

2016 N. New Jersey St. – Summary of Improvements (REV. 10/15/19)

- Complete tear off and installation of new roof using Estate Gray Owens Corning Oakridge Duration dimensional shingles. Replaced decking as needed and installed synthetic felt on roof and ice/water shield in all valleys and along gutter edges.
- Replaced approximately 80% of exterior siding using pre-primed, smooth, cedar siding. All trim replacement was done using Dragon Trim, which is naturally decay resistant and does not easily warp, cup, end check, splinter or split. Replacement wood was primed on all surfaces prior to installation.
- Rebuilt decorative banding and dentil molding at junction of roof and second story. Dentil molding was custom fabricated using poplar and oak hardwoods.
- Tuckpointed all exterior masonry walls and foundation prior to painting.
- Installed new JELD-WEN Sitaline Auralast Pine pre-primed windows in almost every existing opening. New exterior casings, where required, were fabricated using Dragon Trim. Four original stained-glass windows in the kitchen were cleaned and restored to operating condition. They are one of the most breathtaking features of the home, especially when back-lit by evening sun. Care was taken during restoration; however small cracks and/or imperfections remain in some of the glass, so it was decided to install storm windows with self-storing screens over these windows to afford additional protection rather than risk damaging them during further repair efforts.
- Installed new JELD-WEN Sitaline Auralast Pine sliding patio door set from kitchen/dining area to rear deck.
- Installed two new custom exterior wood doors at front and rear entries fabricated using hemlock by Simpson Door Company.
- Installed all new 6", white, aluminum gutters and 4" downspouts. With one exception, all downspouts were connected to new, below ground PVC drain piping to divert water away from the foundation of the home.
- Completely repainted exterior using PPG Paints Manor Hall® paint. Pressure washed, scraped, caulked, and primed all exterior wood surfaces as needed before applying two final coats of paint.
- Complete tear off and historically sensitive rebuild of front porch based on detailed plans and specifications approved by the Indianapolis Historic Preservation Commission (IHPC). Brick salvaged from the original foundation was cleaned and used to face the new foundation. New fiberglass columns were used as well as beaded ceiling, turned balusters, and custom hand rails to match the original porch configuration as closely as possible.
- Installed two new custom steel hand railings on new front porch steps and the steps leading up from the City sidewalk.
- Graded the lawn, replaced small concrete curbing at City sidewalk, and installed new sod and simple landscaping in front yard.
- Removed 50' silver maple tree in back yard and dilapidated second story deck across rear of home and constructed new 12' x 20' rear deck using high quality Trex® decking and clear cedar balusters, hand rails, and custom skirting. Graded yard to slope away from home and covered with heavy plastic and river pebbles to insure drainage away from the house under the deck.
- Graded rear yard and installed new sod, mulch, and shrubbery along new garage. Added new 6' cedar privacy fencing and two gates to enclose back yard.
- Added motion and dusk to dawn LED lighting to rear of house and garage to enhance security.

Utility Service & Mechanical Systems

- Installed new underground electric, cable, and telephone service from alley to the house. The new electric service was sized to allow installation of a separate electric panel in the garage should a future owner desire to convert the garage to a carriage house.

- Installed new sewer line from the basement of the house connecting to original lateral beneath the new garage apron at the rear of the home. The new sewer line is 4" PVC and has one clean out inside the house and two clean outs in the rear yard (one approximately 7' from the foundation near the new deck and the other approximately 10" between the garage doors in the concrete garage apron).
- Installed a new, 200-amp electric panel in the basement and a new, 100-amp panel on the third floor. This facilitated wiring and better control of circuitry throughout the home. The home features all new wiring, switches, outlets, and lighting. There are over 70 dimmable LED ceiling lights in the home. Many lights and all ceiling fans are on dimmers.
- Installed new PEX plumbing and PVC drain lines throughout the home serving three full and one half baths. Plumbing work includes all new gas lines to serve furnaces, water heater, two fireplaces, gas range, and gas dryer. A manifold in the basement mechanical room includes shut offs for each gas appliance.
- Installed new high efficiency Rinnai RUR98i tankless gas water heater and rough-in plumbing to accommodate future water softener.
- Installed new three zone HVAC system with all new equipment and ductwork, including new 96% efficient single stage ECM gas furnaces with 16 seer Legacy AC and small Bryant HUMBBDSL small bypass humidifier for first and second floor systems. Installed new high efficiency Bryant ductless multi-zone heat pumps with two (2) indoor high wall units for third floor. These units include individual remote controls. Installation include 10-year parts and 5-year labor warranties.

