



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

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

BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

OCTOBER 2025 IHPC HEARING MINUTES

III. OLD BUSINESS – NO PUBLIC HEARING

2025-COA-351 **125 NORTH ORIENTAL STREET**
(HOLY CROSS) **ROMAN CATHOLIC ARCHDIOCESE OF INDIANAPOLIS**
Approval of Negative Findings of Fact

Page 3

IV. NEW BUSINESS – NO PUBLIC HEARING

2025-R-03 Approval to enter into a professional services agreement with Building Ethos, LLC to update the Old Northside Historic Area Plan in the amount of \$16,000. (from January 1, 2026 through October 1, 2026)

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PUBLIC HEARING

V. REQUEST TO WITHDRAW OR CONTINUE APPLICATIONS

2025-COA-301 (CAMA) **656 EAST ARCH STREET** *continue to December 3, 2025*
ABBEY ROBERTSON
Demolish the majority of the existing home, leaving the street facing façade & segments of the west & east walls. Reconstruct the house & enlarge building footprint & increase overall building height at rear of structure. Replace windows & doors. Repair/replace foundation where necessary. Repair/replace siding & trim where necessary. Retain original rafter tails where existing. Construct new wrap-around front porch. Demolish existing garage in its entirety & construct new 2-car garage & carriage house.

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VI. EXPEDITED CASES

2025-COA-322 (FP) **767 FLETCHER AVENUE**
MARK CROUCH
Construct single-family house and carriage house.

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Submittals
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2025-COA-402 (CH) **610 DORMAN STREET**
HANNAH ABLE
Construct single-family house and carriage house.

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Submittals
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VII. APPLICATIONS TO BE HEARD (CONTINUED)

2025-COA-345 (CAMA) **922 NORTH COLLEGE AVENUE**
& 2025-VHP-009 **MATTHEW PEYTON**
Construct single-family residence & detached carriage house with living unit & a Variance of Development Standards for construction in the required clear sight triangle & for a reduced corner side setback.

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VIII. APPLICATIONS TO BE HEARD (NEW)**2025-COA-399 (ONS) 1508 BROADWAY STREET
& 2025-VHP-010 DAVID SMITH***Page 45
Submittals
Page 133*

Alter openings on historic carriage house and Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit.

IX. PRELIMINARY REVIEW**NONE****X. APPLICATIONS TO BE HEARD – WORK STARTED WITHOUT APPROVAL****2025-COA-384 (IRV) 373 BURGESS AVENUE
DON SMITH***Page 53*

Work completed without approval including: altering openings, installing lap siding, gutters, downspouts and boxed soffits, remove chimney and construct new chimney, alter porch, historic trim and decorative elements and bay window, and replace windows.

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	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.

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION (IHPC)
OF INDIANAPOLIS AND MARION COUNTY, INDIANA

APPLICATION #2025-COA-351 (HC)

FINDINGS OF FACT & REASONS FOR DENIAL

DATE OF VOTE: October 1, 2025

APPLICANT: Paul Carroll, for Roman Catholic Archdiocese of Indianapolis Properties, Inc. as Trustee for St. Philip Neri

PROPERTY ADDRESS: 125 N. Oriental Street

HISTORIC AREA: Holy Cross

This matter was heard and testimony was given at a public hearing on October 1, 2025. Eight commission members were in attendance at the public hearing and heard all of the testimony.

FINDINGS OF FACT AND REASONS FOR DENIAL of a Certificate of Appropriateness or Certificate of Authorization to demolish the historic church and the historic rectory at 125 N. Oriental Street. Findings and reasons are as follows:

1. The application is not in compliance with the Holy Cross Historic Area Plan:
 - Criterion A: Removal of the buildings from the site is in no way *“appropriate to the property’s historic and architectural values and significance.”*
 - Criterion B: Demolition is not *“visually compatible and appropriate in function, general design, arrangement color, texture and materials to the design and character of the historic area.”*
2. The denial does not result in substantial hardship. The applicant’s submittals repeatedly indicate that the buildings are repairable, that demolition would incur a high cost, and that the property has a higher valuation with the buildings retained.
3. The denial does not deprive the owner of all reasonable use and benefit of the property. The applicant states they have no use for the property and desire to sell it, what they want is to sell the property without the church building on it. Denial does not preclude the applicant from not using the property, from selling the property, or for another user to re-use the buildings, similar to many other former Catholic churches.
4. No reasoning was provided as to why the rectory is in poor enough condition to necessitate demolition. In fact, a 2025 appraisal of the rectory provided by the applicant determined the overall condition to be fair. While the church building does require repairs, the applicant’s submitted appraisal and engineering reports indicate that, while the church building has extensive deferred maintenance, it is judged to be in fair condition. The reports also allow in multiple places that the building is repairable.

5. Approval would have a substantial negative effect on the historic integrity of the area. The church is the centerpiece of the district, and the namesake of the surrounding neighborhood. Demolition of the buildings erases the history and architecture of the site, for the neighborhood and the city.

For all of the reasons set forth herein, application 2025-COA-351 (HC) to demolish the historic church building and the historic rectory building at 125 N. Oriental Street, Indianapolis, IN 46202 would not be appropriate to the preservation of the Holy Cross historic area and to the furtherance and development of historic preservation and is denied.

Accepted this day of 5th of November, 2025

Indianapolis Historic Preservation Commission

By: _____

William Browne, Jr., FAIA, President
Indianapolis Historic Preservation Commission

I hereby certify that the above is a true and correct copy of the decision of the
Indianapolis Historic Preservation Commission

By: _____

Susan Williams, Secretary
Indianapolis Historic Preservation Commission

Those signing below attest that they attended the above referenced hearing and these findings of fact accurately depict the decision of the commissioners present at that hearing.

William Browne, Jr.

David Baker, Vice President

Annie Lear

Disa Watson-Summers

Michael Bivens

Anson Keller

Anjanette Sivilich

Krystin Wiggs

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

RESOLUTION 2025-R-03

WHEREAS, I.C. 36-7-11.1 provides that the Indianapolis Historic Preservation Commission (“Commission”) may enter into a professional services agreement with Building Ethos, LLC to update the Old Northside Historic Area Plan;

WHEREAS, the consultant is qualified and capable of updating the Old Northside Historic Area Plan in conjunction with IHPC staff;

NOW THEREFORE BE IT RESOLVED, that the Indianapolis Historic Preservation Commission, hereby authorizes IHPC staff to enter into a professional services agreement with Building Ethos, LLC beginning January 1, 2026 and ending October 1, 2026 to update the Old Northside Historic Area Plan in the amount of \$16,000 as provided for by I.C. 36-7-11.

DATED: November 5, 2025

William Browne, IHPC President

Susan Williams, IHPC Secretary

APPROVED AS TO FORM
AND LEGALITY THIS 5th DAY OF November 2025.

Christopher Steinmetz – Assistant Corporation Counsel
City of Indianapolis

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	November 5, 2025
Case Type:	Continued Case
Continued From:	October 1, 2025
Case Number:	2024-COA-301 (CAMA)
Property Address:	656 E Arch St.
Historic Area:	Chatham-Arch & Massachusetts Avenue
Township:	Center
Council District:	13
Applicant:	Abbey Robertson
Owner:	Parker Haehl
Request:	Renovation of an existing 2-story single family residence with a detached garage. Scope includes: 1 and 2 story additions, a new wrap-around front porch, a new 2-car garage and carriage house. New exterior finishes, windows, and doors.
Staff Recommendation:	Continue to the October 1, 2025 IHPC hearing.
Staff Reviewer:	Morgan Marmolejo
Case At-A-Glance:	A continuance is requested by the applicant to allow more time for changes.

BACKGROUND OF PROPERTY

REQUEST

HISTORIC AREA PLAN RECOMMENDATION

STAFF RECOMMENDATION

STAFF RECOMMENDED MOTION

2024-COA-301 (CAMA):

To continue to the December 3, 2025 IHPC Hearing to allow more time for applicant to make applicable changes as requested by the Commission at the October 1, 2025 IHPC Hearing.

EXHIBITS

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	November 5, 2025
Case Type:	Expedited
Continued From:	
Case Number:	2025-COA-322 (FP)
Property Address:	767 Fletcher Avenue
Historic Area:	Fletcher Place
Township:	Center
Council District:	18
Applicant:	Mark Crouch
Owner:	Jason Blankenship
Request:	Construct single-family house & detached carriage house
Staff Recommendation:	Approval
Staff Reviewer:	Emily Jarzen
Case At-A-Glance:	Staff is recommending approval of the application. The design and massing of the house and carriage house are respectful of the neighboring context and of the district.

BACKGROUND OF PROPERTY

The 1887 Sanborn map shows a 1 ½ -story frame dwelling on this lot. Aerials indicate it was demolished between 1972 and 1979. It was combined with the lot to the east and has recently been re-split, with separate ownership.

REQUEST

The request is to construct a single-family residence and a detached carriage house with living space. The house has a wide front gable. Siding throughout is smooth-finish fiber-cement lap with 4" reveal. There is a full-width shed roof front porch. The posts are simple square 6"x6" and the railing is wood. Windows are 1-over-1 or single light throughout.

The carriage house is reflective of the design of the primary structure. It has a gable roof, with shed roof dormers on the east and west facades. There are pedestrian doors on both side facades. A two-car overhead garage door faces the alley.

HISTORIC AREA PLAN RECOMMENDATION

The New Construction Guidelines provide direction for reviewing this project:

- *Newly designed buildings should not detract from the historic character of Fletcher Place. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories.*
- *New buildings should clearly indicate, through their design and construction, the period of their integration within the district.*
- *Any new construction must reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures.*
- *New construction must respect certain standards of scale in order to maintain the district's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, landscape elements – all must be consistent with surrounding architecture and spaces.*

STAFF RECOMMENDATION

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

STAFF RECOMMENDED MOTION

2025-COA-322 (FP):

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.

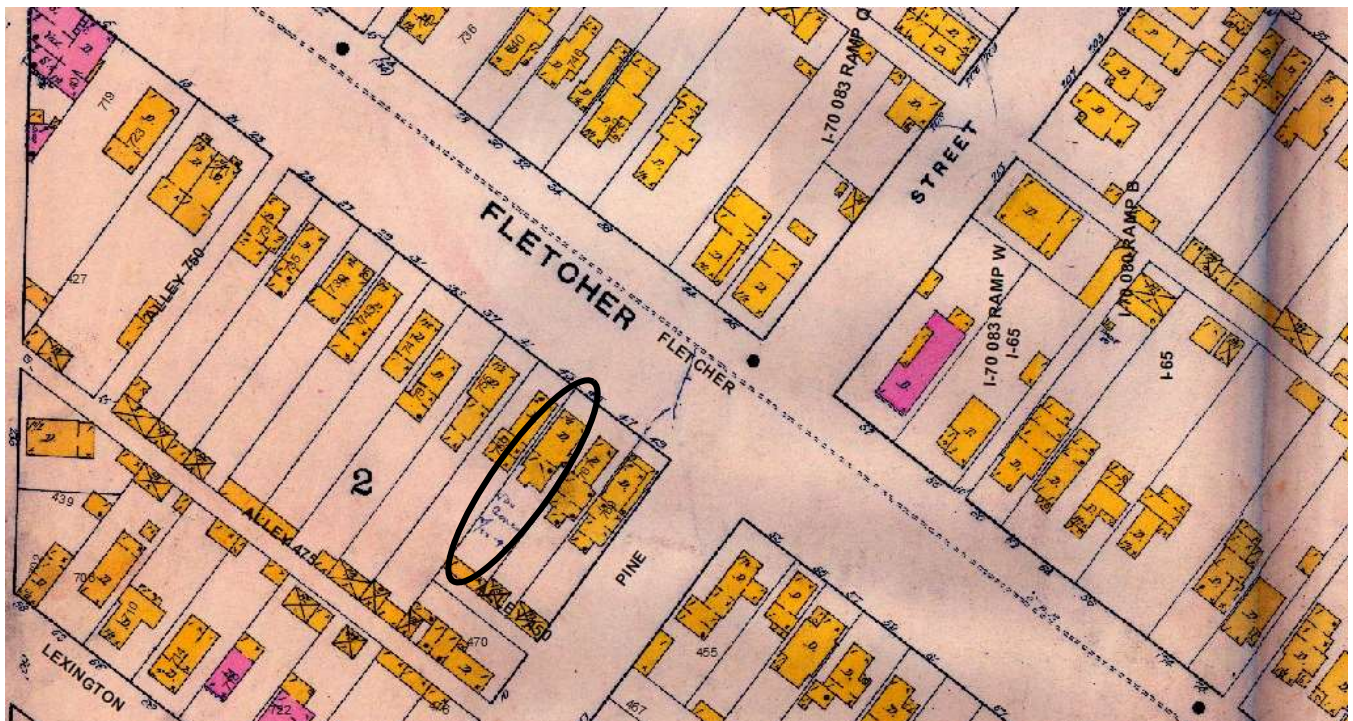
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. *Approved _____ Date _____*
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ 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



1887 Sanborn



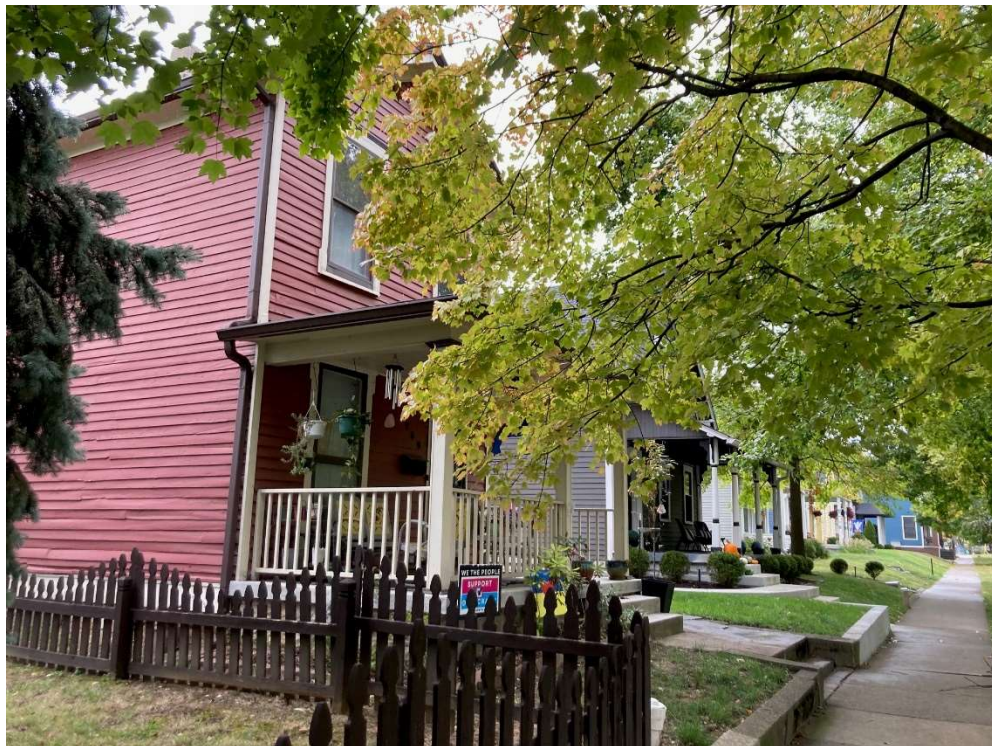
Subject lot



Context across the street



Context to the east



Context to the west

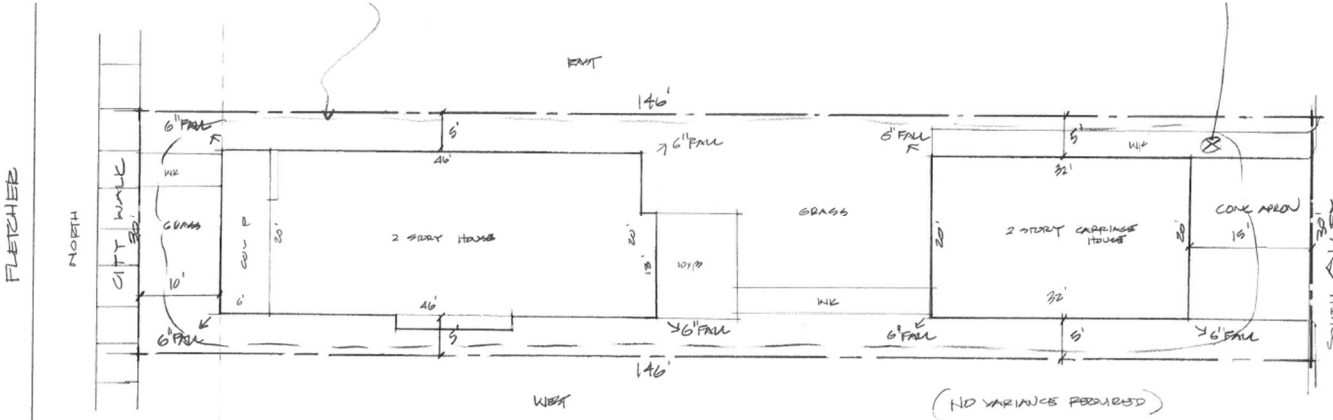


Aerial view

Proposed Plans (Additional Drawings in Submittal Packet)



Proposed Streetscape



Proposed site plan



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	NOVEMBER 5, 2025
Case Type:	Expedited
Continued From:	
Case Number:	2025-COA-402 (CH)
Property Address:	610 Dorman St
Historic Area:	Cottage Home
Township:	Center
Council District:	13
Applicant:	Hannah Able
Owner:	Kevin & Wendy Davey
Request:	Construct single family house with carriage house.
Staff Recommendation:	APPROVAL
Staff Reviewer:	Morgan Marmolejo
Case At-A-Glance:	This request meets the plan, and the project was presented to the neighborhood with no opposition.

BACKGROUND OF PROPERTY

The subject property is currently a vacant lot south of 620 Dorman and north of a parking lot. The structure first appears on the 1898 Sanborn map as a 2-story frame dwelling with a one-story frame accessory structure at the rear, south side of the property. On the 1915 Sanborn map, the property remains mostly unaltered with the addition of a single-story frame garage at the rear, north side of the property. According to aerial photographs, the structures were demolished sometime between 1979 and 1986.

REQUEST

The applicant is proposing to construct a two-story house with a one-story, detached garage. The house would have an asphalt, gable roof with flat roofs over the covered porches on the front and rear facades. The house would be clad in smooth fiber cement lap and smooth fiber cement panels with stone veneer for the porch. The house would feature 8-light, 6-light, and 4-light casement and 2 light fixed windows.

The garage would be a side gable structure with smooth fiber cement lap siding. It would feature a double and single overhead garage door on the east façade and a single pedestrian door and 4-light fixed window on the west façade.

HISTORIC AREA PLAN RECOMMENDATION

Cottage Home Conservation Area Plan

- **Basic Principle:** The first step to take in designing new construction is to define the context within which it will exist. Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements that generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements that generally describe the architectural compatibility of a new building to its existing neighbors.
- **Accessibility:** Recommended:
 - Building elements and site design intended to provide accessibility should be designed as integral parts of the building and/or site. This is best accomplished if such elements receive the same level of design consideration as all other elements of the rest of the building. Such element should:
 - Be integrated into the architectural design and expression of the building, and
 - Reflect the same attention to detail and finish as the rest of the building, and
 - Be constructed of the same quality and type of materials as the rest of the building.
 - Innovative design is encouraged as a way to achieve accessibility in new construction. Accessibility may be a challenge when it conflicts with established, traditional design principles. An example is a street where all the historic houses and porches are many steps above ground level. However, new construction allows the ability to design from scratch using innovative methods to achieve visual compatibility with the surroundings and also provide practical, first-class accessibility.
- **Entry:** Recommended:
 - Entrances may characteristically be formal or friendly, recessed, or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.
 - Accessibility for all new building is encouraged.
- **Fenestration:** Recommended:
 - Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
 - Windows and doors should be arranged on the building so not as to conflict with the basic fenestration pattern in the area.
 - The basic proportions of glass to solid that is found on surrounding buildings should be reflected in new construction.
- **Foundation:** Recommended:
 - New construction should reflect the prevailing sense of foundation height on contiguous buildings.
- **Height:** Recommended:
 - Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform building heights. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block; however, uncharacteristically high or low buildings should not be considered when determining the appropriate range.
 - Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.
 - New construction at the end of a block should take into account building heights of adjacent blocks.
 - If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.

- Porch heights can have an impact on the height relationship between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.
 - Foundation and floor line heights should be consistent with contiguous properties.
- **Mass:** Recommended:
 - The total mass of a new building should be compatible with surrounding buildings.
 - The massing of the various parts of a new building should be characteristic of surrounding buildings.
 - If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.
 - A larger-than-typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.
- **Materials:** Recommended:
 - Textures, patterns, and dimensions of building materials should be compatible with those found on historic buildings in the area.
 - Natural materials are preferred, although synthetic or composite materials may be considered provided, they appear and perform like natural materials.
- **Orientation:** Recommended
 - New buildings oriented toward the street.
- **Outline:** Recommended:
 - The basic outline of a new building should reflect building outlines typical of the area.
 - The outline of new construction should reflect the directional orientations characteristic of the existing buildings in its context.
- **Setback:** Recommended:
 - A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
 - If setbacks are varied, new construction can be located within a setback that falls within an "envelope" formed by the greatest and least setback distances.
 - If setbacks are uniform, new construction must conform.
 - On corner sites, the setbacks from both streets must reflect the context.
- **Spacing:** Recommended:
 - New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.
- **Style and Design:** Recommended:
 - 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. Look for characteristic ways in which buildings are roofed, entered, divided into stories, and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches. For commercial buildings, examine typical façade components such as storefront elements, ornamentation, signage, and awnings.
- **Utilities & Equipment:** Recommended:
 - Electric lines, cable TV, and other utility wires should be buried below ground when new construction occurs.
 - Mechanical equipment, such as permanent air conditioning equipment and meters, should be placed in locations that have the least impact on the character of the structure and site.

STAFF RECOMMENDATION

Staff is in support of this request. The designs of the new structures are compatible with the historic buildings in the surrounding area and are products of their own time.

STAFF RECOMMENDED MOTION

COA #2025-COA-402 (CH)

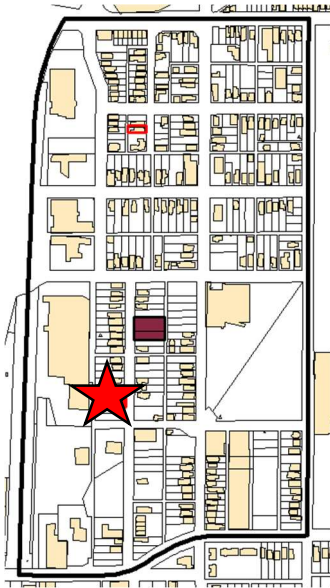
To approve a Certificate of Appropriateness to construct house and carriage house, per submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations numbers 1-3 are fulfilled.

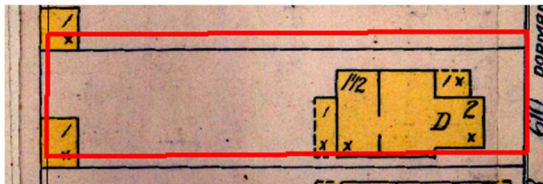
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Approved _____ Date _____
2. A pre-construction meeting with IHPC staff, the owner, and the contractor/construction manager must be held prior to the commencement of any construction. *Approved _____ Date _____*
3. The site shall be field staked with no offsets and approved by IHPC staff prior to construction.
Approved _____ Date _____
4. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be exposed or sheathed with sloping soffit board parallel to pitch of roof. Soffits may be vented.
5. Siding and trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted.
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.

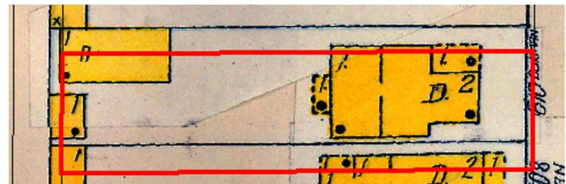
LOCATION OF SUBJECT PROPERTY



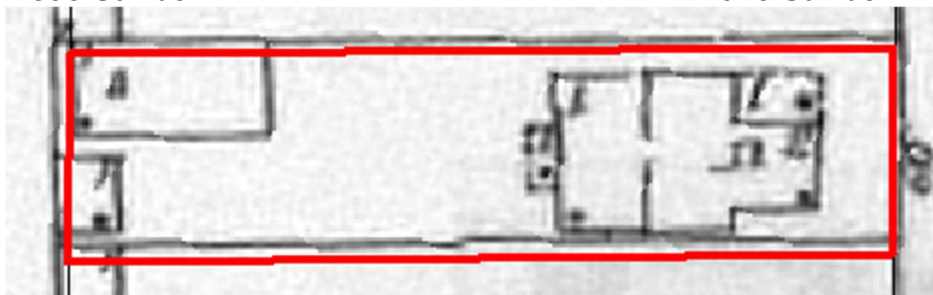
HISTORIC MAPS & IMAGES



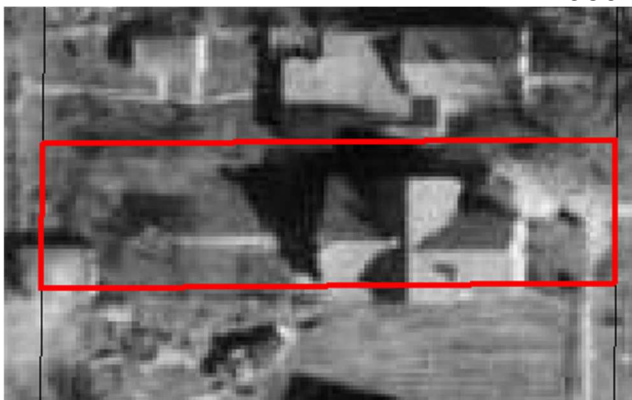
1898 Sanborn



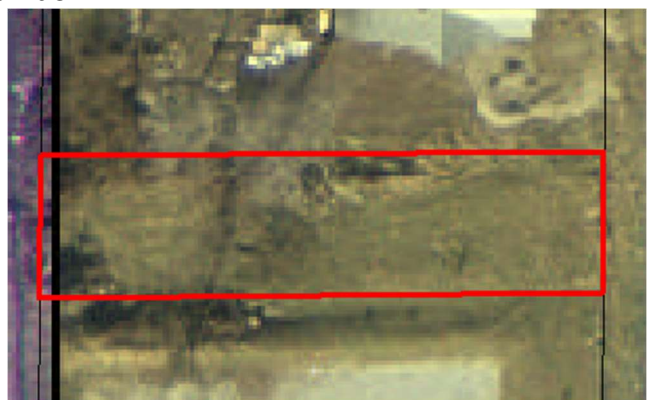
1915 Sanborn



1956 Sanborn



1972 Aerial



1986 Aerial

SUBJECT PROPERTY & CONTEXT



**Subject Property
(view from Dorman Street)**



**Property to the east
(view from Dorman Street)**

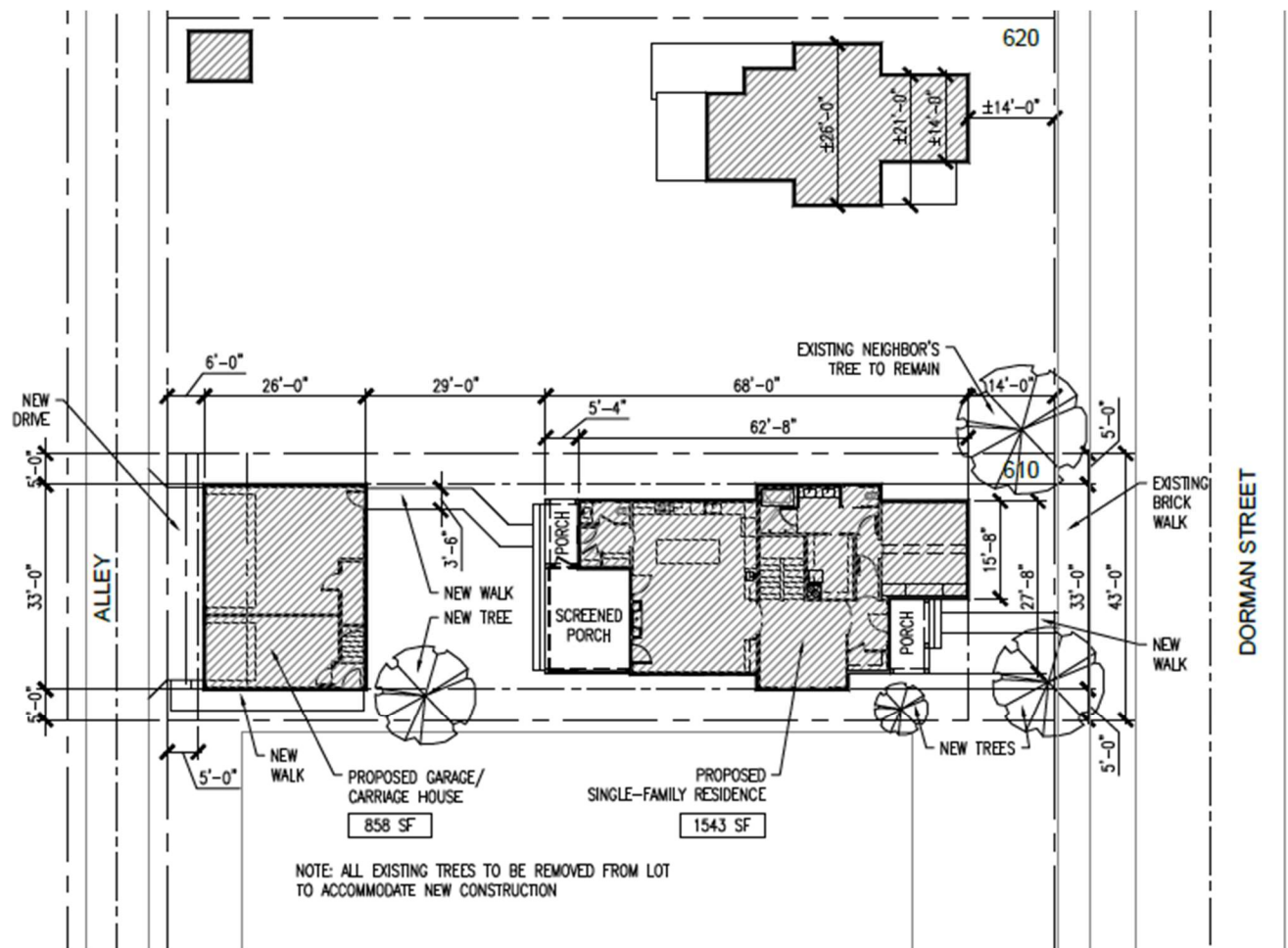


Property to the south



Property to the north

PROPOSED



Site Plan



Streetscape



East/Front Elevation



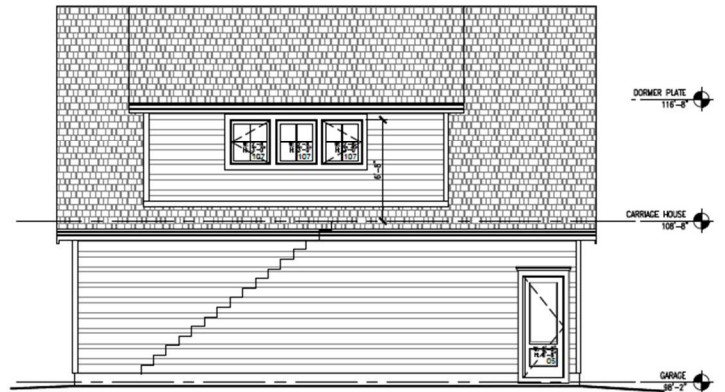
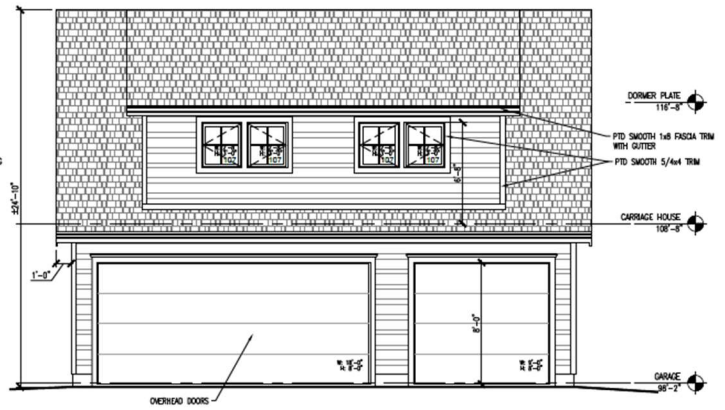
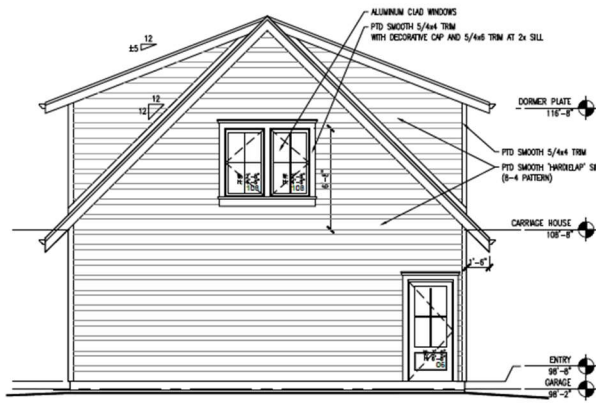
South Elevation



West/Rear Elevation



North Elevation



Garage Elevations



Perspectives



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	November 5, 2025
Case Type:	Continued Case
Continued From:	October 1, 2025
Case Numbers:	2025-COA-345 (CAMA) & 2025-VHP-009
Property Address:	922 North College Avenue
Historic Area:	Chatham Arch – Massachusetts Avenue
Township:	Center
Council District:	13
Applicant:	Matthew Peyton
Owner:	6310 Properties LLC
Request:	Construct single-family dwelling and carriage house and for a Variance of Development Standards for construction in the required clear sight triangle and for a reduced corner side setback.
Staff Recommendation:	Continuance or Approval
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	The existing parcel will be split to recreate two lots for this project. Due to alterations to 10th Street the northern lot will be smaller than it was historically, creating the need for variances and an atypical width and setback.

BACKGROUND OF PROPERTY

At the October 2025 IHPC hearing the Commission provided the following feedback on the proposal:

- Commission members were fine with the more modern design aesthetic of the buildings, but some expressed concerns about the design for this lot specifically. Comments were that the house could be constructed anywhere, rather than being designed for the uniqueness of the lot.
- Recommended reworking the front fenestration to better reflect the patterning of the context.
- Recommended considering an alternative material to the fiber cement paneling, as the Commission has seen paneling age poorly throughout the districts. Masonry was specifically mentioned.
- Recommended updating the Findings of Fact for the two variances, focusing more on the site rather than the context.
- Recommended to consider rescaling the flat roof, paneled portion on the north elevation to a more pedestrian scale.
- Some concerns were expressed about the setback not being compatible for the context.

FROM OCTOBER 2025 STAFF REPORT

The subject property was historically two separate parcels. The northern parcel which was addressed 926 N. College Avenue is the proposed location for this project. Historically the lot was the location of a two-story frame dwelling that fronted College Avenue and 1.5 story, frame duplex at the northwest corner of the lot that fronted 10th Street. By the mid-1900s the College Avenue fronting dwelling was converted to an apartment. Between 1972 and 1979 the structures were demolished, and 10th Street was expanded southward, encompassing part of the lot. Today the remaining portion of the historic lot has been absorbed into the lot to the south, addressed 922 N. College Avenue.

REQUEST

The applicant made the following updates to the proposal:

- The front/east wall of the house has been angled towards the 10th Street and College Avenue intersection.
- The front porch has been pulled forward and the second floor has been cantilevered over the front porch.
- The height of the north side, flat roof section of the house has been lowered.
- The northwest corner of the house has been squared off.
- The porch roofs have thicker entablature elements.
- Fenestration on the front and sides have been adjusted.
- Updated Findings of Fact for both variance requests have been submitted.

FROM OCTOBER 2025 STAFF REPORT

New Construction - House

Once the site is redivided into two lots, the proposal is to construct a new two-story, single-family dwelling with a carriage house. The proposed dwelling would have a gable front roof with a flat roofed section on the north side. The building would be clad in 4" smooth, fiber cement lap siding and smooth, fiber cement panel siding. The front, east elevation would feature a flat roof porch with a fiber cement trim screen wall and single light fixed and casement windows. The rear, west elevation would feature a flat roof porch, accessed by a 3-panel sliding door and single pedestrian door. The elevation would also have single light casement and fixed windows. The north, 10th Street side of the structure would feature the flat roof section of the building. It would be clad in smooth, fiber cement panels with fixed and casement single light windows.

New Construction – Carriage House

The carriage house would have a side gable roof form with a flat roof section similar to that found on the primary structure at the northeast corner of the building. It would be sided in materials to match the house. On the north side would be flat roofed covered entry. The carriage house would feature windows and doors to match the house and a double overhead garage door on the west, alley side.

Variance – Clear Sight Triangle

The applicant is requesting approval of a Variance of Development Standards to permit construction in the required clear sight triangle. Obstructions to the clear sight triangle are anything between the heights of 2.5 feet and 8 feet above grade. 10th Street and College Avenue are both two-way, primary arterial roadways. Primary arterial roadways require a 120-foot setback. As proposed the encroachment into the clear sight triangle would include northeast corner of the house and front porch.

While the Findings have been updated, staff does still not believe the applicant was able to meet the test of the findings as written in the Findings of Fact included in this report.

Variance – Reduced Corner Side Setback

The applicant is requesting approval of a Variance of Development Standards to permit a reduced corner side setback. Since the site is on a corner, its northern setback along 10th Street must meet the corner side setback standards. For this lot 8 feet is required. The proposed corner side setback is 5 feet.

While the Findings have been updated, staff does still not believe the applicant was able to meet the test of the findings as written in the Findings of Fact included in this report.

HISTORIC AREA PLAN RECOMMENDATION

The following sections from the Chatham-Arch – Massachusetts Avenue district plan's new construction guidelines are those that staff has concerns with in regard to this proposal:

Setback

Recommended:

1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints that no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. If setbacks are varied, new construction can be located within a setback that falls within an "envelope" formed by the greatest and least setback distances.
3. If setbacks are uniform, new construction must conform.
4. On corner sites, the setbacks from both streets must reflect the context.

Staff finds that pulling the porch forward and cantilevering the second floor has helped the design. However, we still don't find the proposal to be compliant with this section of the plan as the house is significantly farther back on the lot than its neighbors.

New Construction – Outline

Recommended:

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional orientations characteristic of the existing buildings in it context.

Not Recommended:

1. Roof shapes that create uncharacteristic shapes, slopes and patterns.

Staff still has concerns that the outline of the house will be too narrow compared to the surrounding properties. Image below shows staked width of the front elevation compared to neighboring structure.

New Construction – Mass

Recommended:

1. The total mass of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.
3. If the context suggests a building with a large mass but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.
4. A larger than typical mass might be appropriate if it is broken into elements that are visually compatible with the mass of the surrounding buildings.

Not Recommended:

1. Near total coverage of a site unless doing so is compatible with the surrounding context.

Staff is still concerned the massing of the proposed house will be significantly smaller than surrounding structures.

New Construction – Style & Design

Recommended:

1. 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 decorated.

2. 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. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

Not Recommended:

1. The imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to "look" historic. New construction will eventually be seen as part of the district's history and will need to be read as a product of its own time.
2. The adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities (Georgetown, Savannah, Williamsburg, New Harmony, etc.).
3. Non-functional or false architectural elements, such as inoperable shutters, non-functional chimneys, false muntins in windows, etc.

The materials and fenestration patterns were a concern to staff and the Commission. The large wall of fiber cement panels along 10th Street is out of character with the adjacent houses as are the window shapes on some of the elevations. Lap siding and brick are most commonly used in the immediate context. Staff's concerned the design will stand out, rather than settle into the context.

STAFF RECOMMENDATION

Staff believes lowering the flat roof section on the north side and pulling the house closer to College Avenue are improvements to the design. However, we are still concerned with the design as a whole.

Staff recommends the Commission discuss the proposal to determine if the changes made are enough to make the design appropriate. Staff has provided below a motion for an approval and a continuance in the event the Commission believes additional changes are necessary.

STAFF RECOMMENDED MOTION

COA #2025-COA-345 (CAMA):

To continue to the December 3, 2025 IHPC hearing.

OR

To approve a Certificate of Appropriateness to construct single-family dwelling and carriage house and for a Variance of Development Standards, per submitted documentation and subject to the following stipulations:

DBNS: PERMITS MAY NOT BE ISSUED until stipulations numbers 1-3 are fulfilled.

1. Construction must not commence prior to approval by the IHPC staff of final construction drawings reflecting any changes required 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. Boxed soffits ("bird boxes") are not permitted. Rafter tails may be exposed or sheathed with sloping soffit board parallel to pitch of roof. Soffits may be vented.
5. Siding and trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted.

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.

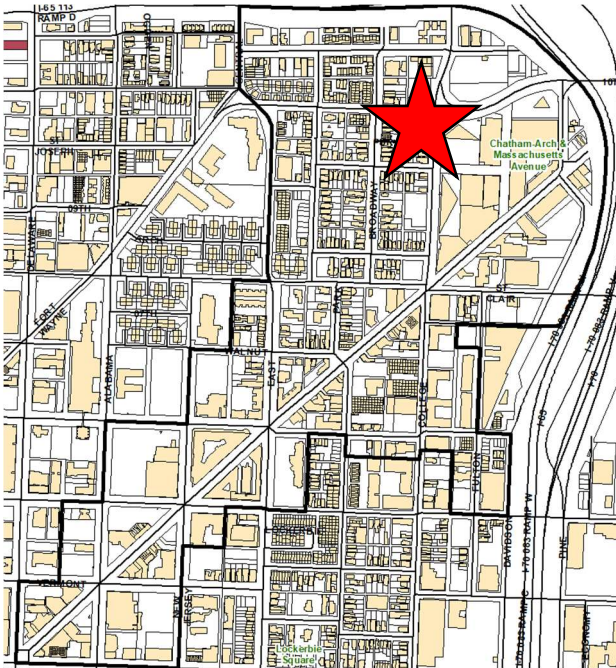
NOTE: Owner is responsible for complying with all applicable codes.

VARIANCE #2025-VHP-009:

To approve a Variance of Development Standards for construction in the required clear sight triangle and for a reduced corner side setback, per the submitted Findings of Fact and the site plan included in the November 5, 2025 IHPC staff report.

