APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

MSPC Case No.: MSPC 16-01

Send completed application and check to:
Meridian Street Preservation Commission
200 E. Washington Street, Suite 1821
Indianapolis, IN 46204

Address of the Property where work is to be done: 5627 N. Meridian Street, Indianapolis, IN

Applicant's Name: ~~Fayette Construction of Indianapolis, Inc~~
Address: 827 N. Capitol Avenue
Indianapolis, IN
E-Mail address: cindy@dorfmandesign.com
Phone No: 317-638-3717
FAX No: 317-634-6057
Zip Code: 46204

Name of Owner(s): Ian & MaryAnn Rupert
Address of Owner: 5627 N. Meridian Street
Indianapolis, IN
E-Mail address:
Phone No: 317-902-0340
FAX No:
Zip Code: 46205

The present Use of the property is: Single Family Residence
The current Zoning Classification of the property is:
Will the Use change under the proposed work? ☐ Yes ☒ No
If yes, to what?

The work being proposed will be on/for (check all that apply):
- ☒ New building
- ☒ Renovation or Remodel of Primary structure
- ☐ Renovation or Remodel of Accessory structure
- ☐ Other (describe):
- ☒ Site Work/Landscaping
- ☐ Demolition of Primary structure (partial or complete)
- ☐ Demolition of Accessory structure (partial or complete)

Detailed Description of work to be done (attached additional sheets if necessary):

Please see attached descriptions.

RECEIVED
MERIDIAN STREET
PRESERVATION COMMISSION
DATE~ 12·11·15

The work will be done by: ☐ Owner ☒ Contractor ☐ Other

Contractor's Name: Larry Dorfman Phone: 317-638-3717 Fax: 317-634-6057
Date of start: Spring 2016 Date of completion:

Documentation submitted (10 copies required of any information submitted):
- ☒ Site Plan, legible & drawn to scale (required)
- ☒ Building plans, elevations (required)
- ☐ Drawings/Sketches
- ☒ Photographs (required)
- ☐ Samples/Swatches
- ☐ Other

I (we) affirm, under the penalties for perjury, that the foregoing representations are true.

Signature of Owner — *Date* 12/10/15

CEO
Fayette Const

Signature of Applicant (if different than Owner) — *Date* 12/10/15

Description of Work:

Phase I:
Convert west and center bays of existing south-facing three car garage into a finish family room while leaving the existing eastern most bay as a garage. Also create an enlarged rear entry area (apx 8' x 8') to create a connector between the new family room and the existing rear entry hall. In concert with the new interior living space the existing concrete patio area will be re-configured to work more appropriately with the new spaces. Some important details include: (See plans provided)

- Most of the brick veneer used on the new exterior walls will be salvaged from existing exterior walls which will, in the new layout, become interior walls. Some brick will most likely have to be purchased, matched and blended with the salvaged materials
- The existing rear entry door will be salvaged and installed in the new connector for the new rear entry door.
- The existing slate "mansard roof" above the garage doors will remain in place and the roof over the new rear entry area will tie directly into that "mansard" matching the slope and the existing finish and then at the high point of the "mansard" convert to a "flat" roof area tying into the existing vertical wall of the house.
- The new family room area will include a new window and a new double door which will open onto the re-configured concrete patio. The new door and window will not match the windows on the existing house exactly as they will not contain leaded glass mullions.

Phase II:
Construct a new three-car garage to the south of the existing structure along the south boundary of the existing driveway. The new garage will include a 2nd story storage area accessed via an internal stairway. It will also be necessary to extend the existing driveway area to the east approximately 5 feet, along that eastern edge. Some important details include: (See plans provided)

- The exterior of the garage will be finished with new brick veneer, matched to existing as close as possible using existing local sources of supply, from ground level to approximately 8.5 feet above grade. The front and rear shed dormers and the gable ends will be finished with cementious siding to be painted an approved color complementary with the finishes on the existing house.
- The upper sections of the garage and dormer will be trimmed using Smart Trim at each corner and around all windows.
- The windows in the lower section of the garage will include a stone detail around each window.
- Roof Finish: Owner would prefer to use a high grade fiberglass shingle which will match color of the slate roof on the existing structure in an effort to lower the cost of the work and seeks approval for that finish. If required, Owner will agree to finish the new garage roof with either a faux slate or slate.
- While the end of the new garage will be visible from the street the garage doors will face north and only be visible from the street while traveling south on Meridian and then only with some minimal effort. Owner would prefer this placement of the garage in order to preserve their enjoyment of the view of the backyard from the main house and to be able to observe their young children at play in the backyard areas. Furthermore the placement of the garage to the south would create better privacy for the residence to the south and block noise between the

two homes. Furthermore by placing the new garage to the south the driveway would be less a pure driveway and with appropriate landscaping a more attractive auto-park and play area.

