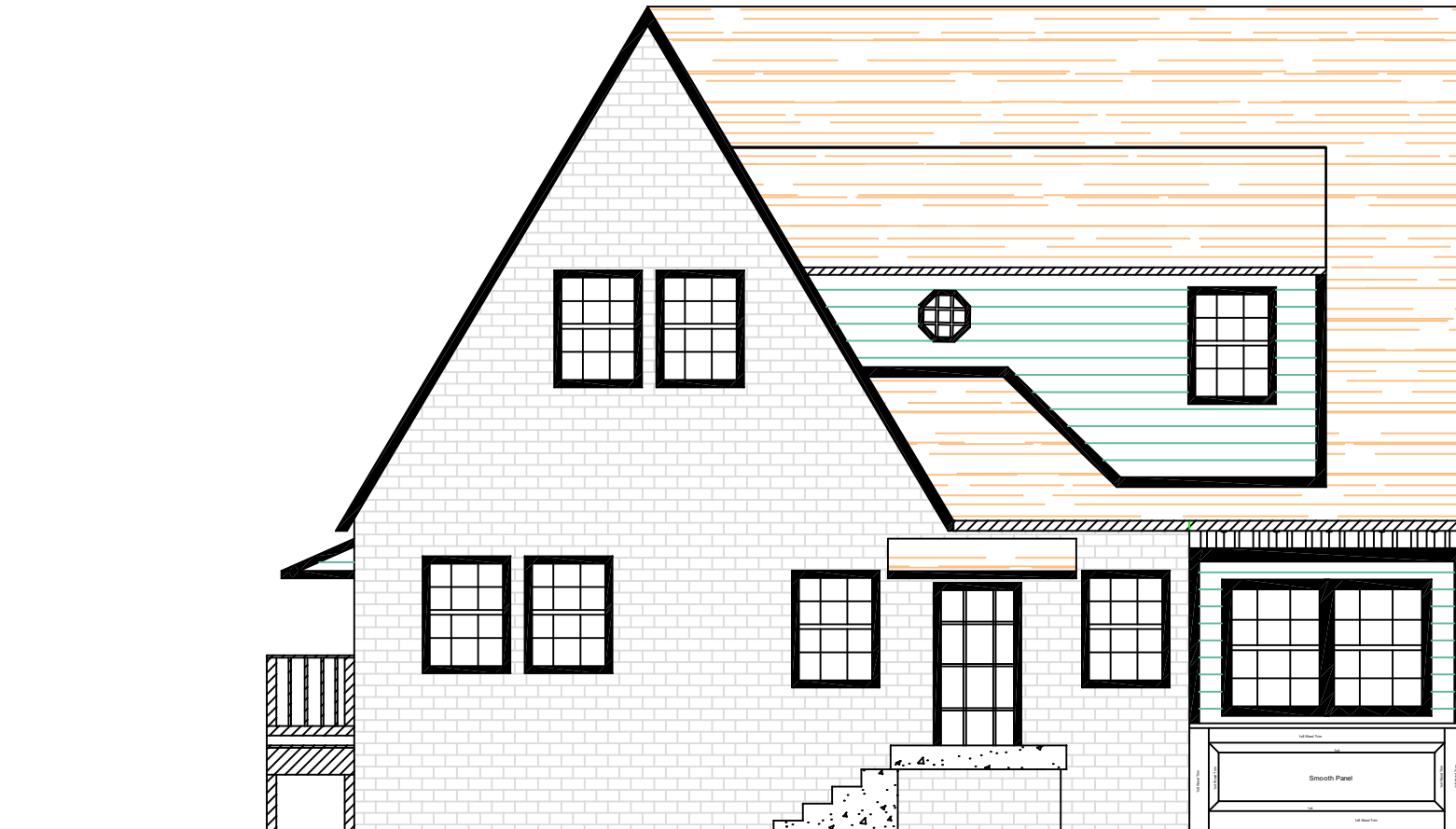
Proposed South Elevation



Proposed West Elevation



South Elevation Wood Wainscoting



West Elevation Wood Wainscoting



## BLAIR WINDOWS & DOORS INC

Quotation:

Phone:

317-356-4666

Fax:

1-317-356-4687

440 S. RITTER  
INDIANAPOLIS, IN 46219

Quote Name:

Front 2x Windows

Quote #:

SQJKR005484\_1

User Name:

Justin Huffman

Cutoff Order Day - Monday 12 P.M. CST

Quoted For:

Darryl Gunyon

Ship-To:

BLAIR WINDOWS & DOORS INC

Prepared By:

Justin Huffman  
jhuffman@blairwindow.com

Created On:

6/16/2025

Available To:

7/16/2025

### Quote Information

Total Value:

\$2,148.10

Status:

Open

Header:

Terms:

Pricing:

All terms and conditions of this quote, including units, quantities, and accessories, are verified and accepted by the undersigned for purchase. Any changes made are rejected unless accepted and approved by Quaker.