Interior Finishes & Amenities

- New framing, laminated beams, subfloor, bracing, and fire caulking was installed as needed to achieve enhanced structural integrity throughout and desired design and interior space changes. Back stairs were rebuilt from the basement to the third level.
- Extensive insulation package includes R-15 Kraft batts in outside walls, R-15 Kraft batts in all knee walls, R-40 cellulose over house attic area, R-30 Kraft batts in attic cathedral ceilings, band board areas sprayed with approx. 2" of R-15 urethane, basement walls sprayed with approx. ½" urethane foam. All new windows included new urethane foam to seal gaps and voids to guard against thermal leakage.
- Americrawl® cleaned and encapsulated crawl space with new 20 mil barrier and 2" Dow closed cell insulation around perimeter of foundation.
- Interior finishes include all new drywall and contemporary interior trim, including simple, higher profile baseboards and wide window casings. All trim was primed and painted with semi-gloss white paint.
- Installed new, dramatic, custom, contemporary, main steel stair case with 2" hickory treads and complimentary steel railings in both main and back staircases. Back stairs also feature new hickory treads and railings designed to be removed to facilitate movement of furnishings. Interior steel staircase, railings, and exterior railings fabricated by locally based Steel House.
- Installed new, Woodport flat panel Mission style interior doors throughout. Used taller 8' doors in appropriate locations, including bedroom entries. Door packages includes custom "barn door" between master bedroom and master bath and a pocket door between one guest bedroom and guest bath.
- Installed new, contemporary, black Kwikset Halifax Square Lever style door hardware with matching hinges on all interior and exterior doors. Bedroom and bath privacy hardware is lockable; closet and other locations are not.
- Installed over 2,000 s.f. of Shaw Floors 9.25" Landmark Hickory Scraped Alamo flooring on first and second levels. This flooring also was installed in third floor kitchen area. Subfloors were screwed, nailed and/or floated as necessary to achieve as level a surface as possible prior to installation. The flooring was glued down throughout as this was deemed to be the best and most secure method of installation.
- Installed new, contemporary, two-way, Heatilator Crave 6048ST-B top direct vent gas fireplace between front dining and family rooms. The fireplace features glass bed, black glass, and small profile, black trim, and remote control.

- Restored original mantel and fireplace in front sitting room on second level. New gas piping and valve was installed making fireplace ready for use with small, ventless gas log set.
- Restored a pier mirror that was with the home and installed it on a wall in the front south room which is perfect for use as a music room, study, or library.
- Installed new adjustable custom closet systems in master bedroom and pantry on main level.
- Created a large, walk-in linen/storage closet on the east end of the second level hall way.
- Created spacious laundry room with porcelain tile flooring and contemporary cabinetry with Miseno stainless steel laundry sink with Kraus KPF-1610 single lever commercial style pull-pull down faucet on second level near master bedroom. Room is plumbed and wired for either a gas or electric dryer. Adding additional shelving or storage cabinetry is easily done.

