



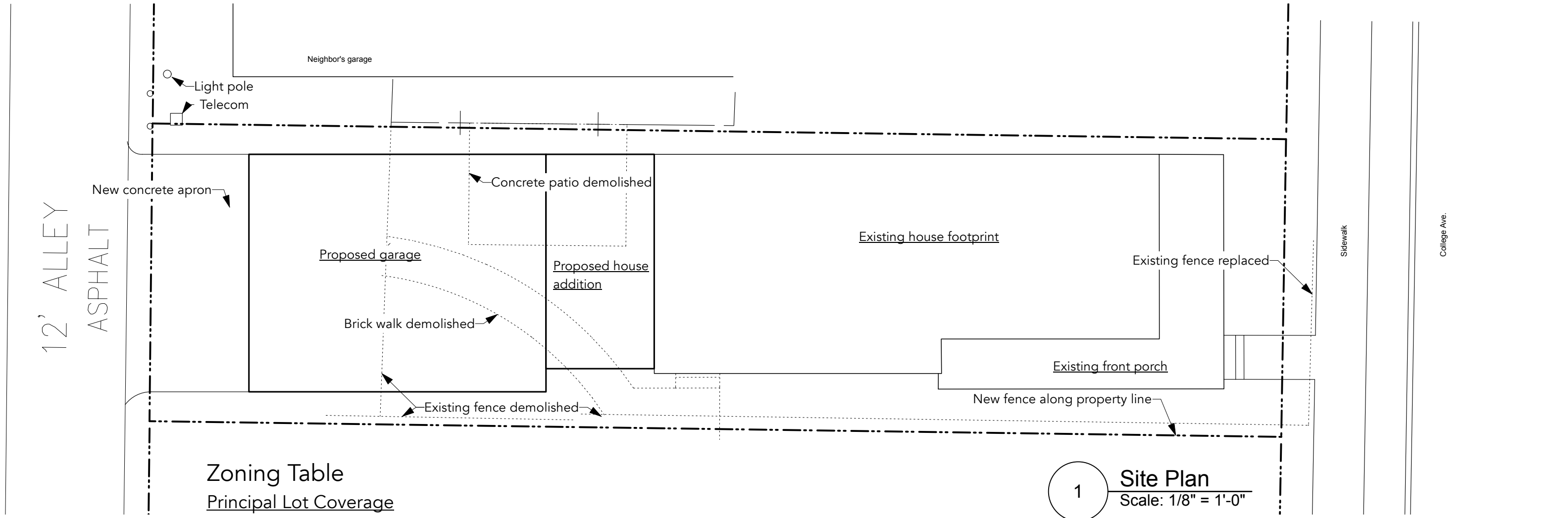
**DECEMBER 3, 2025**  
**IHPC HEARING SUBMITTALS**



# **2024-COA-459 (LS)**

## **316 NORTH COLLEGE AVENUE**





Zoning Table

Principal Lot Coverage

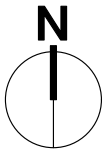
Lot Size	2,391sf	Actual
Lot Coverage	1,580sf (67%)	
(under roof, including porches)		

Building Areas

Location	Conditioned	Unconditioned
Basement	557	
First Floor, Ex. House	732	
First Floor, Addition	165	
Second Floor, Ex. House	503	
Second Floor, Addition	177	
Garage		500
2nd Flr Carriage House	546	
Front Porch		185
Balconies		66
Totals	2,680 SF	751 SF
<b>Total Under Roof</b>		<b>3,431 SF</b>
Total new work	888 SF	566 SF

1

Site Plan  
Scale: 1/8" = 1'-0"

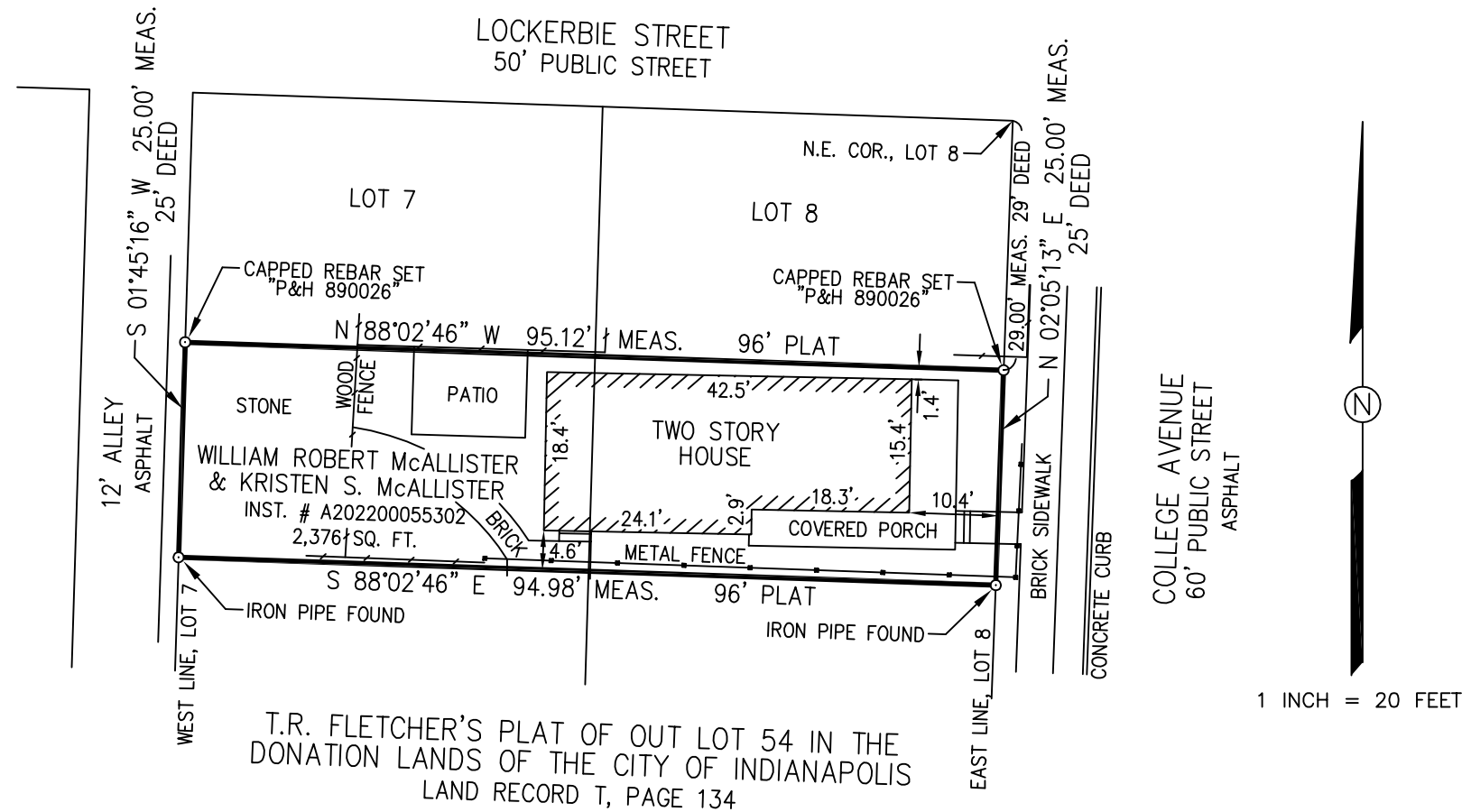


An Addition for  
316 N College Ave  
Indianapolis, IN

Date  
IssuedNovember 11, 2025  
Historic Review

HR1.0  
Title Sheet

**Retrofit**  
DESIGN  
www.retrofit.design317-426-9948



#### Surveyor's Report

In accordance with 865 IAC 1-12, the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners shown on this survey as a result of:

- Availability and condition of reference monuments
- Clarity or ambiguity of record descriptions used and of adjoining descriptions
- Occupation or possession lines
- The relative positional accuracy of measurements

This survey consists of a Retracement Survey of parts of Lots 7 and 8 in T.R. Fletcher's Plat of Out Lot 54 of the Donation Lands of the City of Indianapolis per Plat recorded in Land Record T, Page 134 in the Office of the Recorder of Marion County, Indiana as described in a Deed recorded as Instrument No. 202200055302 in said Recorder's Office. Existing curbs were located and used to determine Street lines for College Avenue and Lockerbie Street. Existing monuments of unknown origin marking the East line of the 12 foot alley coincident with the West line of said Lot 7 were located and accepted, subject to their inherent uncertainty. The boundary of the surveyed property was calculated at deed location based on the above. Improvements were located as shown. Bearings shown on this survey are reference to Grid bearings based on the Indiana East Zone NAD83 State Plane Coordinate System utilizing the Indiana Department of Transportation InCORS RTK Network. It is estimated that approximately 0.15 of a foot of uncertainty is associated with the repeatability of the measurements obtained. The lines and corners shown on this survey may be subject to this uncertainty.

As a result of the above observations, to the best of my knowledge and belief, the uncertainties in the location of the lines and corners shown on this survey are as follows:

Availability and condition of reference monuments: Monuments in this area were generally found in good condition and within 0.2 of a foot of the ground surface. Monuments set this survey are flush with the ground surface.

Clarity and/or ambiguity of record descriptions: No deed gaps or overlaps were noted.

Occupation or possession lines: Improvements were located as shown. Fences vary from the property lines as noted.

Relative positional accuracy of measurements: The relative positional accuracy of the corners of the subject property as shown this survey is within the specifications for a Suburban Survey (+/- 0.13 foot plus 100 parts per million) as defined in said 865 IAC 1-12.

#### Land Description

Part of Lots 7 and 8 in T.R. Fletcher's Subdivision of Out Lot 54 of the Donation of Lands of the City of Indianapolis, a subdivision in Marion County, Indiana as per plat thereof recorded in Land Record T, page 134 in the Office of the Recorder of Marion County, Indiana and more particularly described as follows:

Beginning on the East line of Lot 8 a distance of 29 feet South of the Northeast corner thereof; thence West along a line parallel with the North line of Lots 8 and 7 to the West line of Lot 7; thence South along the West line of Lot 7 a distance of 25 feet; thence East and parallel with the North line of Lots 7 and 8 to the East line of Lot 8; thence North along the East line of Lot 8 a distance of 25 feet to the Place of Beginning.

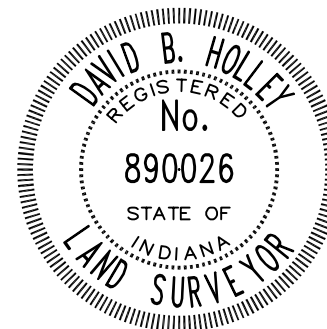
Per the Federal Emergency Management Agency Flood Insurance Rate Map 18097C0144F, dated April 19, 2016, the subject property is located in Flood Zone X (area determined to be outside the 500-year floodplain).

To: William Robert McAllister and Kristen S. McAllister

This is to certify that to the best of my knowledge and belief this plat represents a survey made under my supervision in accordance with 865 IAC 1-12. The field work was completed July 10, 2025.

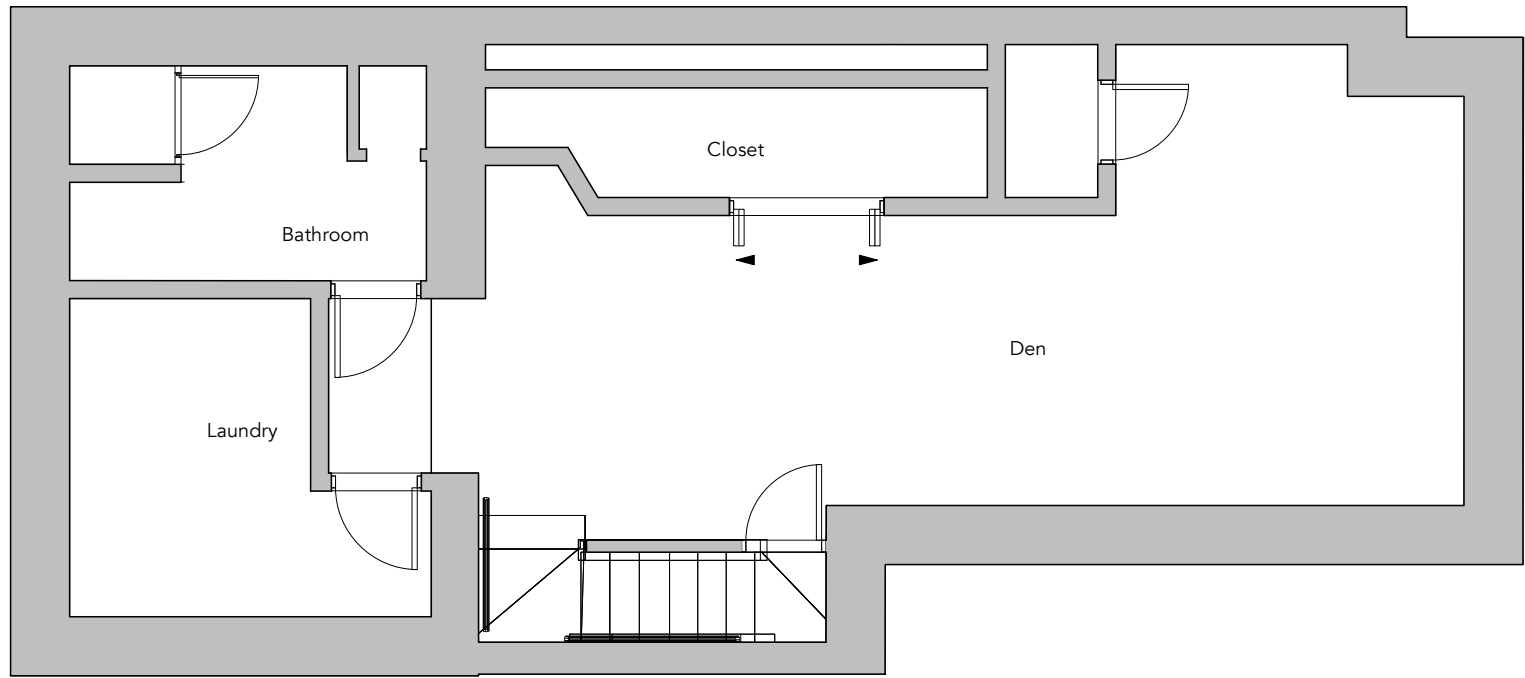
Certified July 11, 2025.  
P&H Engineering/Surveying LLC

