

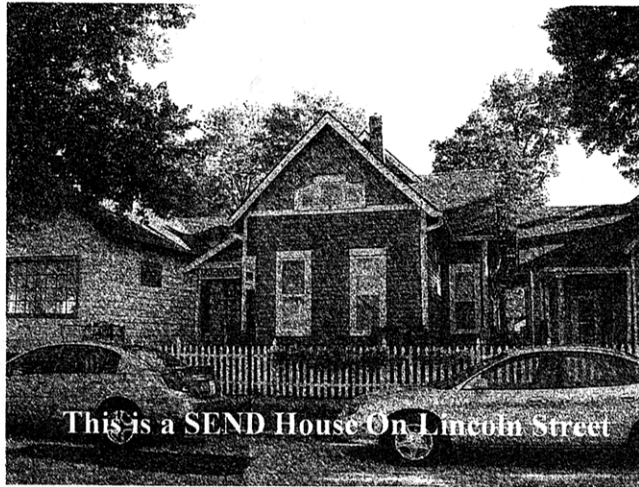
September 2007



THE NEWSLETTER

# Bates-Hendricks Neighborhood

## Buying a *SEND* Home



This is a SEND House On Lincoln Street

Many people have the misconception that renting is cheaper than owning your own home. In reality, mortgage payments are often the same if not cheaper than monthly rental payments. Plus when you make mortgage payments you are paying off your own house instead of paying rent to pay for your landlord's house. This is a way for you to build wealth for yourself.

When you purchase a house from SEND you are basically buying a brand new home.

SEND buys old homes that are in need of repair and renovates the interior and exterior of the home. Everything is either fixed or installed new in the home including the floor plan, roof, foundation, windows, siding, appliances, and carpeting. New heating, plumbing, and electrical systems are also installed.

The cost of owning a SEND home ranges from about \$450 a month to \$800 a month. Many of our buyers qualify for grants which help with down pay-

ment costs and lower the monthly mortgage payments. To participate in the program you must meet certain income restrictions and you must live in the home that you buy.

If you are interested in owning your own home, please call Julie Beaubien at 634-5079x21 or email at [Julie@sendcdc.org](mailto:Julie@sendcdc.org). Julie will work directly with you and walk you through the home buying process. For more information on SEND or their home program visit them online at [www.sendcdc.org](http://www.sendcdc.org).

Additional home buying resources:

Home Buying Calculators:  
[www.moving.com/Find\\_A\\_Place/HomeBuyCalculator/](http://www.moving.com/Find_A_Place/HomeBuyCalculator/)

Metropolitan Indianapolis Board of REALTORS:  
[www.mibor.com/resources](http://www.mibor.com/resources)

### September Meeting Highlights Trash Issues

On Monday, September 10th, at 6:30 p.m., the Bates Hendricks Neighborhood Association will meet at the Immanuel United Church of Christ at the corner of East and Prospect. Our theme will be the elimination of trash in our neighborhood.

We'll hear the initial report

of the Trash Task Force that has been organizing this summer. Pam Pipher and Robert Pettigrew from the Marion County Health Department will speak on ordinances, complaints and citations. Sarah Grain from Keep Indianapolis Beautiful will introduce a program designed to allow neighbors

to clean up their block.

Finally, there will be an opportunity to meet with one of the members of the Trash Task Force and pinpoint the worst trash offenses on your street. If trash is irritating you, don't just complain, attend this meeting!

## *From the President : An APOLOGY*

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Recently, I attended a meeting with several other neighborhood leaders. In the course of the conversation, one of them began to complain of renters and their negative impact on our neighborhood. I won't repeat the descriptions of renters, but they weren't kind.

As that person spoke, I thought about my neighbor, Debbie McNeely. Debbie is a renter who has lived in our neighborhood for years. She spent her childhood on Wright Street and recently rented one side of the double she grew up in. She loves this neighborhood and chooses to live here. She is a member of the Association and of our Block Club. She is a good neighbor. Debbie would find the sentiments of that neighborhood leader insulting and unfair.

