

# The Archives

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### The Waldorf

Construction has begun on three new luxury homes at 524, 528 and 532 Walnut St. These executive homes are being constructed on the site of the former United Brethren Church that was demolished in 1996. Leif Hinterberger purchased the property and subdivided it into six residential lots. The project has been collectively called "The Waldorf". Prior to this time only one of the lots was built upon which is the Larken residence at the corner of Park Avenue and Walnut Streets. The Gordon Group is constructing the new homes that are directly west of the Larkin home. Two of the new houses are being constructed on contract with the third being built as a spec home. The completion of the three homes will leave just two vacant lots unsold. Hinterberger proposed a three-unit condominium on the vacant lot facing Park Avenue in August but the neighborhood voted against the project due to its height and massing and the Indianapolis Historic Preservation Commission refused to approve the plan. Hinterberger is still considering his options for this lot. The remaining two lots have received a lot of interest by prospective buyers according to Hinterberger.

All three houses have a very contemporary style. They each use a raised foundation, flat roofs and a balcony that engages the street above

the second floor. Variances were required on all due to the fact that buildings will cover more than 45% of the lots. The houses are all separated by a distance of six feet.

The house at 524 Walnut has a simple façade, three stories with a basement



and an open roof terrace toward the rear of the house. A detached two-car garage sits at the rear that is accessed by an elevated walk connecting the house and garage. Vehicles enter the garage from a common access drive from the alley. The house uses various materials to visually break up and deemphasize its mass. The majority of the house is a colored "ground-face" concrete block that has a smooth look. Large interruption of brick provide for visual interest. An artificial slate tile accents the brick and block. This home is sold and is expected to cost about \$1,000,000.

The house at 528 Walnut is three-story with basement and attached two-car garage. The design has Mediterranean and Italianate influences but is similar in

plan to a Chicago brownstone. Stone balustrades accent the ground and roof levels. Simplified chimney pots and corbels also appear at the roof. Outside terraces serve all floors and an exterior spiral staircase on the east elevation connects the 2<sup>nd</sup> and 3<sup>rd</sup> floors. At the roof, Doric columns support a low-pitched, hip roof with a standing seam metal roof system. Cement-fiber siding accents the brick at the side and rear elevations. The upper levels cantilever over the garage at the rear. This home is sold and is expected to cost about \$1,500,000.

The house at 532 Walnut is being built on spec and is also reminiscent of a

Chicago roughhouse. The house has a two-color brick scheme with simple brick details, the most notable of which are projection corbels at the parapet and the chimney on the east elevation. The flat roof and simple façade further distinguish it from its neighbor to the west. A 2<sup>nd</sup> floor terrace on the east elevation offers outdoor privacy and access to the roof via a steel stair system. Window openings are framed with brick soldier and rowlock coursing. The house will be priced in the range of \$900,000.

Construction of the homes will continue throughout the winter and are expected to take about 10 to 12 months for completion. You are invited to view the progress on your walks through the neighborhood.