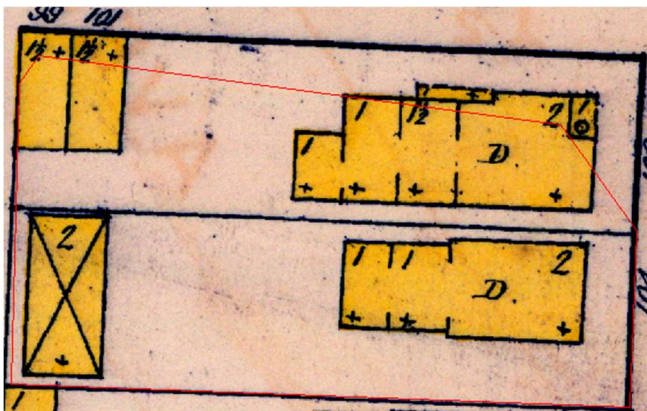
EXHIBITS

LOCATION OF SUBJECT PROPERTY

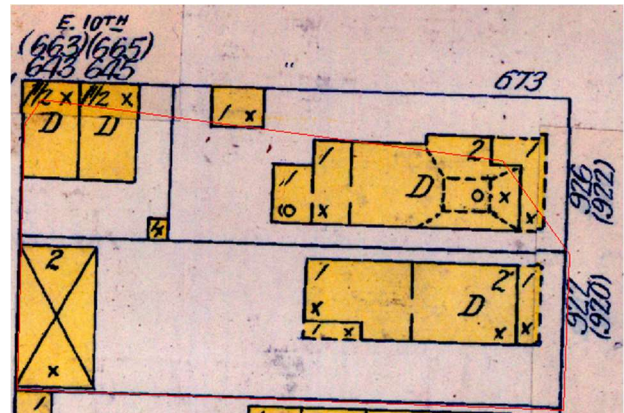


(yellow existing parcel, red recreated parcel for proposal)

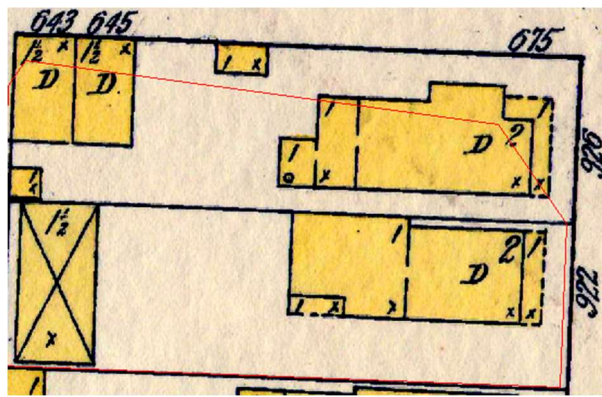
HISTORIC IMAGERY



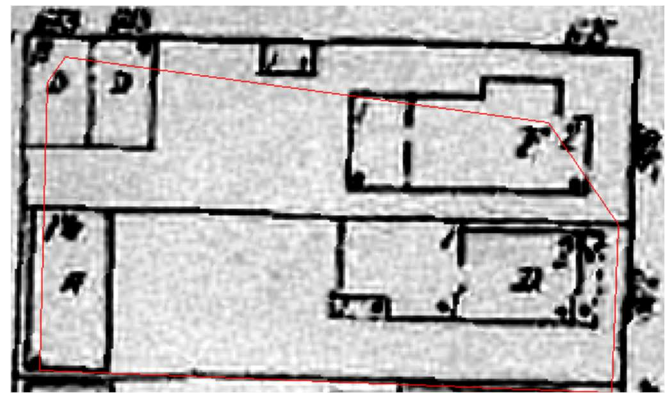
1887



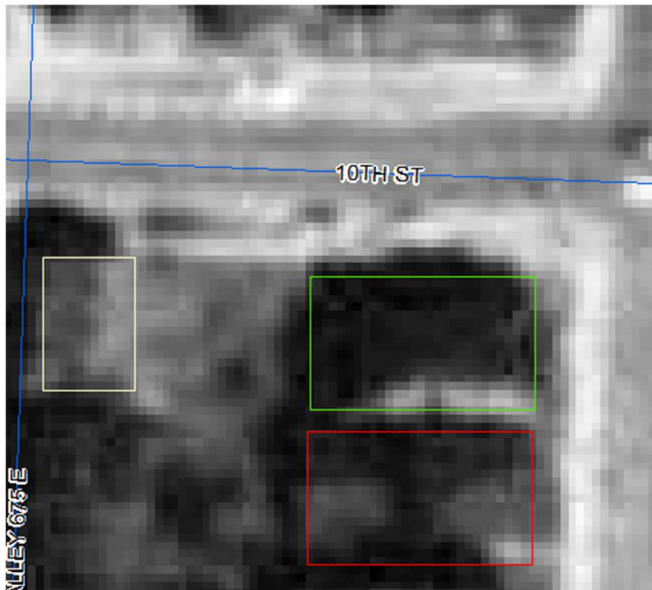
1898



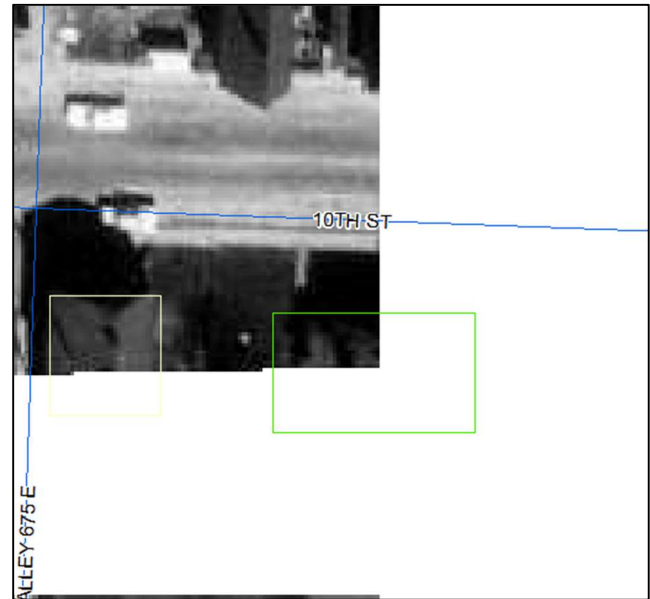
1915



1956



1956 showing both structures and an unaltered 10th Street



1972 partial aerial showing corners of College and 10th Street fronting structures still remaining and the unaltered 10th Street



1979



1986

EXISTING CONDITIONS & CONTEXT



Existing subject property looking west



Red lines highlighting on site stakes to show width of the house's front façade as proposed



Subject property looking west
(circled on site stakes showing width of house's front façade as proposed)



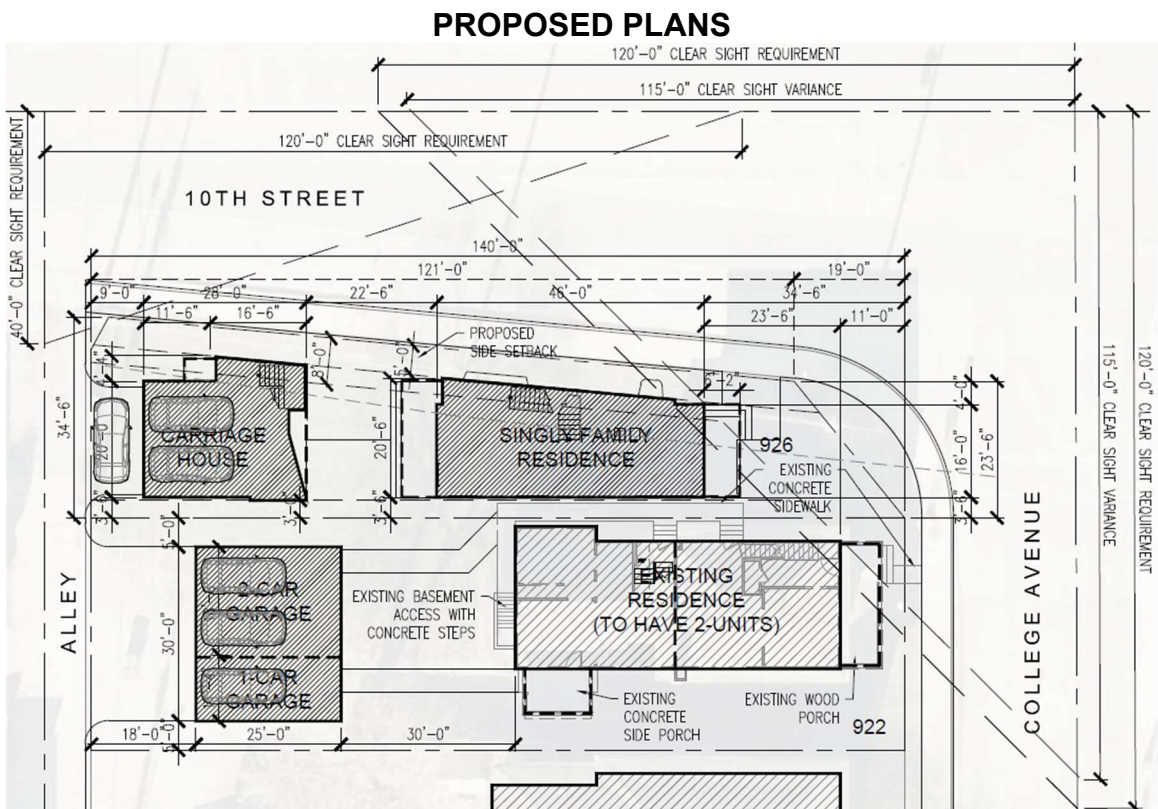
Subject property looking southwest (staking showing footprint of proposed structure)

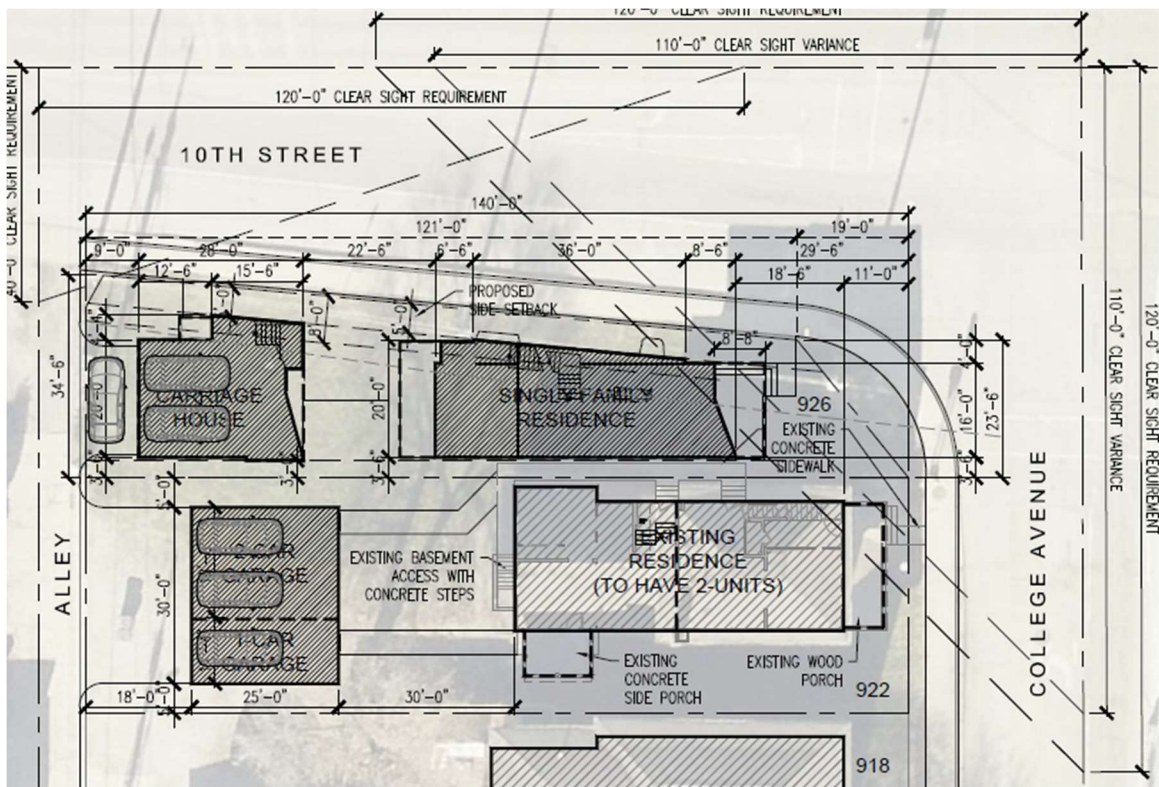


Subject property looking southeast (staking showing footprint of proposed structures)



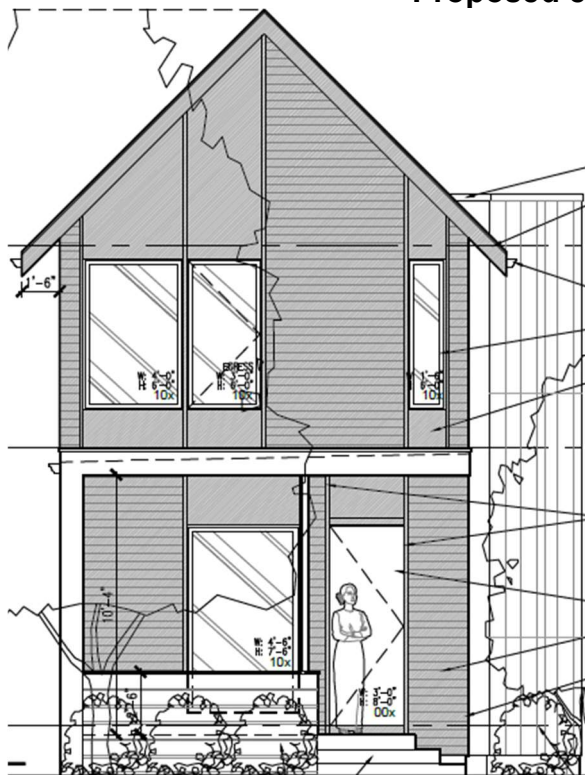
Structures along the block (subject property outlined, remaining structures shown are to the north of the subject property)



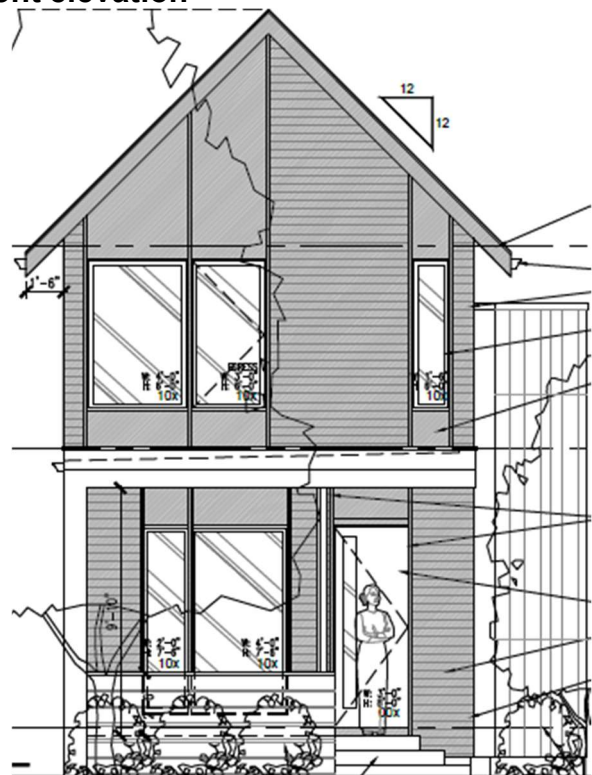


Site plan – October 2025

Proposed east / front elevation

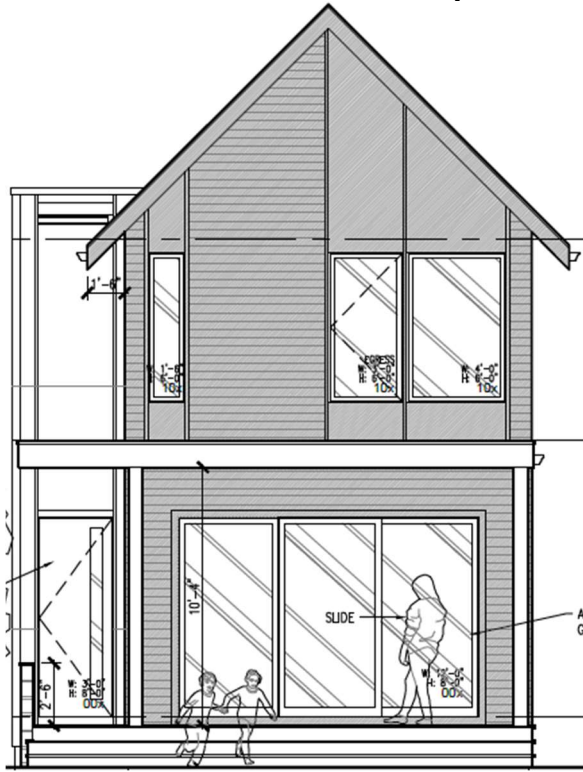


October 2025

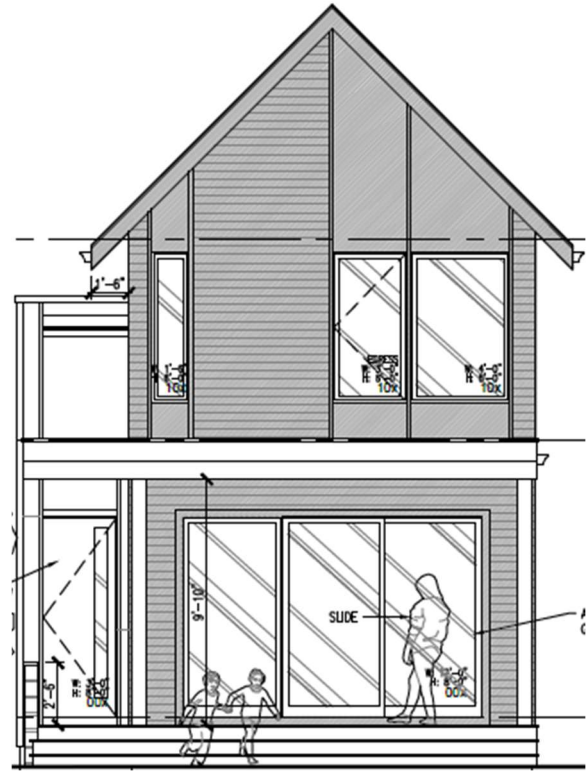


November 2025

Proposed west / rear elevation



October 2025

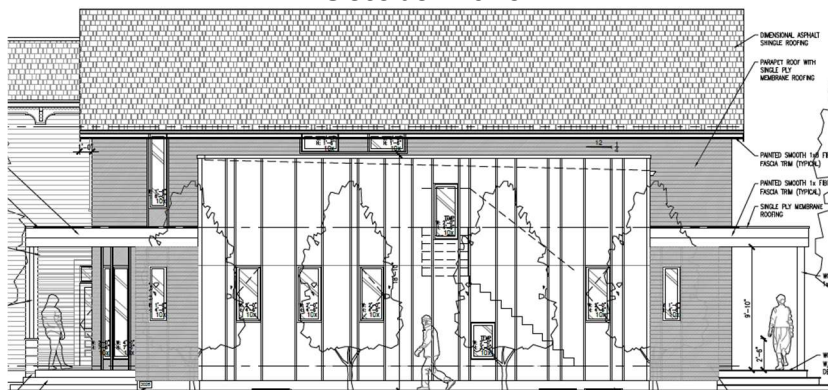


November 2025

Proposed north / 10th Street elevation

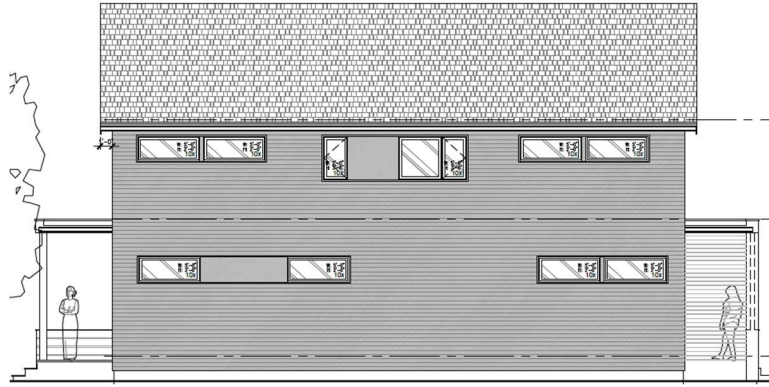


October 2025

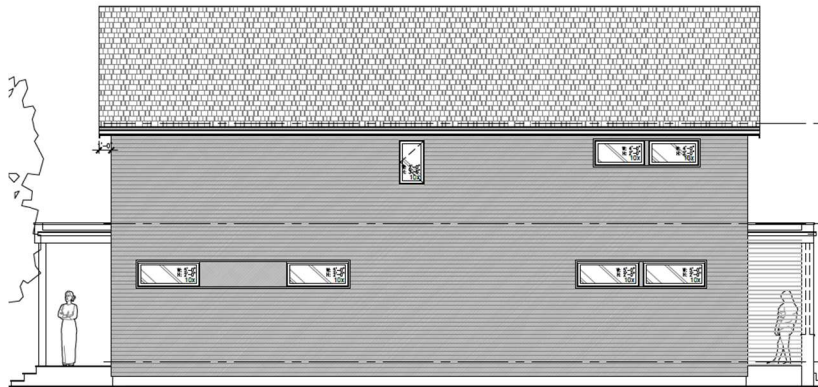


November 2025

Proposed south elevation

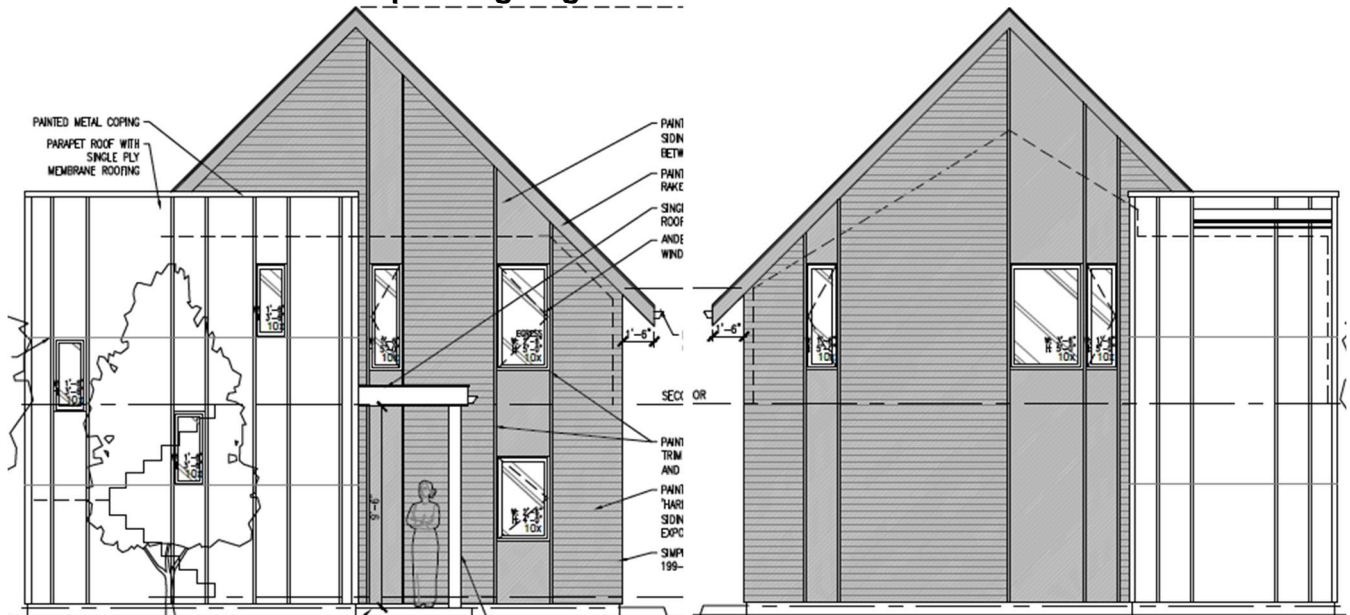


October 2025



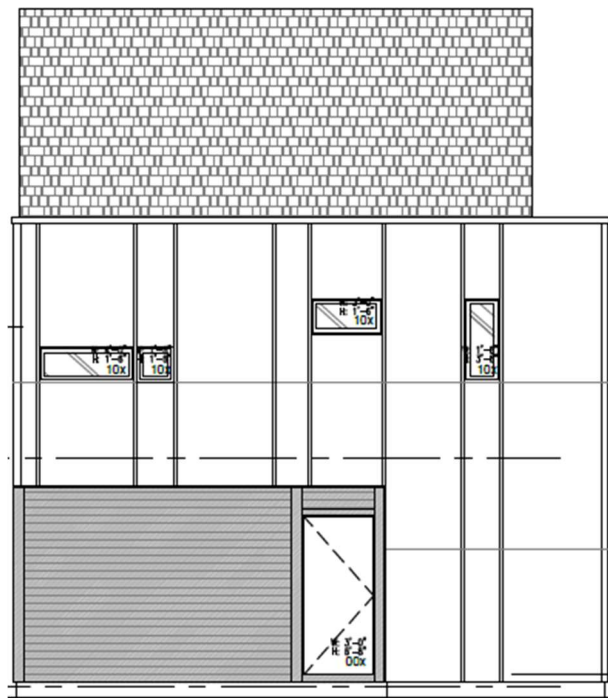
November 2025

Proposed garage elevations – NO CHANGES

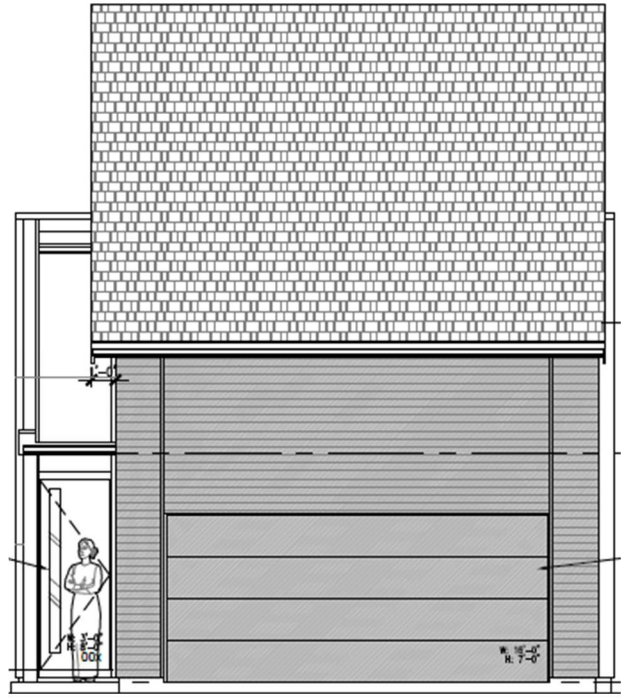


North / 10th Street elevation

South elevation



East / yard elevation



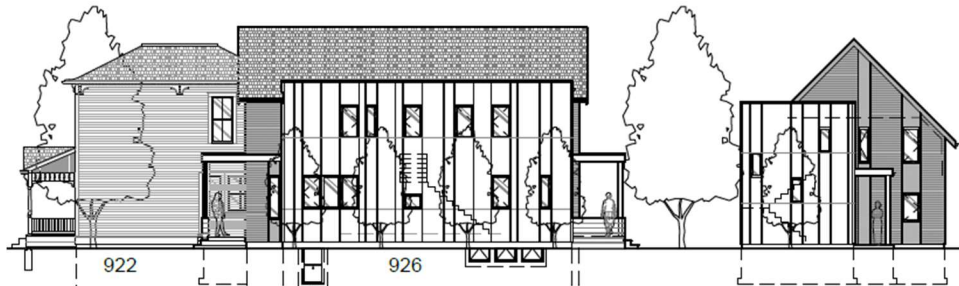
West / alley elevation



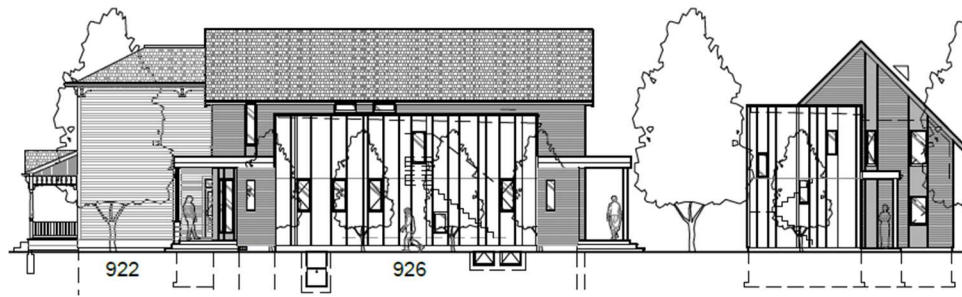
College Avenue Proposed Streetscape – October 2025



College Avenue Proposed Streetscape – November 2025



10th Street Proposed Streetscape – October 2025



10th Street Proposed Streetscape – November 2025



10th Street Existing Streetscape

Example of proposed siding – 1409 East 11th Street



Rendering – looking southwest from 10th and College intersection



Rendering – looking south from 10th Street



Rendering – looking west



Rendering – from 10th Street side walkway along north side of primary structure



Proposed Garage
UPDATED FINDINGS OF FACT – Clear Sight Triangle

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

The existing house on the property at 922 N. College Avenue is currently within the required clear sight triangle at the corner of College Avenue and 10th Street. There are many houses with the Chatham Arch Neighborhood that are also impeding the clear sight triangle, one example is directly across 10th Street adjacent to this property.

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

The current condition of the clear sight triangle is already being impeded by the existing home on the property as well as many other homes within the neighborhood.

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

The strict application of the clear sight triangle would not allow the house to be built closer to College Avenue in relationship to other residences along the College Avenue corridor.

UPDATED FINDINGS OF FACT – Reduced Corner Side Setback

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

Many of the homes in the neighborhood do not follow the increased side setback requirement along a corner lot. The house across the street at 1002 N. College has a reduced side setback than required for a corner lot. The garage and house located at 635 E. 10th Street are also within the required side setback required for the corner lot.

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

The condition of building within the reduced site setback on a corner lot are already present in the neighborhood. Many of the existing homes are in close proximity to the sidewalks along 10th Street.

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

The strict application of the side setbacks for D-8 on a corner lot would restrict the frontage of the house as it faces College Avenue and take up a large portion of build-able area for this abnormal shaped property.

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

IHPC STAFF REPORT SUMMARY

Hearing Date:	November 5, 2025
Case Type:	New Case
Continued From:	
Case Number:	2025-COA-399 (ONS) & 2025-VHP-010
Property Address:	1508 Broadway Street
Historic Area:	Old Northside
Township:	Center
Council District:	13
Applicant:	David Smith
Owner:	David and Samantha Bartoletti
Request:	Alter openings on historic carriage house and Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit.
Staff Recommendation:	Split into a Part A and Part B
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	This proposal is to alter historic openings, create a Juliet balcony at the hayloft door and for a variance to reestablish a dwelling unit within the existing footprint of the historic carriage house. Staff is overall in support of the request, except for the proposed alterations to the east elevation and the proposed door for the hayloft opening.

BACKGROUND OF PROPERTY

The subject property is the site of the Townley-Metzger House which was constructed by Ovid Butler for his daughter and son-in-law in 1876-1877. The district plan describes the property as an unusually fine example of stick style architecture, one of the few that remain in Indianapolis, as it displays all the major characteristics of the style. The two story carriage house at the rear of the site is also specifically noted in the Plan, which states it too has many of the same stick style character defining elements as the primary structure.

REQUEST

Alter Openings – East Elevation

The first floor, central door with transom would be removed. The single width opening would be enlarged for a double wide door with transoms. New doors would be created to match the existing door in that location. The second floor, central window would be removed. The single width opening would be

enlarged for a double, ganged unit of windows. The new windows would be two over two double hungs to match the windows on the structure.

Alter Openings – West Elevation

The second floor hayloft door would have the existing infill board removed. The opening size would be maintained, and a new French door would be installed. The door would be designed to mimic the door on the east elevation. A railing to match a railing on the primary structure would be installed at the opening to create a Juliet balcony.

Variance – Exceed the Maximum Square Footage of an Allowed Secondary Dwelling Unit

An allowed secondary dwelling unit is limited to a maximum of 720 square feet. The historic carriage house has a 1400 square foot footprint, therefore the applicant is requesting a variance to exceed the maximum permitted square footage to reestablish a dwelling in the structure.

HISTORIC AREA PLAN RECOMMENDATION

Recommended

- Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, and all hardware.
- Respecting the stylistic period or period a building represents. If the replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the original window sash or door.

Not Recommended

- Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.
- Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.
- Discarding original doors and door hardware when they can be repaired and reused in place.
- Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.

STAFF RECOMMENDATION

Staff is recommending the case be split into a part A and B.

For Part A, staff is in support of the following:

1. Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit: this request will allow for a residence to be reestablished in the historic carriage house and will not physically impact the exterior of the structure.
2. Creation of a Juliet balcony on the west side: staff finds this installation to have an overall minimal impact on the integrity of the structure.

For Part B, staff is not in support of the following:

1. Proposed door style for the west side hayloft opening: staff doesn't find the use of a high style residential door design to be appropriate for what was historically a hayloft opening. Also, since the doors will be smaller in width the proportions of the panels on the east side door won't be able to be replicated. Staff recommends selecting a style that is more reminiscent of the historic use.
2. Widening the east side door and window openings: this side is the primary elevation of the structure. Per the plan it is inappropriate to alter openings on principal elevations and the scale/proportions of a historic structure. Staff believes the proposed alterations impact the proportionality of the façade and that they would negatively impact the historic integrity.

STAFF RECOMMENDED MOTION

2025-COA-399 (ONS):

Part A:

To approve a Certificate of Appropriateness to replace west side, second floor door and create Juliet balcony on carriage house, and for a Variance of Development Standards, per submitted documentation and subject to the following stipulations:

1. A catalogue cut sheet or drawings documenting the appearance and material of new door must be provided to the IHPC prior to purchase or installation of the door.
Approved: _____ Date: _____
2. New door shall fit exactly the original opening; altering existing openings to accommodate the new door is NOT permitted.
3. Exterior trim shall not be altered when new door is installed.
4. New railings shall be approved by IHPC staff prior to installation.
Approved: _____ Date: _____
5. "California" style railing (face-mounted balusters) is NOT permitted.
6. All railings must be built per applicable building codes.
7. Balusters shall be spaced evenly and parallel to each other.
8. Wood elements shall be painted to match approved paint colors on historic building.
9. Notify IHPC staff prior to making unexpected repairs.
10. Any deviation from this approach shall be approved by IHPC staff prior to work taking place.
11. Notify IHPC staff prior to making unexpected repairs.

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

VARIANCE #2025-VHP-010

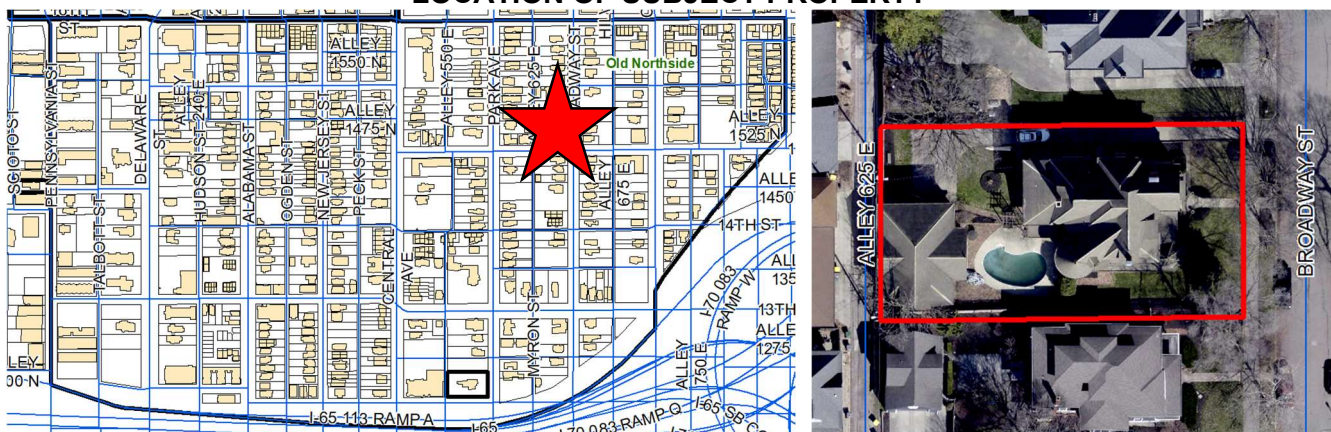
To approve Variance of Development Standards to exceed the maximum square footage of an allowed secondary dwelling unit, per submitted documentation and Findings of Fact in the November 2025 IHPC staff report.

Part B:

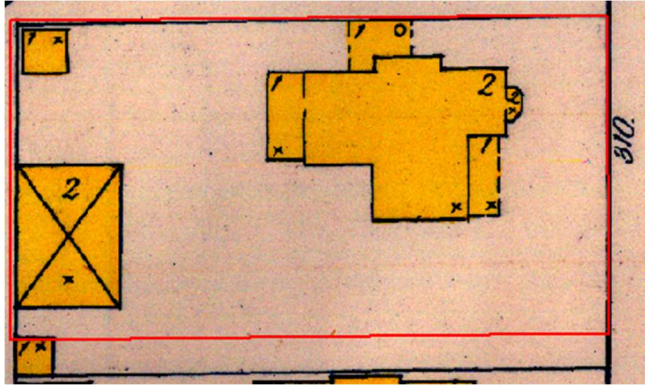
To deny Certificate of Appropriateness or Authorization to alter openings on the east of the carriage house.

EXHIBITS

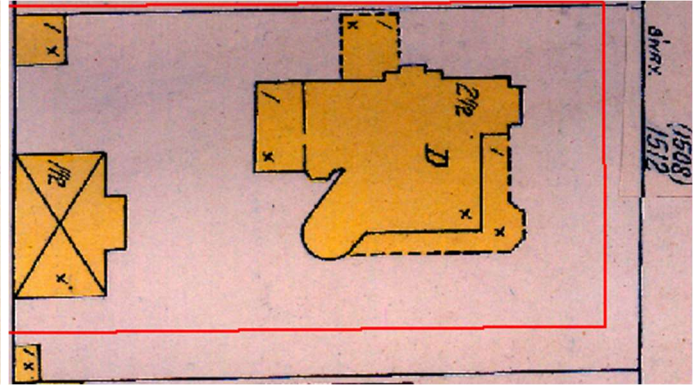
LOCATION OF SUBJECT PROPERTY



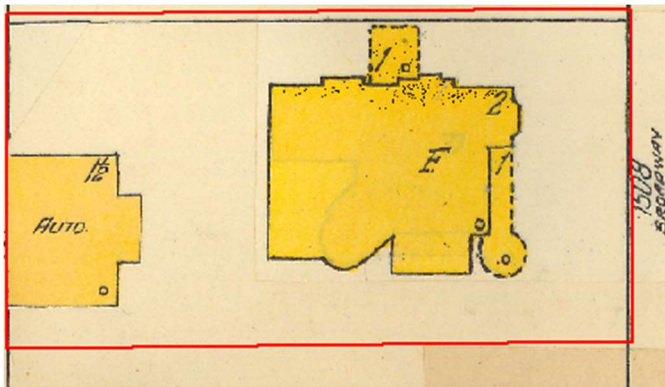
HISTORIC IMAGERY



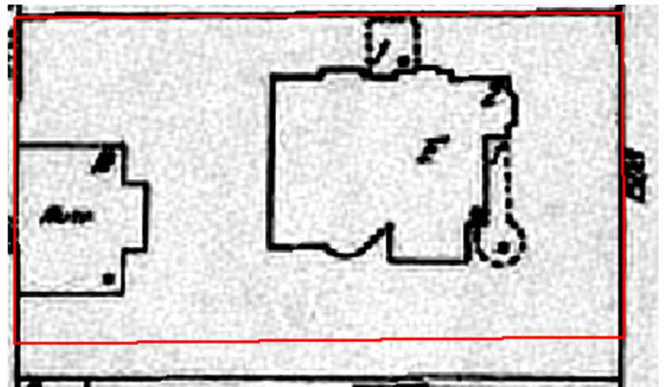
1887



1898



1915

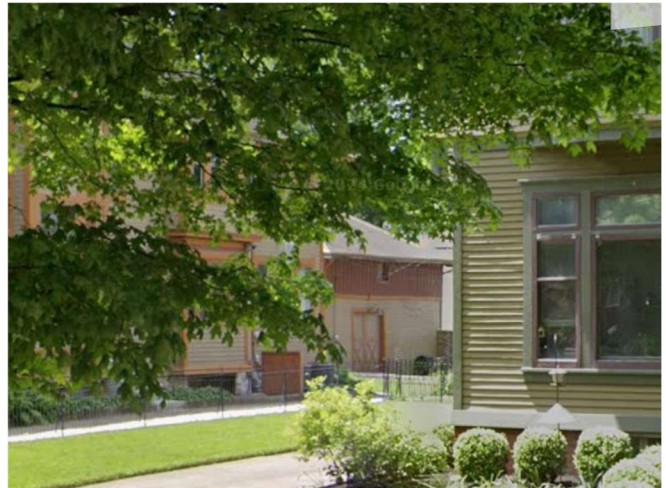


1956

EXISTING CONDITIONS



Subject property – primary structure



View of carriage house from Broadway



East elevation – carriage house



West/alley side – carriage house



North (bottom) and south (top) elevations – no changes to these elevations as part of this case



Existing east elevation door



Existing hayloft opening on west/alley side

PROPOSED



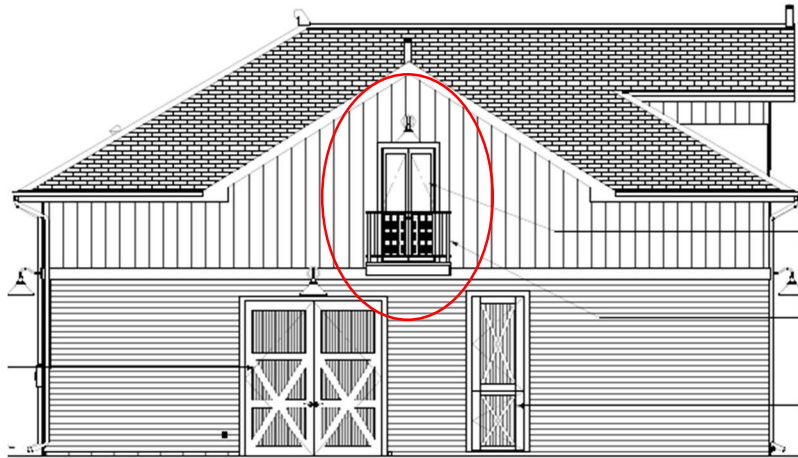
Existing east elevation



Proposed east elevation



Existing west/alley elevation



Proposed west/alley elevation

FINDINGS OF FACT

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

the requested variance makes no change to the existing structure's footprint, form, or appearance, and will not negatively affect the community or neighborhood. The variance request applies only to the use of the full existing interior of the structure.

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

the exterior of the structure will be unchanged from its current form and use, maintaining the beauty and historical significance of the property and neighborhood.

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

the existing structure predates the modern zoning maximum of 720 square feet for an accessory structure.

Adherence to the requirement necessitates building unnecessary interior walls that restrict usage and detract from the historically accurate footprint.



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

IHPC STAFF REPORT SUMMARY

Hearing Date:	November 5, 2025
Case Type:	Work Started Without Approval
Continued From:	
Case Number:	2025-COA-384 (IRV)
Property Address:	373 Burgess Avenue
Historic Area:	Irvington
Township:	Warren
Council District:	14
Applicant:	Don J. Smith
Owner:	Don J. Smith
Request:	To maintain work completed without approval including: altering openings, installing lap siding, gutters, downspouts and boxed soffits, remove chimney and construct new chimney, alter porch, historic trim and decorative elements and bay window, and replace windows.
Staff Recommendation:	Commission discussion and a continuance
Staff Reviewer:	Shelbi Long
Case At-A-Glance:	Staff discovered violation work on the site while preparing for the final review of an addition case approved by the Commission earlier this year. Based on available imagery, the work took place between 2013 and 2022. The work is significant to the historic character and materiality of the structure and would impact design elements of the new addition. The owner is requesting to keep the work as completed, but staff believes changes are necessary to make the work appropriate.

BACKGROUND OF PROPERTY

The subject property is a historic Dutch colonial revival, gambrel roof, single family dwelling. Biast Maps show that the dwelling was constructed by 1916. The current owners bought the property in December 2012.

