

HISTORIC AREA CONSERVATION PLAN

HERRON-MORTON PLACE

HA-19 (HMP)

A part of the  
Comprehensive Plan for Marion County

Adopted by  
Indianapolis Historic Preservation Commission  
and  
Metropolitan Development Commission  
October 1, 1986

Prepared by:  
Indianapolis Historic Preservation Commission  
Indianapolis, Marion County, Indiana

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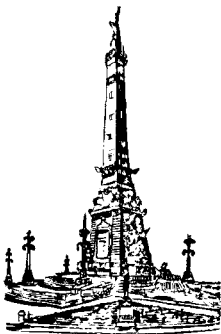
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## CITY OF INDIANAPOLIS

WILLIAM H. HUDNUT, III  
MAYOR

Greetings:

It takes a special diversity and variety to make a city dynamic and vibrant. The kind of diversity created when the historic meets the contemporary--and each contributes cohesively to the physical fabric and the network of neighborhoods in our City.

One such neighborhood which adds its own unique charm to the City of Indianapolis is historic Herron-Morton Place. Declared a National Register District in 1983 and a local Historic Area in 1986, Herron-Morton has a flavor and special character all its own, and the City is strongly supportive of efforts to preserve the historic features of this neighborhood while encouraging compatible new development.

Evidence of this commitment is found in this Historic Area Preservation Plan, prepared by the Indianapolis Historic Preservation Commission, a part of our Department of Metropolitan Development. Much effort and considerable input from a variety of sources--including City staff and neighborhood residents--went into the preparation of this report.

Our City's historic neighborhoods have an important role in our community. They are representative of our past--yet they hold such substantial promise for the future. This plan will help ensure that this future is one we all can be proud of.

With best wishes, I am

Sincerely yours,

*William H. Hudnut III*

William H. Hudnut, III

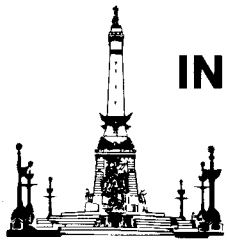
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*1988 The Year of the Child*



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# INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

City of Indianapolis

William H. Hudnut, III, Mayor

Department of Metropolitan Development

David L. Baker, Administrator

Dear Neighborhood Residents:

The publication of this Historic Conservation Plan for Herron-Morton Place represents the culmination of a cooperative effort by residents, staff persons and local officials to document the significance of this area and provide formal guidance for its preservation. It serves as formal recognition of the process of revitalization initiated and continued by residents of the area and our acknowledgement that the area warrants the concerned attention of the community.

This document offers ample evidence of historical significance and of the notable examples of residential architecture and urban design that characterize the area. The plan seeks to encourage the acceptance of these persisting elements of our past as cultural and economic resources for the future. However, even this most carefully crafted Conservation Plan applied to the rich physical heritage of Herron-Morton Place will not be sufficient to preserve a neighborhood. Such an outcome can be realized as houses become homes and as residents become neighbors.

The staff and members of the Indianapolis Historic Preservation Commission hope this plan will in some way contribute to that end.

Sincerely,

Helene M. Cross,  
President

HMC/dse

## INTRODUCTION

The Herron-Morton Place Historic Area is an area of roughly 25 city blocks situated on the north side of Indianapolis. The area is primarily residential in character, with some commercial development at intersections along the major thoroughfares. The area was approximately one mile north of the original city limits as defined in the 1821 Alexander Ralston plan and remained rural in nature throughout the first half of the 19th century. The northeast section was originally a wooded area which found favor as a picnic spot in the 1850s. The western half was marked by marsh-like areas due, in part, to a stream which meandered through the area, flowing eventually into Fall Creek farther to the northwest. None of the original topographical features exists today, having been eliminated in the development of the area beginning in the 1870s.

The concept of historic preservation as a philosophy for neighborhood revitalization has emerged only recently, during the decade of the 1970s. In the 1980s it has become one of the strong and proven generators of neighborhood and downtown revitalization. Contributing factors in this emergence have included the growing national interest in local heritage and community "roots"; the increasing emphasis on conserving the building fabric of whole historic landmarks; and above all else, a realization by many potential home-buyers that restoring or rehabilitating historic houses in center city neighborhoods often costs less than new house construction or even purchase of existing homes in suburban areas. The growth of inflation during the 1970s, tax incentives of the 1980s, and the realization that older homes provide excellent housing values have provided a strong economic incentive for renovating existing homes and commercial buildings, rather than relying on new construction.

Herron-Morton Place is part of this rebirth phenomenon in center city neighborhoods. Once part of a prestigious residential district of Indianapolis, Herron-Morton had lost over one-third of its original residences since World War I. In the mid-1970s a movement began on the part of private, individual home-buyers and commercial business owners in "Talbot Village" to purchase and restore or rehabilitate surviving houses and buildings in the area. Since then, Herron-Morton Place has been nominated and placed (June 16, 1983) on the National Register of Historic Places as an historic district.

## PURPOSE OF PLAN

Herron-Morton Place is of high architectural and historical importance to the city of Indianapolis as is evidenced by its listing on the National Register of Historic Places in 1983. This Preservation Plan for Herron-Morton Place will protect the unique character of the district.

The principle reason for the preparation and adoption of a conservation plan for Herron-Morton Place is to provide protection for the surviving historic fabric of the area. For the purposes of this plan, "historic fabric" refers to those buildings, structures, objects, and sites which symbolize the historical and architectural significance of Herron-Morton Place to the city of Indianapolis.

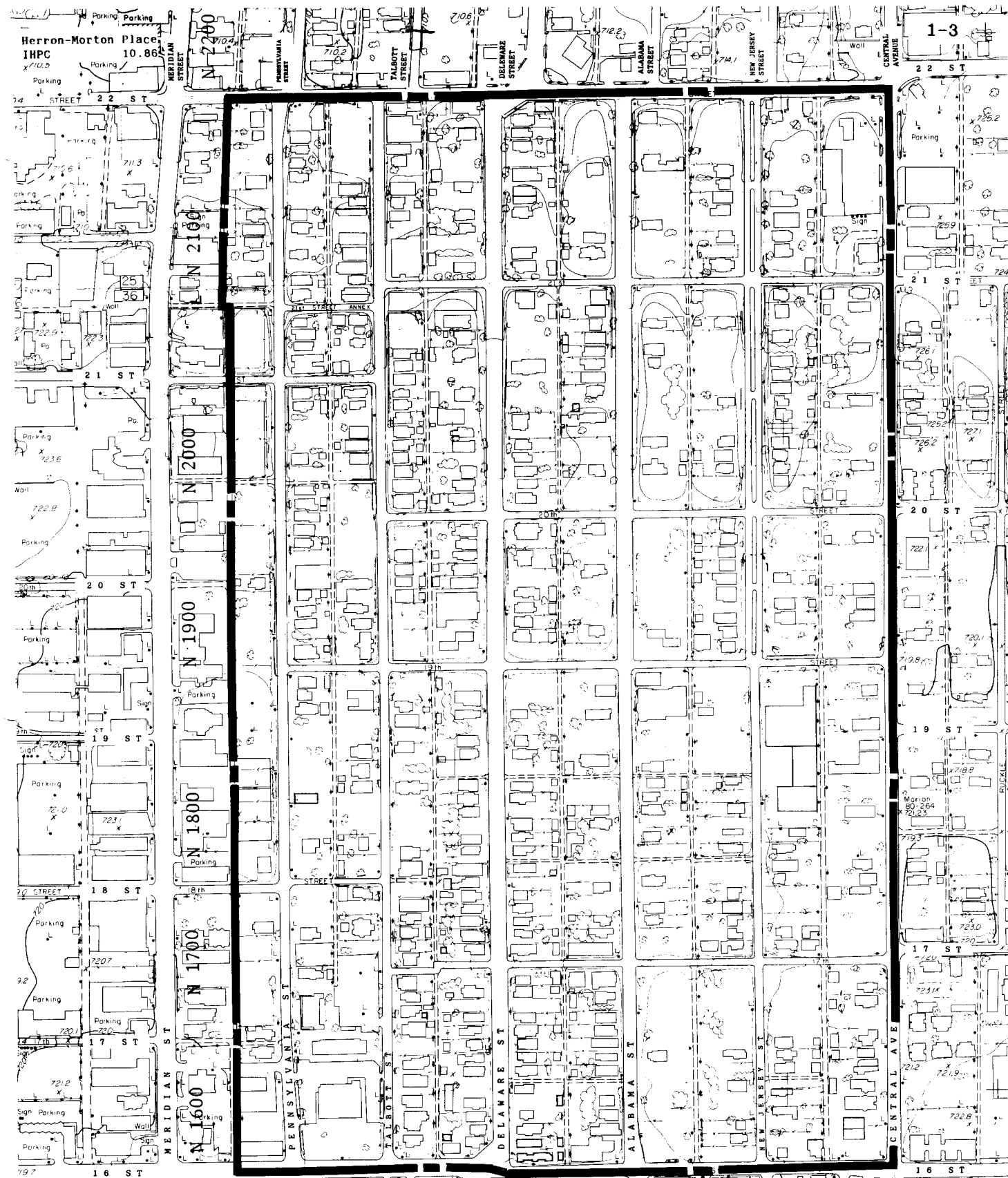
Beyond its primary purpose of protection of the historic fabric of Herron-Morton Place, the plan will encourage revitalization efforts that have been attracted to the area by the unique architecture and heritage of Herron-Morton Place. The plan provides the guidelines for the orderly conservation and development of the area. More especially, it sets forth criteria for conservation area review decisions by the Indianapolis Historic Preservation Commission concerning demolition, new construction, house relocation, structural modifications, and major addition actions in Herron-Morton Place.

#### CONSERVATION GOALS

Within the past few years, a number of factors have begun to reverse the trend of decline in Herron-Morton Place. Through the renaissance of the Old Northside Historic Area to the south, the concept of neighborhood revitalization through historic preservation has been demonstrated. It was only natural that those looking for an urban historic area offering the potential of rehabilitation would look to nearby Herron-Morton Place, at one time one of Indianapolis' premier neighborhoods. Although bypassed in the city's first efforts towards historic preservation, Herron-Morton Place contains a substantial number of historically and architecturally significant buildings. Recognizing this fact, a number of people have begun to reinvest in the area with the revitalization of several fine residences, particularly along Delaware, Talbott, and Pennsylvania. The establishment of the Herron-Morton Neighborhood Association in 1976 has been one of the biggest spurs toward revitalization of the area. The efforts of neighborhood leaders, who have taken a fresh look at trying to solve some of the area's long-standing problems, have already begun to have a positive effect. With the involvement of other interested organizations such as Historic Landmarks Foundation of Indiana and Near North Development Corporation, support for the renewal of Herron-Morton Place has been strengthened.