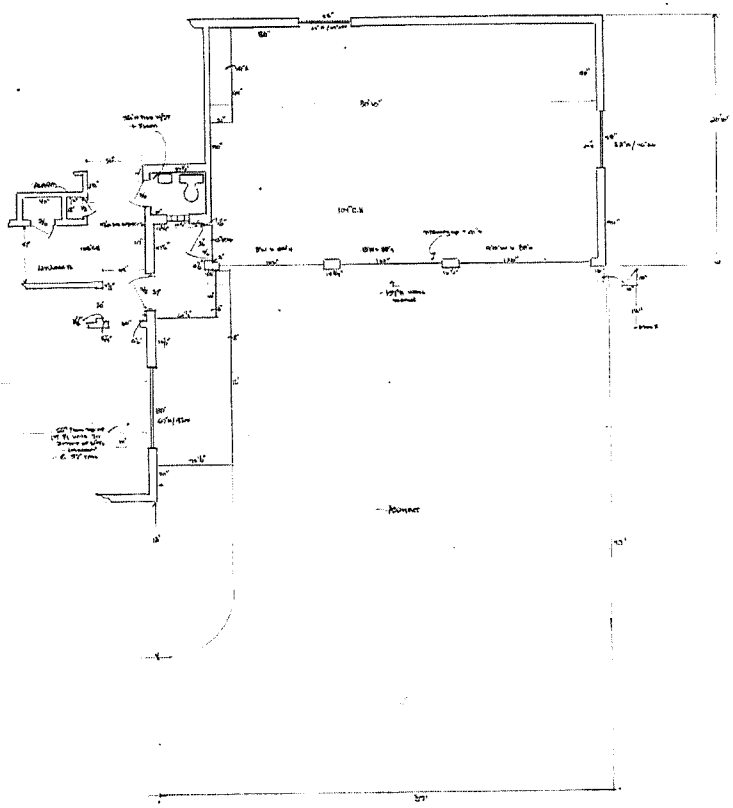
Phase III:
Construct a second floor master suite to be placed atop the newly created family room and existing garage. The work would include adding a finished space above the new rear entry area connecting the existing house to the new master suite accessed at the top of the existing interior stairway. The creation of this space would include the removal of the existing brick parapet wall atop the garage. This would allow the salvage of additional brick veneer for use on the project. Some important details include: (see plans provided)

- The exterior walls of the master suite addition will be finished in cementious siding trimmed with Smart Trim at all corners and at windows. (This type of finish will reduce the weight of the new exterior walls which in turn will reduce the stress on the existing ground floor structure.)
- The windows will not match the existing windows since they will not include leaded mullions.
- The cementious siding will be painted an approved color complementing the existing structure.
- The roof is planned to be slate or faux slate matched in color as close as possible to the existing slate roof using existing local sources of supply.
- The roof pitch is planned to match the existing roof system and to connect to the existing roof by overreaching the existing rear hip roof and extending the height to include the new exterior wall on the south side of the new master suite.
- All overhangs and trims details to match in size and material to the existing structure.

The Owners plan to execute this work in phases which will be most likely implemented over a two-three year window. The most important piece of this puzzle is the creation of a new family room per Phase I and then to follow up with Phase II and finally Phase III. The approval of all three phases at this time will allow Owner to pull one building permit, one Certificate of Appropriateness and provide some economies of scale thereby creating some reduction in construction costs.

