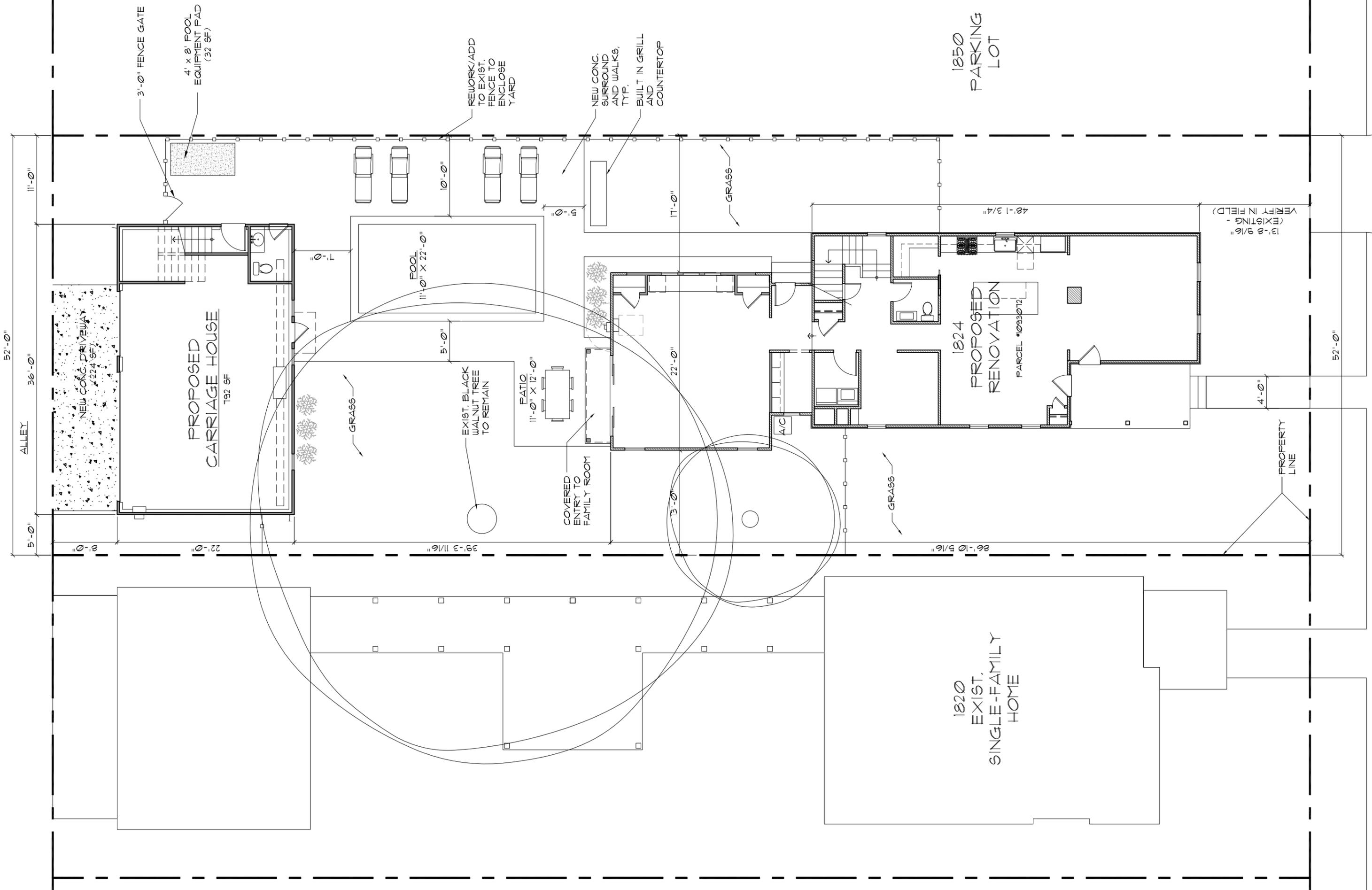
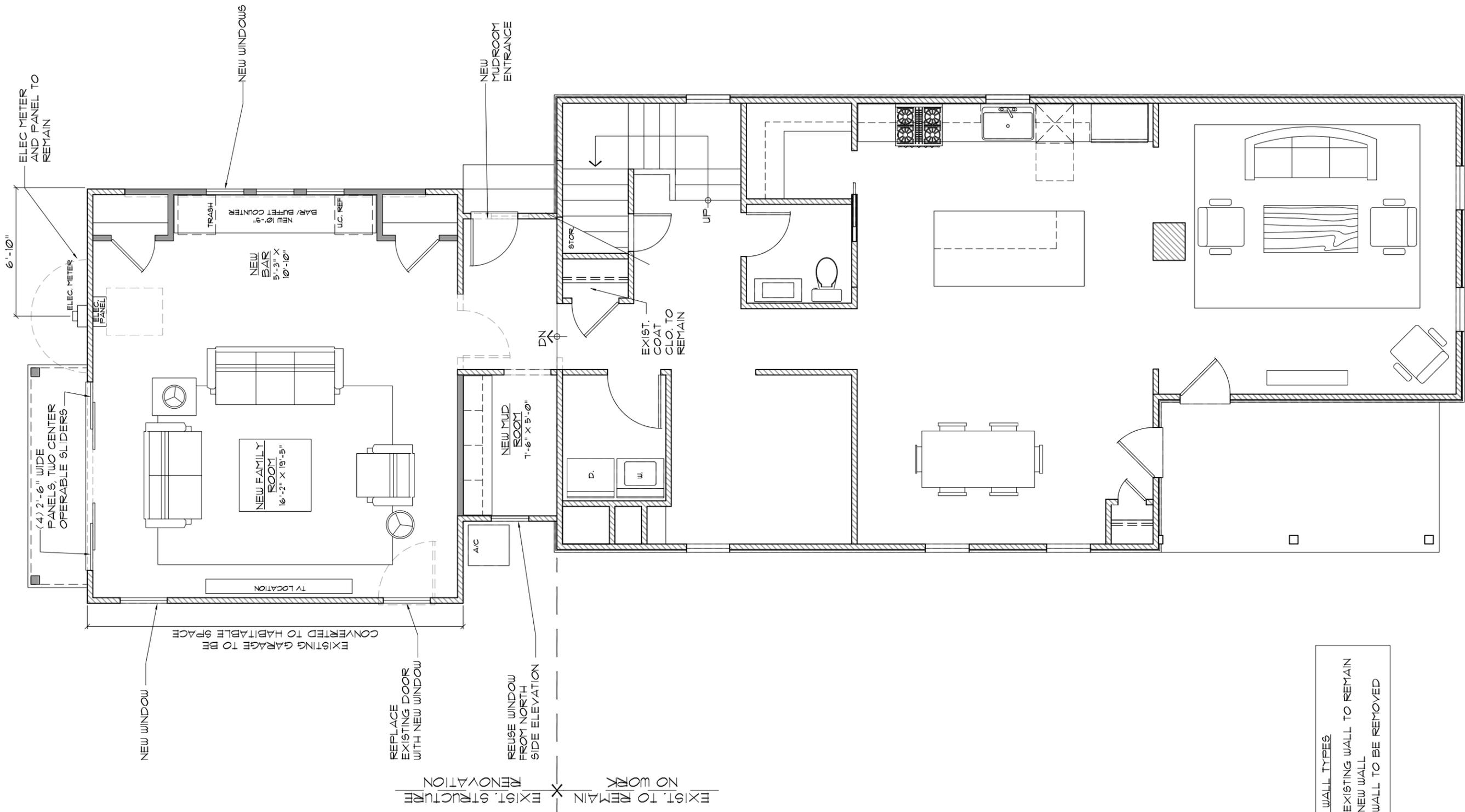




2026-COA-017 (HMP)
1824 NORTH NEW JERSEY STREET



183 SITE PLAN @ 1/8" = 1'-0"



LEGEND: WALL TYPES
 [Hatched] EXISTING WALL TO REMAIN
 [Solid] NEW WALL
 [Dashed] WALL TO BE REMOVED

1824 N NEW JERSEY STREET
 SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN, OPTION A
 HOUSE SQUARE FOOTAGE: 1,073 SF
 (MEASURED TO EXTERIOR OF WALL)
 NEW HABITABLE SPACE: 476 SF



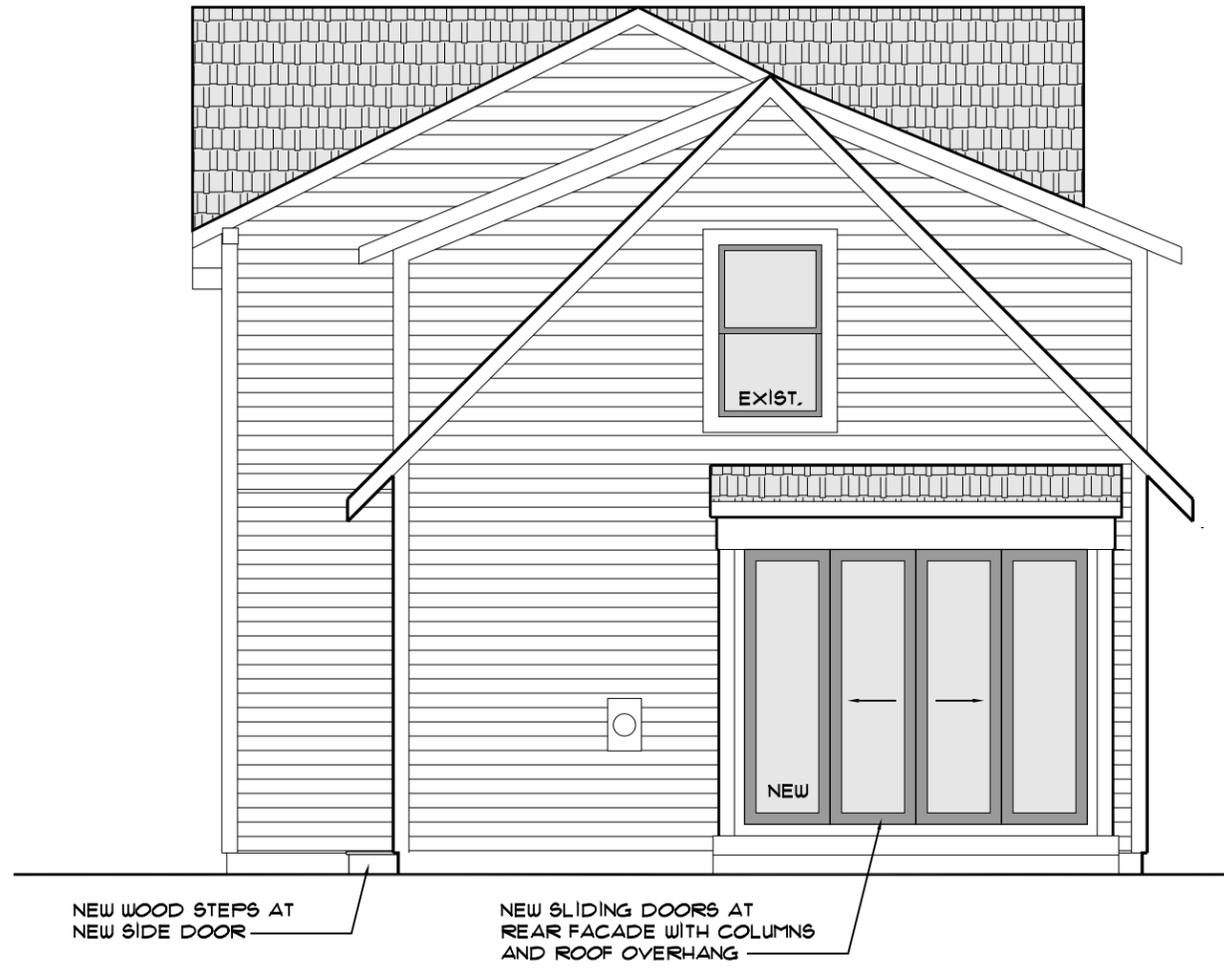
1824 N NEW JERSEY STREET
 SCALE: 3/16" = 1'-0"

NORTH ELEVATION

NEW MUD ROOM
 DOOR LOCATION W/
 NEW WOOD STEPS

NEW WINDOWS IN EXISTING GARAGE DOOR
 OPENING, INFILL WALL TO MATCH EXISTING

NEW OVERHANG AND POSTS AT
 NEW FAMILY ROOM



NEW WOOD STEPS AT
NEW SIDE DOOR

NEW SLIDING DOORS AT
REAR FACADE WITH COLUMNS
AND ROOF OVERHANG



1824 N NEW JERSEY STREET
SCALE: 3/16" = 1'-0"

REAR ELEVATION



NEW OVERHANG AND POSTS
AT NEW FAMILY ROOM

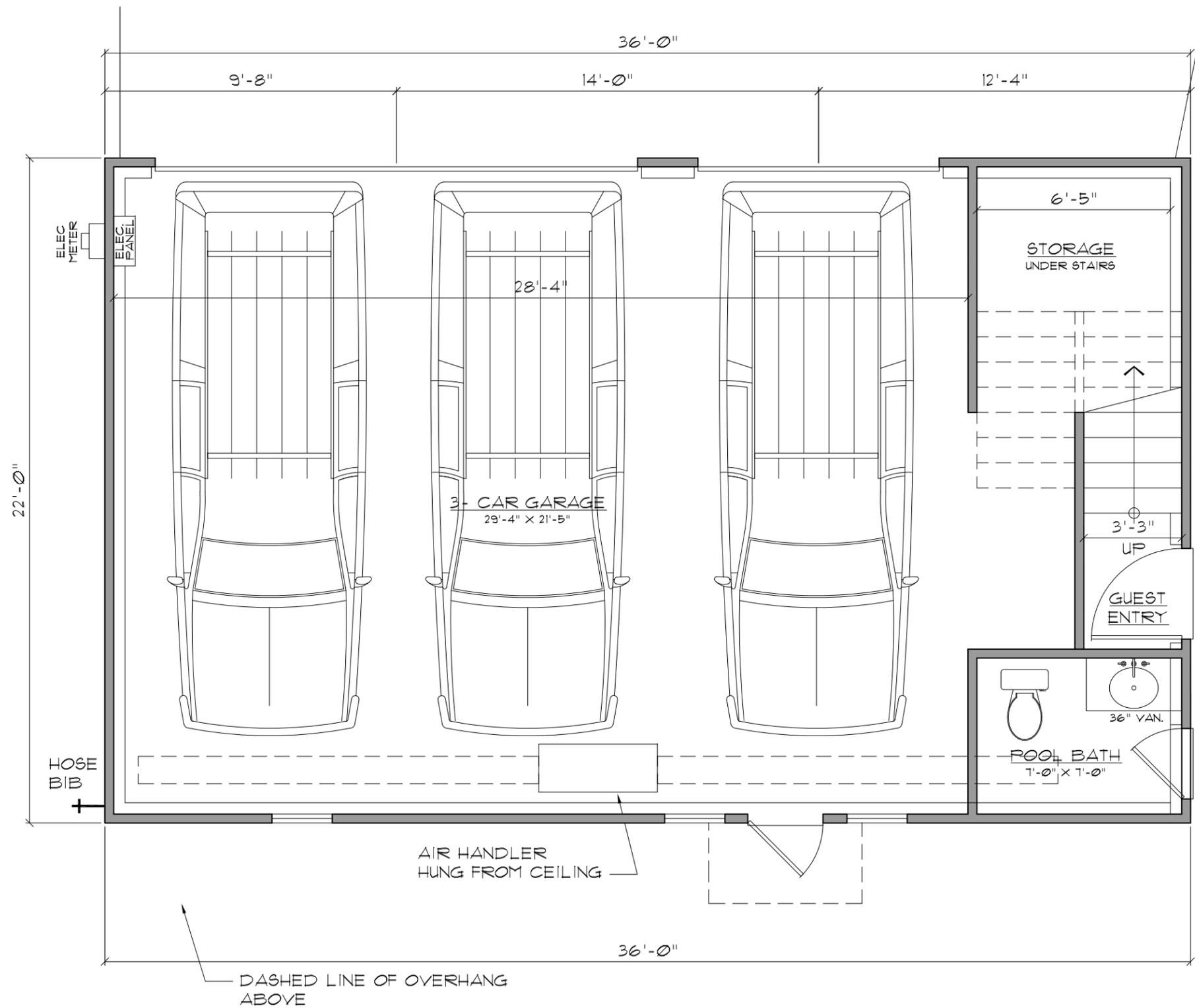
REPLACE EXISTING
DOOR W/ NEW WINDOW

NEW WINDOW



1824 N NEW JERSEY STREET
SCALE: 3/16" = 1'-0"

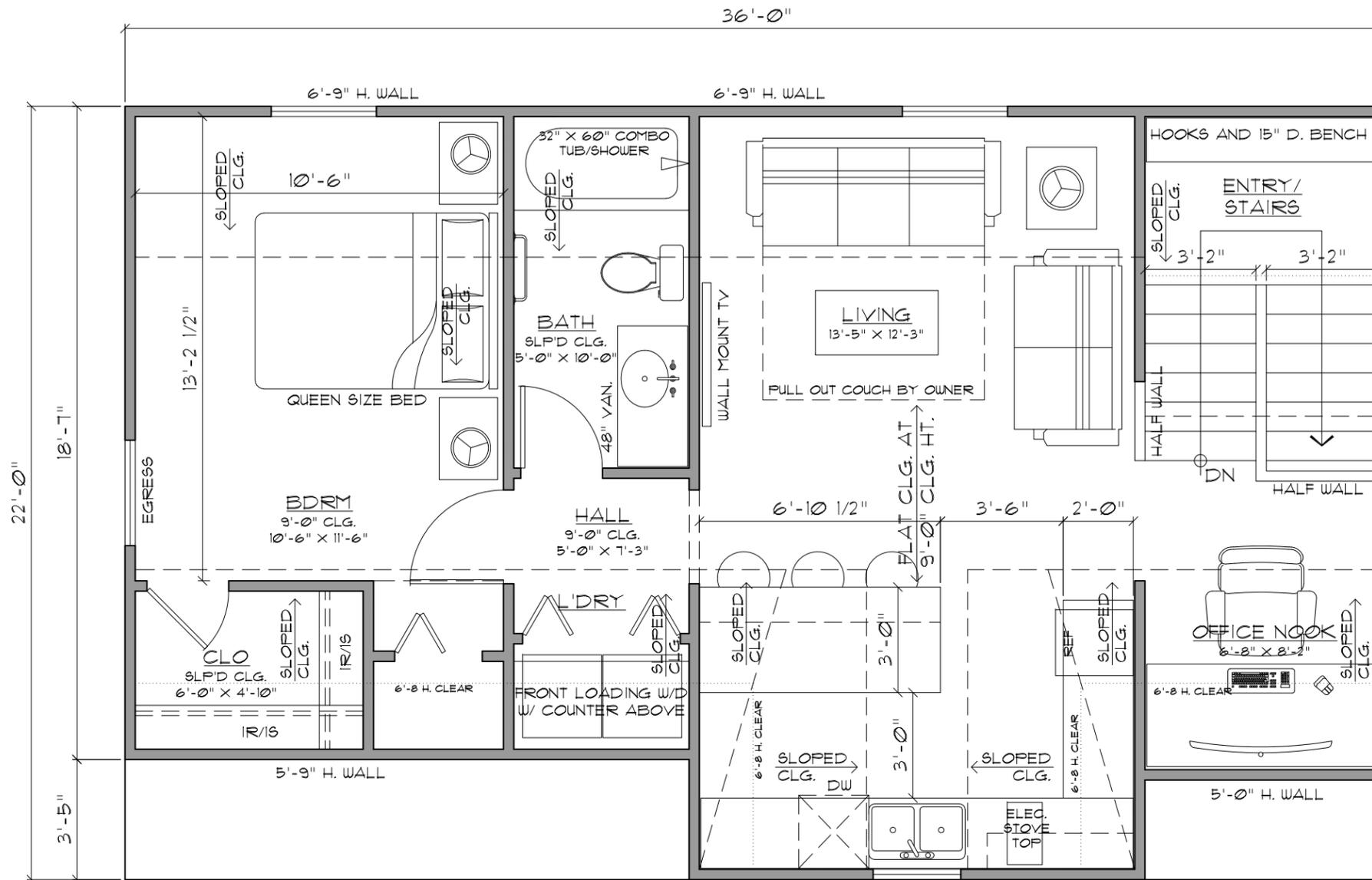
SOUTH ELEVATION



1824 NORT NEW JERSEY
 SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE FIRST FLOOR PLAN
 W/ OPTION 'A' HOUSE / SITE PLAN
 792 SF (MEASURED TO EXT. WALL)





LINE OF WALLS BELOW,
TYP.

1824 NORT NEW JERSEY
SCALE: 1/4" = 1'-0"

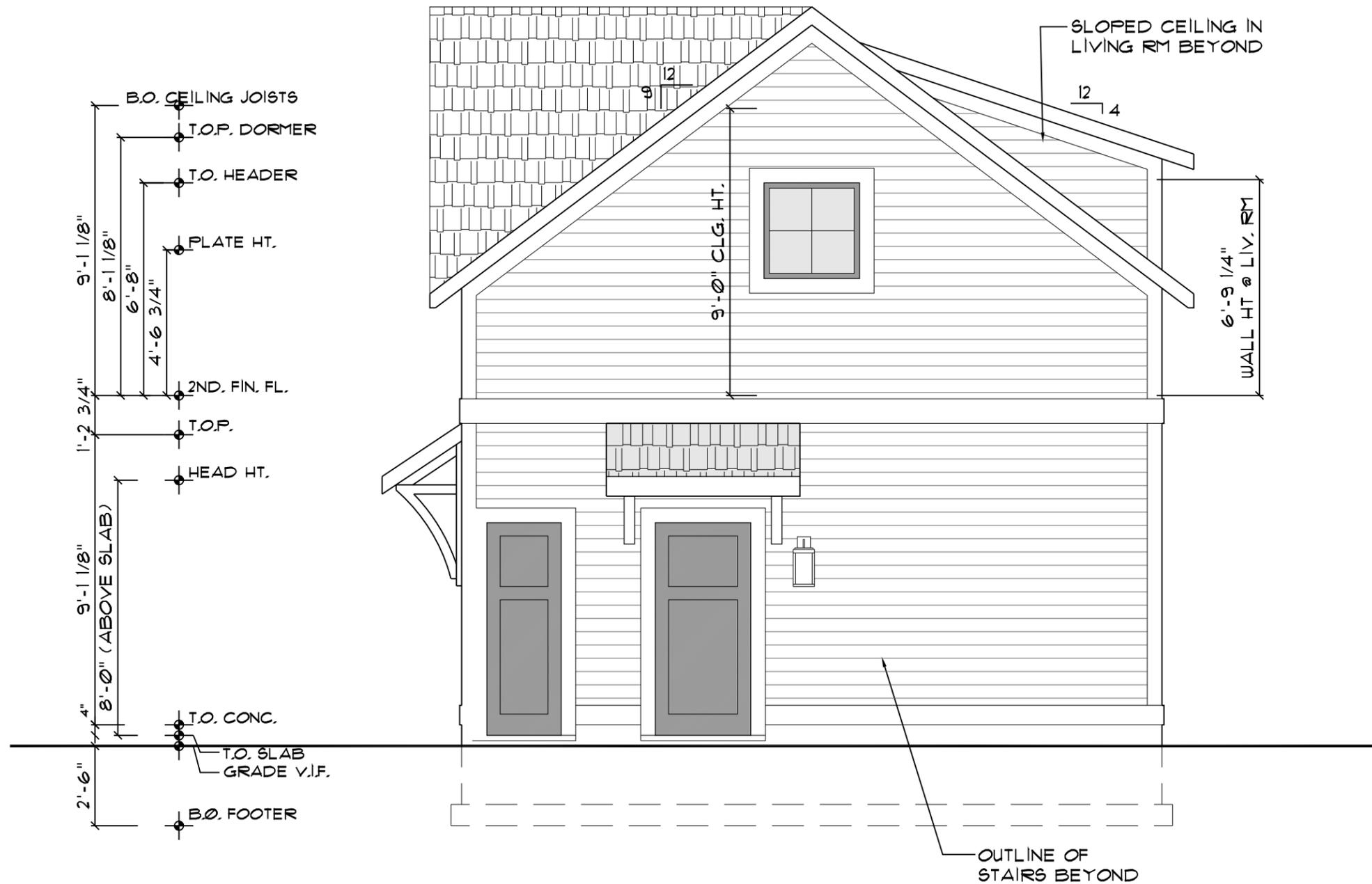
PENINSULA OPTION
CARRIAGE HOUSE SECOND FLOOR PLAN
717 SF (MEASURED TO EXT. WALL,
5'-0" H. AFF. MIN.)