Bathroom Fixtures & Finishes

- Home features three full and one half bath. The full baths feature Diamond Distinctions maple vanities with Sumner full overlay doors and dovetail soft close drawers in a Grizzly finish. Custom vanity tops are Corian with undermounted Kohler rectangular sinks. Master bath vanity faucets are Delta 35534LF designer series Vero widespread chrome faucets with pop drain assemblies.
- Master bath features large walk-in shower with custom frameless glass doors, attractive ceramic Retro Perla 7.5x30cm ceramic wall tile, a Delta RP91363 Touch Clean Shower Head, a Delta 57530 1.75 GPM Vero Hand Shower package (including hand shower, slide bar, and hose), and a Delta T17T253 Vero TempAssure 17T Series Dual Function Thermostatic Shower Trim Package with Touch Clean Shower Head and Integrated Volume Control. Circular floor tile and a linear shower drain add a nice touch to the shower.
- Master bath also features a Fleurco Aria VOCE GRANDE free standing acrylic soaking white bath tub that sits on thermostatically controlled heated Ionic White 45x90cm porcelain tile flooring. The tub is complimented with a Delta Ara Collection T4767-FL floor mount tub filler. Shower wall tile is Retro Perla 7.5x30cm ceramic tile.
- Both second level baths also feature FLEURCO Luna Collection mirrors with defogger pad and warm, white energy-efficient LED perimeter lighting which the Fleurco website says is “great for make application and shaving”.
- Master bath also features an attractive, contemporary, dimmable Interlace LED Pendant light with frosted shade by WAC LIGHTING suspended on aircraft cable over the tub.
- Guest bath on second level features an Americast® tub/shower. Bath finishes are similar to those in the master bath, except the porcelain tile floor is not heated, and there is a complimentary medicine cabinet on the wall. The shower surround is attractive, light gray Retro Perla subway ceramic tile.
- Full bath on the third level features a walk-in shower with 78” tall Serenity Barn Door on Square Bar with 1 ½” rollers. This bath also features porcelain tile flooring, ceramic Retro Perla subway tile in the shower, and a floating vanity with Corian top and undermount sink.
- All baths feature Delta Vero designer series contemporary chrome towel bars, towel rings, and tissue holders.

Kitchens & Informal Dining Area

- The home includes TWO full kitchens, one on the main level which is open to the dining area and family room and one on the third floor that’s makes this area suitable for entertaining or use by an au pair, in-laws, Airbnb guests, or a full-time rental.
- The main level kitchen offers an abundance of high-quality Diamond full overlay, all plywood construction, soft close, maple cabinetry with either a painted Dover or stained Grizzly finish. Unique chrome cabinet pulls play off the original circular patterned stained glass windows that are a stunning highlight of this area.

With 42" uppers the cabinets offer great storage and accommodate a built-in Sharpe 30" stainless finish 1,000-watt microwave, a trash compactor, and built-in, slide-out recycling bins.

- The kitchen features gorgeous GALENA Quartz counter tops, including a spacious 39"x99" island with waterfall top. The island is designed to accommodate informal kitchen seating and is illuminated by three contemporary pendant lights. The kitchen is practical and stunning at the same time.
- The kitchen features a large Kraus KHU32 undermount stainless steel sink, a Delta 9193T-DST pull down faucet with on/off touch activation and magnetic docking spray head, under-cabinet LED lighting, and an attractive and complimentary ceramic tile back splash. A Delta 1165LF chrome pot filler is installed above the range for cooking convenience.
- The main level kitchen includes a complete suite of high-end KitchenAid® appliances, including a KDTM34E stainless steel dishwasher; contemporary KVWB406DSS 36" wall mount, 3-speed canopy hood; KTTS505ESS 1.4 cu. ft. built-in trash compactor; KBFN502EPA 24.2 cu. Ft. 42" wide built-in panel ready French door refrigerator with Platinum interior design and custom wood doors to match cabinetry; and a chef's dream KDKRS467VSS 36" 6-burner DUAL FUEL freestanding commercial style range. An InSinkErator® Evolution ¾ HP garbage disposal is activated by a counter surface mounted air switch.
- A large breakfast/dining area is located adjacent to the kitchen. Impressively large sliding doors flood this area with amazing light and provide access to the rear 12'x20' TREX deck. There is excellent wall space in this area to add cabinetry or an entire entertainment center. The north wall was pre-wired to accommodate a large flat screen television.
- The kitchen and informal dining area connect visually with the family room, making this casual space perfect for entertaining any number of guests who will be wowed by lifestyle this offers.
- The third level includes a complete kitchen that competes well with the main kitchen in many homes. It includes an abundance of Diamond cabinetry with under-cabinet LED lighting and the same quality and features offered by the main kitchen. White Corian counters with an undermount sink compliment the cabinetry. Appliances include a smooth surface electric range, stainless dishwasher, over-the-range microwave, and a large refrigerator with ice maker.