**Signature and PO # is required for order placement**

Accepted By

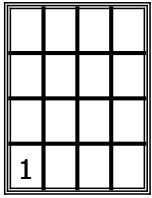
Date

Po#

Quote Name: Front 2x Windows

Quote #: SQJKR005484\_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		2	EA	Quaker Unit		\$2,007.57



Series: Brighton

Exact Size: 38 X 50

Color:White,Paint Type:2604,Interior Finish:Pre Painted White,Fill Nail Holes:Yes,  
Glass:EnergyBasic (Dual Silver),Argon Filled,  
Muntin:5/8" Pyramid Exterior - M20830 Contoured Interior - 8222SQ,  
Install Acc:No Nailing Fin,  
Frame Depth:6",

\*\* Viewed From Exterior \*\*

Unit:1-Casement Fixed Direct Set Exact Size: 38 X 50,  
NFRC - U-Factor:0.28SHGC:0.33VT:0.57AL:≤0.3CR:59  
Rating: R-50 \*  
Fixed Glass:Cardinal LowE 272 - DSB / Clear - DSB,Strength:Annealed GlassStrength:Annealed Glass

Overall Rating: DP-50  
Total Weight 63 lbs.

## All Prices in USD

Quote Subtotal \$2,007.57

Estimated Tax (if included) 7.000% \$140.53

Total Quote Value \$2,148.10

Quote Grand Total \$2,148.10  
(may be subject to sales tax)



## Terms:

- CUSTOMER REVIEW: This quote is based on the products as listed. Customer must review quote and verify, including but not limited to: quantities, sizes, types, finishes, glazing, and adherence to specifications and job requirements and any relevant local or national codes.
- PRICE ADJUSTMENTS: Quaker reserves the right to adjust its pricing in any of the following circumstances:
  - if this quote expires prior to Customer approval;
  - if changes are made to quantities, products, or other terms and conditions of this quote;
  - if the Customer requests delivery dates extending beyond agreed timeframes or beyond 6 months from the date of this quote;
  - if the order is not fully defined for entry (if applicable, shop drawings must be approved within 30 days after Customer submits its purchase order or otherwise approves this quote); or
  - in the event of any extraordinary increase in cost associated with manufacturing, supplying, or distributing the quoted products, upon notice to the Customer at any time prior to Quaker's entry of Customer's order.
- ORDERING PROCESS: This quote is an offer by Quaker Window Products Co. ("Quaker"), a Missouri corporation, to sell to the Customer the products described herein at the prices indicated, subject to the terms and conditions stated in this document, including the referenced Quaker warranty and the limitations of liability described therein. Unless otherwise agreed, this offer shall expire after the quote availability date listed on the quote. In order to accept such offer, and before Quaker begins to fabricate such products, Customer must:
  - Review and approve this quote;
  - Provide any additional details or information Quaker requires regarding the job or the Customer;
  - If applicable, complete and submit a credit application subject to approval by Quaker's credit department; and
  - If applicable, submit approved Shop Drawings which are incorporated into the order.
- Quaker's entry of a sales order will serve to acknowledge completion of these steps. Any purchase order or other document that Customer may use to indicate acceptance of this quote, shall be considered for Customer's internal purposes only, and notwithstanding any language to the contrary in any such document, any resulting order shall remain subject to the governing terms and conditions stated in this quote. Quaker expressly objects to, and does not accept, any conflicting, modified, or additional terms or conditions proposed by Customer unless such proposed terms and conditions are specifically approved in writing by Quaker's credit department, legal counsel, or an appropriate officer of the company.
- TAXES: Unless otherwise indicated, sales or use taxes are not included in this quote. If taxes are not included, it shall be Customer's responsibility to ensure payment of any applicable state, municipal, or local sales or use or other taxes, and Customer shall indemnify Quaker against any claimed failure to pay such taxes when due.
- PAYMENT TERMS: Payment terms are subject to approval by Quaker's credit department, based in part on Customer's credit application and its terms and conditions, including interest of 18% per annum plus all costs of collection, such as attorney fees and court costs. It is understood and agreed that the goods quoted are specially manufactured or fabricated to order, and will be paid for by Customer in accordance with these terms and conditions.
- LEAD TIME ESTIMATES: Any lead times provided are estimates only. An estimated delivery date will be established by Quaker and communicated to Customer once the sales order is entered. Quaker shall not be responsible for any delay damages or any other associated costs resulting from the delivery of goods after the estimated delivery date.
- CHANGES OR CANCELLATIONS: Orders which are expedited by Customer may not be changed or canceled after they are placed. Otherwise, Customer may change or cancel an order up to 24 hours after placement of the order. Afterward, the order may not be changed or canceled, and Customer will remain responsible for payment per its terms, unless otherwise approved by Quaker's Division President.
- WARRANTY: The sale of the quoted products is subject to [Quaker's Limited Warranty for Single-Family Dwellings dated 6/1/2024](#), which contains the relevant manufacturer's warranty and various limitations of liability, and is hereby incorporated by reference. This warranty may be enclosed with this quote and is available at [www.quakerwindows.com/warranty-information/](http://www.quakerwindows.com/warranty-information/). Customer will provide this warranty to the end user as appropriate. This warranty is not applicable to orders involving parts or service for purposes of repair or replacement.
- UNDELIVERABLE PRODUCT STORAGE FEE: If Customer is not willing or able to accept delivery of an order that is ready for shipment, then for any delivery delayed by more than 14 calendar days from the estimated delivery date, an undeliverable product storage fee of \$1,000 per trailer per week will be added to the order, which may be invoiced at that time. For deliveries delayed beyond 4 weeks, such fee shall increase to \$1,500 per week.
- DELIVERY – UNLOADING - DETAINAGE FEE: Customer acknowledges that QUAKER products may be large or heavy, may require lifting assistance, and may shift during transport, presenting various risks of damage or bodily injury resulting from tipping or falling during delivery, unloading, or handling. Upon delivery, the Driver is responsible for removing straps and otherwise preparing products to be unloaded, unless Customer performs such tasks. Upon request, Customer must assist Driver inside the trailer when necessary to handle large items or otherwise ensure safety and avoid product damage. Customer will provide Driver sufficient opportunity to scan each item in an orderly fashion during the unloading process, in order to properly document which items were delivered and whether any products were damaged during transit. Any damaged product must be photographed and documented using Driver's electronic scanner or the paper delivery ticket. Customer is responsible for inspecting products during delivery, unloading products from the trailer in a safe and efficient manner, and properly training relevant staff to safely unload and handle such products. Customer assumes all risk and shall be responsible for any damage or loss or injury resulting from the unloading process or subsequent handling. If offloading time exceeds 4 hours for a full trailer at a jobsite, or 2 hours for other deliveries, then Customer will be responsible for payment of detention fees in the amount of \$150 per hour. Quaker is not responsible for any product loss, damage, or injury occurring after delivery.
- PRODUCT HANDLING & STORAGE: Customer is solely responsible for proper handling and storage of the product after delivery. In order to retain warranty coverage, products must be stored in an upright and secured position not exposed to outside weather, both during and after delivery. Specifically, QUAKER window and door units must be kept in an upright / vertical position, and may be damaged by laying in a flat or horizontal position. For pre-fabricated wall panels, such panels must be erected and installed before QUAKER window and door units are installed and incorporated into the building envelope.
- PRODUCT RATING INFORMATION: Individual units greater than gateway size may have a reduced rating per Quaker's calculations based on AAMA 2502-07 Comparative Analysis Procedure for Window and Door Products. Overall Design Pressure of mulls/assemblies may be less than the computed values of individual units per Quaker's calculations based on AAMA 450-10 Voluntary Performance Rating Method for Mulls Fenestration Assemblies. Thermal ratings are based on NFRC test size.
- Any vertical or horizontal mulling system is designed for lateral wind loading only and does not provide structural down loading. Headers must be sized to allow for a maximum deflection of 1/8 of an inch. Please consult an architect or engineer for design requirements and building code compliance, particularly when combining multiple units together.

