



HIT THE ROAD!

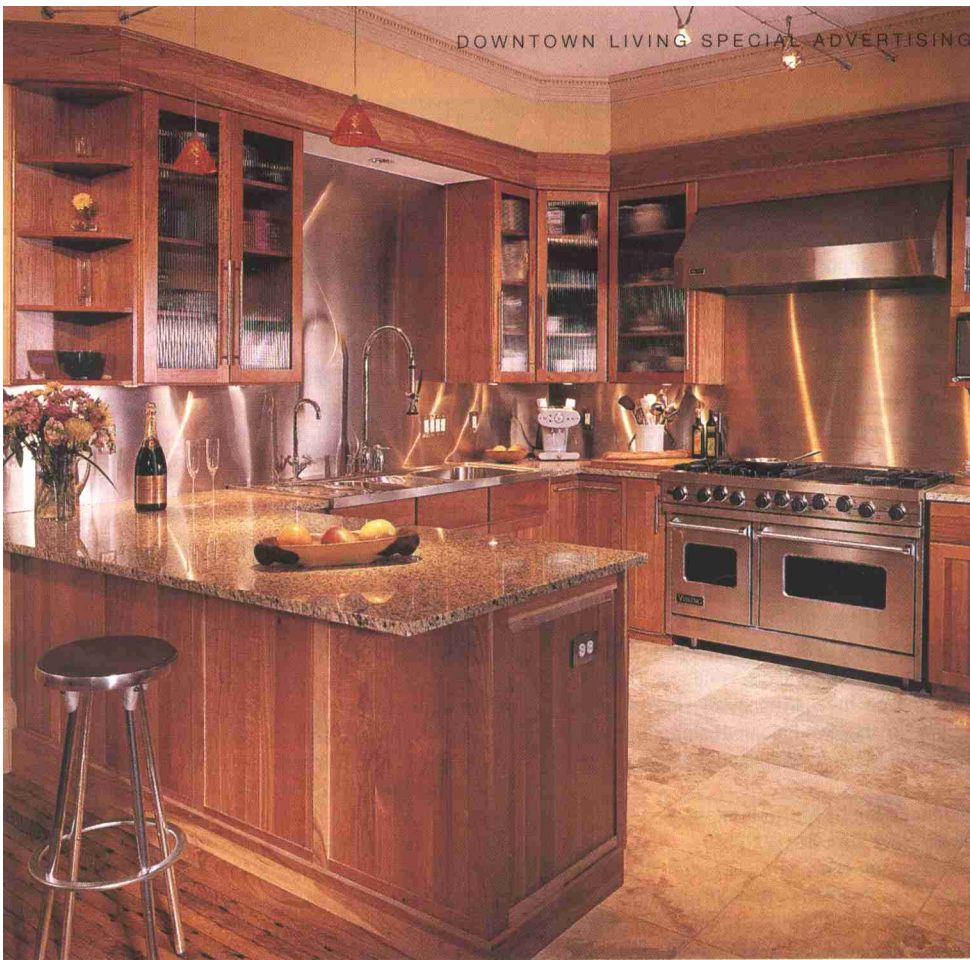
39 ANTIQUES STORES WORTH THE DRIVE

Indianapolis

MONTHLY

INSIDE STORY
WHAT KILLED
INDY'S BEST
RESTAURANT





KAREN VANCE

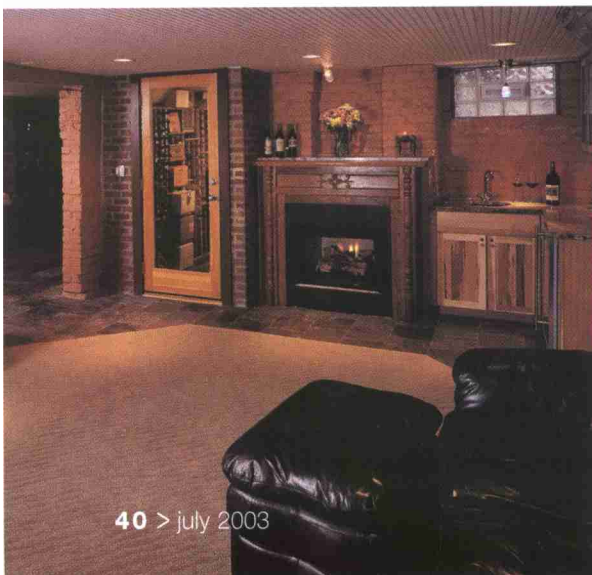


E. ANTHONY VALAINIS

by Shari Held

Carreau Design
is going
back to the future
with The Waldorf Community.

Modern Retro



KAREN VANCE

Downtown Indy may be a far cry from upper Manhattan, but as an area developer's vision of a high-end, single-family brownstone community takes shape, it's getting a little closer.

"Our goal for the Waldorf is to do something like upper West Side New York or old-town Chicago, where you have a diversity of homes rich in architectural design integrated into an urban neighborhood," says Leif Hinterberger, owner of construction and remodeling firm Carreau Design and developer of the Waldorf Community in the historic Chatham Arch Historic District.