The Indianapolis Historic Preservation Commission has undertaken the development of a preservation plan for Herron-Morton with certain preservation goals as guiding principles. The plan's underlying goal is the creation of a vital urban neighborhood that respects its heritage. The plan can help bring about neighborhood preservation in the following general ways:

- \* To provide protection for Herron-Morton Place from incompatible development.
- \* To establish a policy framework by which the City of Indianapolis, in conjunction with the private sector, can preserve, restore, and rehabilitate the historic character still remaining in Herron-Morton and ensure that any future development is compatible with it.



# HERRON-MORTON PLACE

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

0 500'

## HISTORIC AREA MAP

Historic Area boundary  
E 200 City block numbers



MAP

1

- \* To illustrate the potential of Herron-Morton Place as a viable downtown residential neighborhood and thereby encourages its development as such.
- \* To demonstrate that preservation of Herron-Morton's historic character will produce a desirable place to live for its residents, while at the same time enhancing part of the heritage of the entire Indianapolis community.

As components of the primary goal of preserving the historic character of Herron-Morton Place, the following specific objectives contribute toward this end. However, it must be realized that the various neighborhood organizations, preservation groups, city agencies, business affiliations, and private individuals must all play a part in implementing them.

#### OBJECTIVES

- \* To preserve all existing buildings that contribute to the historic character of Herron-Morton Place.
- \* To increase public awareness of revitalization through historic preservation.
- \* To encourage the removal of incompatible land uses that damage the historic character of the Herron-Morton neighborhood.
- \* To encourage compatible new development.
- \* To revitalize a historic urban neighborhood while minimizing displacement of current residents and businesses.
- \* To encourage adaptive use for those buildings whose primary function has ceased to exist or now results in only marginal use of the building.
- \* To foster neighborhood pride while at the same time heightening the Indianapolis community's appreciation of our heritage through preservation of the historic character of Herron-Morton Place.

Since the major land use in Herron-Morton Place is residential, goals that relate only to this use have been itemized below.

#### Residential

- \* To encourage the development of compatible new housing on vacant land.
- \* To discourage the displacement of long-term residents and/or the elderly.
- \* To provide assistance to residents toward the rehabilitation of homes.

## HISTORY<sup>1</sup>

### Fairgrounds, Camps Morton and Burnside

The area now known as Herron-Morton Place was originally part of a 160-acre land patent granted to Thomas O'Neal in November, 1822.<sup>2</sup> In 1835, O'Neal sold the land to Samuel Henderson, Indianapolis' first postmaster and later its first mayor (1847-1849).<sup>3</sup> Except for improvements made by the State in 1839 to remedy drainage problems, and thus prevent the repeated flooding of some parts of Indianapolis a mile farther south, the area remained largely undeveloped.<sup>4</sup> However, a 36-acre wooded tract, now bounded roughly by 19th Street, Talbott Street, 22nd Street, and Central Avenue, known at the time as Henderson's Grove, became a popular picnic spot around the middle of the 19th century.<sup>5</sup> Henderson sold the land in 1850;<sup>6</sup> approximately 80 acres, west of what is now Delaware Street was purchased by Elizabeth Tinker,<sup>7</sup> while the rest of the area east of Delaware was purchased by William A. Otis.

In 1859, Otis made his land available for sale. It was purchased by the Indiana State Board of Agriculture for development as a permanent home for the Indiana State Fair, which heretofore had been held at a variety of different sites across the state.<sup>8</sup> The area now bounded by 19th, Talbott, 22nd Streets, and Central Avenue was designated the new State Fairgrounds, being considered far enough from the city so as not to interfere with Indianapolis residents, while close enough to allow easy access. Several buildings were constructed on the site, including an exhibition hall, office, and a number of livestock barns.<sup>9</sup> When the Civil War began in 1861, however, the area was requisitioned by Indiana Governor Oliver P. Morton to fill another pressing need.

Answering Lincoln's call for volunteers, Morton initiated a recruiting campaign and arranged to use the new State Fairgrounds as an induction encampment.<sup>10</sup> The fairgrounds buildings soon served as the living quarters for some 5,000 new soldiers,<sup>11</sup> and the encampment was named Camp Morton. In early 1862, Camp Morton was enclosed with a stout oak palisade and became a prison camp for captured Confederate soldiers.<sup>12</sup> By the war's end, 15,000 rebel troops had been interned at the camp, with a peak population, occurring in July of 1864, reaching approximately 5,000 men (1- to 5-H).<sup>13</sup> To guard these prisoners, Union troops were stationed in an encampment known as Camp Burnside extending south of Camp Morton to what is now 16th Street.<sup>14</sup> After the war, the land was returned to the State Board of Agriculture.<sup>15</sup>

Upon receipt of a \$9,816.56 payment for damages done to the site during the war, the Board of Agriculture rehabilitated the land, preparing it, once again for use as a fairgrounds (6-,7-H).<sup>16</sup> Improvements to the area included the construction, in 1873, of a new Exposition Building, designed by Edwin May, later architect of the second Indiana State Capitol Building.<sup>17</sup> The Indiana State Fair was held annually at this location for the next 25 years. In 1890, however, a new fairgrounds site was established approximately two miles northeast of this location at Maple Road (38th Street).<sup>18</sup>

\* 1-H through 39-H identify the illustrations in this chapter located at the end of this text.

## Platting History

The major reason for this move was that the city of Indianapolis had expanded to envelope the old fairgrounds (8-H). Dr. Horace Allen, a local surgeon, and Deloss Root, a successful banker and investor, had purchased the Camp Burnside area and platted it for residential development in 1870.<sup>19</sup> In 1872, both men were elected to the Board of Directors of the Citizen's Street Railway Company, and were influential in improving transportation to the fairgrounds area. As the area became more accessible, it became increasingly more popular as a residential neighborhood. Elizabeth Talbott (nee Tinker), platted her landholdings in 1875,<sup>20</sup> and within a few years a considerable amount of residential development had occurred in the area. Sanborn maps for 1887, the earliest available for the city of Indianapolis, show Delaware and Alabama Streets south of the fairgrounds already densely developed; on some blocks of Delaware, between 16th and 19th Streets, almost all available lots were occupied by this time (9-H).<sup>21</sup>

After the relocation of the Fairground, the old location was purchased by three local businessmen, Willard W. Hubbard, Edward F. Claypool, and Elijah B. Martindale.<sup>22</sup> The area was divided into 280 residential building lots and named Morton Place, after its Civil War use as Camp Morton.<sup>23</sup> Morton Place was designed as an upper class residential neighborhood, and originally boasted such amenities as esplanades on the north-south streets (this feature still exists on New Jersey Street), a feature relatively uncommon in Indianapolis (10- to 13-H). This area soon was heavily populated.

Throughout the late 19th century those areas of the district not included in the three major subdivisions (Root and Allen's, Talbott's, and Morton Place) were platted as parts of subdivisions that lie mainly along the far eastern edge and the far northwest corner of the district.<sup>24</sup> By the turn of the century, the area was completely platted and development was well underway.<sup>25</sup>

## SOCIAL HISTORY

Since the mid-19th century, Indianapolis' affluent have traditionally made their homes on the north side of the city. This development was caused in part by the railroad tracks which cut across the near south, east, and west sections of the city at street level, greatly impeding travel, and by the expansion of the city's central business district which began to encroach on adjacent residential districts. Towards the end of the 19th century, as the city expanded, the area directly north of the present-day 16th Street was perceived as one of the city's most elegant residential neighborhoods. While some of the earliest residents were not particularly wealthy or well-known, most of those who came to the area between the 1880s and the 1920s were successful professionals and businessmen. These included politicians, lawyers, doctors, industrialists, and retail merchants.

Among the most prominent political leaders to reside in the area was Albert J. Beveridge a U.S. Senator<sup>26</sup> and Pulitzer Prize-winning biographer<sup>27</sup> who lived at 1723 North Pennsylvania. Another resident of the neighborhood, Samuel Ralston, served as Indiana's Governor from 1913 to 1917, and later spent six years in the U.S. Senate.<sup>28</sup> Since Indiana did not provide a residence for



its governors during this era, Ralston's home at 2101 North Delaware was considered the Governor's Mansion during his term in office.<sup>29</sup> John W. Kern was also a U.S. Senator and ran for the vice-presidency in 1908 as William Jennings Bryan's running mate;<sup>30</sup> unfortunately, his home at 1836 North Pennsylvania, has been demolished, along with the 1606 Pennsylvania Street home of Indiana State Attorney-General, Alonzo G. Smith (1890-1898).<sup>31</sup> Still standing, however, are the houses of numerous other neighborhood residents who held lesser political offices, including those of Frank Fishback (1639 Delaware Street), who was twice Marion County Treasurer,<sup>32</sup> and James Bingham (1723 Pennsylvania Street), a successor to Smith as Attorney-General (1906-1911).<sup>33</sup>

Among the professional men of the area were many doctors and lawyers of high repute. Willis Gatch, of 1933 Delaware Street, was a well-known doctor and medical author who invented the first adjustable hospital bed.<sup>34</sup> 2050 North Delaware was the home of William N. Wishard, who helped establish the Indianapolis City Hospital (now named Wishard Memorial).<sup>35</sup> Well-known attorneys in the area included William Pickens<sup>36</sup> at 1998 New Jersey Street, Samuel Ashby<sup>37</sup> at 1922 North Delaware, and Samuel O. Pickens at 1901 Pennsylvania Street.<sup>38</sup>

The businessmen of the area included Frederick Hetherington, John Talge, and William C. Bobbs. Hetherington, who lived at 1925 Alabama Street, was president of a well known structural iron and steel foundry, Hetherington and Berner, Inc.<sup>39</sup> Although his house has been razed, an example of this firm's cast-iron work can be seen in the commercial building at 1855 North Alabama Street. John Talge, of 1941 North Delaware (14-,15-,16-H), owned a large veneer company,<sup>40</sup> while William Bobbs, of 1610 North Delaware eventually became president of the Bobbs-Merrill Publishing firm.<sup>41</sup> The city's three largest department stores were also represented in Herron-Morton Place: William H. Block, founder of the department store of the same name,<sup>42</sup> lived at 1939 North Pennsylvania Street (17-H); Frederick Ayres, president of L.S. Ayres and Company, lived at 1610 North Delaware Street, and Gustave Efroymsen,<sup>43</sup> president of the H.P. Wasson Company,<sup>44</sup> made his home at 2036 North Delaware Street (18-,19-H).