At the September 2025 IHPC hearing the Commission approved 2025-COA-252 to construct an addition and detached garage with driveway, alter openings and existing roofline, demo an addition, construct a new porch and for sitework. During staff's preparation for the final review of that COA, staff was viewing images provided by the owner of the structure prior to their repair work to the building. In comparing those

to current images, it was discovered that violation work had taken place on the property. Based on various imagery, the violation work took place between 2013 through 2022. After this discovery, staff met with the owner to go over these items. During that meeting staff provided recommended corrections to the work to ensure its compliance with historic area plan. The owner has requested to seek approval for all the work as completed.

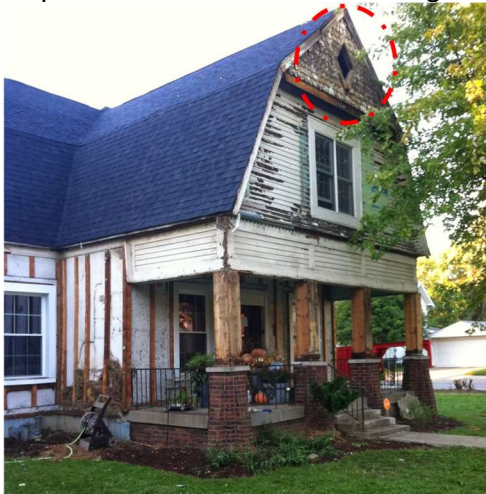
REQUEST

After purchasing the property in December 2012, the owner began repair work throughout the site. Three COAs (2013-COA-402, 2015-COA-265 and 2019-COA-607) were issued for reroofing, siding and trim repair, construction of a shed, and replacing missing glass with double pane glass in attic windows. The below work also took place, but no IHPC approvals or permits were issued.

Please note: Staff has not been able to locate any permits for work to the property since it being purchased in December 2012, other than two heating and cooling permits. One notification was submitted to the Department of Business and Neighborhood Services in December 2019 but the notification provides no description of work. The Licensed Professional listed on the notification is BEE WINDOW INC., but the notification states no window or door replacement would be involved.

1. Altering opening location

A diamond shaped window in the north/front gambrel end has been moved up to the peak of the roof.



2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2019 (Google Streetview)

2. Gutters and downspouts

New, black, K-Style gutters with gutter boards and downspouts have been installed.



2012 (https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)



2017 (Google Streetview)

3. Boxing in soffits

Modern soffit material was removed by the owner's contractor during their initial repair work to the site, reopening of the historic rafter tails. New boxed soffits were then installed covering the rafter tails.



2014 (<https://vintageirvington.blogspot.com/2014/04/>)



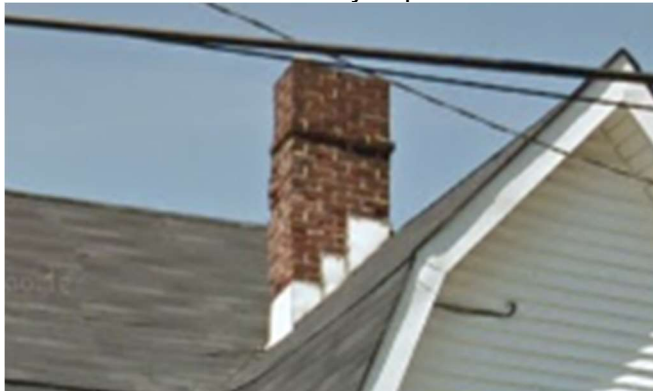
2019 (Google Streetview)



2014 – showing exposed rafter tails (<https://vintageirvington.blogspot.com/2014/04/>)

4. Chimney replacement and alteration

The chimney was removed and reconstructed, not matching the design or coloration of the original. A new anodized finished chimney cap was also installed.



2011 (Google Streetview)



2025

5. Porch alterations

The porch column bases have been altered with the removal the buttress elements. The upper portion of the porch columns were reopened revealing round columns that are still present today. New brick walls have been added around the porch. The brick has also been painted.



2012 (https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)



2019 (Google Streetview)

6. Replacing windows

Windows throughout the house have been replaced with 4 over 4 and 6 and 6 vinyl, in between the glass grided units. Based on listing photos from prior to the current owner's purchase of the site, it appears that many of the windows had already been replaced with modern units. See additional photos at the end of the report.



2012 (https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)



2019 (Google Streetview)

7. Altering bay window on west side

The lower portion of the bay window was reopened when the vinyl siding was removed. Decorative corbels that were found inside the house were added to the bay.



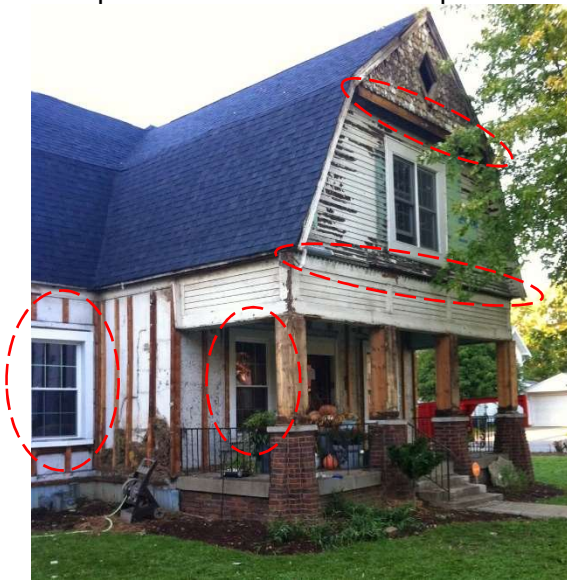
2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2017 (Google Streetview)

8. Altering of historic trim and decorative elements

Trim around the openings and various decorative elements (including dentils) have been altered, removed and/or other trim and siding elements have been added to the north and west sides. See additional photos at the end of the report.



2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2025

9. Installing of lap siding where there was none

When the vinyl siding was removed from the structure, it was revealed that the first floor was stucco. It's the owner's understanding that the stucco was removed by their contractor. The first floor was then sided in wood, lap siding to match the siding on the second floor.



2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2017

Please note that the scope of the violation work also included the removal of a tree, installation of a parking pad and the replacement of the rear door. Since the discovery of the violation work, staff has issued a COA for the tree removal. The parking pad and door installed without approval will be removed as part of the addition project approved in September 2025. If the owner determines they would like to maintain those items, a new COA would be required.

HISTORIC AREA PLAN RECOMMENDATION

Windows and Window Openings

Recommended

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if the replacement is similar to the original.
2. Window replacement should be considered only when one of the following conditions exists and can be documented:
 - a. The existing windows are not original and are not significant.
 - b. The condition of existing windows is so deteriorated that repair is not economically feasible.
3. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weather-stripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.
4. If it is determined that window replacement is justified and the affected window(s) is multi-light, new simulated divided light windows may be considered appropriate provided the following criteria are met:
 - a. The new window and muntins are solid wood.
 - b. The new window replicates the historic muntin pattern (e.g. a six-over-one window should be replaced with a new six-over-one window).
 - c. The new window replicates the historic muntin in size, shape, dimension, and profile.
 - d. The simulated muntins should be permanently affixed to both the inside and outside of the glass.

- e. If the new window contains insulated glass, a spacer (or shadow bar) should be installed between the panes of glass to give the appearance of a true divided light window.
5. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.

Not Recommended

1. Replacement windows not similar to the original in size, dimension, shape, design, pattern, and material. Aluminum clad, vinyl extruded, or vinyl clad windows, simulated "snap-in" muntins, and tinted glass are not considered similar to original wood windows.
2. Creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.

Roof and Roof Elements

Recommended

1. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water run off on the ground rather than installing gutters when none originally existed.
2. Original chimneys that contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

Porches

Recommended

1. Repair and retain original porches.
2. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.
3. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. Check the following sources for evidence:
 - a. old photographs
 - b. historic Sanborn maps
 - c. paint lines defining porch roof outlines
 - d. paint lines defining porch post design
 - e. remnants of the porch foundation
 - f. similar houses in the neighborhood (helpful but not always dependable)
 - g. oral descriptions from previous owners
4. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch of the era while being identifiable as a recent addition not original to the building.

Not Recommended

1. Alterations to historic porches, especially on primary facades.

Masonry

Recommended

1. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition, joint profile and color of the original. A high-lime content mortar should be used on soft historic bricks. No more than 20% of the lime should be substituted by white Portland cement for workability.
2. Whenever replacement brick or stone is needed, use salvaged or new material that closely matches the original in size, color, and texture.

Not Recommended

1. Covering-over or replacing masonry simply to eliminate evidence of past cracks, repairs, and alterations.

2. Waterproof and water repellent coatings are typically not recommended because they are generally not needed and can potentially cause serious damage to the masonry. However, in certain cases, waterproof or water repellent coatings may be considered if the condition of the masonry justifies such treatment.

Trim and Ornamentation

Recommended

1. Repair and preserve the original cornice, trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.
2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs in siding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.
3. New materials may be considered if they can be painted and the dimensions and the finished visual effect appears the same as wood.

Not Recommended

1. Fabricating a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.
2. Removing decorative elements simply because they are not original to the building. They may have significance of their own or are evidence of the evolution of the building.
3. Adding decorative details to parts of a building that never had such details. For example, window and door trim was sometimes different and more simple on the side, both sides or the rear of a building.
4. Covering up original details.

STAFF RECOMMENDATION

Most of the work that is the subject of this request, if completed appropriately, is a staff level review. Staff has provided the following recommendations for changes to the work to ensure compliance with the Irvington Historic Area Plan:

1. **Altering opening location:** per the district plan it is inappropriate to alter historic window openings, especially on significant, highly visible elevations. This opening is on the front façade of the structure. Similar openings are present on the east and west gambrel ends that appear to maintain their historic positioning.
Staff recommends the window be returned to its historic placement.
2. **Boxing soffits and the gutters and downspouts:** once rafter tails are re-exposed during repair work, it is inappropriate to then re-enclose them. K-style gutters are permitted on historic structures if their installation does not require the installation of a gutter board or otherwise enclose exposed rafter tails. Per the district plan roof mounted or half-round hung gutters are recommended as they allow the rafter tails to remain exposed.
Staff recommends the boxed soffit and gutter boards be removed and gutters be installed in a roof mounted system or half round gutters be used instead.
3. **Chimney replacement:** per the district plan it's inappropriate to remove historic chimneys that contribute to the roof character. Due to the structure's position on the lot, the chimney was highly visible and appears to have had a decorative banding element. If deteriorated beyond repair, historic chimneys should be reconstructed to match. The new chimney does not match the coloration or design of the original. It is also a standard IHPC requirement that new chimney caps be a dark finish. Staff recommends the masonry be painted to better match the coloration of the historic brick and the anodized finished cap be replaced with one of a dark finish.

- 4. Porch alterations:** per the district plan original and historic porches should be maintained. Based on various imagery of the porch, it does appear that the column base design had previously been adjusted and the metal railing replaced brick walls. Based on the design of those two elements, staff believes the column bases were likely an historic alteration, while the metal railings a modern installation. Per the plan, a historic but non-original porch and porch elements are not automatically insignificant, as they hold their own architectural and historic importance and are evidence of the evolution of a building. As well, it is inappropriate to paint historic masonry, as the color and texture contribute to the character of the structure.

Staff recommends that the column base buttress elements be reconstructed and that the owner attempt to remove the paint from the masonry. If the paint removal is not successful, we recommend the masonry be painted to better match the coloration of the historic brick.
- 5. Windows replaced:** based on photographs from prior to the current owner's purchase of the site, it appears that many of the windows had already been replaced. However, the units installed since their purchase are inappropriate. Per the district plan, replacement windows should be constructed of a material similar to the original (in this case would have most likely been wood). Vinyl is noted specifically as a material that is not considered similar to wood. New multi-light windows throughout the historic districts are also required to have simulated divided lights. The windows installed are vinyl construction and have in between the glass grilles.

Staff recommends the windows be replaced with appropriate units.
- 6. Alter bay window on west side:** the owner explained that the corbels installed on the bay were found on the property. Staff hasn't seen any evidence that these corbels were installed under the bay. Per the district plan, it is inappropriate to install ornamentation that there is no evidence of having ever existed.

Staff recommends the corbels be removed.
- 7. Alteration to historic trim and decorative elements:** per the district plan it is inappropriate to remove or cover historic trim and decorative elements, and to add decorative elements where they did not exist. Based on photographs from after the vinyl siding was removed trim has been altered, decorative elements have been removed and new decorative elements have been added on the north/front and west gambrels.

Staff recommends the historic elements be reinstalled throughout to match what is present in the photographs and the newly added elements be removed.
- 8. Installation of lap siding where there was none:** per the district plan historic siding and cladding materials should be maintained and repaired where possible. If those elements are deteriorated beyond repair, they should be replaced to match. It is therefore inappropriate to replace stucco with lap siding.

Staff recommends the first floor lap siding be removed to firstly determine if any of the stucco remains. If so, that material will need to be repaired and / or replaced where it is beyond repair to match.

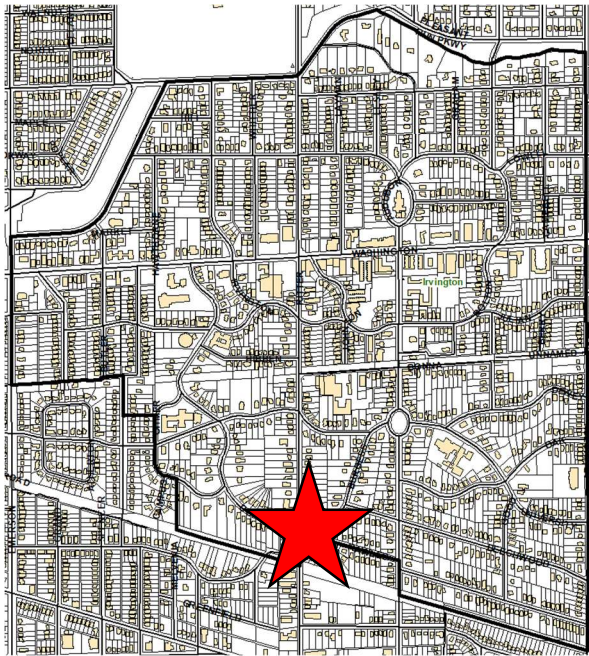
Since this is such a large violation case that impacts several areas of the building, staff recommends the Commission discuss the work and the staff recommendations to provide feedback to the owner. Staff recommends the Commission then continue the case to allow time for the owner to decide how they would like to proceed based on the feedback. The Commission's comments are also important to the design of the new addition to be constructed, especially the windows and the siding, so guidance on those elements specifically would be helpful.

STAFF RECOMMENDED MOTION

COA #2025-COA-384 (IRV)

To continue to the December 2025 IHPC hearing.

LOCATION OF SUBJECT PROPERTY



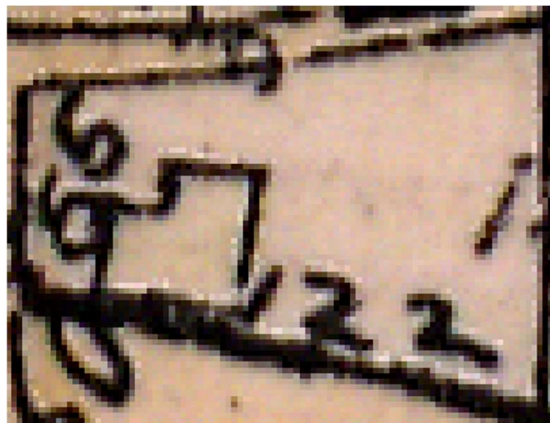
HISTORIC IMAGERY



1916 Baist Map



1927 Baist Map



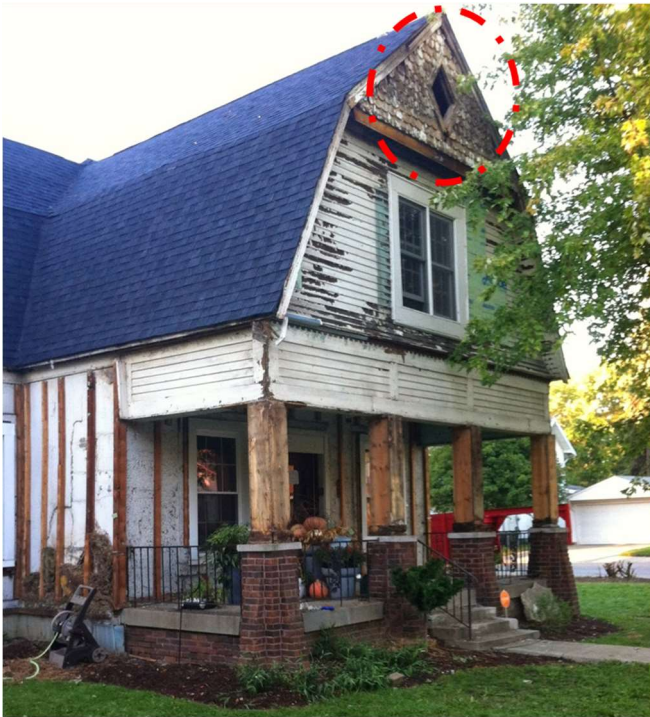
1941 Baist Map

Historic photos provided by owner, showing front porch and partial west side



ADDITIONAL IMAGES OF VIOLATIONS

North / front elevation opening alteration



2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2025

Gutters and downspouts replaced



2012 (https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)





2017



2019

Boxing soffits

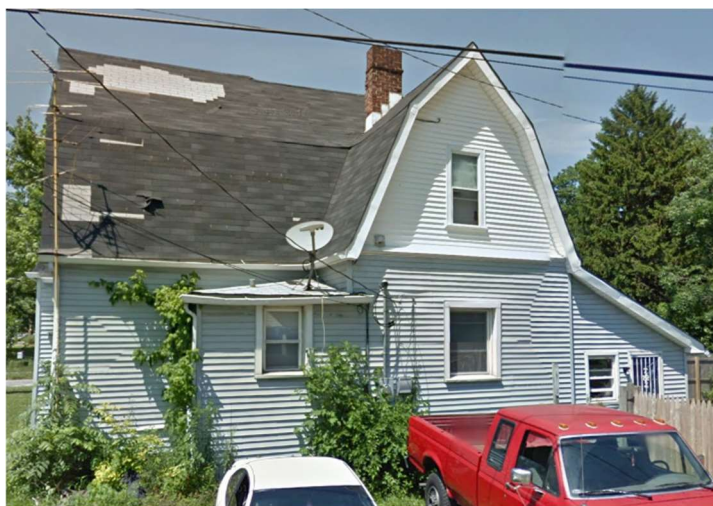


2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2025

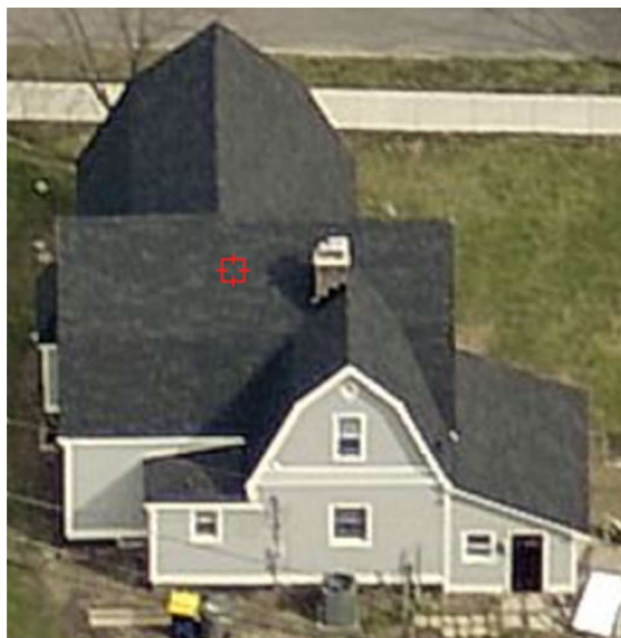
Chimney replacement



2011



March 2012



April 2014



2017

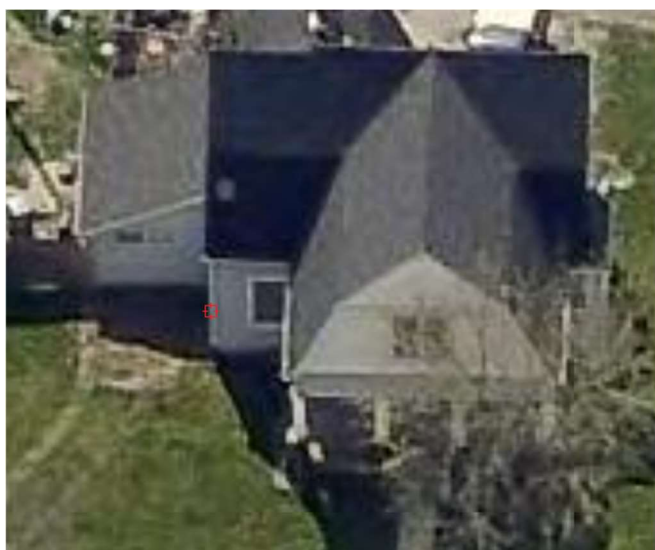


2019

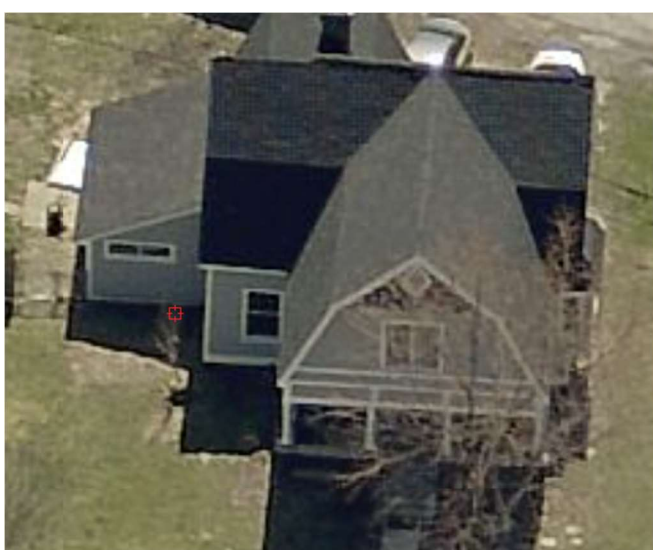
Porch Alterations



2012 (https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)



March 2012



April 2014



2019



2025



Window replacement – north / front elevation



2012

(https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)



2019

Window replacement – west elevation



2017



2019



2019



2022

Window replacement – south elevation



2011



South elevation window from interior – 2012

(https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)



2017



2019

Window replacement – east elevation



2019



2022



East side from interior – 2012 listing

(https://www.zillow.com/homedetails/373-S-Burgess-Ave-Indianapolis-IN-46219/1215748_zpid/)

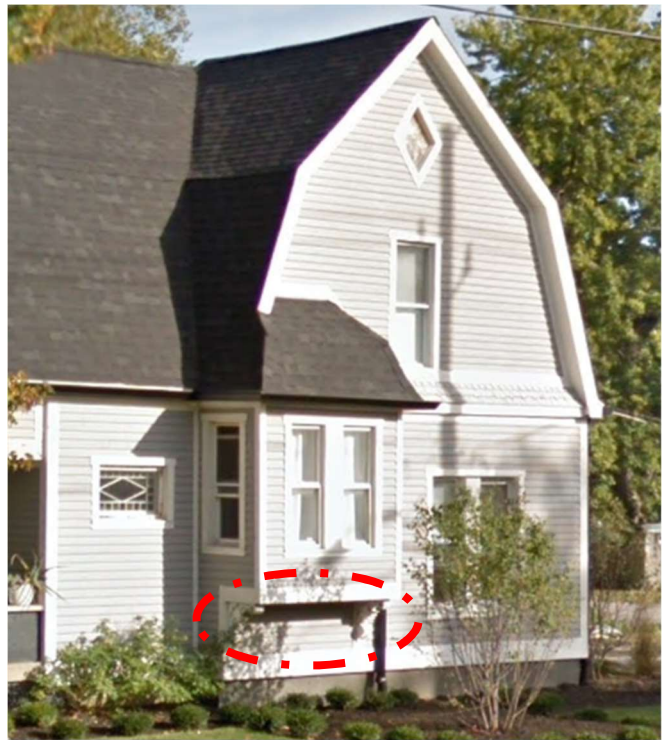


2019

Alter bay window on west side

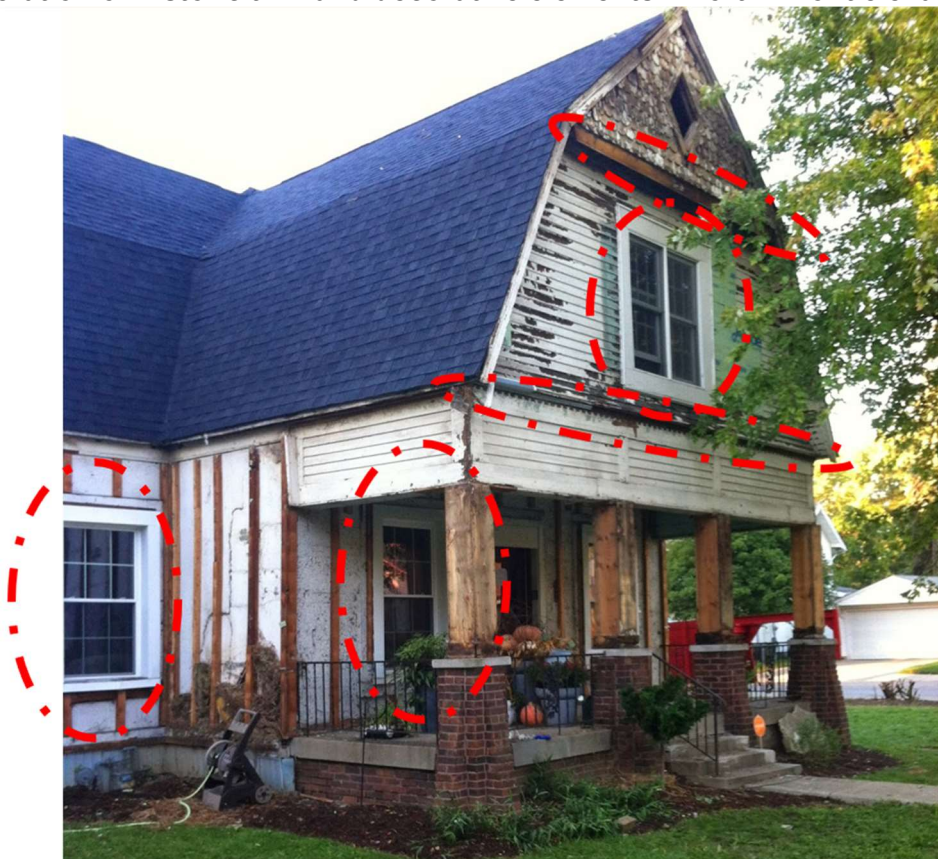


2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2017

Alteration of historic trim and decorative elements – north / front elevation

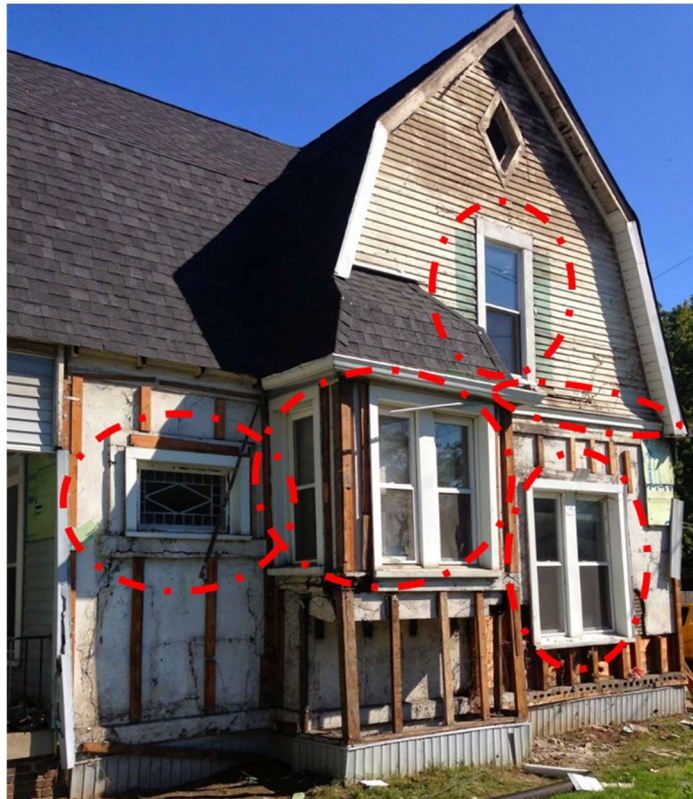


2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2025

Alteration of historic trim and decorative elements – west elevation

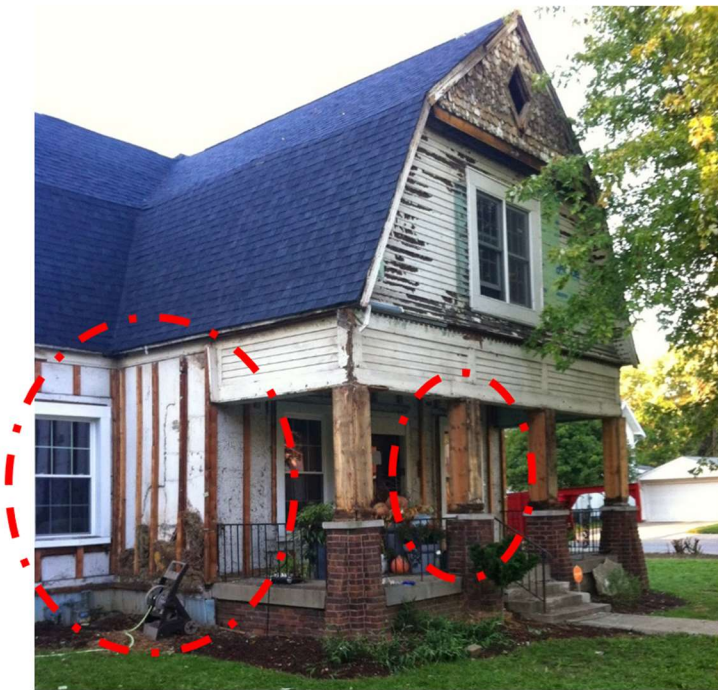


2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2017

Installation of lap siding where there was none



2014 (<https://vintageirvington.blogspot.com/2014/04/>)



2025



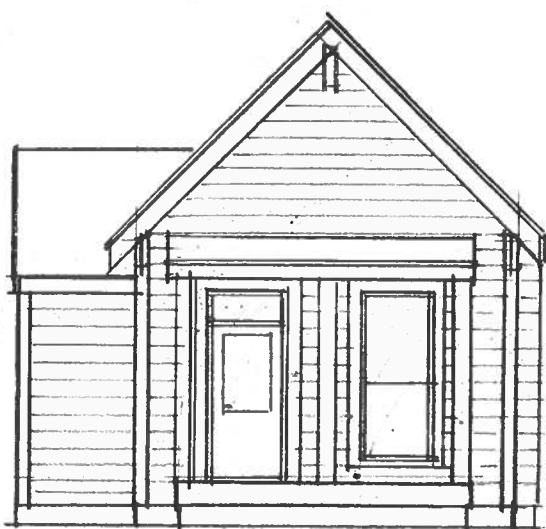
NOVEMBER 5, 2025
IHPC HEARING SUBMITTALS



2025-COA-322 (FP)
767 FLETCHER AVENUE



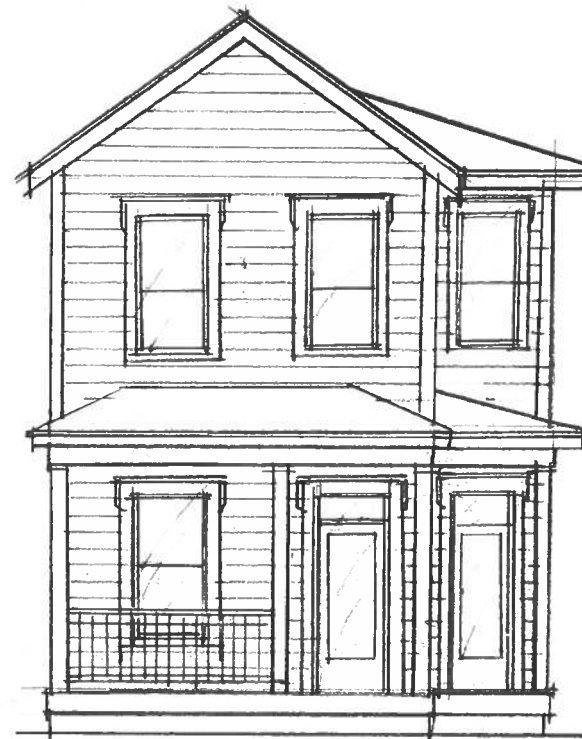
769



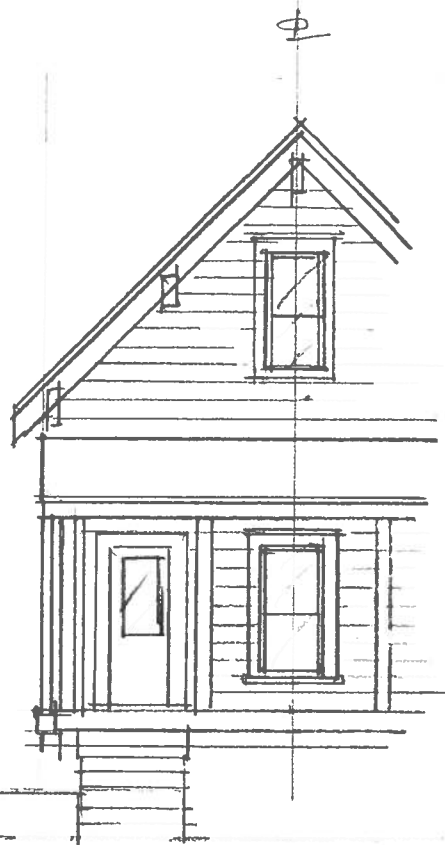
767



PROPOSED



769



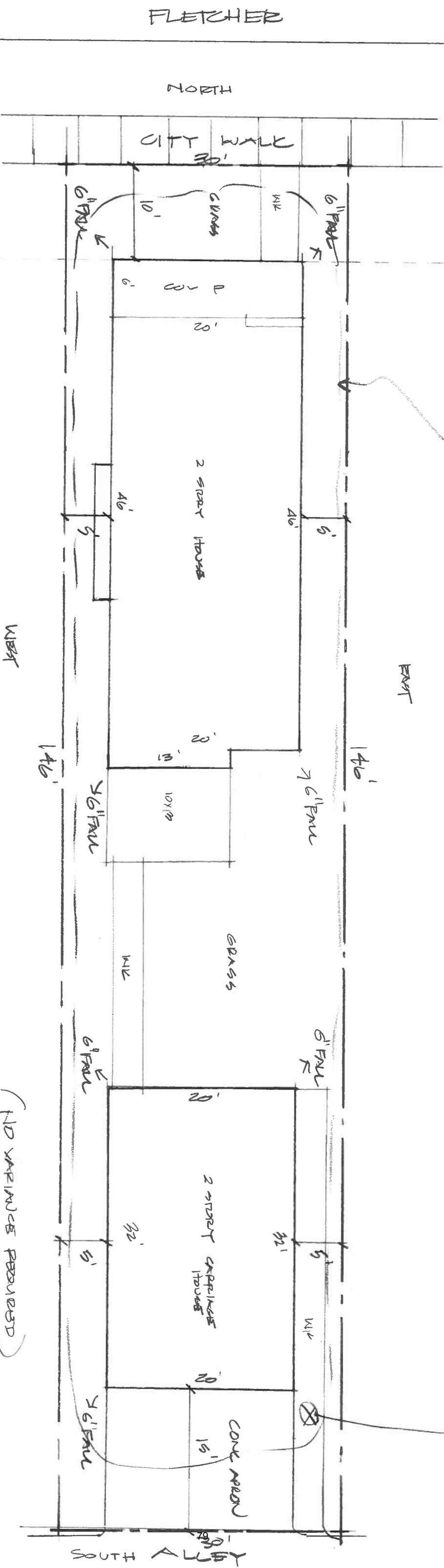
766

STREET SCAPE 1/8" = 1'0"



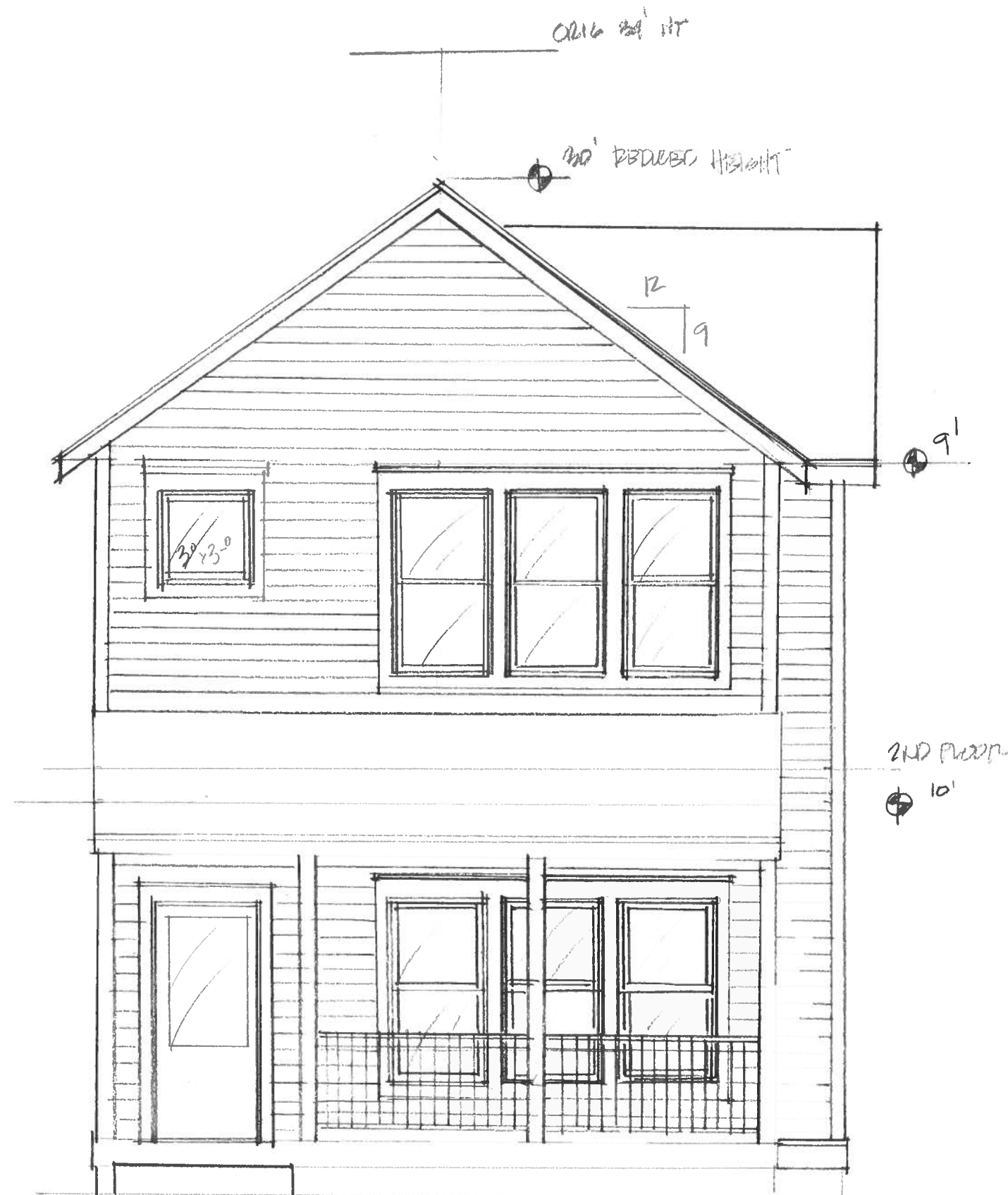
4,380 SF LOT 60% MAX BUILDABLES 2,628 - max 131

SILT FENCE IN PLACES UNTIL VEGETATION IS IN
CONCRETE WASH TUB IN PLACES UNTIL CONC WASH IS COMPLETED
ALL WORK IN R/W TO CITY SPECS
ALL DEBRIS REMOVED TO CITY SPECS
ALL TRAFFIC TRAFFIC FROM R/W