*David B. Holley*  
David B. Holley  
Ind. P.S. 890026

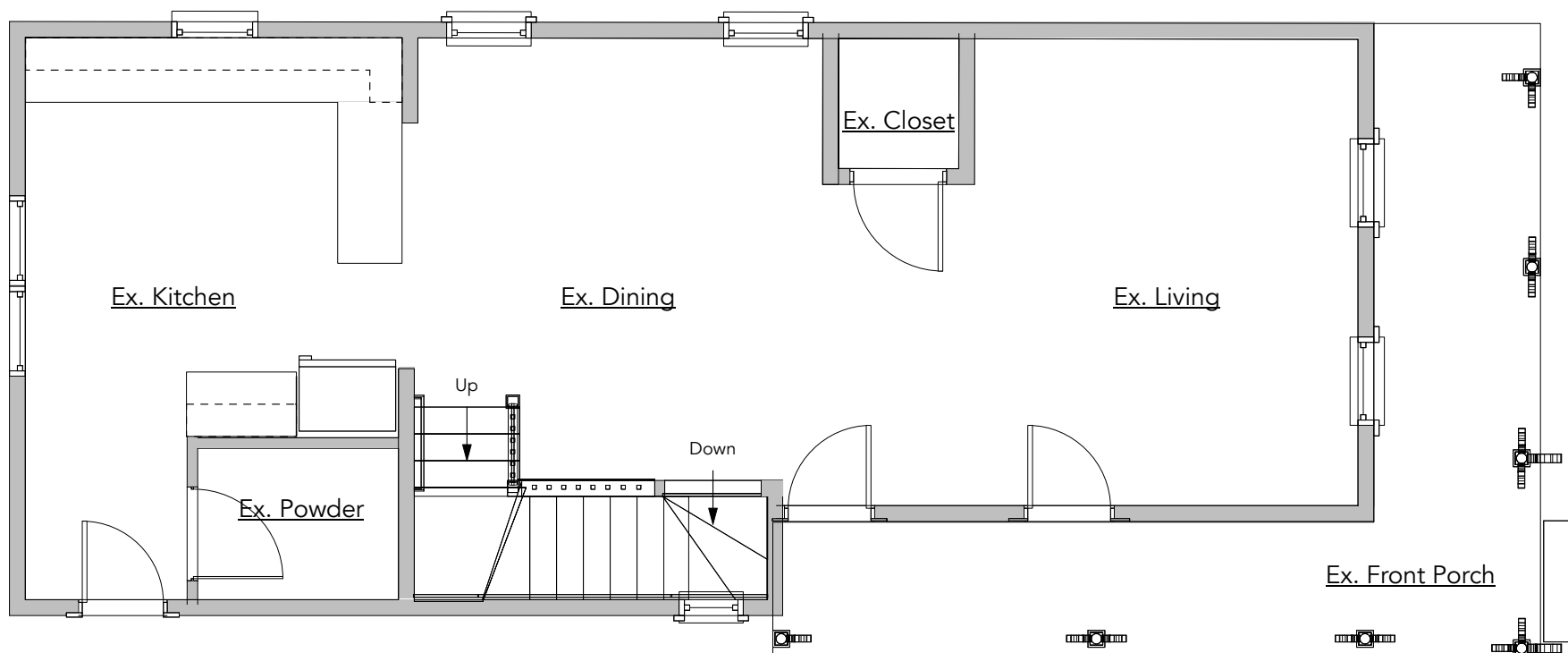


I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. David B. Holley

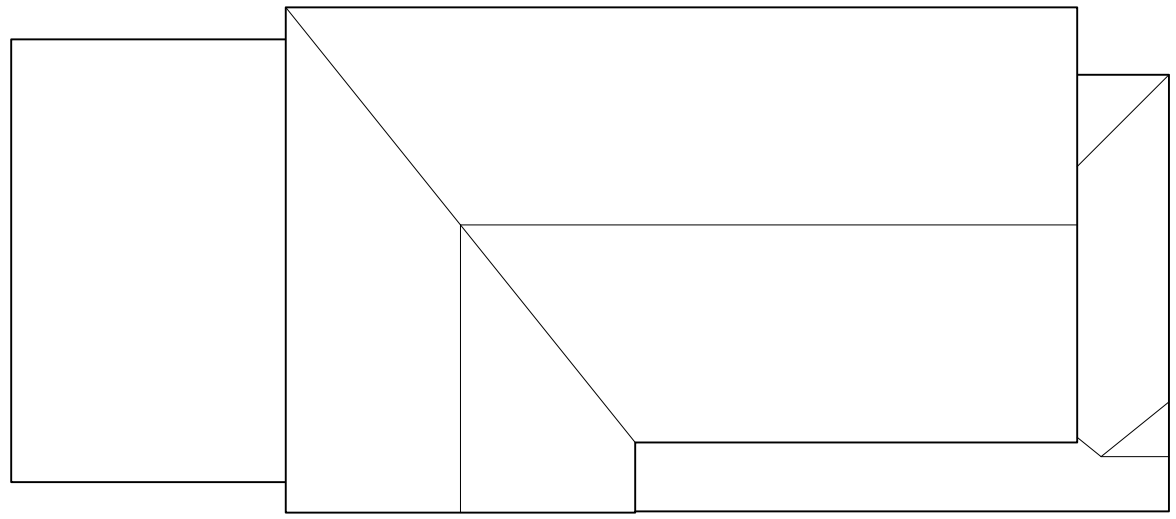
316 N. COLLEGE AVENUE INDIANAPOLIS, IN	
BOUNDARY SURVEY	
5251 S. EAST STREET INDIANAPOLIS, IN 46227 SUITE 1 PHONE: (317)974-5555 FAX: (317)974-5570 dbholley@phengsur.com PROJECT NO. 25119	<b>P&amp;H</b> ENGINEERING/SURVEYING LLC



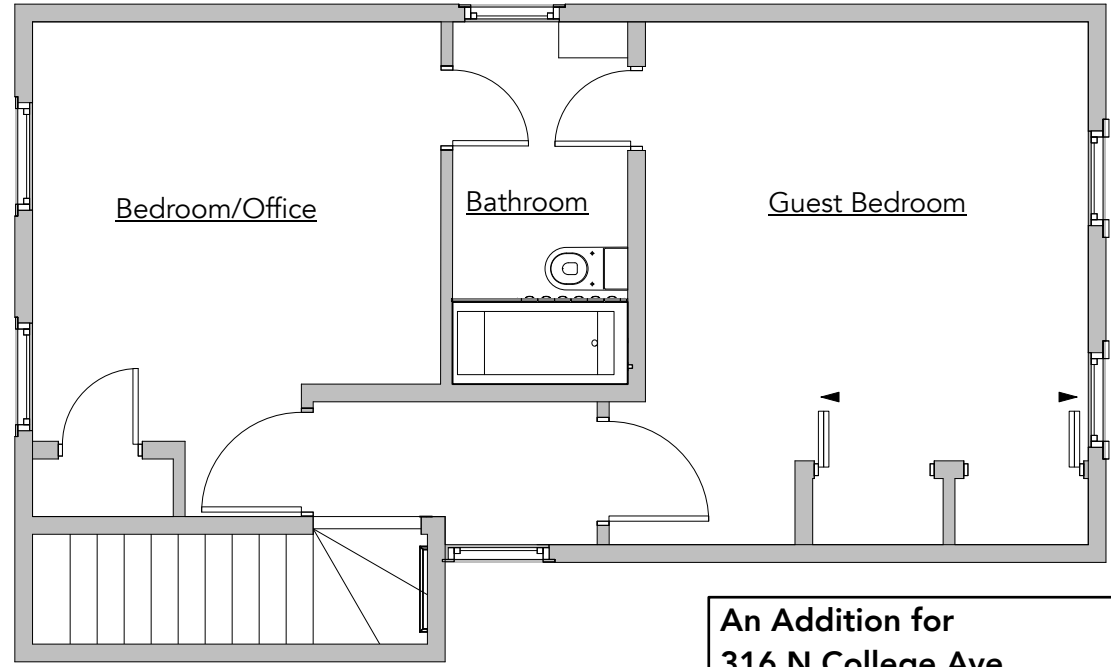
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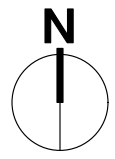
2 Existing First Floor  
Scale: 3/16" = 1'-0"



4 Existing Roof Plan  
Scale: 1/8" = 1'-0"



3 Existing Second Floor  
Scale: 3/16" = 1'-0"



**An Addition for**  
**316 N College Ave**  
**Indianapolis, IN**

Date	November 11, 2025
Issued	Historic Review

**HR1.2**  
Existing Floor Plans

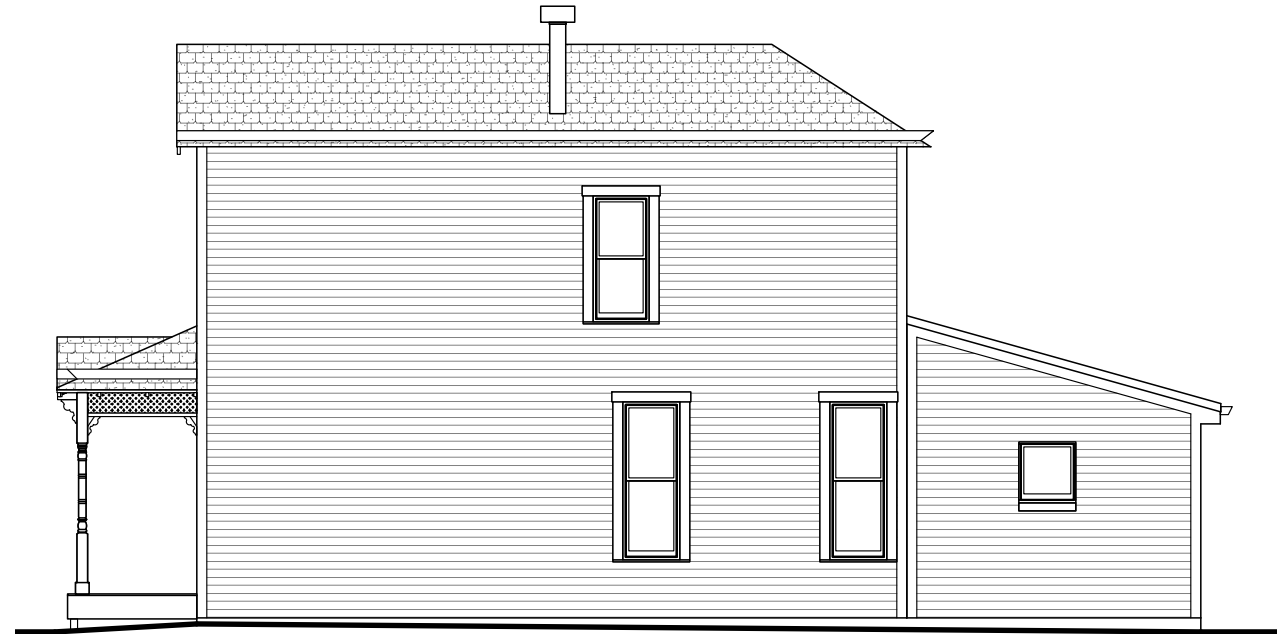
**Retrofit**  
DESIGN

www.retrofit.design 317-426-9948



1

**Existing Front (East) Elevation**  
Scale: 1/8" = 1'-0"



2

**Existing Right (North) Elevation**  
Scale: 1/8" = 1'-0"




3

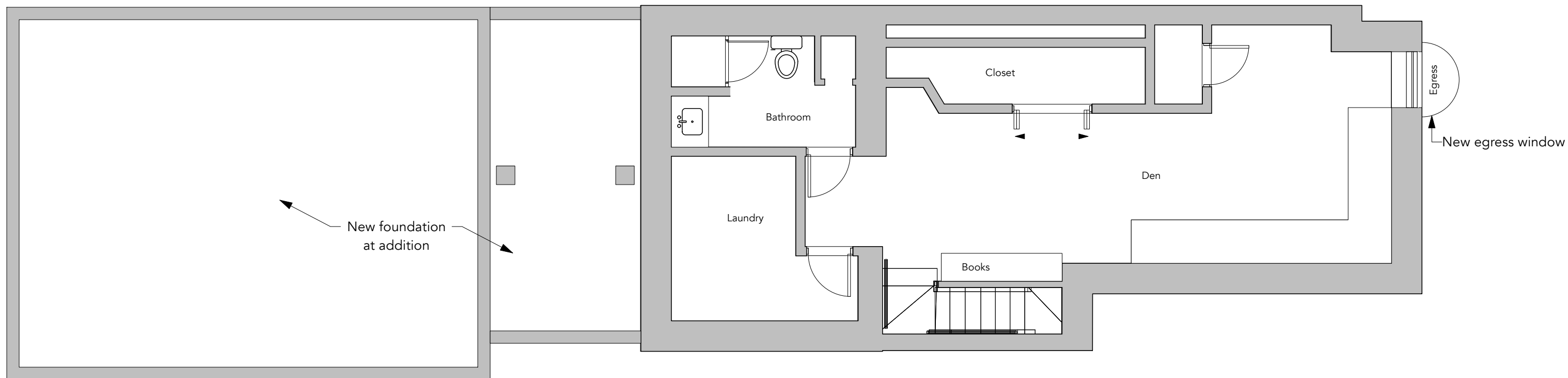
**Existing Left (South) Elevation**  
Scale: 1/8" = 1'-0"