Literally dozens of the area's residents could have been considered socially prominent. The Dau's Blue Book for Indianapolis, the annual social register, consistently listed Herron-Morton Place residents in great numbers throughout the early 20th century.<sup>45</sup>

### Architectural History

Architecturally, the area contains what is probably the largest and finest collection of upper and middle class homes in the region. Ranging in age from the mid-1870s to the early 20th century, these homes comprise a remarkably complete collection of the various architectural styles used in residential construction over the last one hundred years (20- to 23-H). Among the oldest houses in the district are Italianate houses of the 1870s, including 1718 and 1626 Central Avenue. Also of this vintage is the cross-plan cottage at 1705 North Delaware. More typical of the area, however, and certainly more numerous are the assorted varieties of Queen Anne Style architecture popular around turn of the century. Among the the largest and most flamboyant of these are 1832 North Delaware, 2065 New Jersey, and 2115 North Alabama. All these feature the

irregular massing, elaborate wood trim, and variety of exterior surface treatments common to the style (24-,25-H). The house at 1832 North Delaware also features a tower, as did 2065 New Jersey at one time. Slightly less elaborate versions of the style can be found in the 1900 block of North Delaware Street (26-,27-H), and elsewhere throughout the district (i.e. 2016 New Jersey, and 1610 Delaware Street). These feature similar massing and some of the same detailing, but are somewhat smaller than their more ostentatious predecessors. A slightly later version of the Queen Anne style, sometimes known as Princess Anne, was greatly simplified, with considerably less exterior ornamentation. The homes at 1816 and 2038 North Alabama, 2117 Pennsylvania, and 1915 Delaware, are among the many examples of this variety within the district. Other styles encountered in the area are Tudor Revival,<sup>46</sup> with its half-timbered exterior walls, and the bungalow (28-,29-H). Variations of the American Four Square in the district range from the simplest, to the elaborate. Several of the larger homes on Pennsylvania and Delaware Streets feature classical detailing. Among the smaller houses in the area are the district's only Gothic Revival residence (1925 Central),<sup>47</sup> and vernacular homes such as 1705 North New Jersey. The diversity of styles within this district, all exhibiting extensive detailing and fine craftsmanship, makes this one of the most visually interesting areas of the city (30-,31-H).

The Herron-Morton Place District also includes a number of early 20th century apartment buildings (32- to 34-H). Among the oldest of these is the Warrick Flats, a series of four structures built in 1907, on the west side of Talbott Street in the 2100 block. The next decade saw the construction of several additional apartment structures throughout the neighborhood. Like the Warrick Flats, the majority of these are low-rise structures, two to four stories in height which exhibit some of the same architectural detailing found in the surrounding single family homes. These apartments were also considered prestigious addresses throughout the early 1900s. Examples include the structures at 2101 North Pennsylvania, 1850-56 Talbott, and 1902 Talbott. Because they reflect the historical development of the community, these structures contribute to the overall historic fabric of the district.

### Cultural History

The Herron-Morton Place area has played a pivotal role in the development of the city's appreciation for the fine arts. The John Herron Art Institute has been located within the district since 1907.<sup>48</sup> An offshoot of an earlier art school organized on the same site by the noted Indiana artists T.C. Steele and William Forsythe in 1888, the Herron Institute was made possible by a \$200,000 bequest made to the local art association in 1902.<sup>49</sup> Charged with the responsibility of establishing a museum and school facility, they acquired the property at 16th and Pennsylvania and erected a series of buildings over the next several years. The museum has since relocated to larger quarters outside of the district, but the art school continues to occupy the original site. Now part of the Indiana University-Purdue University extension program, it has remained the state's premier art school for over 75 years. The current buildings include the 1906 museum building (35-H), a 1928 classroom/studio building designed by French architect Paul Philippe Cret, and the 1962 building designed by local architect Evans Wollen, III.<sup>50</sup>

A theater program was also initiated at Herron in 1914; relocated to 1847 Alabama in 1926, this program evolved into the Booth Tarkington Civic Theater and remained an important cultural resource for the neighborhood and the city at large for the next 45 years.<sup>51</sup> In 1970 this group moved to a new location outside of the district, but the theatre building was promptly occupied by another performing arts organization, Footlight Musicals. The group now owns the building and continues to use it to present musicals and stage productions. It is currently being renovated.

## Epilogue

Throughout the late 1930s, the neighborhood slowly began to deteriorate. The continuing trend for the affluent to move ever farther north; coupled with the deaths of many of the original homeowners, caused the area to undergo a period of neglect and decay (36-,37-H). Many of the large homes in the area were divided up into apartments. The area continued to deteriorate throughout the 1940s, 1950s, and early 1960s. Crime became a problem, and as an increasing segment of the older population moved or passed away, a considerable amount of the housing stock was lost to fire and forced demolition (38-,39-H). Buildings that are considered intrusions to the historic character of the neighborhood were largely constructed during this period (see ARCHITECTURE).

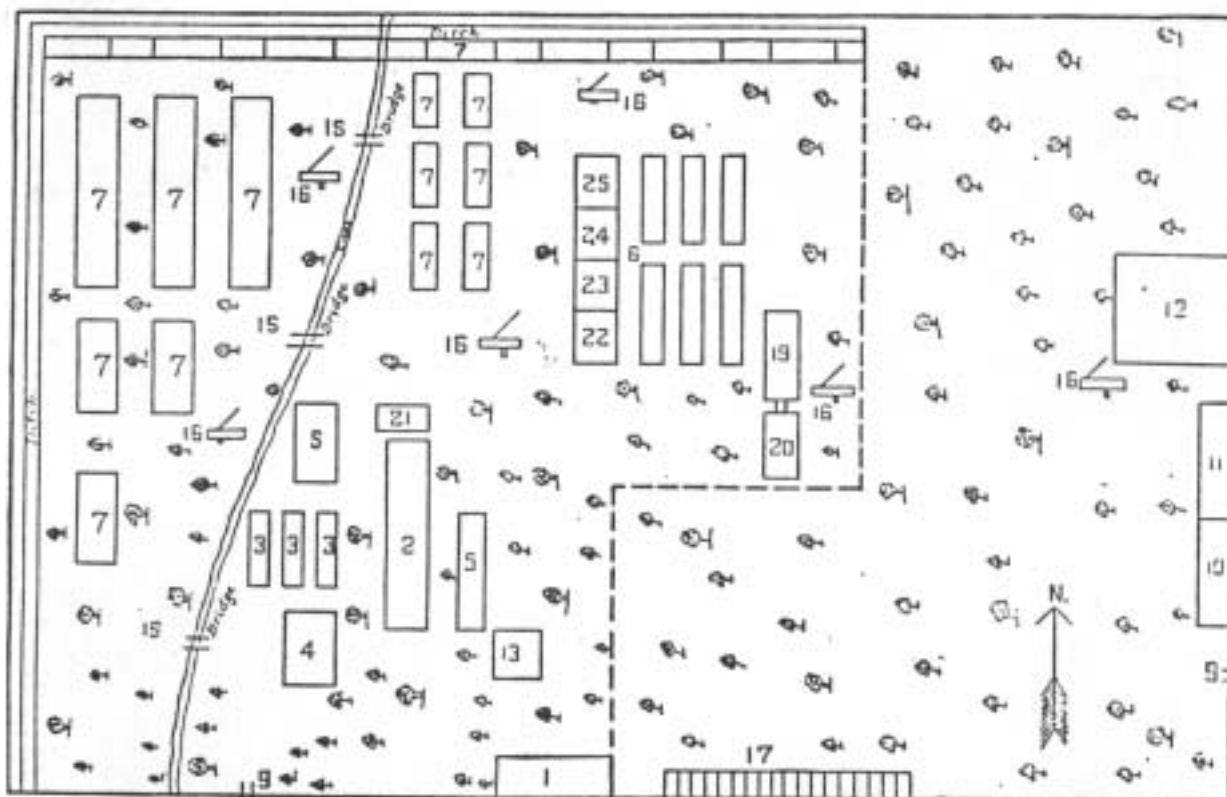
The deterioration of this area has largely been halted over the last decade, and renovation efforts, begun in some parts of the neighborhood more than ten years ago, continue to help improve the area. The Herron-Morton Place Neighborhood Association, founded in 1976, has continued to spearhead attempts to renovate homes within the area, reduce crime, and rebuild the neighborhood spirit. At the same time, Citizens Multi-Service Center, located at 601 East 17th Street, and established as a social service agency serving the area's residents continues to be a force in delivering programs and solving problems for the residents of the neighborhood. Herron-Morton's listing on the National Register of Historic Places in 1983 has made structures in the district eligible for the tax incentives available under the Economic Recovery Tax Act of 1981.



1-B Camp Morton, entrance to prison for Confederate soldiers. George Wagner Collection, University of Georgia.



2-B Camp Morton, barracks and creek. George Wagner Collection, University of Georgia.



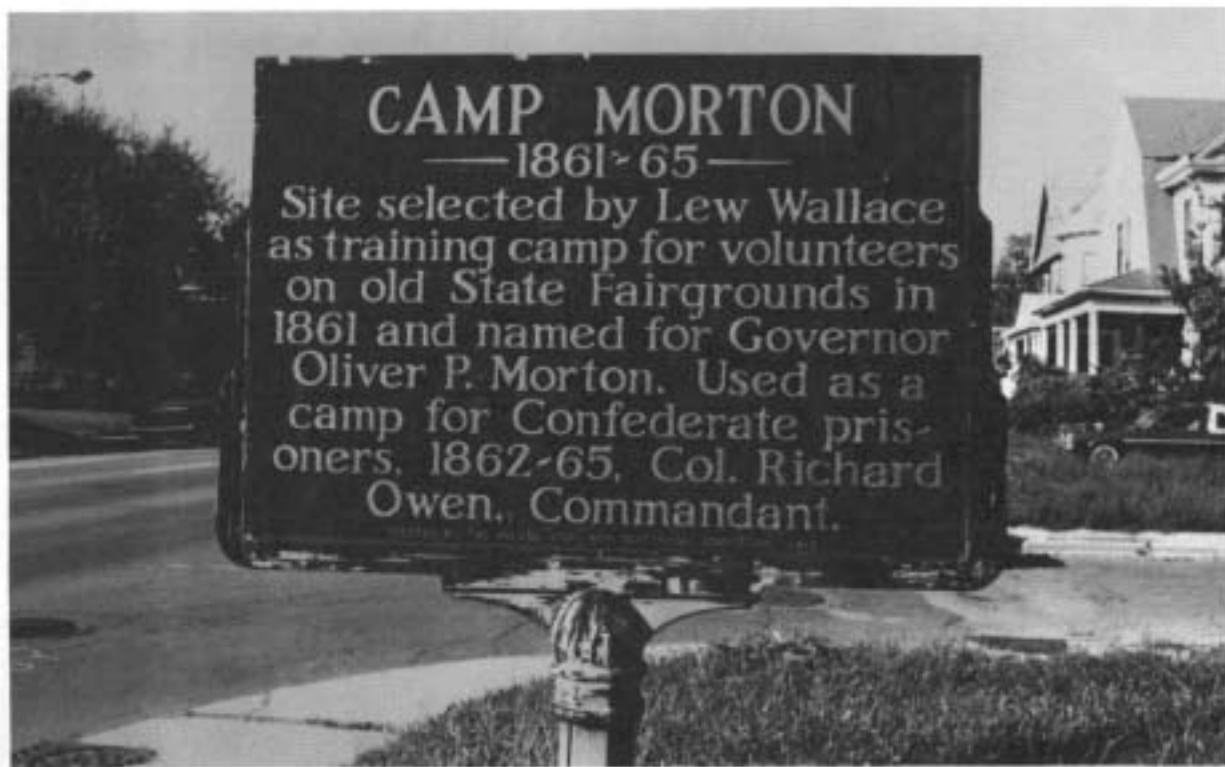
PLAN OF CAMP MORTON, (COMPILED FROM SKETCHES BY SEVERAL PERSONS WHO WERE ON DUTY IN THE CAMP WHILE THE PRISONERS WERE THERE. THE GROUND IS STILL INCLOSED AND USED AS STATE FAIR GROUNDS.)

