

# the Lockerbie Letter

HOME OF JAMES WHITCOMB RILEY

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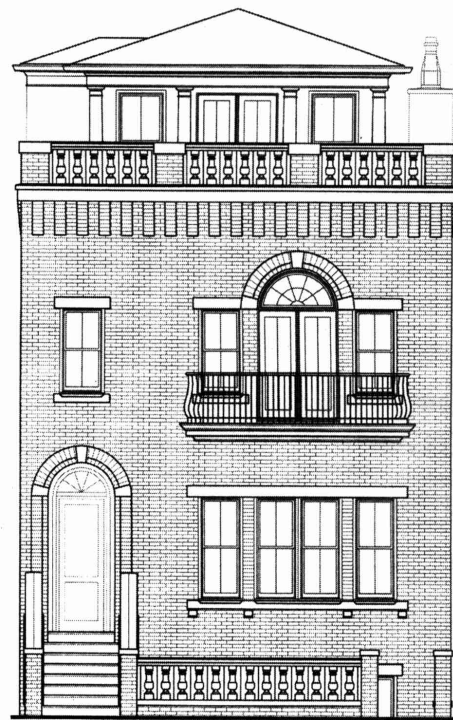
## 'Dream' brownstone seen as centerpiece for Waldorf

**T**HREE MORE STRUCTURES - two single-family brownstones and a three-unit urban brownstone - are planned at the Chatham Arch development known as the Waldorf.

Developer Leif Hinterberger intends to take architectural plans for three of the remaining five lots to the Indianapolis Historic Preservation Commission in July - including plans for a \$1.2-million to \$1.5-million townhome in the middle of the development at the northwest corner of Walnut Street and Park Avenue.

"That is exactly what we wanted for that space," said Hinterberger, who described the buyer as "a prominent Indianapolis businessman" who is designing "the dream urban brownstone."

The four-level structure that would sit at 528 E. Walnut St. includes 6,500 square feet of space with a courtyard on the lower, half-basement level. Hinterberger said the expansive home is set in the middle of the project along Walnut Street to provide an anchor for the further development.



The four-level brownstone to be built at 528 E. Walnut St. features outdoor space on every level, including a lower-level courtyard.

The two lots not yet planned for development are 520 and 524 E. Walnut St., the southwest corner of the site.

The first Waldorf home - a \$1.1 million project at 704 N. Park Ave. - was completed in November 2003, after which there was no obvious activity on the site. Hinterberger said the next few months, however, brought several tempting offers from other developers who would have shifted the project to

one of high density housing on the remaining five lots. One proposal would have resulted in as many as 50 units being targeted for the remaining land.

“That’s the last thing I wanted to see for the neighborhood,” said Hinterberger, who believes Chatham Arch and Massachusetts Avenue will benefit from the diversity offered by custom urban brownstones such as those found in Chicago and New York. “We want to keep it architecturally unique, fun and cool,” he said. “We think that’s fitting for the city’s arts district.”

Hinterberger ultimately shunned the tempting offers, deciding to stick with his original plan to construct six truly uniquely designed structures on the property.

“We think we’re doing something great for the neighborhood,” said Hinterberger, who noted that the three new buildings will have a market value of \$4.2 million. He believes the high end is a niche that needs to be filled. “We’re really doing custom product downtown,” he said.

Construction of the project will be handled by the William Gordon Group, which is partnering with Hinterberger’s firm, Carreau Design, to complete the project.

Hinterberger plans to take his new plans to Chatham Arch neighborhood organization this month, then seek IHPC approval. He plans to begin excavations in August. ■

Buildings are proposed for three Waldorf lots - single-family brownstones at 428 and 432 Walnut St. and a three-unit structure at 712 N. Park Ave.