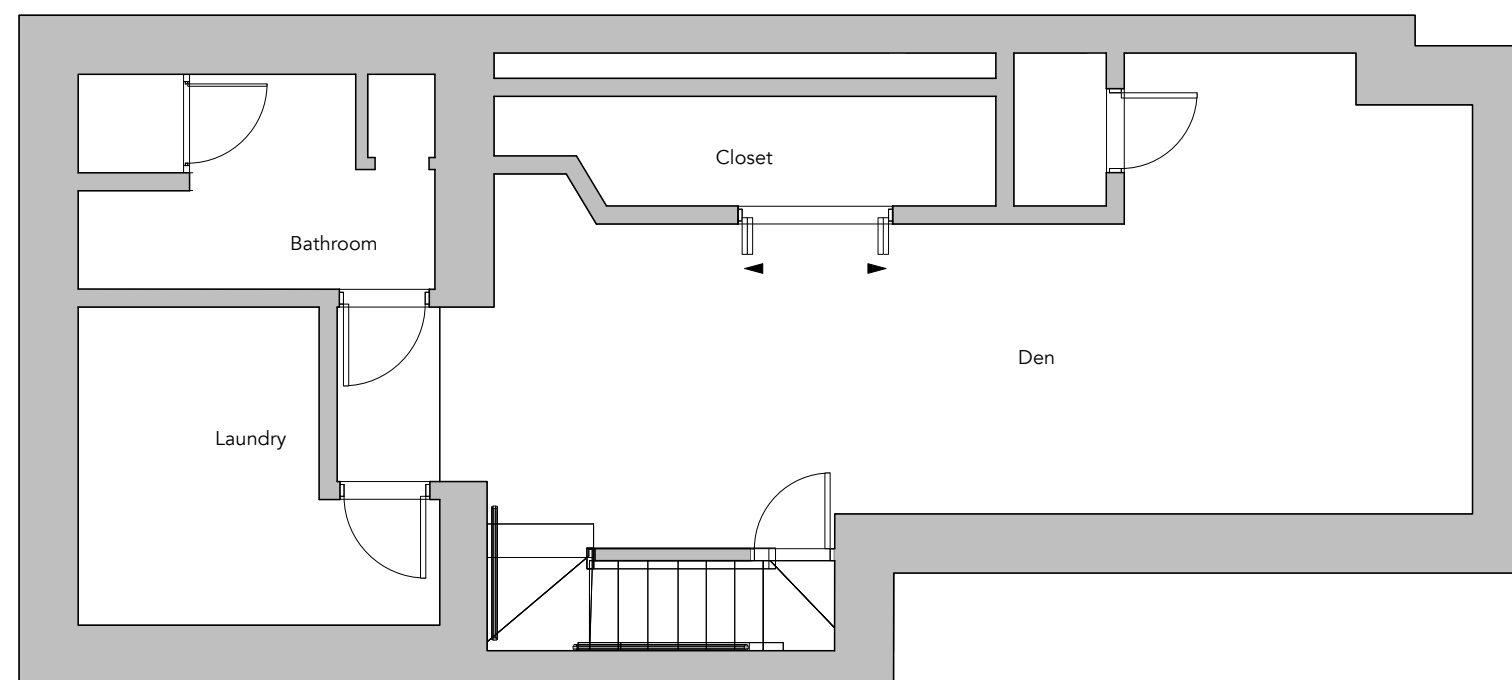
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**Existing Rear (West) Elevation**  
Scale: 1/8" = 1'-0"

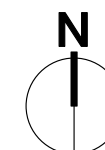
<b>An Addition for</b> <b>316 N College Ave</b> <b>Indianapolis, IN</b>	
Date Issued	November 11, 2025 Historic Review
<h1>HR1.3</h1> <p>Existing Elevations</p>	
	
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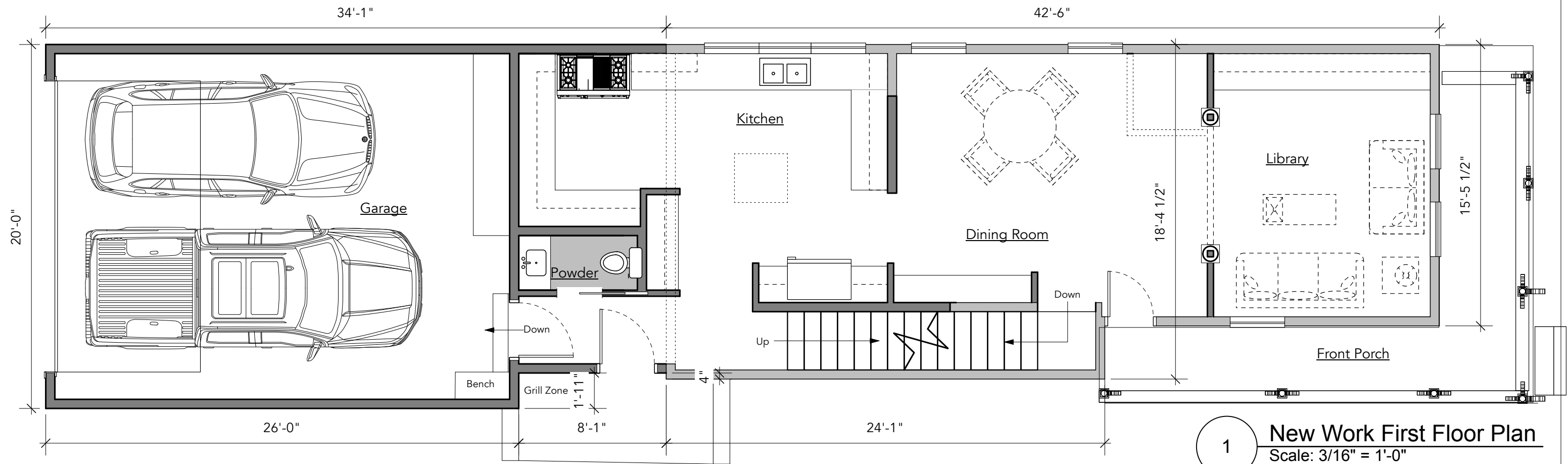
1 **New Work Basement Floor Plan**  
Scale: 3/16" = 1'-0"



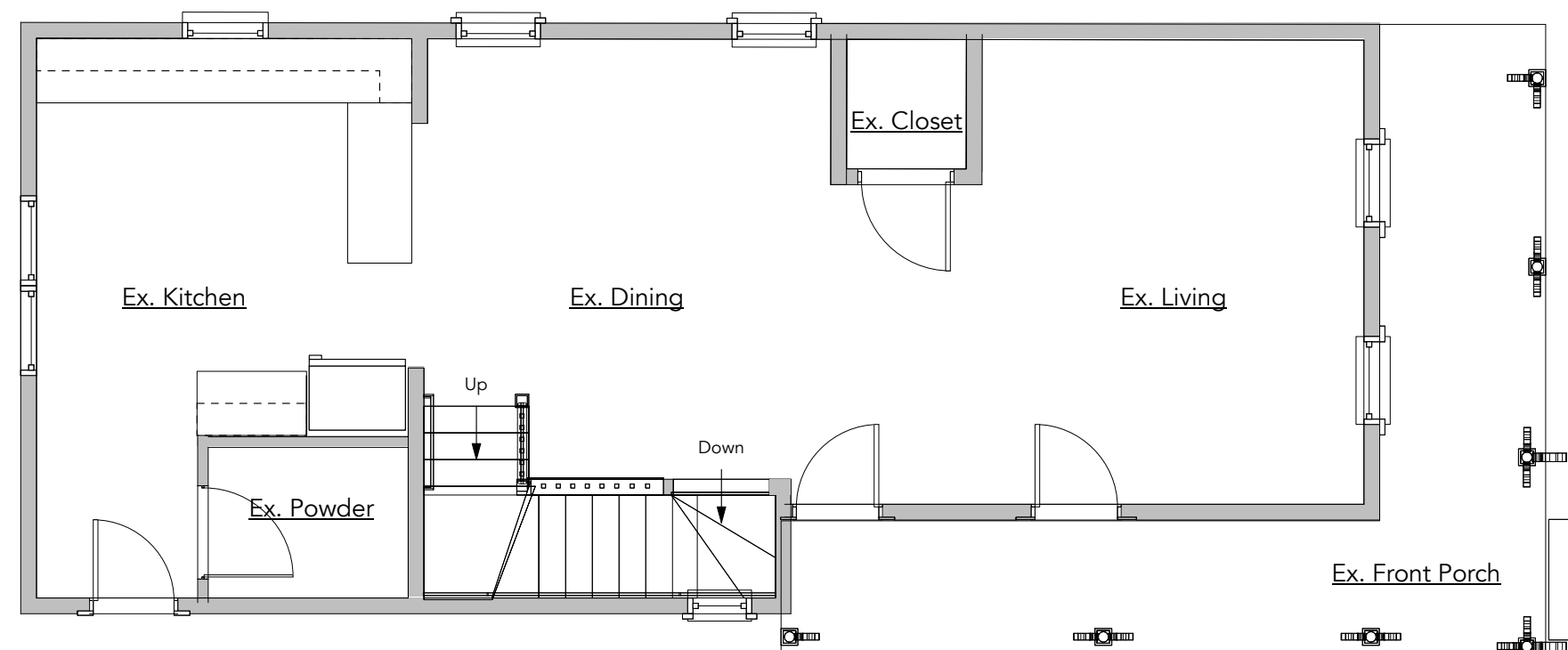
2 **Existing Basement Plan**  
Scale: 3/16" = 1'-0"



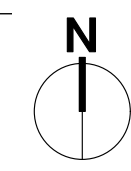
<b>An Addition for</b> <b>316 N College Ave</b> <b>Indianapolis, IN</b>	
Date Issued	November 11, 2025 Historic Review
<h1>HR1.4</h1> <p>Basement Floor Plans</p>	
 <a href="http://www.retrofit.design">www.retrofit.design</a> 317-426-9948	



1 **New Work First Floor Plan**  
Scale: 3/16" = 1'-0"



2 **Existing First Floor**  
Scale: 3/16" = 1'-0"

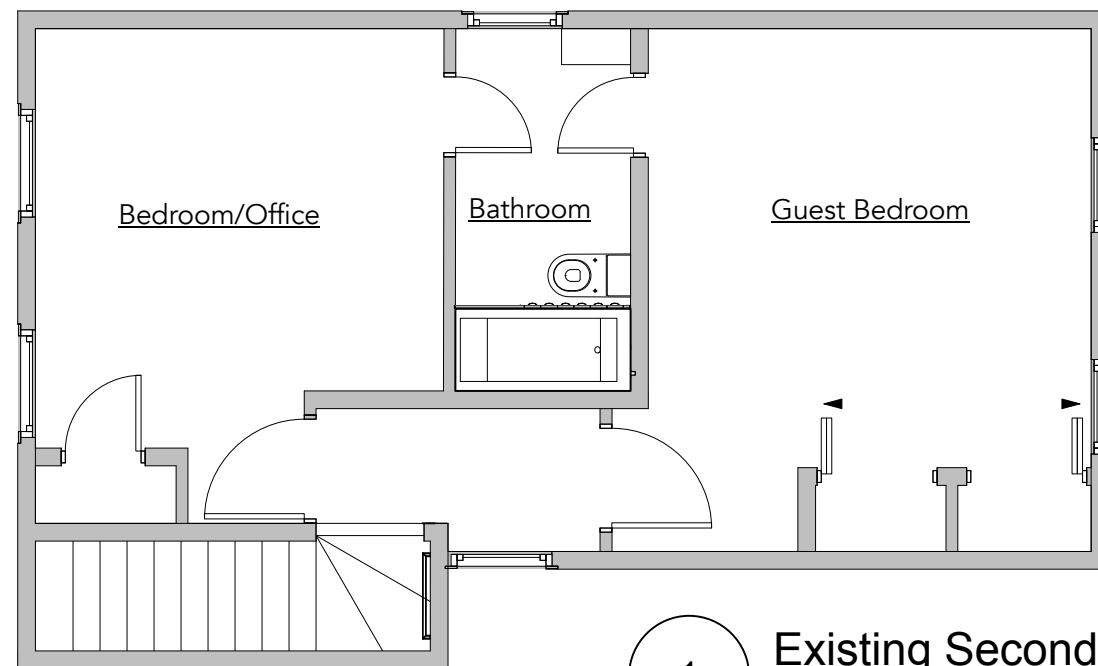
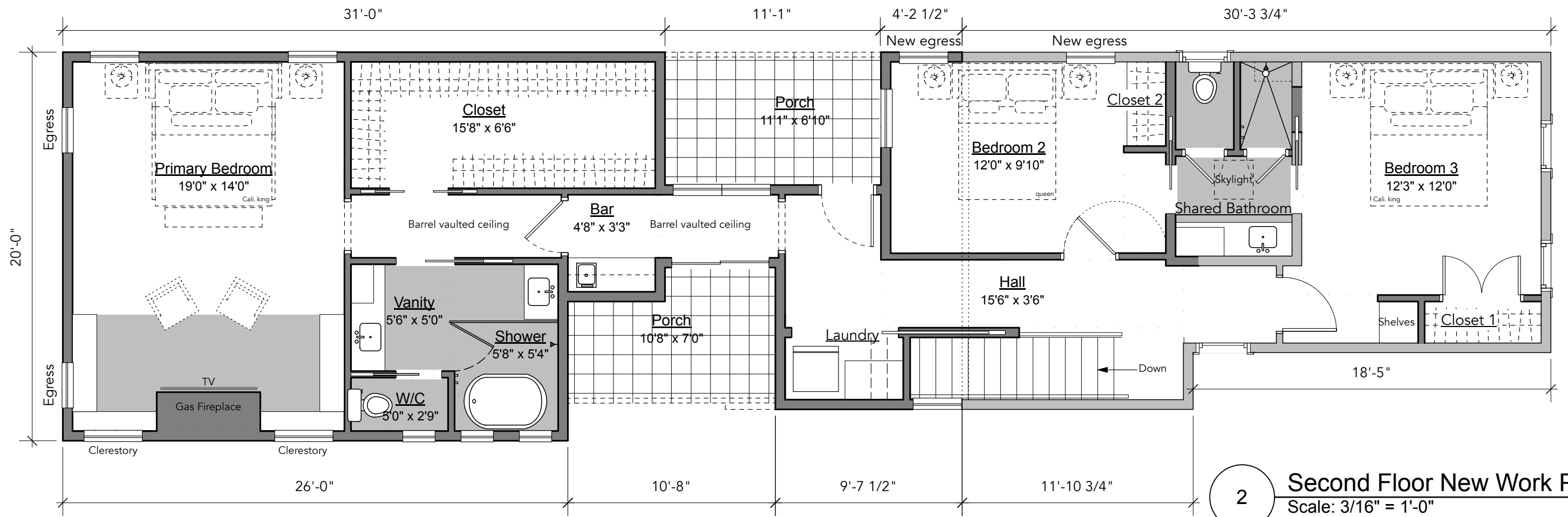