1824 N NEW JERSEY ST
 SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE EAST (BACKYARD) ELEVATION



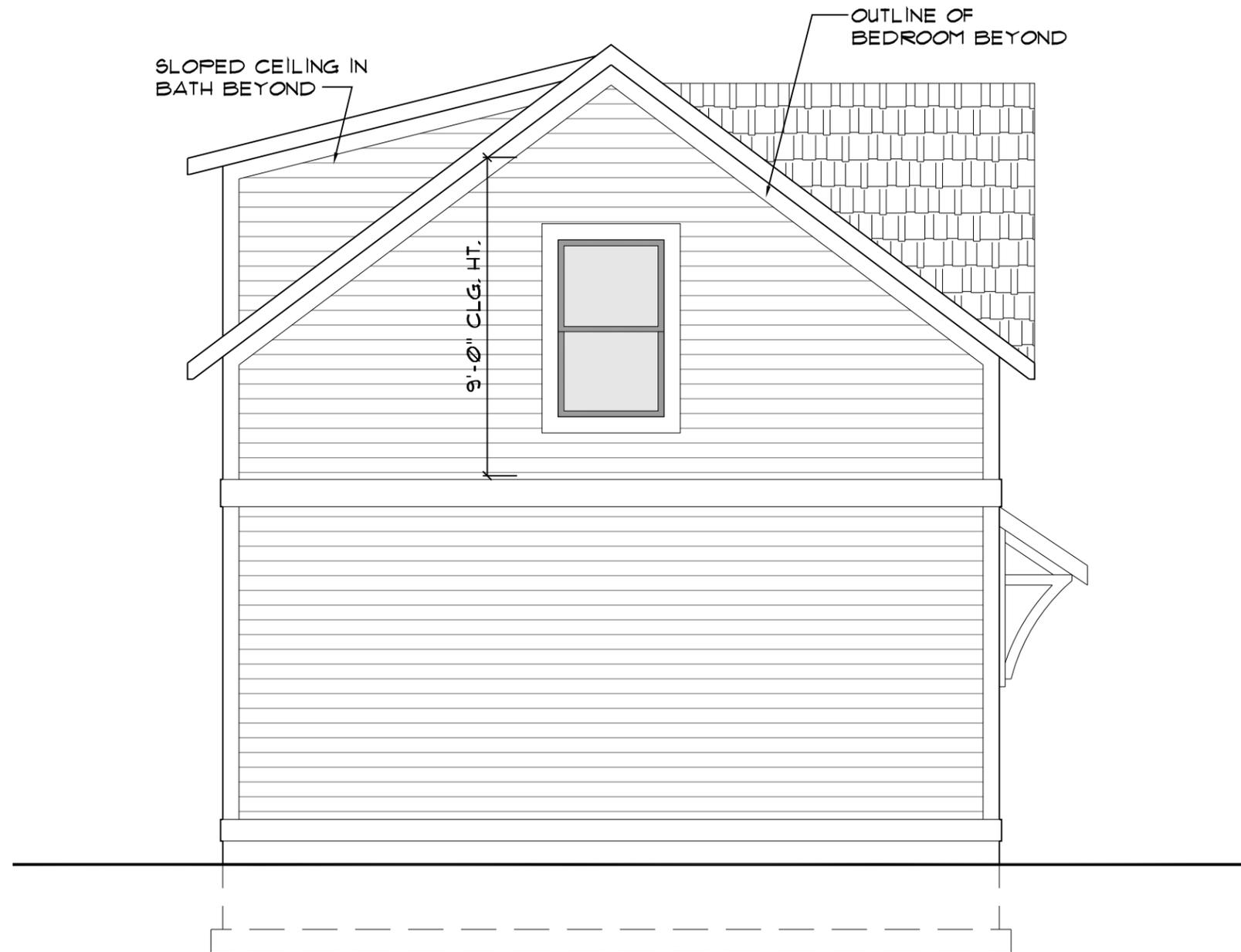
1824 N NEW JERSEY ST
 SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE NORTH ELEVATION



1824 N NEW JERSEY ST
 SCALE: 1/4" = 1'-0"

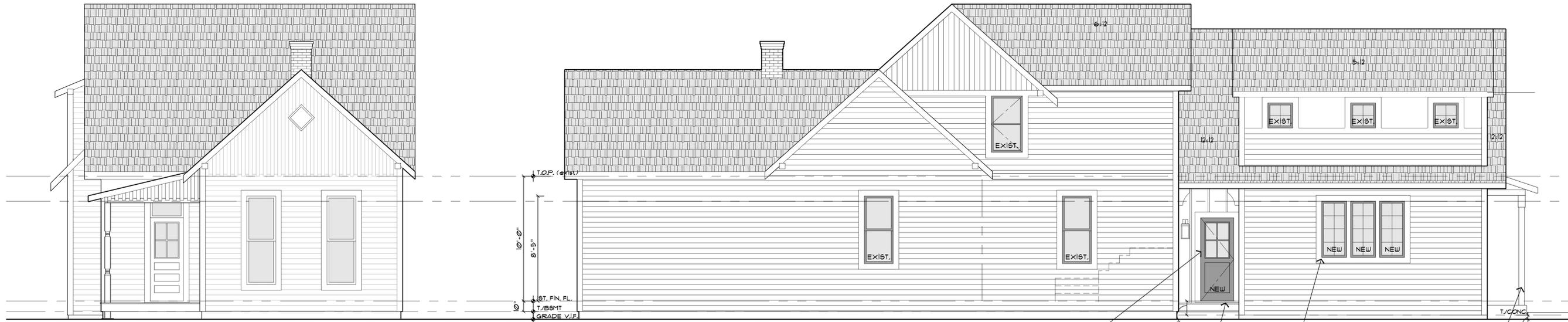
CARRIAGE HOUSE WEST ELEVATION



1824 N NEW JERSEY ST
SCALE: 1/4" = 1'-0"

CARRIAGE HOUSE SOUTH ELEVATION

REVISIONS
 FOR BID PURPOSES ONLY



1 1824 N NEW JERSEY STREET
 SCALE: 1/4" = 1'-0"
 FRONT ELEVATION

2 1824 N NEW JERSEY STREET
 SCALE: 1/4" = 1'-0"
 NORTH ELEVATION

FIBERCEMENT BOARD AND BATTEN @ 16" O.C.
 APPROX. DIFF. B/W GARAGE FLR. HT. AND EXISTING HOUSE FLR. HT. (VERIFY IN FIELD)
 NEW MUD ROOM DOOR LOCATION W/ NEW WOOD STEPS
 NEW WINDOWS IN EXISTING GARAGE DOOR OPENING, INFILL WALL TO MATCH EXISTING - PATCH SIDING TO APPEAR SEAMLESS
 NEW OVERHANG AND POSTS AT NEW FAMILY ROOM

NOTE:
 NO WORK ON FRONT ELEVATION



3 1824 N NEW JERSEY STREET
 SCALE: 1/4" = 1'-0"
 REAR ELEVATION

4 1824 N NEW JERSEY STREET
 SCALE: 1/4" = 1'-0"
 SOUTH ELEVATION

1824 N NEW JERSEY STREET
 EXTERIOR ELEVATIONS

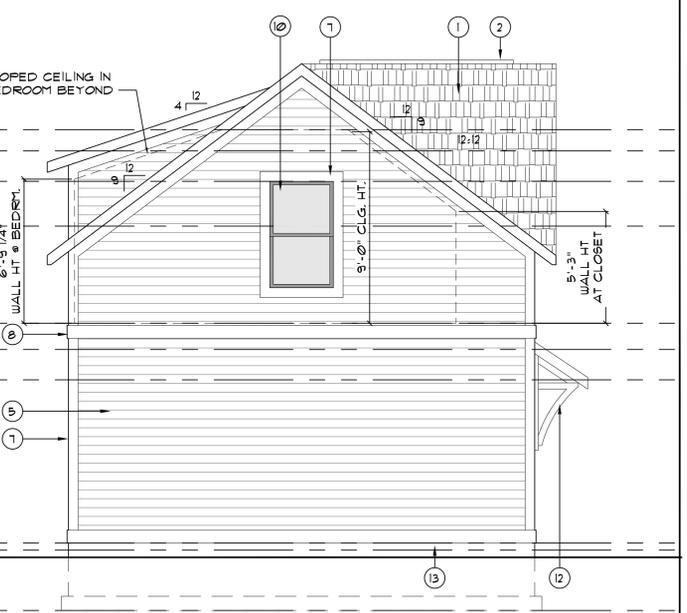
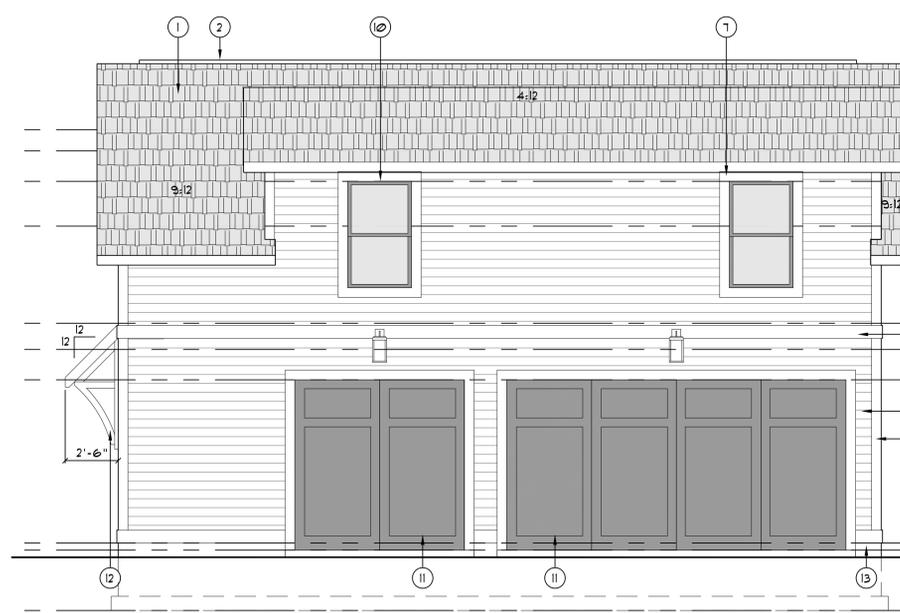
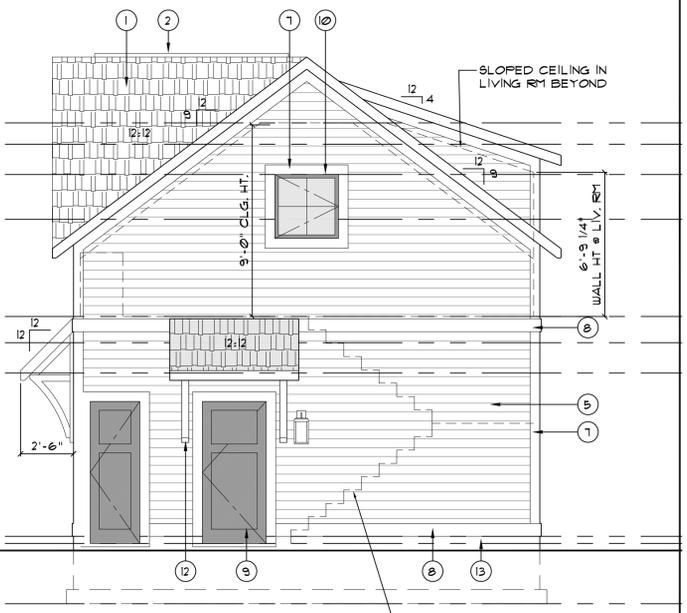
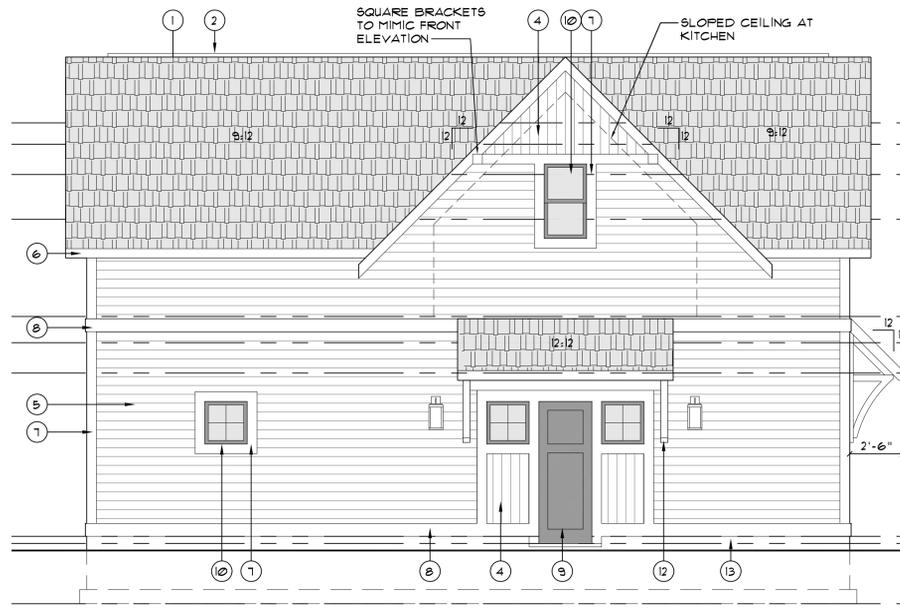
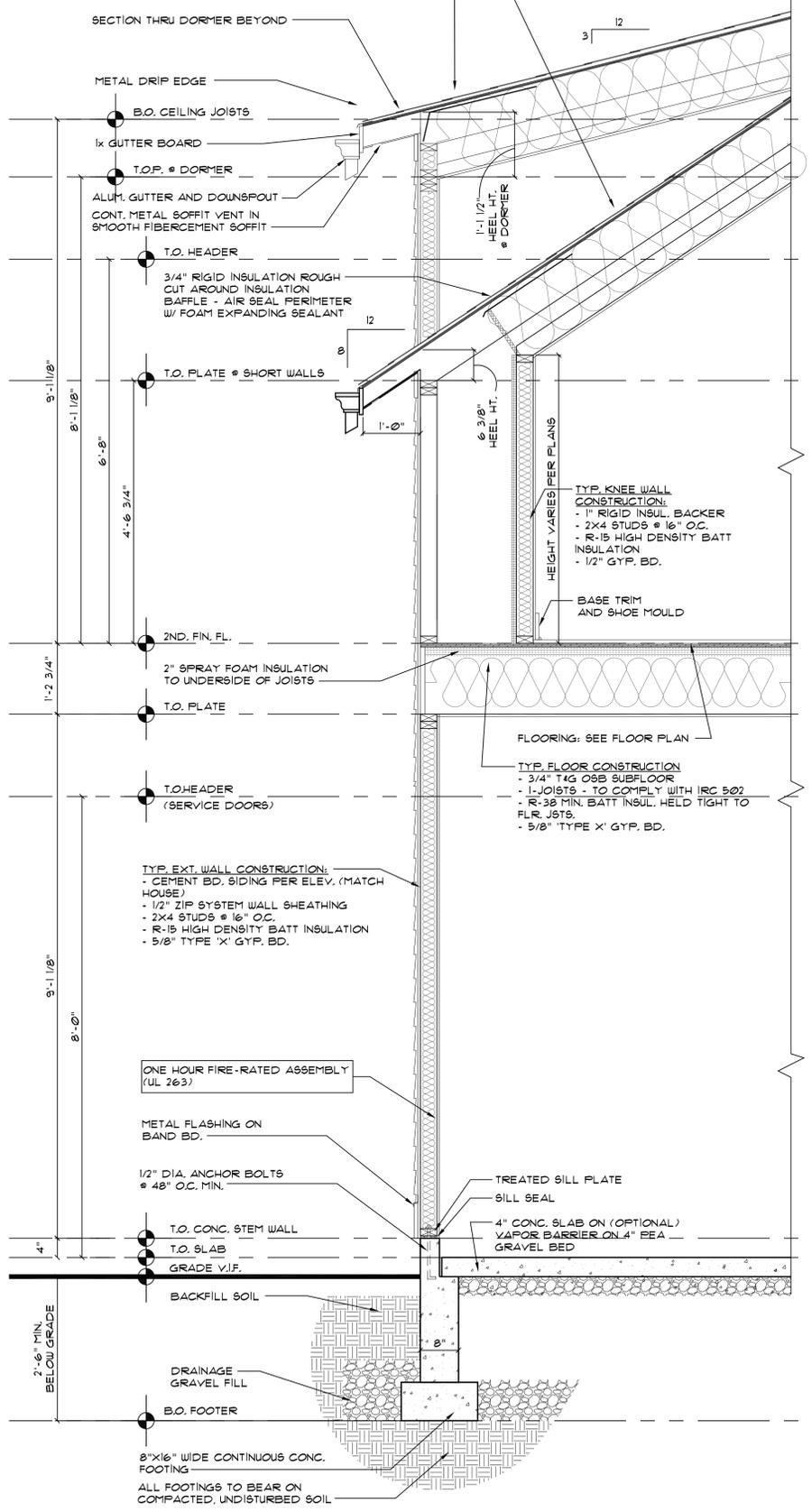
REVISIONS

1824 N NEW JERSEY STREET
 EXTERIOR ELEVATIONS

EXTERIOR MATERIALS KEY

- ① 3-DIMENSIONAL FIBERGLASS SHINGLE ROOF
- ② RIDGE VENT
- ③ ALUMINUM GUTTER
- ④ FIBERCEMENT VERTICAL CAR SIDING - PATTERN TO MATCH FRONT ELEVATION OF HOUSE
- ⑤ FIBERCEMENT BOARD SIDING - EXPOSURE TO MATCH EXISTING HOUSE
- ⑥ 1X6 SMARTSIDE GUTTER TRIM (SMOOTH)
- ⑦ 5/4 X 6 SMARTSIDE TRIM (SMOOTH)
- ⑧ 5/4X8 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑨ PAINT GRADE EXTERIOR DOOR
- ⑩ ANDERSEN 100 SERIES WINDOWS
- ⑪ PAINTED OVERHEAD GARAGE DOORS
- ⑫ CUSTOM WOOD BRACKETS PER DTL. OR SIM. PREFAB
- ⑬ CONCRETE FOUNDATION

TYPICAL ROOF CONSTRUCTION:
 - THREE DIMENSIONAL FIBERGLASS SHINGLES
 - ICE & WATER SHIELD ON EAVES AND VALLEYS
 - #5 ROOF FELT
 - 1/2" OSB ROOF SHEATHING
 - 2X8 ROOF RAFTERS - TO COMPLY W/ IRC 802 (MIN. 125" CAVITY IF USING TRUSSES)
 - INSULATION BAFFLE (FULL WIDTH) W/ MIN. 1" AIR SPACE
 - R-50 BATT OR BLOWN INSULATION



1 CARRIAGE HOUSE WALL SECTION
 SCALE: 3/4" = 1'-0"

3 1824 N NEW JERSEY ST
 SCALE: 1/4" = 1'-0"

4 1824 N NEW JERSEY ST
 SCALE: 1/4" = 1'-0"



**2026-COA-018 (SJ) & 2026-VHP-002
817 NORTH PENNSYLVANIA STREET**

CERTIFICATE OF APPROPRIATENESS DEMOLITION CHECKLIST



INDIANAPOLIS HISTORIC
PRESERVATION
COMMISSION

At least 5-days prior to the COA application deadline, meet with IHPC staff for a project consultation.

Complete all applicable sections and submit with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions.

PROPERTY ADDRESS: 817 N Pennsylvania St Indianapolis, IN 46204

CASE # (Office Use Only): _____

DEMOLITION TYPE (check all that apply):

- Removal of entire primary structure
- Removal of a portion of the primary structure
- Removal of entire accessory structure
- Removal of a portion of the accessory structure

DRAWINGS:

See New Construction Checklist if also applying for new construction.

WRITTEN DESCRIPTION (attach to COA application):

- property description, current conditions and any prior alterations or additions

PHOTOGRAPHS (submit with COA application):

- label photos with description and location
- elevations of all sides of the structure and existing conditions of the interior of the building

DOCUMENTATION (submit with application):

- photographs or other documented evidence detailing the deteriorated state of the property and the inability to reasonably repair the property
- certified appraisal of the value of the property conducted by a certified real estate appraiser that takes into account that the property is located within a locally protected historic district
- the two most recent assessments of the value of the property
- all listings of the property for sale or lease of the property by the owner within the last year, and a statement by the owner of any bids and offers received and counteroffers given on the property
- itemized and detailed rehabilitation cost estimates for identified reuses, including cost estimates
- financial statements showing revenue and expenses incurred for the property
- complete architectural plans and drawings of the intended future use of the property, including new construction, if applicable/available
- Estimate of the cost of the proposed demolition
- A report from a licensed structural engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
- Estimate market value of the property both in its current condition, and after completion of the proposed demolition to be presented through an appraisal by a qualified professional appraiser.
- An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.

Signature of Applicant:  **Date:** 1/22/26



Proposal Date: January 22, 2026

The Project and Location: 817 N. Pennsylvania Redevelopment Project
Indianapolis, IN 46204

Project Description: Demolition of existing building; includes building and foundation removal, rough grade of disturbed area, backfilling foundation voids with existing/recycled #53 concrete material.

Total Demolition Cost: \$86,000.00

Submitted by: Buckingham Construction Corporation
Nate Stoops, Sr. Vice President, Construction
941 N. Meridian St.
Indianapolis, IN 46204
nate.stoops@buckingham.com
260.615.9674



CERTIFICATE OF APPROPRIATENESS NEW CONSTRUCTION CHECKLIST



INDIANAPOLIS HISTORIC
PRESERVATION
COMMISSION

At least 5-days prior to the COA application deadline, make an appointment to meet in person with IHPC staff for a project consultation.

Complete all applicable sections and submit with the COA application form. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. The Architectural Reviewer may determine additional documentation is needed and variances or a rezoning of the property will be necessary.

PROPERTY ADDRESS: 817 N. Pennsylvania St., Indianapolis, IN 46204

CASE # (Office Use Only): _____

NEW BUILDING TYPE (check all that apply):

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

DRAWINGS (provide each of the following):

scale like drawings the same; include all dimensions and scale used; label with cardinal directions (do not use left/right on elevation drawings.) Do not submit reduced-sized plans.

- site plan (see details below)
- floor plans
- window and door schedule
- roof plan
- elevations (all sides)
- perspective/3D computer model (see details below)
- streetscape drawing (see details below)
- 11x17 additional set of drawings (to-scale)

*Additional copies of the 11x17 drawings may be necessary for public hearings.