- FIELD TESTING: In order to be warranted for performance by Quaker, any field testing of QUAKER products must be conducted as specified in the above-described warranty.
- FORCE MAJEURE: Quaker will not be liable for any nonperformance, delay in performance, or damage that results from any cause beyond Quaker's reasonable control, including, without limitation, any: Act of God; pandemic or other public health emergency; act of the Customer; restraint of government, such as embargo or other trade restrictions or governmental regulations or demands (whether or not later proven to be invalid); fire; flood; vehicle accident; strike or other labor disturbance; machinery or equipment breakdown; plant shutdown or slowdown; war; riot; terrorist act; delay in transportation; delays of suppliers or carriers; or inability to obtain necessary labor, materials or manufacturing facilities at customary prices ("Force Majeure Events").
- CREDIT CARD SURCHARGE: Payments made by credit card will be assessed a surcharge of at least 3%.
- COASTAL AREAS: In coastal environments, there is greater than normal risk of corrosion or deterioration, which shall not be Quaker's responsibility, except for manufacturing defects causing abnormal corrosion or deterioration beyond what is expected for a coastal environment based on the products selected and proper maintenance. Customer is responsible for appropriate product selection based on the project location.
- ALTITUDE LIMITATIONS: Products to be installed over 3,000 feet above sea level are subject to maximum altitude limitations based on the dimensions of the glass, its thickness, and whether it is annealed or tempered. Customer is responsible for confirming that such limitations are not exceeded based on local elevation. Contact Quaker for additional details.
- SPECIAL COLORS: Certain colors or finishes (such as dark or special colors, micas, metallics, and high chroma shades of red, orange and yellow) have shortened warranty periods or require a clear top coat to achieve the necessary performance requirements to qualify for full warranty coverage. Please consult your Quaker representative to confirm based on your selection.
- LIQUID BARRIER APPLICATIONS: For projects with exterior building envelopes that utilize membrane or fluid or liquid applied air, water, and/or vapor barrier systems (liquid barrier application), Customer must contact Quaker's technical staff at [drafting@quakerwindows.com](mailto:drafting@quakerwindows.com) to confirm the suitability of various products, configurations, accessories, pannings, mullions, and installation guidelines for your project.