The Third Floor – Flexible Living Space

- The third floor was designed with flexibility in mind. People gasp when enter the space exclaiming, "I COULD LIVE HERE!", and indeed they could. It offers a bedroom, closet space, a full bath, and complete kitchen, making the space perfect for guests, a live-in nanny or au pair, in-laws, Airbnb guests, or as a full-time rental. The entertainment possibilities are limitless as well.
- High ceilings, light paint and carpet, and light from the stairway, gable windows, a unique frosted glass light well in the ceiling, and a plethora of dimmable LED ceiling and sconce fixtures make this space feel light, open, and airy.
- The south wall is perfect for installing an 86" flat screen and built-in sound system to turn this area into an amazing home video center. The open floor plan will accommodate ample furniture placement and seating. The area under the frosted ceiling "light well" is well suited for a dining table and seating.
- The space in the turret was finished to take full advantage to the height in that room. A code-compliant egress window enables this space to be correctly called and used as a bedroom. It would also make an incredible home office. The views up and down New Jersey Street are simply amazing. Be prepared for an argument as to who gets to use this room and how.
- The entire third level is heated and cooled by high efficiency Bryant ductless multi-zone heat pumps with two indoor high-wall units. These are remote controlled and "sense" where hot and cold spots are in the room and direct baffles to force air flow toward these areas. Very cool!
- The door and railings to this space may be removed to make it easy to move larger furniture items into this space. We got the refrigerator up there, and it's not exactly a small dorm unit.
- A large bonus room to the right of the staircase as you enter the space can be finished as a large walk-in closet. The long linear space behind the kitchen cabinets provides additional space for easy storage. It's

accessible from a wall panel in the turret bedroom. Additional storage space is also accessible through the closet to the left of the full bath. A scuttle in this closet provides access to the unfinished "attic" space above the living area. Use of this space is limited however as it is filled with blown insulation to enhance thermal efficiency in the home.

The Convertible Garage

- The new 24' x 32' three-car garage sits off the alley eleven feet or so making it easier for cars to enter and exit the structure.
- 8' high garage doors with overhead openers and the increased depth enable the garage to accommodate almost any car, SUV, or truck you own.
- While the garage is powered by circuitry from the house, there are also water and sewer lines run into the space. The stub-outs are right behind where the service door to the backyard opens. This is the logical place where a wall might be built to divide the two-car bay from the one-car bay. It's also built on 36" deep footers, making it easily convertible into a carriage house. Any future conversion or alteration would require review and approval by IHPC.
- 2"x12" ceiling joists placed 12" on center provide ample support for additional storage or use as a flooring system for finished carriage house space.
- High quality HardiePlank® siding and Dragon Trim were used on the exterior to insure longer life and less maintenance.
- The same high-quality Owens Corning dimensional shingles and 6" aluminum gutters were used on the garage to match the house.
- Dusk to dawn controls activate the LED lighting on the garage door side of the home.
- The approximate 11' x 28' concrete apron provides excellent additional off-alley parking.

NOTE TO READER:

This information was compiled October 10, 2019 by Kurt Flock, owner and general contractor who supervised renovation of the home. All work was done under permits issued by the City of Indianapolis and approvals obtained as necessary from the Indianapolis Historic Preservation Commission (IHPC). We reserve the right to correct any mistakes or details included in this summary which may be revised to include additional information. Copies of plans and/or permits associated with this work are available upon request.

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