WRITTEN DESCRIPTION (attach to COA application):

- describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- materials description; attach specification sheets if necessary

PHOTOGRAPHS (submit with COA application):

- label photos with description and location
- site as seen from street, from front and corners, include neighboring properties

MATERIAL SAMPLES (submit with application if requested by staff):

- a sample of the materials to be used, including any manufacturer specification sheets

Signature of Applicant:  **Date:** _____



PROPOSED BUILDING

PROPOSED ELECTRIC/TELEPHONE CONNECTION

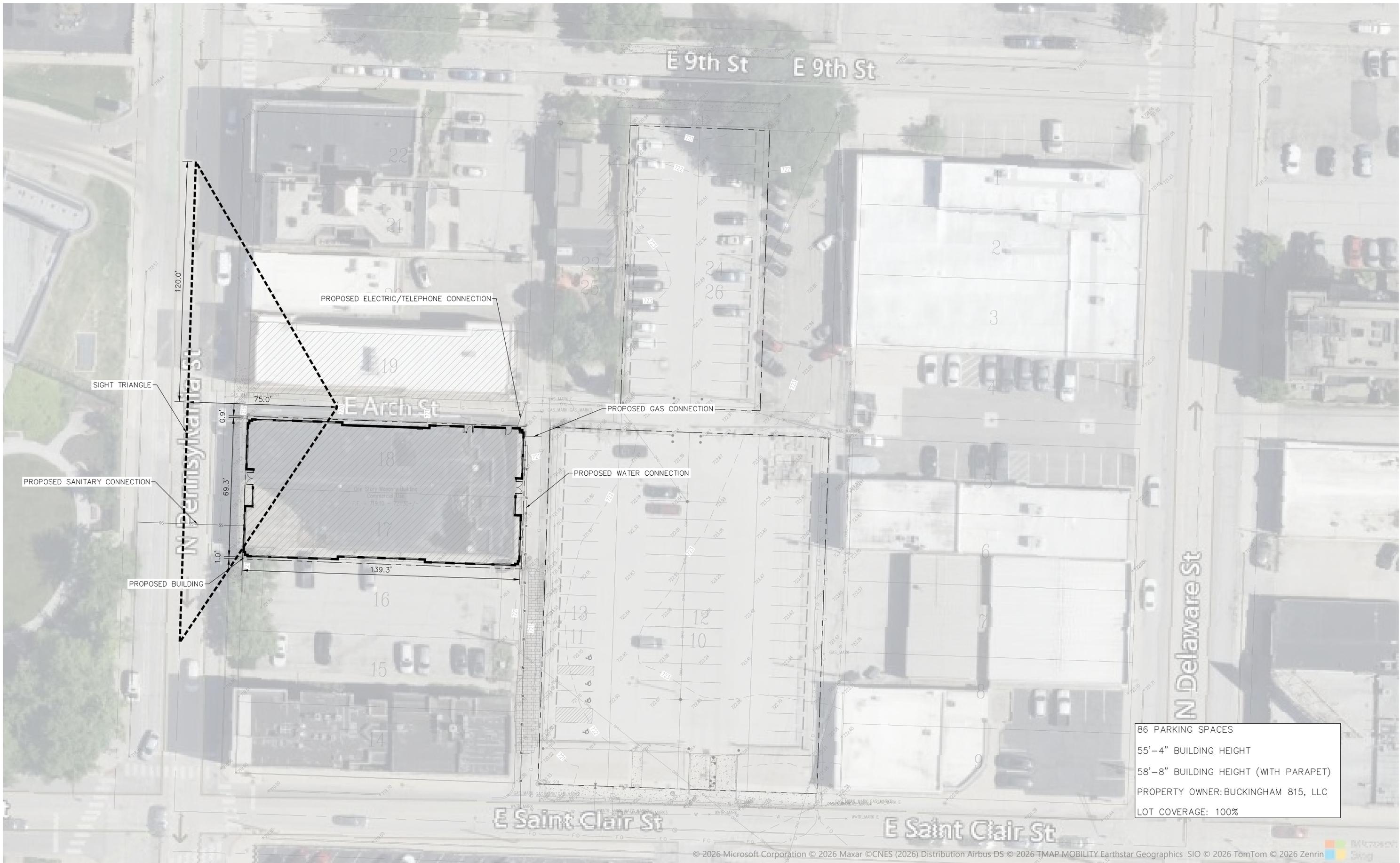
PROPOSED GAS CONNECTION

PROPOSED SANITARY CONNECTION

PROPOSED WATER CONNECTION

One Story Masonry Building
Commercial Use
F.F. = 719.10 - 721.30 +/-

86 PARKING SPACES
55'-4" BUILDING HEIGHT
58'-8" BUILDING HEIGHT (WITH PARAPET)
PROPERTY OWNER: BUCKINGHAM 815, LLC
LOT COVERAGE: 100%



86 PARKING SPACES
 55'-4" BUILDING HEIGHT
 58'-8" BUILDING HEIGHT (WITH PARAPET)
 PROPERTY OWNER: BUCKINGHAM 815, LLC
 LOT COVERAGE: 100%



Merchants Bank Building

817 North Pennsylvania Street

01-23-2026

Merchants Bank Building
817 N Pennsylvania St
Indianapolis, IN 46204

IHPC Design Review Package
January 23, 2026

25112

AO



Concept Sketch



Conceptual Rendering, looking South

Proposed Building Project Summary

Due to the condition and non-contributing status of the existing structures, the project team does not believe rehabilitation is financially feasible for the site. Demolition of the building, foundations, and preliminary grade work is estimated to be \$86,000.

With the vacancy of the site, the project team is proposing to construct a new 4-story steel and concrete office building to support and compliment the mixed-use portion of the St. Joseph neighborhood. The intended tenant is RDOOR Housing Corporation, one of the largest nonprofit affordable housing developers in Indiana and an affiliate of Merchants Bank. RDOOR strives to "provide safe, affordable housing in vibrant communities" and is celebrating its 45th year in business.

The new structure aims to pay homage to its surrounding context of historic and modern architecture through its materiality, massing, and detailing. The footprint of the building will take up a majority of the parcel, similar to the existing structure, so landscaping and site improvements are minimal. The project also encompasses two existing surface parking areas to the east, but no improvements are planned to these lots at this time.

The building will be primarily clad in masonry with a larger format masonry at the first floor and brick on the upper floors. Two tones of brick are used to break up the massing of the longer north and south elevations as well as replicate the surrounding material palette. Banding, arches, and pier details are included to acknowledge similar elements on neighboring buildings.

First floor storefront facing Pennsylvania and the Talbott Street alley will include transoms with a multi-lite appearance, reflecting some of the adjacent historic structures. Upper floor windows will be more modern and suitable for an office environment.

Though proposed to be taller than the immediately adjacent buildings on the 800 block of North Pennsylvania street, the larger context has buildings within the height range or of a greater height. For example, the Ambassador is between 5' and 10' taller while the modern addition to the Central Library is approximately 40' higher.

Project Stats			
	GSF*	Floor to Floor Height	Program
First Floor	8,960 SF	15' - 4"	Branch bank, offices, training rooms, conference rooms
Second, Third, and Fourth Floors	8,945 SF each	13' - 4"	Office space
Total GSF	37,795 SF		
* Gross Square Footage calculated from inside face of exterior wall framing			



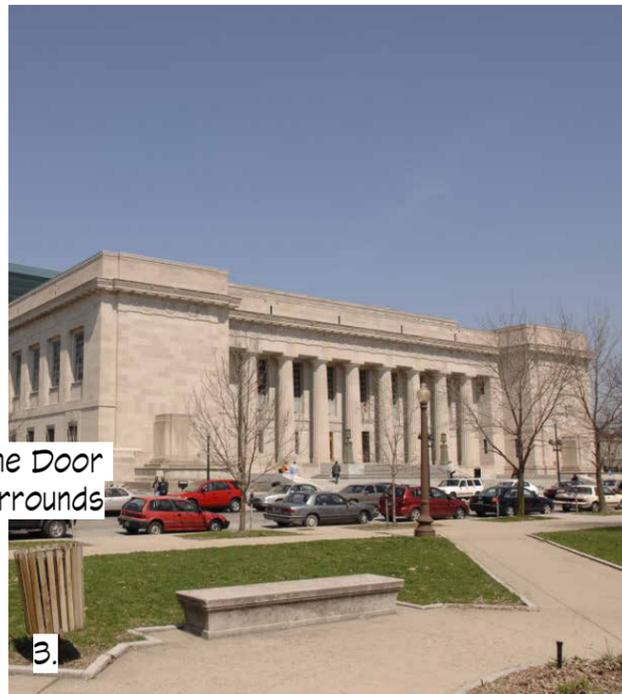
Neighboring Historic Buildings - Key Plan

1. The Plaza, Built 1906, Style: Eastern Flat, Beaux Arts
2. The Ambassador, Built 1923, Style: Romanesque and Art Nouveau
3. Central Library, Built 1917, Style: Greek Doric
4. Cathcart Apartments, Built 1909, Eastern Flat
5. The Lodge Apartments, Built 1905, Style: Colonial Revival
6. Burton Apartments, Built 1919, Style: Spanish Revival
7. Sylvania Apartments, Built 1906, Style: Renaissance Revival
8. Blue Triangle Residence Hall, Built 1924, Style: Classical Revival



Arched Stone Door
& Window Surrounds

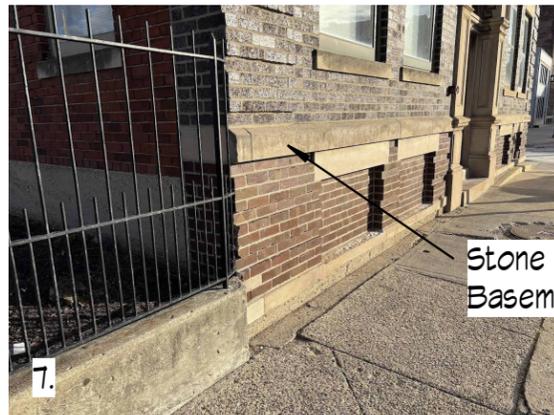
7.



3.

Neighboring Historic Buildings - Key Plan

1. The Plaza, Built 1906, Style: Eastern Flat, Beaux Arts
2. The Ambassador, Built 1923, Style: Romanesque and Art Nouveau
3. Central Library, Built 1917, Style: Greek Doric
4. Cathcart Apartments, Built 1909, Eastern Flat
5. The Lodge Apartments, Built 1905, Style: Colonial Revival
6. Burton Apartments, Built 1919, Style: Spanish Revival
7. Sylvania Apartments, Built 1906, Style: Renaissance Revival
8. Blue Triangle Residence Hall, Built 1924, Style: Classical Revival



Stone Banding Above
Basement Windows

7.



Flashed Brick with Wide
Range of Color

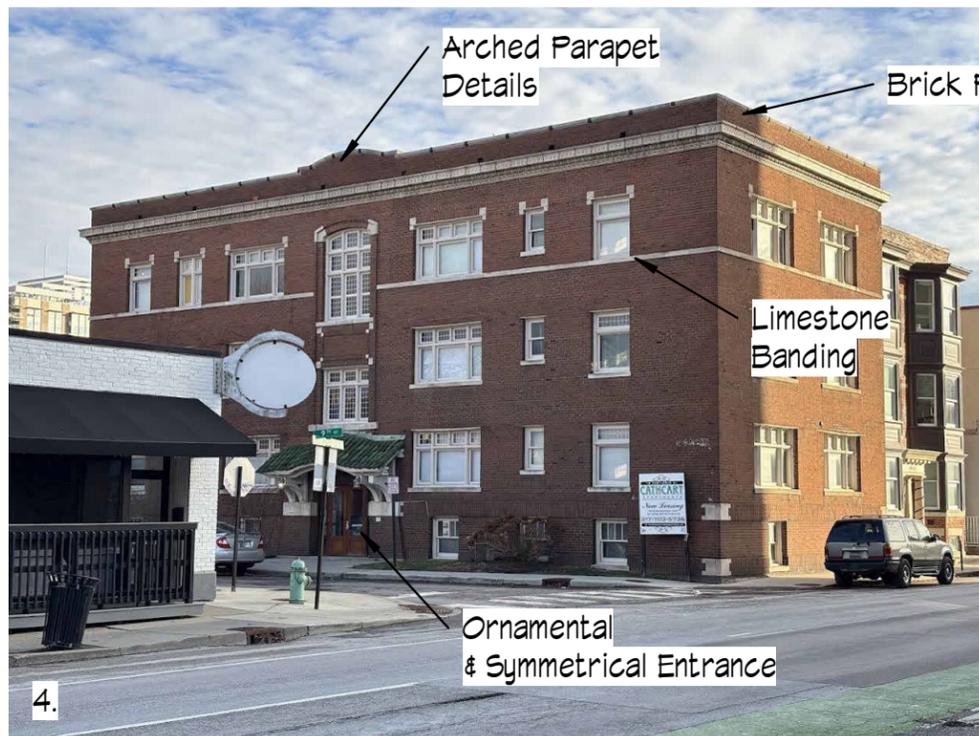
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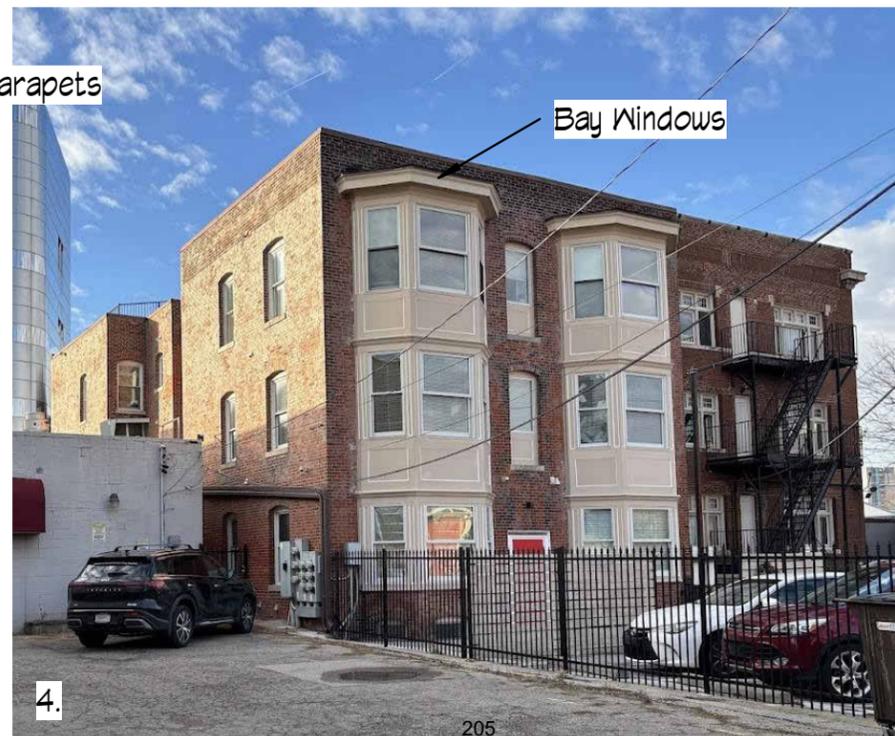
Arched Parapet
Details

Brick Parapets

Limestone
Banding

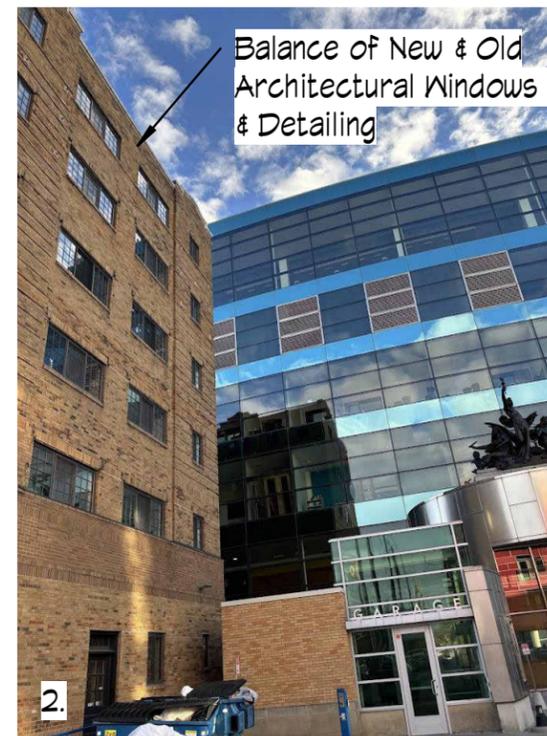
Ornamental
& Symmetrical Entrance

4.



Bay Windows

4.



Balance of New & Old
Architectural Windows
& Detailing

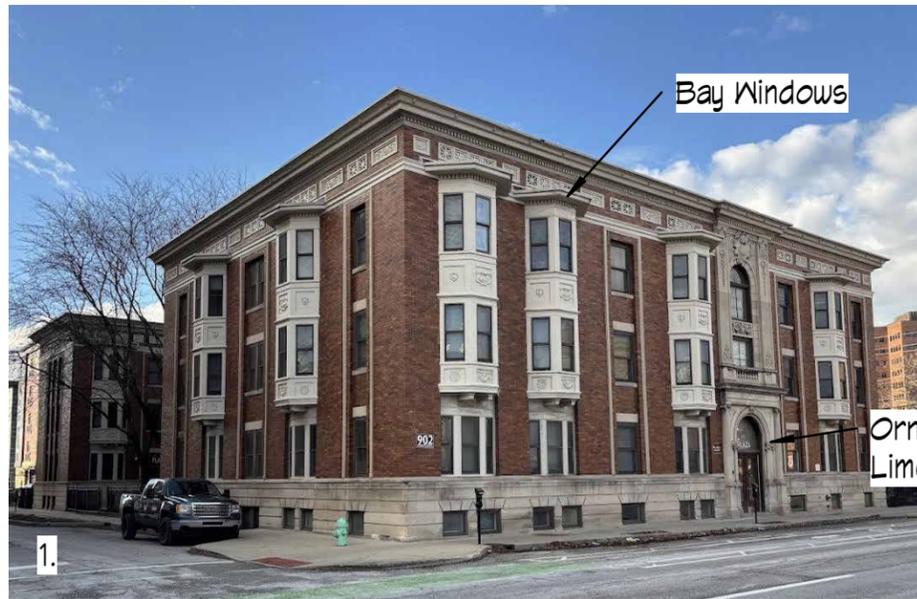
2.

01-23-2026

Merchants Bank Building
817 N Pennsylvania St
Indianapolis, IN 46204

25112

A3



Neighboring Historic Buildings - Key Plan

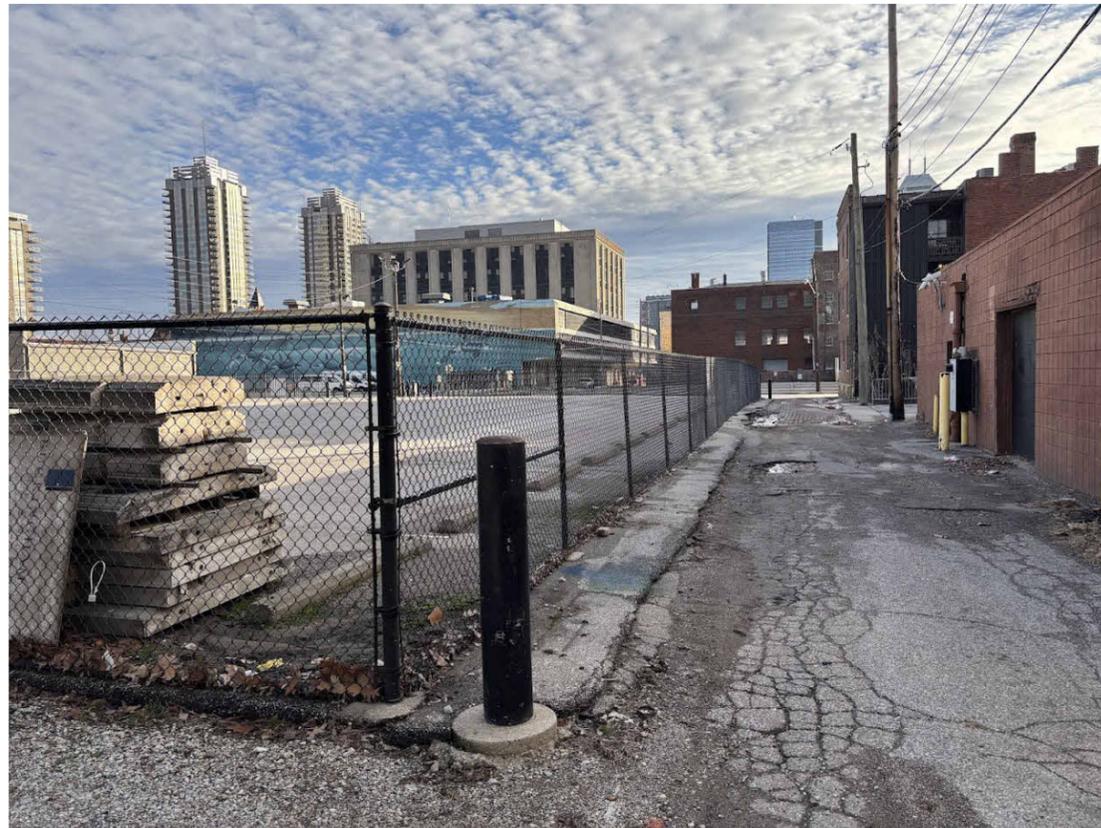
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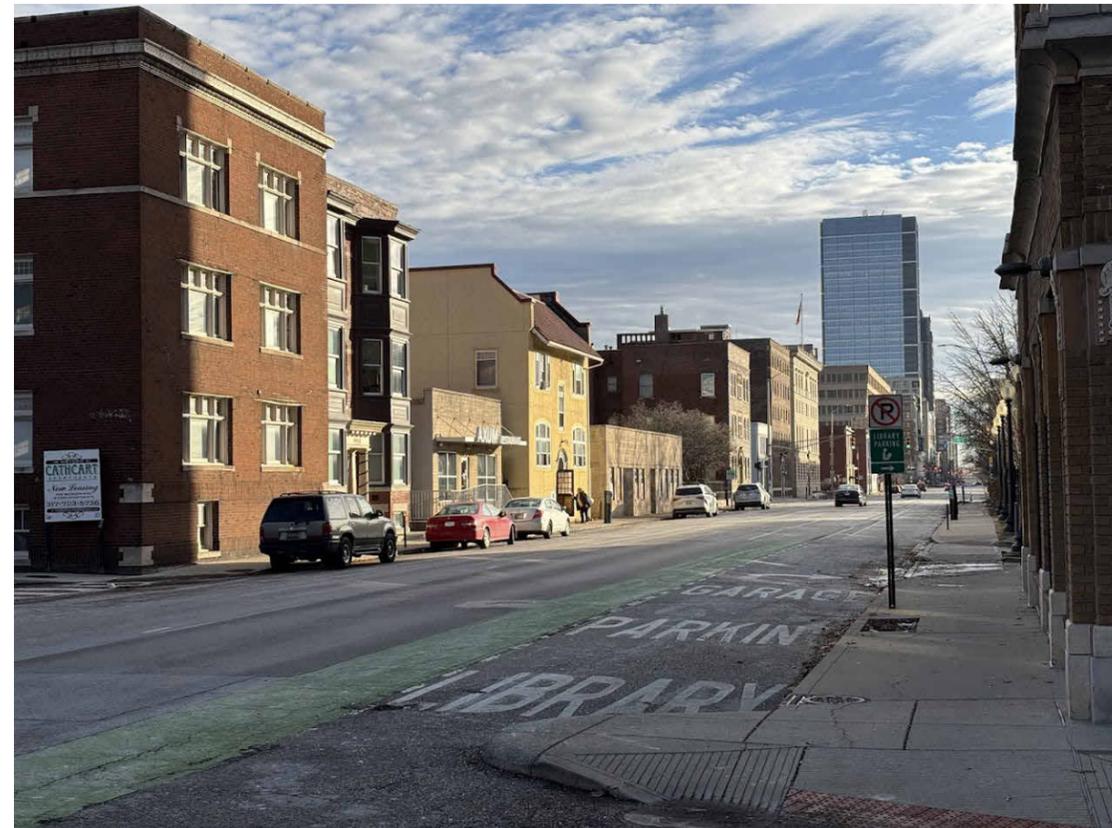
Talbott Street side of Cathcart Apartments, The Lodge Apartments, and 825 North Pennsylvania, facing Northwest



800 block of North Pennsylvania Street, facing Northeast



Talbott Street alley, facing South



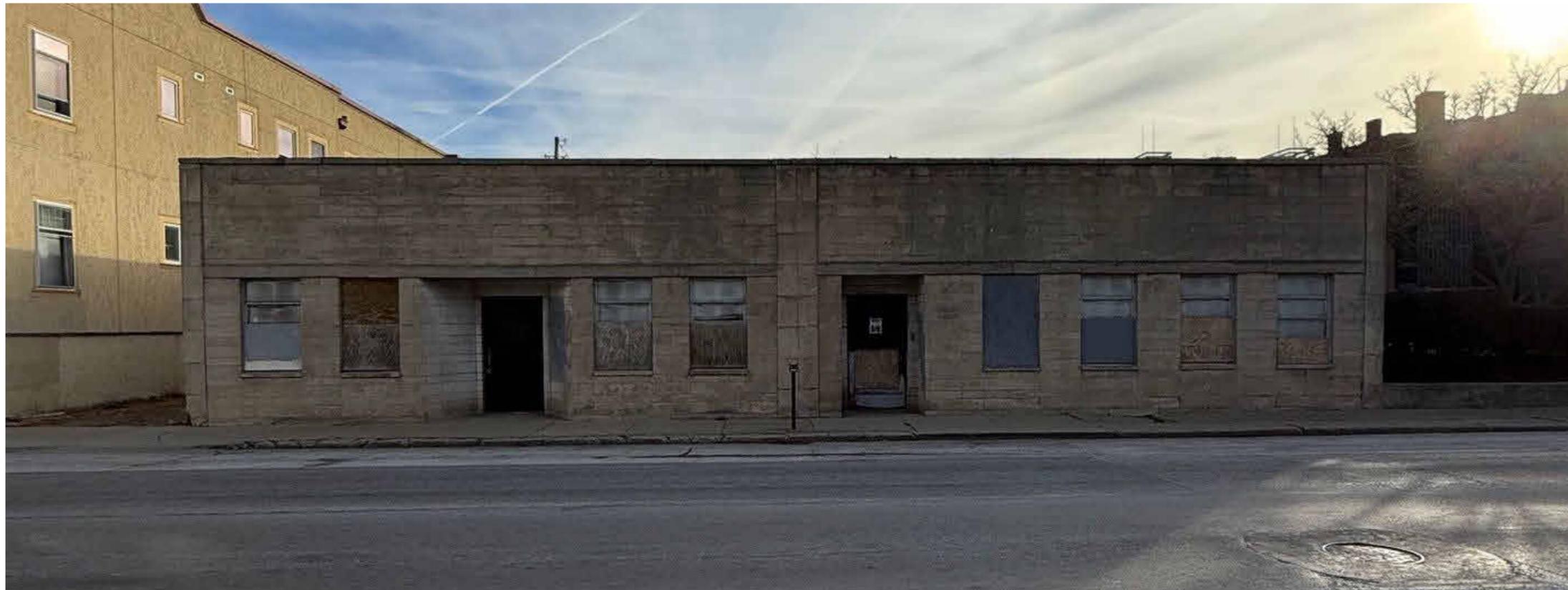
800 block of North Pennsylvania Street, facing Southeast

Existing Building

The current building at 817 North Pennsylvania Street is located within the Indianapolis St. Joseph Historic District, but falls outside of the Saint Joseph Neighborhood National Register Historic District boundaries. Per the Indiana Historic Buildings, Bridges, and Cemeteries (IHBBC) Map and the St. Joseph Historic Area Plan, the structure is considered non-contributing, and is not individually listed on the National Register of Historic Places. The site is also zoned CBD3 and recommended land use under the Historic Area Plan is mixed-use.