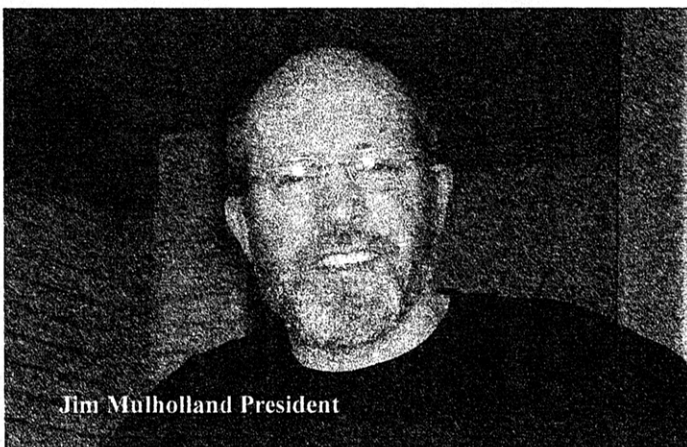
As that person spoke, I realized I've been guilty of the same prejudice. I've talked about homeowners in glowing terms and renters as the

problem. That isn't fair. Some homeowners aren't responsible and some renters care. Whenever we lump a group of people together, we do them injustice. I want to apologize for when I've used language and descriptions that have insulted those of you who rent.

We are not a Homeowners Association. We are a Neighborhood Association. It doesn't matter if you are a homeowner or a renter. If you are a committed neighbor like Debbie, we need you. We don't want you to feel like a second class citizen. In fact, we want to help you find a house in this neighborhood and buy it. Why? Because we want committed

neighbors to live here for years and years.

In this issue of the newsletter, SEND has a short article about the steps necessary to move from renting to homeownership. If we can help you make this transition, it would be our joy. But, until that day, you are our neighbor and we're glad. Together, we can make Bates Hendricks the next great neighborhood.



Jim Mulholland President

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## *Property Tax Questions*

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Do you still have questions about your property taxes? Mayor Peterson has created the Office of Taxpayer Advocacy to help taxpayers through this confusing

time. For more information visit the Office of Taxpayer Advocacy online at [www.indygov.org/taxpayer\\_advocate/home.htm](http://www.indygov.org/taxpayer_advocate/home.htm) or call the

**Marion County Assessor's Office** at 317.327.4907.

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## *September's Recipe "Southern Hospitality Wet Cake"*

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1 20 oz can crushed pineapple  
2 cups of sugar  
2 eggs  
1tsp vanilla  
2tsp baking soda  
2 cups flour  
1cup raisins (optional)

1 cup of pecans ( optional) can be mixed in the batter or put on top of the cream cheese icing or both or omitted completely

Bake for 35-40 minutes at 325 degrees in a Pyrex 9x 12 baking pan. Ice in the pan

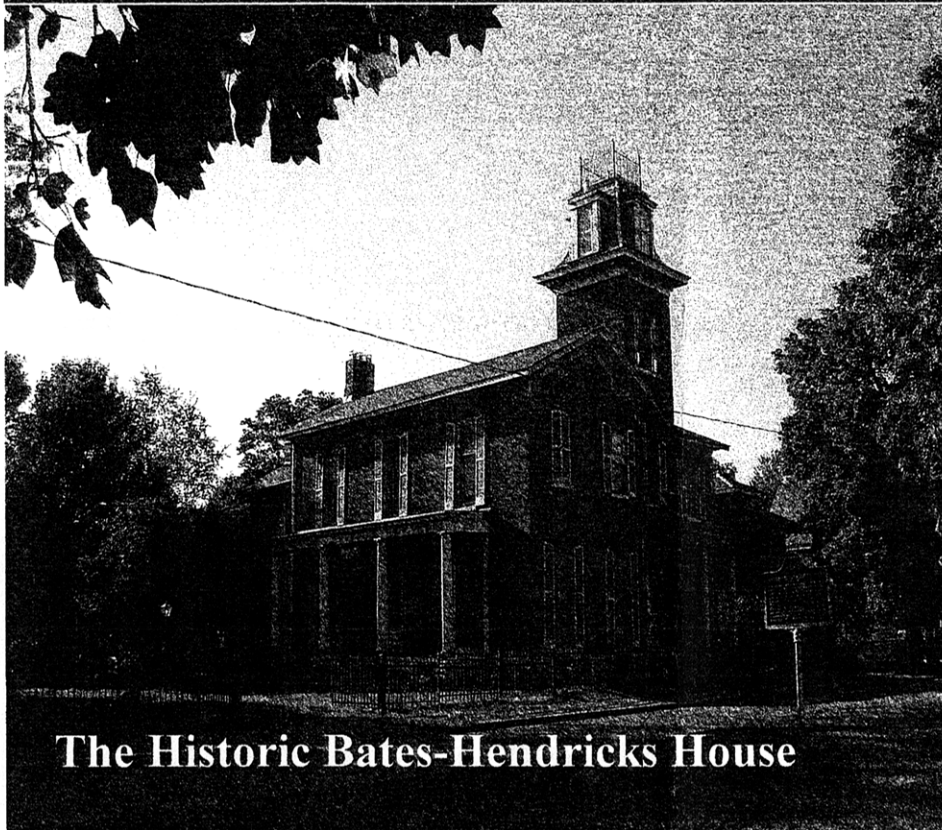
Cook until a toothpick inserted in center comes out clean. Do not overcook.

