

Cottage Home Neighborhood Association

2024 Home & Garden Tour

Saturday, June 22nd
11am - 5pm

Sponsored by

JESS MARTIN

CO-FOUNDER & BROKER/REALTOR

— MAYWRIGHT —

PROPERTY CO.



Paramount
COTTAGE HOME



Thank You!



Thank you to everyone who contributed to the success of this event. Your involvement is vital to our ability to maintain and improve our historic neighborhood and the quality of life for all.

Thank you to all the neighbors who graciously opened their homes and gardens for this event. Many thanks also to the docents and volunteers who contributed their time and energy to make this event a success.

Sponsors

Jesse Martin of Maywright Property Co. | Funbox

Paramount Cottage Home - Paramount Schools of Excellence |

Graydon Renovation | St. Joseph Brewery | Mass Avenue Pub |

Smoking Goose | 1128 Workroom, LLC | Growing Places Indy

Centerpoint | Mass & Belle Taproom | Mass Ave Wine

Home & Garden Tour Committee

Heather Sullivan, Co-Chair | Maureen Mladucky, Co-Chair

Christy Cashin | Jess Martin | Jo Ann Stapleton

Cottage Home Neighborhood Board

Officers: Valerie Scott, President | Chase Patterson, Vice President

Rex Scott, Secretary | Scott Moore, Treasurer

Trustees: Josh Bronson | Bri Jones | Maureen Mladucky |

Mary Jane Moriarty | Alan Schoff

Thank you to our guests, we hope you enjoy the tour!

A PASSIONATE COTTAGE HOME RESIDENT,
ADVOCATE, AND VOLUNTEER



Welcome to the Cottage Home - home and garden tour,

I'm not just a Real Estate Agent, I'm also a Cottage Home neighbor. As a professional realtor and fellow downtown resident, I know the real value of what our walkable, bikeable urban neighborhoods offer. I'd love to offer my services and resources to you, whether you are looking to buy, sell or even add value to your existing home.

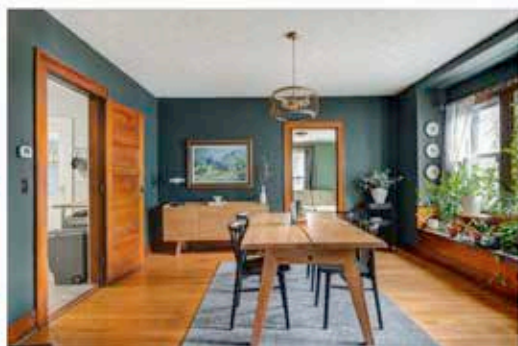
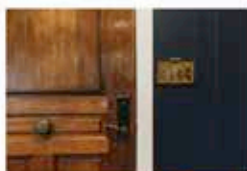
Reach out today for your complimentary home valuation or buyer consultation. Whether you are looking to move this summer or later this year, it's never too early to start planning. I'd love to demonstrate the skills and expertise that set me and Maywright Property Co. apart from the crowd.

Looking forward to meeting you!

Let's Connect

Jess Martin
call or text: 317-650-8590
jess@maywright.com

[jess_m_indy](#)
[JessMartinIndyRealEstate](#)
www.maywright.com



WELCOME TO THE

Cottage Home Neighborhood 2024 Home & Garden Tour

SATURDAY, JUNE 22

Table of Contents

- 2 Thank You to Our Sponsors
- 5 Guest Information
- 7 Home & Garden Tour Destinations
- BACK** Home & Garden Tour Map



Guest Information

After checking in and receiving a wristband, guests will have access to 12 homes and gardens throughout Cottage Home and the Community Space.

If you're in need of a refreshment during the event, beer, wine, water and items from Gordon's Milkshake Bar will be available for purchase in our neighborhood Community Space at 714 N. Highland Avenue.



Please join us *for the Renovator's Relay*

Join us in the parking lot of Paramount Cottage Home School across from the Community Space for the Renovator's Relay at 5:30 p.m.

Stop on your way for refreshments at the Community Space.





Paramount
COTTAGE HOME



1

708 N. Highland Avenue

The Classic Modern

Originally built sometime around 1890, 708 N Highland Ave was a modest cottage, likely with just two rooms for railway workers in the late 1800's. Since then it has lived several lives and we know of at least one other large renovation that happened in the mid 50's where the foundation was rebuilt, thus the 1955 build date, however the cottage dates back much further according to sanborn maps.