**An Addition for**  
**316 N College Ave**  
**Indianapolis, IN**

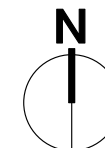
Date: November 11, 2025  
Issued: Historic Review

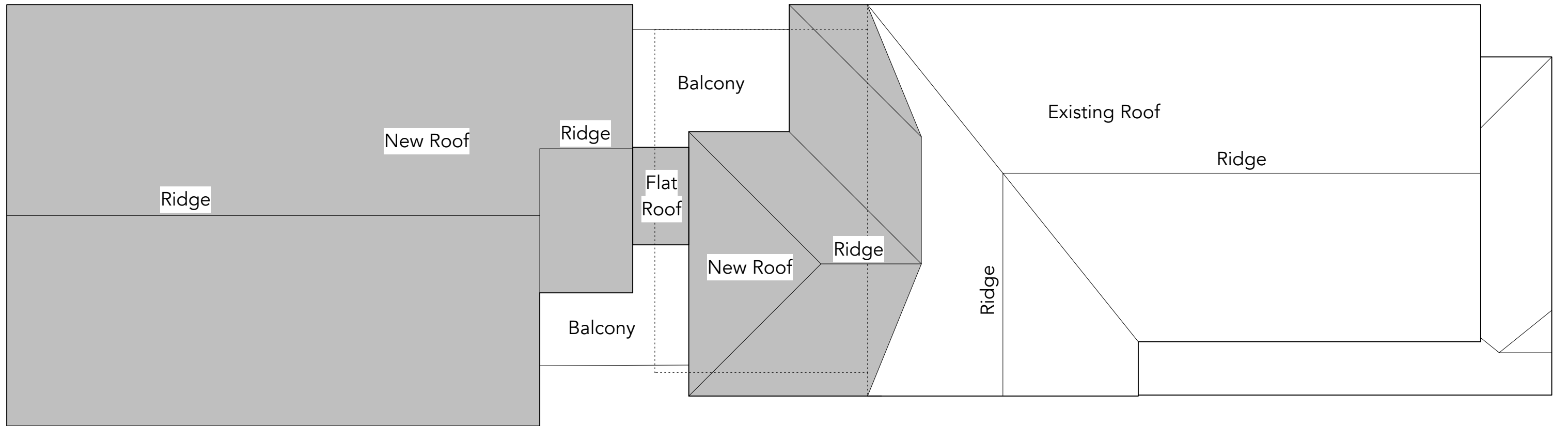
**HR1.5**  
First Floor Plans

  
www.retrofit.design 317-426-9948

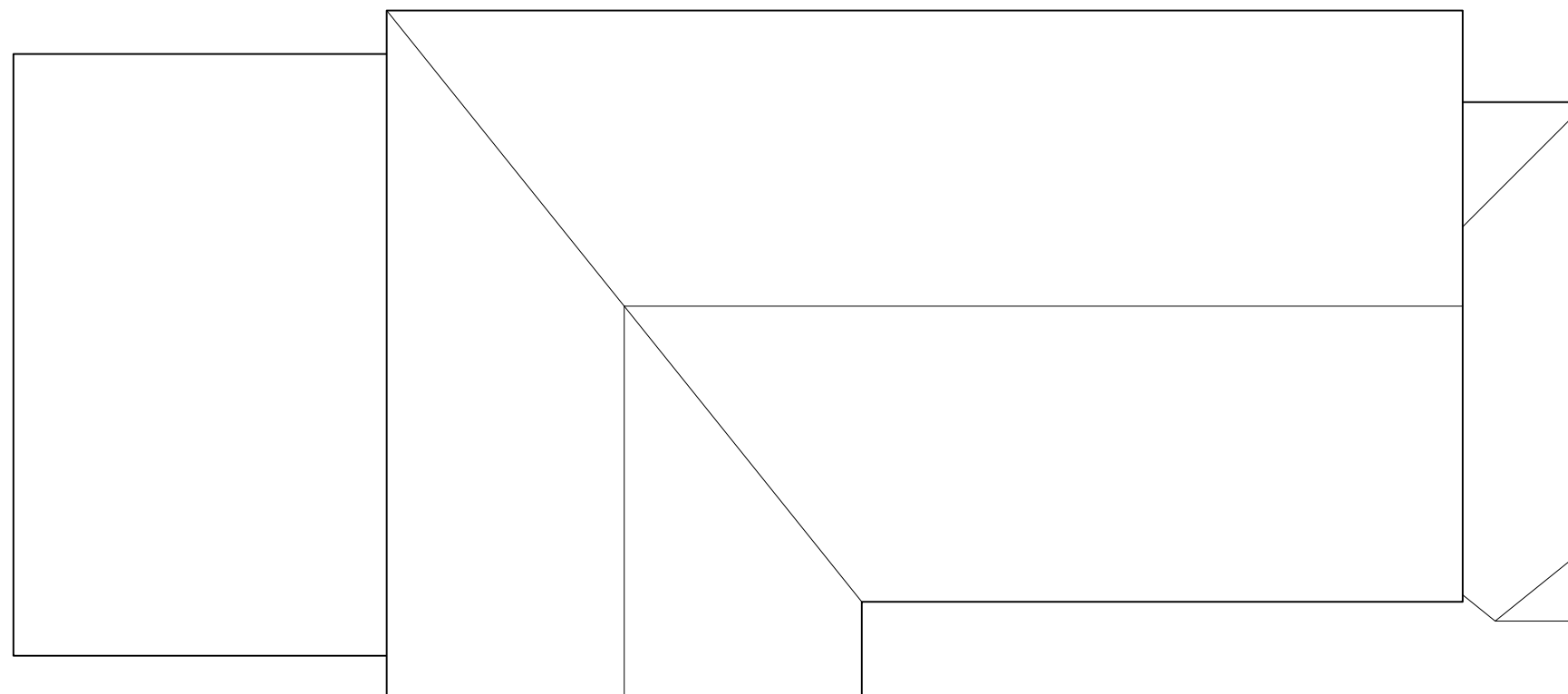


<b>An Addition for</b> 316 N College Ave Indianapolis, IN	
Date Issued	November 11, 2025 Historic Review
<h1>HR1.6</h1> Second Floor Plan	
 <a href="http://www.retrofit.design">www.retrofit.design</a> 317-426-9948	

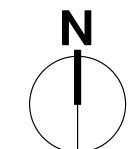




1 **New Roof Plan**  
Scale: 3/16" = 1'-0"



2 **Existing Roof Plan**  
Scale: 3/16" = 1'-0"



An Addition for 316 N College Ave Indianapolis, IN	
Date Issued	November 11, 2025 Historic Review
<h1>HR1.7</h1> <p>Roof Plans</p>	
 <p>www.retrofit.design 317-426-9948</p>	





Railing at existing front porch  
Egress window in basement

- Metal chimney cap
- Brick chimney
- Shingle roofing to match
- Gutters at eaves
- Exposed rafter tails
- PT 1x4 board sheathing soffit
- Andersen DH windows
- Cement board casing/trim
- Hardie board lap siding
- Indiana limestone base
- Spindle railing
- Metal lanterns

1

### Front (East) Elevation

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



2

### Left (South) Elevation

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

Secondary front door replaced with Andersen DH window  
Railing at existing front porch  
New porch lantern



3

### Existing Front (East) Elevation

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



4

### Existing Left (South) Elevation

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

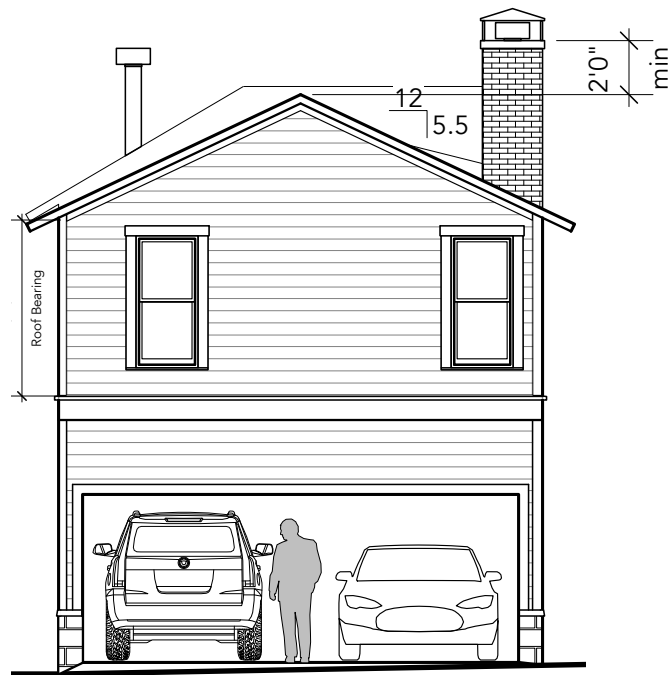
An Addition for  
316 N College Ave  
Indianapolis, IN