Indianapolis News articles date the construction and completion for two new stores at 815 and 817 N. Pennsylvania to 1949. The brick and stone buildings were to replace two demolished residences and were designed to each be 35' x 155'. The Historic Area Plan stated the buildings originally housed insurance agencies, but the 817 address had several advertisements for leasable space through the 1960's and 1970's. In February of 1994, an Indianapolis News article notes a fire at the site, which was being used as storage by the Marion County Public Library. The building has continued to sit vacant for approximately 15 years.

At the time the Historic Area Plan was written, 1991, the building was assessed to be in sound condition, but it has since experienced deterioration. The single story steel and masonry structure clad with brick, tile, and limestone shows exterior weathering and some material decay. A majority of the windows and doors facing Pennsylvania street have been fully or partially boarded up. There is significant deterioration at the interior with extensive mold growth, rusting metal studs, and limited original material, presumably due to the 1994 fire.

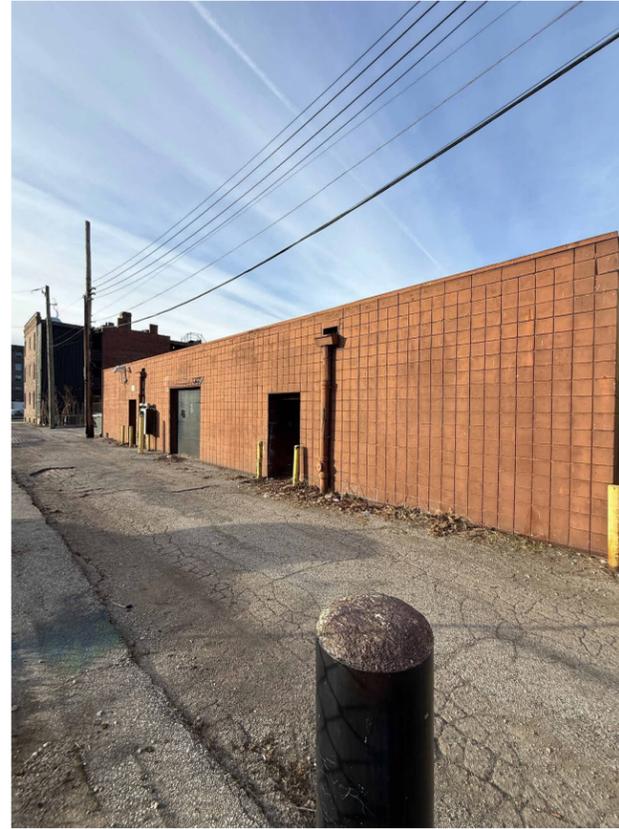


West elevation, facing East

Exterior Images



North elevation, facing Southeast



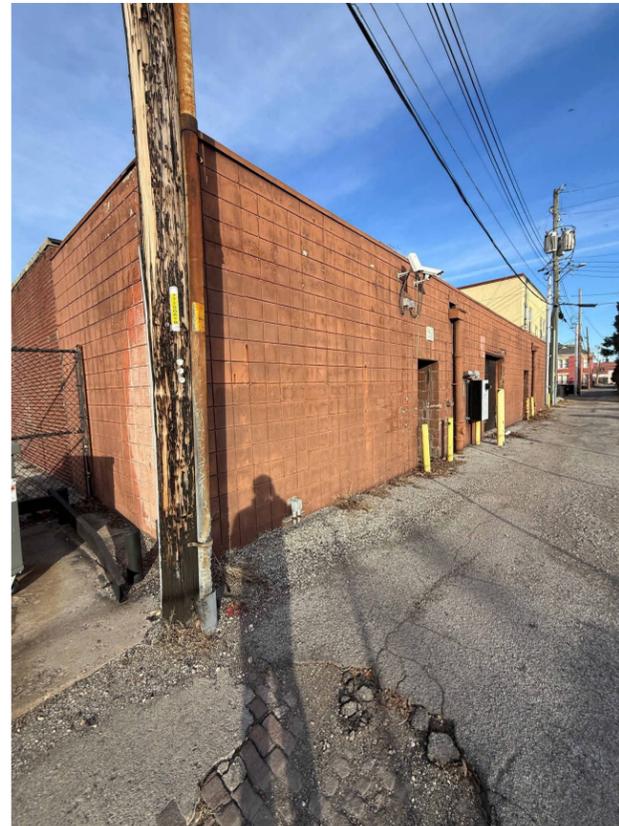
East elevation, facing Southwest



South elevation, facing Northwest



North elevation, facing Southwest

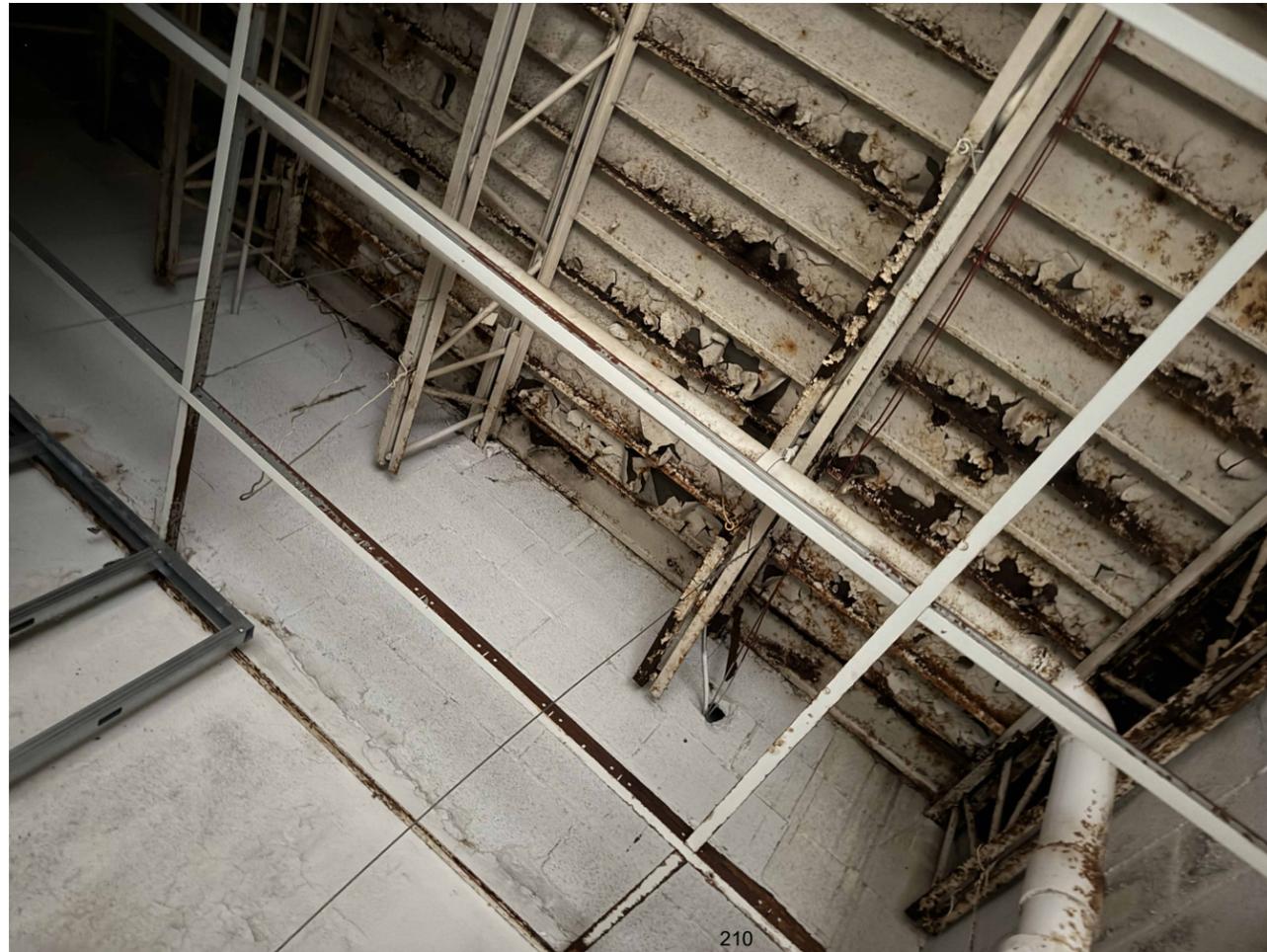
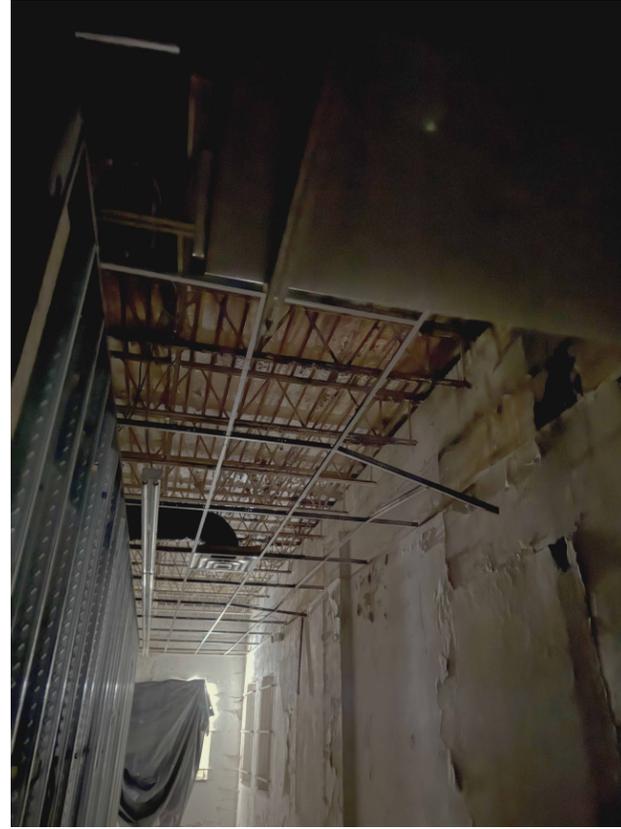


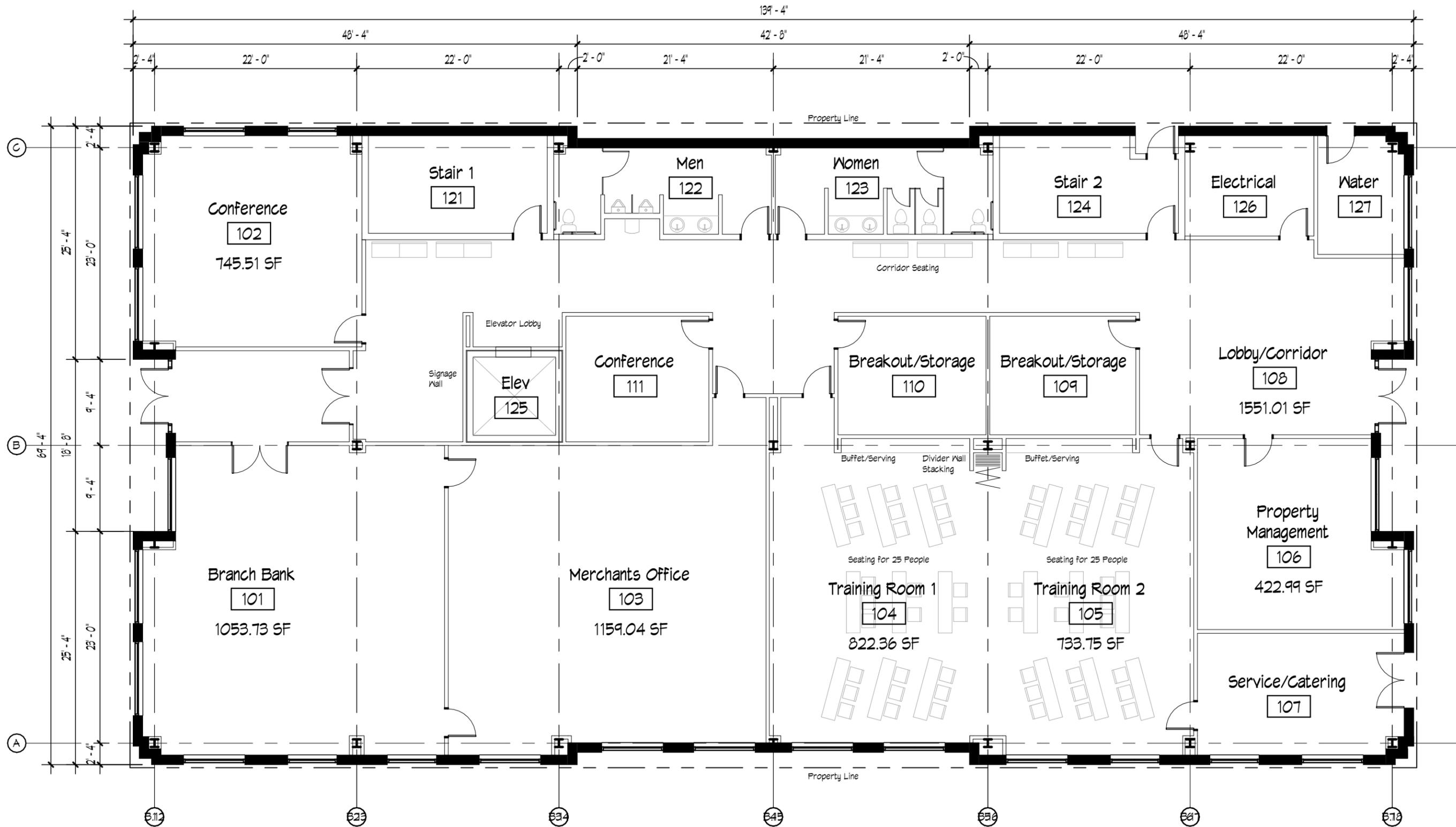
East elevation, facing Northwest



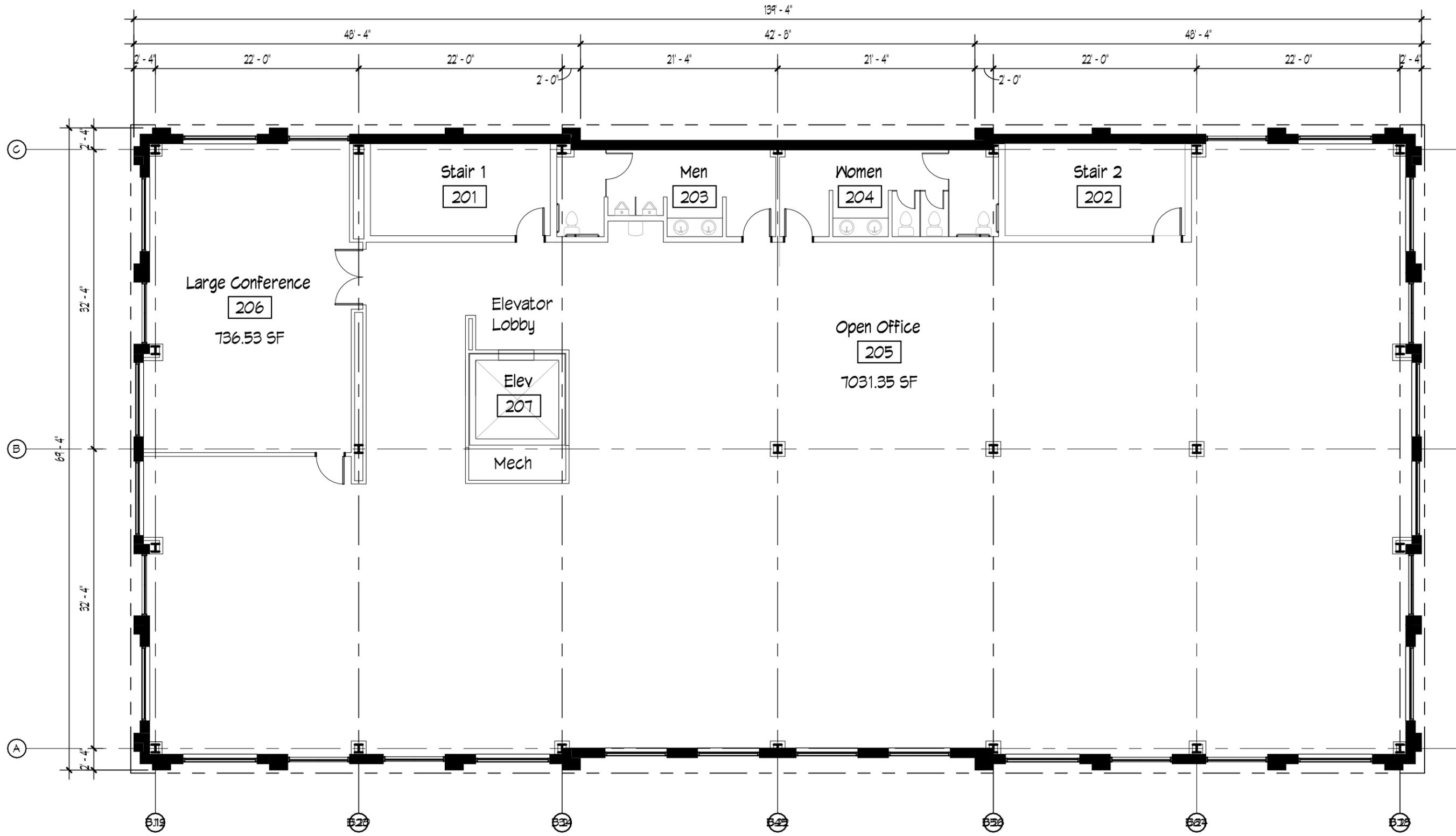
West elevation, facing Northeast

Interior Images

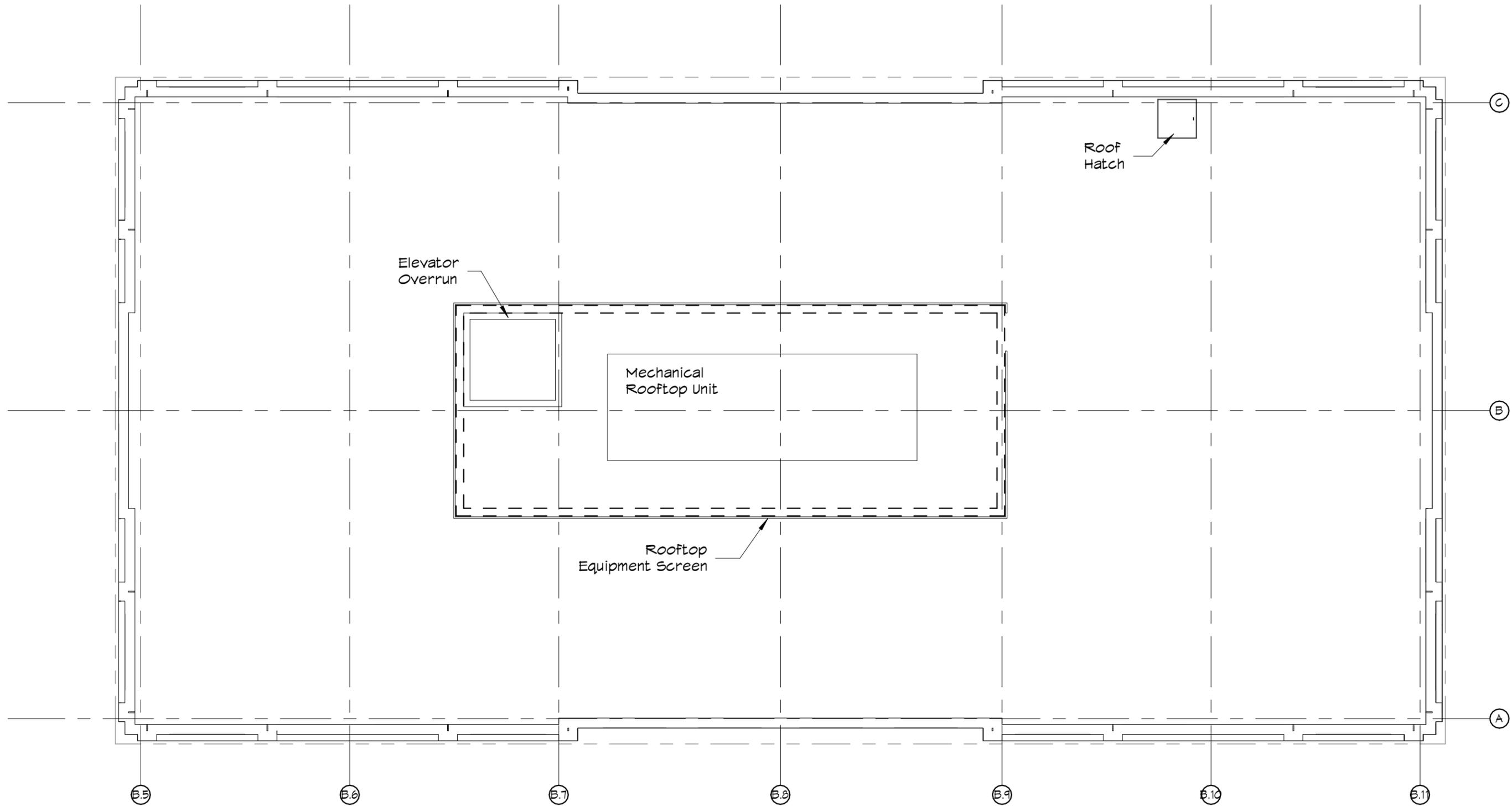




1
A9 1st Floor Plan
SCALE: 3/32" = 1'-0"



1 2nd-4th Floor Plans
A10 SCALE: 3/32" = 1'-0"