In 2022 the most recent renovation began, restoring the front, oldest portion of the home and then rebuilding and adding the rest of this classic modern home. The luxury kitchen has a paneled fridge, large center island, and tons of natural light. The finishes throughout the home were thoughtfully selected to offer timeless elegance.

The developer not only thought about the beauty but also functionality when designing the house to fit appropriately on a city lot allowing for a yard with entertainment space as well as a garage/carriage house. The carriage house above the garage offers a great place for additional space for guests or a rentable unit.





GREENWOOD PARK MALL: Now - July 21st

CASTLETON MALL: Aug 16th- Nov 3rd

WORLD'S BIGGEST BOUNCE PARK

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SCAN FOR TICKETS!

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FUNBOX.COM/INDIANAPOLIS**



2

606 N. Highland Avenue

The Victorian House

606 N Highland Ave was built in 1890 as a working class duplex, likely for families that worked for the Railway (Now Paramount Cottage Home) or the East End Dairy (the glazed yellow brick building). It is believed the duplex fell into disrepair in the 90's and was eventually renovated into a single family home sometime around 2010. At that time it was fully gutted (tearing out any historical details) and renovated.

Matt and Jess Martin purchased the home in 2019, they loved Cottage Home and planned to plant roots in the family friendly neighborhood. With a love for historic homes Matt and Jess have spent the last five years putting historical touches back into the home. In 2022 they replaced all the laminate floors on the first floor with wood flooring and renovated the kitchen plus mudroom to work for a young family with two energetic boys. The most recent work to the home was replacing newer style french doors that led to the living room with a proper Victorian cased opening to allow more connectivity from the kitchen and dining room to the living room.

Matt and Jess have loved putting their own touches on their home and working with good neighbors and friends Graydon Renovations to reimagine what the home might have looked like in 1890. They plan to continue restoring the house with future projects that will include adding more historical style casework, windows and then finally touching the second floor.



3

602 North Highland Avenue *The 1890 Home, Garden and Gallery*

Originally built in 1890 this unique home was once a duplex but was converted into a single residence in 2001 and purchased by the Hirschten family in 2019. It has undergone major interior renovations while maintaining the original exterior wooden siding and doors. Pass through the new kitchen that was installed this year to reach the enchanting garden. Formerly a paved lot, the beautiful sunken garden was built by the previous owner and embellished with perennial flowers and culinary herbs. Behind the house you will find the art studio featuring murals by Addie Hirschten and an exhibit of photographs of Cottage Home by Brad Severance. Ask to see the hidden treasure that was found under the floor when the studio was renovated in 2019. If you are looking for a new residence this unique property will be for sale in August!



4

521 Dorman Street *Historical Orchard Groves*

This home is part of a 4 unit condo plex, which was built in 2002. This unit remodeled in 2017 for a more modern feel, with further enhancements by current owner in 2021.

Located on the cul-de-sac portion of Dorman Street, this area of land was the former site of Governor Noah Noble's orchard groves, dating back to the 1830's. It has very little auto traffic, and is pedestrian's delight with the footbridge which connects the main CoHo neighborhood over Pogues Run.

The current owner is Terry Angel, who purchased this 3 bedroom, 3 bath condo unit in 2021. He personally installed new hardwood flooring on the entire upper level and staircase, and has repainted the entire interior. The entryway features a tall open foyer concept, and has modern urban decor/furnishings. The front and back outdoor spaces are well manicured and colorful, dressed with a variety of perennial and annual shrubbery/groundcover/flowers. The modern interior and colorful exterior makes it a perfect home for entertaining, as well as personal enjoyment.



5

633 Dorman Street

Little Piece of Downtown Living

In the spring of 2022 Ethan and Caitlin Oliver were put in contact with Dan Doll, a local landlord in the Cottage Home Neighborhood. He invited us to tour the neighborhood and property. As soon as we saw the historical elements of both the neighborhood and the home, we fell in love. Dan kept the integrity of the home by maintaining most of its hardwood floors and traditional trim work. Since moving in, Caitlin has helped Dan maintain the yard by updating the flower beds and garden out back.

We have enjoyed the location of this home immensely over the last two years. We are front door to the local block party in October. A short walk to all of the local shops and restaurants on Mass Ave and to our neighborhood community garden. We have enjoyed sharing our little piece of downtown living in the most beautiful and peaceful community.