Date  
Issued

November 11, 2025  
Historic Review

# HR1.8

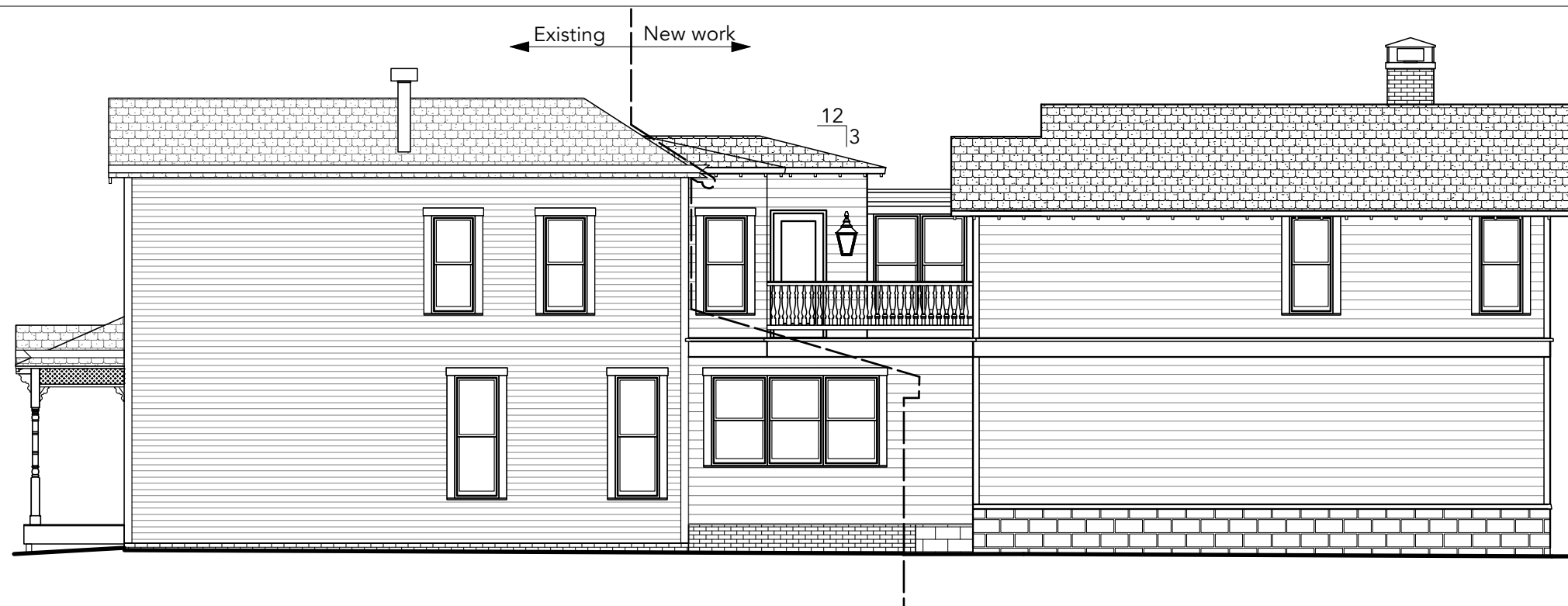
Elevations



1

## Rear (West) Elevation

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



2

## Right (North) Elevation

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

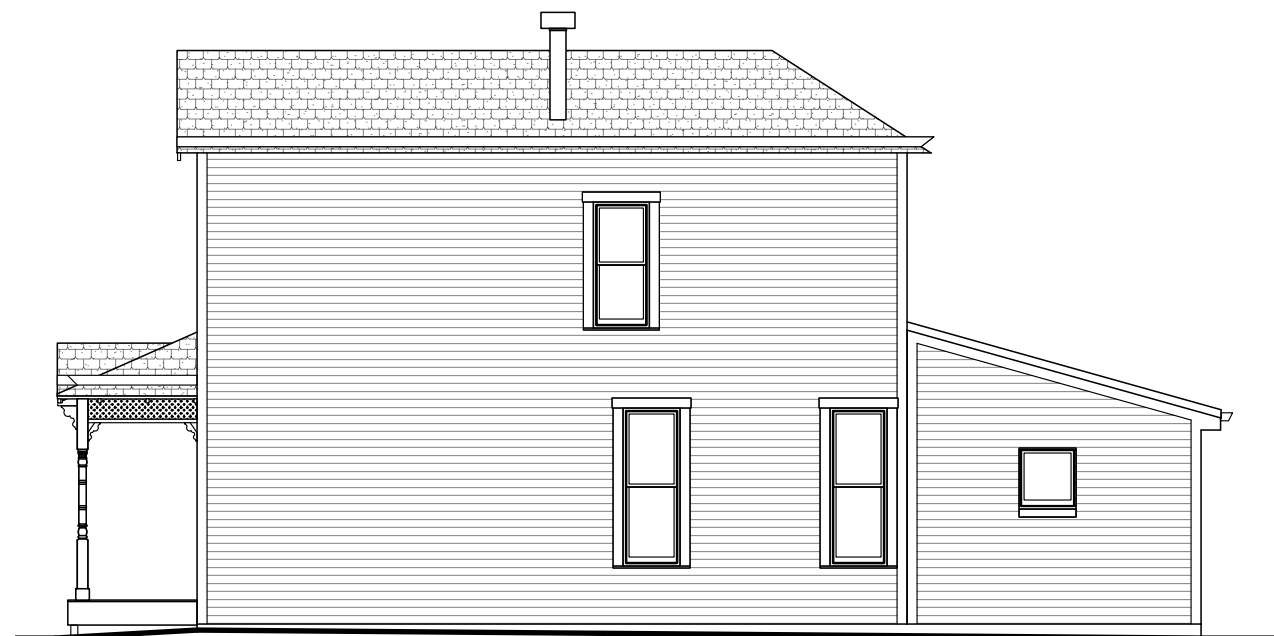
- Metal chimney cap
- Brick chimney
- Shingle roofing to match
- Gutters at eaves
- Exposed rafter tails
- PT 1x4 board sheathing soffit
- Andersen DH windows
- Cement board casing/trim
- Hardie board lap siding
- Indiana limestone base
- Spindle railing
- Metal lanterns



3

## Existing Rear (West) Elevation


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



4

## Existing Right (North) Elevation

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

An Addition for 316 N College Ave Indianapolis, IN	
Date Issued	November 11, 2025 Historic Review
HR1.9 Elevations	
	
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# **2024-COA-226 AMENDMENT 1 (WD) & 2025-VHP-011 230 SOUTH PENNSYLVANIA STREET**



INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

# **CSX DESIGN REVIEW**

NOVEMBER, 2025



CSX DESIGN REVIEW SITE CONTEXT





CSX DESIGN REVIEW DISTRICT MAP

20 min

11 min

8 min

101 S Pennsylvania St, Indianapolis, IN 46204

36 S Pennsylvania St, Indianapolis, IN 46204

30 S Meridian St, Indianapolis, IN 46204

15 W Maryland St, Indianapolis, IN 46204

141 S Meridian St, Indianapolis, IN 46225

225 S Meridian St, Indianapolis, IN 46225

Add destination

Options

Send directions to iPhone

Copy link

via S Pennsylvania St

11 min

0.5 mile

Details

Preview

Mostly flat

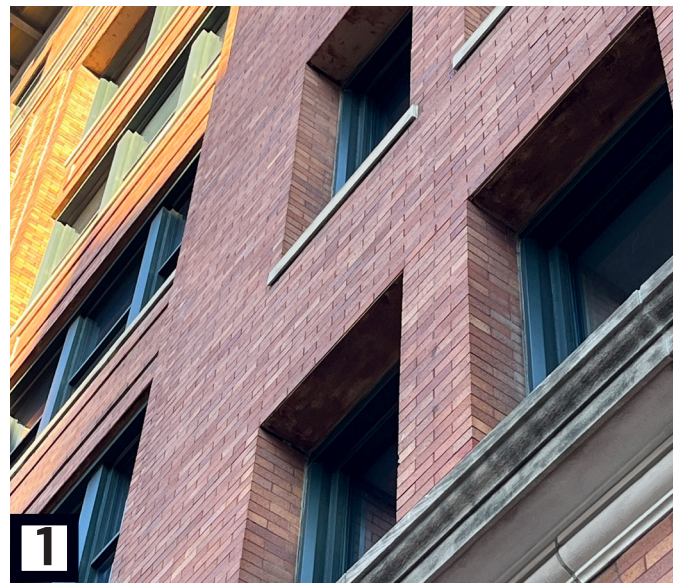
An aerial satellite map of downtown Indianapolis, Indiana. A blue line indicates a walking route starting at 101 S Pennsylvania St and ending at 225 S Meridian St. The route passes through several city blocks. Five specific locations are highlighted with black boxes and white numbers: 1 is at 36 S Pennsylvania St; 2 is at 30 S Meridian St; 3 is at 15 W Maryland St; 4 is at 141 S Meridian St; and 5 is at 225 S Meridian St. The map shows various landmarks, including the Hyatt Regency, PNC Bank, Circle City Tours, and the Indiana Convention Center. A search bar at the top left of the map area says "Search along the route...".