The Waldorf Community enjoys a prime location for upscale urbanites. A block away from the Massachusetts Avenue arts community at the northwest corner of Walnut Street and Park Avenue downtown, the Waldorf will consist of six custom single-family homes, ranging in size from 3,500 to 7,000 square feet. The success of Vermont Row, an earlier downtown custom-home development, made Hinterberger feel that there would be a market demand for the Waldorf.

Reed Bobrick of Reed Bobrick Design, designer for the Waldorf homes under construction, says the new brownstone community offers a rare opportunity for buyers. "It is one of the few projects close enough to walking distance of downtown where you can put up a large, single-family detached house with all the advantages that go with it: the ability to build a dream home that reflects your own individual tastes and styles and no condominium dues or association fees. So when you look around for other kinds of comparable properties, there just aren't any."

Indy's central neighborhoods have enjoyed a building boom in recent years. According to statistics from Indianapolis Downtown, Inc., 1,000 new residential units have been completed in downtown since 1995. The Waldorf is one of 18 projects currently under development that together will add nearly 600 residential units by 2006. "That's an investment of \$14.7 million worth of residential projects," says Terry Sweeney, director of real-estate development for Indianapolis Downtown, Inc. Starting at \$650,000 per home, the Waldorf is the priciest and most exclusive project on the books.

"The project continues to reaffirm that we have an emerging world-class downtown, when people are willing to invest that amount of money and they recognize the many amenities that are part of the urban lifestyle," Sweeney says. "Mass Ave is a cultural destination with a critical mass of theaters, art galleries and unique shops and restaurants."

The Waldorf Community's backstory

A long-time urban enthusiast, Hinterberger puts his money where his mouth is—he restored a home directly across the street from the Waldorf that now serves as the "design spec home" for the project. He uses it to show potential clients how a home can incorporate contemporary amenities while retaining the charm of a by-gone era.

Hinterberger developed a love for restoration and remodeling at an early age. He started in the construction business at age 14, working summers building exclusive multi-million-dollar brownstones in New York and Long Island. Since the 1980s, he has designed and remodeled kitchens and bathrooms under the name of Carreau Ceramic.

As the home projects kept diversifying, he opened Carreau Design, located in a bungalow on the Monon Rail-Trail in Broad Ripple. The firm's focus evolved to include new construction and remodeling. The Waldorf Community marks his most challenging venture as a developer. He is also simultaneously working on two turn-of-the-century homes on West Washington Street, combining them into one large home.

"We have been working for years on developing our relationships with our team of subcontractors and artists who fine-tune the details of each project," Hinterberger says. He credits Reed Bobrick with doing an "incredible" job of designing the plans for the first two Waldorf homes, as well as professional photographer Karen Vance for showcasing the unique design of the homes with her experienced lens.

"Integrating Old World and modern amenities into a unique living environment for a specific customer is what gives us satisfaction and enjoyment," says Hinterberger. "That's our passion. That's what we love to do."

Waldorf amenities

At the Waldorf, "custom" doesn't mean a choice among just four or five selections. Clients have free rein to design floor plans and features for their homes. Hinterberger admits this process can be overwhelming to people, and so has developed standard operating procedures, selection checklists and even a "list of fears" to make the pre-ownership experience simple and enjoyable.

Privacy and green space are two features that are often in short supply in downtown developments, but they will be a priority at the Waldorf. Hinterberger envisions private outdoor patios on every level, roof deck balconies and little "nooks and crannies" of green space that bring the outdoors into the homes. "You can have a little flower garden and get your hands dirty and play in your yard," he says. There will be landscaped areas, walkways and gates between each home to provide privacy.

Other amenities include custom stonework—imported stone, slate and granite—as well as custom woodwork and glass. The homes will feature pre-wired music, satellite, cable and Internet-access systems, plenty of storage space, attached two-car garages and a stunning view of Indy's skyline.

The Waldorf homes

The first Waldorf home, an impressive 7,000-square-foot residence on the corner lot, sets an appropriate tone for the community catering to quality-oriented professionals. Empty-nesters Dr. Greg Larkin and his wife Lisa wanted to downsize, build a more contemporary custom home and try a different environment than their home near Eagle Creek Reservoir.

The Larkins' home is a prairie-revival-style home with wide overhangs and a low-pitched roof. Clean, straight lines and the use of cultured stone give the home a Frank Lloyd Wright look. Inside, a two-story waterfall graces the entranceway.

While you might think a prairie-revival style home an odd selection for the historic Chatham Arch neighborhood, staff at the Indianapolis Historic Preservation Commission (IHPC) say it actually fits in very well: Its horizontal lines and heavy cornice pick up similar characteristics on the Italianate-style building across the street. Carreau Design will work closely with the IHPC and the Chatham Arch Neighborhood Association to ensure the character and aesthetic integrity of the Waldorf homes.

Construction on a spec home of Italianate design is scheduled to begin in late summer or early fall, but Hinterberger says he's already seen some interest in the project and expects he'll find a buyer before the house is fully constructed in summer of 2004. "Our goal is to help people create something our clients want—that's the joy and excitement of the job to us." ■