Google Earth
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01-23-2026

Merchants Bank Building
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25112

A12



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01-23-2026

Merchants Bank Building
817 N Pennsylvania St
Indianapolis, IN 46204

25112

A13





Inset Stack Bond Brick
(Similar to Merchants HQ)

Stone Accent

Brick Color 1

Metal Panel
at Floor Line

Spandrel Panel
Above Floor Line

Vertical SSG Joints
(Similar to Merchants HQ)

Masonry Base

Arch Surround &
Ornamental Transom Window

Masonry Base

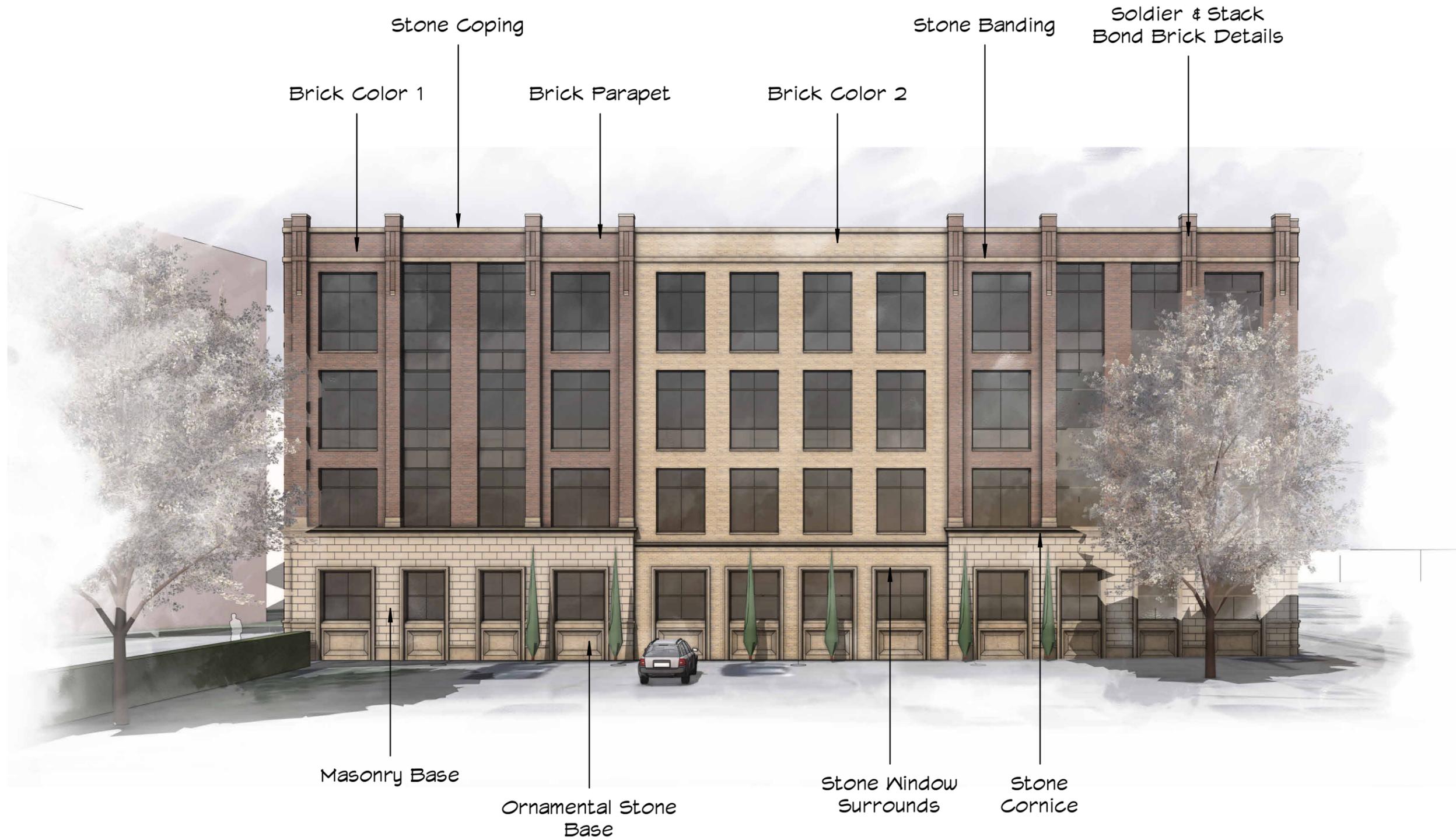
Main Entrance

01-23-2026

Merchants Bank Building
817 N Pennsylvania St
Indianapolis, IN 46204

25112

A15





Enlarged View of the West Elevation Cornice



Enlarged View of the West Elevation at the Main Entrance

Exterior Materials



Brick Color #1:
Mfr: Yankee Hill
Color: Light Smoke Bronze Velour

Grout:
Mfr: Spec Mix SM570
Color: Tumbleweed



Brick Color #2:
Mfr: Yankee Hill
Color: Beige Smooth

Grout:
Mfr: Spec Mix SM570
Color: Tumbleweed



Cast Stone
Mfr: Indiana Cast Stone
Color: Indiana Clay

Grout:
Mfr: Spec Mix SM570
Color: Tumbleweed



Cathcart Apartments

The Lodge
Apartments

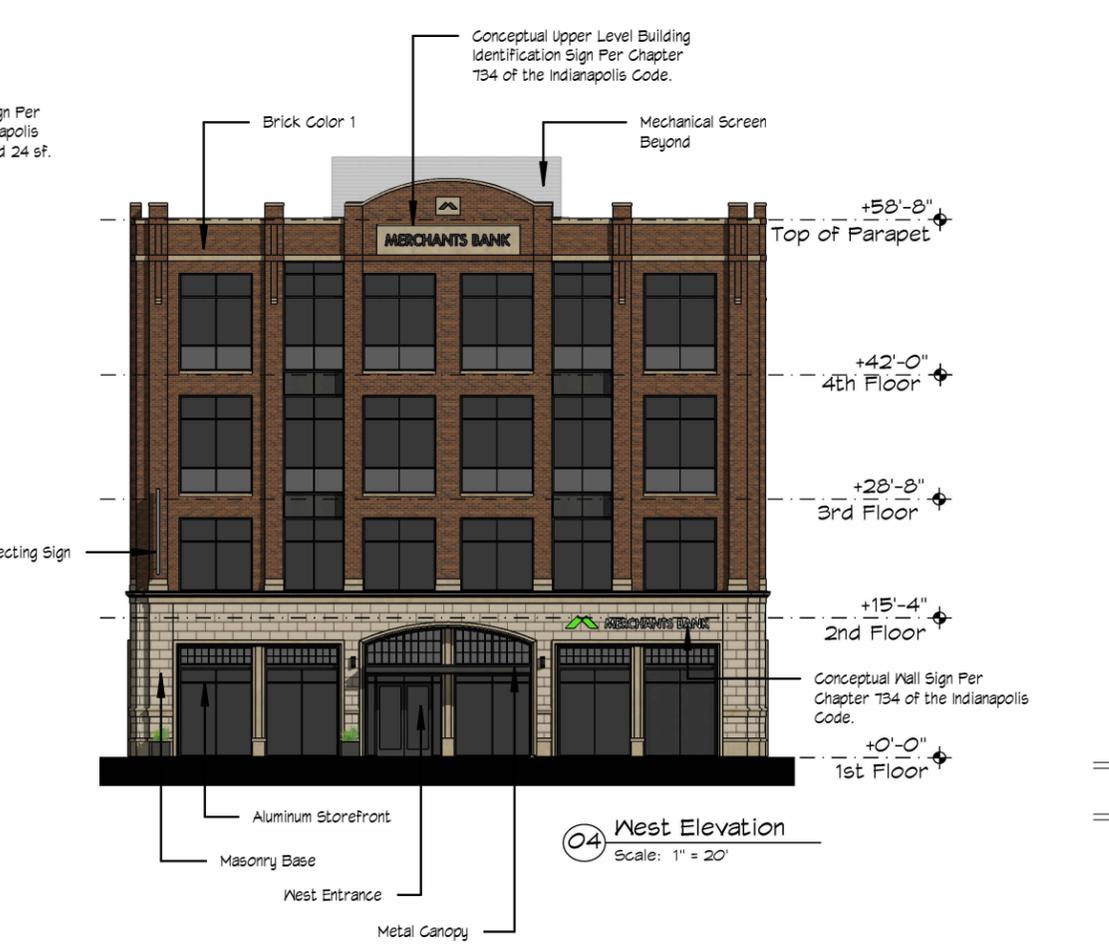
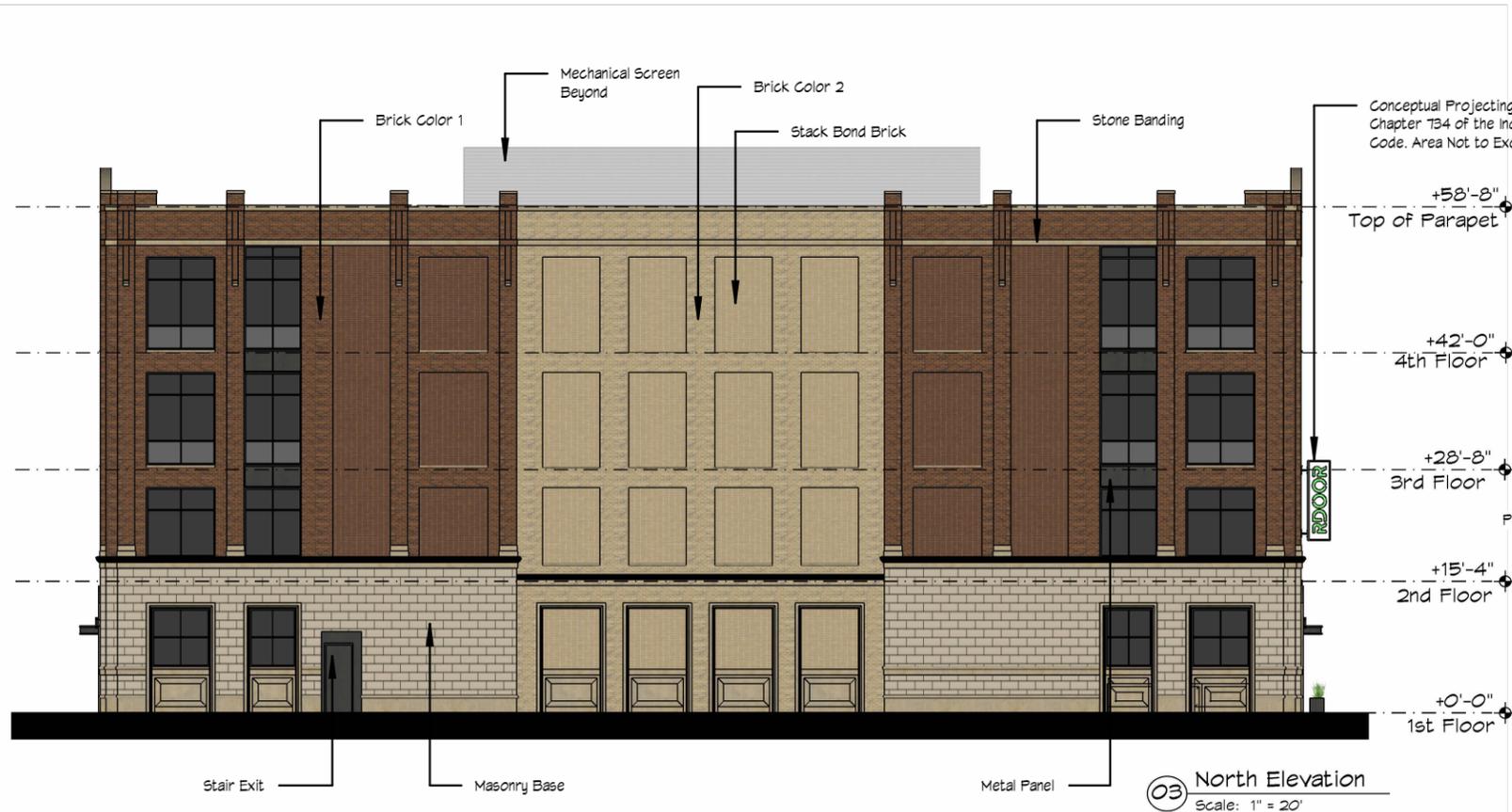
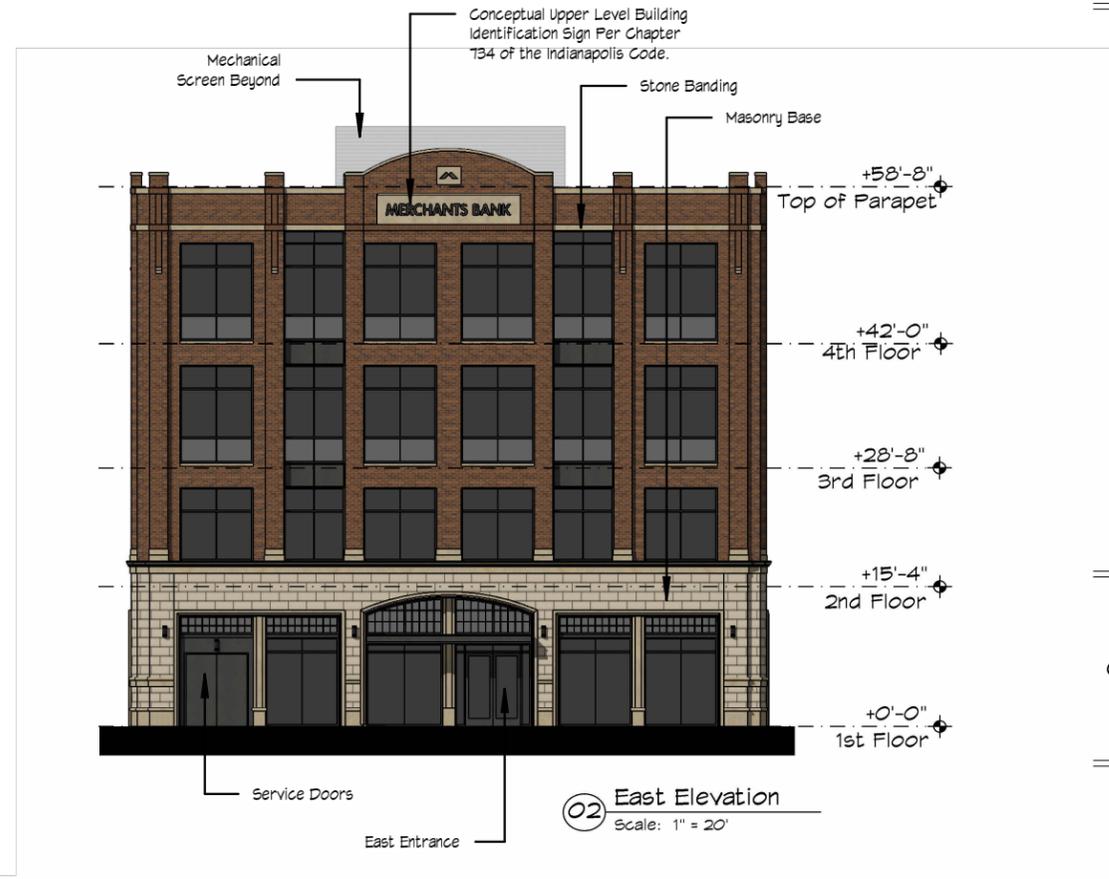
825 N
Pennsylvania St