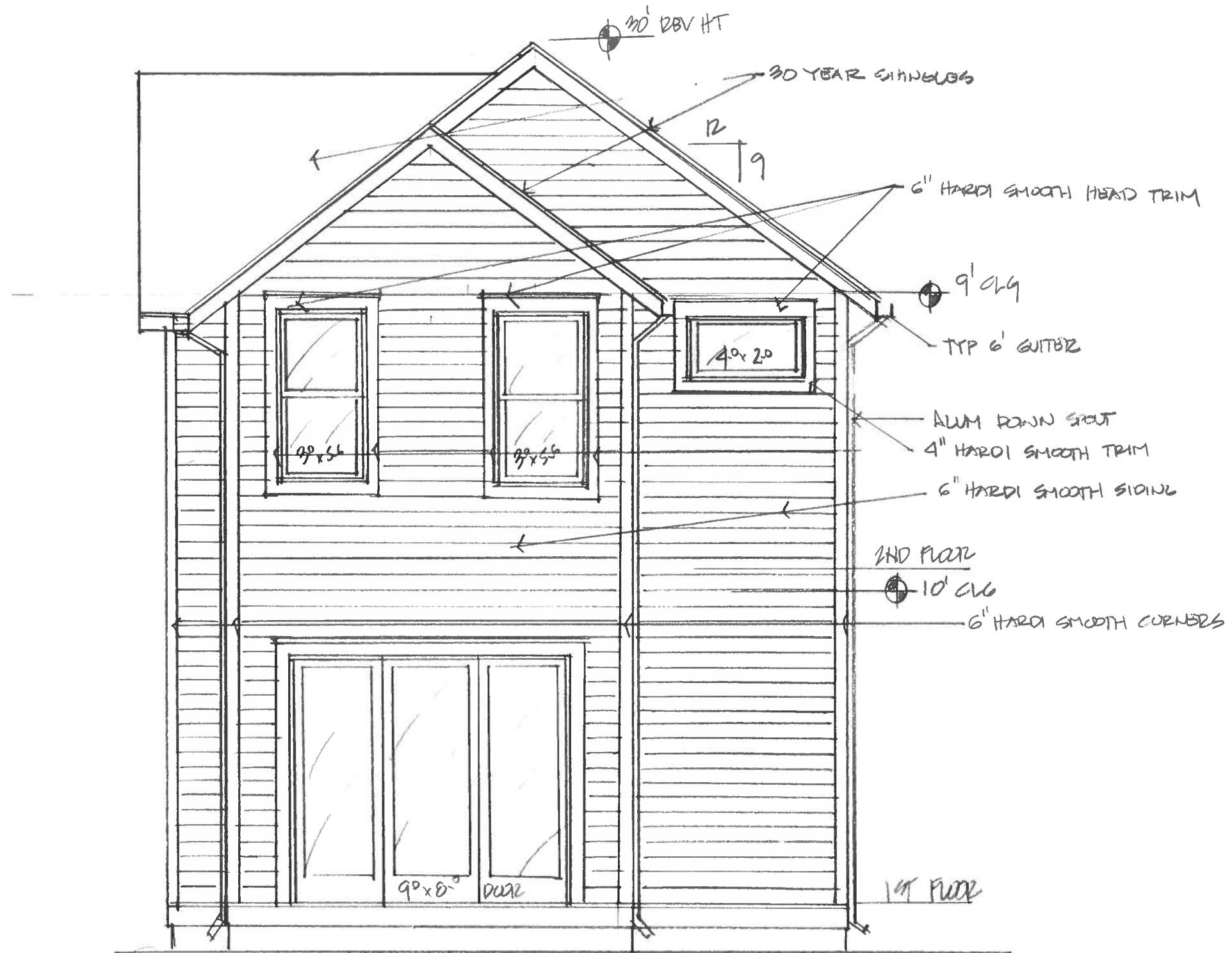


DISBURSED AREA	
HOUSE	1,000 SF
GRASS	640 SF
WALK	350 SF
WALK	200 SF
2,190 SF	

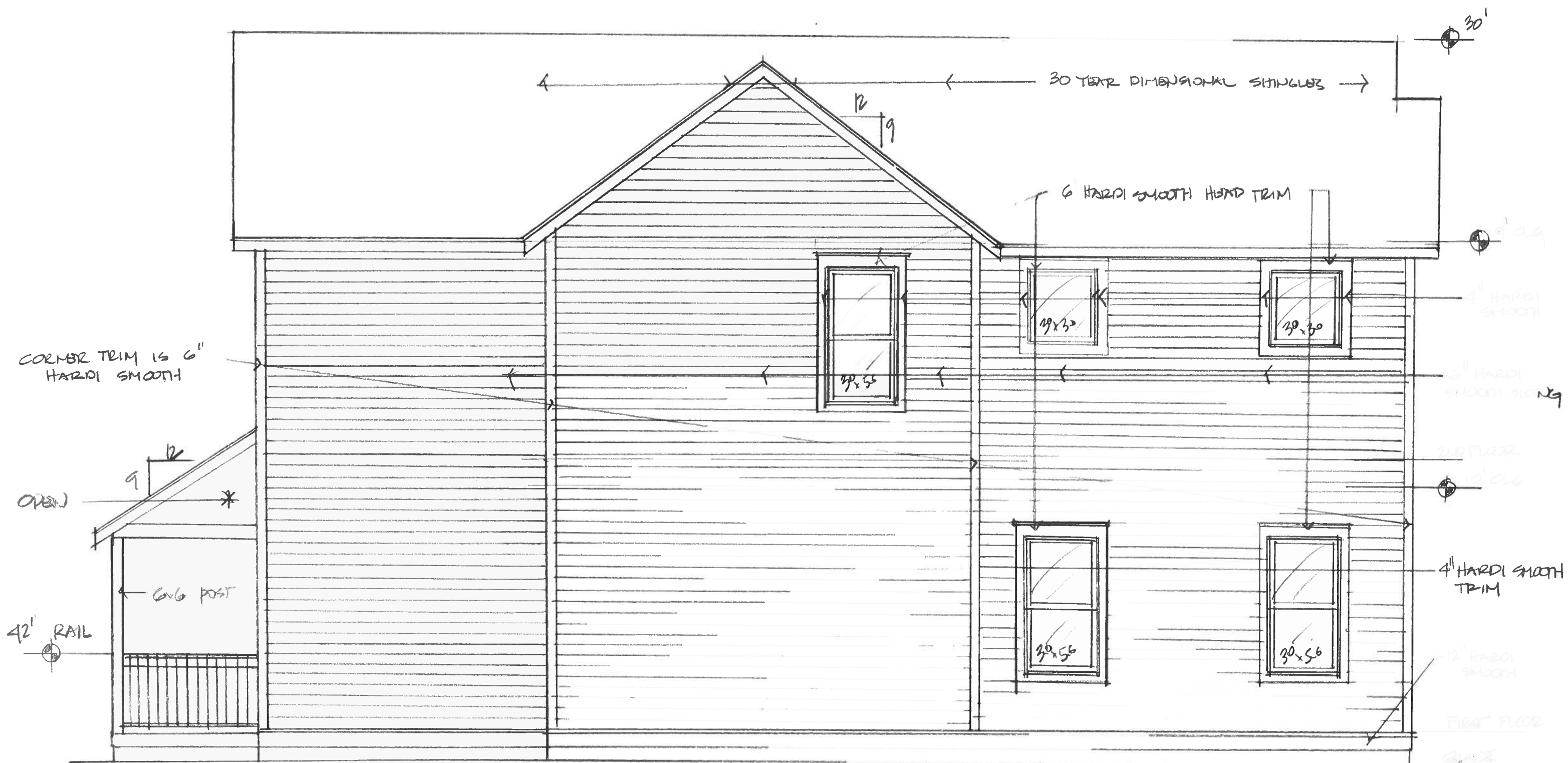
11=10'
SITE PLAN
767 FLETCHER



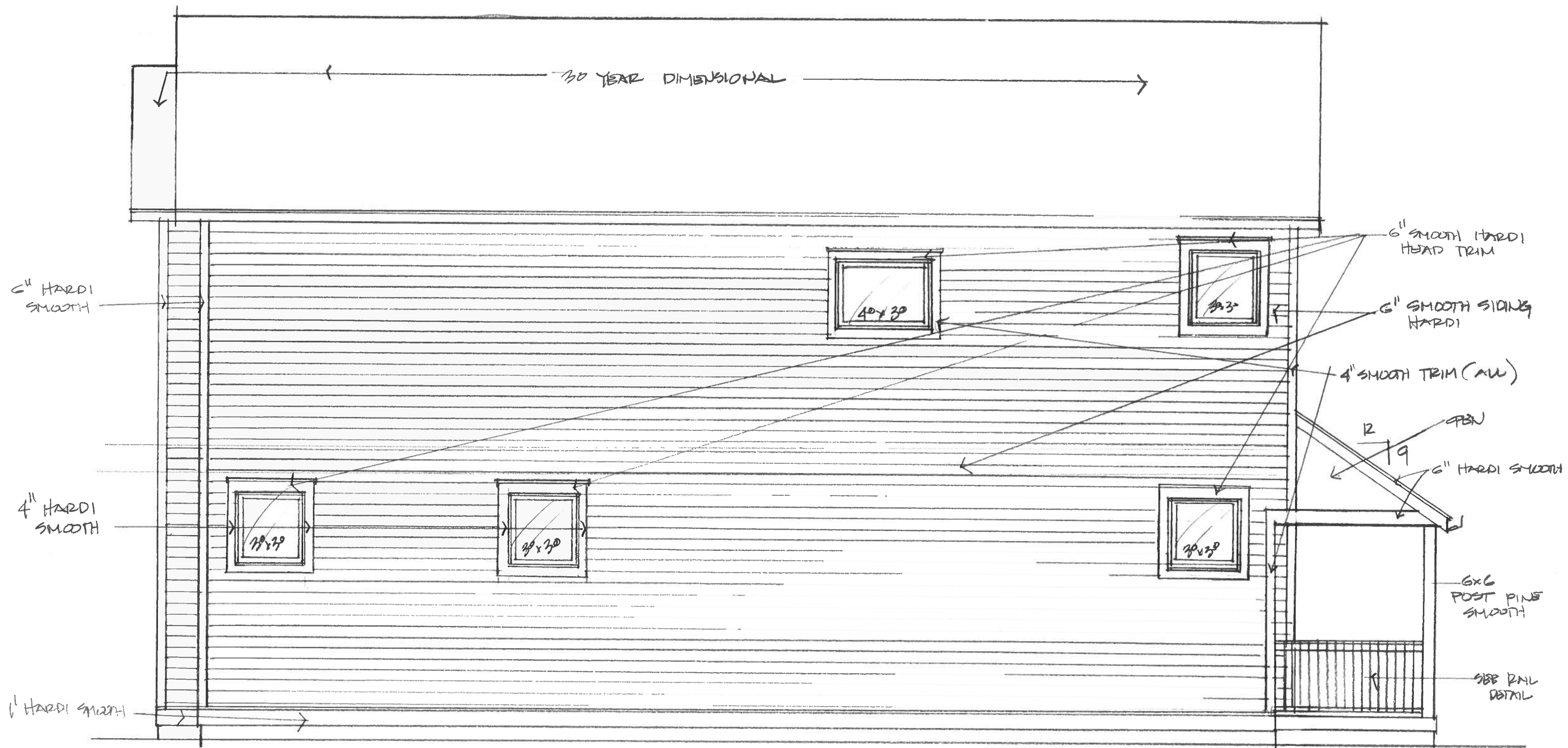
NORTH FRONT ELEVATION 767 FLETCHER
1/4" = 1'-0"



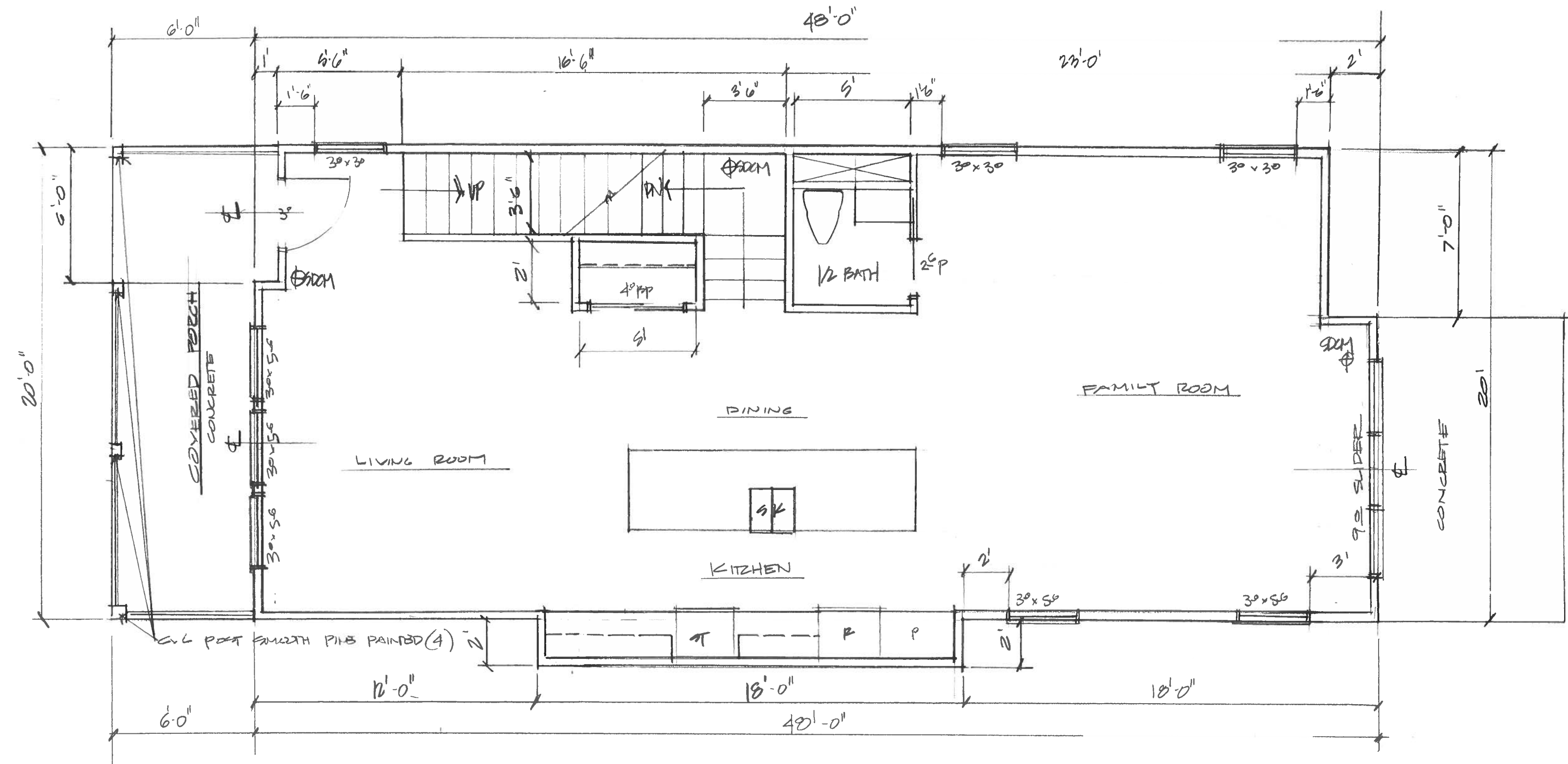
(SOUTH) REAR ELEVATION 767 FLETCHER
 1/4" = 1'-0"



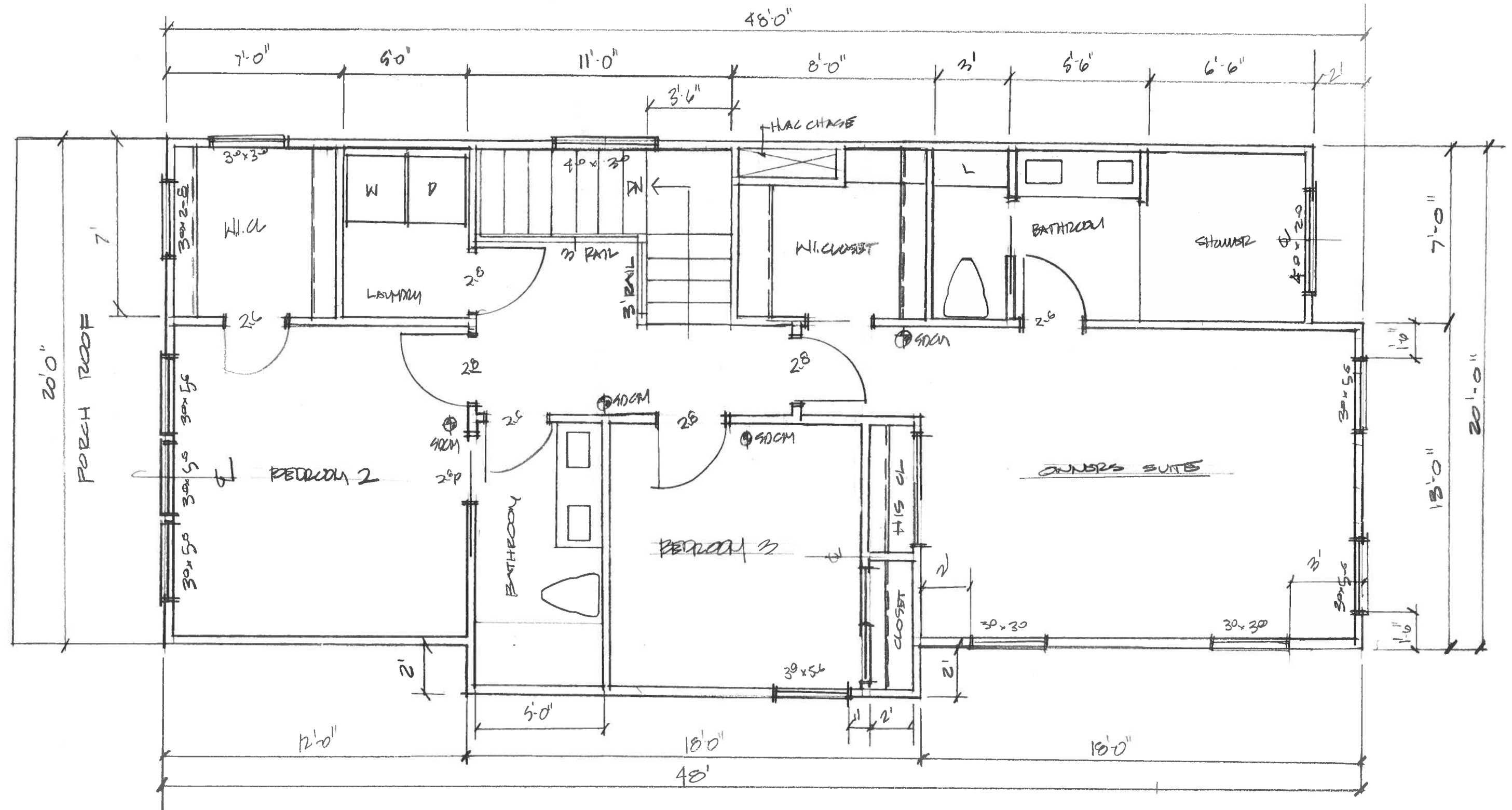
(WEST) RIGHT ELEVATION 7 7 FOOT BR
1/4" = 1'-0"



(EAST) ELEVATION
1/4" = 1'-0"
767 FLETCHER



FIRST FLOOR PLAN 767 FLETCHER
 1/4" = 1'-0" 940 SF

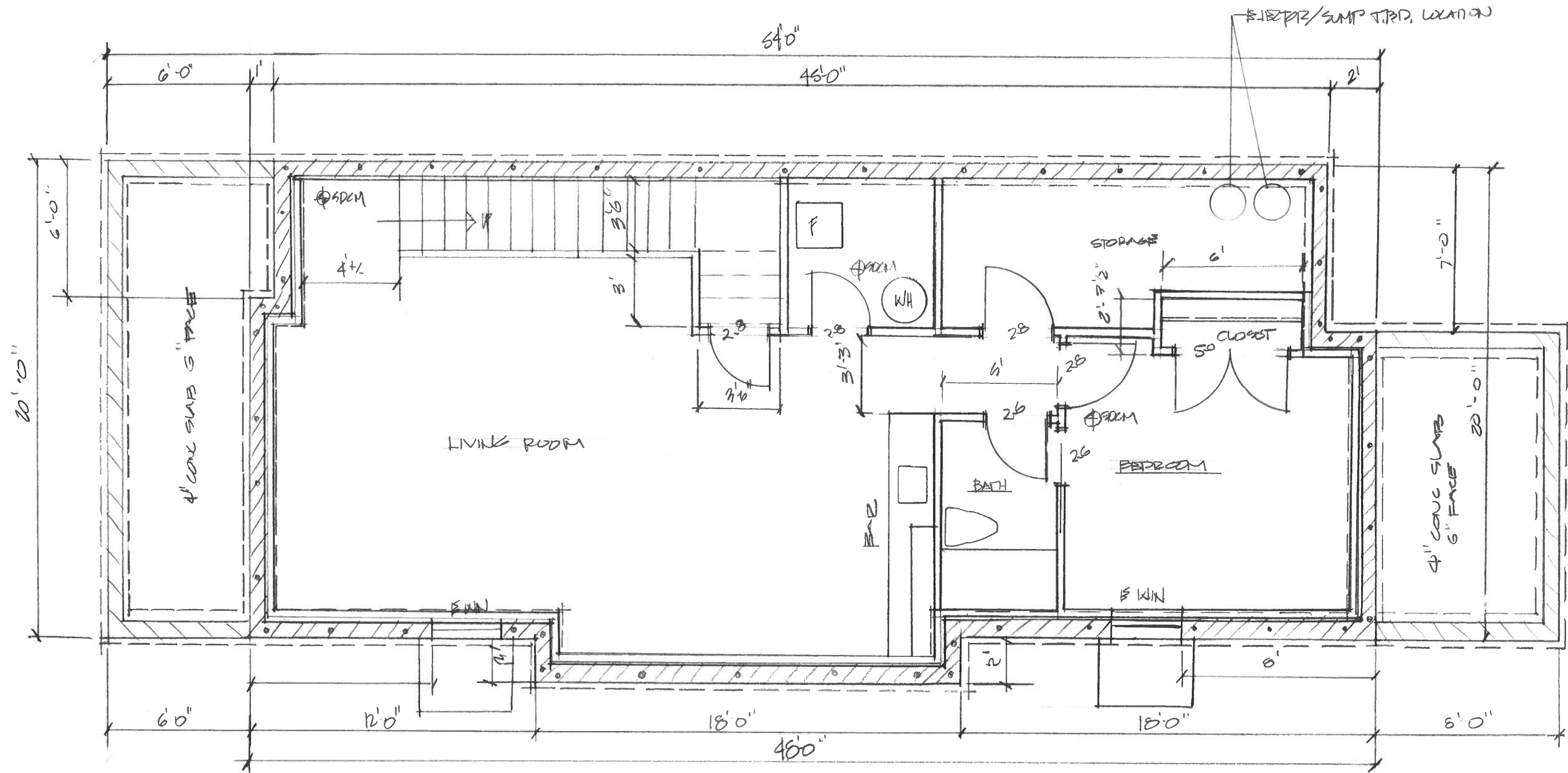


SECOND FLOOR PLAN

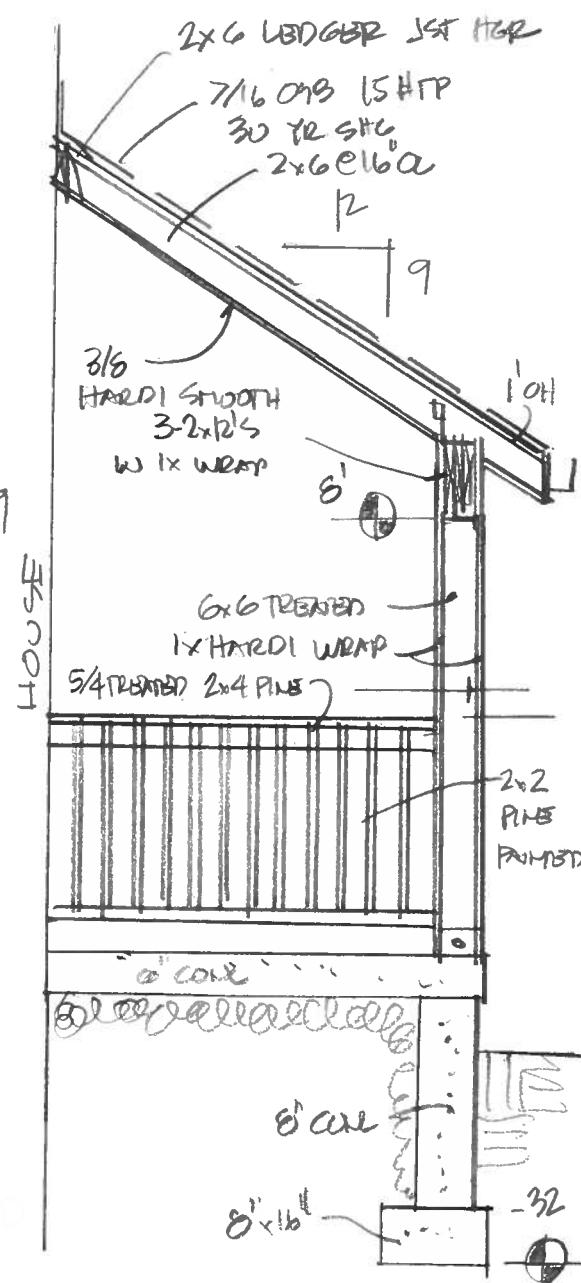
1/4" = 1'0"

767 FLETCHER

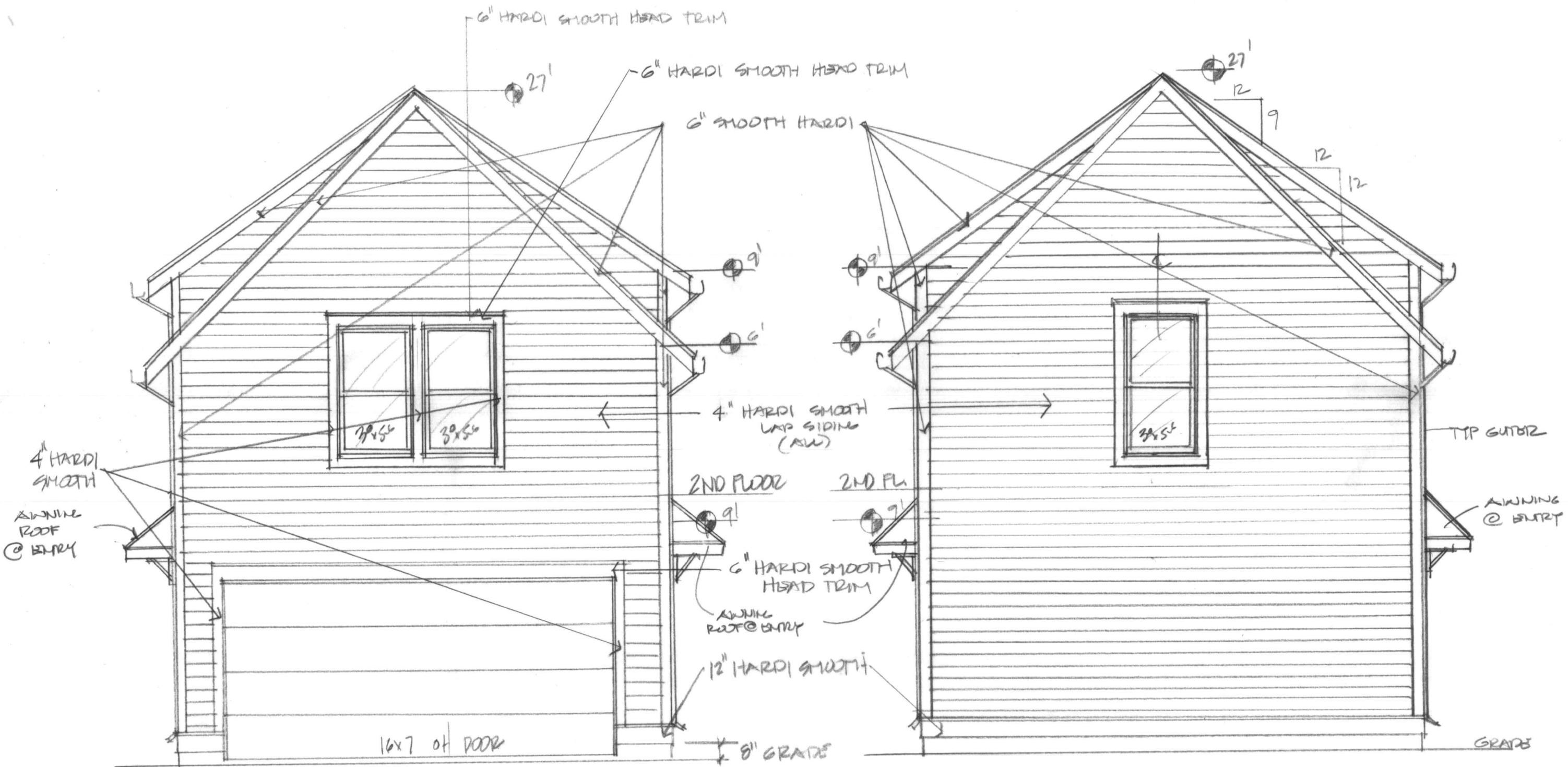
940 SF



BASEMENT PLAN 767 FLETCHER
 1/4" = 1'0" 940 SF

$$3\frac{1}{4}'' = 1'-0''$$

$$3/4" = 1' 0"$$
$$V_4'' = 10'$$

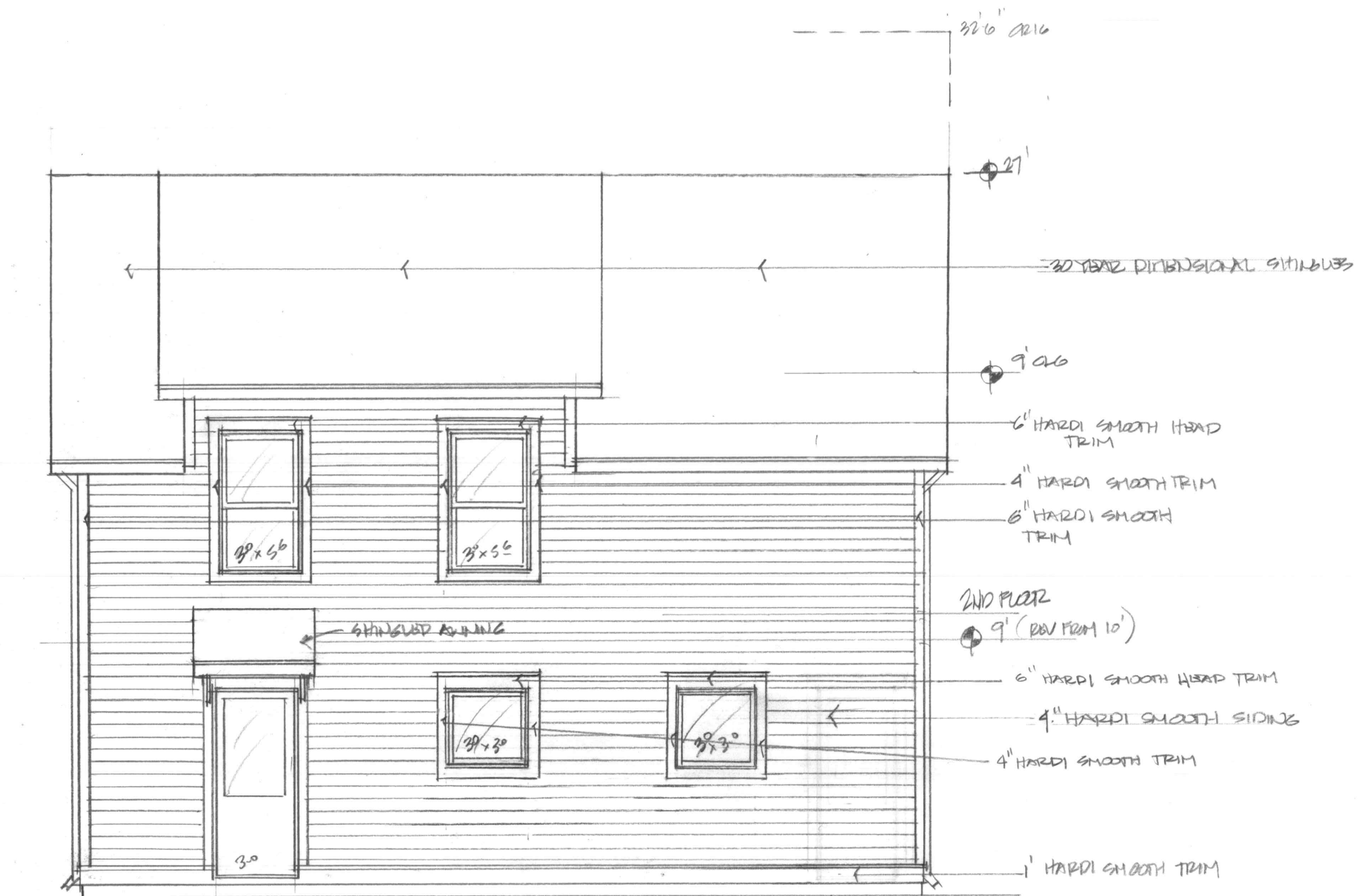
767 FUELCHGR DETAILS



SOUTH ELEVATION (AUBT) 1/4" = 1'0"
 REVISED ADDED AWNING 10-26-25

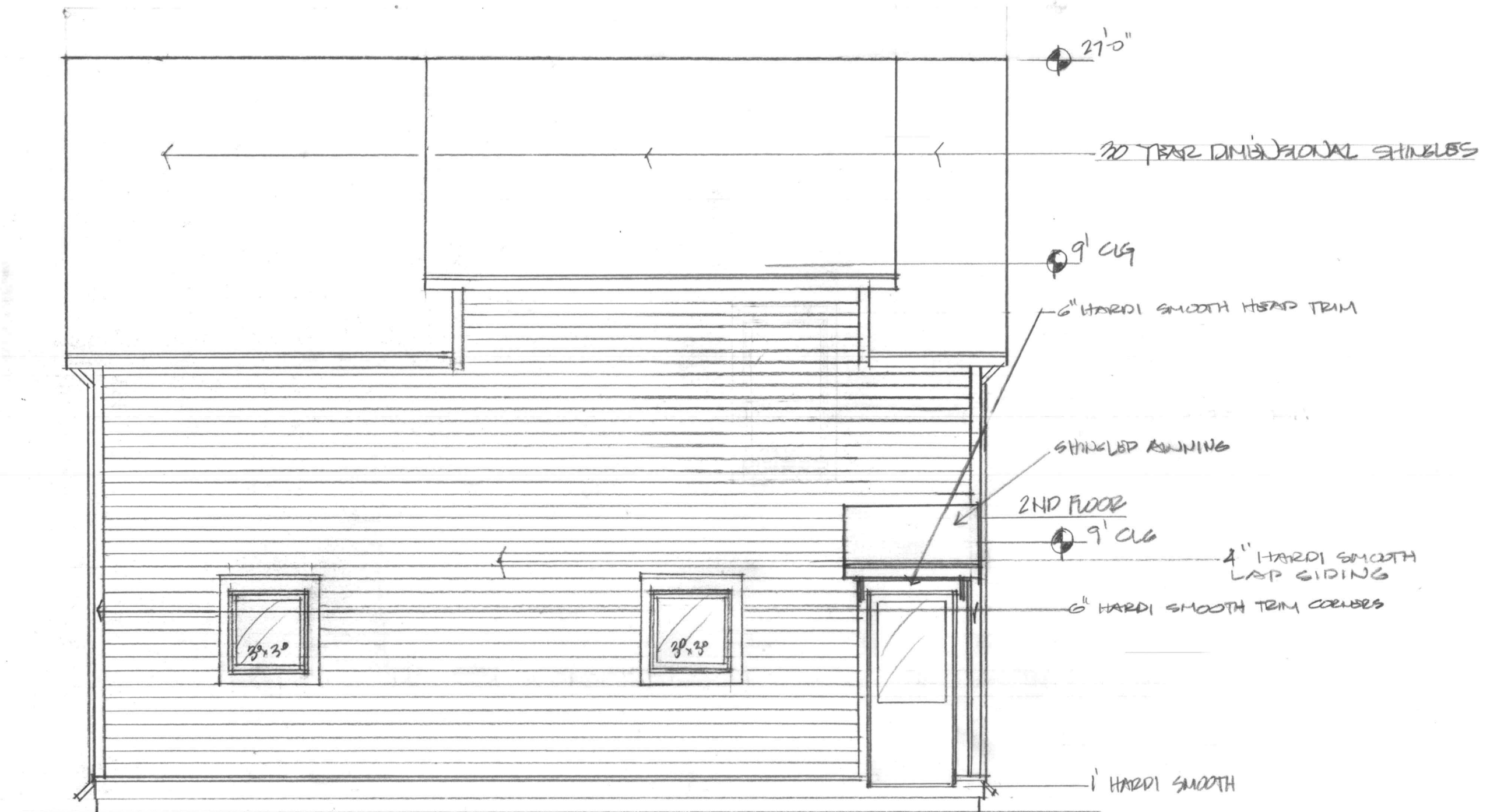
NORTH ELEVATION 1/4" = 1'0"
 REVISED ADDED WINDOW/AWNING 10-26-25

767 FLETCHER

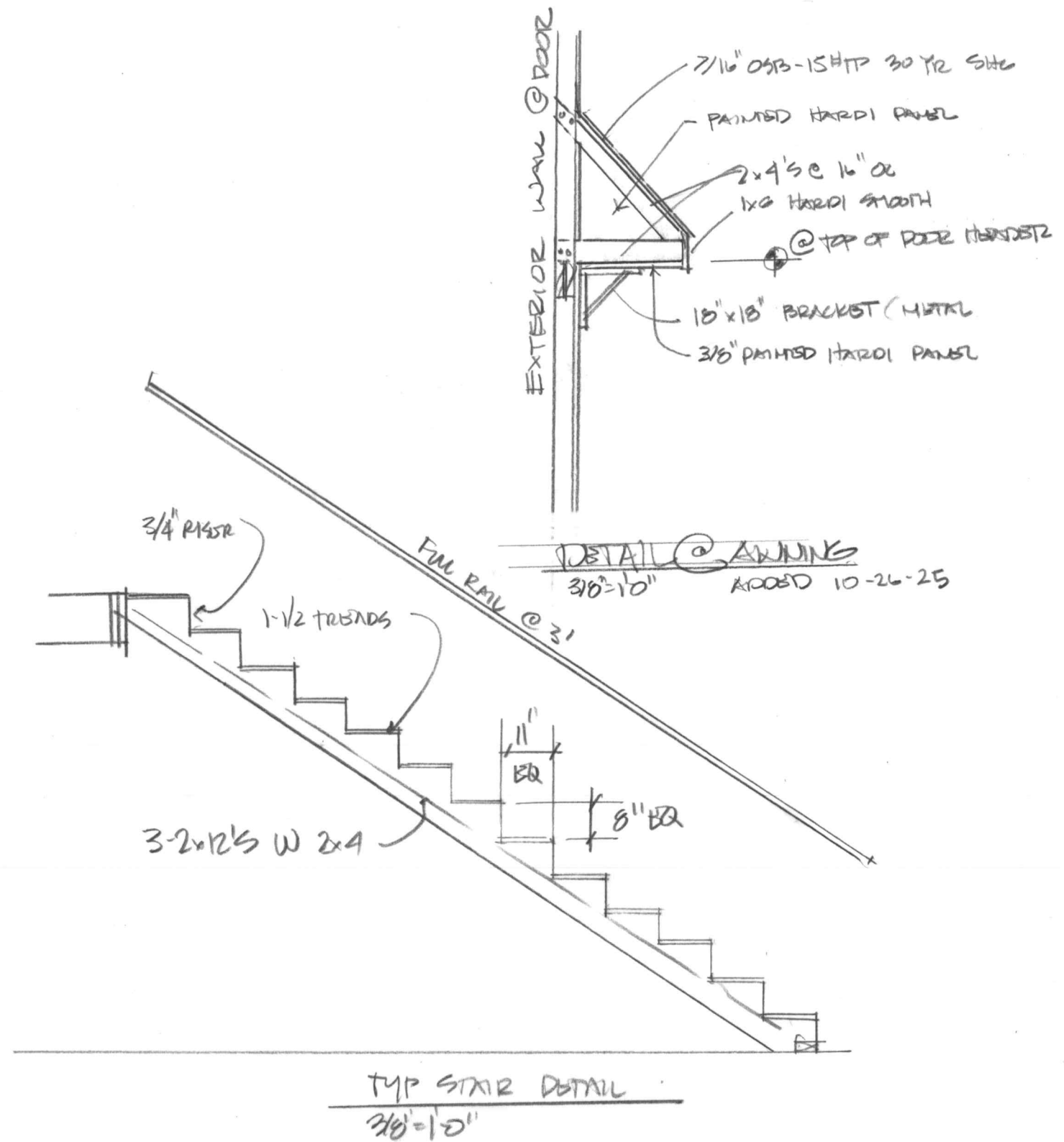
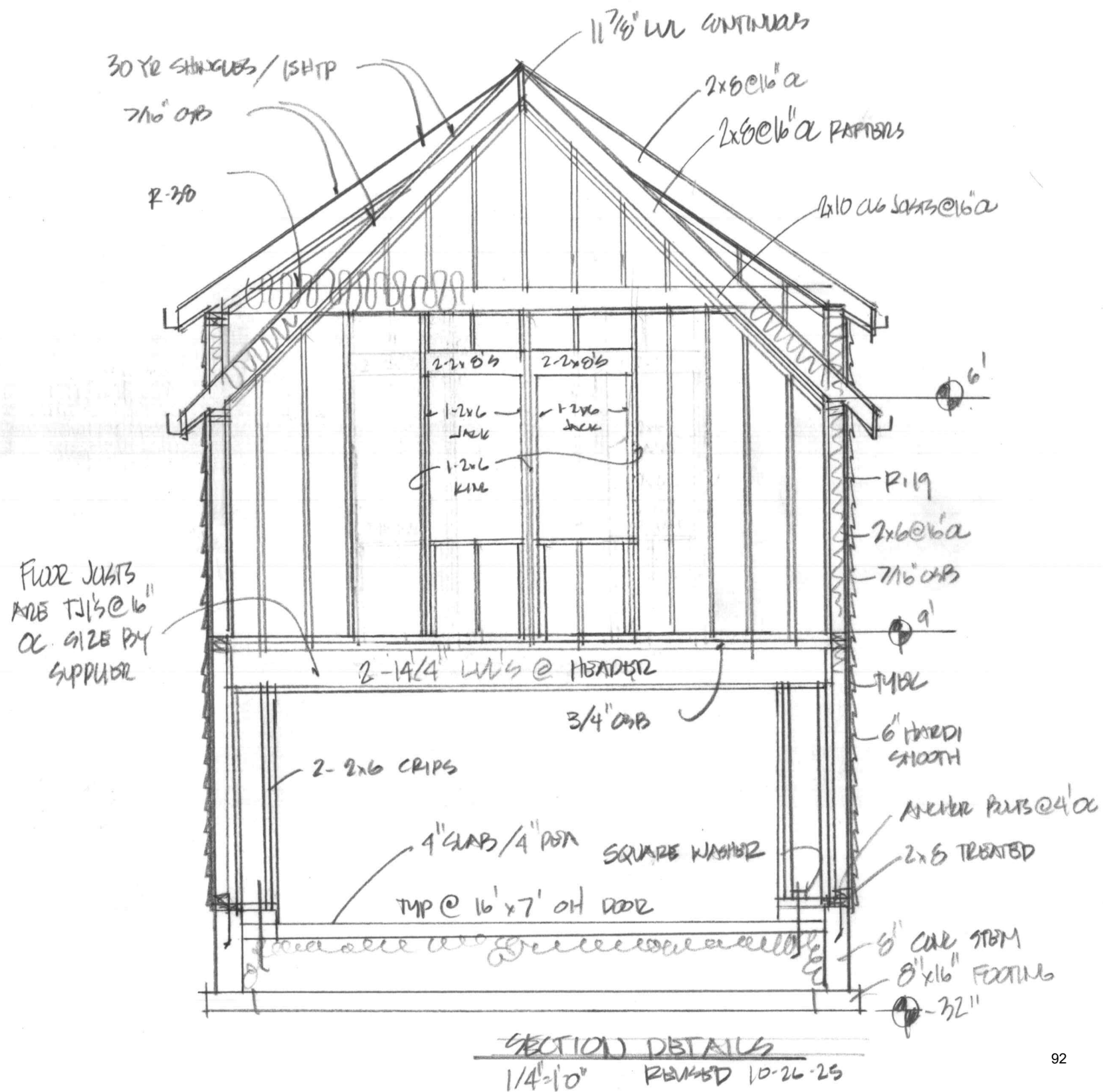


WEST ELEVATION 1/4"=1'-0"