1. Headquarters. 2. Old Hospital Building. 3. Hospital tents. 4. Sutter's store. 5. Hospital buildings—built in 1863. 6. New Hospitals—built in 1864.  
7. Barracks. 8. Hospitals. 9. Gates. 10. Quartermaster's office. 11. Commissary of Subsistence. 12. Bakery. 13. Baseball grounds. 14. Cook  
—“The Potomac.” 15. Bridges. 16. Pumps. 17. Sheds for officers' horses. 18. Dutch. 19. Dining-room. 20. Kitchen. 21. Dining-room.  
22. Consulting room. 23. Reception room. 24. Engineer's office. 25. Prescription and supply room. .... Gated line.

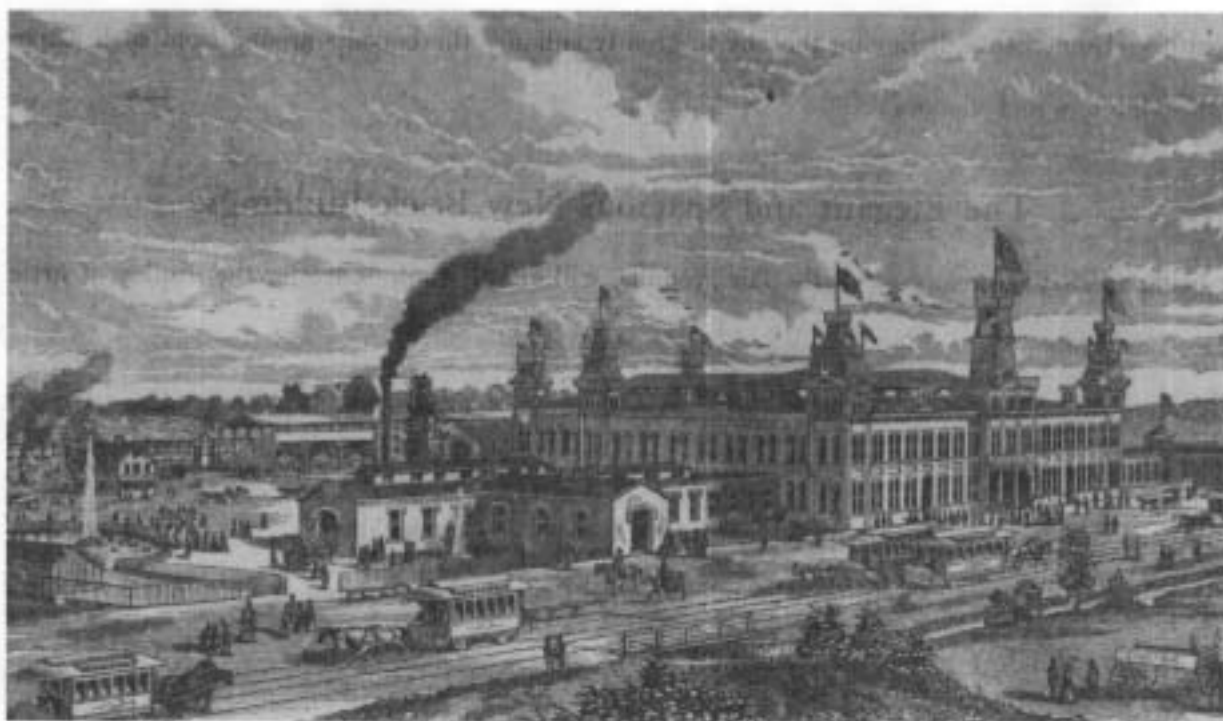
3-H Map of Camp Morton from “Treatment of Prisoners at Camp Morton.”  
The Century Illustrated Monthly Magazine, September 1891, p. 764.



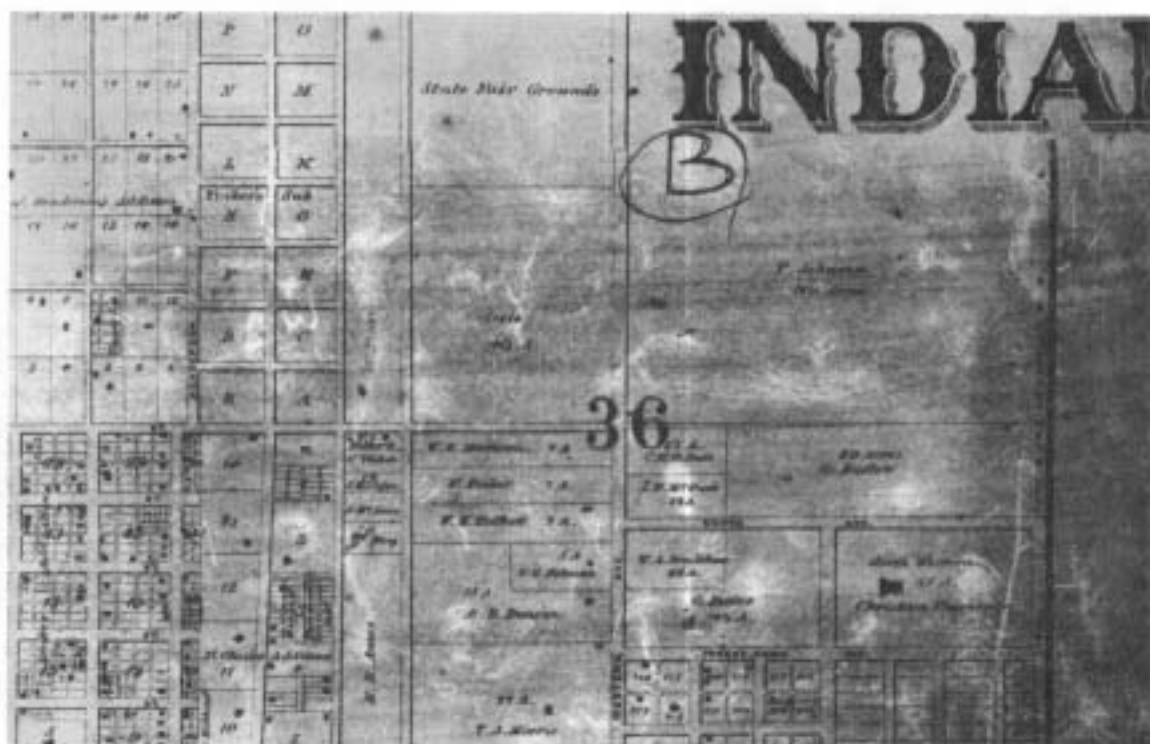
4-H Camp Morton stone, originally located at 19th & Alabama Streets. 1986 IHPC Photograph.



5-H Camp Morton marker at 19th & Delaware Streets, erected in 1962 by the Indiana Civil War Centennial Commission. 1986 IHPC Photograph.

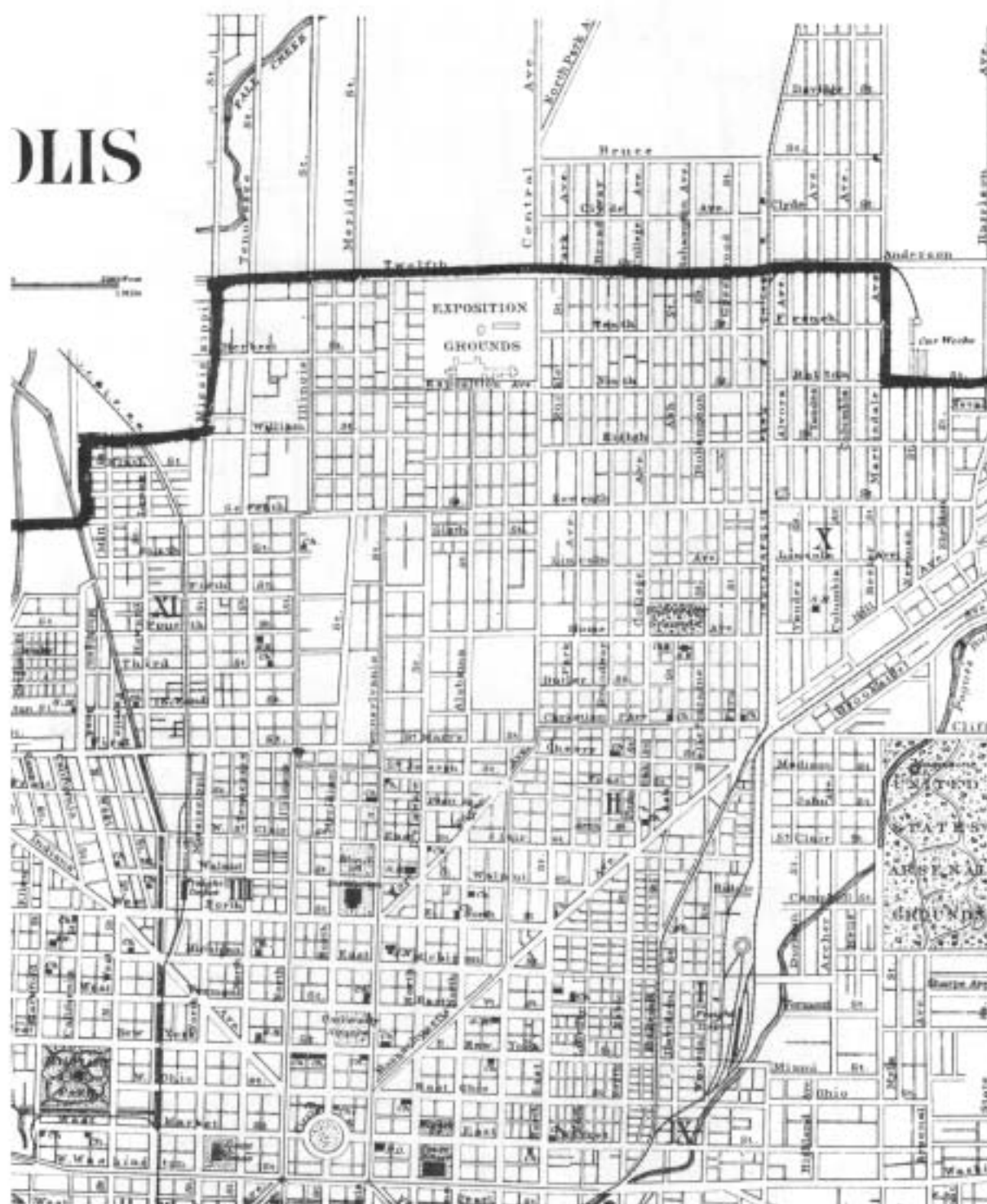


6-H Indiana State Fair Grounds and Exposition Hall in 1873, from "Indiana State Fair and Exposition" 1873 brochure. Indiana Division, Indiana State Library.