Respectfully prepared and submitted on behalf of the Rupert Family, Owners of the home at 5627 N. Meridian, by

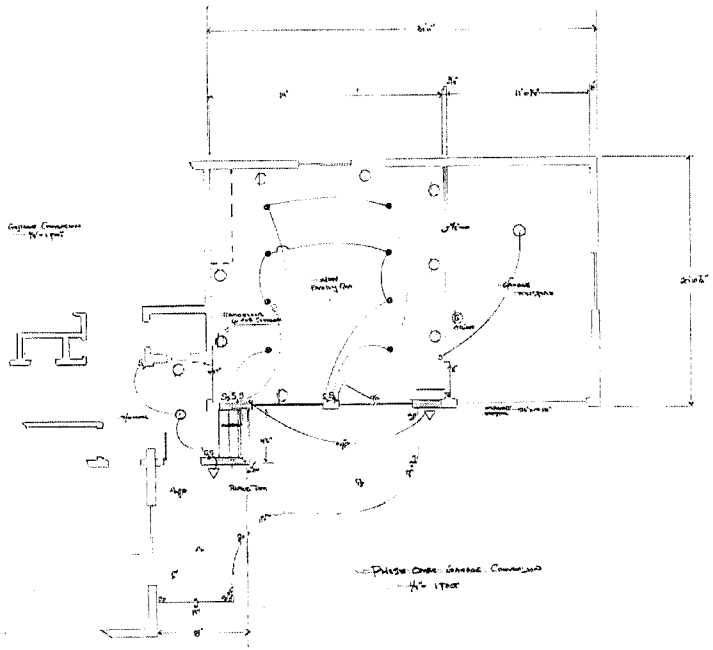
Larry Dorfman, MCR
Dorfman Design Builders



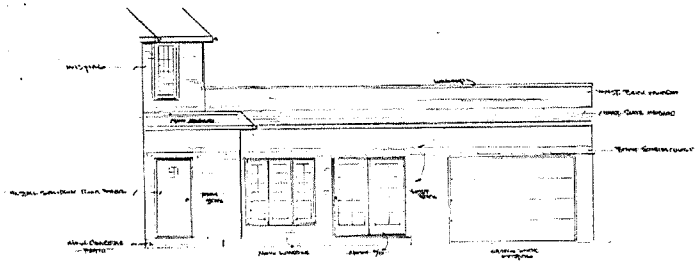
RECEIVED
Historic District
Preservation Commission
Date: 12-11-15 [illegible]

S Schwartz

Robert Redford		
Scale: 1/4" = 1'-0"	Approved by:	Drawn by: LAD
Date: 12-1-15		Revised
Existing Floor Plans		
Dolphin Drive Beds		Drawing number A.BD.02

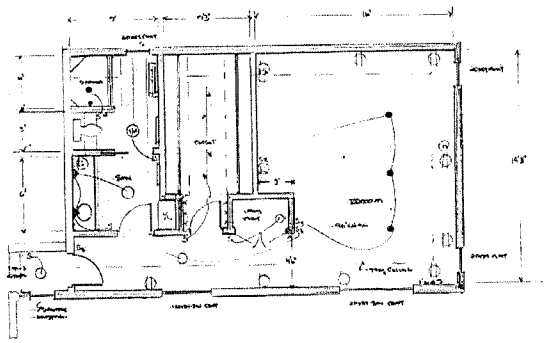


PHASE ONE: GARAGE CONVERSION
1/4" = 1'-0"

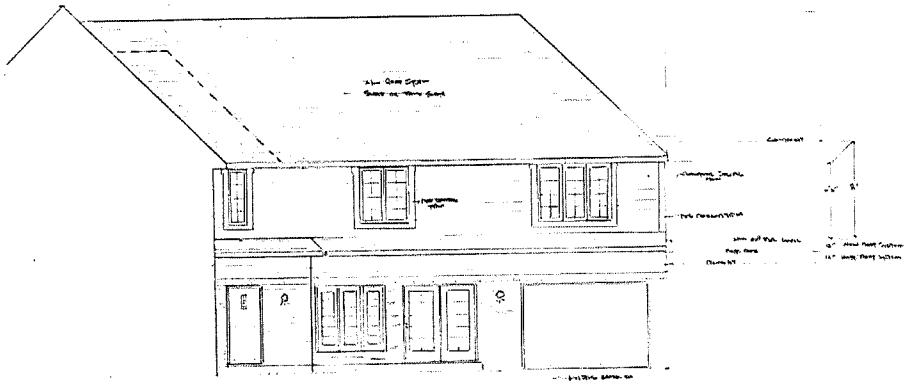


EXISTING GARAGE ELEVATION
SOUTH ELEVATION

ROBERT TRAUTWEIN	3607 W. MERIDIAN ST	
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: LDO
DATE: 10-10-15		REVISED
PHASE ONE: GARAGE CONVERSION		
DOWNTOWN DARLING HOMES		SHEET NUMBER: ONE