PERMED 12 WINDOWS & AWNING 10-26-25



EAST ELEVATION 1/4"-1/8"
 REVISED 10-26-25

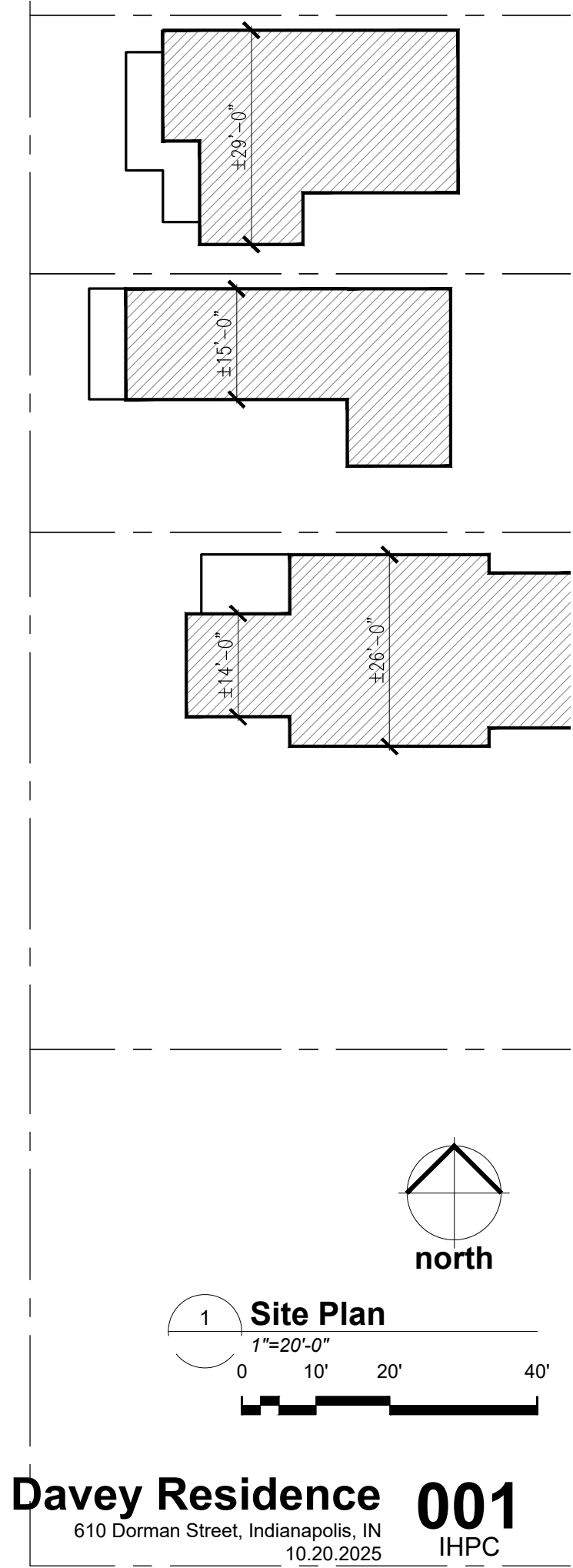
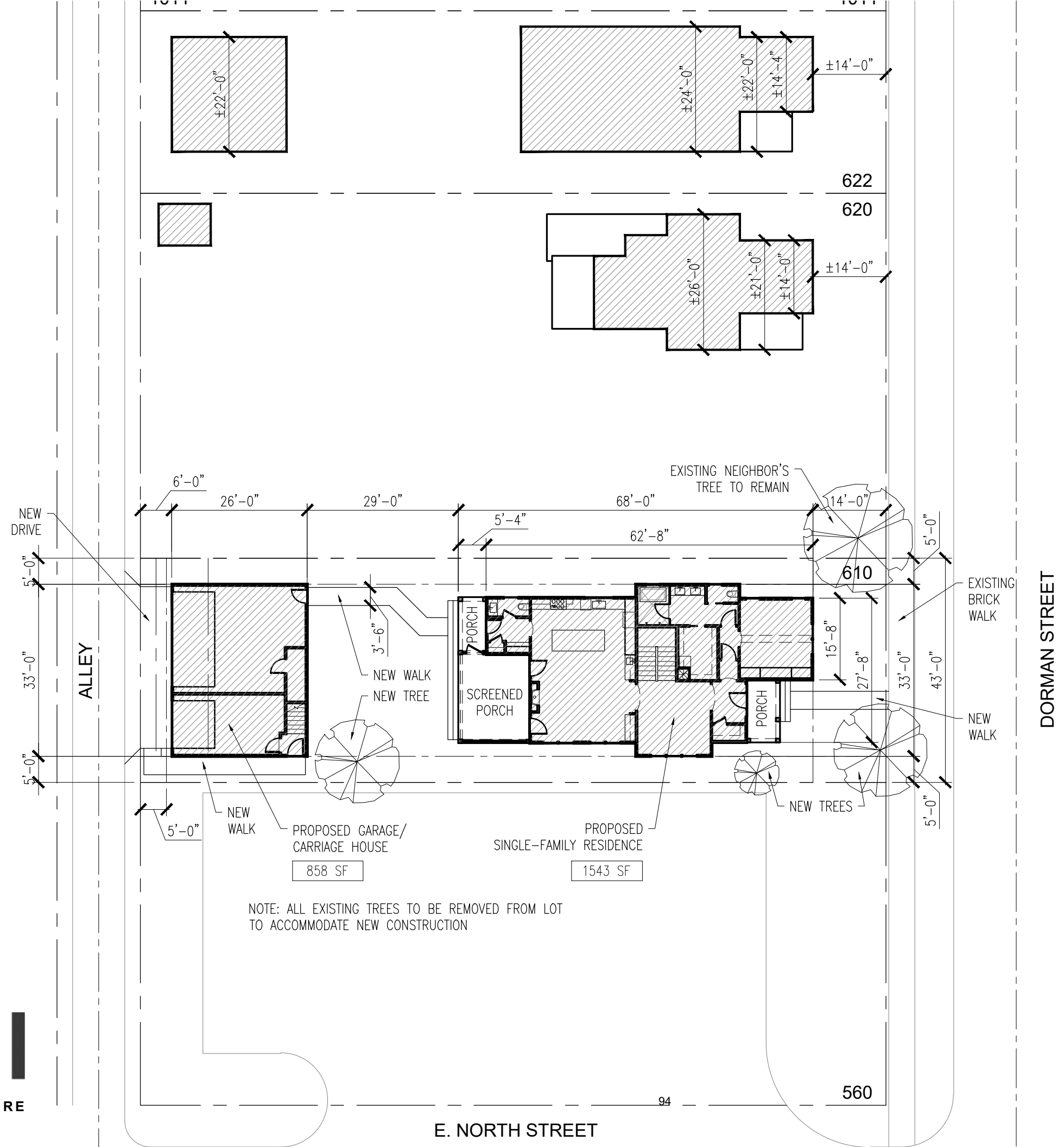


767 FUSCHER



2025-COA-402 (CH)

610 DORMAN STREET



PROPOSED
SINGLE FAMILY
RESIDENCE

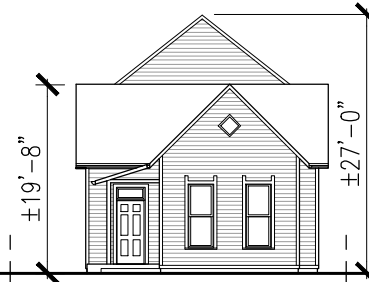
PARKING LOT



610
43' LOT

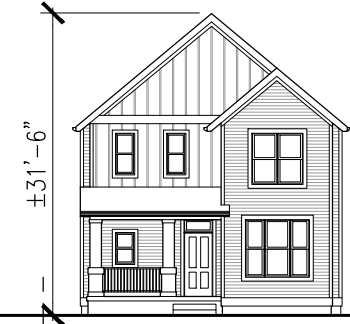


620
70' LOT



622
35' LOT

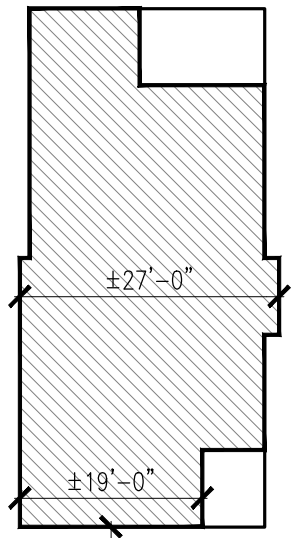
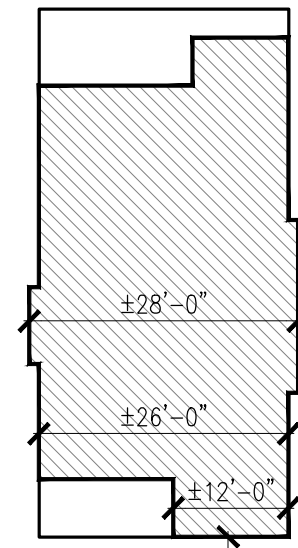
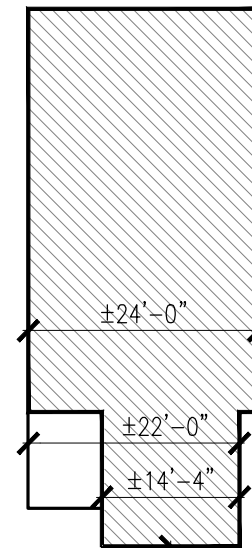
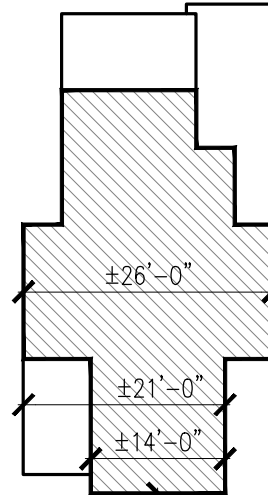
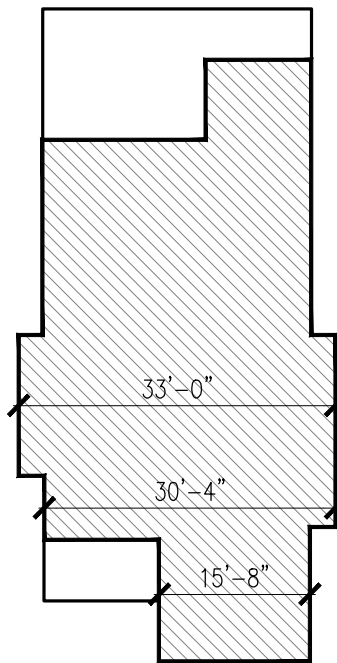
VACANT

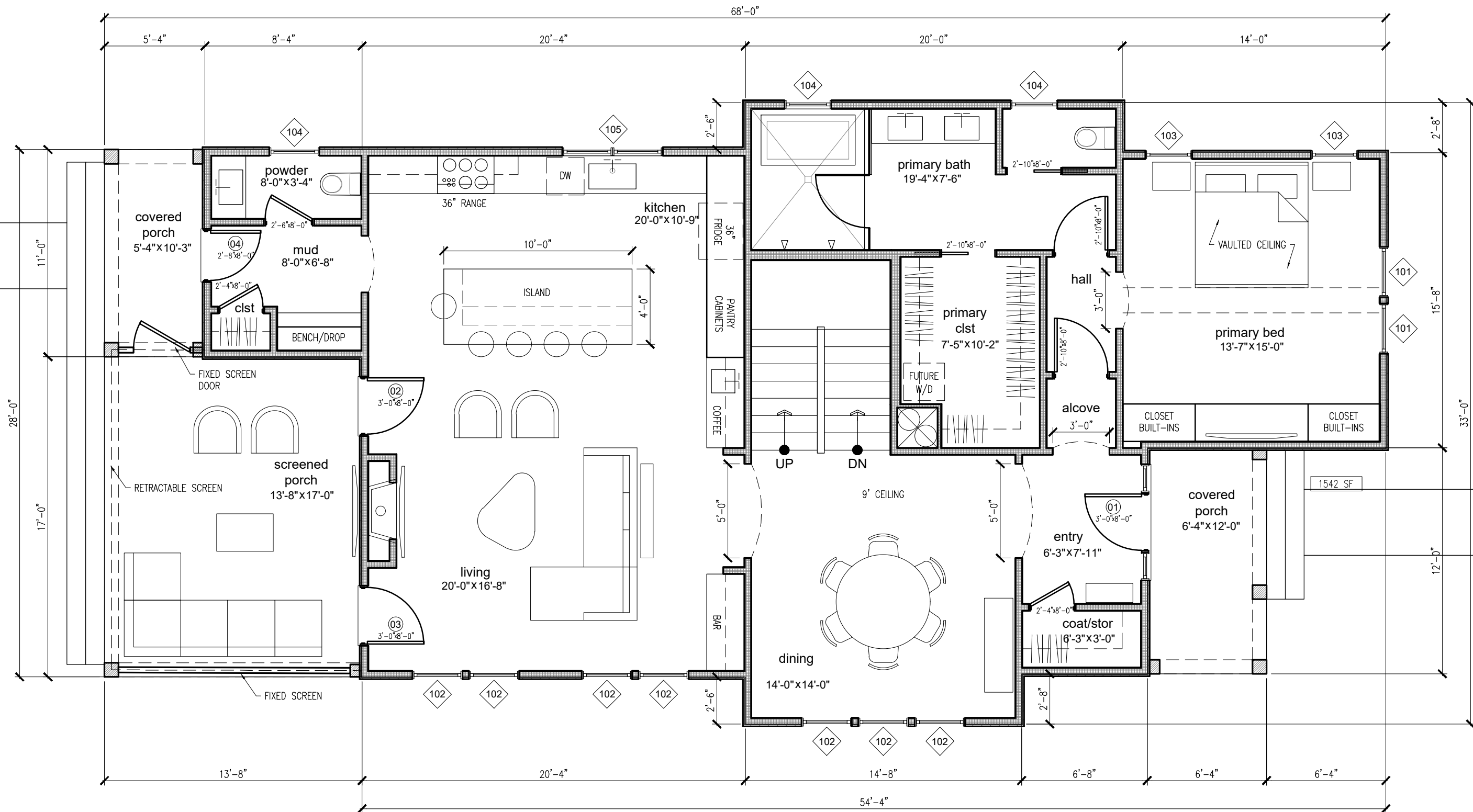


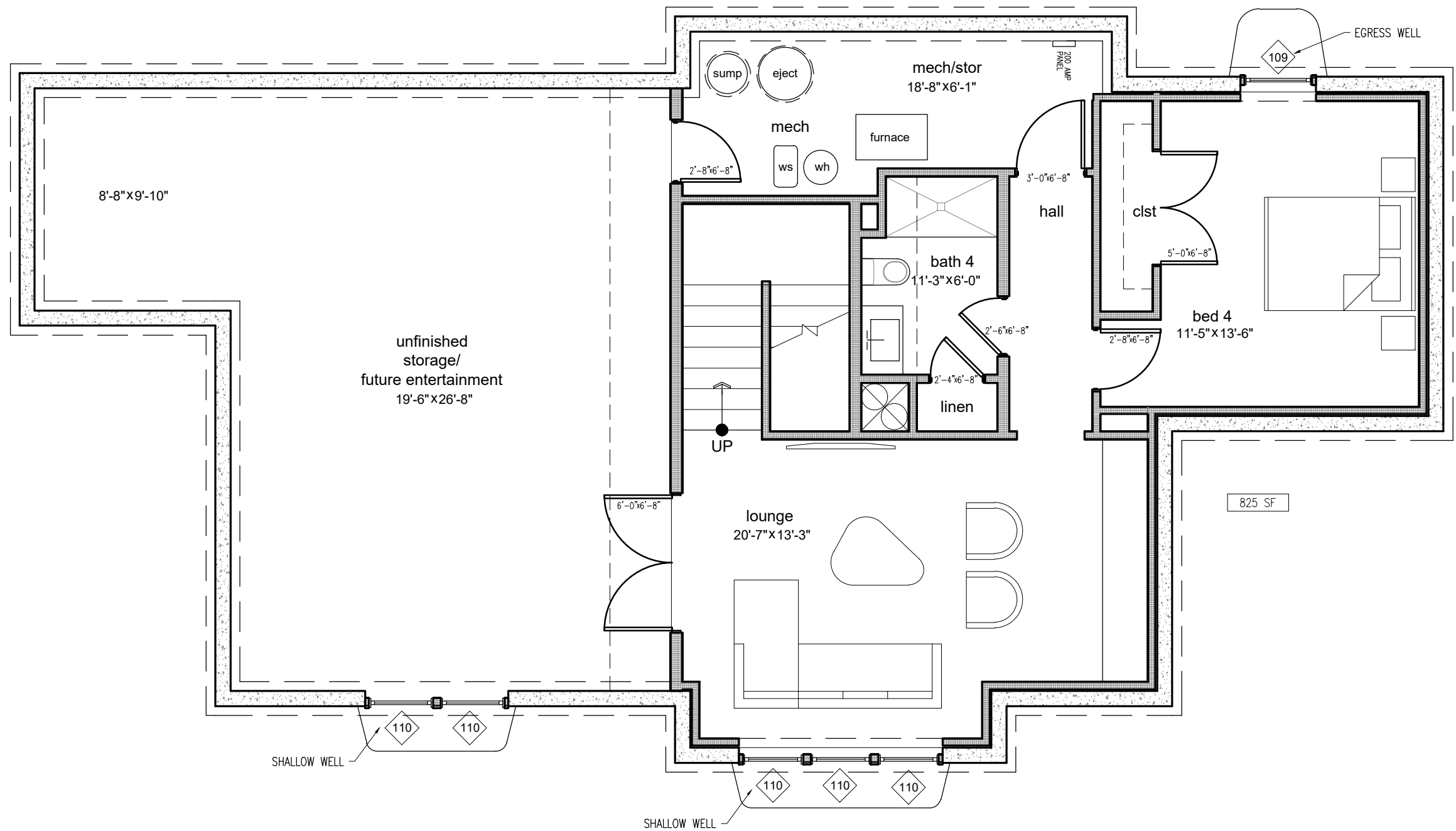
630
35' LOT

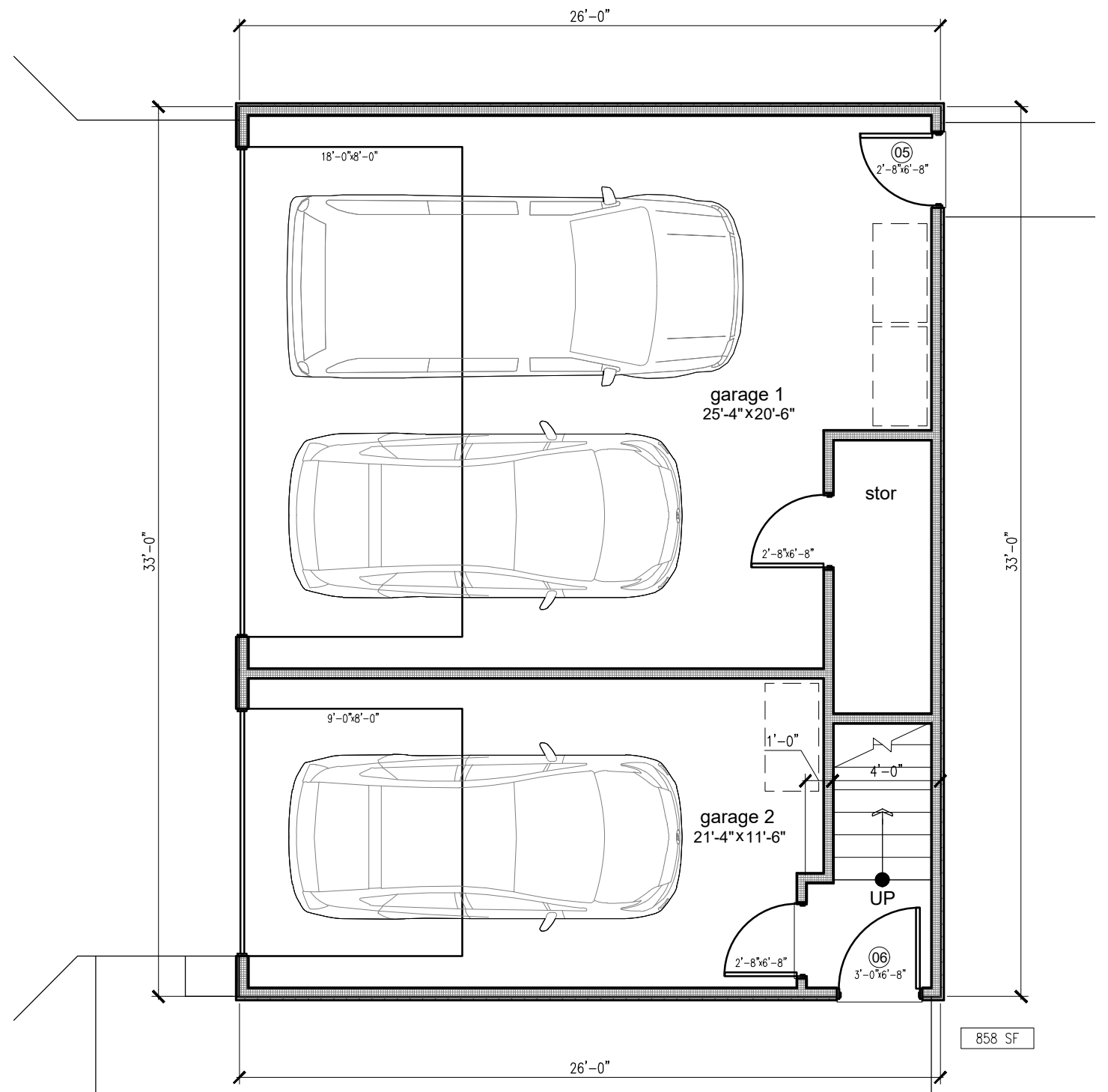
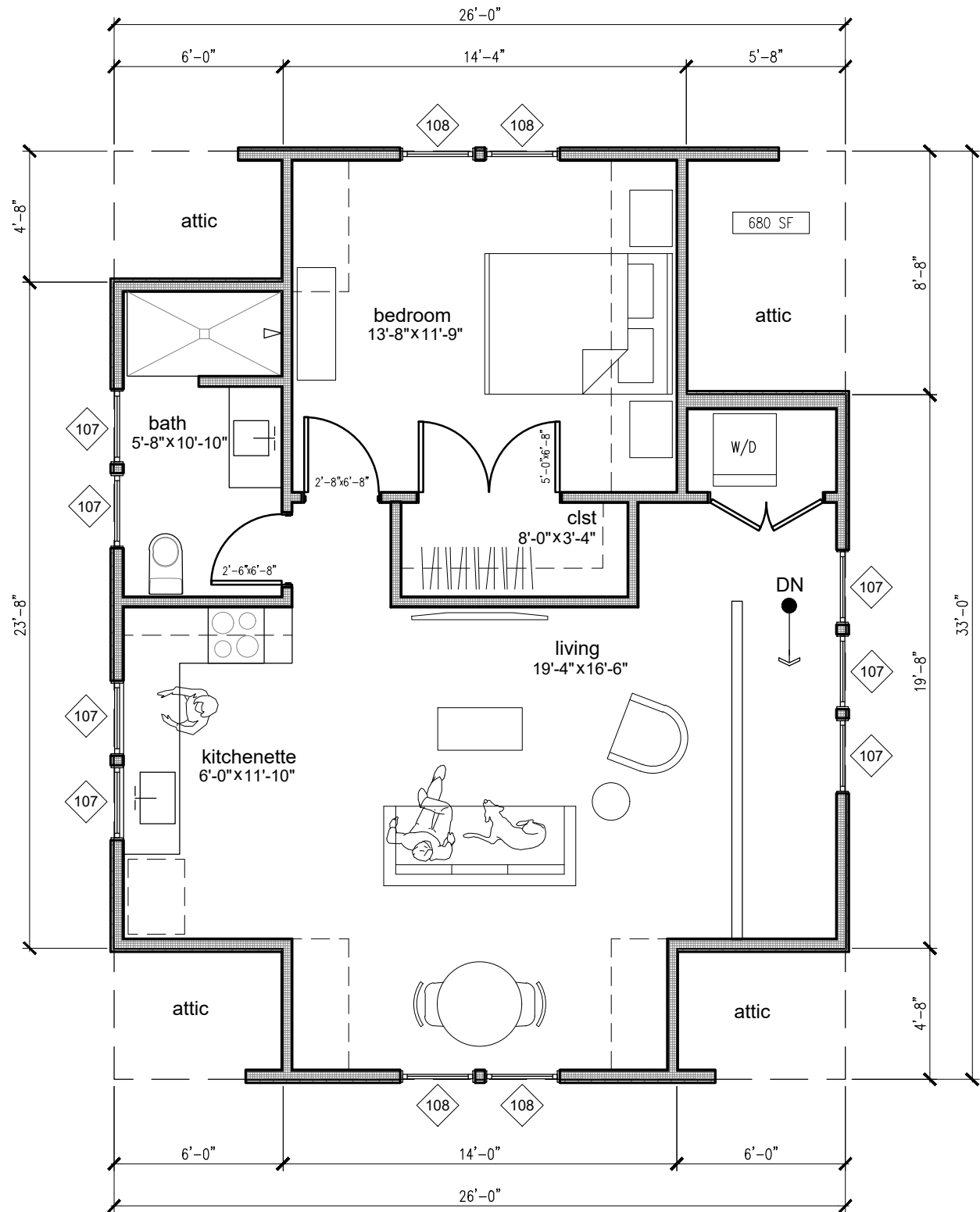


634
35' LOT





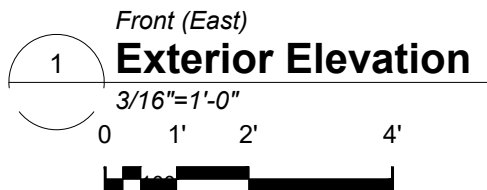




MK	QTY	PRODUCT	NOMINAL SIZE
101	2	2814	TRANSOM
		2860	CASEMENT
102	7	2814	TRANSOM
		2850	CASEMENT
103	6	2814	TRANSOM
		2846	CASEMENT
104	3	2814	TRANSOM
		2840	CASEMENT
105	1	(2)2814	TRANSOM
		(2)2840	CASEMENT
106	5	2840	CASEMENT
		2830	CASEMENT
107	11	2830	CASEMENT
		2846	CASEMENT
108	4	2846	CASEMENT
		3050	HUNG
109	1	3050	HUNG
		2820	AWNING
110	5	2820	AWNING

001	1	THERMATRU, 3/0 X 8/0 SINGLE HINGED ENTRY (WOOD LOOK) WITH (2) 1/6 X 8/0 SIDELIGHTS
002	1	THERMATRU, 3/0 X 8/0 HINGED ENTRY (WOOD LOOK)
003	1	THERMATRU, 3/0 X 8/0 HINGED ENTRY (WOOD LOOK)
004	1	THERMATRU, 3/0 X 8/0 SMOOTH-STAR HINGED ENTRY
005	1	THERMATRU, 2/8 X 6/8 SMOOTH-STAR HINGED ENTRY
006	1	THERMATRU, 3/0 X 6/8 SMOOTH-STAR HINGED ENTRY

ALL WINDOWS ARE ALUMINUM CLAD UNITS WITH LOW-E INSULATED GLASS, EXTERIOR CLADDING, AND FOLDING HARDWARE FOR CASEMENTS.
SEE EXTERIOR ELEVATIONS FOR OPERATION OF UNITS AND SIMULATED DIVIDED LIGHT PATTERNS.



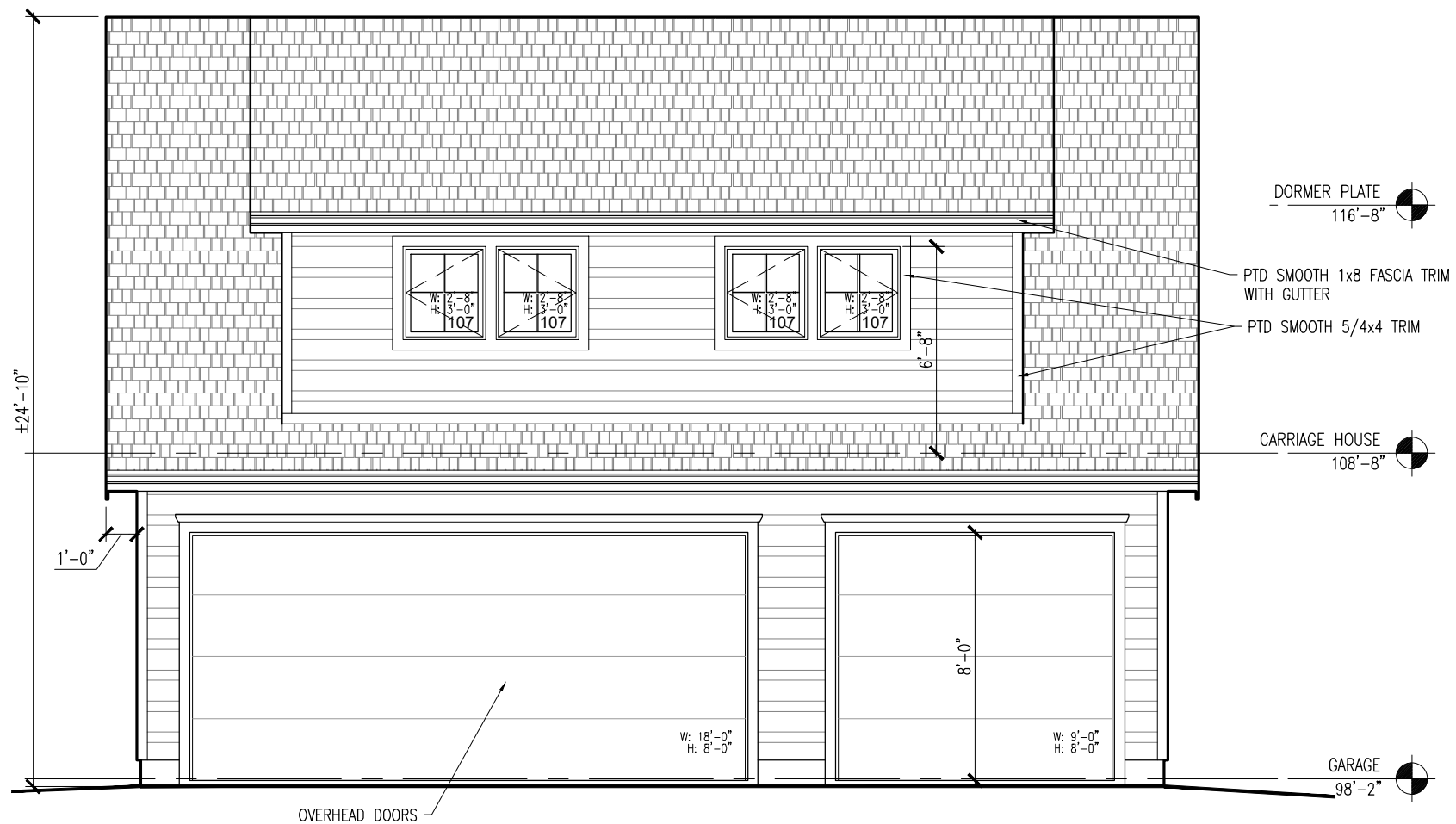
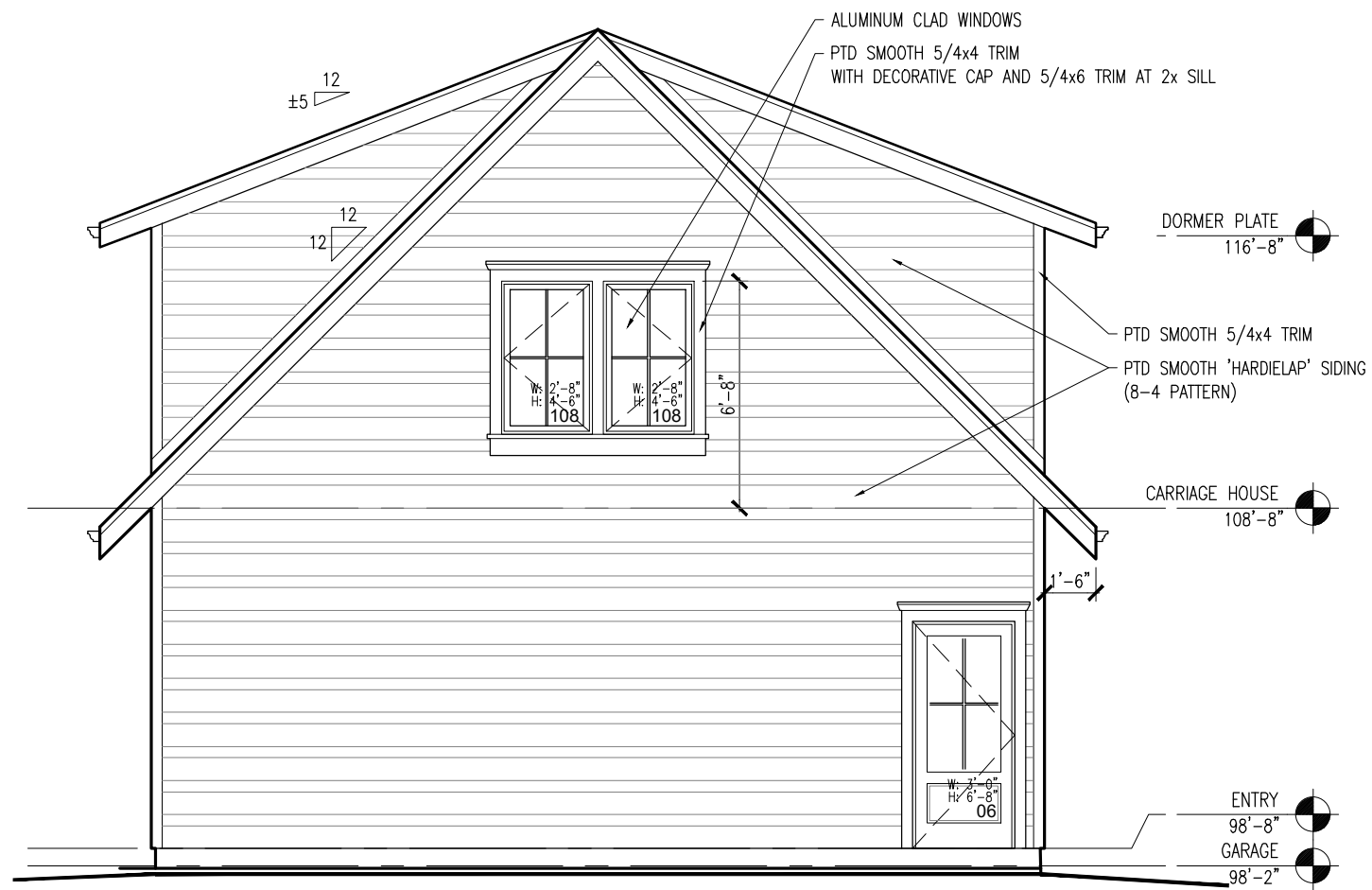
Davey Residence
610 Dorman Street, Indianapolis, IN
10.20.2025

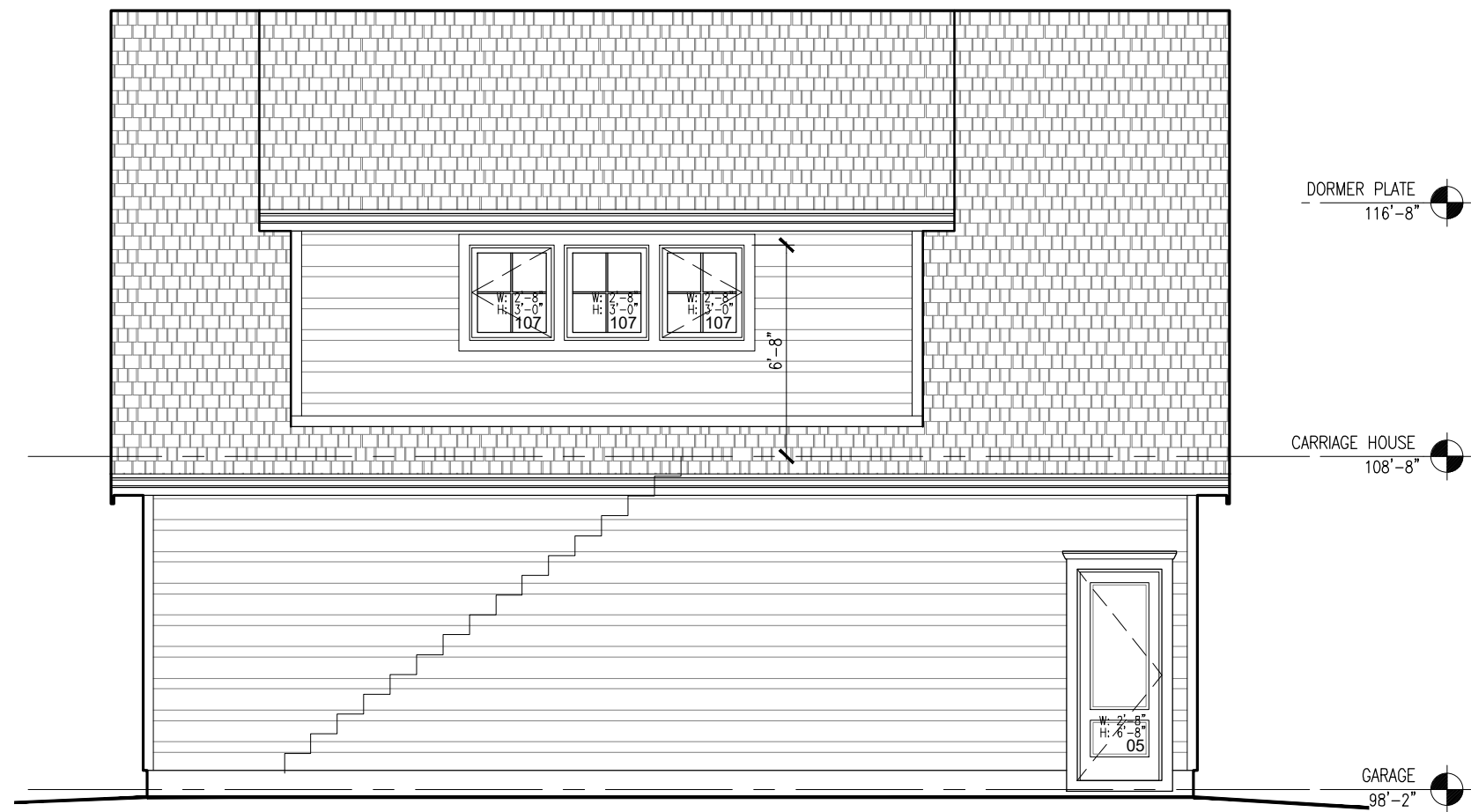
201
IHPC

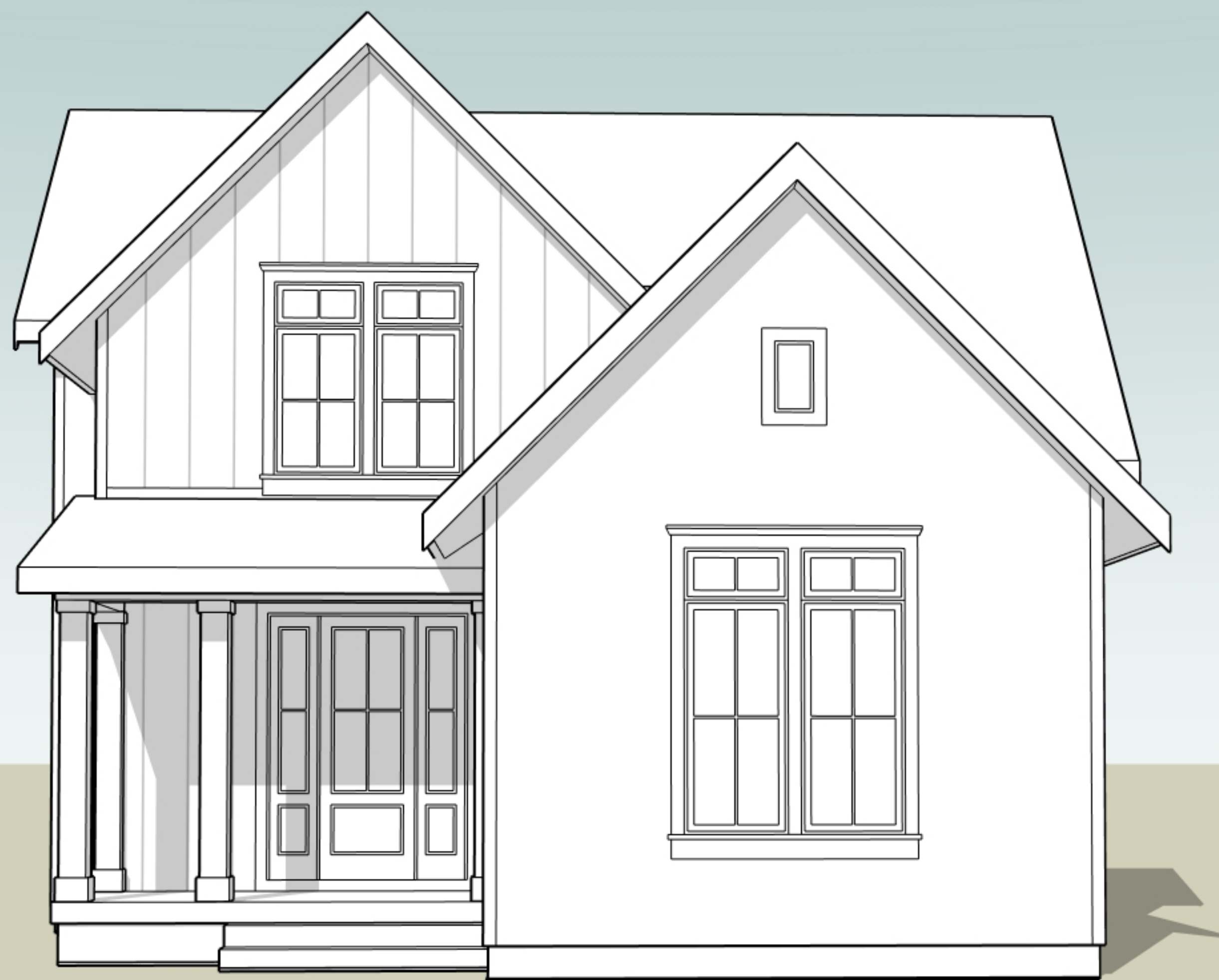


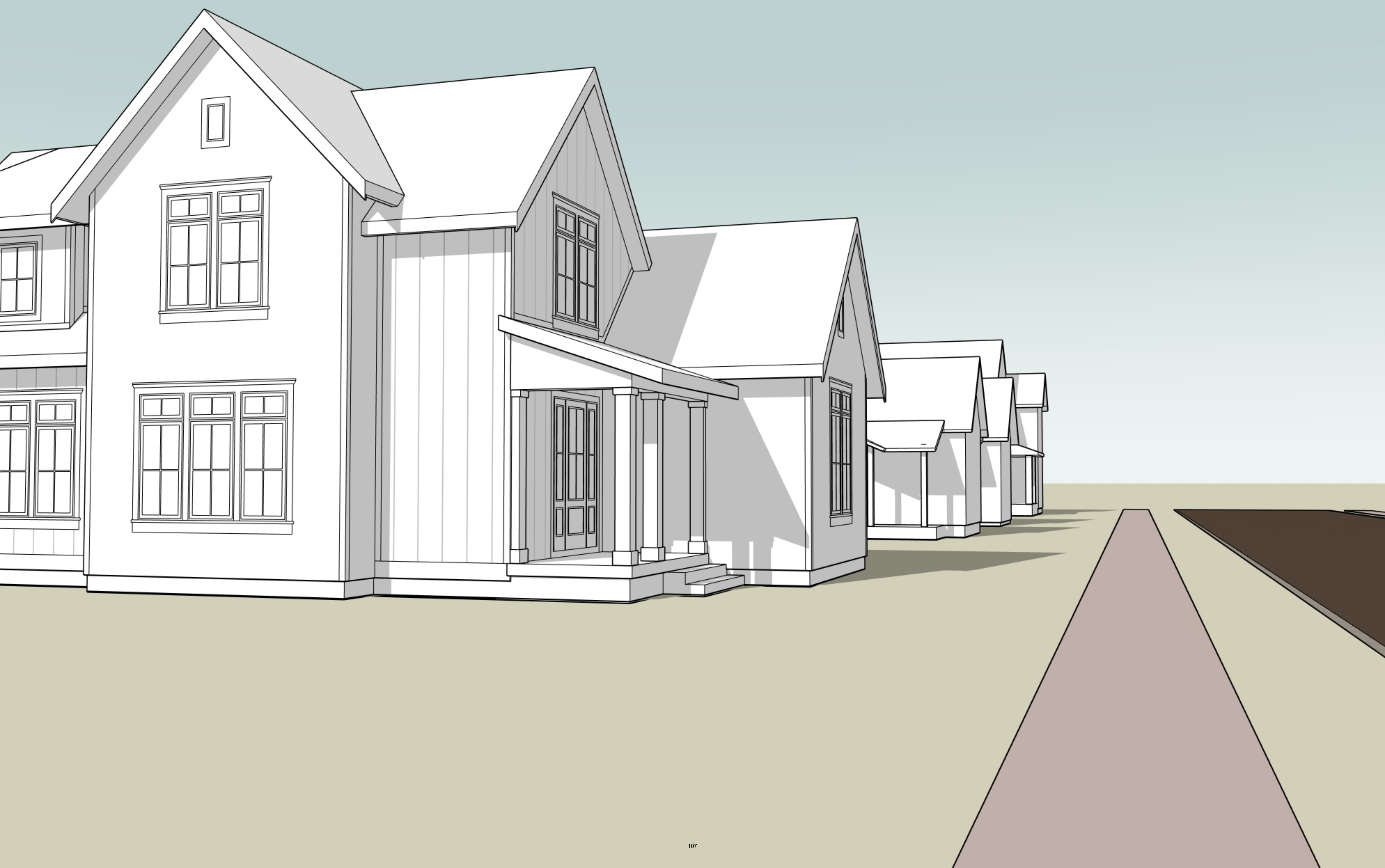
Rear (West)
Exterior Elevation
 3/16"=1'-0"
 0 1' 2' 4'