Cream cheese icing

In a mixer whip 6 oz of cream cheese

2 teaspoons of vanilla until light and fluffy. Gradually beat in 4 cups of sifted powdered sugar. Gradually beat in 2-4 tablespoons of milk until it is the right spreading consistency.

# The Bates-Hendricks House Part I



*The Bates-Hendricks House and our neighborhood take their name from two of Indianapolis' prominent historic figures and former residents of this area, Hervey Bates and Thomas A. Hendricks. Jay Allen, the current owner of the Bates-Hendricks House, has taken a strong interest in his home's history and has written about it. Over the next couple of months we wanted to share some of his home's, as well as, some of the neighborhood's history with you.*

The Bates-Hendricks House is a brick Italianate Villa. Only 10 % of the Italianate homes built in America had the high entrance towers as part of their design. That is what makes the Bates-Hendricks House a "Villa." The only other Italianate Villa with a similar sized tower that has survived in Indianapolis is the Morris-Butler House. Both homes have four story towers as part of their design. The Bates-Hendricks

tower is about 55 feet tall. There are also two types of Italianate designs: pre and post Civil War. The Hanna House and the Bates-Hendricks House are Ante-bellum homes, meaning before the war, and the Morris-Butler House, Riley and Harrison homes are examples of post-Civil War Italianate. Italianate homes were expensive to build and were built generally from about 1845 to 1874, when a depression halted their construction. By the time the economy improved, house styles had changed and the fancy Queen Ann style of the 1890s was the "in" style to build if there was extra money.

Most of the homes in the Bates Hendricks neighborhood were built around or after the 1890s and are Victorian Cottages, Shot Gun Victorians or Arts and Crafts homes.

The pre-Civil War Bates-Hendricks House has very tall windows, over 8 feet tall, and there are real shutters

on the outside of the house. These shutters are over 9 feet tall. Most post-Civil War Italianates have their window shutters on the inside of the home.

Also, the insides of the post and pre-Civil War Italianate homes are very different. The older homes look more like our American White House inside. The woodwork is hand made by craftsmen. It is simple in design but elegant. Post war Italianate homes have a lot of machine carved wood since automatic wood carving equipment was invented and used after the Civil War.

All 14 rooms in the Bates-Hendricks House have 12 foot ceilings and there are currently 7 fireplaces in the home. It was originally heated by these coal fireplaces, but it is now centrally heated by a steam boiler and radiators. The original flooring is tongue and groove Indiana poplar wood, which the old designers knew was termite proof and knot-less. The roof was originally Indiana black slate but it has been replaced with traditional shingles.

All walls inside and out are one foot thick brick. The plaster is placed on solid brick walls. The home's foundation is heavy Indiana limestone. The basement is 10 feet deep and there is no need for a sump pump since the house is built on high ground and the bottom of the basement is a cistern. The home was originally lit with oil lamps and in the 1890s by natural gas. Later it was converted to electric. There are five porches on the house and the carriage house has been removed.



The Bates-Hendricks Neighborhood Association will work to improve the quality of life of those living in the neighborhood through efforts to assure safety, to maintain or improve the living environment and to enhance the spirit of cooperation and neighborliness among all residents.

Meetings are on the first Monday of each month at 6:30 p.m. at Immanuel United Church of Christ, 402 Prospect St. ***In September the meeting will occur on the second Monday, September 10<sup>th</sup>.***

Contact Bates-Hendricks:

General questions: [bateshendricks@hotmail.com](mailto:bateshendricks@hotmail.com)

Newsletter: [BHNANews@hotmail.com](mailto:BHNANews@hotmail.com)

Enjoying this newsletter? Want to make certain you always receive it? Why not become a member of the Bates Hendricks Neighborhood Association?