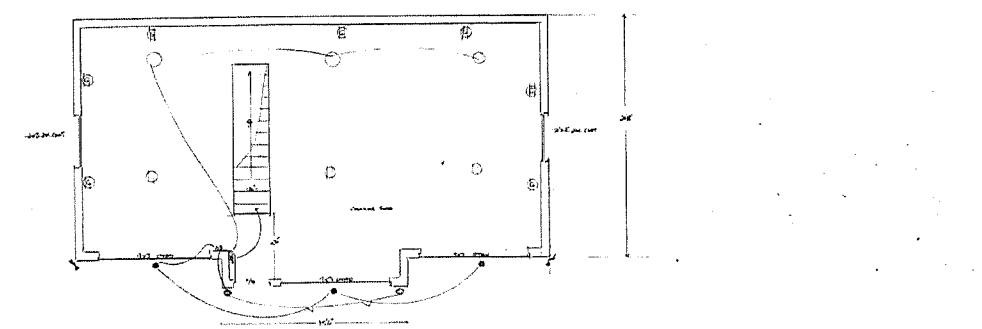


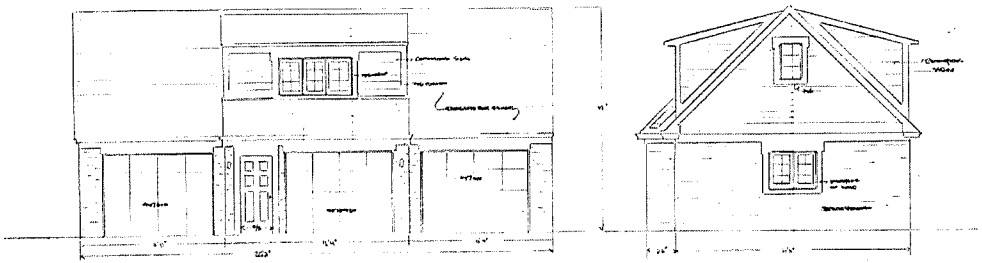
PHASE THREE SECOND FLOOR PLAN
1/4" = 1'-0"

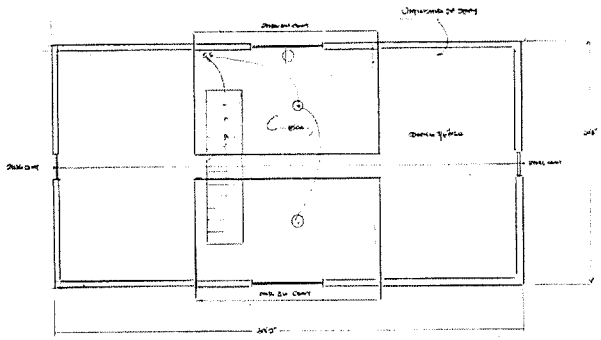


SOUTH ELEVATION

PROJECT RESIDENCE	1401 N. WASHINGTON ST
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE: 11-1-17	REVISED
PHASE THREE, SECOND FLOOR, SOUTH ELEVATION	
DOWNTOWN DWELLING UNITS	SHEET NUMBER A-10

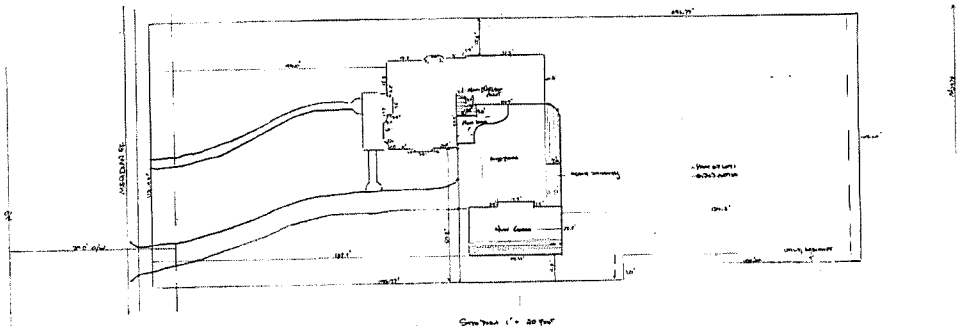






PHASE TWO: NEW GARAGE

PLANNING DRAWING	
DRAWN: N.J. RY	DRAWING BY: CMD
DATE: 11.14.17	APPROVED
PHASE TWO: NEW GARAGE	
DEMOLISH DOUBLE GARAGE	DRAWING NUMBER: PHASE TWO