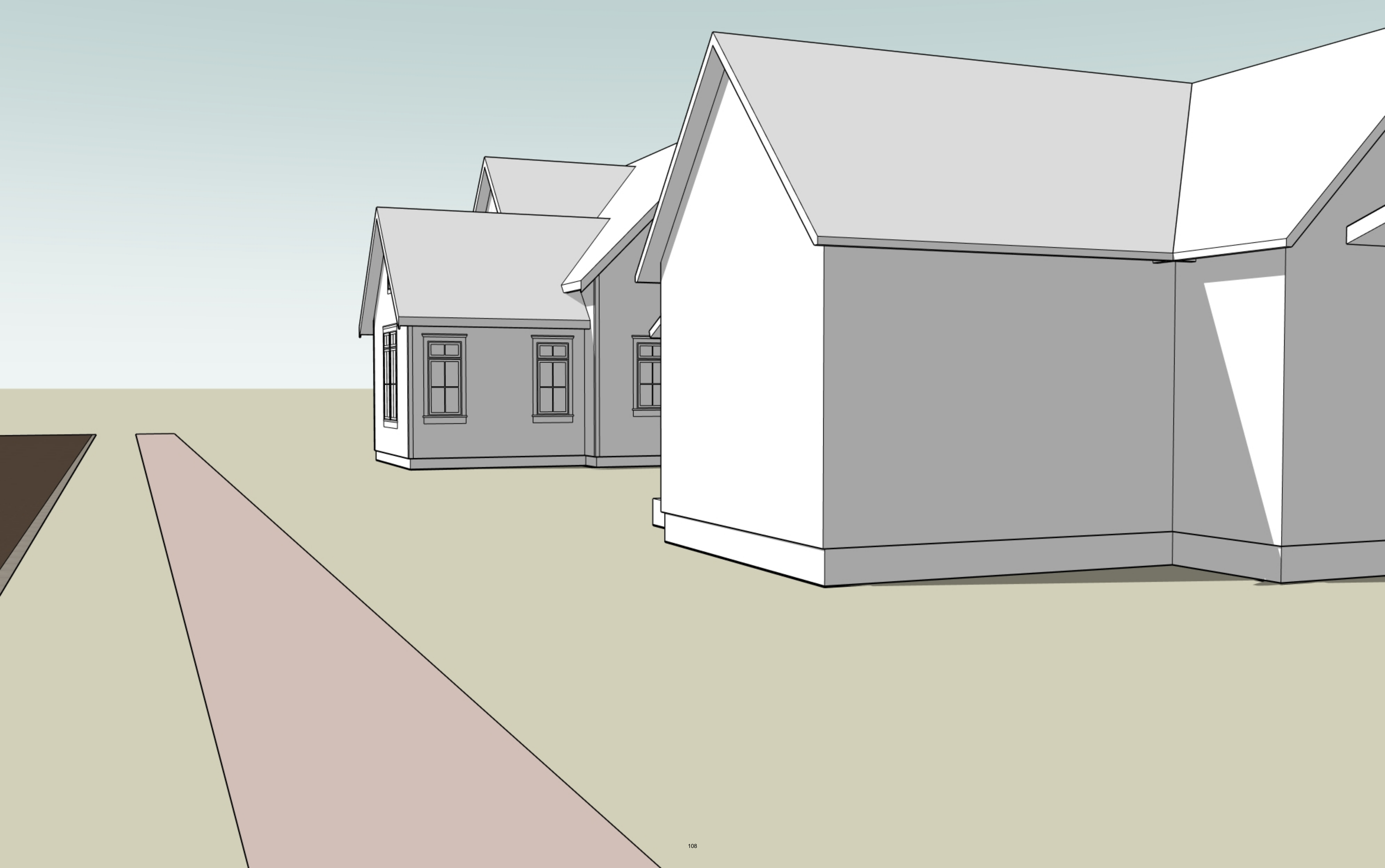


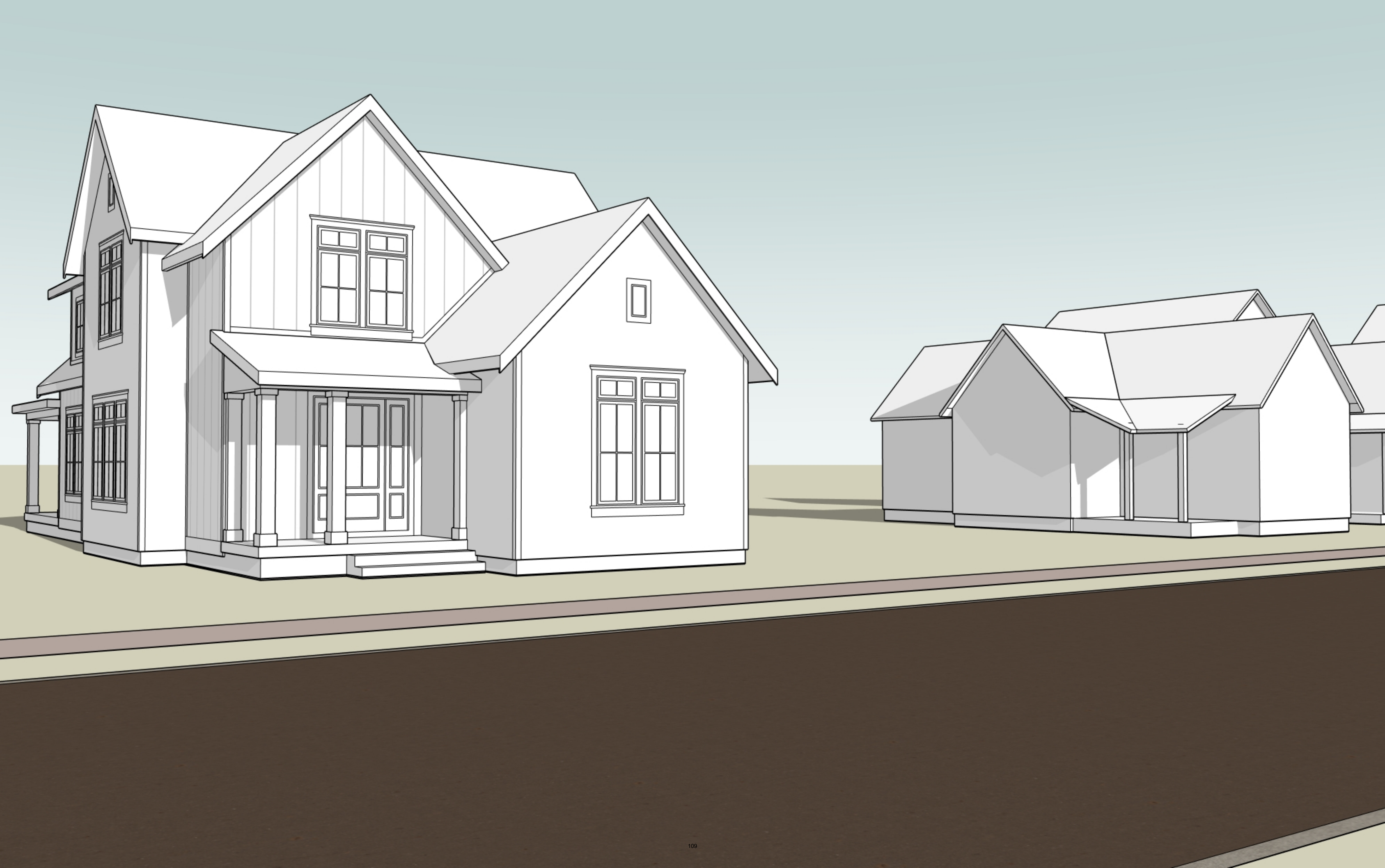










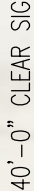


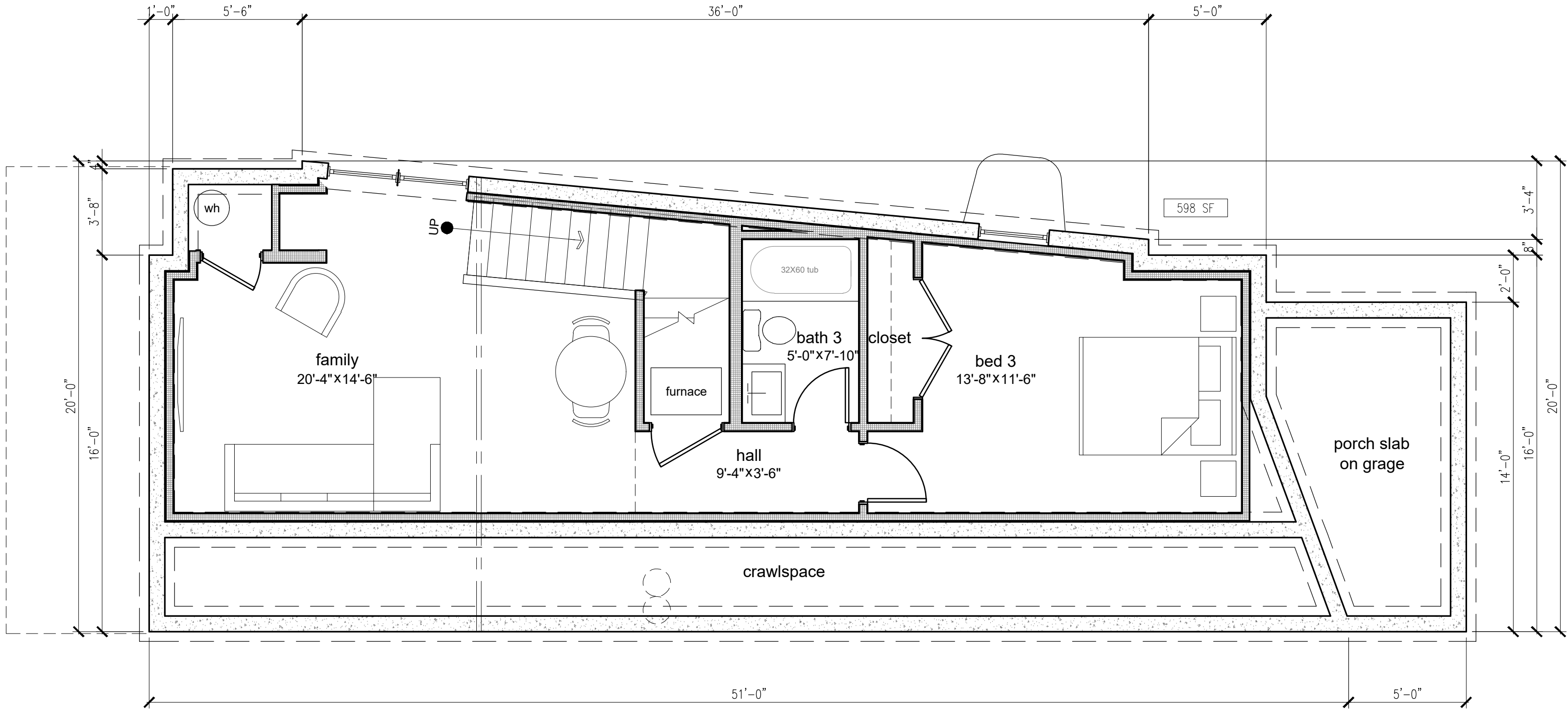


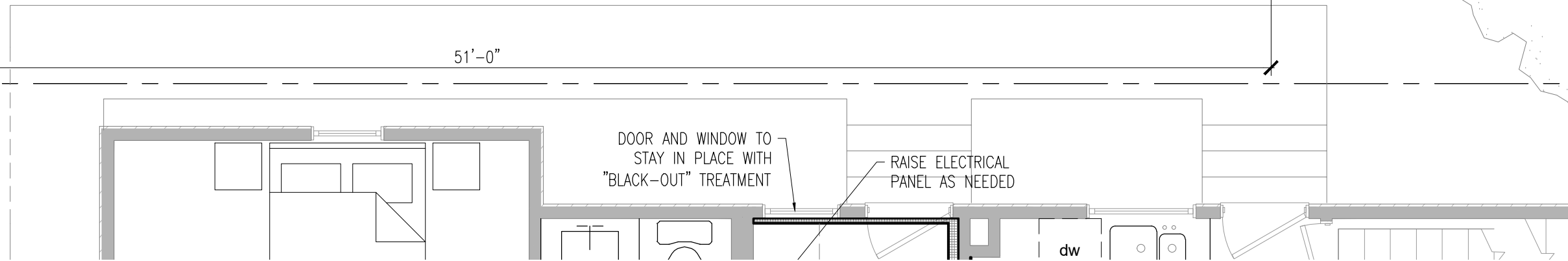
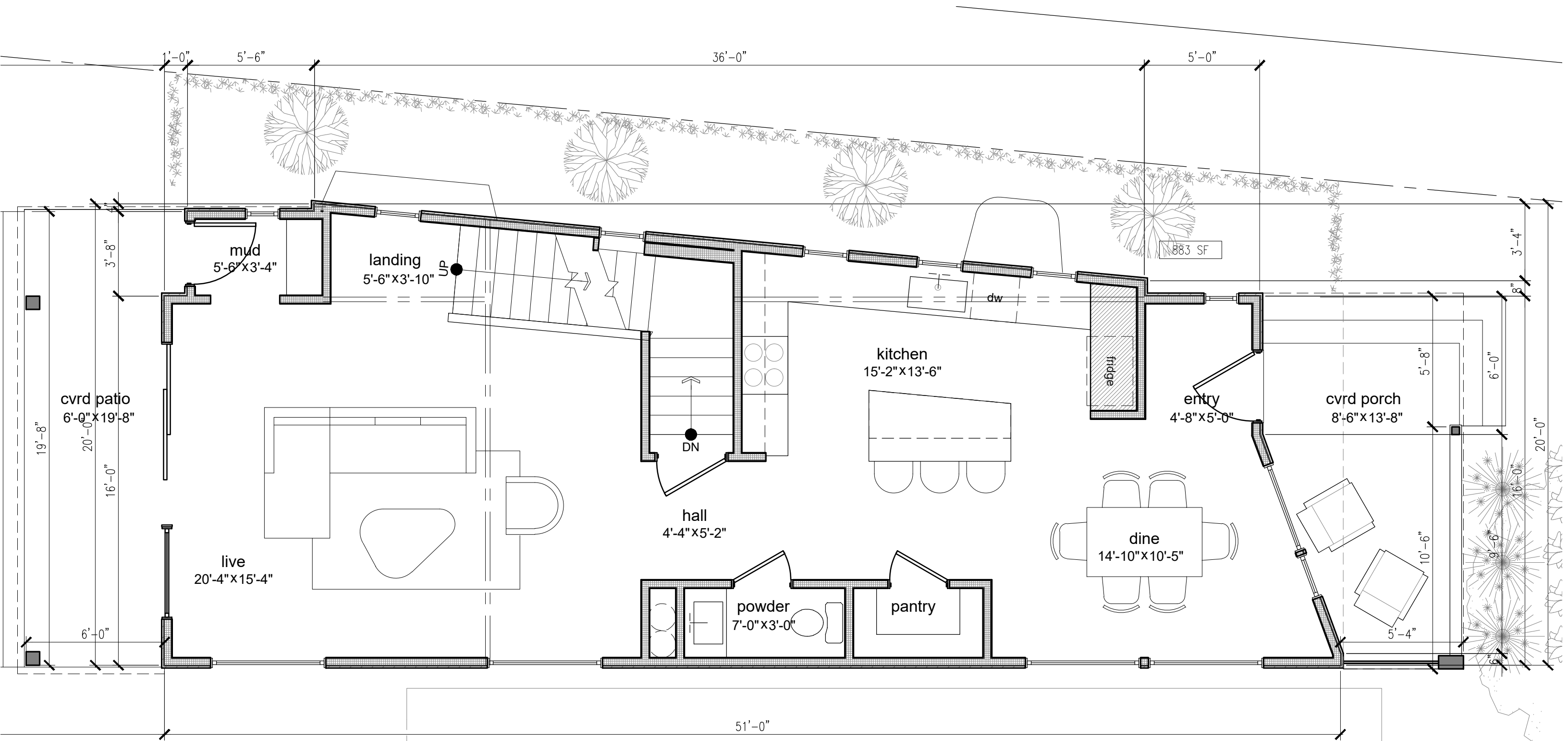


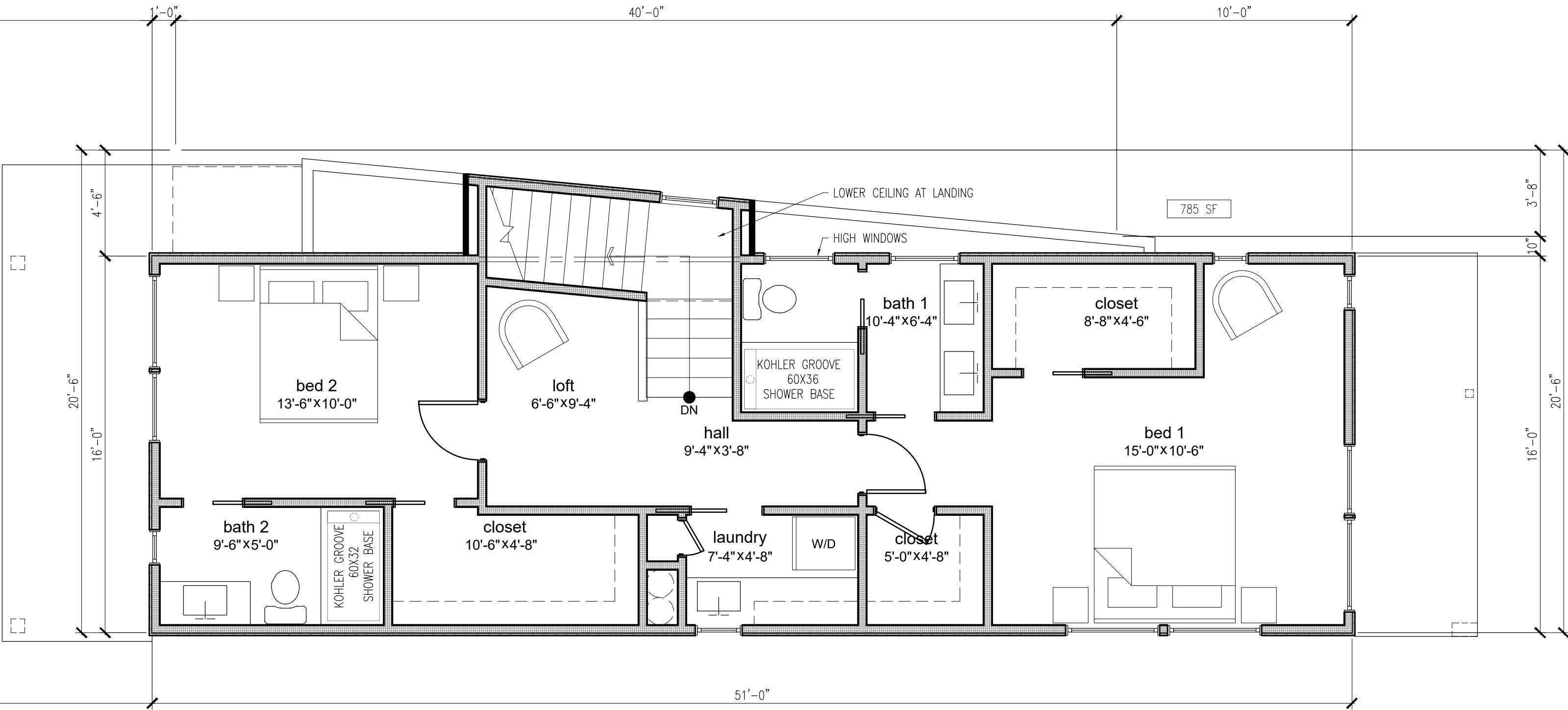
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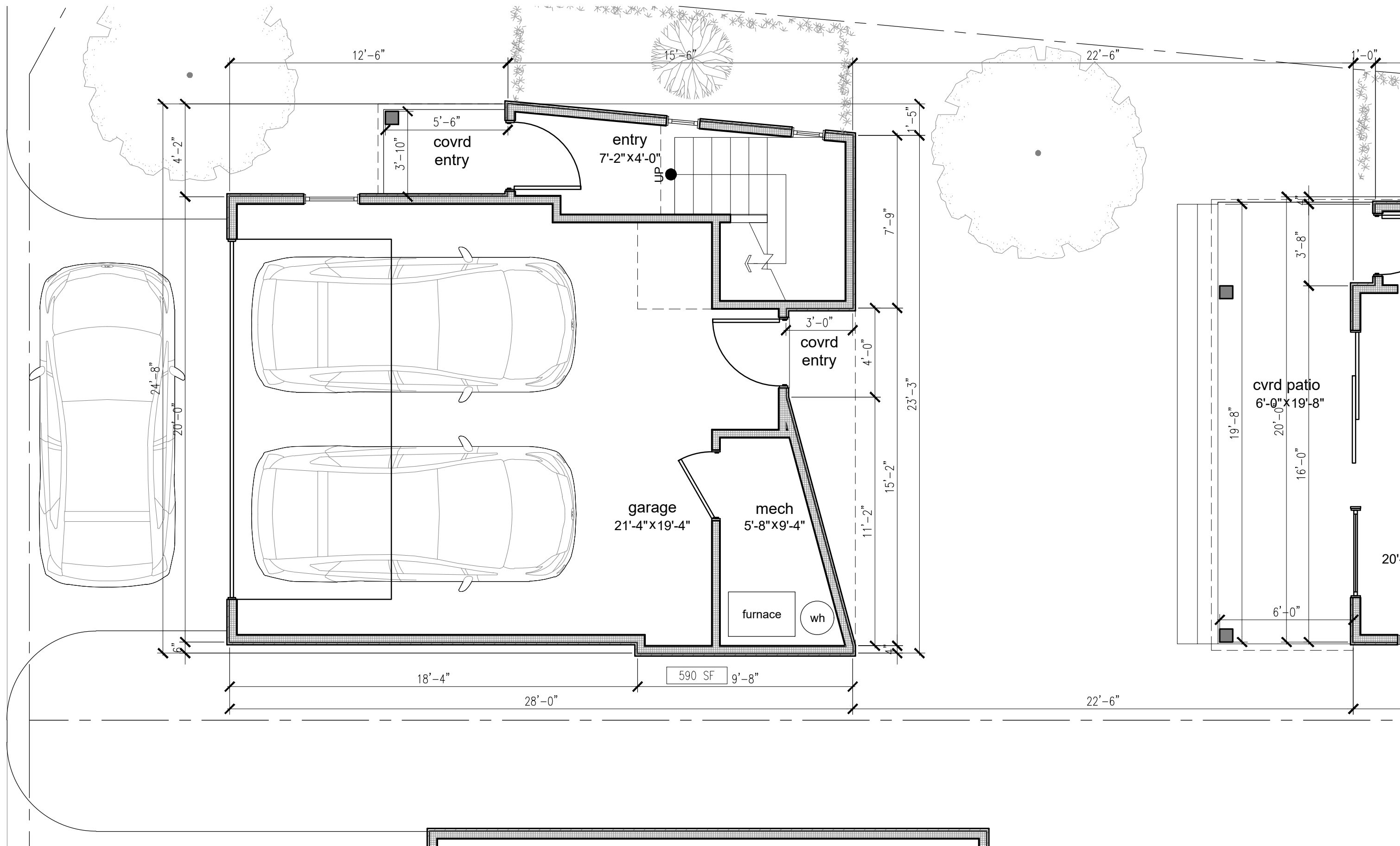
922 NORTH COLLEGE AVENUE

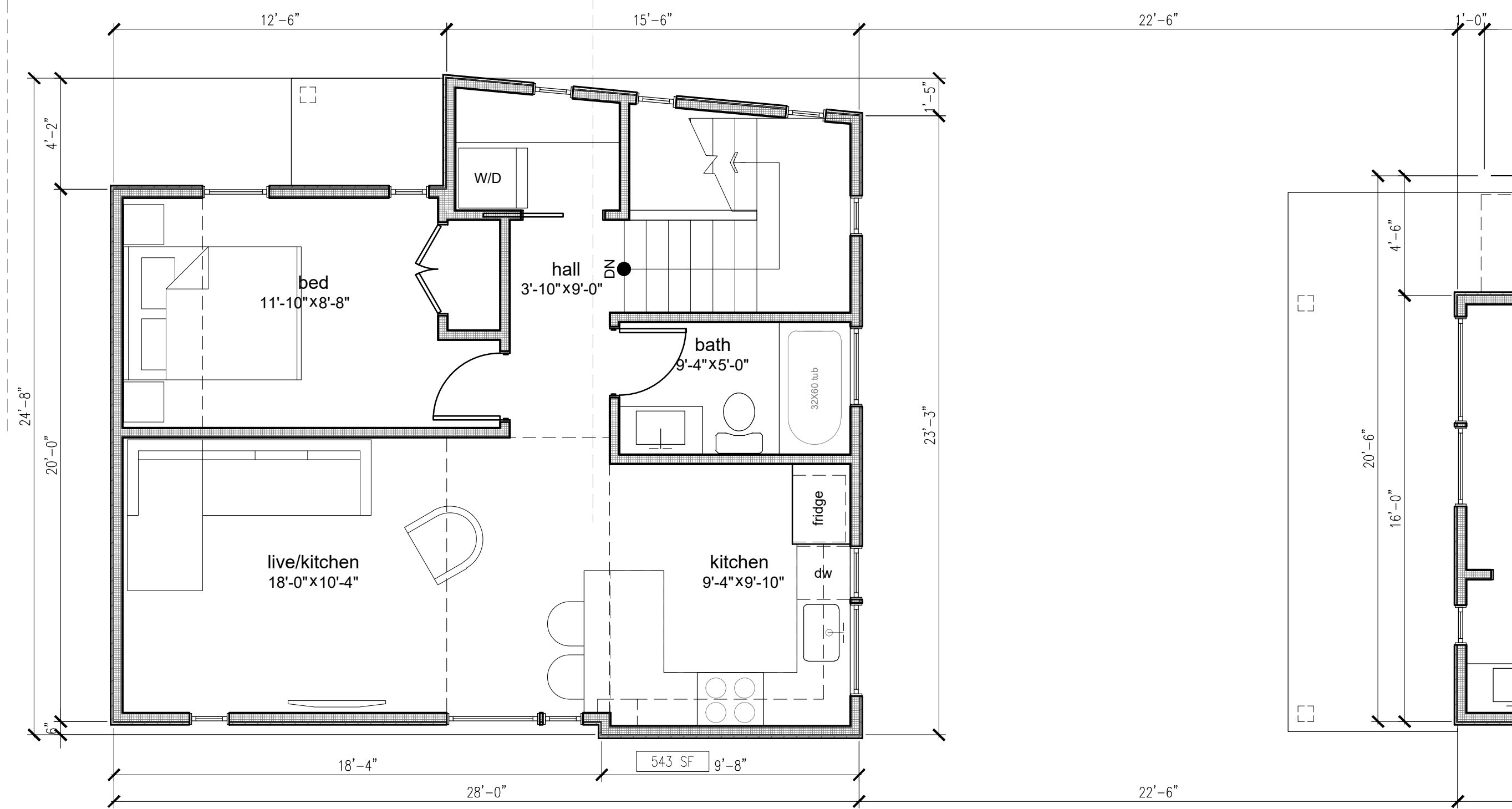






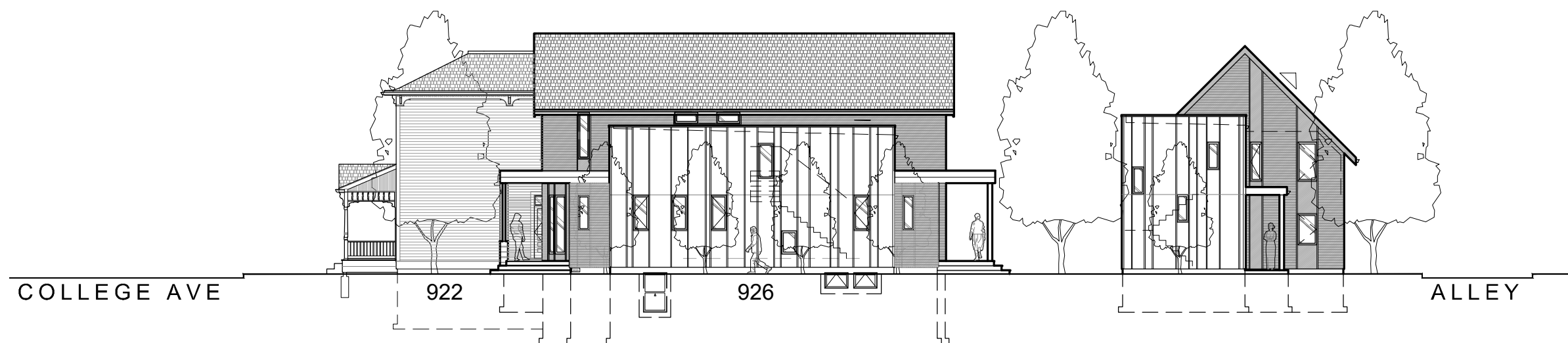




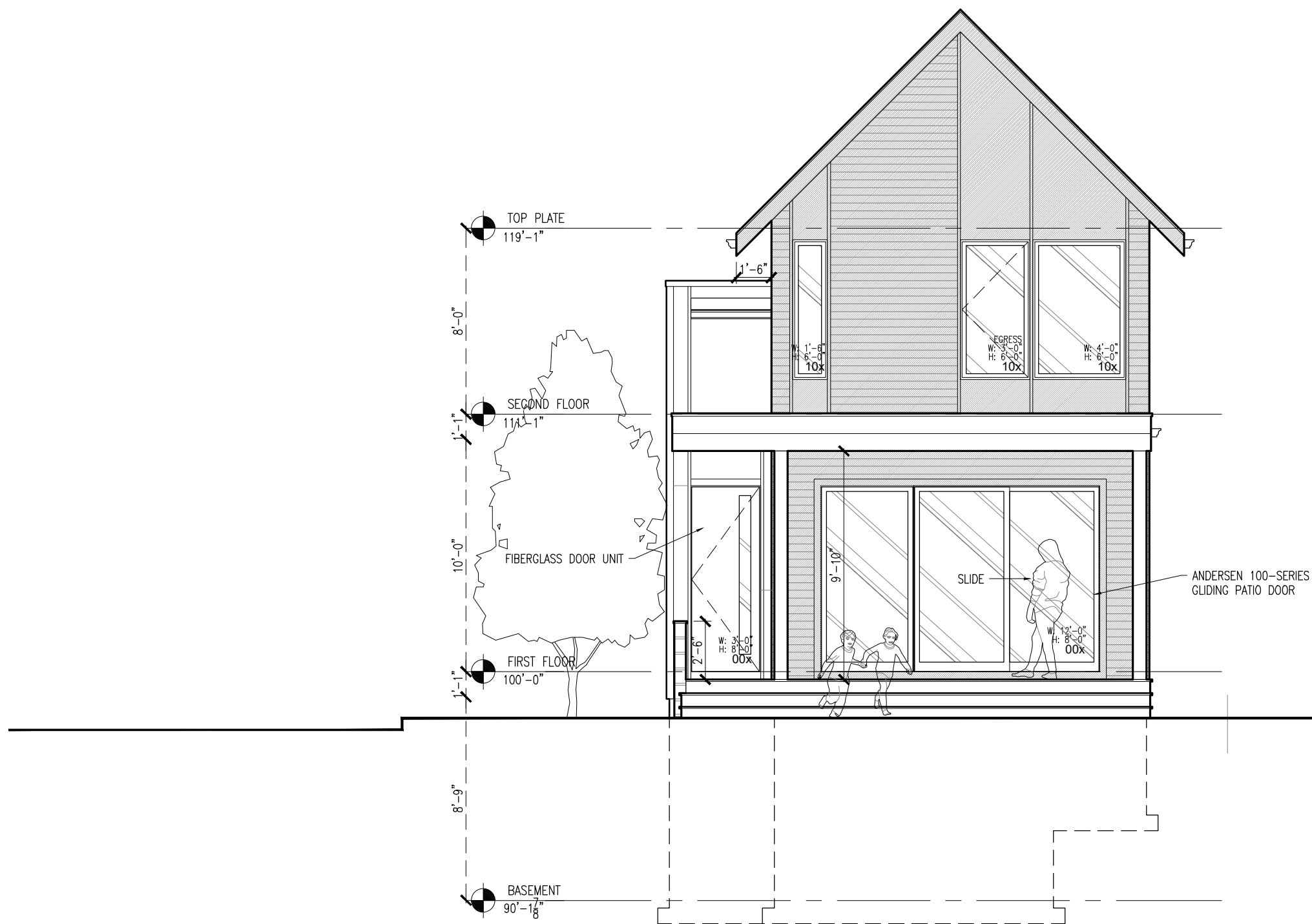


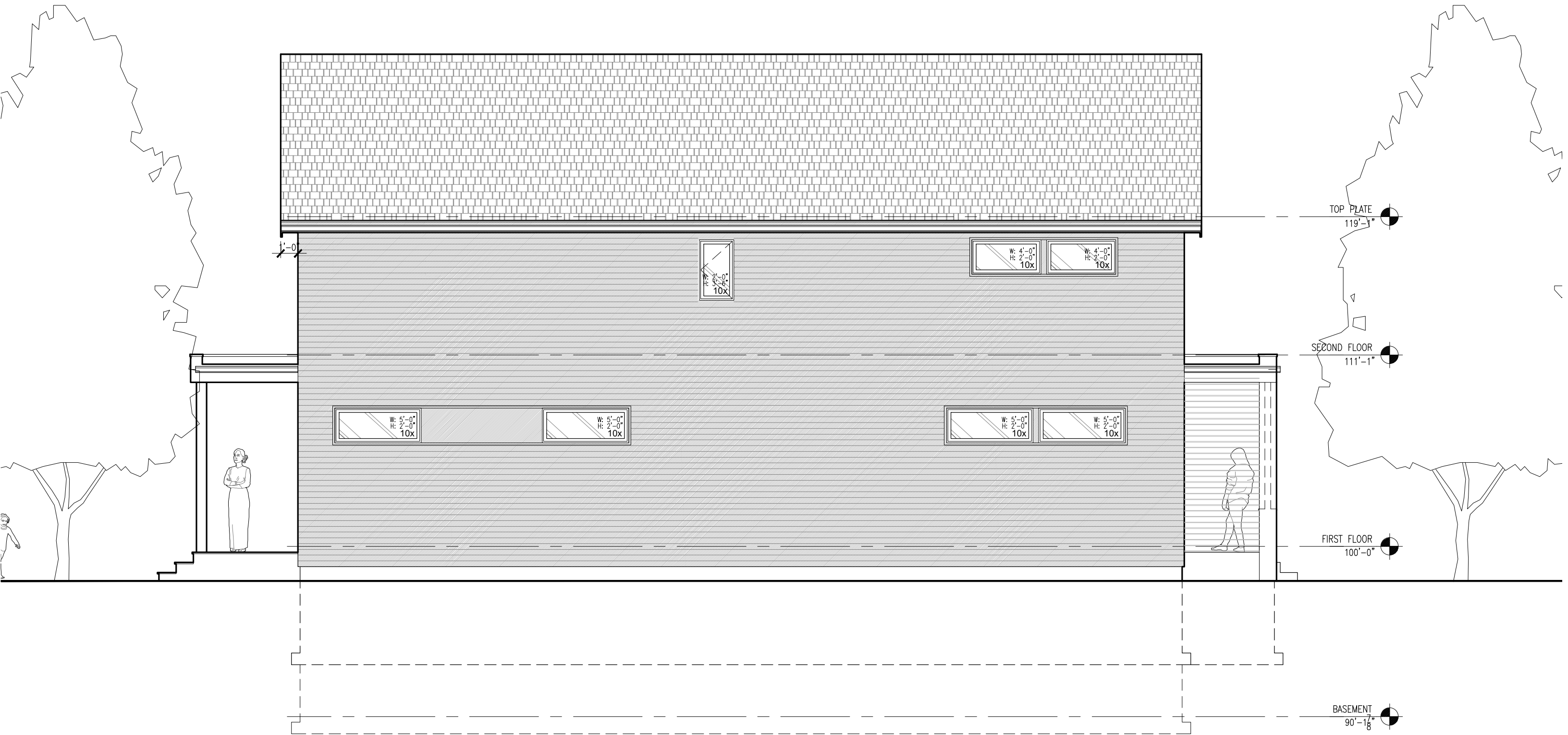


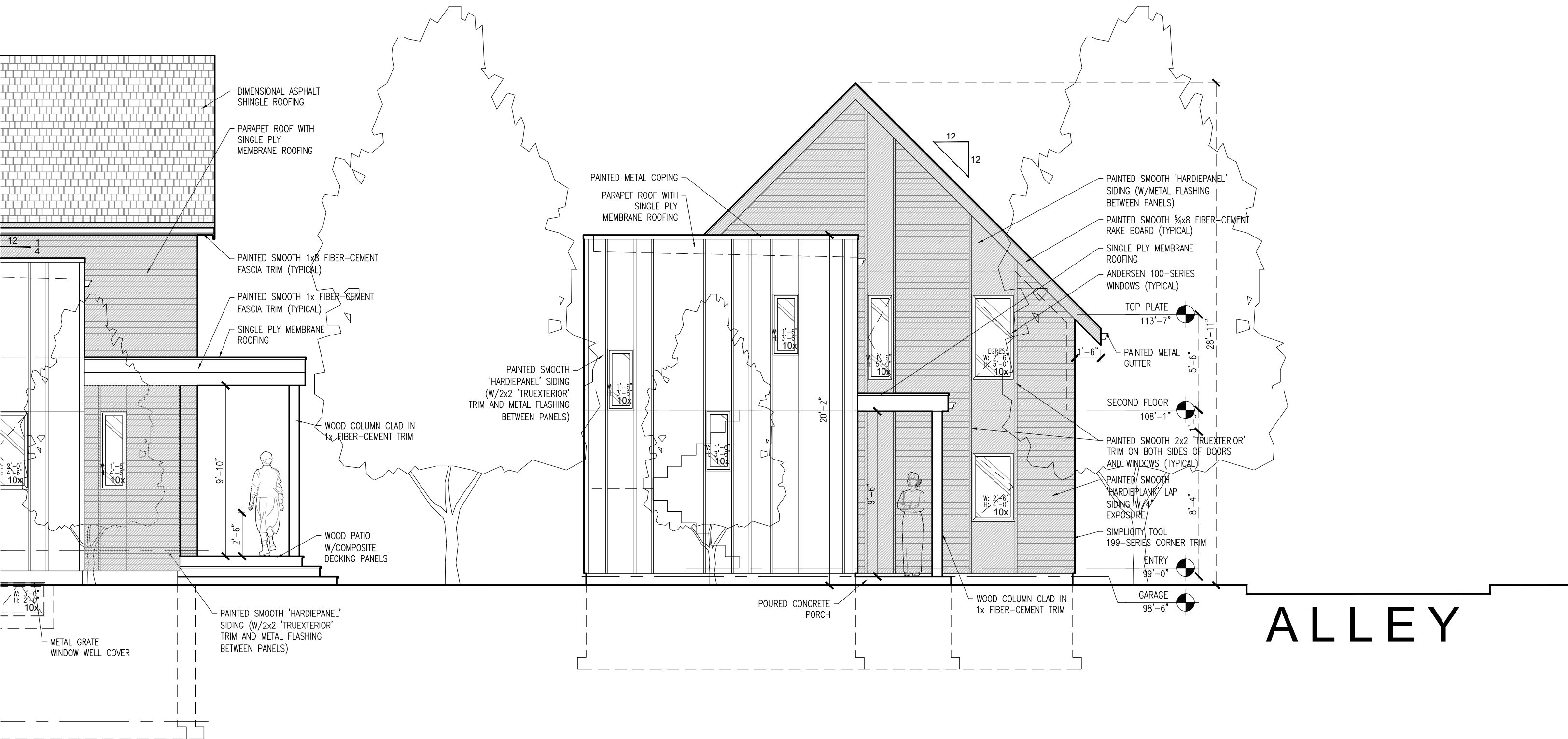
East (Front)
Street Elevation
 1/16"=1'-0"
 0 8' 16' 32'