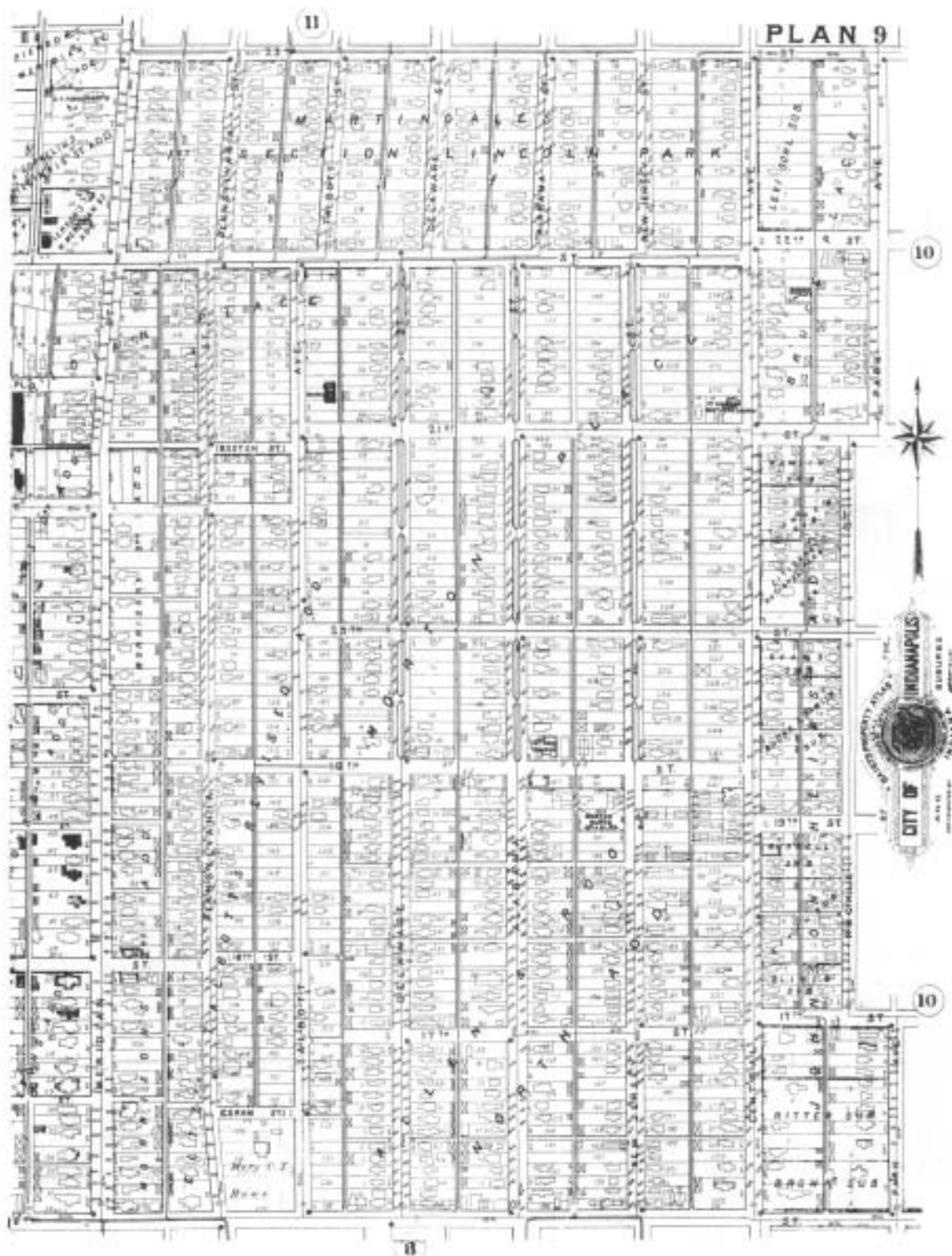
7-H Detail of A. Warner's "Map of Marion county, Indiana." Philadelphia: C.O. Titus Company, 1866.





8-H Detail of 1875 map of Indianapolis. Philadelphia: O.W. Gray & Son, Indiana Division, Indiana State Library.





9-H Herron-Morton Place area in 1899. Real Estate Atlas of Surveys of Indianapolis and Vicinity, Indianapolis, Indiana, Philadelphia: G.W. Baist, 1899, Plan 9. Indiana Division, Indiana State library.



10-H "Alabama Street looking north in Morton Place, Indianapolis, Indiana," c. 1910. Post card published by Indianapolis News Co., Indianapolis, Indiana, made in Germany," courtesy of George Mitchell.



11-H 1900 block of N. Alabama Street in 1986. IHPC Photograph. a.c.



12-H Morton Place, looking north on 1900 block of N. Alabama Street in September 5, 1906. Bass Photo Company.



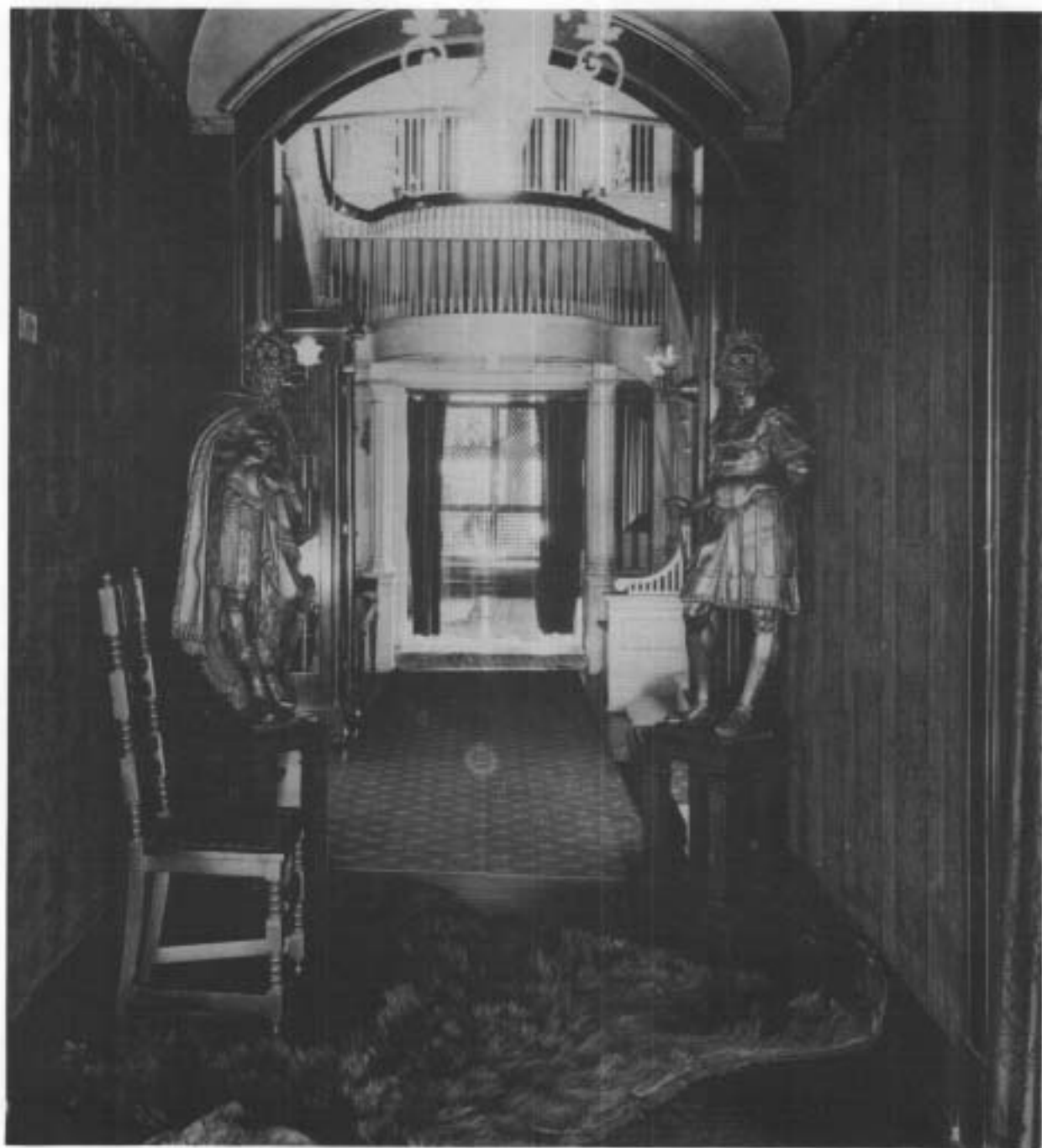
13-H Morton Place looking north on 1900 block of N. Alabama Street in 1986. IHPC Photograph, a.c.



14-H 1941 N. Delaware Street, "John Talge Residence" in December 3, 1919. Bass Photo Company.



15-H 1941 N. Delaware Street, in 1986. IHPC Photograph, a.c.

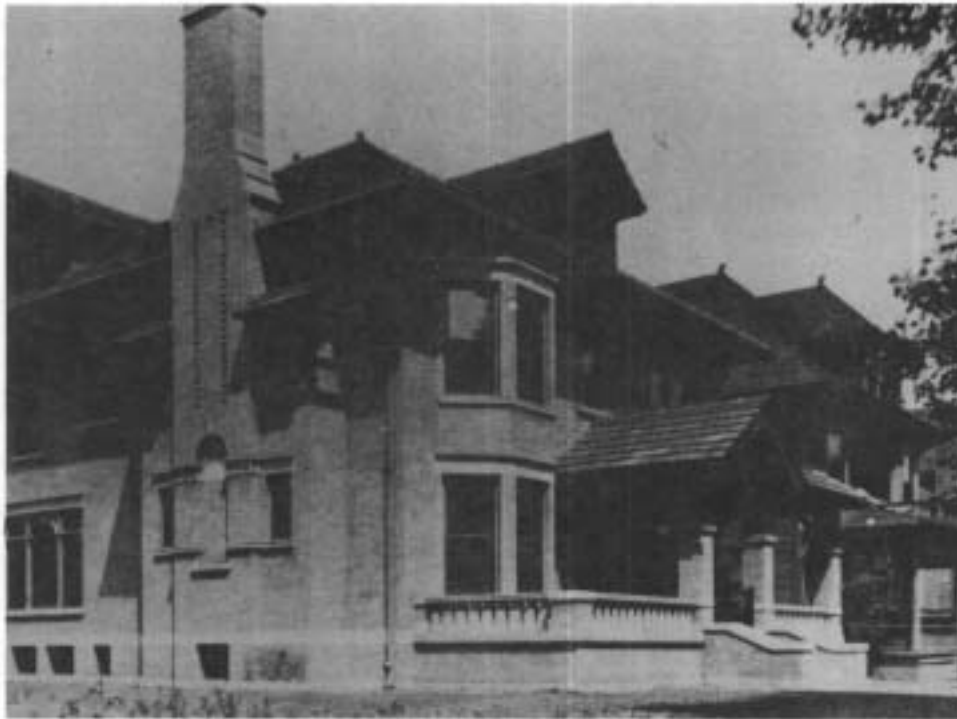


16-H 1941 N. Delaware Street, front hall of John Talge Residence in December 4, 1919.  
Bass Photo Company.