6

1128 E. Saint Clair Street *The Modern Cottage*

Since 2016 Jim and Maureen Mladucky have called their modern cottage home. They know little about the original house built on the lot. But rumor has it, the home burned down and the lot sat vacant for many years. Then in 2011, new owners designed and built the first new home in the neighborhood in over 30 years. The current structure is reminiscent of the cottage style with a modern interpretation. It features European-style bathrooms and an open-concept living area with an attached courtyard.

The Mladucky's love the proximity to downtown and the popular restaurants and local shops. The neighborhood is active and dog-friendly with great neighbors. The Cottage Home Neighborhood Association plans several community events each year and the annual block party is their favorite.



7

935 Dorman Street

The Garage Mural off of Polk St Alley

The flower mural on Dorman was completed in the fall of 2023. The property belongs to the Jones family, who moved into the Dorman house in January 2023 after having lived on Oriental Street (their Oriental St. home was featured in the 2022 Home Tour) since 2018. The idea for the mural began when the Jones family still lived on Oriental Street, and Bri was taking painting classes with the mural artist, Cottage Home's very own Addie Hirschten of Studio Alchemy.

Bri knew she wanted the mural to be something that represented the Cottage Home neighborhood. The combination of her love for family walks around the neighborhood in the spring and summer to admire all the beautiful flowers and her love for Addie's many flower paintings led to the concept of the flowers of Cottage Home for the mural — using inspiration from actual photos she has taken over the last 6 years on her many walks (including many photos of Addie's pink roses outside of her studio).

GRAYDON RENOVATION

- Design
- Restore
- Inspire



**MASS
&
BELLE**
TAPHOUSE





8

1215 Polk Street *Runnymede - Garden & Studio*

This home was built in 1893 by Louis F. Deffaulx on a lot purchased in 1892 for \$625. Mr. Deffaulx, a carpenter and member of the Masonic Order, incorporated many Masonic symbols in the wood work of the home which remains today. The home remained in the Deffaulx family until 1929, after which it changed hands several times. In the late-1980's, the home was purchased by Ian Fraser and Ambrose Smith, two Englishmen. They named the home Runnymede after the meadow in England where the Magna Carta was signed in 1215. In 1998, with their extensive renovations and beautiful English gardens complete, the home was featured on the cover of *Better Homes and Gardens*. The current owners purchased the home in 2017 and have also done significant renovation work. They added large porches for frequent hangouts with family and friends, complete overhaul of the landscaping including creating walking paths, added a large vegetable garden and renovated the studio in the garage.



9

1218 Polk Street Unit A

Bell Terrace Duplex

Originally built around 1890 this home was one of a dozen duplexes built on the north side of Polk Street and along Bell Street. All of these homes were built as part of a development called Bell Terrace and had similar architecture to one another. Bell Terrace homes were built to bring rental options to the community. Today, only three of the twelve duplexes remain. This duplex and the adjacent duplex, directly east, have had a single ownership for decades and have remained rentals during that time.

The tenants of 1218 Polk Street are the Cashin family who have returned to the neighborhood after six years away. The Cashin's once owned a home in the neighborhood and were very active in the community for nearly a decade. They pride themselves on being able to make any place a home and cannot wait to share their boho home and cozy backyard with you!



10

1301 Polk Street Carriage House

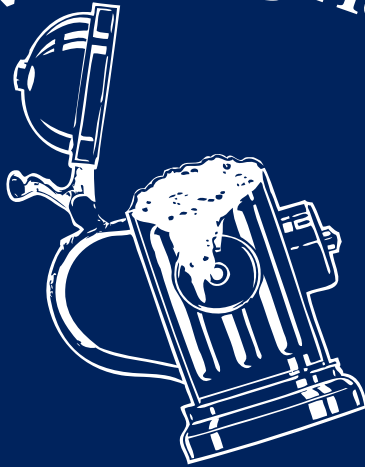
The Pirate House's Poop Deck

This House is currently NOT on tour.

And shiver me timbers! The Pirate House's Poop Deck (Carriage House) was finished in January 2021 to accent the main house's historic features. Designed by architect Jim Lingenfelter, and built by Graydon Renovation, the carriage house is used for hearties to grab a clap of thunder as we scuttlebutt.