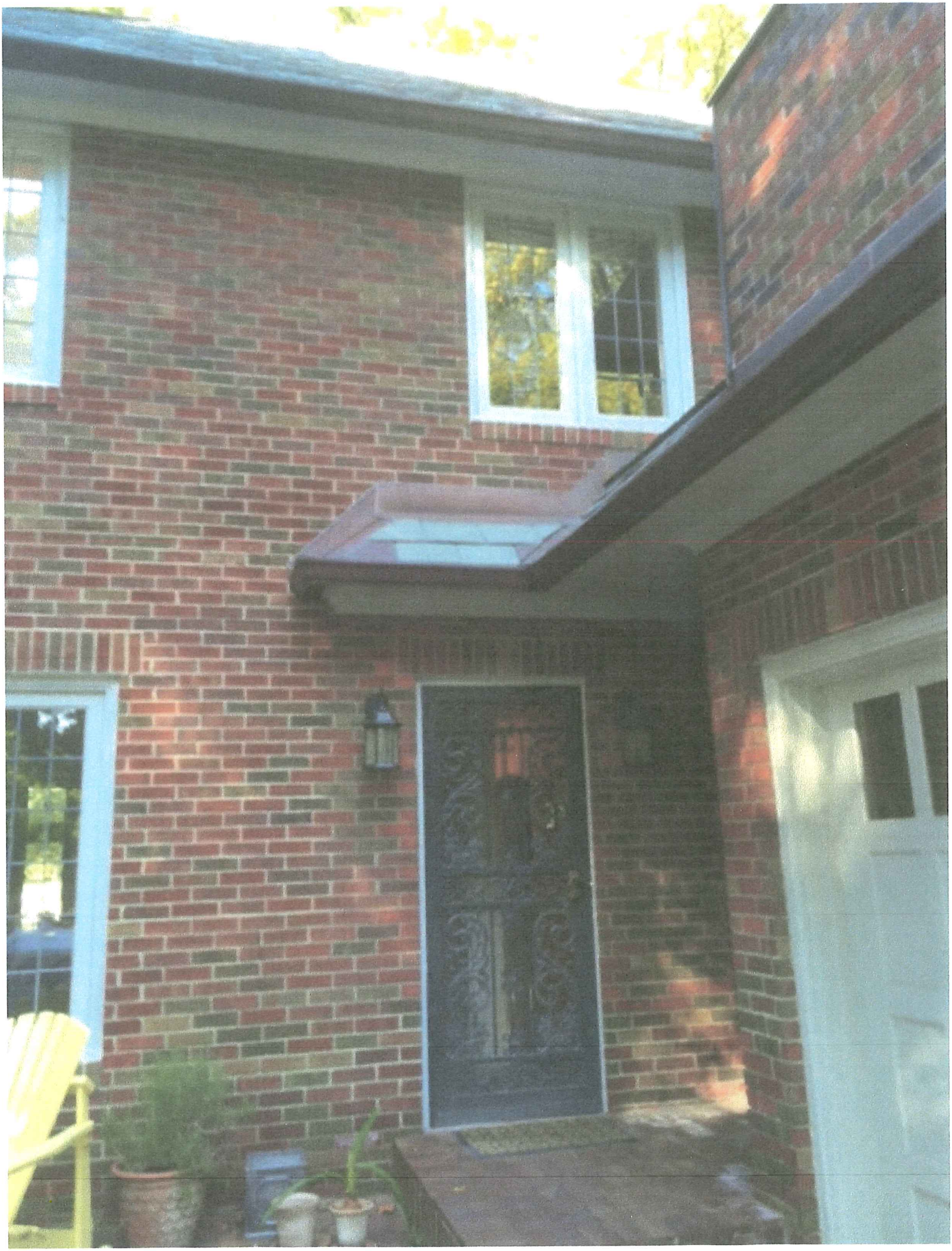
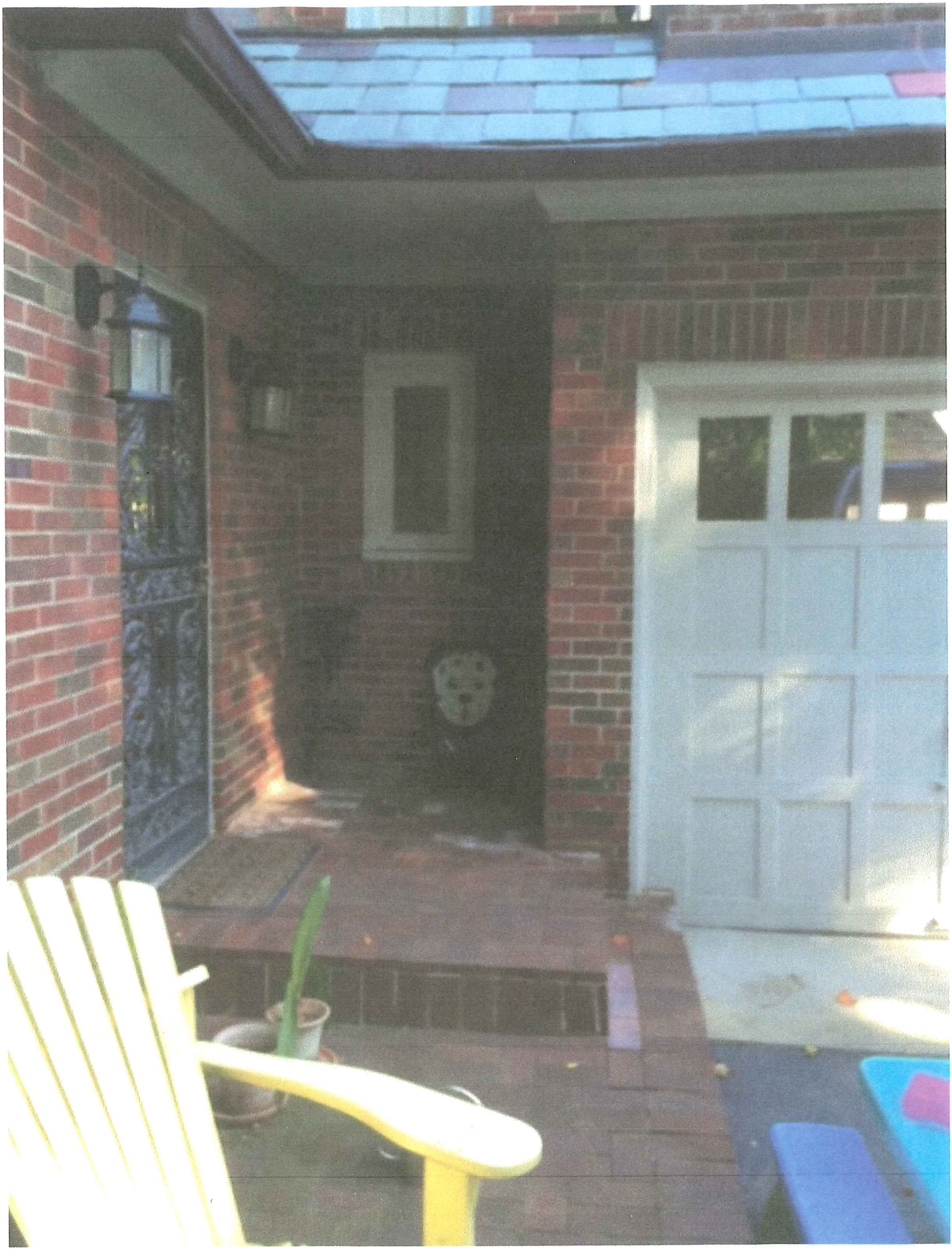
SITE PLAN 1" = 20 FEET

LEGAL: 112 FEET BY IRREGULAR SIZES ON THE EAST SIDE OF LOT NUMBERED 1 IN "BATTLEGROUND'S NORTHERN SUBURBS SUBDIVISION, AN ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 22, PAGE 60, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA

PROPOSED RESIDENCE

SCALE: 1" = 20'
DATE: 11-4-15
APPROVED BY:
DRAWN BY: LWD
REVISIONS

PROPOSED NEW GARAGE | SITE PLAN

DOFFMAN DESIGN BUILDERS

SITE 1