**This newsletter is brought to you through the support of the following neighborhood businesses:**

Capitol City Glass

Phillip Heller DDS

Regions Bank

Sister's Restaurant

## September Calendar

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**Sept 10** — Bates Hendricks Neighborhood Association meeting, 6:30pm – Immanuel United

Church of Christ.

**Sept 14-16** – Irish Fest, Military Park, \$13

– [www.indyirishfest.com](http://www.indyirishfest.com)

**Sept 15** – Fiesta Indianapolis, American Legion Mall, Free –

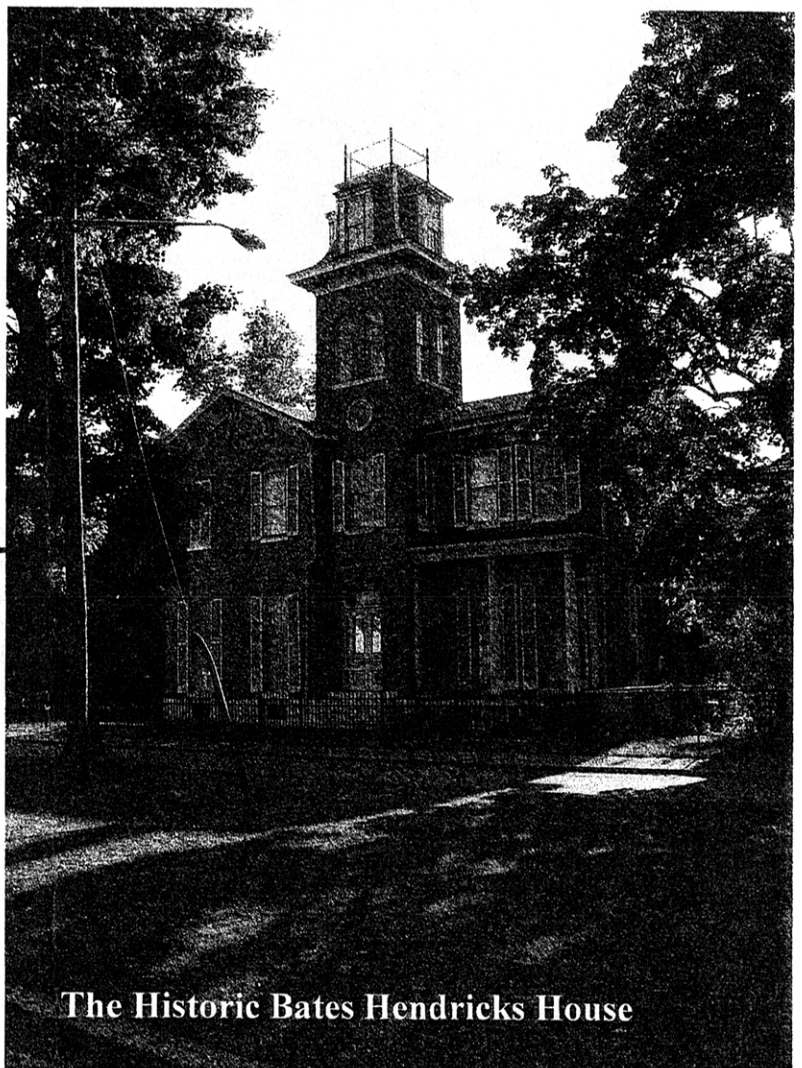
[www.laplaza-indy.org/index.asp?p=50](http://www.laplaza-indy.org/index.asp?p=50)

**Sept 22-23** – Fab for Less Design Home Tour, Wheeler Arts Community –

[www.discoverfountainsquare.com](http://www.discoverfountainsquare.com)

**Sept 22** – Masterpiece in a Day, 9:30 am – 5:00 pm, Fountain Square, Free –

[www.discoverfountainsquare.com](http://www.discoverfountainsquare.com)



**The Historic Bates Hendricks House**

**Sept 22** – Fountain Square Art Fair, 10:00 am – 7:00 pm, Fountain Square, Free –

[www.discoverfountainsquare.com](http://www.discoverfountainsquare.com)