Burton Apartments

Proposed Office
Building

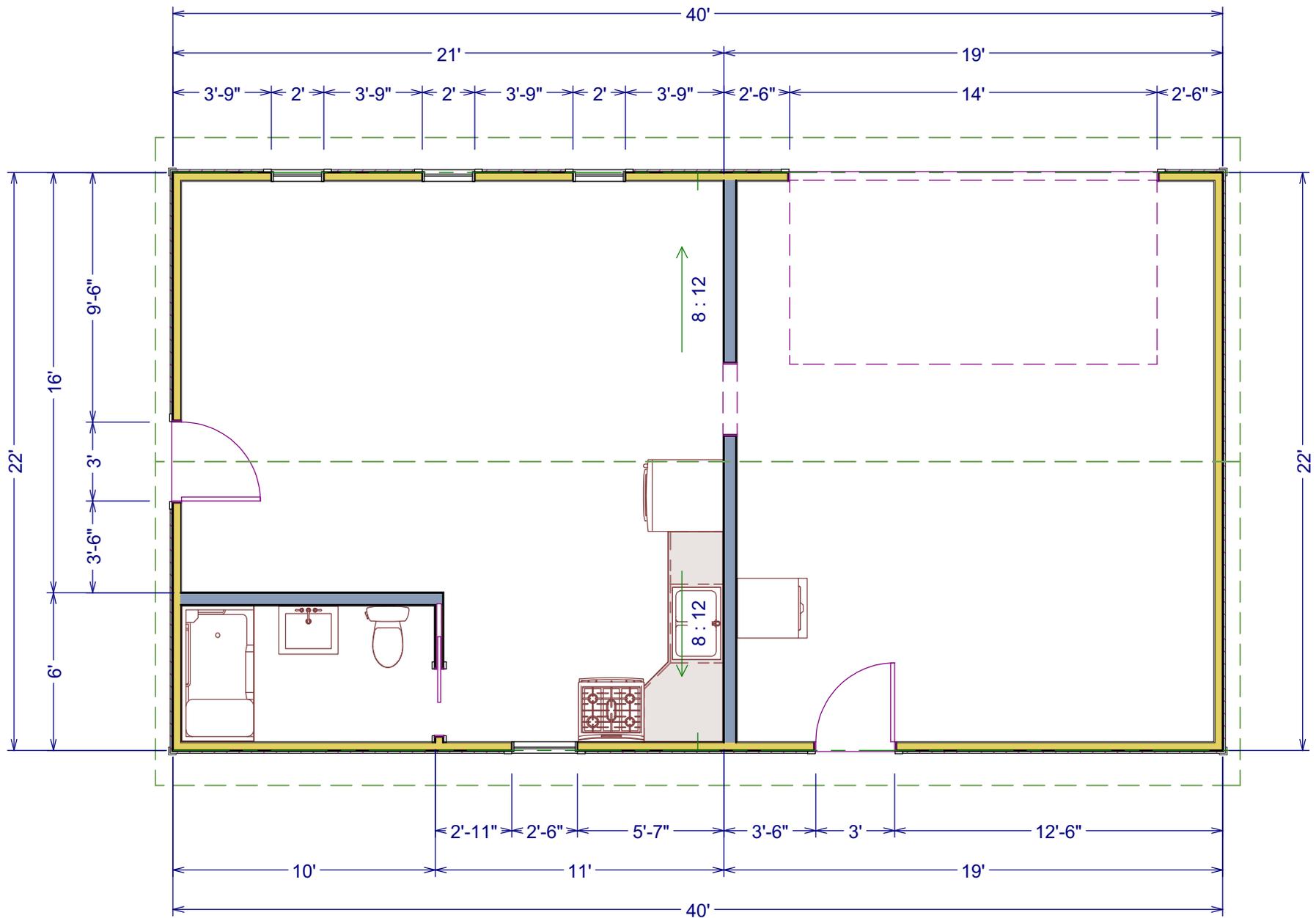
The Sylvania
Apartments

Merchants Bank Building
817 N Pennsylvania St
Indianapolis, IN 46204





**2026-COA-019 (IRV)
324 LESLEY AVENUE**



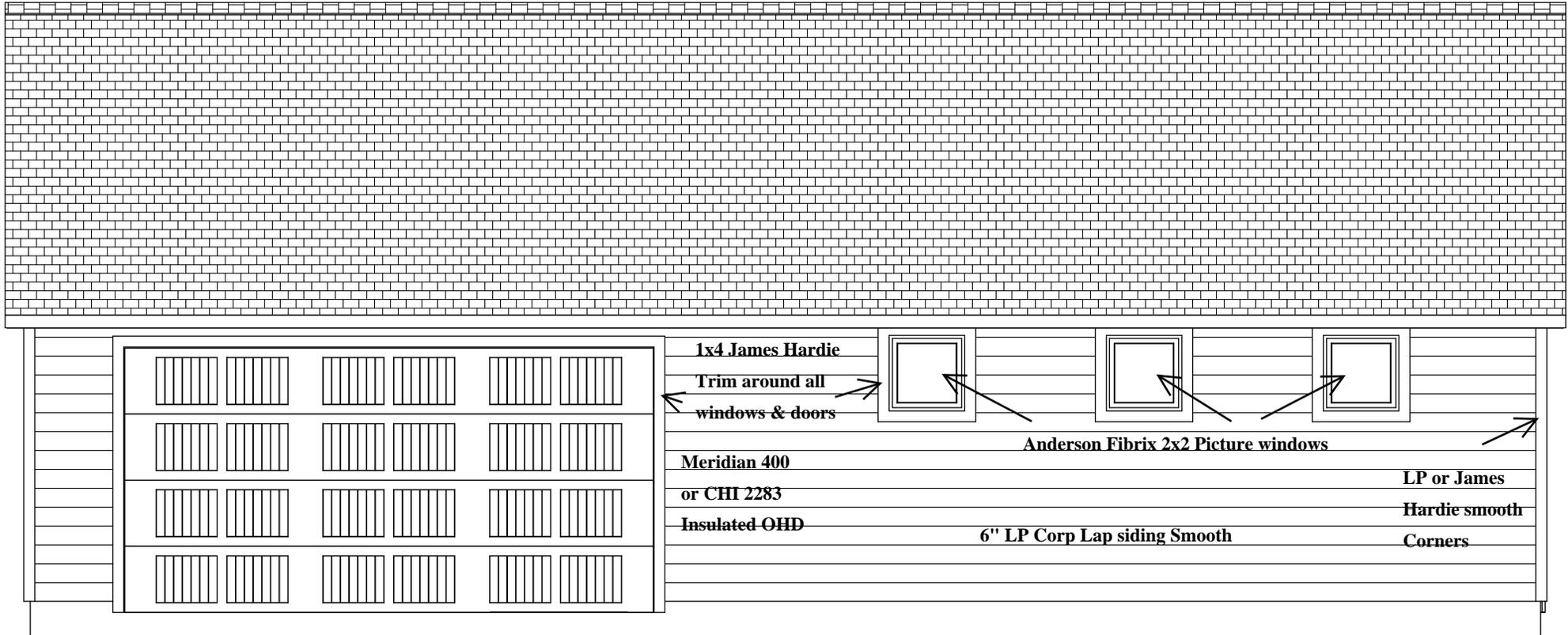
Shellie Burchett

Sheet #
1

Scale: 3/16"=1'
 Date: 1/23/2026
 Drawing By:
 Coach House Garages



700 Mill St.
 Arthur IL 61911
 Phone-217-543-3761
 FAX-217-543-3350



South

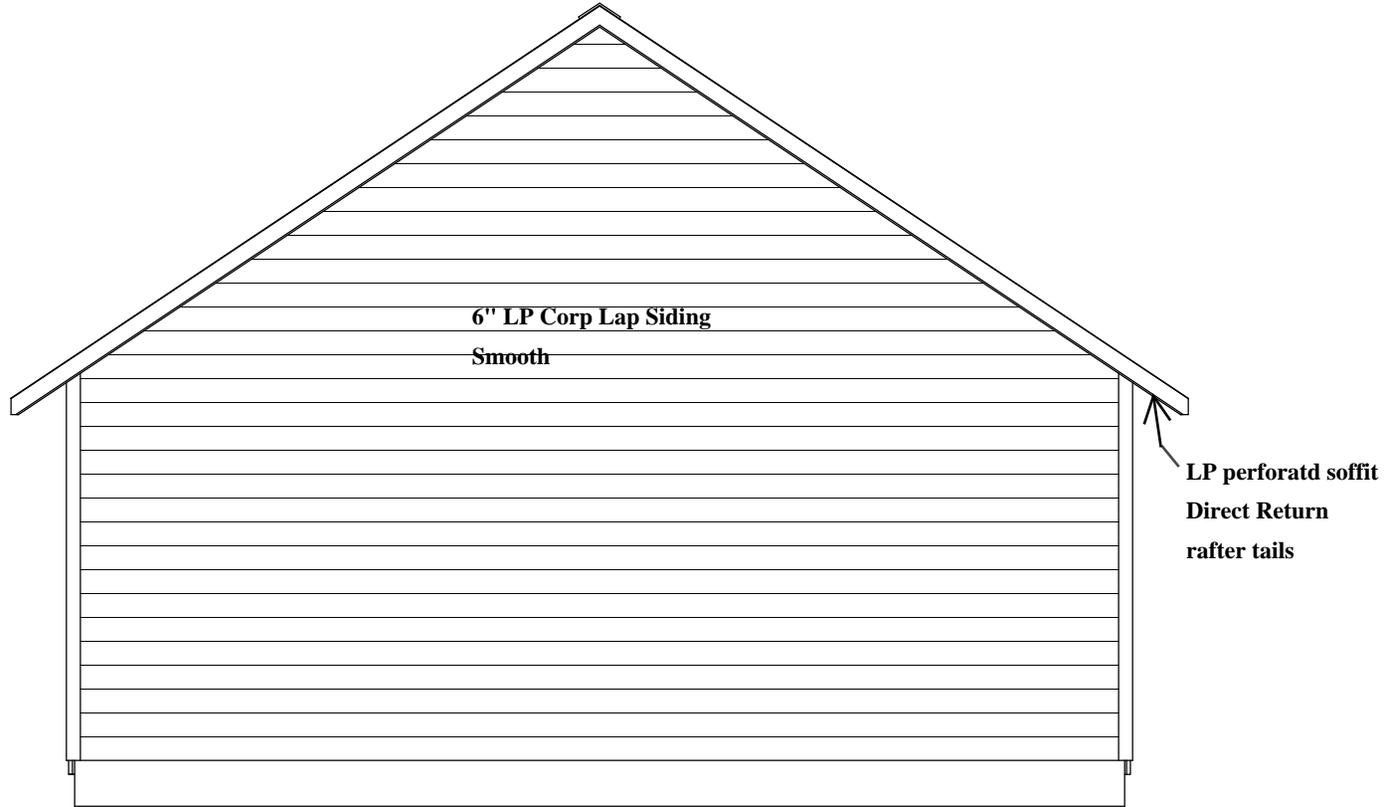
Shellie Burchett

Sheet #
2

Scale: 1/4"=1'
Date: 1/23/2026
Drawing By:
Coach House Garages



700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350



West

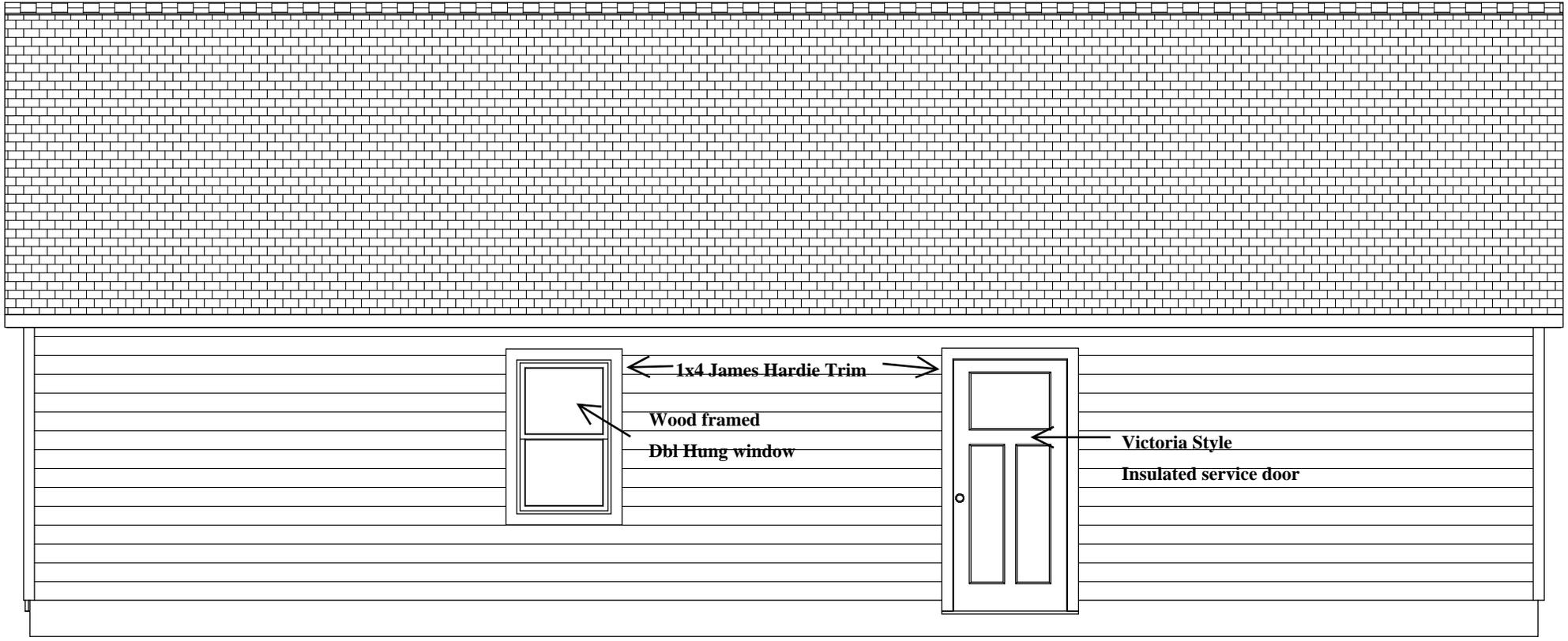
Shellie Burchett

Sheet #
3

Scale: 1/4"=1'
Date: 1/23/2026
Drawing By:
Coach House Garages



700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350



North

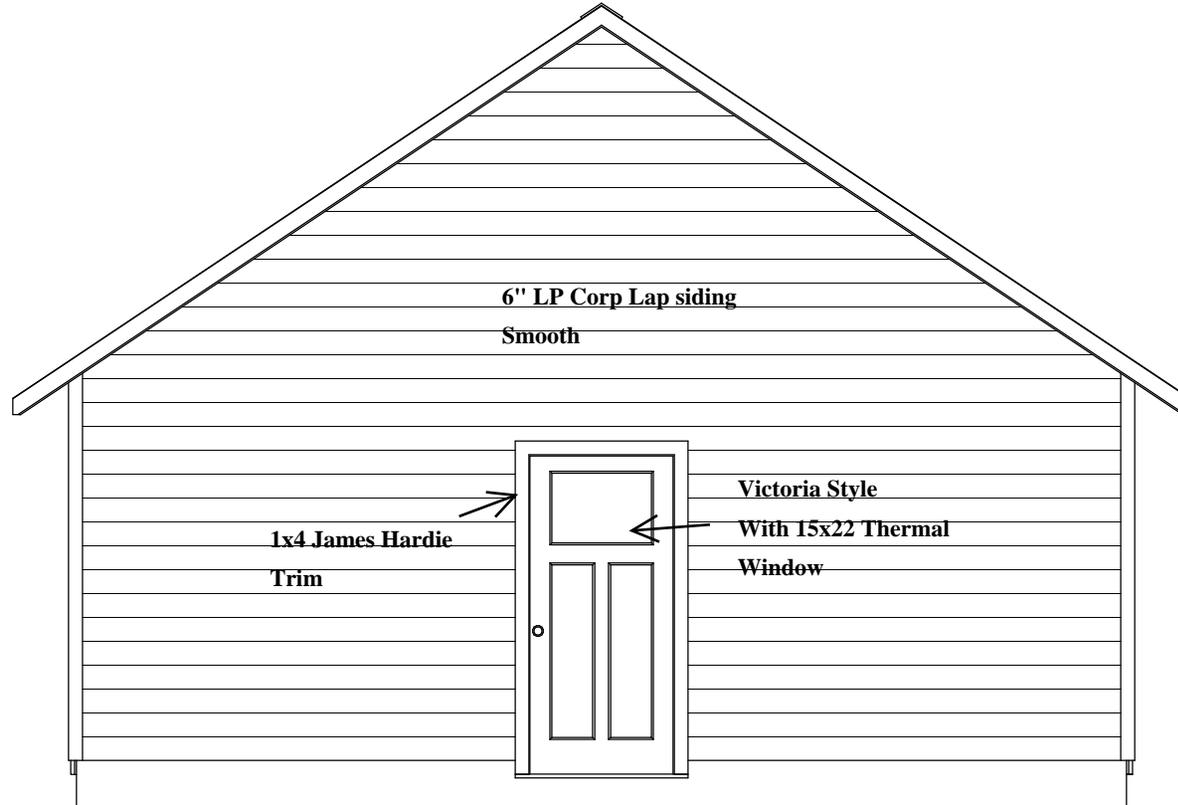
Shellie Burchett

Sheet #
4

Scale: 1/4"=1'
Date: 1/23/2026
Drawing By:
Coach House Garages



700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350



East

Shellie Burchett

Sheet #
5

Scale: 1/4"=1'

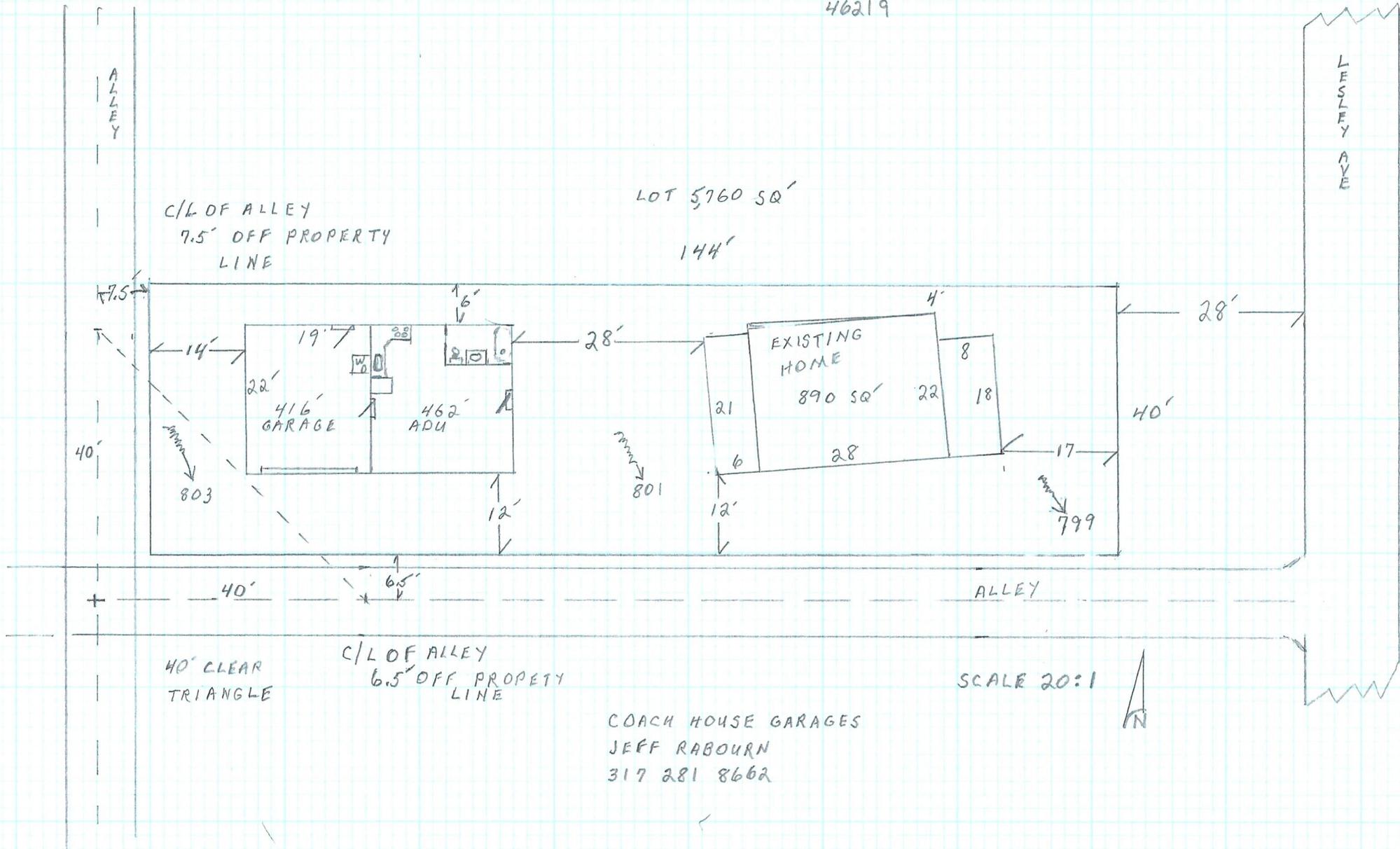
Date: 1/23/2026

Drawing By:
Coach House Garages



700 Mill St.
Arthur IL 61911
Phone-217-543-3761
FAX-217-543-3350

SHELLIE J BURCHETT
324 LESLEY AVE
INDIANAPOLIS IN
46219





BLACK
LIVES
MATTER











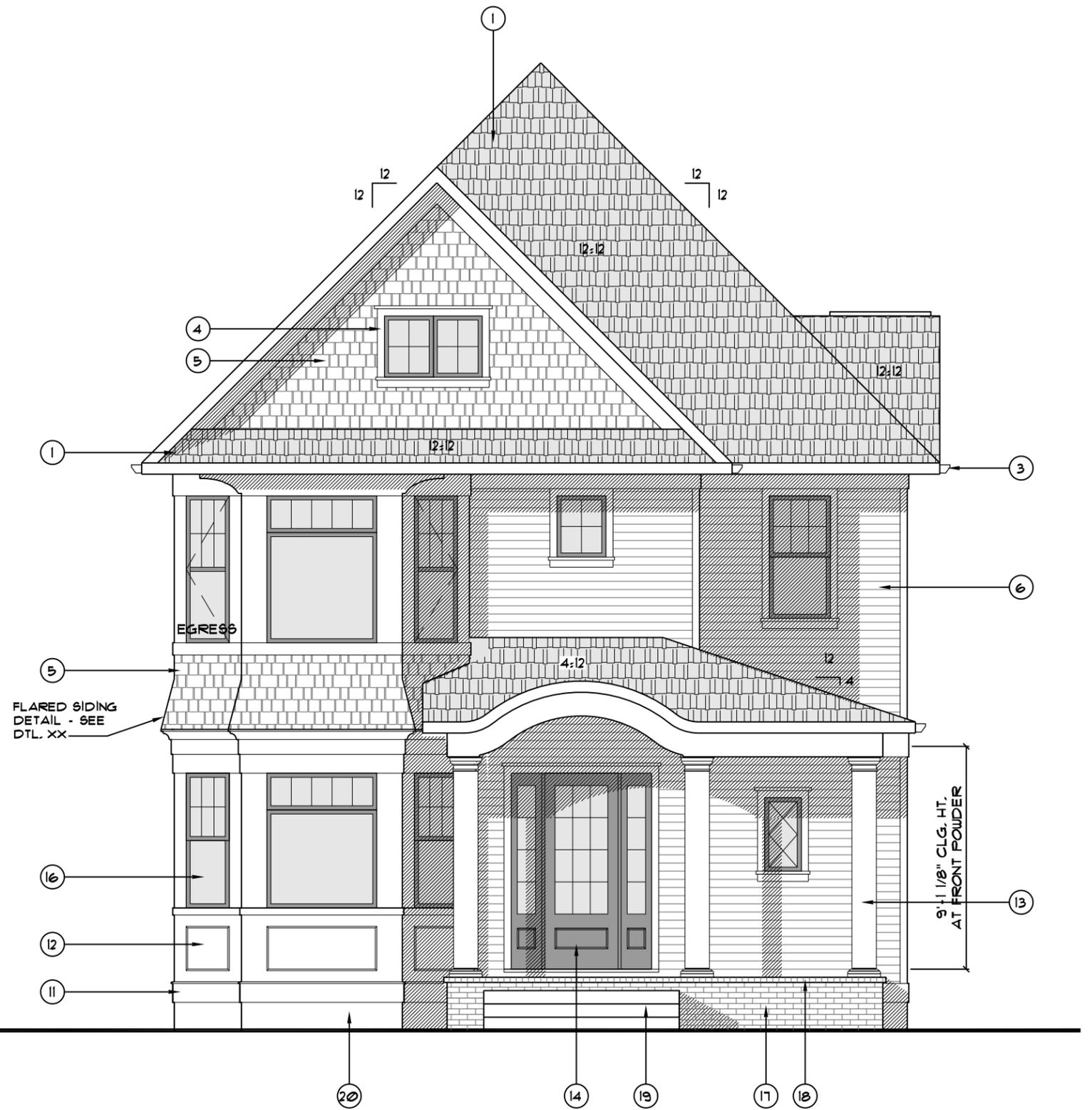
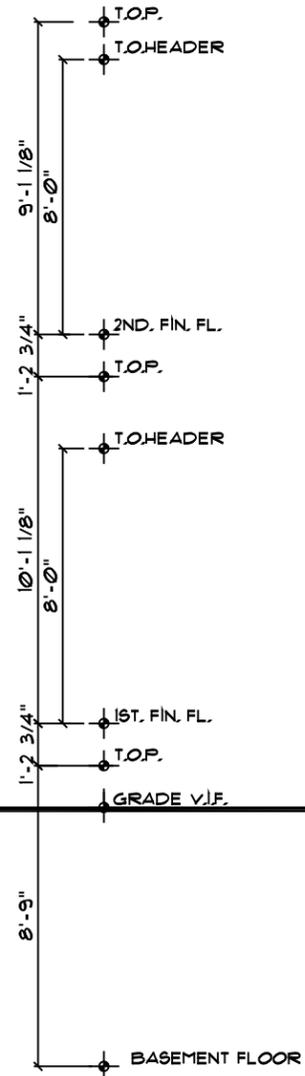
2026-COA-016 (HMP)
1716 NORTH NEW JERSEY STREET



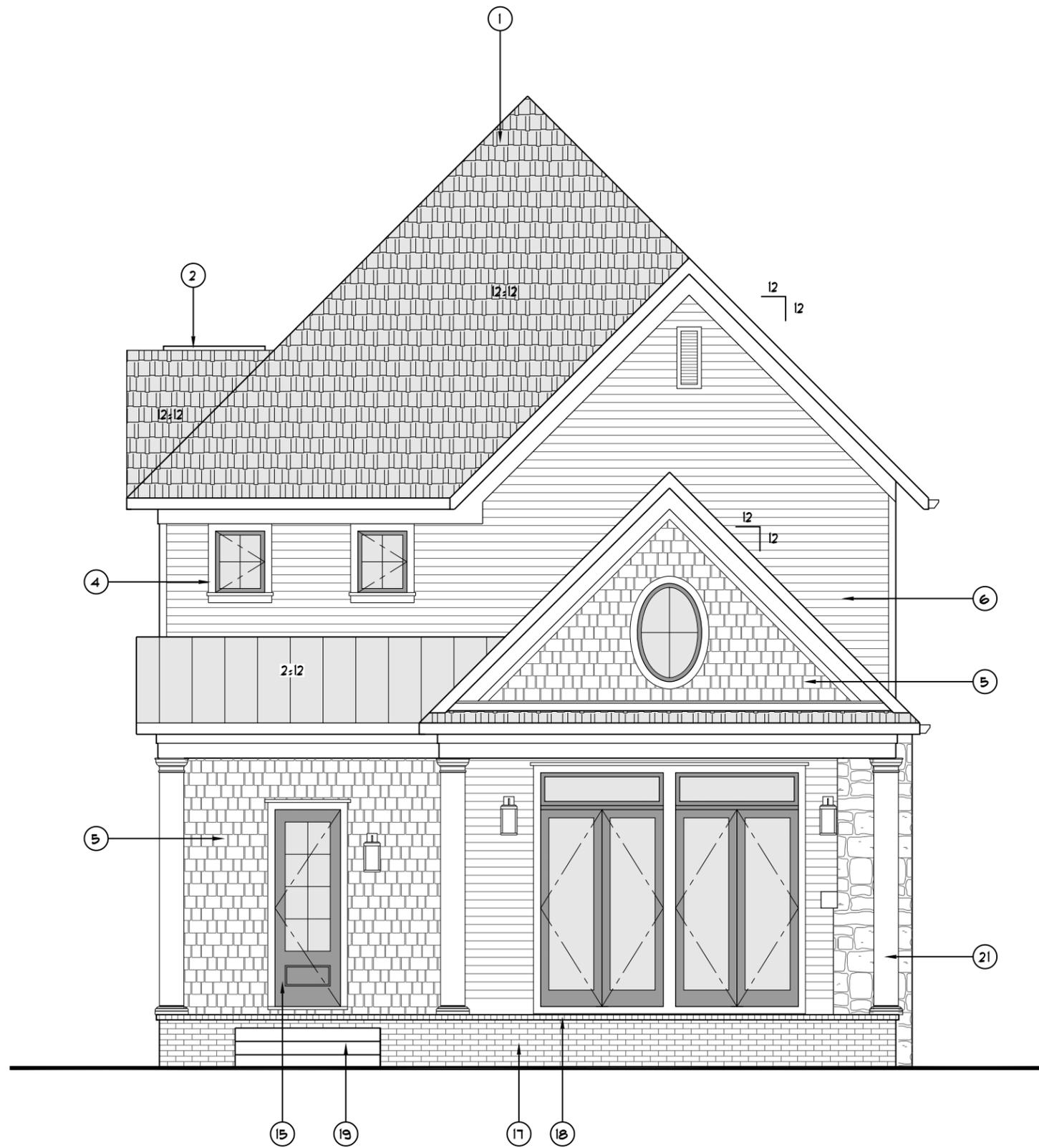
NORTH NEW JERSEY STREET STREETScape (9' CLG.)
SCALE: NTS

EXTERIOR MATERIALS KEY

- ① 3-DIMENSIONAL FIBERGLASS SHINGLE ROOF
- ② RIDGE VENT
- ③ ALUMINUM GUTTER
- ④ TYPICAL WINDOW AND DOOR DETAIL: 5/4X6 SMARTSIDE CASING (SMOOTH) W/ 2X2 CAP @ T/TRIM // WINDOW SILL = 2X2 ABOVE 5/4 X4 APRON
- ⑤ FIBERCEMENT SHAKE SIDING - STRAIGHT CUT
- ⑥ FIBERCEMENT BOARD SIDING - 4" EXPOSURE (SMOOTH)
- ⑦ 1X6 SMARTSIDE RAKE AND GUTTER BOARD (SMOOTH)
- ⑧ 5/4X4 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑨ 5/4X6 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑩ 5/4X8 SMARTSIDE TRIM BOARD (SMOOTH)
- ⑪ SLOPED DRIP EDGE ON 5/4X12 SMARTSIDE BAND BD. (SMOOTH)
- ⑫ FIBERCEMENT BOARD PANEL (SMOOTH) W/ 1/2" COVE INSET IN PANEL
- ⑬ 12" ROUND COLUMNS W BASE AND CAP (BOTH PORCHES)
- ⑭ STAIN GRADE EXTERIOR FIBERGLASS DOOR
- ⑮ PAINT GRADE EXTERIOR FIBERGLASS DOOR
- ⑯ ANDERSEN 100 WINDOWS
- ⑰ STANDARD BRICK VENEER AT FRONT AND REAR PORCH FOUNDATIONS
- ⑱ BRICK PAVERS AT FRONT PORCH
- ⑲ CONCRETE STEPS
- ⑳ CONCRETE FOUNDATION
- ㉑ REAL STONE VENEER CHIMNEY