17-H An unidentified man in front of 1945 N. Pennsylvania Street. The porch of 1939 is in the background. Photograph taken c. 1916 by Mary Lynn Taylor, courtesy of David Stahl.





18-H 2036 N. Delaware Street. "Residence of G.A. Efroymsen" from Art Work of Indianapolis, Indiana, Part 7. Chicago: Gravure Illustration Company, 1908. Indiana Historical Society Library.



19-H 2036 N. Delaware Street in 1986. IHPC Photograph, a.c.



20-H 1933 N. Delaware Street, "Residence of Dr. John F. Barnhill," from the Art Work of Indianapolis, Indiana, Part 7. Chicago: Gravure Illustration Co., 1908, Indiana Historical Society Library.



21-H 1804 N. Delaware Street in c. 1960 photograph by Wilbur D. Peat. Wilbur D. Peat Collection, Indiana Historical Society Library.





22-H 2030 N. Alabama Street, "Residence of George J. Mayer" from Art Work of Indianapolis, Indiana, Part 5. Chicago: Gravure Illustration Company, 1909. Indiana Historical Society Library.



23-H 2030 N. Alabama Street in 1986. IHPC Photograph, a.c.



24-H 2016 N. New Jersey Street, "Buehler Residence," in May 20, 1926.  
Bass Photo Company.



25-H 2050 N. Alabama Street. "Residence of J. B. Ittenbach" from Art Work of Indianapolis, Indiana, Part 2. Chicago: Gravure Illustration Co., 1909. Indiana Historical Society Library.



26-H 1924 N. Delaware Street in c. 1960 photograph by Wilbur D. Peat. Wilbur D. Peat Collection, Indiana Historical Society Library.



27-H 1928 N. Delaware Street in c. 1960 photograph by Wilbur D. Peat. Wilbur D. Peat Collection, Indiana Historical Society Library.



28-H 2057 N. New Jersey Street, "Residence of Robert Elliott"  
from Art Work of Indianapolis, Indiana, Part 5. Chicago: Gravure  
Illustration Co., 1908. Indiana Historical Society Library.



29-H 2057 N. New Jersey Street in 1986. IHPC Photo, a.c.



30-H 1616 N. Delaware Street in c. 1960 photograph by Wilbur D. Peat.  
Wilbur D. Peat Collection, Indiana Historical Society Library.



31-H 2008 N. Delaware Street in c. 1960 photograph by Wilbur D. Peat.  
Note the similarity between 2008 and 1616 N. Delaware Street. Wilbur D.  
Peat Collection, Indiana Historical Society Library.

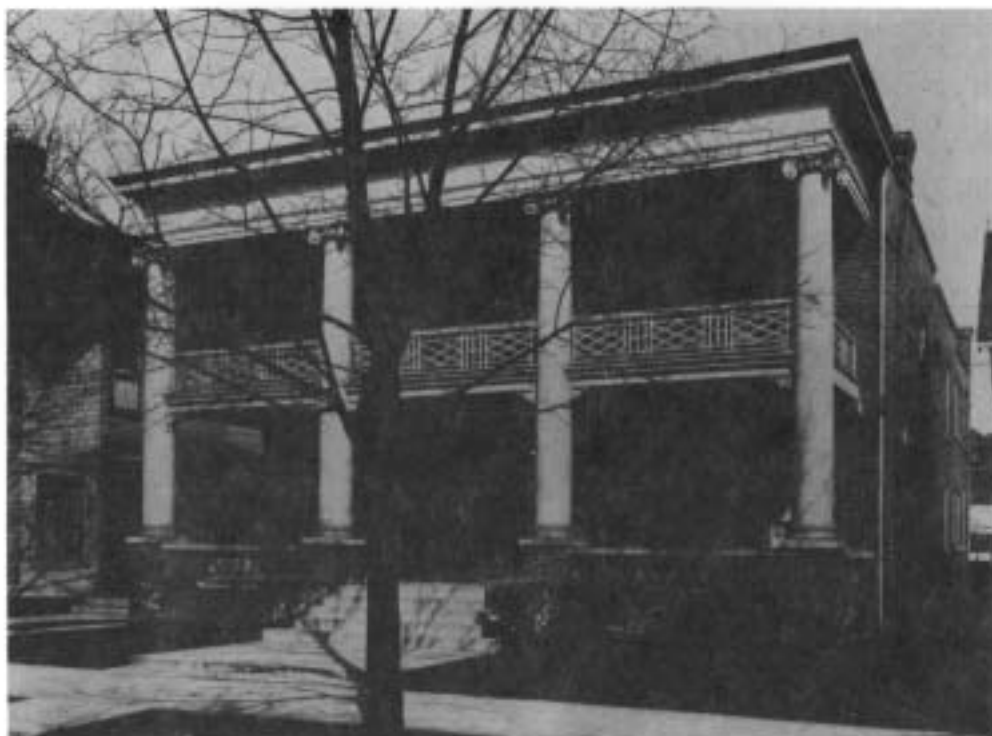




32-H Blenheim, 1827 N. Talbott Street in April 3, 1912. Rubush and Hunter Collection, Indiana Historical Society.



33-H Blenheim, 1827 N. Talbott Street in 1986. IHPC Photograph, a.c.



34-H Chislett Flats, 717 N. Talbott Street in April 3, 1912. Rubush and Hunter Collection, Indiana Historical Society Library.



35-H John Herron Art Institute on October 10, 1932. Bass Photo Company.





36-H Looking south from 1822 N. Delaware Street, residence of R.S. McClure in July 21, 1911. Bass Photo Company.



37-H Looking south from 1822 N. Delaware street in 1986. IHPC Photograph, a.c.



38-H 1920s view of the northeast corner of 19th and Alabama Streets from 1930 N. Alabama Street. Photograph by Robert Oberreich, courtesy of Stephen Oberreich.



39-H 1966 view of the northeast corner of 19th and Alabama Streets from 1930 N. Alabama Street. Photo by Stephen Oberreich.

## History Notes

<sup>1</sup>The text of the History chapter is the Statement of Significance from the Herron-Morton Place National Register Nomination prepared by Alan Goebes in 1983, annotated by IHPC Historian William L. Selm.

<sup>2</sup>Ticor Title Insurance Company Out Lot Tract Book U 565, p. 29.

<sup>3</sup>Jacob Piatt Dunn, Greater Indianapolis: The History, the Industries, the Institution, and the People of a City of Homes (Chicago: Lewis Publishing Company, 1910), v. 1, p. 160.

<sup>4</sup>Hattie Lou Winslow & Joseph R. H. Moore, Camp Morton 1861-1865: Indianapolis Prison Camp (Indianapolis: Indiana Historical Society, 1940.) Indiana Historical Society Publications v. 13, no. 3, p. 237.

<sup>5</sup>Ibid.

<sup>6</sup>Ticor, p. 30.

<sup>7</sup>Ibid.

<sup>8</sup>Indiana State Fair, Official Program: 100th Anniversary (Indianapolis: Indiana State Fair, 1952), p. 11.

<sup>9</sup>Winslow & Moore, p. 239.

<sup>10</sup>Ibid., p. 240.

<sup>11</sup>Ibid., p. 243, 5,000 soldiers were quartered here by April 21, 1861; p. 241, 6,000 were numbered here by the end of April 1861.

<sup>12</sup>Ibid., pp. 253-258.

<sup>13</sup>Ibid., p. 353.

<sup>14</sup>Ibid., pp. 279-280.

<sup>15</sup>Emma Lou Thornbrough, Indiana in the Civil War Era: 1850-1880 (Indianapolis: Indiana Historical Society, 1965), p. 395.

<sup>16</sup>Winslow & Moore, p. 375.

<sup>17</sup>Indiana State Board of Agriculture, 23rd Annual Report for 1873 (Indianapolis, 1874), pp. 65-66.

<sup>18</sup>Official Program, p. 17.

<sup>19</sup>Marion County Recorder's Office (MCRO), Indianapolis, Plat Book 3, p. 129.

<sup>20</sup>MCRO, Plat Book 7, p. 82. Elizabeth Talbott originally platted her addition (recorded September 4, 1873) into 188 lots. The revised plat of 1875 created Talbott Street and 235 smaller lots. MCRO, Plat Book 6, p. 106.

<sup>21</sup>The area directly north of the Talbott addition was platted as Meridian Place in 1887. It extended westward to Illinois Street. Refer to the Plat History Map.

<sup>22</sup>Ticor, p. 40.

<sup>23</sup>MCRO, Plat Book 10, p. 100. The site's role in Civil War history was also commemorated on May 31, 1916 with with an inscribed stone. The stone was placed on the esplanade on the north side of 19th and Alabama Street marking the southern entrance to Camp Morton. It was erected by the pupils of School 45 as a state centennial project. Indianapolis News, May 31, 1916, p.2. c.2. The stone was removed when the explanade was eliminated.

<sup>24</sup>The "far eastern edge" of the district refers to the east side of College Avenue, which was included in the National Register district, but not in the Historic Area.

<sup>25</sup>Five small parcels of land in Morton Place and the All and Root Addition were subdivided between 1904 and 1911. All situated on street corners, the parcels are composed of one or two of the original lots reoriented to both streets. Refer to the Plat History Map for locations and recording dates.

<sup>26</sup>Lawrence F. Kennedy, chief compiler, Biographical Directory of the American Congress 1774-1971 (Washington, D.C.: U.S. Government Printing Office, 1971), p. 352.

<sup>27</sup>World Almanac and Book of Facts 1986 (New York: Newspaper Enterprise Association, 1985), p. 352.

<sup>28</sup>Kennedy, p. 1581.

<sup>29</sup>R.L. Polk, Indianapolis City Directories, 1913, 1914, 1916.

<sup>30</sup>Dunn, 2:783.

<sup>31</sup>Ibid., 1:413.