BOXCAR DEVELOPMENT LLC / INDIANAPOLIS HISTORIC PRESERVATION COMMISSION CSX DESIGN REVIEW

67

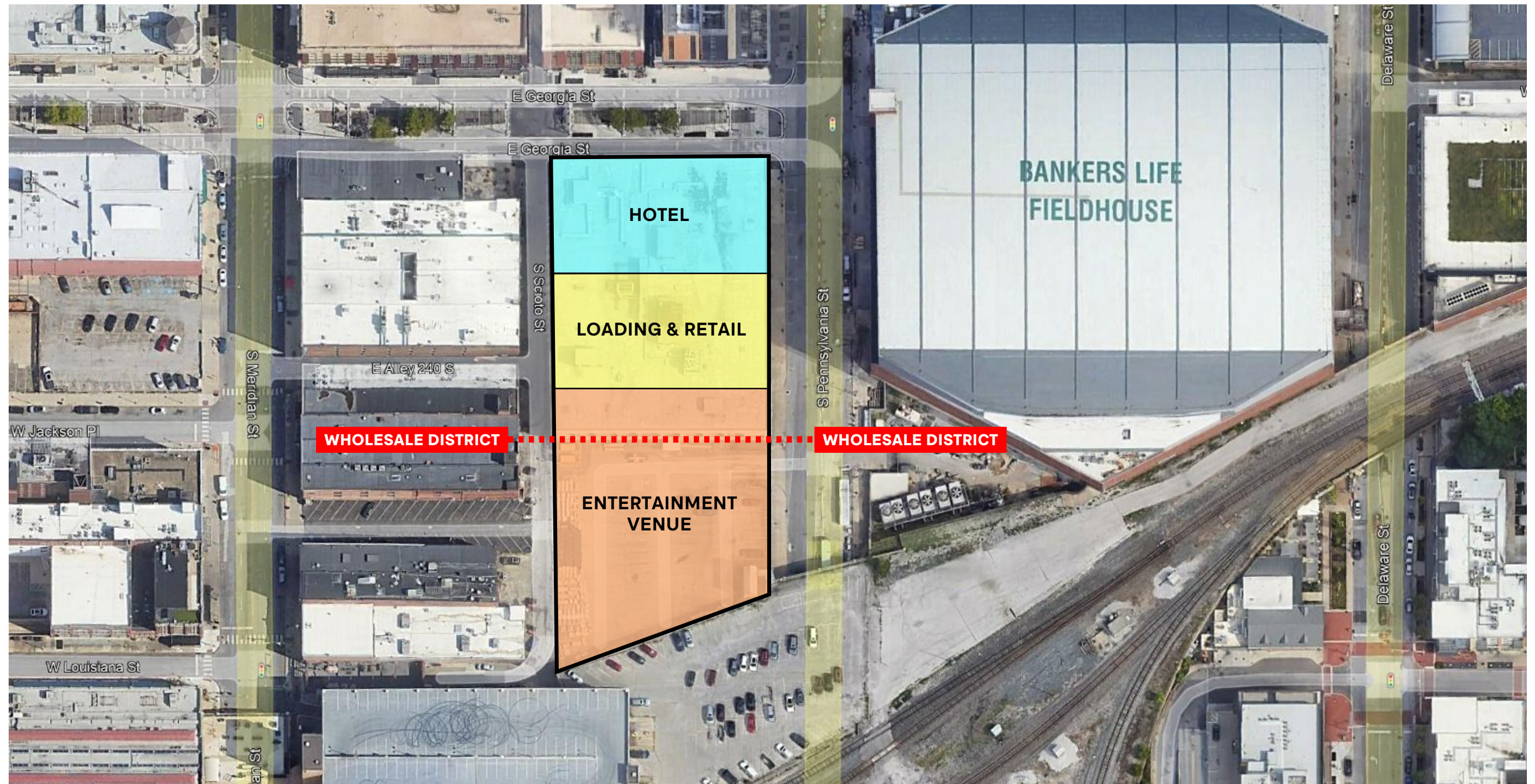


CSX DESIGN REVIEW DISTRICT EXAMPLES



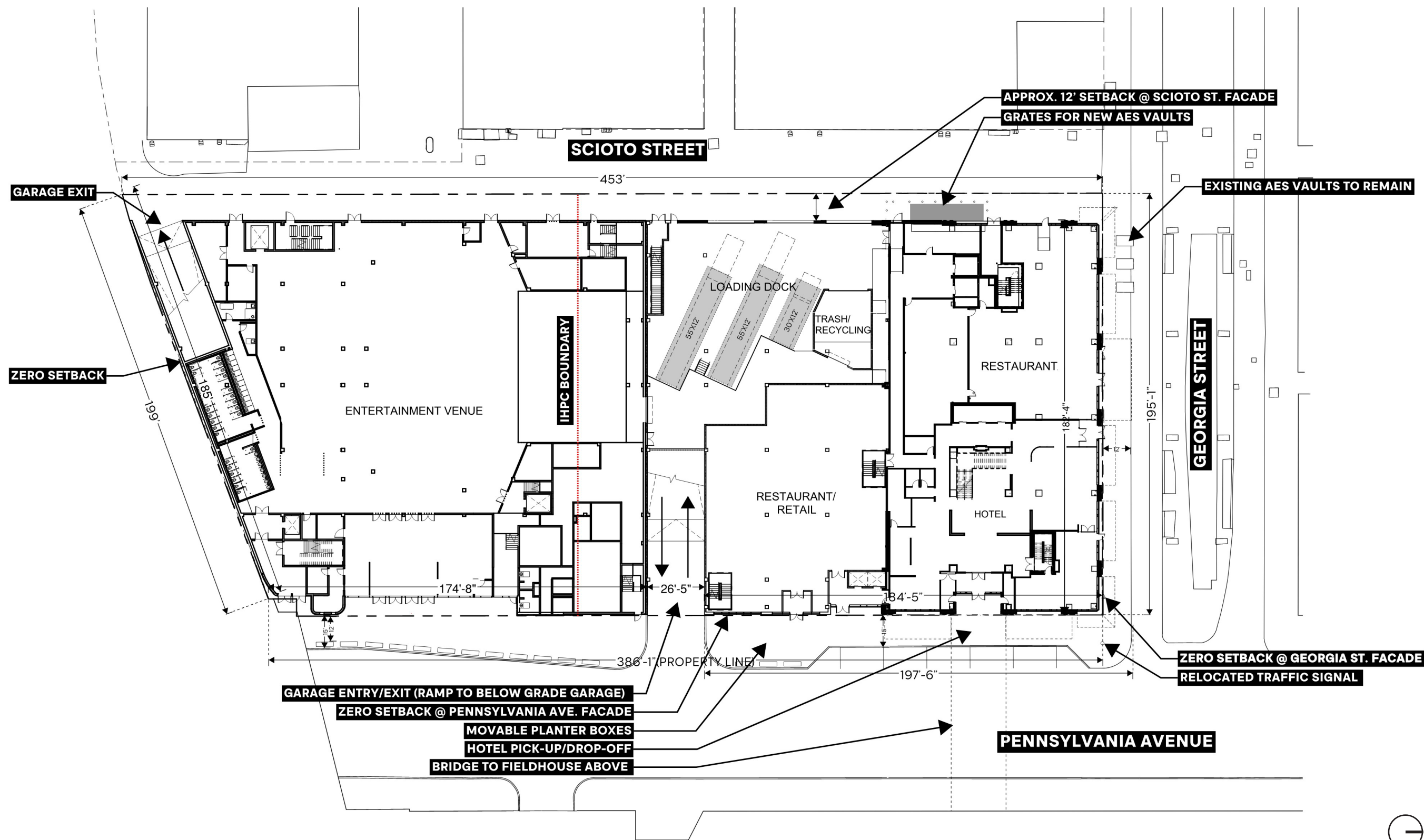


## CSX DESIGN REVIEW PROGRAM DIAGRAM





CSX DESIGN REVIEW SITE PLAN





**CSX DESIGN REVIEW** EXTERIOR RENDERING (AUGUST 2024 SUBMISSION)  
**FOR REFERENCE ONLY**





## CSX DESIGN REVIEW EXTERIOR RENDERING





## CSX DESIGN REVIEW EXTERIOR RENDERING





## CSX DESIGN REVIEW EXTERIOR RENDERING





## CSX DESIGN REVIEW EXTERIOR RENDERING





## CSX DESIGN REVIEW EXTERIOR RENDERING



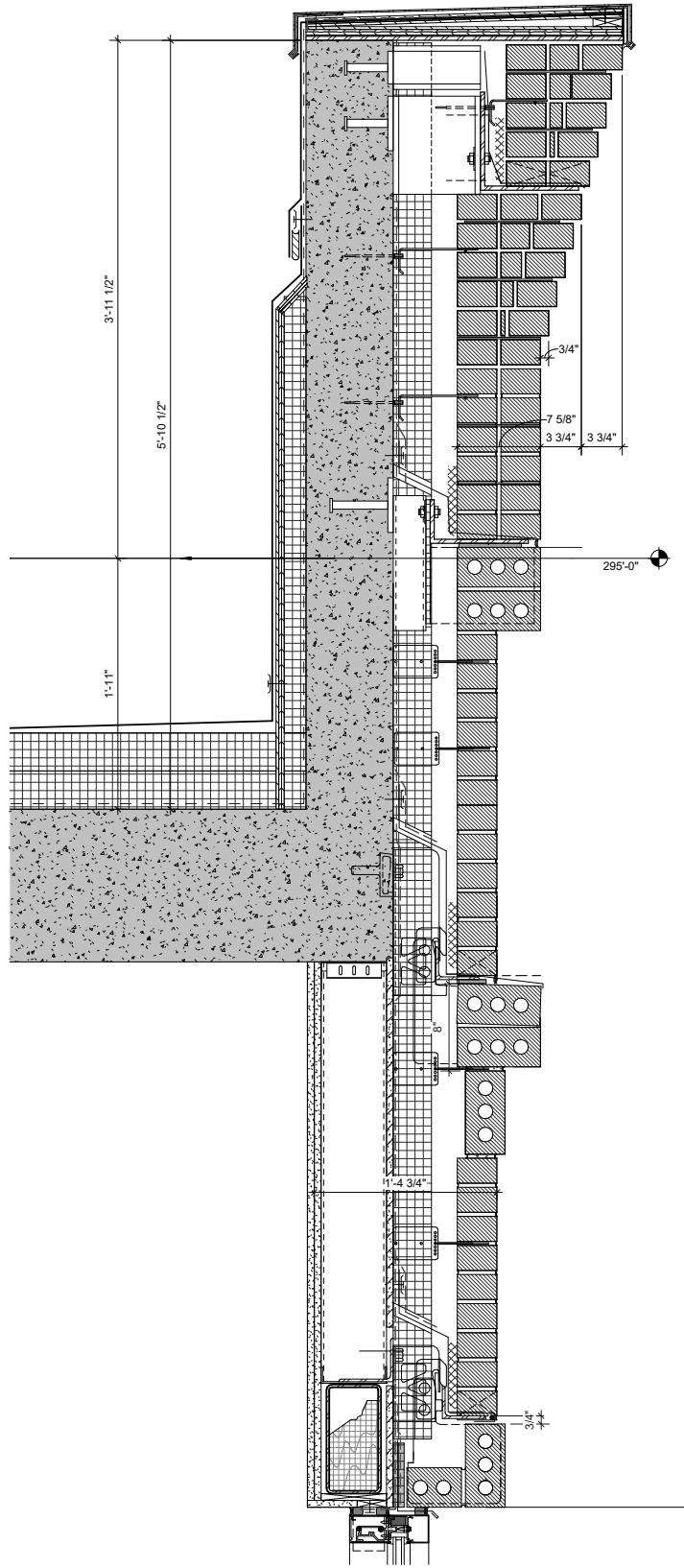


## CSX DESIGN REVIEW EXTERIOR RENDERING

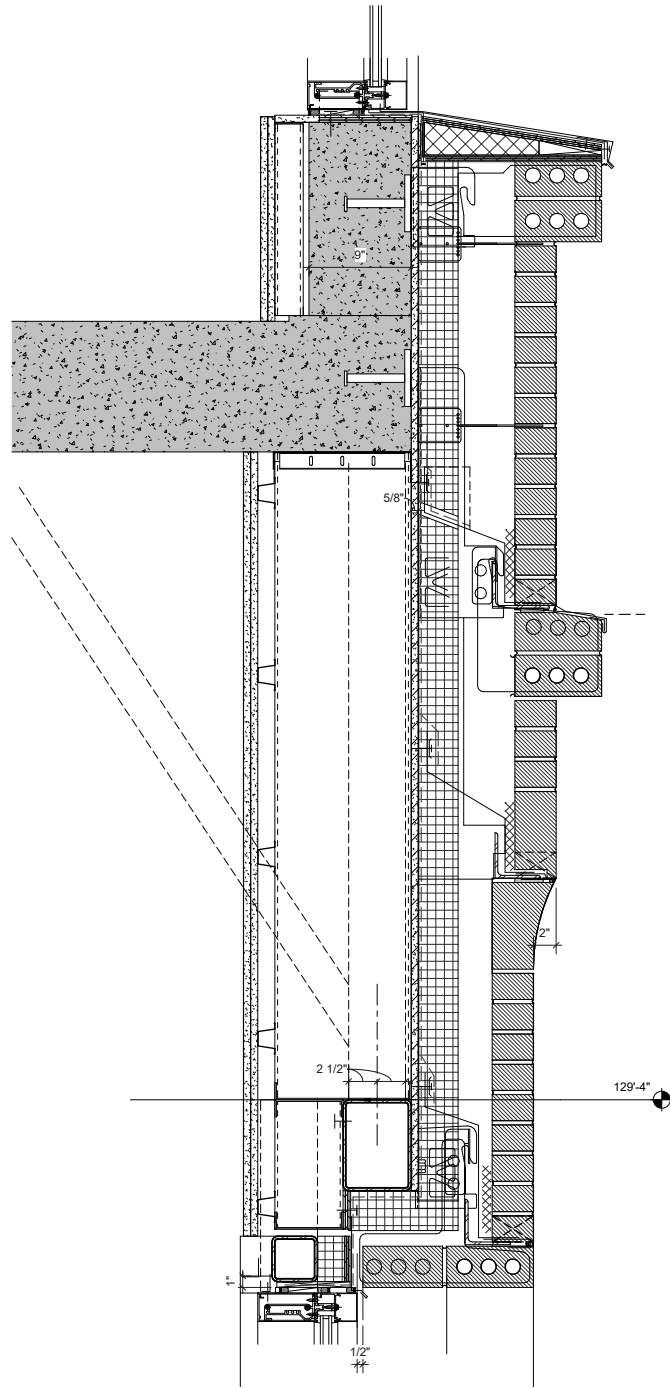