① 1716 NORTH NEW JERSEY STREET FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



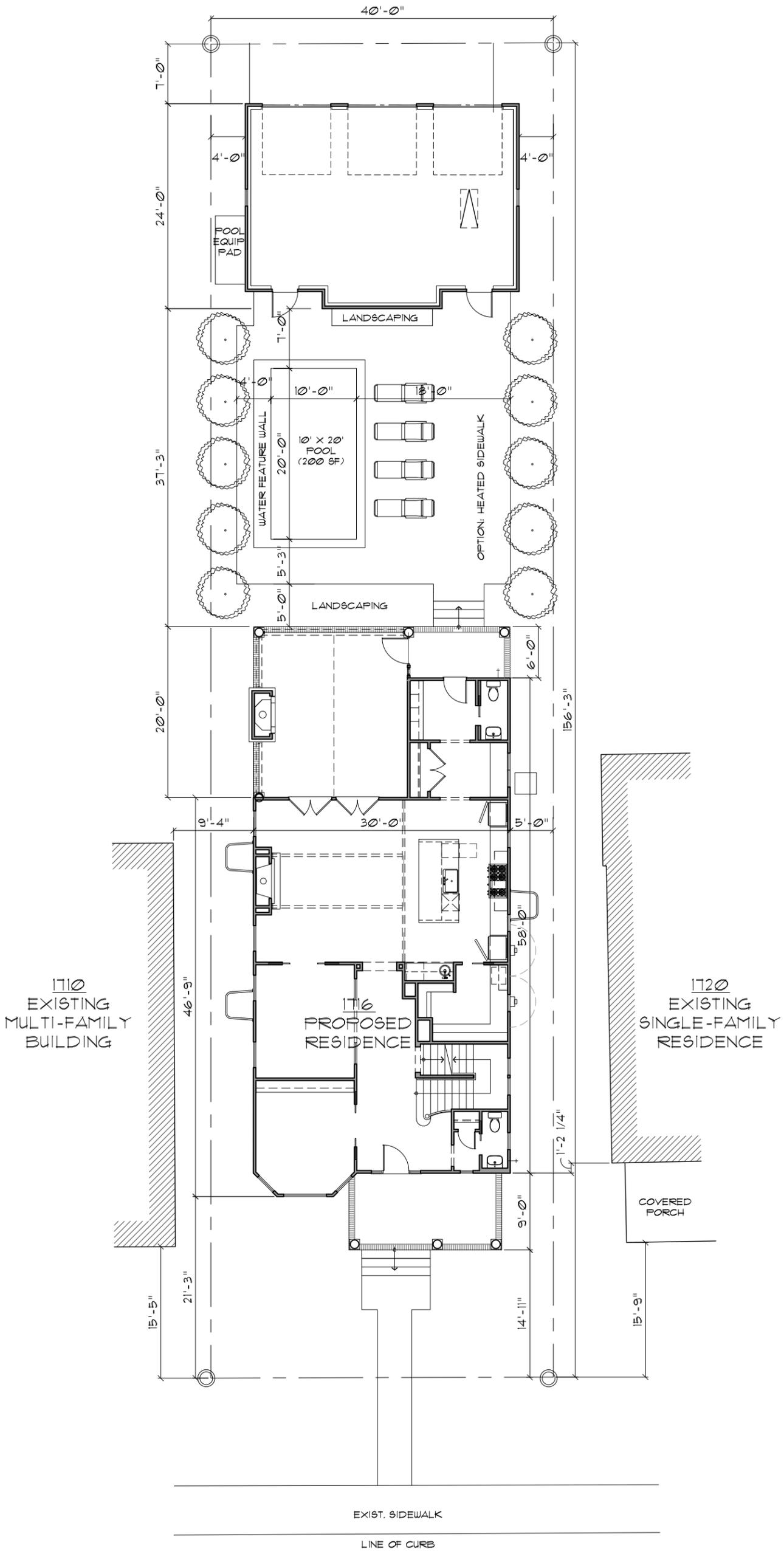
1716 NORTH NEW JERSEY STREET REAR (WEST) ELEVATION
 SCALE: 3/16" = 1'-0"



1716 NORTH NEW JERSEY STREET SIDE (NORTH) ELEVATION
 SCALE: 3/16" = 1'-0"

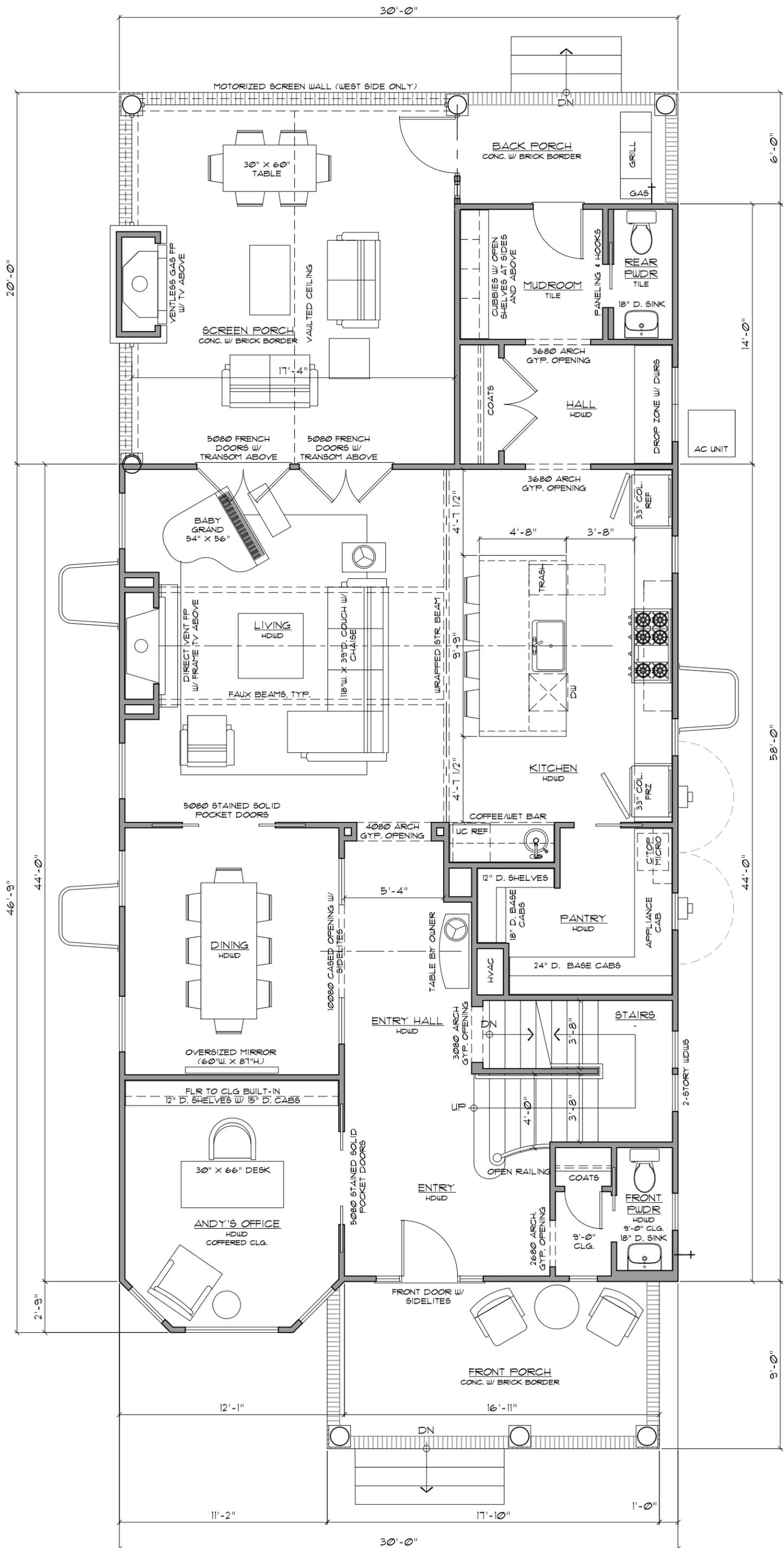
PERMANENTLY
 AFFIXED SCREEN
 PORCH PANELS ON
 NORTH AND SOUTH
 SIDE ONLY

ALLEY



N. NEW JERSEY STREET

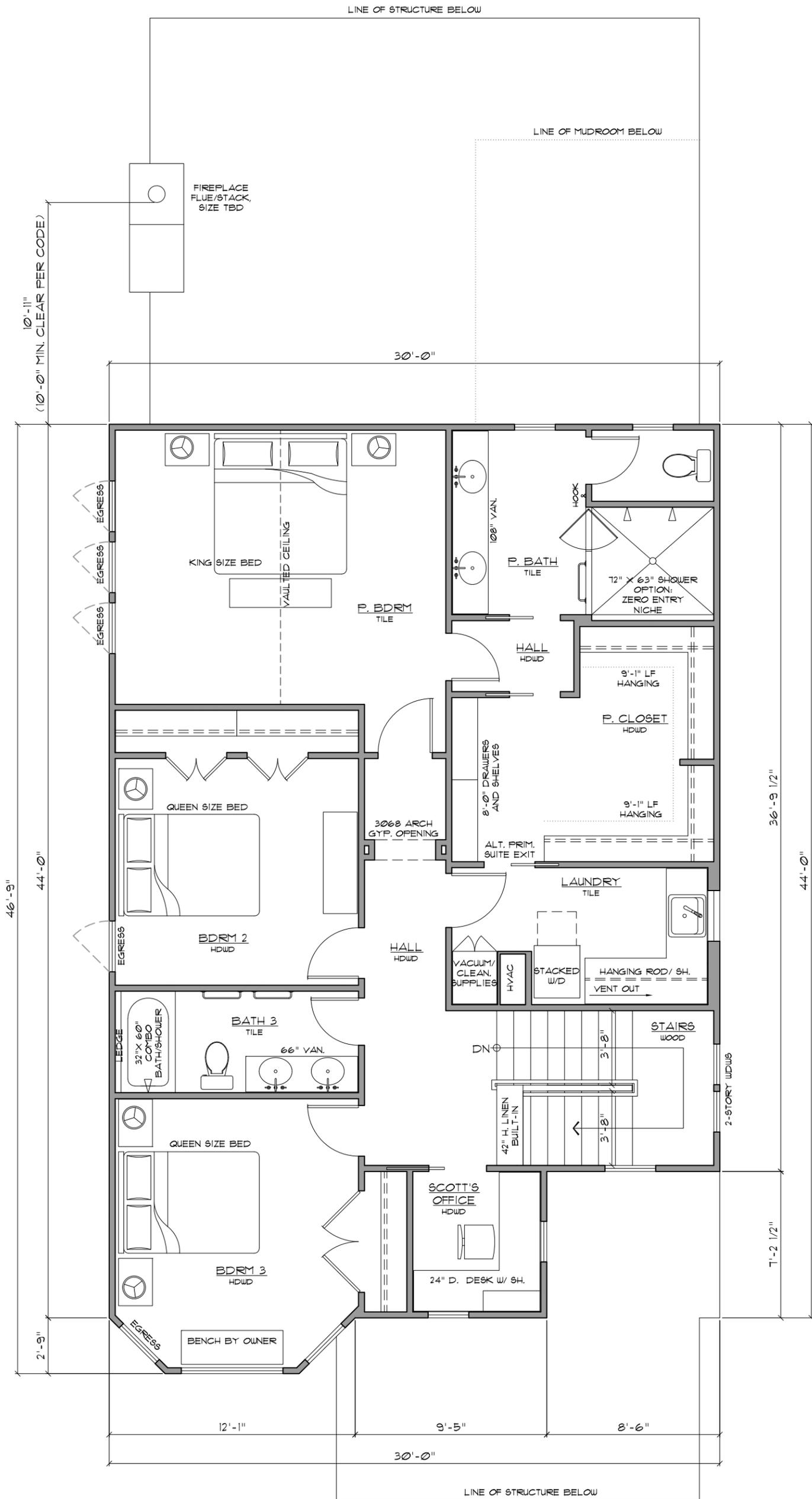


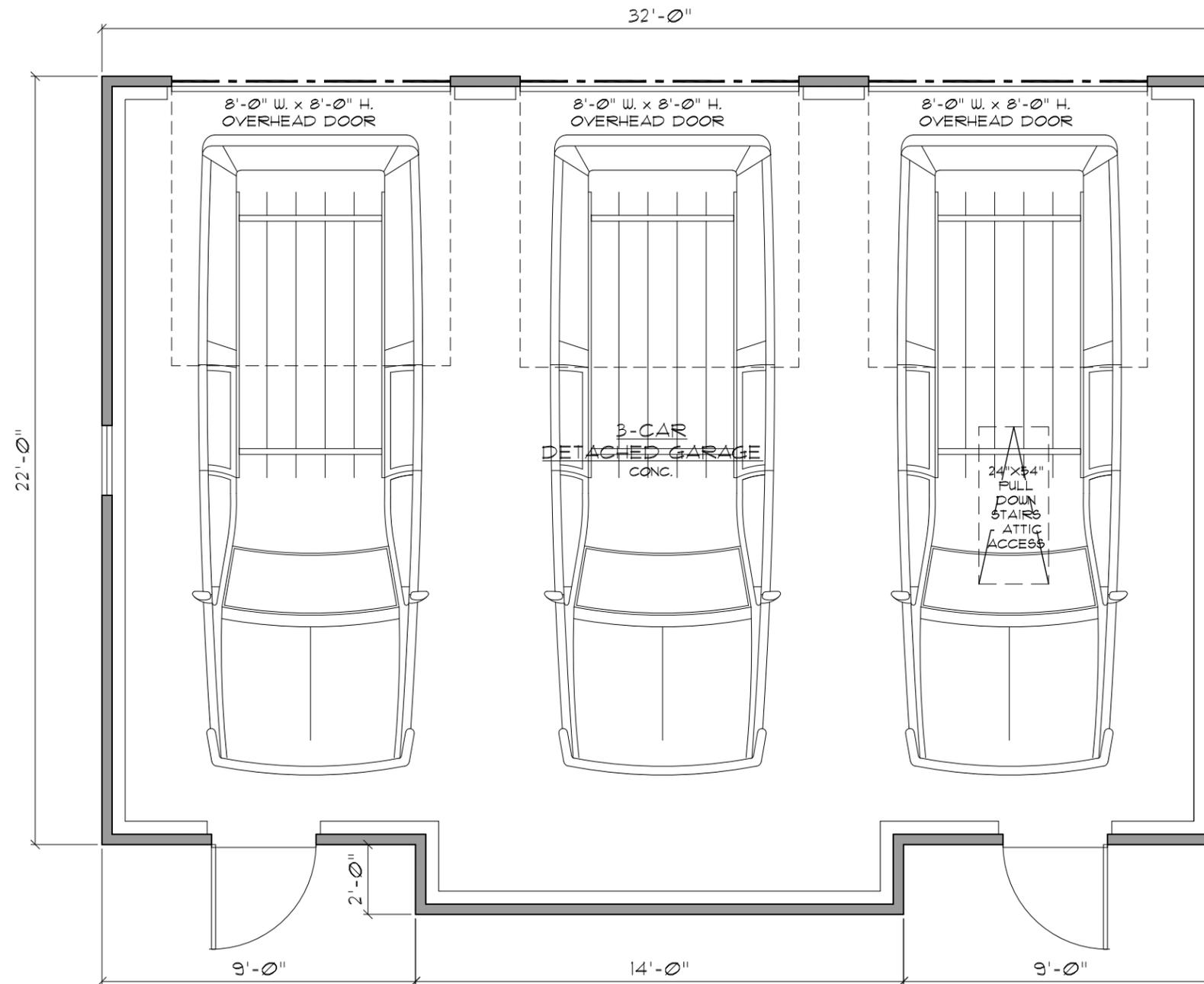


1716 NORTH NEW JERSEY STREET
 SCALE: 3/16" = 1'-0"

FIRST FLOOR PLAN
 1,500 SF (EXCLUDING PORCHES)



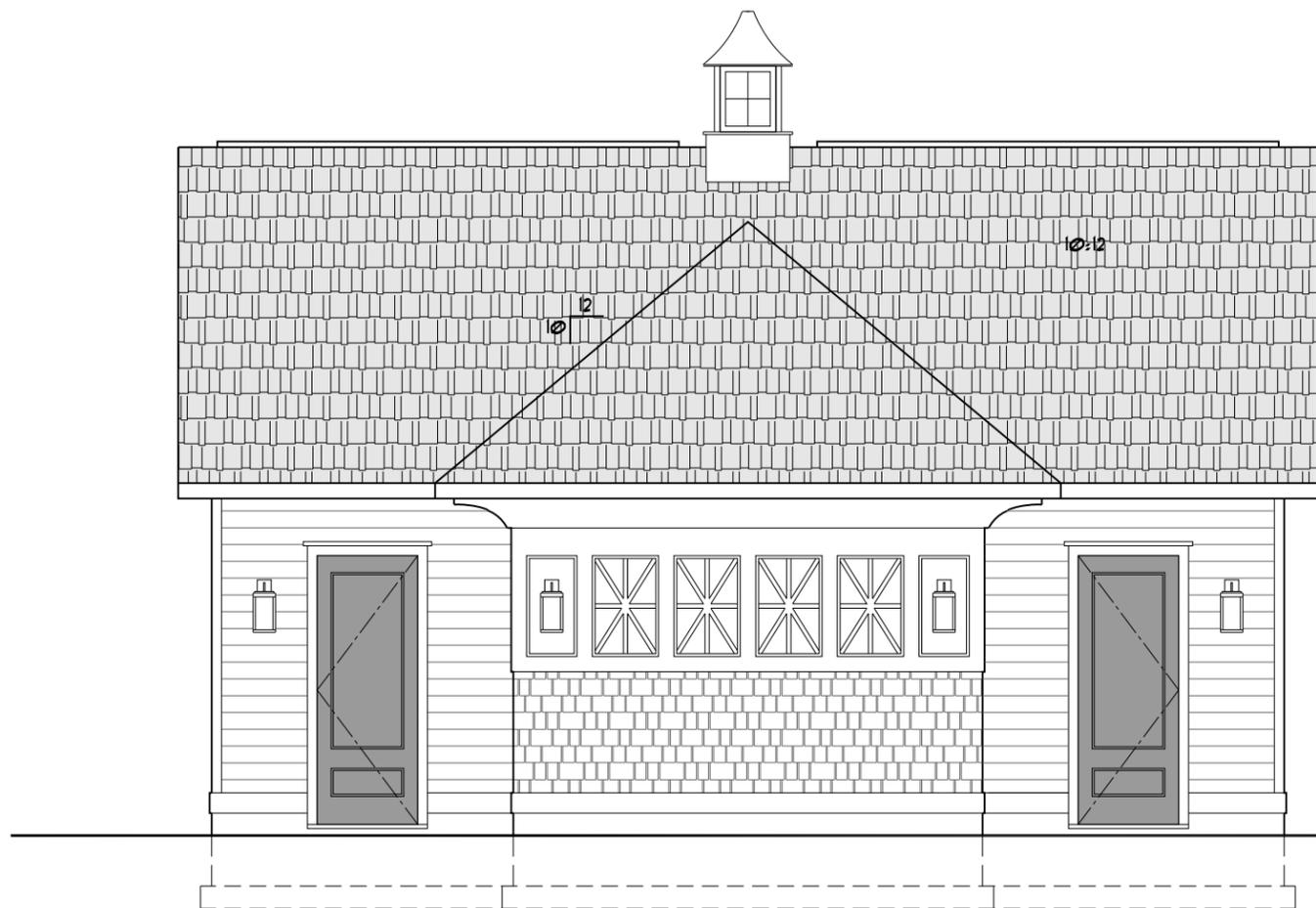




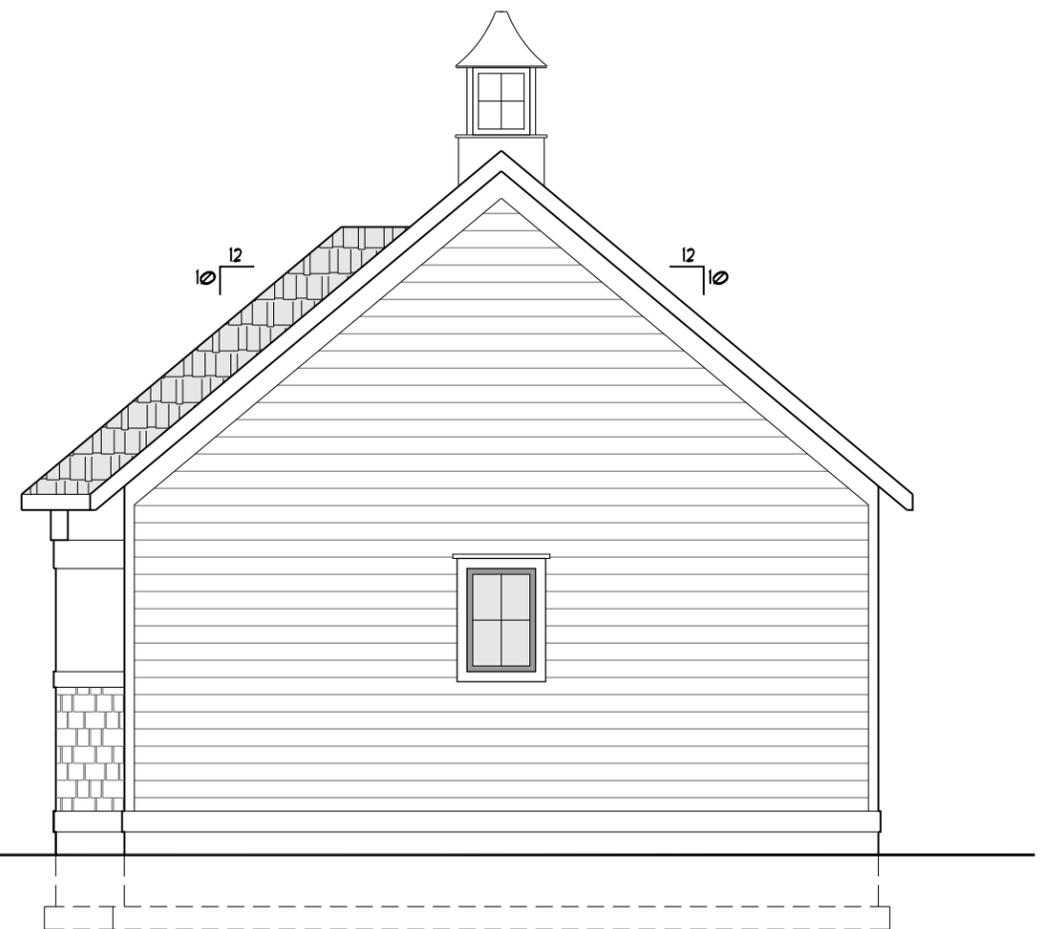
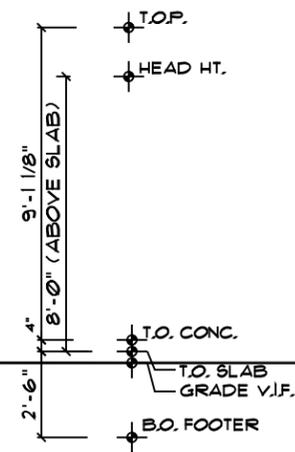
1 1716 N NEW JERSEY STREET
SCALE: 1/4" = 1'-0"

GARAGE FLOOR PLAN
732 SF (MEASURED TO EXT. WALL)





1 1716 NORTH NEW JERSEY ST GARAGE - EAST ELEVATION (YARD SIDE)
SCALE: 1/4" = 1'-0"



2 1716 NORTH NEW JERSEY ST GARAGE - NORTH ELEVATION
SCALE: 1/4" = 1'-0" (SOUTH SIM.)