<sup>32</sup>Ibid., 2:993.

<sup>33</sup>Indianapolis Star, August 20, 1940, p. 14.

<sup>34</sup>Indianapolis Star, January 25, 1962, p. 6, c. 1.

<sup>35</sup>Dunn, 2:1249.

<sup>36</sup>Ibid., pp. 1061-1062; Indianapolis Star, August 17, 1936, p. 1, c. 5.

<sup>37</sup>Dunn, 2:679.

- <sup>38</sup>Dunn, 2:850; Indianapolis Star, December 12, 1928, p. 1, c. 3.
- <sup>39</sup>Sulgrove, pp. 466-467.
- <sup>40</sup>Dunn, 2:1002-1003.
- <sup>41</sup>Indianapolis Star, February 12, 1926, p. 1, c.2.
- <sup>42</sup>Indianapolis Star, March 3, 1966, p. 28, c. 1; December 12, 1928, p. 1, c. 3.
- <sup>43</sup>Indianapolis Star, February 17, 1916.
- <sup>44</sup>Indianapolis Time, October 26, 1940.
- <sup>45</sup>Dau's Blue Book (New York: Dau Publishing Co., 1894-1929).
- <sup>46</sup>This style is referred to as "English Picturesque" in the Design Standards chapter.
- <sup>47</sup>1925 Central Avenue is outside of the Historic Area, located on the east side of Central Avenue
- <sup>48</sup>Indianapolis News, December 11, 1905 p. 4; Indianapolis Star, November 21, 1906, p. 12. The cornerstone was laid on November 25, 1905. The building was designed by the distinguished Indianapolis architectural firm of Vonnegut and Bohn. The building was dedicated on November 20, 1906.
- <sup>49</sup>Indianapolis News, December 11, 1905, p. 1, refers to the John Herron bequest as \$225,000 to the Indianapolis Art Association to build a museum and school. The thesis of Sister M. Dolorita Carper, O.S.F., "A History of the John Herron Art Institute," [M.A. Thesis, Butler University, 1947], p. 31, states that the bequest was \$200,000. Also see The Luster of Longevity: Herron's Diamond Anniversary, 1902-1977 (n.p.: Indiana University Foundation, [1977]).
- <sup>50</sup>"Fesler Hall, John Herron Art School," Zodiac 13, May 1964, pp. 168-170. Zodiac, an international magazine of contemporary architecture, describes Fesler Hall and its relationship to Cret's 1928 design.
- <sup>51</sup>"Indianapolis Civic Theater," Indianapolis, (typewritten) 1986. The Indianapolis Civic Theater began in 1914 as the Little Theater Society. Six shows of the opening season were held in the John Herron Institute Sculpture Court. In 1924, the theater moved to 1847 North Alabama Street, site of the present Hedback Community Theater, and remained there until 1973, when it was moved to the Indianapolis Museum of Art on West 38th Street.

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Indianapolis Star, December 12, 1928, p. 1, c. 3.

Indianapolis Star, August 17, 1936, p. 1 c. 5.

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Herron-Morton Place  
[IPC] 10.08

3-1



# HERRON-MORTON PLACE

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

0 500'

BUILDINGS, LOTS: ADDRESSES



1980

MAP

2

## INTRODUCTION

The Building Inventory is a comprehensive listing of all major structures, historic and non-historic, and vacant lots, within the Plan boundaries of the Herron-Morton Place Historic Area. This listing provides a visual and written record of each structure and vacant lot, which aids the Indianapolis Historic Preservation Commission (IHPC) in making design and land use decisions.

The inventory is divided into two sections: the first is a description of the physical appearance of the area; the second is a series of photographs of buildings and vacant lots, listed by the numbered and then named streets, in numerical and then alphabetical order, respectively. Next to the photographs on each page is a brief description of each building and vacant lot or lots. The descriptions of outstanding and contributing historic structures include the following:

Historical significance, including date of construction, previous uses of the land (if any), interesting historical and/or biographical facts associated with the building, and/or those persons associated with the building.

Architectural significance, including a synoptic description, interesting architectural features, and the style (if any) associated with the building.

The descriptions of non-contributing structures and intrusions will include a photograph, address and, if available, date of construction. Non-contributing structures are non-historic buildings which are less than fifty years old or are those which, due to alterations, have lost their integrity. Intrusions are non-historic buildings which are less than fifty years old which do not conform to the scale, materials, or setback of adjacent historic structures.

This inventory is intended to serve as both a catalogue of properties and as a detailed historical and architectural guide for Herron-Morton Place residents and property owners, and members of IHPC who wish to study the buildings and their relationship to one another in the Herron-Morton Place District. The importance of this latter function cannot be understated since the definition of a district is a group of buildings which interrelate.

## PHYSICAL DESCRIPTION

Herron-Morton Place is an early example of upper class residential development in Indianapolis. Its existing buildings span more than a century of development, from mid-1870s cottages to the large turn-of-the-century houses of various political and business leaders, to mid-20th century strip commercial. Located along the eastern edge of the Meridian Corridor, the area historically was the home of some of the city's foremost families. Its residents included Albert J. Beveridge, U.S. Senator and noted biographer; Charles Warren Fairbanks, vice-president under Theodore Roosevelt; and William H. Block, founder of the department store of the same name.

There is little evidence of the original natural features of the land; there are no prominent geographical features nor major changes in elevation. The street pattern has been altered with the removal of landscaped esplanades which originally graced Delaware and Alabama Streets (New Jersey Street still retains this feature). The Herron-Morton District is roughly bounded by four major arterials: Pennsylvania, 16th and 22nd Streets, and Central Avenue, which converge at major intersections at the north-west, south-west, north-east, and south-east corners of the district.

Architecturally, the area contains what is probably the largest and finest collection of turn-of-the century upper and middle class homes in the city. Buildings of every decade between 1870 and 1970 are represented. The period best represented is from 1880-1910. The district contains a mix of large Queen Anne and Arts and Crafts dwellings contrasting with some smaller frame (and in some cases brick) cottages constructed earlier in the district's development.

#### BUILDINGS, LOTS: HISTORIES AND DESCRIPTIONS:

Numbered Streets.....	p. 3-5
North Alabama Street.....	p. 3-35
Central Avenue.....	p. 3-71
North Delaware Street.....	p. 3-91
North New Jersey Street.....	p. 3-141
North Pennsylvania Street.....	p. 3-175
North Talbott Street.....	p. 3-207

EAST 16TH STREET



Piccadilly Apartments  
22-36 East 16th Street  
1928

Built between the years of 1927-1928 by the Piccadilly Realty Company, the Piccadilly Apartments replaced a large frame house and a frame double residence.

This brick-clad, 8-story, apartment building has a reinforced-concrete frame. Elements of this classically-detailed building include a base, body, and crown. The 2-story base has rusticated limestone quoins, cornice, decorated belt courses and window frames. The 6-story body of the building has brick-work quoins and limestone window frames. The crown includes a brick and limestone open balustrade with finials. Centered on the 16th Street facade is a classical pediment of the penthouse pierced by a round-arched window.

## EAST 16TH STREET



East Sixteenth Street Apartments  
150 East 16th Street  
c. 1890 and c. 1920

Portions of this building were built between 1887 and 1898. When Delaware Street was widened between 1915 and 1927, the front portion of the building was removed and the present Federal Revival facade was built. The original building was a 2-story brick residence. The oriels on the side facades were probably on the original building.

This 3-story brick apartment building has a centered entrance with a semi-circle of wrought iron for a canopy. Above this canopy are 2 half fan lights. There are 2 stamped-metal oriels on each of the east and west facades. The upper squared oriels have fluted Ionic pilasters and decorative panels. The lower oriels are round bottomed and angled with embossed fleur-de-lis at the corners. Other decorative elements include the cornice supported by modillions. The facade arrangement is symmetrical.

EAST 16TH STREET



Jacobs Cleaners Building  
212-214 East 16th Street  
c. 1928

This 1-story, gable-roofed, brick commercial cottage was built sometime between 1927 and 1941. It appears that its original occupant was Meyer O. Jacob's clothes cleaning business from the late 1920s until the early 1970s. Since then the building has alternated between vacancies and church uses. The paint-on-brick sign remains on the east facade reading: "Jacobs Cleaners, 2-hour Cleaning Service, In by 11 out 1, add'l Charge for Saturday Cleaning." The shopfront openings have been altered and boarded up. The front facade has 3 brick pilasters with limestone banding and decorative escutcheons.



Commercial Building  
220, 222 & 224 East 16th Street  
c. 1916

This commercial building was built in 1916 and is of frame construction with a brick-veneered front facade. Its first occupant was the Sixteenth Street Upholstery Shop. In the 1930s, 40s, and 50s one shop was occupied by a Chinese laundry.

This commercial building consists of three shopfronts. It was built of frame construction with a brick facade. This 9-bay wide, 1-story, brick facade commercial building has a flat roof. There are opaque glass block in the transom lights. Concrete block is included in the alterations to the front facade windows. All of the bays have been altered.



Alena Steam Products Building  
230 East 16th Street  
c. 1920

This 1-story building was the home of the Alena Steam Products Co., in 1922 and 1923. This company manufactured a steam-driven truck called the "Alena" and an automobile of the same name.

The building has concrete-block walls and a brick-faced main (south) facade, which is three-bay. The middle bay is the vehicle entrance.



## EAST 16TH STREET



Service Station  
236 East 16th Street  
c. 1930

This former filling station is 1-story in height and of brick construction. It was built between 1927 and 1941.



Parking Lot  
308-318 East 16th Street

This is the site of a row of 1-story commercial buildings, demolished sometime between 1954 and 1980.



Vacant Lot  
322-24 East 16th Street

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1980.

EAST 16TH STREET



Commercial Building  
402 East 16th Street  
c. 1965

This 1-story, brick veneered, concrete block commercial building occupies the site of a 2-story frame house.



Thienes Double Residence  
410-412 East 16th Street  
c. 1894

This double residence was constructed by William T. Cannon sometime between 1892 and 1898. It was occupied during the second decade of this century by William Sayer, a butcher, and Hester Hanna. It was owner-occupied in 1919 when Barbara Thienes purchased it. The Thienes family sold it in 1940, followed by Kane from 1940 to 1962.

This 2 1/2-story, frame double has aluminum siding, hip and gable roof and cut-away corners. The two corner porches have been removed and several openings have been covered.



Commercial Building  
426 East 16th Street  
c. 1955

This building was built as a filling station sometime between 1954 and 1956, replacing an earlier station on the site. A northern addition was built in 1987.



EAST 17TH STREET

Vacant Lot  
135-137 East 17th Street

This is the site of a 2-story frame double, demolished sometime between 1954 and 1980.



Vacant Lot  
141 East 17th Street

This is the site of a small, frame, auto repair garage demolished sometime after 1954.