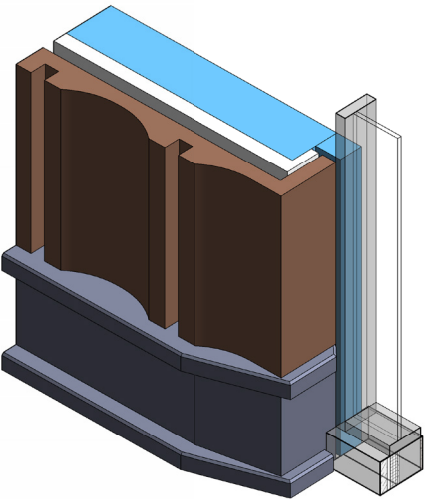
CSX DESIGN REVIEW SECTION DETAILS



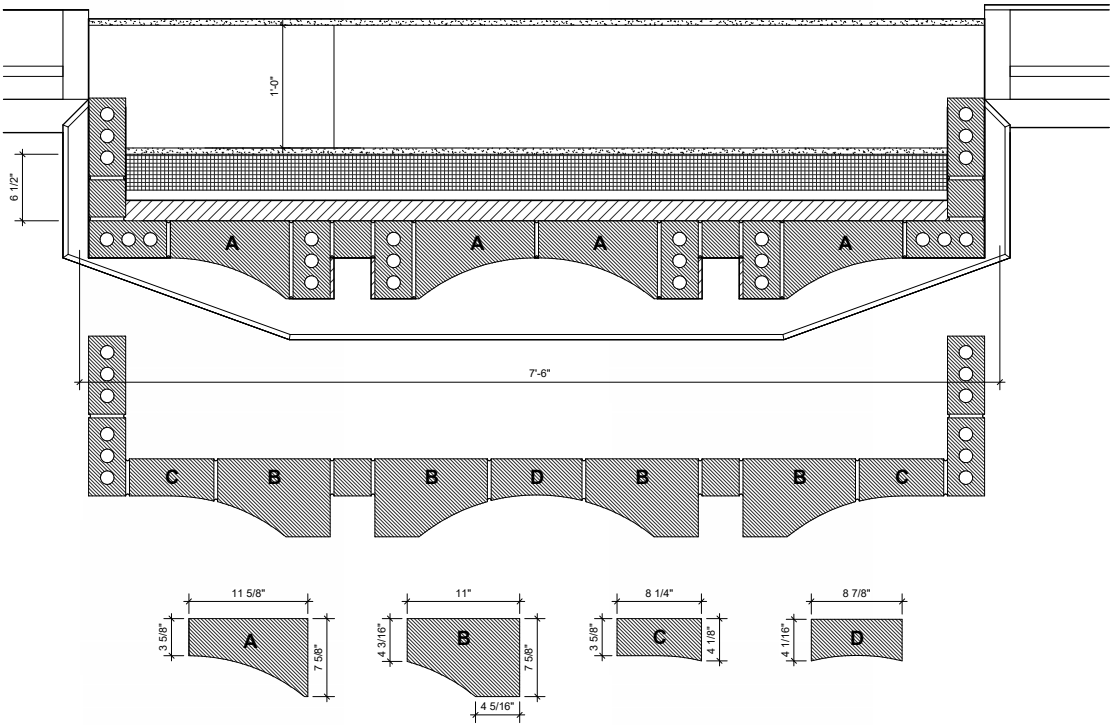
CORNICE DETAIL



SECTION DETAIL - HOTEL LEVEL 3

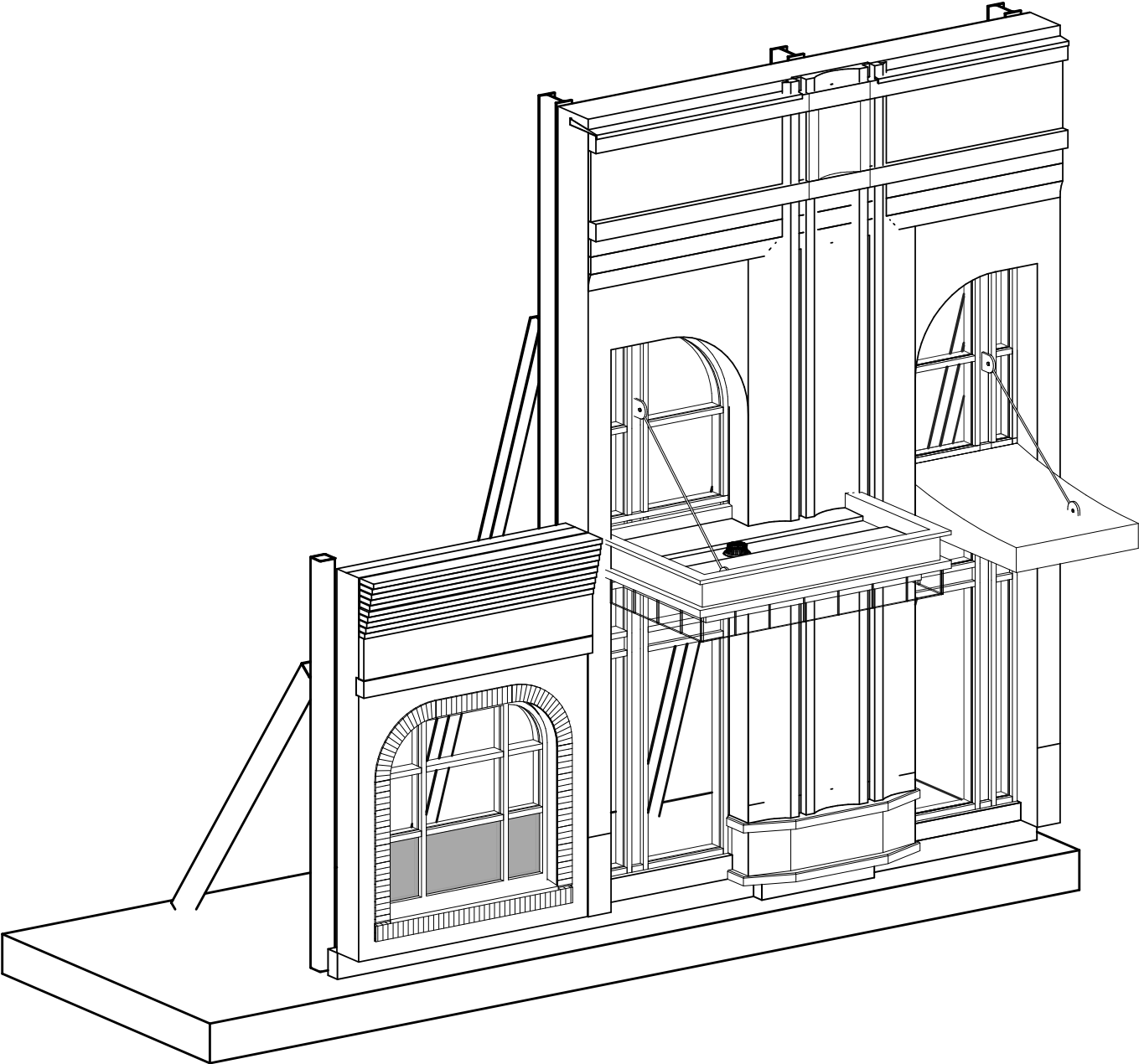


PIER 3D AXON

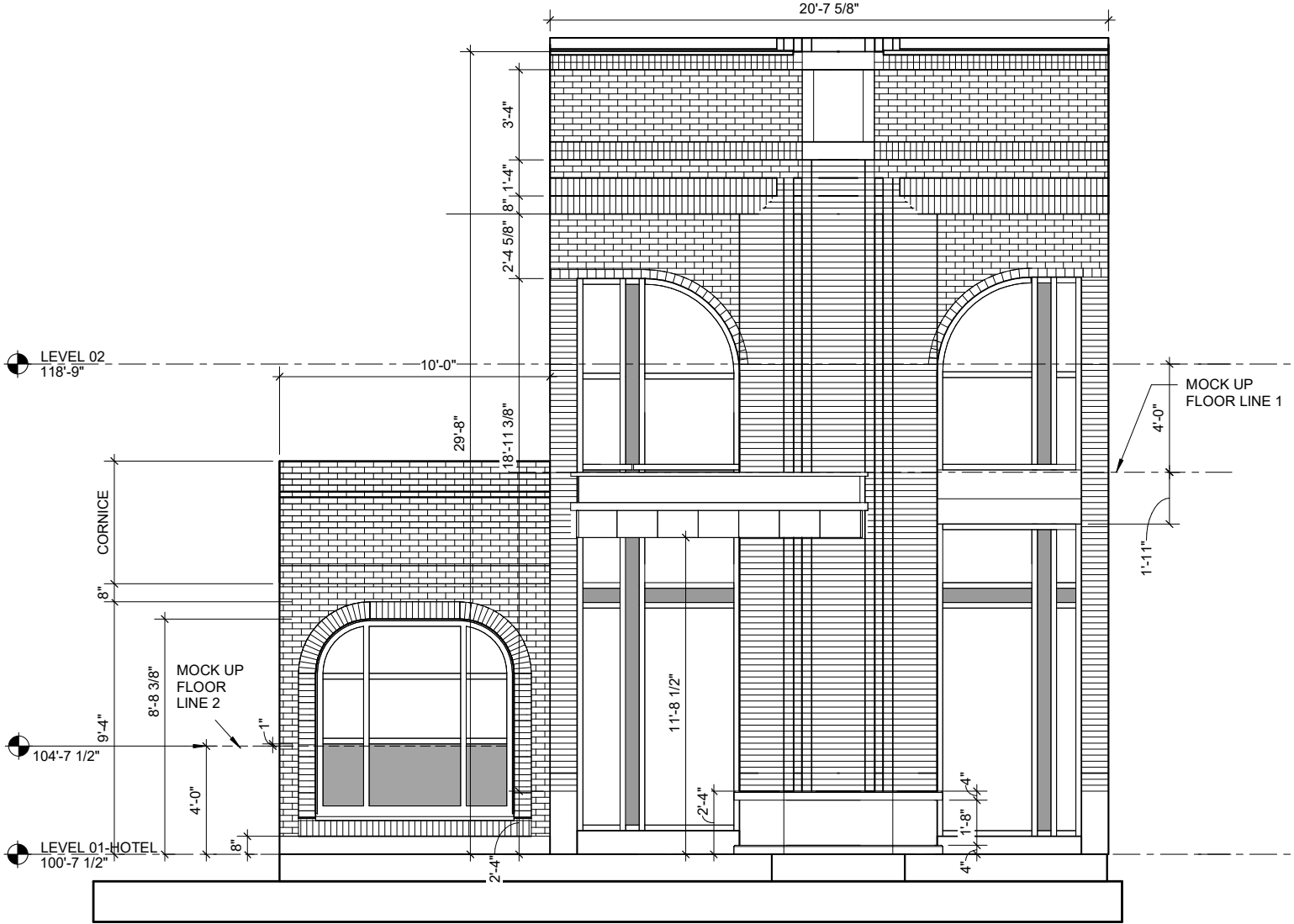


PIER PLAN DETAIL

CSX DESIGN REVIEW MOCK UP WALL



3D AXON- MOCK UP WALL



MOCK UP WALL ELEVATION



## CSX DESIGN REVIEW EXTERIOR RENDERING

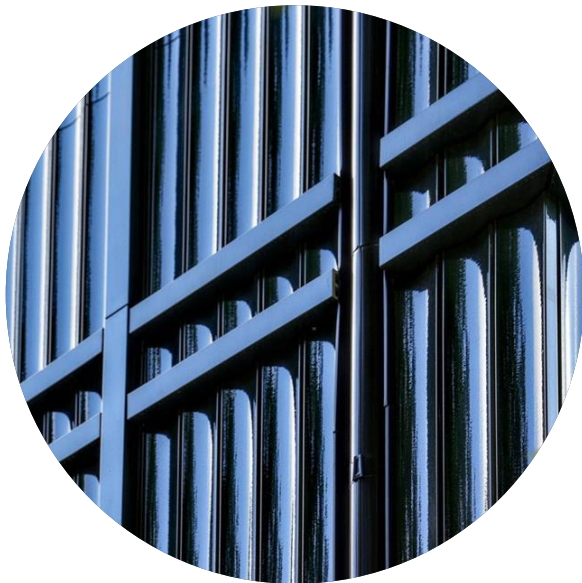




**CSX DESIGN REVIEW** EXTERIOR MATERIALS



BRICK



TERRA COTTA



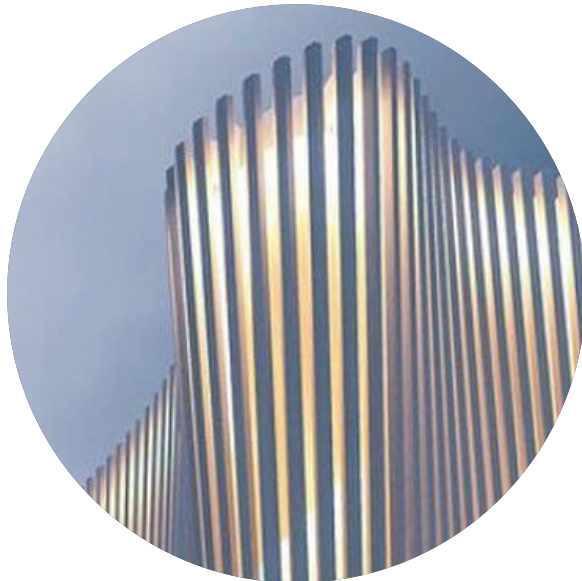
METAL PANEL



BRICK



GRANITE

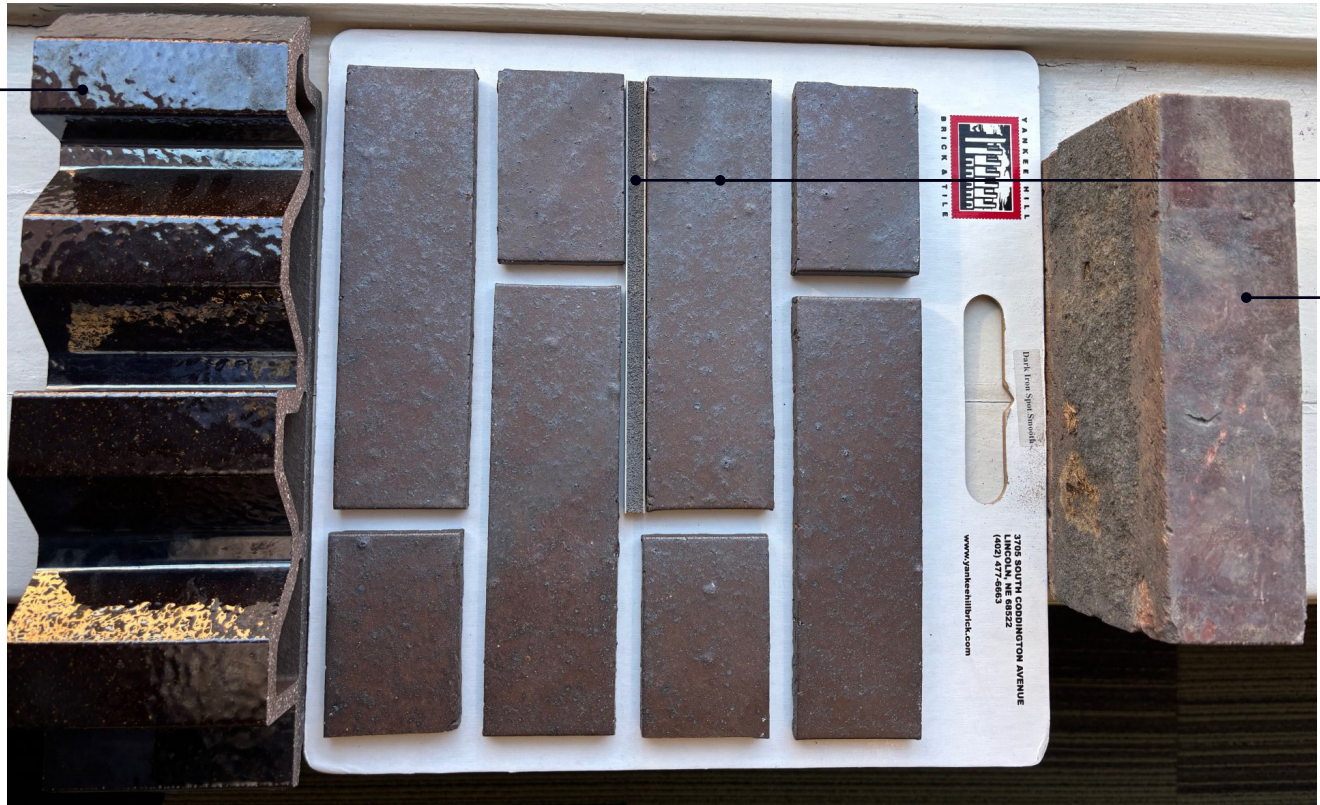


METAL CROWN