Sometimes a swashbuckler will get three sheets to the wind, but we seadogs give no quarter. But don't worry you scallywags, we won't make you walk the plank. Venture down Jacob's ladder through the gangway to reach the mainland to search for the coffer of doubloons.

MASS AVE PUB
A Watering Hole



Indianapolis, IN
Est. 2001





11

1323 E. 10th Street

Formerly Clifford and Hanna Streets

The cottage was built about 1880 on the corner of Cottage Home Neighborhood when the intersection was of Clifford & Hanna Streets. At the time the neighborhood was predominantly commercial and the residential area was north of 10th Street.

The working class cottage was at home among the light industrial businesses like the Indianapolis Veneer Works, Bee Hive Planing Mill and Jacob EH Risman Flour Mill.



1128 Workroom

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DINE-IN + CATERING
CHARCUTERIE + SEAFOOD
CHEESES + PAIRINGS





12

714 - 722 N. Highland Avenue

The Community Space and Gardens

The five contiguous lots were donated to the neighborhood by Mayflower in the mid-1980s. For a number of years they were full of wildflowers and we called it a prairie.

In 2008, the neighborhood garden plots began, renting them to neighbors and friends who wanted to grow their own vegetables. From there, the neighborhood began to envision the entire area as a gathering place for neighbors with small yards. With the help of Keep Indianapolis Beautiful volunteers, the Community Space was designed and paths, plants and trees were put in. The space has provided a wonderful setting for neighborhood celebrations like the annual Block Party and is available for rent for parties and weddings.

mass . ave wine

SHOP • SPIRITS • CAFÉ

KINGDOUGH

CHECK OUT OUR **Summer** EVENTS



SPEND YOUR **Summer** ON THE FARM

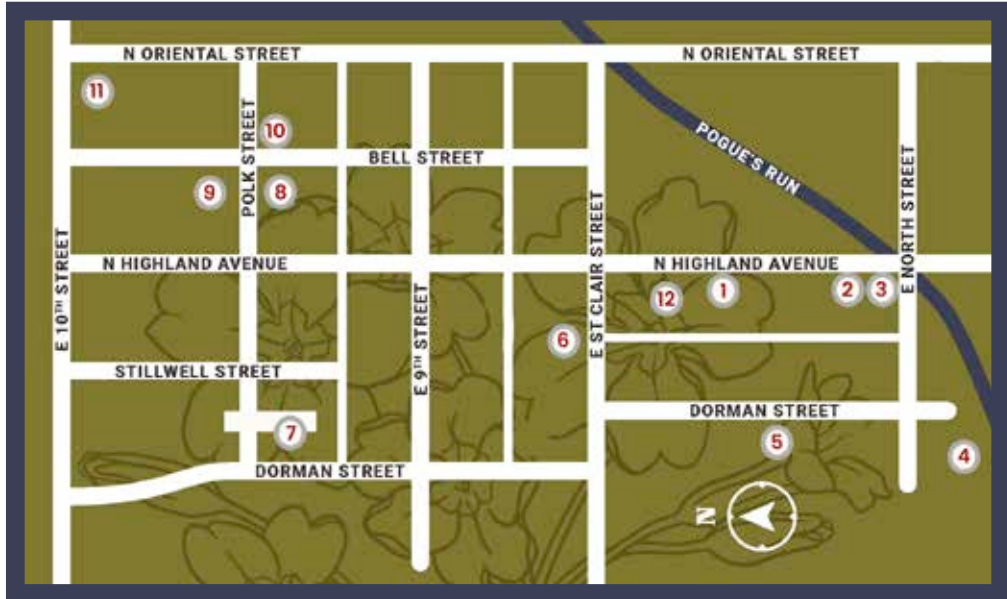
- U-Pick
- Food in Transit
- Yoga
- Farm Stand
- Volunteer



SCAN HERE



GROWING
PLACES INDY



Map Key

- | | |
|-----------------------------|--------------------------------|
| 1. 708 N. Highland Avenue | 7. 935 Dorman Street |
| 2. 606 N. Highland Avenue | 8. 1215 Polk Street |
| 3. 602 N. Highland Avenue | 9. 1218 Polk Street Unit A |
| 4. 521 Dorman Street | 10. 1301 Polk Street |
| 5. 633 Dorman Street | 11. 1323 E. 10th Street |
| 6. 1128 E. St. Clair Street | 12. 714-722 N. Highland Avenue |

**Save the
Date!**

**Cottage Home
Fall Block Party
October 12**