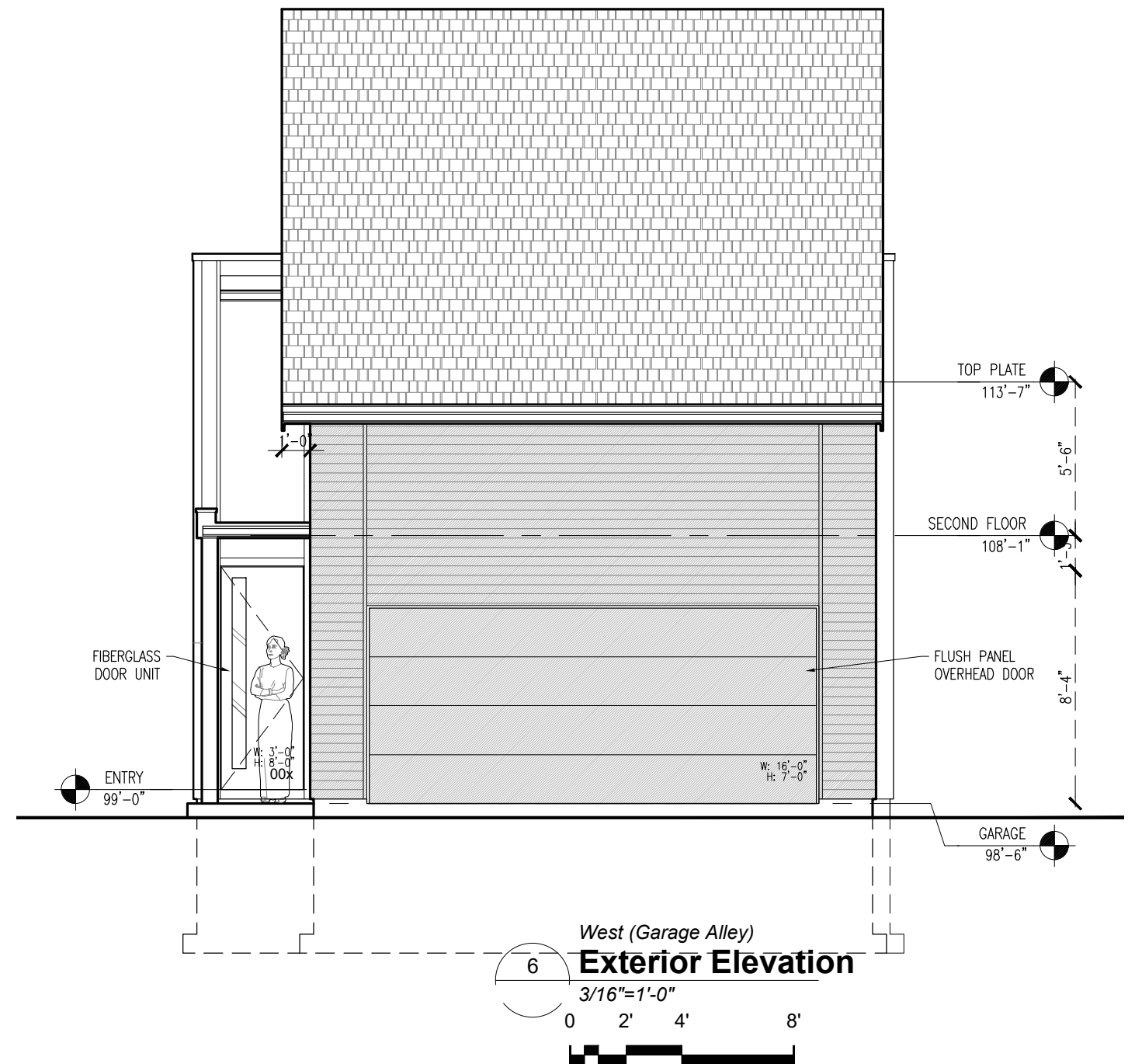
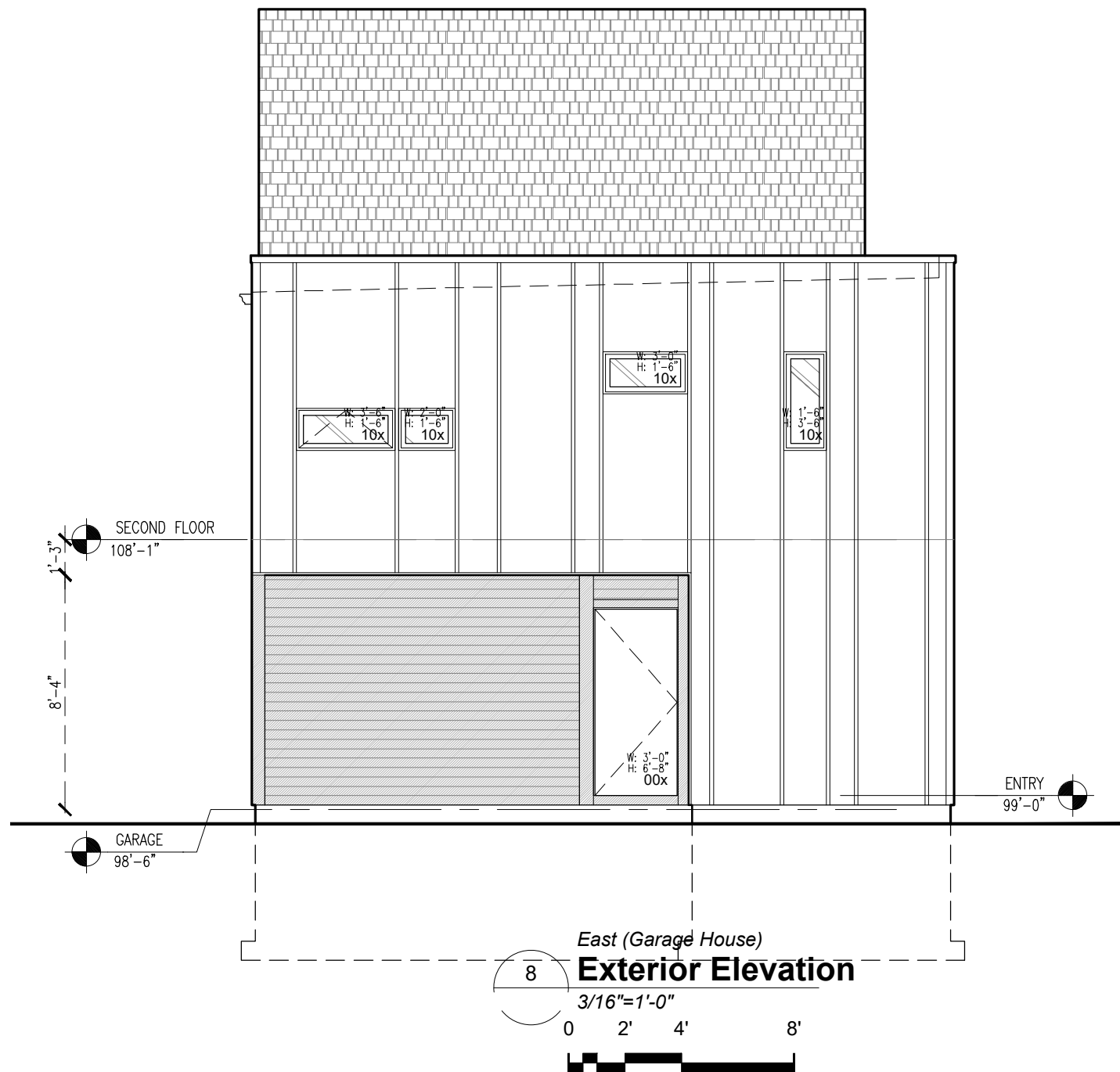


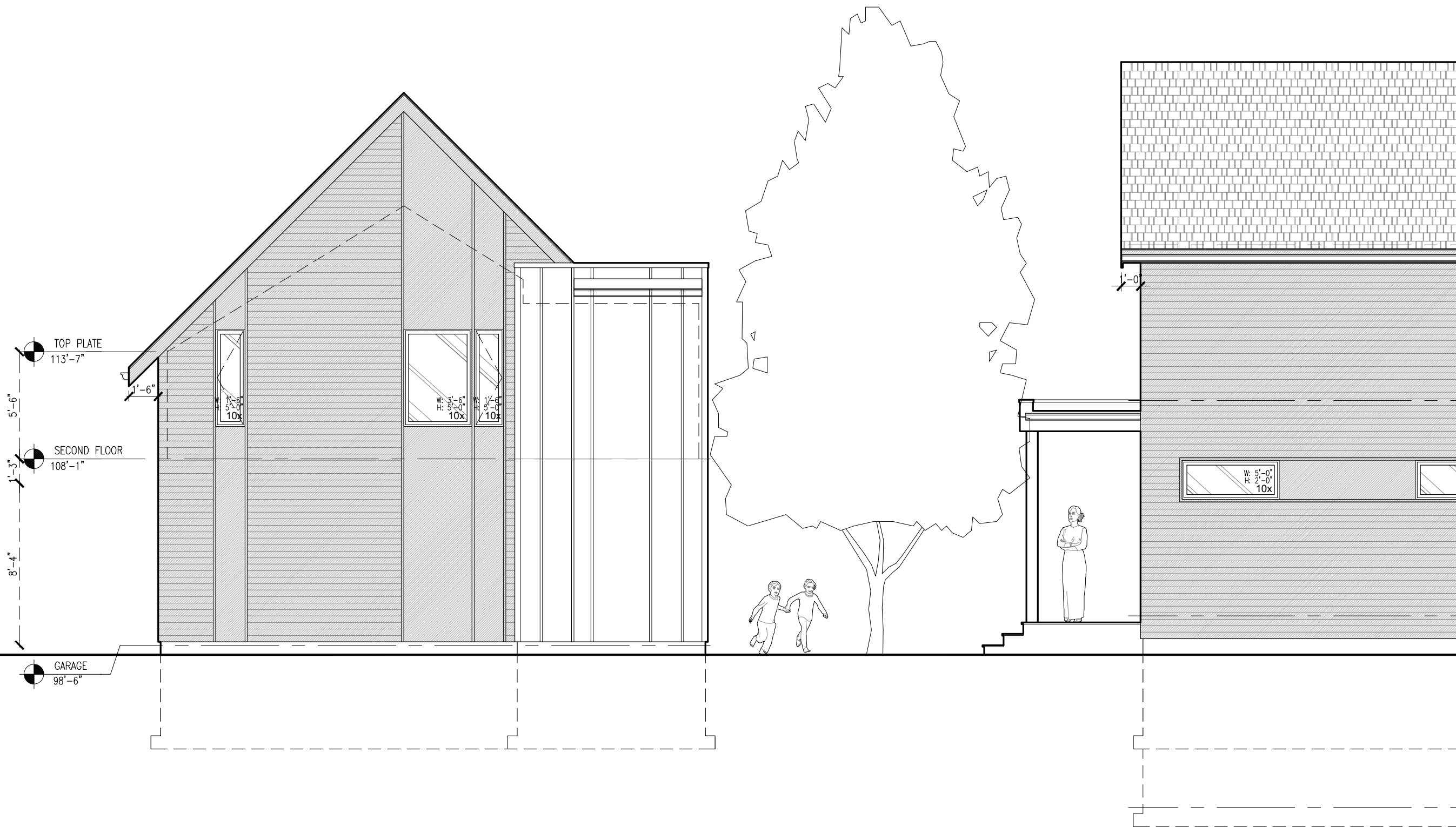
North (Side)
Street Elevation
 1/16"=1'-0"
 0 8' 16' 32'

























2025-COA-399 (ONS) & 2025-VHP-010

1508 BROADWAY STREET

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OLD NORTHSIDE

1508 Broadway St
Indianapolis, IN 46202
Year Built: 1880 (Main House)
1900 (Carriage House)
Total Existing Square Feet: 8,532 (Main House)
1,380 (Carriage House)
Three-Story
Unfinished Basement

REMODEL SQUARE FOOTAGE:

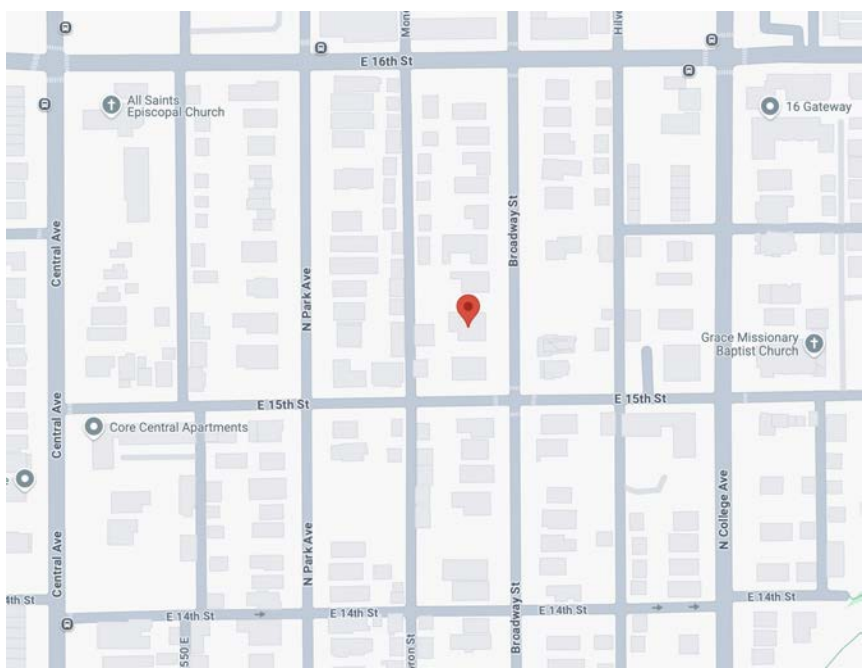
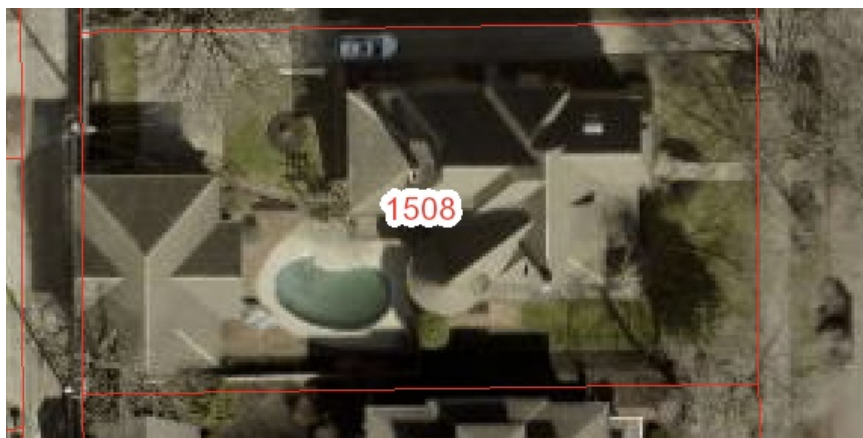
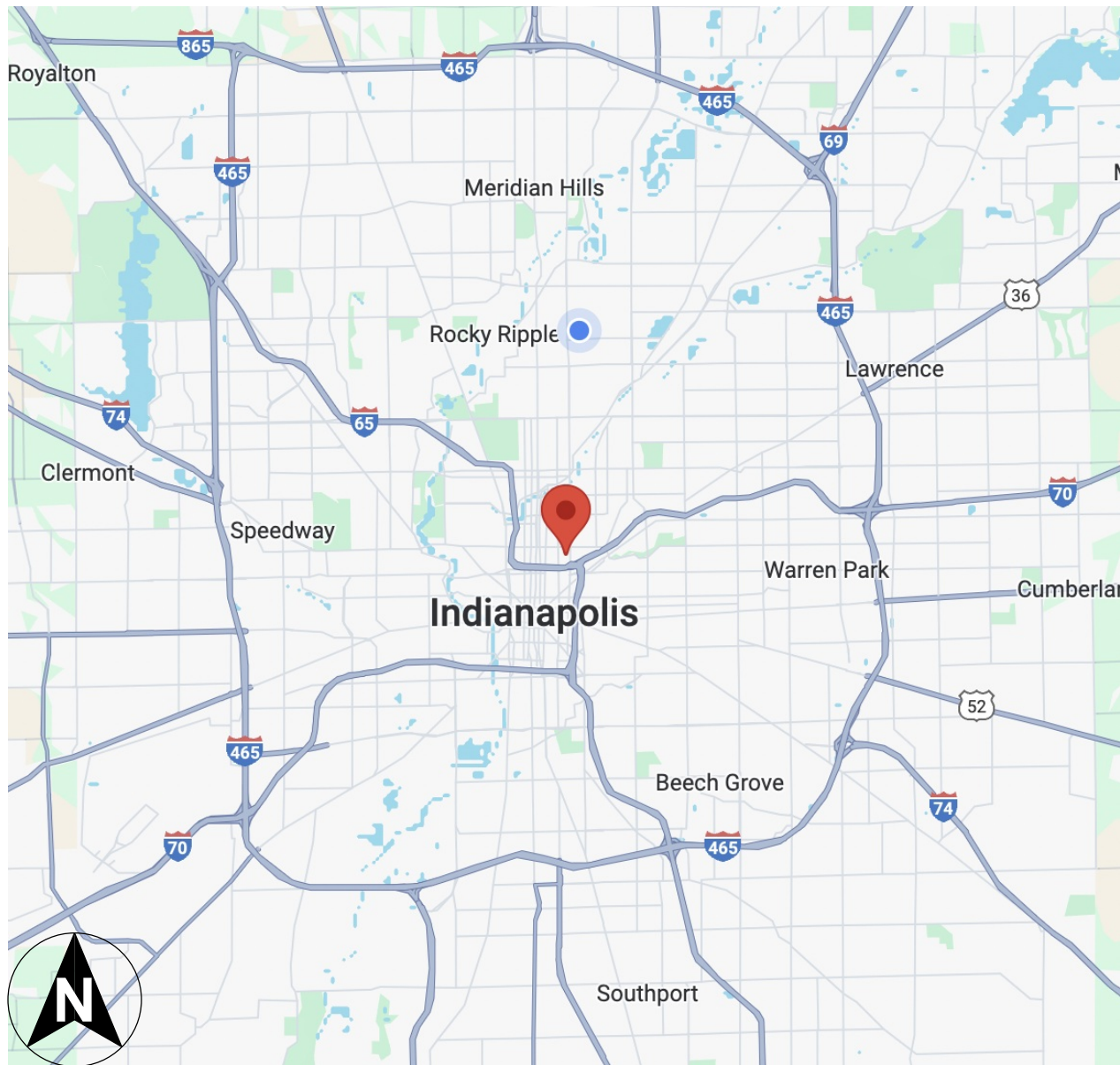
1380 SF

SCOPE OF WORK:

Remodel existing detached carriage house into new living space:
-Replace existing wood windows and doors
-Restructure floor system
-Finish living space and bathroom on second floor



VICINITY MAP



[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

BARTOLETTI RESIDENCE

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D1.2	EXISTING / STRUCTURAL DEMO PLAN - 2ND FLOOR
D3.0	EXISTING EXTERIOR ELEVATIONS & DETAILS
D3.1	EXISTING EXTERIOR ELEVATIONS & DETAILS
A1.0	PROPOSED FOUNDATION PLAN
A1.1	PROPOSED FLOOR PLAN - 1ST FLOOR
A2.1	PROPOSED FLOOR PLAN DIMENSIONS - 1ST FLOOR
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PROJECT TEAM

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PROJECT MANAGER:
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INTERIOR DESIGNER:
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CUSTOM LIVING
DESIGN - PLAN - BUILD

BARTOLETTI RESIDENCE
Carriage House Renovation
1508 Broadway St
Indianapolis, IN 46202

CUSTOM LIVING
5335 Winthrop Ave
Indianapolis IN 46220
DESIGNER: PETER MEEHAN
E: peter@customlivingusa.com
C: 847.702.2917

Client Initials:

Date:

Revision:

Date:

DATE:
9/30/25

SHEET 1 OF 23

C1.0

V1.0

Architectural floor plan of a building with various rooms and equipment. The plan includes dimensions, room labels (ST1, D1, D2, D3, D4, D5, D6, D7, E3, E4, FN1, RS2, P2), and a red dashed line indicating a specific area. The plan is oriented with North at the top.

Key features and dimensions:

- Overall Dimensions:** 42'-2 1/2" (width) x 36'-0 1/2" (depth).
- Rooms and Equipment:**
 - ST1:** Storage rooms, located in the top right, bottom center, and bottom right.
 - D1, D2, D3, D4, D5, D6, D7:** Dressing rooms, located in the center and bottom right.
 - E3, E4:** Entryways, located in the center and bottom center.
 - FN1:** Function room, located in the center.
 - RS2:** Restrooms, located in the bottom left, bottom center, and bottom right.
 - P2:** Pantry, located in the bottom right.
- Dimensions:**
 - Top: 22'-0 1/2", 8'-11 1/2", 11'-2 1/2"
 - Left: 6'-5", 8'-8 1/8", 2'-9 3/4", 6'-6 3/8", 3'-1 1/2", 2'-7 1/4"
 - Right: 2'-8 1/4", 19'-11 1/2", 30'-2", 5'-10 1/2"
 - Bottom: 4'-2 3/4", 6'-11 3/4", 4'-1", 2'-2 1/2", 6'-8", 2'-7 1/4", 4'-1", 4'-1 1/4", 3'-9 1/2", 3'-5 1/2"
 - Interior: 21'-1", 21'-1", 13'-1 3/4", 7'-11 1/4", 17'-0 1/2", 19'-10", 17'-1 1/2", 19'-0 3/4", 10'-11", 6'-11 3/4", 1'-11 1/4", 3'-7 3/4", 1'-9 3/4", 11'-2", 5'-8 1/2", 3'-9 1/2", 11'-5 3/4", 19'-0 3/4", 3'-9 1/2", 5'-8 1/2", 3'-9 1/2", 4'-1", 3'-9 1/2", 3'-5 1/2"
- Red Dashed Line:** A red dashed line outlines a specific area in the bottom center, likely indicating a renovation or construction zone.

HVAC DEMO/DISCONNECT NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
H1	1	SEPARATE HVAC PERMIT IS REQUIRED.	
H2	1	NO CURRENT HVAC EXISTS IN CARRIAGE HOUSE	

- EXISTING 2X4 FRAMING
- EXISTING 2X4 PONY WALL FRAMING
- EXISTING 2X4 FRAMING
- EXISTING 2X6 PONY WALL FRAMING
- WALL SECTION TO BE REMOVED
- NO DEMO IN THIS ROOM
- NEW 2x4 FRAMING
- NEW 2x4 PONY WALL FRAMING
- NEW 2X6 FRAMING
- NEW 2X6 PONY WALL FRAMING
- BULK HEAD / LOWERED CEILING

- Install plastic to seal off areas being remodeled from rest of home as necessary.
- Install floor covering for construction path from door designated as the construction entrance to locations of remodeling as necessary.
- Install additional floor covering or wall protection as needed over areas close to the areas of construction activity.
- Install dust control measures on HVAC cold air returns located within the locations of remodeling.
- Custom Living can provide a HEPA Air Scrubber to aid in airborne dust control from the start of demolition up to priming of new drywall depending on site conditions. Homeowner understands that this will help to reduce airborne dust; however, it will not mitigate it in its entirety.
- Demolition Contractor(s) are responsible for all labor, for the scope of work specified in the drawings provided by Custom Living.
- Homeowner understands that Custom Living has only provided a labor and material allowance for the scope of demolition denoted on the drawings. Any additional scope added or uncovered during demolition result in filing a **Change Order** during construction.
- Homeowners understand that demolition work will generate dust and noise throughout the house. Custom Living will provide site protection measures to reduce where possible, but Homeowners should not expect 100% containment.
- Due to the nature of plaster installation, final room size framing to framing may vary as thickness of plaster is unknown until after demolition.

**BARTOLETTI
RESIDENCE**

CUSTOM LIVING
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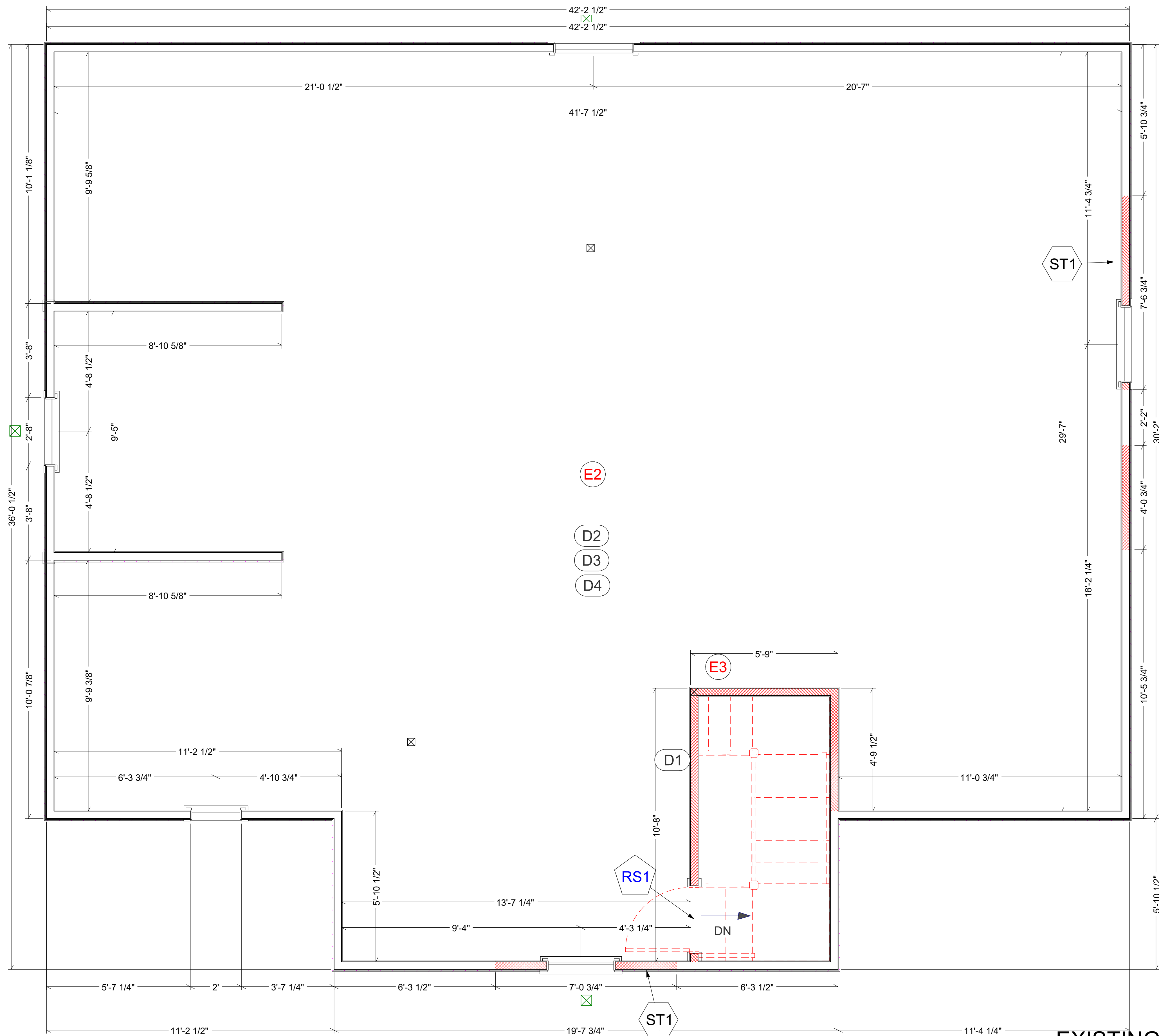
SHEET 3 OF 23

D1.1

SCALE: 1/2" = 1'



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EXISTING / STRUCTURAL DEMO PLAN - 2ND FLOOR

SCALE: 1/2" = 1'

[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

EXTERIOR SIDING & TRIM DEMO NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	2	DEMO SIDING ON HATCHED WALL SECTIONS ONLY TO PREPARE FOR NEW FRAMING OPENINGS.	
GENERAL NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	1	DUMPSTER AND PORTALET LOCATIONS TO BE DETERMINED ON SITE W/ HOMEOWNERS	
	1	HOMEOWNERS TO MOVE ALL NECESSARY FURNITURE FROM AREAS OF REMODEL PRIOR TO START OF WORK	
REMOVE & SAVE PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	1	DEMO INTERIOR DOOR SLAB, CASING, JAMB & HARDWARE (SAVE DOOR SLAB). PROTECT DOOR SLAB AND STORE IN GARAGE FOR DURATION OF PROJECT.	
DEMO & PREP PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	1	DEMO NON-LOAD BEARING INTERIOR WALLS AS SHOWN	
	1	INSTALL TEMPORARY FRAMING IN LOCATIONS OF ROOF SUPPORTS	
	1	REMOVE SUBFLOOR IN SECTIONS AT A TIME TO INSTALL NEW FLOOR SYSTEM.	
	1	DEMO VALLEY AND HIP RAFTERS AS NEEDED DETERMINED BY STRUCTURAL ENGINEER.	
ELECTRICAL DEMO/DISCONNECT NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	1	SEPARATE ELECTRICAL PERMIT IS REQUIRED.	
	1	REMOVE EXISTING ELECTRICAL FIXTURES PRIOR TO DEMOLITION (TRASH)	
	1	DISCONNECT EXISTING ELECTRICAL IN WALLS TO BE DELETED PRIOR TO DEMOLITION	
PLUMBING DEMO/DISCONNECT PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	1	SEPARATE PLUMBING PERMIT IS REQUIRED.	
HVAC DEMO/DISCONNECT NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
	1	NO CURRENT HVAC EXISTS IN CARRIAGE HOUSE.	
	1	SEPARATE HVAC PERMIT IS REQUIRED.	

DEMOLITION & FRAMING KEY

- | | |
|---|--------------------------------|
|  | EXISTING 2X4 FRAMING |
|  | EXISTING 2X4 PONY WALL FRAMING |
|  | EXISTING 2X4 FRAMING |
|  | EXISTING 2X6 PONY WALL FRAMING |
|  | WALL SECTION TO BE REMOVED |
|  | NO DEMO IN THIS ROOM |
|  | NEW 2x4 FRAMING |
|  | NEW 2x4 PONY WALL FRAMING |
|  | NEW 2X6 FRAMING |
|  | NEW 2X6 PONY WALL FRAMING |
|  | BULK HEAD / LOWERED CEILING |

GENERAL SITE PREP & DEMO NOTES

- Install plastic to seal off areas being remodeled from rest of home as necessary.
- Install floor covering for construction path from door designated as the construction entrance to locations of remodeling as necessary.
- Install additional floor covering or wall protection as needed over areas close to the areas of construction activity.
- Install dust control measures on HVAC cold air returns located within the locations of remodeling.
- Custom Living can provide a HEPA Air Scrubber to aid in airborne dust control from the start of demolition up to priming of new drywall depending on site conditions. Homeowner understands that this will help to reduce airborne dust; however, it will not mitigate it in its entirety.
- Demolition Contractor(s) are responsible for all labor, for the scope of work specified in the drawings provided by Custom Living.
- Homeowner understands that Custom Living has only provided a labor and material allowance for the scope of demolition denoted on the drawings. Any additional scope added or uncovered during demolition result in filing a **Change Order** during construction.
- Homeowners understand that demolition work will generate dust and noise throughout the house.
- Custom Living will provide site protection measures to reduce where possible, but Homeowners should not expect 100% containment.
- Due to the nature of plaster installation, final room size framing to framing may vary as thickness of plaster is unknown until after demolition.

CUSTOM LIVING
DESIGN - PLAN - BUILD

BARTOLETTI RESIDENCE

Carriage House Renovation
1508 Broadway St
Indianapolis, IN 46202

CUSTOM LIVING
5335 Winthrop Ave
Indianapolis IN 46221

DESIGNER: PETER MEEHAN
E: peter@customlivingusa.com
C: 847.702.2917

Client Initials:

Date:

[illegible]

DATE:
9/30/25

SHEET 4 OF 23

D1.2





E5 EAST ELEVATION - PROPOSED
3/8 in = 1 ft

ASPHALT ROOF
METAL HIP CAP

WINDOW SIZE TO REMAIN,
WINDOW OPENING TO MOVE AND
BE CENTERED ON GARAGE DOOR.
SECOND MATCHING WINDOW
GETS ADDED

SECOND FLOOR
10' - 11 1/2"

WOOD FASCIA DETAIL
AND BRACKETS TO
REMAIN

WOOD BOARD AND
BATTEN SIDING TO
REMAIN

WOOD LAP SIDING TO
REMAIN

GARAGE DOOR OPENING TO BE
MOVED TO ACCOMODATE SECOND
MATCHING GARAGE DOOR BEING
ADDED

FIRST FLOOR
0' - 6"

GRADE / POOL DECK
0' - 0"

EXISTING EXTERIOR ELEVATIONS & DETAILS

**BARTOLETTI
RESIDENCE**

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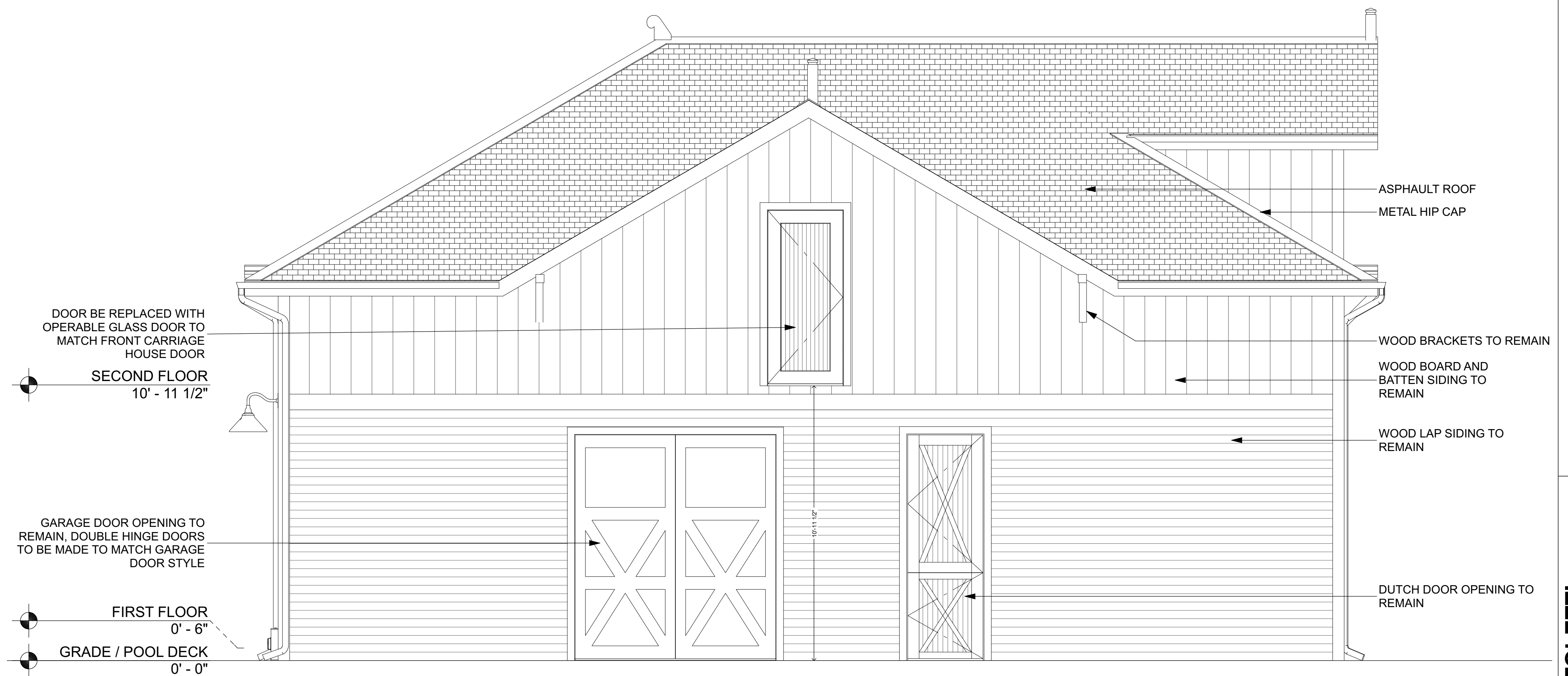
Date:

[illegible]

DATE:
0/30/25

SHEET 5 OF 23

D3.0



(E3) WEST ELEVATION - PROPOSED
3/8 in = 1 ft



(E4) SOUTH ELEVATION - PROPOSED
3/8 in = 1 ft

SCALE: 3/8" = 1'

[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

**BARTOLETTI
RESIDENCE**

Carriage House Renovation
1508 Broadway St
Indianapolis, IN 46202

CUSTOM LIVING
5335 Winthrop Ave
Indianapolis IN 46220

DESIGNER: PETER MEEHAN
E: peter@customlivingusa.com
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Client Initials:

Date:

Revision:

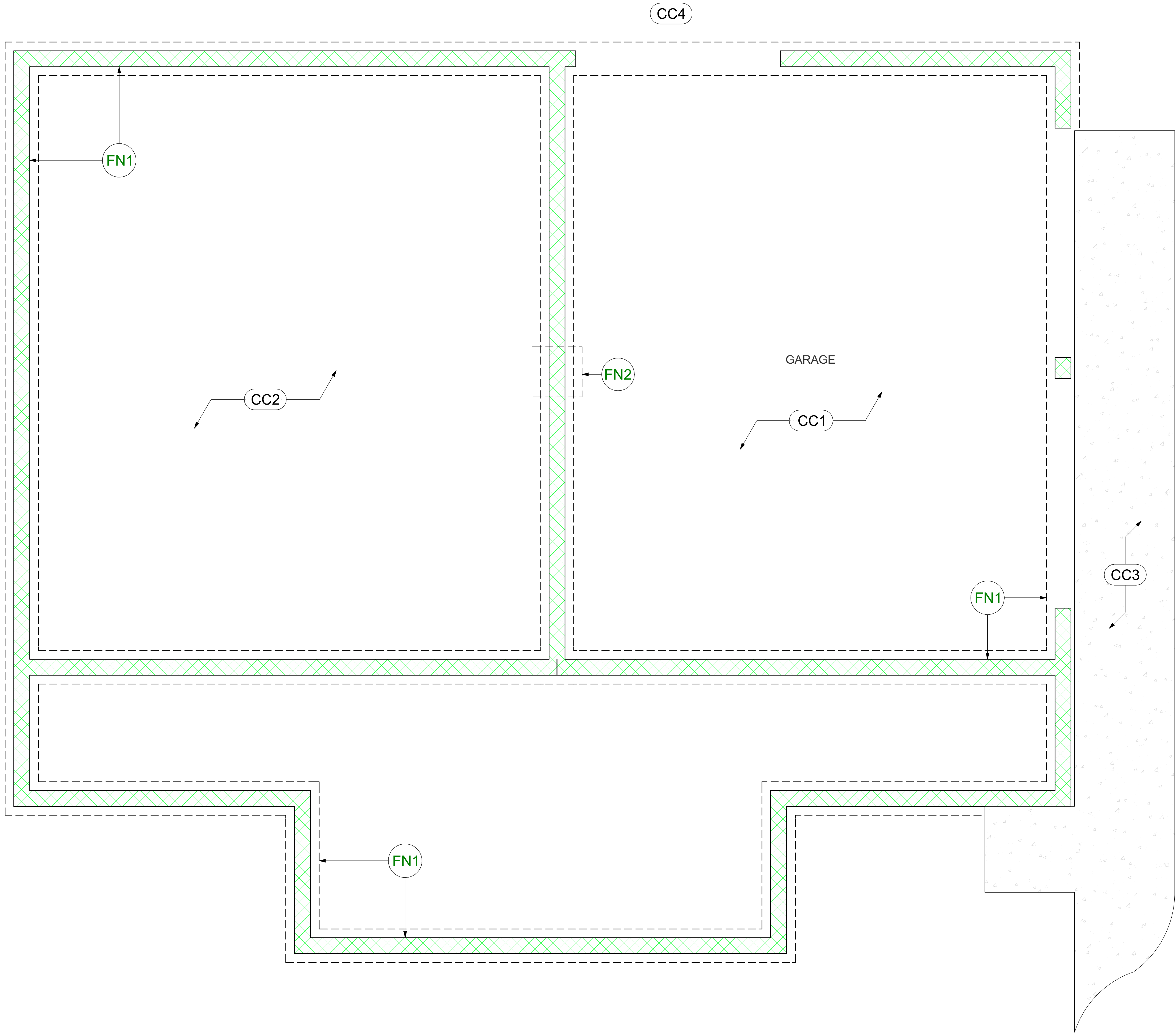
Date:

DATE:
9/30/25

SHEET 6 OF 23

D3.1

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DEMOLITION & FRAMING KEY

- EXISTING 2X4 FRAMING
- EXISTING 2X4 PONY WALL FRAMING
- EXISTING 2X4 FRAMING
- EXISTING 2X6 PONY WALL FRAMING
- WALL SECTION TO BE REMOVED
- NO DEMO IN THIS ROOM
- NEW 2x4 FRAMING
- NEW 2x4 PONY WALL FRAMING
- NEW 2X6 FRAMING
- NEW 2X6 PONY WALL FRAMING
- BULK HEAD / LOWERED CEILING

- GENERAL PROPOSED PLAN NOTES**
- Framing contractors are responsible for all labor, for the scope of work specified on the drawings provided by Custom Living.
 - Owner understands that Custom Living has only provided a labor and material allowance for the scope of Rough Carpentry work specified on the drawings. Any additional work added or uncovered during this scope will be filed as a **Change Order** during construction
 - Owner understands that the *drywall allowance* is based on an estimated board count and square footage take-off. A final walk through with a drywall contractor after framing and mechanical rough-ins will be necessary to finalize drywall installation and finish budgets.
 - Final drywall touch-ups will follow countertop installation.
 - All dimensions are pulled from framing.

CONCRETE FLATWORK PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
CC1	1	NEW GARAGE SLAB TO BE POURED 6" LOWER THAN CURRENT SLAB IN THIS AREA. APPROX 462 SF	
CC2	1	NEW GARAGE SLAB TO BE POURED AT SAME LEVEL AS CURRENT SLAB IN THIS AREA. APPROX 490 SF	
CC3	1	NEW STAMPED CONCRETE GARAGE APRON TO BE POURED TO MATCH POOL DECK STAMPED CONCRETE AND CONNECT OVER TO EXISTING POOL DECK. APPROX. 150 SF	
CC4	1	NEW RAMP TO BE POURED FROM GARAGE SLAB TO ALLEY FOLLOWING BRICK ALLEY REMOVAL DUE TO FOUNDATION WORK.	

FOUNDATION PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
FN1	3	WORKING IN 8-10" SECTIONS, EXCAVATE BOTH SIDES OF EXTERIOR WALLS DOWN BELOW FROST DEPTH. REMOVE EXISTING BRICK FOUNDATION. POUR NEW FOOTER AND INSTALL NEW CMU BLOCK WALL UP TO WALL FRAMING.	
FN2	1	INSTALL NEW 24"x24"x12" CONCRETE FOOTING CENTERED ON EXISTING 1ST FLOOR BEAM FOR POST REINFORCEMENT.	

FRAMING PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
F1	1	NEW 2X6 TREATED SILL PLATES TO BE INSTALLED AROUND ENTIRE PERIMETER OF BUILDING.	

PROPOSED FOUNDATION PLAN
 SCALE: 1/2" = 1'



[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

CUSTOM LIVING
DESIGN - PLAN - BUILD

BARTOLETTI RESIDENCE
 Carriage House Renovation
 1508 Broadway St
 Indianapolis, IN 46202

CUSTOM LIVING
 5335 Winthrop Ave
 Indianapolis IN 46220
DESIGNER: PETER MEEHAN
 E: peter@customlivingusa.com
 C: 847.702.2917

Client Initials:

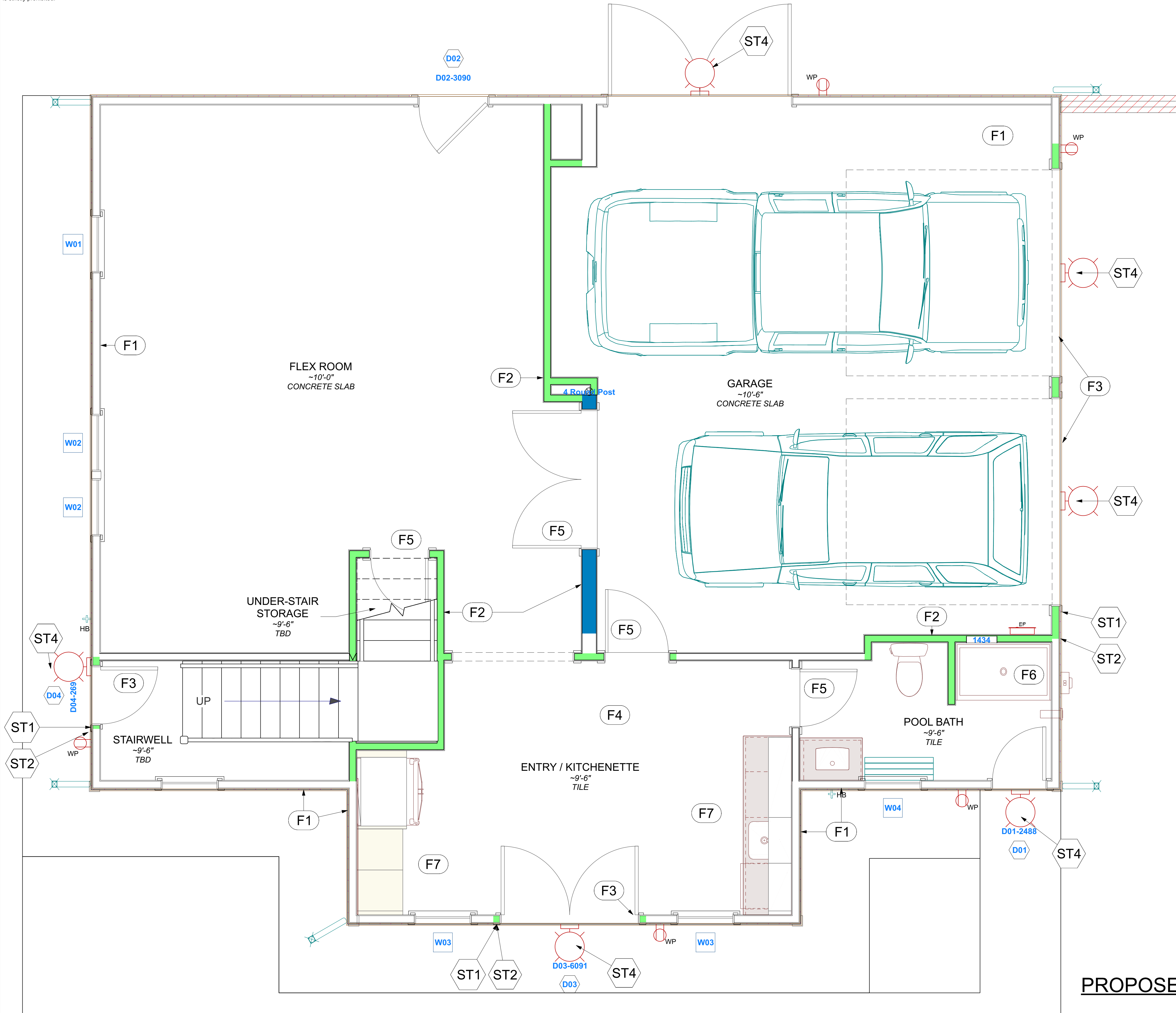
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DATE:
 9/30/25
 SHEET 7 OF 23

A1.0

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DEMOLITION & FRAMING KEY		
	EXISTING 2X4 FRAMING	
	EXISTING 2X4 PONY WALL FRAMING	
	EXISTING 2X4 FRAMING	
	EXISTING 2X6 PONY WALL FRAMING	
	WALL SECTION TO BE REMOVED	
	NO DEMO IN THIS ROOM	
	NEW 2x4 FRAMING	
	NEW 2x4 PONY WALL FRAMING	
	NEW 2X6 FRAMING	
	NEW 2X6 PONY WALL FRAMING	
	BULK HEAD / LOWERED CEILING	

- GENERAL PROPOSED PLAN NOTES**
- Framing contractors are responsible for all labor, for the scope of work specified on the drawings provided by Custom Living.
 - Owner understands that Custom Living has only provided a labor and material allowance for the scope of Rough Carpentry work specified on the drawings. Any additional work added or uncovered during this scope will be filed as a **Change Order** during construction
 - Owner understands that the **drywall allowance** is based on an estimated board count and square footage take-off. A final walk through with a drywall contractor after framing and mechanical rough-ins will be necessary to finalize drywall installation and finish budgets.
 - Final drywall touch-ups will follow countertop installation.
 - All dimensions are pulled from framing.