CSX DESIGN REVIEW EXTERIOR MATERIALS

PROPOSED TERRA COTTA



PROPOSED BRICK & MORTAR

PREVIOUS CSX BUILDING BRICK



2024 SUBMISSION PROPOSED BRICK



CSX DESIGN REVIEW PENNSYLVANIA AVENUE STREETSCAPE

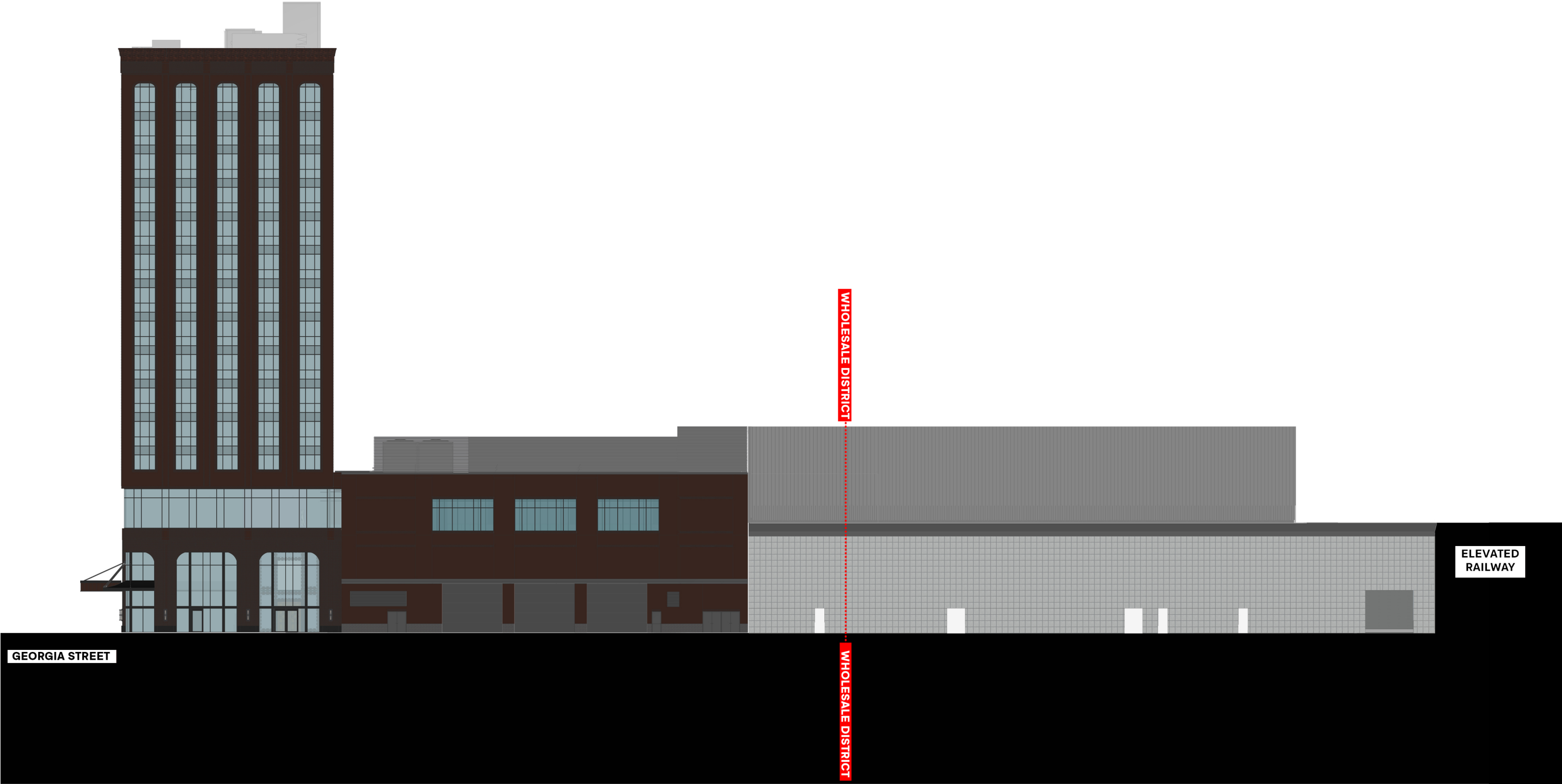


CSX DESIGN REVIEW GEORGIA STREET STREETSCAPE

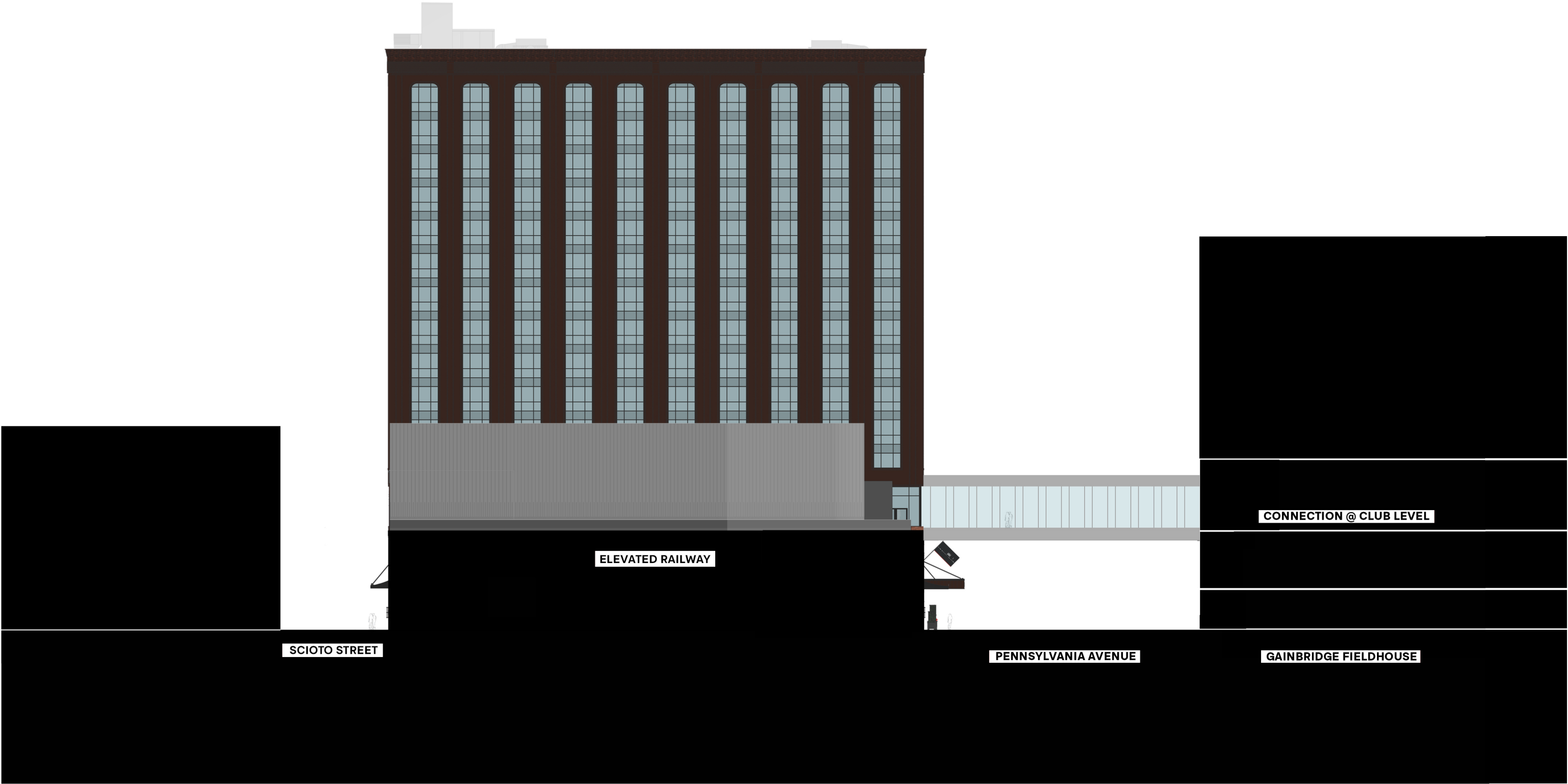




CSX DESIGN REVIEW SCIOTO STREET STREETSCAPE

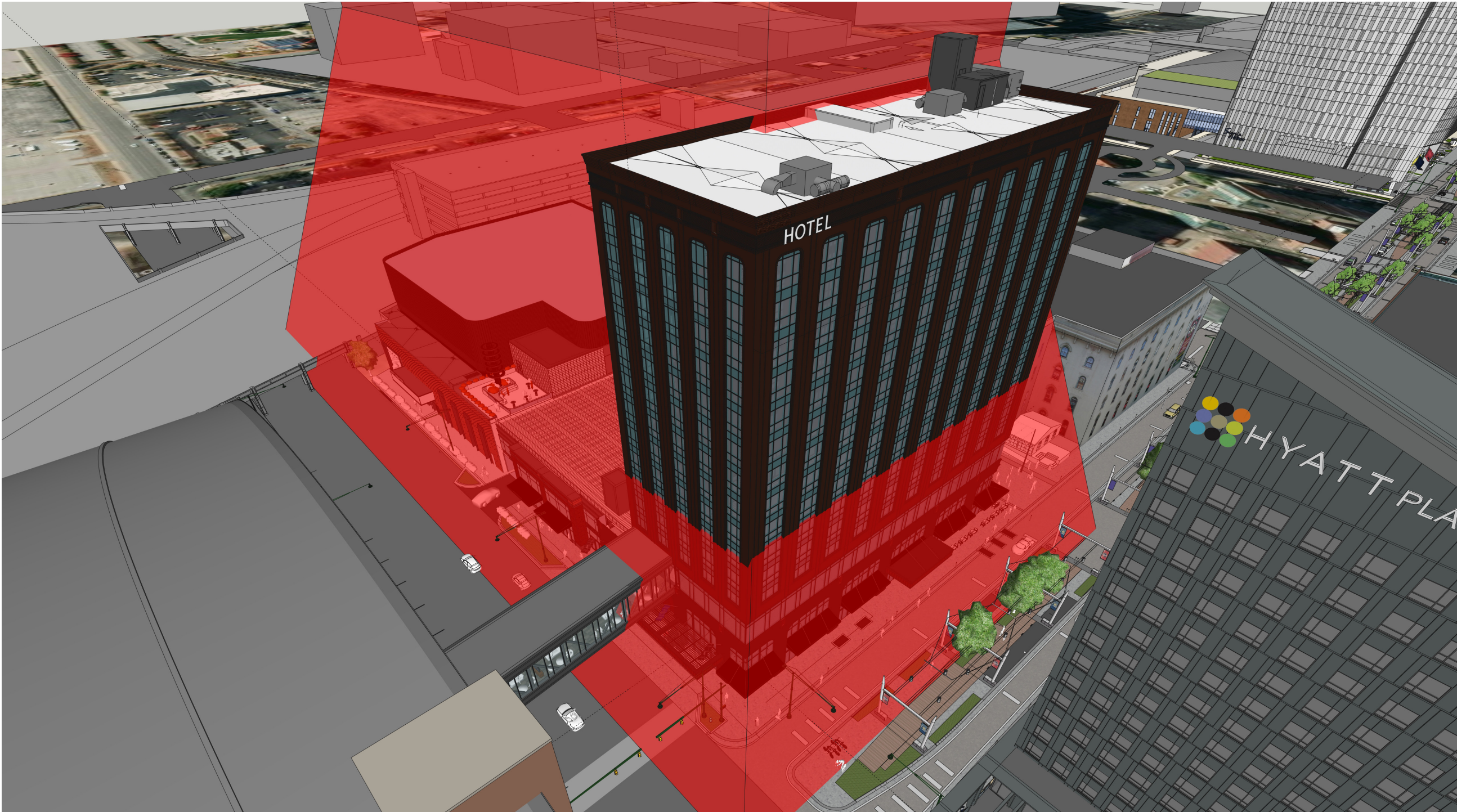


CSX DESIGN REVIEW HOTEL SOUTH ELEVATION

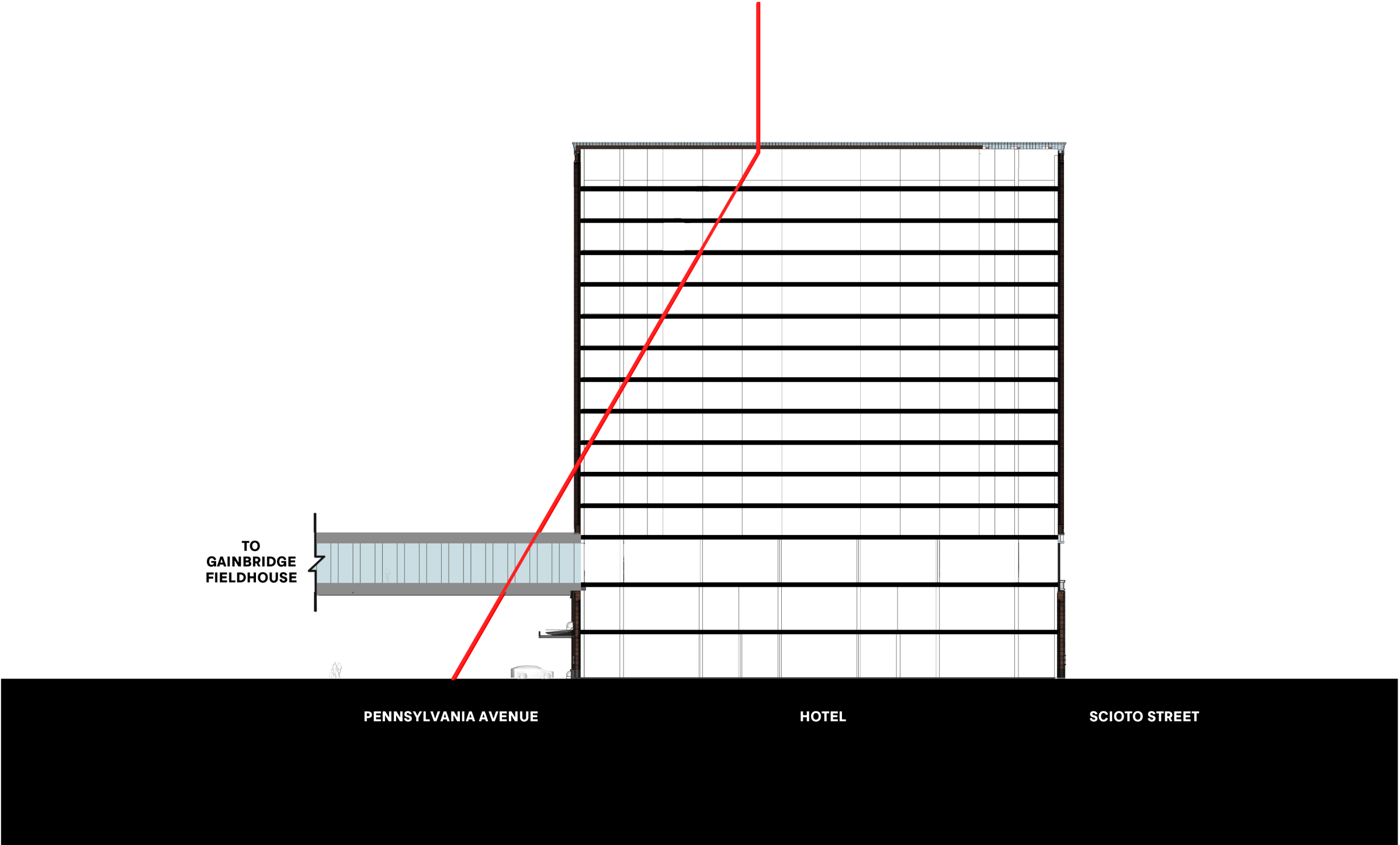




CSX DESIGN REVIEW SKYPLANE EXPOSURE DIAGRAM



**CSX DESIGN REVIEW** SKYPLANE EXPOSURE - GEORGIA STREET SECTION





## CSX DESIGN REVIEW SKYPLANE EXPOSURE - PENNSYLVANIA AVENUE SECTION