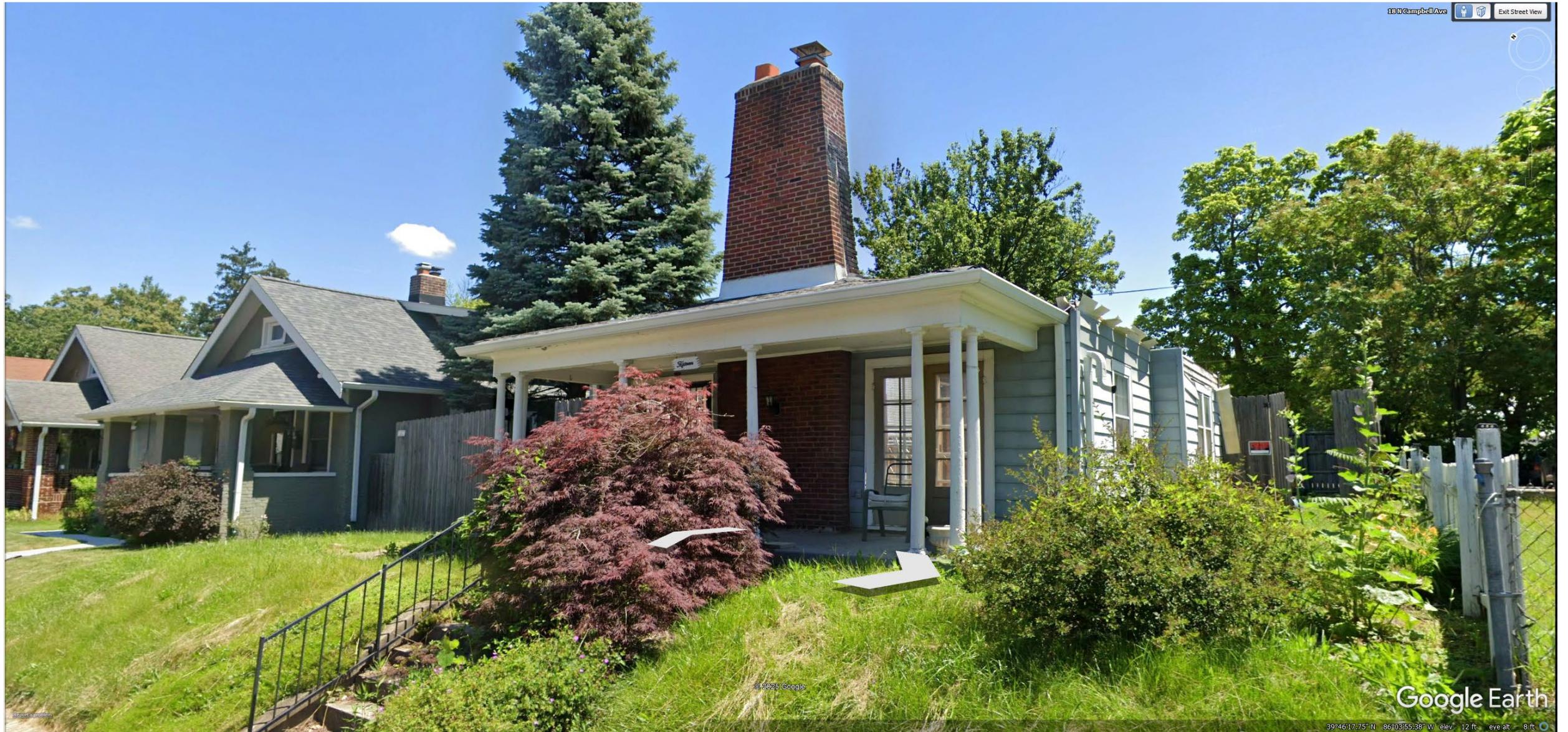
3 1716 NORTH NEW JERSEY ST GARAGE - WEST ELEVATION (ALLEY SIDE)
SCALE: 1/4" = 1'-0"



**2026-COA-012A (IRV)
15 CAMPBELL AVENUE**



Google Earth Street View from South of the Property on Campbell Avenue looking generally to the North showing the fire-damaged building.



Google Earth Street View from the Southwest corner of the Property on Campbell Avenue looking generally to the Northeast showing the fire-damaged building.



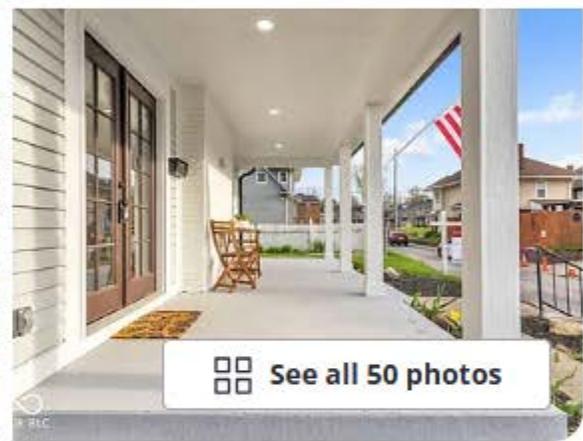
Google Earth Street View from the West/front façade of the Property on Campbell Avenue looking generally to the East showing the fire-damaged building.



Google Earth Street View from the Northwest corner of the Property on Campbell Avenue looking generally to the Southeast showing the fire-damaged building.



Sold



See all 50 photos

\$365,000

15 Campbell Ave, Indianapolis, IN 46219

3 beds
3 baths
2,393 sqft

[Claim home](#)

Est. refi payment: \$2,260/mo [Refinance your loan](#)

Residential, Single Family Residence

Built in 1924

5,227.2 Square Feet Lot

\$-- Zestimate®

\$153/sqft

253
\$1,984 Estimated rent



Current view from the Northwest corner of the Property on Campbell Avenue looking generally to the Southeast showing the reconstructed building.



Current view from the West/front façade of the Property on Campbell Avenue looking generally to the East showing the reconstructed building.



Current view from the Southwest corner of the Property on Campbell Avenue looking generally to the Northeast showing the reconstructed building.



Current view from the Southwest corner of the Property on Campbell Avenue looking generally to the Northeast showing the reconstructed building.













ADDENDUM # two TO PURCHASE AGREEMENT

For use only by members of the Indiana Association of REALTORS®

1 This Addendum is attached to and made a part of Purchase Agreement dated 05/05/2025
2 on property known as 15 Campbell Ave
3 Indianapolis, Indiana, Zip 46219 (the "Property").
4 Further Conditions:
5 Seller to pay for, complete, and get final approval for all repairs/changes required by IHPC within 15 days after closing. Seller to
6 provide proper paperwork showing final approval from IHPC to the buyers once completed.
7 _____
8 _____
9 _____
10 _____
11 _____
12 _____
13 _____
14 _____
15 _____
16 _____
17 _____
18 _____
19 _____
20 _____
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____
27 _____

28 **All other terms and conditions of the Purchase Agreement remain unchanged.**
29 By signature below, the parties acknowledge receipt of a signed copy of this Addendum.

30 <i>Charles W. Matias</i>	dotloop verified 06/17/25 8:58 PM EDT OQEW-YZSQ-9JQ2-KSUL	<i>Limitless Homes LLC</i>	06/18/25
31 BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE

32 Charles Matias	Limitless Homes LLC
33 PRINTED	PRINTED

34 <i>Kathryn Tyler</i>	dotloop verified 06/17/25 8:54 PM EDT 6GTS-MBQX-H47G-BCPJ		
35 BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE

36 Kathryn Tyler	
37 PRINTED	PRINTED



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Form #19A. Copyright IAR 2025



Emenaker, Caroline

From: Emenaker, Caroline
Sent: Thursday, July 31, 2025 10:48 AM
To: Claudia Arroyo Garibay
Subject: RE: 15 Campbell Ave
Attachments: ADDENDUM FORM 15 N Campbell.pdf

Good morning,

If you are wanting to go in front of the Commission to ask for the retention of the current paint and/or posts you will have to fill out an addendum as your current COA application states that you will remove and replace them. I have included it here. From there we can schedule for a hearing, though the earliest you can get on is most likely the October hearing. Is the owner aware of this as well?

Thanks,

Caroline Emenaker

Architectural Reviewer

Indianapolis Historic Preservation Commission

Department of Metropolitan Development | City of Indianapolis

200 E. Washington Street, Suite 1842, Indianapolis, IN 46204

caroline.emenaker@indy.gov | indy.gov/DMD

If you need to submit information or have general questions for the IHPC, please email us at IHPC@indy.gov. You can also apply for a COA at: <https://www.indy.gov/activity/historic-preservation-certificate-of-appropriateness>.

NOTE: CURRENT PLANNING AND HISTORIC PRESERVATION ARE TEMPORARILY LOCATED ON THE 20TH FLOOR (SUITE 2042).

From: Claudia Arroyo Garibay <claudiaarrga@gmail.com>
Sent: Thursday, July 31, 2025 9:56 AM
To: Emenaker, Caroline <Caroline.Emenaker@indy.gov>
Subject: Re: 15 Campbell Ave

Good morning, Caroline,

What is the process for filing an extension? The posts have not yet been delivered.

Additionally, I wanted to let you know that I have retained legal counseling regarding this matter. Plan is to go in front of the commission.

You have been extremely helpful

Sincerely,
Claudia

On Thu, Jul 31, 2025 at 8:55 AM Emenaker, Caroline <Caroline.Emenaker@indy.gov> wrote:

Good morning,

Do you have any updates on the posts or paint removal? I saw that you were given a citation by an inspector on the 1st and have a compliance inspection scheduled for today. Just a reminder that you can't proceed with total paint removal and installation of the porch posts without my approval.

Best,

Caroline Emenaker
Architectural Reviewer
Indianapolis Historic Preservation Commission
Department of Metropolitan Development | City of Indianapolis

200 E. Washington Street, Suite 1842, Indianapolis, IN 46204
caroline.emenaker@indy.gov | indy.gov/DMD

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NOTE: CURRENT PLANNING AND HISTORIC PRESERVATION ARE TEMPORARILY LOCATED ON THE 20TH FLOOR (SUITE 2042).

From: Emenaker, Caroline
Sent: Monday, July 7, 2025 1:56 PM
To: Claudia Arroyo Garibay <claudiaarra@gmail.com>
Subject: RE: 15 Campbell Ave

Good morning,

If you google "poultice style brick paint remover" there a lot of options. Citrus-strip is probably the most well-known product. Poultice just means a paste or something thick you apply and let sit. Pro-strip Indy seems to work with metal

stripping mostly and Certa-Pro does paint and some power washing. It's not surprising they don't offer those services. You will probably need to find someone who specifically does masonry restoration/preservation.

Best,

Caroline Emenaker
Architectural Reviewer
Indianapolis Historic Preservation Commission
Department of Metropolitan Development | City of Indianapolis

200 E. Washington Street, Suite 1842, Indianapolis, IN 46204
caroline.emenaker@indy.gov | indy.gov/DMD

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NOTE: CURRENT PLANNING AND HISTORIC PRESERVATION ARE TEMPORARILY LOCATED ON THE 20TH FLOOR (SUITE 2042).

From: Claudia Arroyo Garibay <claudiaarrga@gmail.com>
Sent: Monday, July 7, 2025 1:23 PM
To: Emenaker, Caroline <Caroline.Emenaker@indy.gov>
Subject: Re: 15 Campbell Ave

Good morning Caroline,

The posts are scheduled for delivery on or before July 17, 2025.

Regarding the paint removal, our contractor is not familiar with the poultice style remover. I've contacted Pro-strip Indy and Certa-Pro painters, and neither company offers this service. Is there a possibility of an exemption for this requirement?

Thank you,

Claudia

On Mon, Jun 30, 2025 at 1:16 PM Emenaker, Caroline <Caroline.Emenaker@indy.gov> wrote:

Good morning,

I just wanted to check in on what your contractor said. Do you also have a timeline of when the posts will be in?

Thanks,

Caroline Emenaker
Architectural Reviewer
Indianapolis Historic Preservation Commission
Department of Metropolitan Development | City of Indianapolis

200 E. Washington Street, Suite 1842, Indianapolis, IN 46204
caroline.emenaker@indy.gov | indy.gov/DMD

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NOTE: CURRENT PLANNING AND HISTORIC PRESERVATION ARE TEMPORARILY LOCATED ON THE 20TH FLOOR (SUITE 2042).

From: Claudia Arroyo Garibay <claudiaarra@gmail.com>
Sent: Tuesday, June 24, 2025 11:08 AM
To: Emenaker, Caroline <Caroline.Emenaker@indy.gov>
Subject: Re: 15 Campbell Ave

Hi Caroline,

That's a chemical process from what I understand, I am waiting for a response from a contractor.

Claudia Arroyo Garibay



On Mon, Jun 23, 2025 at 9:42 AM Emenaker, Caroline <Caroline.Emenaker@indy.gov> wrote:

Hi Claudia,

I spoke with my coworker about the paint removal case she had. Apparently they used a poultice style paint remove that you leave on for a bit and it softens the paint. You can use a water wash as well to clean it off. The Irvington plan suggests under 600 psi, but in this case it should be under 400 psi so the brick isn't damaged. The remove could make it more delicate. I would ask your contractor about this and see what they say your options are for products.

Best,

Caroline Emenaker
Architectural Reviewer
Indianapolis Historic Preservation Commission
Department of Metropolitan Development | City of Indianapolis

[200 E. Washington Street, Suite 1842, Indianapolis, IN 46204](https://www.indy.gov/200-E-Washington-Street-Suite-1842-Indianapolis-IN-46204)
caroline.emenaker@indy.gov | [indy.gov/DMD](https://www.indy.gov/DMD)

If you need to submit information or have general questions for the IHPC, please email us at IHPC@indy.gov. You can also apply for a COA at: <https://www.indy.gov/activity/historic-preservation-certificate-of-appropriateness>.

NOTE: CURRENT PLANNING AND HISTORIC PRESERVATION ARE TEMPORARILY LOCATED ON THE 20TH FLOOR (SUITE 2042).

From: Claudia Arroyo Garibay <claudiaarrga@gmail.com>
Sent: Thursday, June 19, 2025 2:52 PM
To: Emenaker, Caroline <Caroline.Emenaker@indy.gov>
Subject: Re: 15 Campbell Ave

Hi Caroline,

Thank you for your response.

I visited the house today and have attached some pictures that show the original placement of the posts. It might be helpful if you could visit the house yourself to mark the exact locations with a sharpie or tape, as this would make the process easier.

Regarding the paint removal, our contractor suggested sandblasting as the most effective method. I have asked other contractors and paint companies and all methods include either chemicals or blasting. So I don't know what to do!

Could you please provide a copy or link to the Irvington bylaws? Please

Claudia Arroyo Garibay



On Wed, Jun 18, 2025 at 12:11 PM Emenaker, Caroline <Caroline.Emenaker@indy.gov> wrote:

Hi Claudia,

Those posts should be fine. You will need to order **all eight in the 6-inch diameter size**. I assume they will be 8' high? I will need an estimated cost for the replacement. You will have to pay a late fee for the paint removal, as well as the post removal, so I need that to calculate the cost. You can go ahead and order the posts but I can't give you an official COA until the application is complete (which includes paying the late fee and having a plan for the test patch).

I am also going to require that you mark where the posts will be going so that I can measure and make sure they are in the correct spot. **You cannot install the posts without my approval of the location first.** This will be included as a stipulation like the paint removal test patch.

Let me know if you have any questions.

Caroline Emenaker

Architectural Reviewer

Indianapolis Historic Preservation Commission

Department of Metropolitan Development | City of Indianapolis

[200 E. Washington Street, Suite 1842, Indianapolis, IN 46204](https://www.indy.gov/200-E-Washington-Street-Suite-1842-Indianapolis-IN-46204)

caroline.emenaker@indy.gov | [indy.gov/DMD](https://www.indy.gov/DMD)

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NOTE: Due to remodeling, our temporary City-County Building office will be on the 6th floor (Suite 641). ALL City Offices will be closed on June 19th in observance of Juneteenth.

From: Claudia Arroyo Garibay <claudiaarra@gmail.com>

Sent: Tuesday, June 17, 2025 4:00 PM

To: Emenaker, Caroline <Caroline.Emenaker@indy.gov>

Subject: Re: 15 Campbell Ave

I was referring to the style. They have them in 6" to 25" in diameter

Claudia Arroyo Garibay



On Tue, Jun 17, 2025 at 3:55 PM Emenaker, Caroline <Caroline.Emenaker@indy.gov> wrote:

Those columns are too thick. You may have trouble finding fiberglass in a smaller size but there may be some wood options. I think you will need to find one with a width of somewhere around 5-6 inches.

Caroline Emenaker
Architectural Reviewer
Indianapolis Historic Preservation Commission
Department of Metropolitan Development | City of Indianapolis

[200 E. Washington Street, Suite 1842, Indianapolis, IN 46204](https://www.indy.gov/200-E-Washington-Street-Suite-1842-Indianapolis-IN-46204)
caroline.emenaker@indy.gov | [indy.gov/DMD](https://www.indy.gov/DMD)

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NOTE: Due to remodeling, our temporary City-County Building office will be on the 6th floor (Suite 641). ALL City Offices will be closed on June 19th in observance of Juneteenth.

From: Claudia Arroyo Garibay <claudiaarrga@gmail.com>
Sent: Tuesday, June 17, 2025 3:09 PM
To: Emenaker, Caroline <Caroline.Emenaker@indy.gov>; Jarzen, Emily <Emily.Jarzen@indy.gov>
Subject: Re: 15 Campbell Ave

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

I found these columns that are exactly the same. I just need to get the approximate measurements.

But if approved I can order them and will be delivered in 30 days from now.

Please advise.

On Tue, Jun 17, 2025 at 11:17 AM Claudia Arroyo Garibay <claudiaarra@gmail.com> wrote:

Thank you very much Caroline. I'll be in touch today.

Claudia Arroyo Garibay



On Tue, Jun 17, 2025 at 11:07 AM Emenaker, Caroline <Caroline.Emenaker@indy.gov> wrote:

Good morning Claudia,

If you need to reach me today or tomorrow you can call 317-327-4487. We will be working from home from the 20th-27th. If you need to talk over the phone during that week let me know and we can set up a time. I will obviously still be available over email.

As far as the posts go, I understand there are some homes with stock square posts nearby. But, like Emily said, the square posts are not appropriate for this house. Just keep me updated and we can review your options and select the most appropriate design.

Best,

Caroline Emenaker
Architectural Reviewer
Indianapolis Historic Preservation Commission
Department of Metropolitan Development | City of Indianapolis

[200 E. Washington Street, Suite 1842, Indianapolis, IN 46204](https://www.indy.gov/200-E-Washington-Street-Suite-1842-Indianapolis-IN-46204)
caroline.emenaker@indy.gov | indy.gov/DMD

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NOTE: Due to remodeling, our temporary City-County Building office will be on the 6th floor (Suite 641). ALL City Offices will be closed on June 19th in observance of Juneteenth.

From: Claudia Arroyo Garibay <claudiaarrga@gmail.com>
Sent: Tuesday, June 17, 2025 10:01 AM
To: Jarzen, Emily <Emily.Jarzen@indy.gov>
Cc: Marmolejo, Morgan <Morgan.Marmolejo@indy.gov>; Emenaker, Caroline <Caroline.Emenaker@indy.gov>
Subject: Re: [15 Campbell Ave](#)

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

Good morning Emily,

Thank you for your prompt, respectful, and helpful response.

We are committed to restoring homes according to the guidelines, I apologize for the misunderstanding regarding exterior paint. I previously thought there were no restrictions on paint colors because of what I've seen in the neighborhood, including the house next to ours at 19 Campbell, which has a completely painted brick porch. However, we are now fully committed to making things right and being in complete compliance with all rules.

Regarding the porch posts, they were severely damaged by fire and water, and our contractor advised replacing them. I understand now that we should have communicated this prior to replacement, and I apologize for that oversight. There are several homes within the block with this stock square posts (2 Pictures attached)

I will be sure to work closely with Caroline and stay in contact with her. Is there a direct phone number I can use to reach her?

Claudia Arroyo Garibay



On Tue, Jun 17, 2025 at 9:34 AM Jarzen, Emily <Emily.Jarzen@indy.gov> wrote:

Good morning,

Thank you for reaching out, and thank you for your application which came through. The application has been assigned to Caroline Emenaker, who is copied here. Please correspond with her regarding your application.

The violations were discovered when your buyer inquired about driveway construction. We needed to look at the property in order to determine the ability to construct a driveway.

All exterior work is subject to review and approval by the IHPC. If there happen to be any exemptions, we will certainly let an applicant know. However, at no time was the brick permitted to be painted,

nor the porch posts replaced. Nor was that work applied for. Painting brick is a big trend right now, but it is expressly prohibited and can cause brick failure in the long run. Not to mention that it's an essentially very low maintenance material that people make high maintenance by painting. Even if all the posts happened to collapse at the same time, we still needed to approve their replacement. While I understand that other houses have had modifications, one of the primary reasons that districts are designated in the first place is because neighborhoods are concerned with alterations to historic properties. They want the buildings protected and to prevent further changes that alter the historic nature of the neighborhood.

I would recommend that you extend an extension opportunity to your buyer. We are having to unexpectedly pack up our offices by the end of the day tomorrow, and there is a holiday on Thursday. When Caroline works with you, she will need to see and approve a test patch for the removal of the paint, to understand how well it is actually coming off. The posts that were installed are not appropriate for the building. If original elements are beyond repair they need to be matched. The multiple slender columns were a character-defining element on this house. Stock square posts that we would see on new construction are not appropriate for the house. You will need to work with Caroline on appropriate replacements.

Sincerely,

Emily Jarzen

Principal Architectural Reviewer

Indianapolis Historic Preservation Commission

Department of Metropolitan Development | City of Indianapolis

[200 E. Washington Street, Suite 1842, Indianapolis, IN 46204](#)

emily.jarzen@indy.gov | 317-327-4460 | indy.gov/DMD

If you need to submit information or have general questions for the IHPC, please email us at IHPC@indy.gov. You can also apply for a COA at: <https://www.indy.gov/activity/historic-preservation-certificate-of-appropriateness>.

NOTE: Due to remodeling, our temporary City-County Building office will be on the 6th floor (Suite 641).

From: Claudia Arroyo Garibay <claudiaarrrga@gmail.com>

Sent: Monday, June 16, 2025 6:34 PM

To: Marmolejo, Morgan <Morgan.Marmolejo@indy.gov>; Jarzen, Emily <Emily.Jarzen@indy.gov>
Subject: [15 Campbell Ave](#)

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

Hello Morgan,

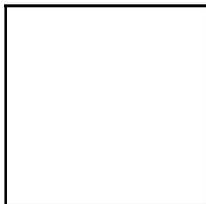
Could you please provide details on how and when someone from IHPC attempted to contact me regarding the alleged violations on the property mentioned? I have not received any physical mail, emails, or voicemails that I might have overlooked.

I want to assure you that the paintwork was not done egregiously, as you mentioned. We are fully committed to following all guidelines, and especially with the awareness of potential new owners.

The exterior painting was completed without any intention of causing issues, again, we looked over many homes in Irvington Historic District and here's some proof (pictures attached) that we ingeniously thought it was okay to paint the chimney brick.

COA has been submitted to request authorization for the replacement of porch posts and to remove paint from chimney.

Claudia



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Claudia Arroyo Garibay



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Claudia Arroyo Garibay



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Claudia Arroyo Garibay