EXTERIOR WINDOW & DOOR NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
WD1	1	WINDOW MANUFACTURER TO INSTALL NEW WINDOWS WHERE INDICATED.	
WD2	1	DOOR MANUFACTURER TO INSTALL EXTERIOR DOORS WHERE INDICATED.	

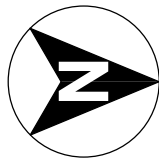
EXTERIOR SIDING & TRIM NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
ST1	3	INSTALL EXTERIOR TRIM GOODS WHERE NEEDED AROUND NEW DOOR AND WINDOW OPENINGS. ALL TRIM GOODS TO BE CEDAR - PRIMED, SMOOTH. CORNER BOARDS - (5/4 X 6), WINDOW & DOOR TRIM - (5/4 X 4), FRIEZE - (5/4 X 6), SOFFITS: (SOLID), FASCIA/GUTTER BOARDS: (1X6), BELLY BAND: (5/4 X 8), SKIRT BOARD: (5/4 X 8).	
ST2	3	INSTALL EXTERIOR SIDING GOODS AS NOTED. 1ST FLOOR - CEDAR - PRIMED, SMOOTH LAP SIDING WITH 5" REVEAL. 2ND FLOOR GABLES - CEDAR - PRIMED, SMOOTH PANEL WITH 1X3 BATTENS SPACED TO MATCH EXISTING.	
ST3	1	INSTALL ALL CEDAR SIDING WITH STAINLESS STEEL FASTENERS.	
ST4	6	INSTALL MOUNTING BLOCK FOR FLUSH INSTALLATION OF NEW SCENCE LIGHTS. FOR SIZING, SEE LIGHTING SPECIFICATION FOR SCENCE BACK PLATE SIZE.	

FRAMING PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
F1	4	SISTER ON WALL STUDS TO EACH EXISITNG STUD TO STRENGTHEN. TRY TO MAKE PLUMB IF POSSIBLE. TYPICAL AROUND ENTIRE EXTERIOR.	
F2	3	FRAME NEW INTERIOR WALL AS SHOWN.	
F3	3	FRAME NEW EXTERIOR DOOR ROUGH OPENING PER DOOR SCHEDULE.	
F4	1	INSTALL NEW SUBFLOOR IN THE FOLLOWING AREAS: ENTRY/KITCHENETTE, POOL BATH, AND STAIRWELL.	
F5	4	FRAME NEW INTERIOR DOOR ROUGH OPENING PER DOOR SCHEDULE.	
F6	1	FRAME SHOWER NICHE PER TILE DETAIL DRAWINGS. INSTALL BLOCKING FOR SHOWER GLASS INSTALLATION.	
F7	2	PROVIDE BLOCKING FOR CABINET INSTALLATION.	
F8	1	(TEMPLATE) FOLLOWING FRAMING OF TEMPORARY SUPPORT WALLS, INSTALL NEW (FLUSH VS DROPPED) STRUCTURAL SUPPORT BEAM. BEAM TO BE SIZED PER STRUCTURAL ENGINEER.	
F9	1	(TEMPLATE) SISTER ONTO OR PLAIN DOWN FLOOR JOISTS. WALL STUDS AND CEILING MEMBERS TO ENSURE FLATNESS OF ALL WALLS, FLOORS AND CEILING.	

INSULATION PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
I1	1	FOAM AND FIRECAULK ALL MECHANICAL OPENINGS PER MUNICIPAL CODE REQUIREMENTS	
I2	1	INSTALL BLOWN FIBERGLASS INSULATION IN ATTIC. FINAL SCOPE TO BE DETERMINED FOLLOWING DEMOLITION AND MECHANICAL ROUGH INS.	
I3	1	INSTALL NEW R-15 FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS.	

DRYWALL PLAN NOTES		
NOTE	QTY	DESCRIPTION
D6	1	INSTALL ALL NEW DRYWALL, WALLS & CEILINGS. WALLS: SMOOTH - LEVEL 4, CEILINGS: SMOOTH - IN THE FOLLOWING ROOMS: ALL OF FIRST FLOOR.

PROPOSED FLOOR PLAN - 1ST FLOOR
SCALE: 1/2" = 1'



CUSTOM LIVING
DESIGN - PLAN - BUILD

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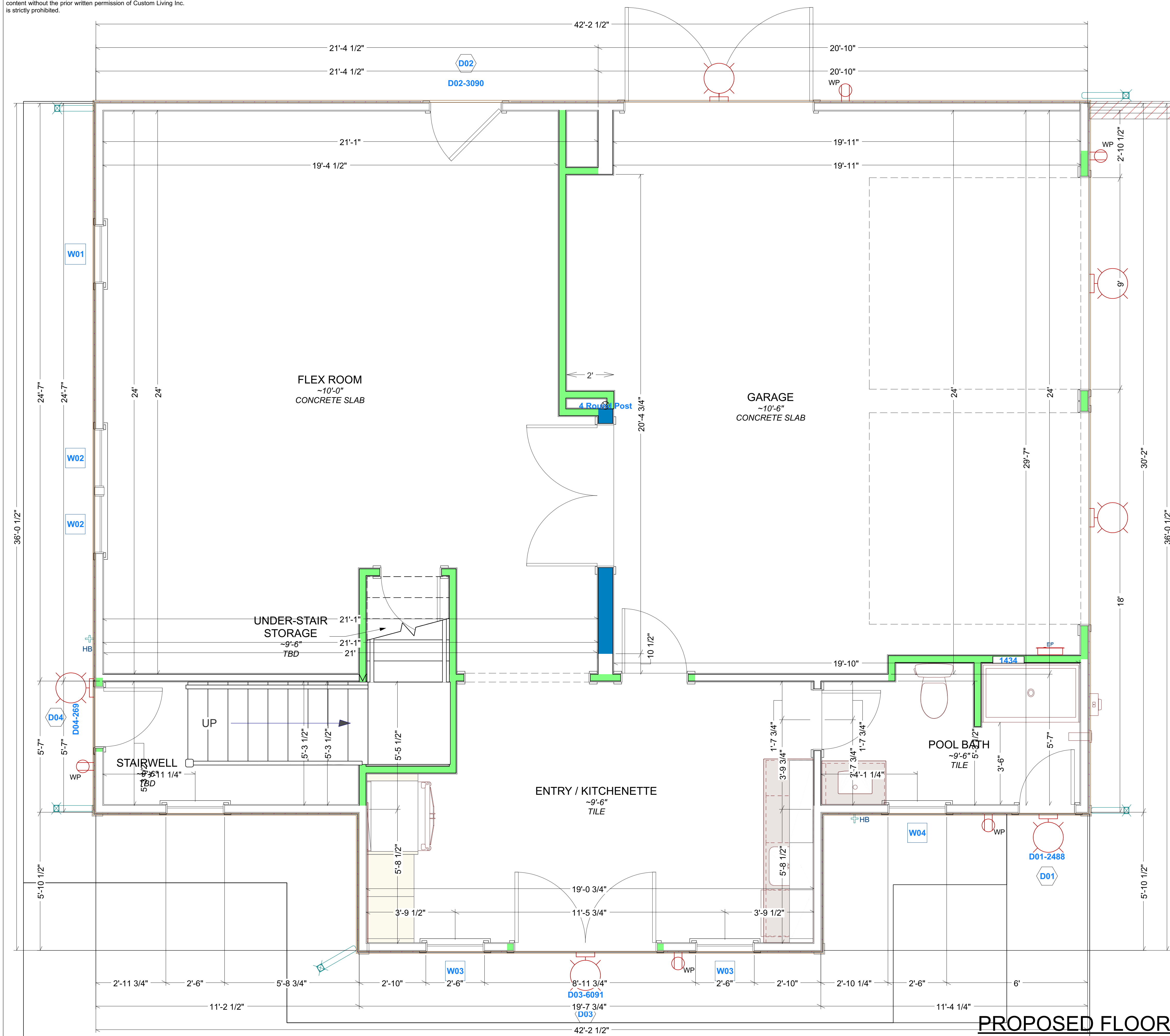
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WINDOW SCHEDULE - 1ST FLOOR								
NUMBER	FLOOR	DESCRIPTION	QTY	R/O	TOP	EGRESS	TEMPERED	SUPPLIER
W01	1	SINGLE HUNG	1	30"X72"	120"			
W02	1	SINGLE HUNG	2	30"X72"	111"			
W03	1	SINGLE HUNG	2	30"X72"	113"			
W04	1	SINGLE HUNG	1	30"X45"	114"			
W05	2	DOUBLE CASEMENT	2	36"X36"	44"			
W06	2	FIXED GLASS	1	24"X26"	44"			
W07	2	SINGLE HUNG	1	32"X70"	139"			
W08	2	SINGLE HUNG	2	35 1/4"X72"	90"			

EXTERIOR DOOR SCHEDULE - 1ST FLOOR						
NUMBER	FLOOR	DESCRIPTION	QTY	R/O	COMMENTS	SUPPLIER
D01	1	MULLED UNIT	1	28"x103 1/2"	MULLED DOOR AND TRANSOM	
D02	1	MULLED UNIT	1	36"x108"	SLIGH DOOR	
D03	1	MULLED UNIT	1	32"x108"	MULLED DOOR AND TRANSOM	
D04	1	MULLED UNIT	1	30"x109"	MULLED DOOR AND TRANSOM	
D05	2	DOUBLE HINGED	1	38"x82 1/4"	GLASS PANEL DOORS	

DEMOLITION & FRAMING KEY

-  EXISTING 2X4 FRAMING
-  EXISTING 2X4 PONY WALL FRAMING
-  EXISTING 2X4 FRAMING
-  EXISTING 2X6 PONY WALL FRAMING
-  WALL SECTION TO BE REMOVED
-  NO DEMO IN THIS ROOM
-  NEW 2x4 FRAMING
-  NEW 2x4 PONY WALL FRAMING
-  NEW 2X6 FRAMING
-  NEW 2X6 PONY WALL FRAMING
-  BULK HEAD / LOWERED CEILING

GENERAL PROPOSED PLAN NOTES

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- o Owner understands that Custom Living has only provided a labor and material allowance for the scope of Rough Carpentry work specified on the drawings. Any additional work added or uncovered during this scope will be filed as a **Change Order** during construction
- o Owner understands that the *drywall allowance* is based on an estimated board count and square footage take-off. A final walk through with a drywall contractor after framing and mechanical rough-ins will be necessary to finalize drywall installation and finish budgets.
- o Final drywall touch-ups will follow countertop installation.
- o All dimensions are pulled from framing.

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SHEET 9 OF 23

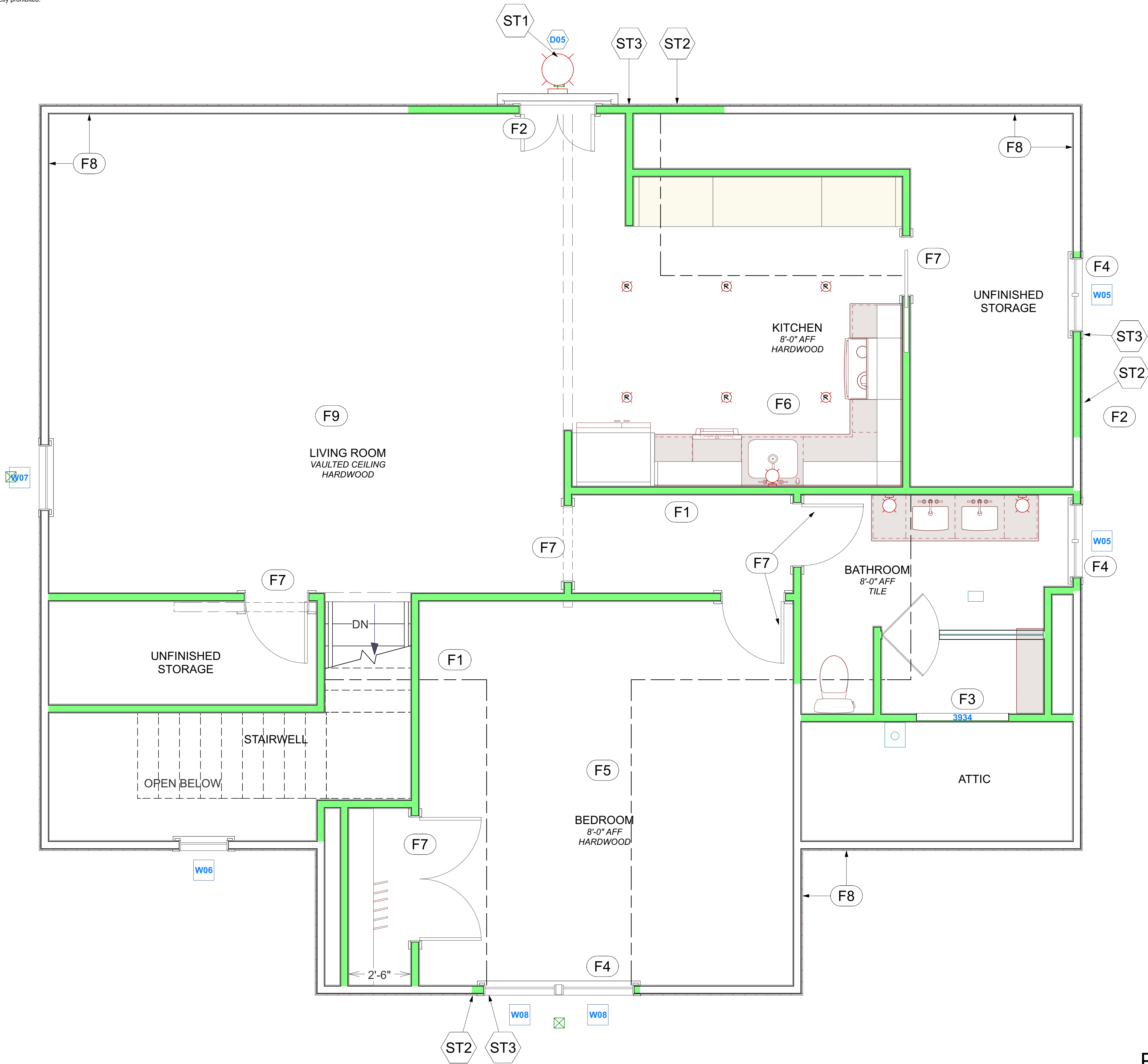
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PROPOSED FLOOR PLAN DIMENSIONS - 1ST FLOOR

SCALE: 1/2" = 1'



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SECOND FLOOR FINISHED
SQUARE FOOTAGE: 718 SF

- DEMOLITION & FRAMING KEY**
- EXISTING 2X4 FRAMING
 - EXISTING 2X4 PONY WALL FRAMING
 - EXISTING 2X4 FRAMING
 - EXISTING 2X6 PONY WALL FRAMING
 - WALL SECTION TO BE REMOVED
 - NO DEMO IN THIS ROOM
 - NEW 2x4 FRAMING
 - NEW 2x4 PONY WALL FRAMING
 - NEW 2X6 FRAMING
 - NEW 2X6 PONY WALL FRAMING
 - BULK HEAD / LOWERED CEILING

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 - All dimensions are pulled from framing.

EXTERIOR WINDOW & DOOR NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
WD1	1	DOOR MANUFACTURER TO INSTALL EXTERIOR DOORS WHERE INDICATED.	
WD2	1	WINDOW MANUFACTURER TO INSTALL NEW WINDOWS WHERE INDICATED.	

EXTERIOR SIDING & TRIM NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
ST1	1	INSTALL MOUNTING BLOCK FOR FLUSH INSTALLATION OF NEW SCONCE LIGHTS. FOR SIZING, SEE LIGHTING SPECIFICATION FOR SCONCE BACK PLATE SIZE.	
ST2	3	INSTALL EXTERIOR SIDING GOODS AS NOTED. 1ST FLOOR - CEDAR - PRIMED, SMOOTH LAP SIDING WITH 5" REVEAL. 2ND FLOOR GABLES - CEDAR - PRIMED, SMOOTH PANEL WITH 1X3 BATTENS SPACED TO MATCH EXISTING.	
ST3	3	INSTALL EXTERIOR TRIM GOODS WHERE NEEDED AROUND NEW DOOR AND WINDOW OPENINGS. ALL TRIM GOODS TO BE CEDAR - PRIMED, SMOOTH. CORNER BOARDS - (5/4 X 6), WINDOW & DOOR TRIM - (5/4 X 4), FRIEZE - (5/4 X 6), SOFFITS: (SOLID), FASCIA/GUTTER BOARDS: (1X6), BELLY BAND: (5/4 X 8), SKIRT BOARD: (5/4 X 8).	
ST4	1	[TEMPLATE - CEDAR SIDING] INSTALL ALL CEDAR SIDING WITH STAINLESS STEEL FASTENERS.	

FRAMING PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
F1	2	FRAME NEW INTERIOR WALL AS SHOWN.	
F2	2	FRAME NEW EXTERIOR DOOR ROUGH OPENING PER DOOR SCHEDULE.	
F3	1	FRAME SHOWER NICHE PER TILE DETAIL DRAWINGS. INSTALL BLOCKING FOR SHOWER GLASS INSTALLATION.	
F4	3	FRAME NEW WINDOW ROUGH OPENING PER WINDOW SPECIFICATIONS.	
F5	1	INSTALL NEW SUBFLOOR IN THE FOLLOWING AREAS: ENTRY/KITCHENETTE, POOL BATH, AND STAIRWELL.	
F6	1	PROVIDE BLOCKING FOR CABINET INSTALLATION.	
F7	5	FRAME NEW INTERIOR DOOR ROUGH OPENING PER DOOR SCHEDULE.	
F8	3	SISTER ON WALL STUDS TO EACH EXISTING STUD TO STRENGTHEN. TRY TO MAKE PLUMB IF POSSIBLE. TYPICAL AROUND ENTIRE EXTERIOR.	
F9	1	FRAME VAULTED CEILING IN LIVING ROOM ONLY. REFRAME ROOF STRUCTURE AS NEEDED AND SPECIFIED BY STRUCTURAL ENGINEER.	

INSULATION PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
I1	1	FOAM AND FIRECAULK ALL MECHANICAL OPENINGS PER MUNICIPAL CODE REQUIREMENTS	
I2	1	INSTALL BLOWN FIBERGLASS INSULATION IN ATTIC.	
I3	1	INSTALL NEW R-15 FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS.	

DRYWALL PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
D1	1	INSTALL ALL NEW DRYWALL (WALLS & CEILINGS) WALLS: SMOOTH - LEVEL CEILINGS: SMOOTH IN THE WHOLE SECOND FLOOR	

PROPOSED FLOOR PLAN - 2ND FLOOR
SCALE: 1/2" = 1'



[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

CUSTOM LIVING
DESIGN - PLAN - BUILD

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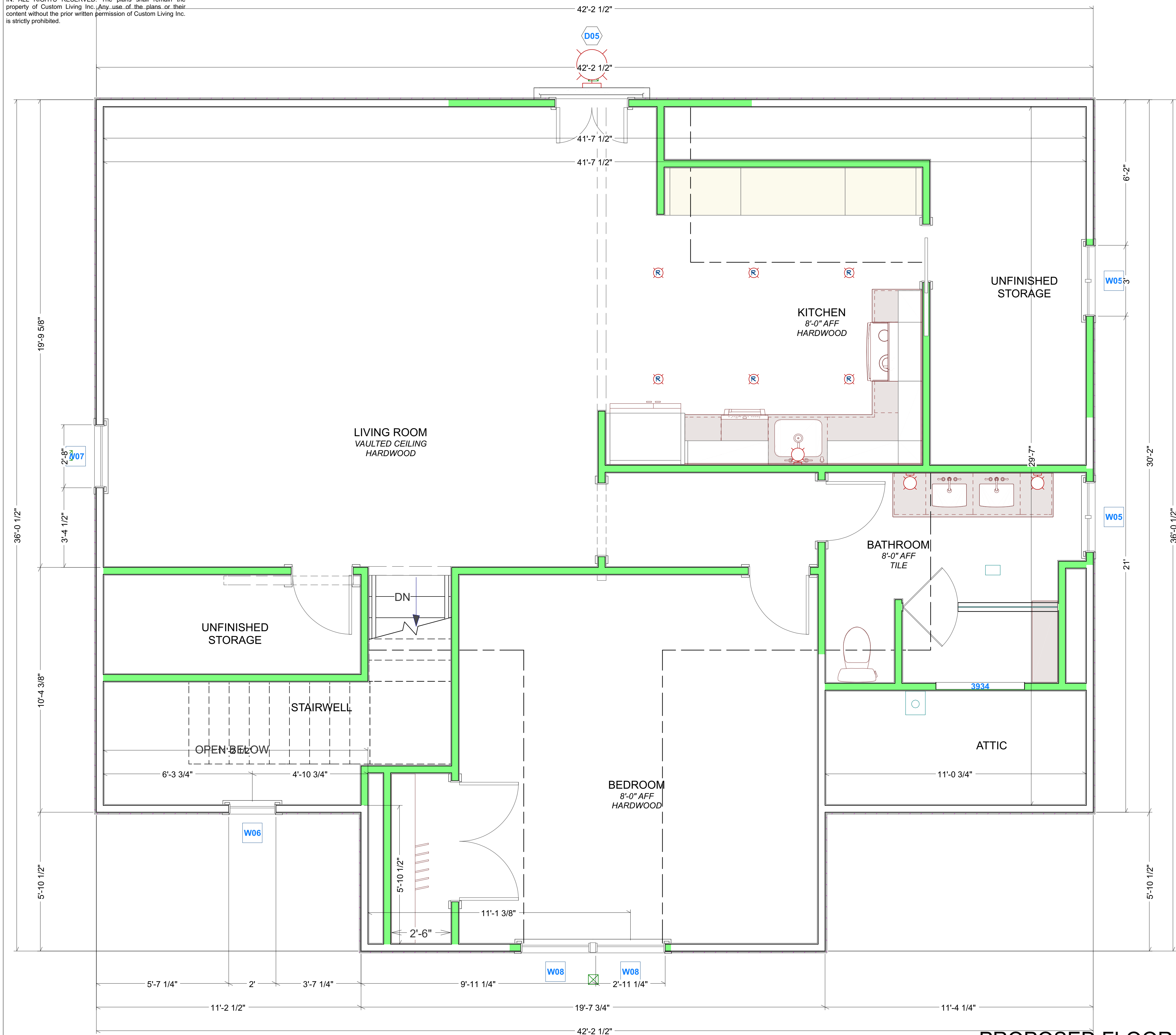
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A1.2

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SECOND FLOOR FINISHED
SQUARE FOOTAGE: 718 SF

DEMOLITION & FRAMING KEY

- | | |
|---|--------------------------------|
|  | EXISTING 2X4 FRAMING |
|  | EXISTING 2X4 PONY WALL FRAMING |
|  | EXISTING 2X4 FRAMING |
|  | EXISTING 2X6 PONY WALL FRAMING |
|  | WALL SECTION TO BE REMOVED |
|  | NO DEMO IN THIS ROOM |
|  | NEW 2x4 FRAMING |
|  | NEW 2x4 PONY WALL FRAMING |
|  | NEW 2X6 FRAMING |
|  | NEW 2X6 PONY WALL FRAMING |
|  | BULK HEAD / LOWERED CEILING |

GENERAL PROPOSED PLAN NOTES

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- All dimensions are pulled from framing.

		WINDOW SCHEDULE - 1ST FLOOR				
NUMBER	FLOOR	DESCRIPTION	QTY	R/O	TOP	EGRESS - TEMPERED
W01	1	SINGLE HUNG	1	30"x72"	120"	
W02	1	SINGLE HUNG	2	30"x72"	114"	
W03	1	SINGLE HUNG	2	30"x72"	110"	
W04	1	SINGLE HUNG	1	30"x45"	114"	
W05	2	DOUBLE CASEMENT	2	36"x36"	44"	
W06	2	FIXED GLASS	1	24"x26"	44"	
W07	2	SINGLE HUNG	1	32"x70"	136"	
W08	2	SINGLE HUNG	2	35 1/4"x72"	90"	

EXTERIOR DOOR SCHEDULE - 1ST FLOOR						
NUMBER	FLOOR	DESCRIPTION	QTY	R/O	COMMENTS	SUPPLIER
D01	1	MULLED UNIT	1	28"x103 1/2"	MULLED DOOR AND TRANSOM	
D02	1	MULLED UNIT	1	38"x103"	DOOR DOOR	
D03	1	MULLED UNIT	1	72"x109"	MULLED DOOR AND TRANSOM	
D04	1	MULLED UNIT	1	38"x109"	MULLED DOOR AND TRANSOM	
D05	2	DOUBLE HINGED	1	38"x82 1/4"	GLASS PANEL DOORS	

PROPOSED FLOOR PLAN DIMENSIONS - 2ND FLOOR

SCALE: 1/2" = 1'



[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

CUSTOM LIVING
DESIGN - PLAN - BUILD

**BARTOLETTI
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Date:

[illegible]**DATE:**

9/30/25

SHEET 11 OF 23

A2.2

A close-up photograph of a decorative wooden bracket, likely made of cedar, featuring a carved floral or scrollwork design. The bracket is mounted on a dark brown wooden structure, possibly a roof or eave, and is supported by a wooden post. The background shows bare tree branches against a light sky.



A photograph of a double door with a light fixture above it. The door is made of wood and features a large 'X' design on each panel. The light fixture is a simple, white, dome-shaped pendant light. The door is set in a wooden frame, and the wall around it is made of horizontal siding.

A photograph of a green door with a transom window and a decorative panel. A person is visible through the glass. A light fixture is mounted above the door.

A photograph of a brown, six-panel door with a transom window above it, set in a brown frame. The door has a classic design with two vertical panels on each side of the center. The transom window is a small, rectangular window with a dark frame. The door is set in a brown frame that matches the door's color. The background is a light-colored wall with horizontal siding.

Architectural elevation drawing of a two-story house. The drawing includes the following annotations:

- SECOND FLOOR**
10' - 11 1/2"
- NEW WINDOW MADE TO MATCH EXISTING WINDOWS (TYP.)** (pointing to a new window on the second floor)
- PROPOSED PLUMBING VENT LOCATION** (pointing to a vent on the roof)
- NEW SET OF WINDOWS WIDENED, MADE TO MATCH EXISTING WINDOW** (pointing to a new window on the second floor)
- FIRST FLOOR**
0' - 6"
- GRADE / POOL DECK**
0' - 0"
- NEW WINDOW MADE TO MATCH EXISTING WINDOWS (TYP.)** (pointing to a new window on the first floor)
- NEW SET OF FRENCH DOORS MADE TO MATCH EXISTING DOORS** (pointing to a new set of French doors on the first floor)

(2) NEW WINDOWS TO BE MADE TO MATCH ORIGINAL SIZE AND STYLE. CENTER ON CARRIAGE DOORS BELOW

NEW COACH LIGHTS CENTERED ABOVE EACH OPENING TO MATCH EXISTING AND MEET CODE

(2) NEW CARRIAGE HOUSE GARAGE DOORS TO BE MADE TO MATCH EXISTING STYLE

SCALE: 3/8" = 1'

CUSTOM LIVING
5335 Winthrop Ave
Indianapolis IN 46220

Client Initials:

Date:

[illegible]

DATE:
30/25

SHEET 12 OF 23

A3.0



A photograph of a double door with a light fixture above it. The door is made of wood and features a large 'X' design on each panel. The light fixture is a simple, white, dome-shaped pendant light. The door is set in a wooden frame, and the wall around it is made of horizontal siding.

A photograph of a wooden door with a large 'X' design, leaning against a wall with horizontal siding. The door is made of dark wood and features a large 'X' shape formed by two diagonal planks. The wall behind it has horizontal siding. The door is slightly ajar, revealing a small gap.

Architectural elevation drawing of the front of a house. The drawing shows a two-story structure with a gabled roof and a central dormer. The main entrance features a large double door with a decorative 'X' pattern. To the right of the main door is a smaller single door. A Juliet balcony is located above the main door. The drawing includes annotations for new French doors, a Juliet balcony, and a Dutch door opening. The drawing is oriented with North at the top.

Annotations:

- NEW FRENCH DOORS MADE TO FIT EXISTING OPENING AND MATCH STYLE OF CARRIAGE GARAGE DOORS
- NEW JULIET BALCONY TO BE INSTALLED. MATCH RAILING STYLE TO DECK RAILING ON MAIN HOUSE.
- DUTCH DOOR OPENING TO REMAIN
- SECOND FLOOR 10' - 11 1/2"
- FIRST FLOOR 0' - 6"
- GRADE / POOL DECK 0' - 0"

PROPOSED EXTERIOR ELEVATIONS & DETAILS

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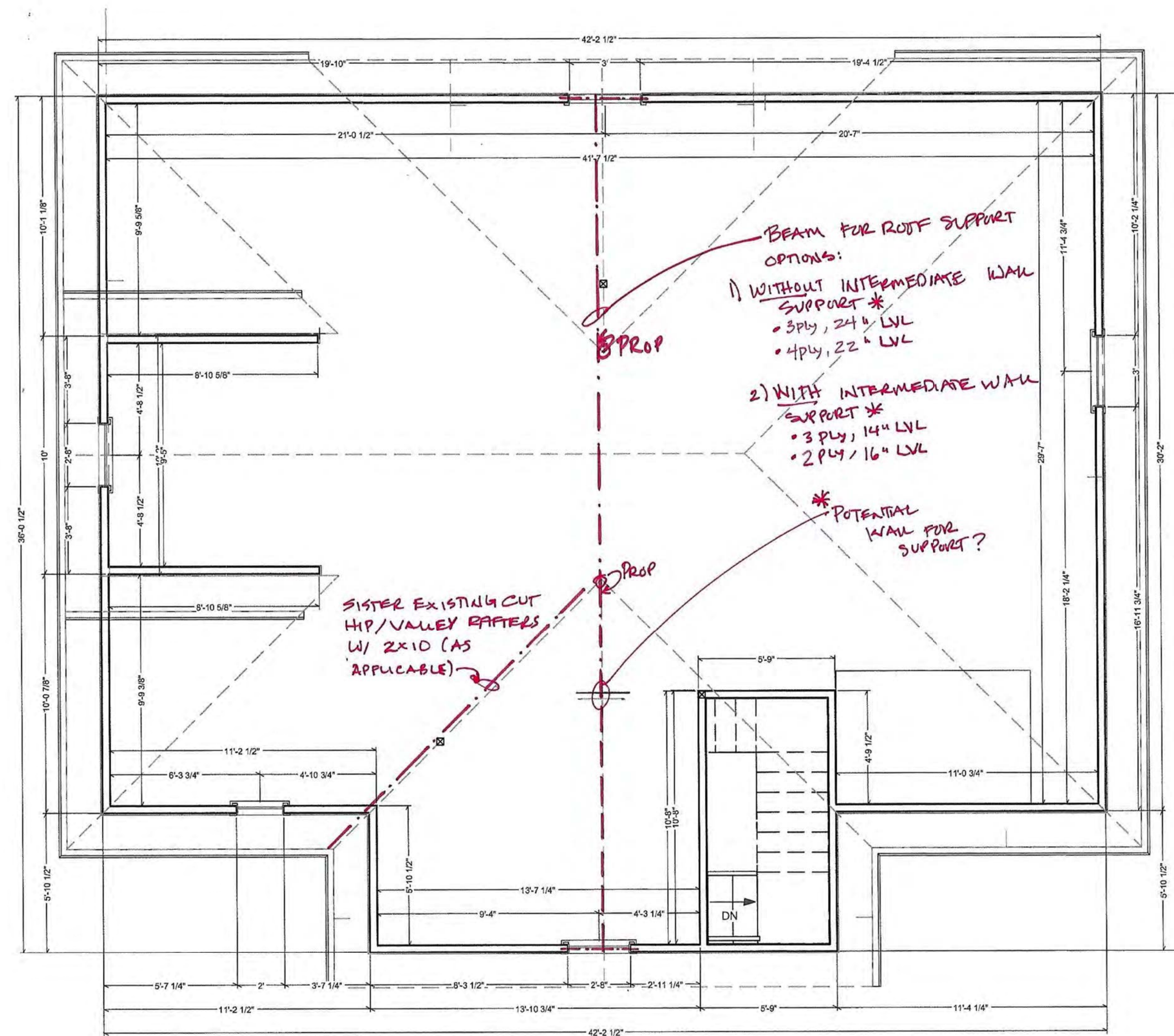
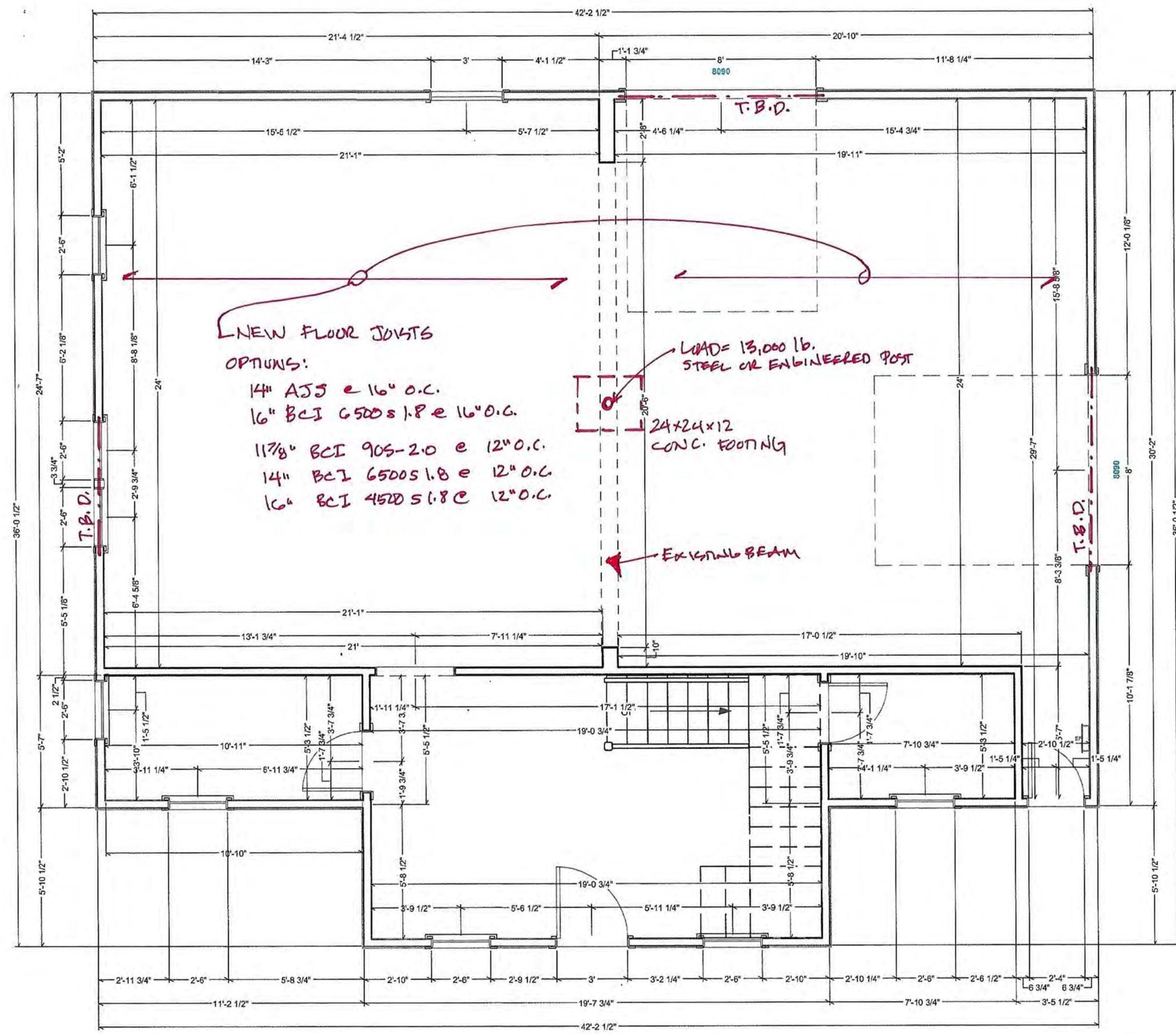
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CUSTOM LIVING
design - plan - build

PRELIMINARY RUDF SUPPORT

NOT FOR CONSTRUCTION

SCHWARZ 2/17/2025

NOT FOR
CONSTRUCTION

SCHWARZ 2/17/2025

WALL SECTIONS & STRUCTURAL DETAILS

SCALE: NOT TO SCALE

CUSTOMLIVING
DESIGN - PLAN - BUILD

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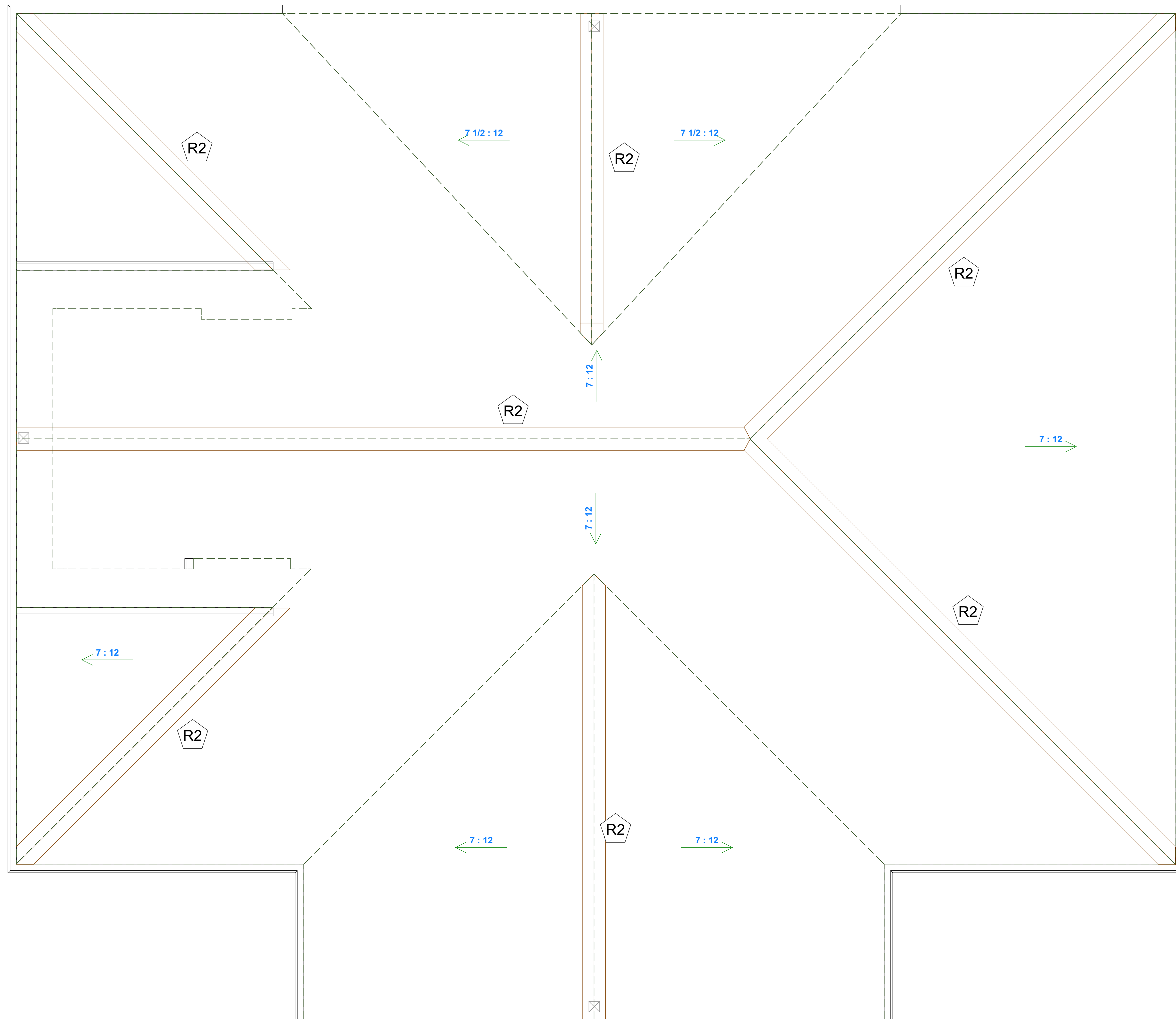


Diagram showing three sets: F1, F2, and R1. F1 and F2 are ovals, R1 is a pentagon. G2 and G1 are rectangles.

ROOF KEY

EXISTING ROOF

 PROPOSED ROOF

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- o Final drywall touch-ups will follow countertop installation.
- o All dimensions are pulled from framing.

FRAMING PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
(F1)	1	REINFORCE EXISTING ROOF FRAMING AS SPECIFIED BY ENGINEER. SEE EXTERIOR ELEVATIONS FOR DETAILS AND WINDOW SCHEDULE TO FRAME ROUGH OPENINGS.	
(F2)	1	INSTALL 7/16" THICK ROOF DECKING ON EXISTING ROOF AFTER REMOVAL OF OLD SHINGLES AND DECKING. ROOFING CONTRACTOR TO INSTALL ROOFING UNDERLAYMENT.	

ROOFING PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
R1	1	INSTALL SYNTHETIC UNDERLAYMENT AND ICE & WATER SHIELD ON PROPOSED ROOF PLANES AS NECESSARY.	
R2	7	INSTALL 1953 SF OF NEW DIMENSIONAL SINGLE ROOFING TO MATCH EXISTING. INSTALL NEW RIDGE VENT. PROVIDE ALL APPROPRIATE FLASHING AS NECESSARY. MATCH EXISTING FLASHING DETAIL ON HIP AND GABLE RIDGES.	

GUTTER PLAN NOTES			
NOTE	QTY	DESCRIPTION	REVISIONS
G1	1	INSTALL APPROX. 90 LF OF ALUMINUM DOWNSPOUTS (4"X3"). MATCH EXISTING GUTTER FINISH.	
G2	1	INSTALL 145 LF OF ALUMINUM K-STYLE 6" GUTTERS. MATCH EXISTING FINISH.	

2nd Floor

PROPOSED ROOF PLAN

SCALE: 1/2" = 1'



[PRINTS TO SCALE IF PRINTED ON 24" X 36"]

CUSTOM LIVING
DESIGN - PLAN - BUILD

**BARTOLETTI
RESIDENCE**

**Carriage House Renovation
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Indianapolis, IN 46202**

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DATE:
9/30/25

SHEET 15 OF 23

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