Cottage  
213 East 17th Street  
c. 1920 & 1950

This building started out as a garage built behind 1653 North Delaware Street between 1915 and 1927. It became a dwelling sometime between 1941 and 1954. This 1-story, concrete-block building features a low-pitched hipped roof, large metal sash windows, and a hipped roof porch.



## EAST 17TH STREET

Cumberland Apartments  
219 East 17th Street  
1910

The Cumberland Apartment building was constructed between 1909 and 1910. It is a 2-story frame apartment structure with brick veneer, which originally accommodated four apartments.

The Cumberland is a 2-story apartment building with brick veneer; brickwork quoins; limestone sills and lintels; and a centered, classical, 2-story portico. Two guaged brick piers support the portico on the first floor. The more elaborate second story has grouped classical columns resting on brick plinths supporting the pediment. Classical balustrades are found on both levels of the portico. A cornice wraps around the building.

Vacant Lot  
312 East 17th Street

This is the site of a 1-story frame dwelling, demolished sometime between 1954 and 1960.

Double Residence  
318-320 East 17th Street  
c. 1905

This 2-story double residence was constructed between 1899 and 1908. An early resident was Nathaniel F. Owings in the first two decades of this century. Owings worked at the N.F. Owings Lumberyard and Mill and was a relative of architect Nathaniel A. Owings, founder of Skidmore, Owings, and Merrill.

This 2-story frame double has a hip and gable roof with a front hipped dormer. Features include 2 hipped roof entrance porches, with steel posts, and pedimented gables. The house is covered with aluminum siding.

EAST 17TH STREET



Commercial Building  
324 East 17th Street (New Testament Church of God)  
c. 1930

This 1-story commercial building was constructed sometime between 1927 and 1941, connected to the house at 1702 North New Jersey Street. A brick facade covers the face of this concrete block building, which originally had 2 shopwindows flanking the recessed entrance.



Double Residence  
412-414 East 17th Street  
c. 1905

This 2 1/2-story, frame, double residence was constructed between 1899 and 1908. By 1904, Dr. Charles E. Ferguson was an early long-term resident. The double has a symmetrical front facade with a centered gabled dormer on the gable roof, 2 front bays on the second story, clapboard siding, and a full-width front porch with classical columns. The second story originally had a small front porch. Decorative shingling is located in the gable and dormer.



Vacant Lot  
416-418, 420-422 East 17th Street

This is the site of a 2-story, frame house, demolished sometime between 1954 and 1980.

## EAST 17TH STREET

Davidson Cottage  
417 East 17th Street  
c. 1885

This frame cottage was built sometime before 1887. Charles L. Davidson was an early resident here from 1907 to at least 1917. He was an insurance agent and later a railroad clerk.

This Carpenter-Builder cottage of 1 1/2-stories has a cross-gable roof and clapboard siding with asbestos shingling covering that. Fabricated shingling is in the front gable. The corner porch has brackets and turned posts. Brackets are found in the front gable.



EAST 18TH STREET

Johnson House  
115 East 18th Street  
1910

This Craftsman Style house was built by Charles Johnson in 1910 on the western end of Lot 136, on the former site of a barn or carriage house. This frame house is 2-stories in height with clapboard siding on the first floor and shingles on the second. The roof is hipped with a wide eaves. The windows are grouped in pairs and in threes.



Apartments  
120 East 18th Street  
c. 1905

This frame building may have begun as an outbuilding constructed between 1899 and 1908 behind 1802 North Talbott Street (demolished between 1954 and 1980). It was converted into four apartments by 1951. It was clad with brick in the early 1980s and has a gambrel roof with gabled dormers.

EAST 19TH STREET

Vacant Lot  
115-117 East 19th Street

This is the site of a 2-story frame, double, demolished sometime between 1954 and 1980.



Vacant Lot  
129-133 East 19th Street

This is the site of a 2-story, frame dwelling demolished sometime between 1954 and 1980.



## EAST 19TH STREET



Delaware Apartments  
140-146 East 19th Street  
 1950

This brick-veneered concrete block apartment building was constructed around 1950 by the Delaware Apartments Corporation on the site of a large frame house demolished between 1927 and 1941.

The building consists of 2 stories with a raised basement and a flat roof with a plain parapet with vents. The only ornamental feature of this otherwise plain Art Moderne building are the twin entry bays enframed in limestone with a canopy. Glass blocks fill in this bay providing filtered light into the 2-story stairwell. The walls are clad with a rose-colored brick and the windows have aluminum double-hung sash and limestone sills.



Vacant Lots  
210-12, 218 East 19th Street

This is the site of a 2-story frame, commercial building, and a 1-story frame dwelling, demolished sometime between 1954 and 1980.

EAST 19TH STREET

Vacant lot  
217-19 East 19th Street

This is the site of a 2-story frame double residence, demolished sometime between 1954 and 1980.



Terrace Apartments  
302-308 East 19th Street  
1949

This apartment building was built in 1949 on the site of the Fourth Presbyterian Church. The 19th & Alabama Corporation built this 2 1/2-story, 12-unit, apartment in identical materials, footprint, size, scale, site orientation and style to that of the Delaware Apartments at 19th and Delaware.

This building has 2 entrance canopies supported by cantilevered brick piers; plain parapets; and glass-block stairwell lights. It originally had period steel-casement windows.



## EAST 19TH STREET

## Vacant Lot

307-09 East 19th Street, 313-15 East 19th Street

This is the site of two, 2-story frame apartment houses with brick veneers, demolished sometime between 1954 and 1980.



## Double Residence

318-320 East 19th Street

c. 1895

This 2 1/2-story, frame double residence was constructed sometime between 1891 and 1898.

It features a large hip and gable roof; pedimented gables with lights and shingling; cut-away corners; decorative cornice modillions; clapboard siding; and paired porches with replacement steel posts.

## Vacant Lot

319-21 East 19th Street

This is the site of a 1-story concrete block commercial building, demolished sometime between 1954 and 1980.



EAST 19TH STREET

Vacant Lots

401-03, 409, 411-15 East 19th Street

This is the sites of two, 2-story frame doubles and a 1 1/2-story frame dwelling, demolished sometime between 1956 and 1980.



Vacant Lots

417-21, 427-31 East 19th Street

This is the site of two, 2-story, frame doubles, demolished sometime between 1954 and 1980.



Vacant Lot

418 East 19th Street

The site of a 2-story apartment building, demolished sometime between 1954 and 1980.

EAST 20TH STREET

Vacant Lot  
129-33 East 20th Street

This is the site of a 2-story double, demolished between 1954 and 1980.



Vacant Lot  
318 East 20th Street

This is the site of a 1 1/2-story frame carpenter's shop, demolished sometime between 1954 and 1980.

Vacant Lot  
407-409 East 20th Street

This is the site of a 2-story frame double demolished sometime between 1954 and 1980.



## EAST 20TH STREET



Green House  
410 East 20th Street  
c. 1906

This 2-story, American Foursquare Style house was constructed sometime between 1899 and 1908. As early as 1907 Susan Green, widow of Henry T., occupied this building. The house has a hipped roof with a shingled hipped roof dormer, artificial siding and an enclosed, full-width front porch.



Williams House  
418 East 20th Street  
c. 1905

This 2-story, American Foursquare Style frame house was built between 1899 and 1908. By 1915 the house had an eastern bay and a rear addition. Travel agent Daniel Williams resided here during the first two decades of this century. This house has asbestos siding, a rock-faced concrete block foundation and porch, a hipped roof, hipped dormer, and an east side second story oriel.



House  
420 East 20th Street  
c. 1905

This 2-story, frame house was constructed sometime between 1899 and 1908. It is an example of the American Foursquare Style with a hipped roof and a hipped-roof dormer both with flared eaves and open soffits. The full-width, front porch is supported by classical columns and balustrade. The house is clad with wooden clapboards.

EAST 21ST STREET

Commercial Building  
113-115 East 21st Street  
c. 1920

This brick-veneered, 2-story, frame building was constructed by 1920. Early occupants include John Silberman, an accountant, and Patrick Martin, a butcher. The first floor was occupied by Tule & Son grocery by 1925.

Features of this building include paired shopfronts and entrances, all with multi-lighted transoms, and two windows on the second story of the front facade. Below the parapet is a simple, shallow cornice moulding.



Residence  
114-118 East 21st Street  
c. 1905

Built between 1899 and 1908, this 2-story double appears to have had a variety of owners. The longest lengths of ownership occurred however between 1925-1943 under George Rutledge followed by Russeman until 1958.

This 2 1/2-story, frame, Craftsman Style double has a multi-gabled roof with flared eaves; twin dormers; twin front porches; twin front first-story oriels and a raised basement. The wide eaves have modillions and all windows have been replaced.



Twenty-One Club  
150 East 21st Street  
c. 1925

This 1-story, brick building occupies the site of St. David's Episcopal Church, which was removed sometime between 1915 and 1927 when the present building was constructed. Originally a garage, this building was the Talbott Lanes Bowling Alley from 1951 to 1977. It is now a night club.

This simple, functional structure has painted brick walls and a raised parapet. All of the windows have been closed up and 2 entry wings have been added on the south facade. Other decorative details include a band course of soldier bricks and large scupper holes in the parapet.

## EAST 21ST STREET

## Vacant Lots

217-219, 221 East 21st Street

This is the site of a frame double and a frame dwelling, both demolished sometime between 1954 and 1980.



## Vacant Lot

309 East 21st Street

This is the site of a 2-story, frame dwelling demolished sometime between 1954 and 1980.



## Vacant Lots

310 & 318 East 21st Street

This is the site of two, 2-story, frame dwellings, demolished within the years 1954 and 1980.

EAST 21ST STREET

Collins House  
317 East 21st Street  
c. 1895

This 2-story house was built sometime between 1891 and 1898. By 1907 it was the home of Lewis H. Collins, a manager at Nichols and Shepard Company which dealt with threshing machinery. His widow continued to live here into the late 1940s.

The house is of frame construction with a hip and gable roof and a front hipped dormer. Other features include a corner porch and a second-story bay above the porch. The house is covered with asphalt siding.



Byers House  
412 East 21st Street  
1913

This 2-story, frame house was constructed between 1913 and 1915. It was occupied in 1914 by Bert C. Byers. The house has a flared hip roof with 3 flared dormers; clapboard siding; and an aluminum-enclosed, full-width front porch. A second-story, front bay is above the porch and a 2-story bay is on the west facade.

House  
415-417 East 21st Street  
c. 1910

This 2-story frame house was constructed sometime between 1890 and 1913. It has a hip and gable roof; a front, pedimented gable with trim; clapboard siding; and a corner porch with balustrade and classical columns.



## EAST 21ST STREET



Vacant Lot  
424 East 21st Street

This is the site of a 2-story, frame apartment house, demolished sometime between 1954 and 1980.



Parking Lot  
426-428 East 21st Street

This is the site of a 2-story, frame double residence demolished sometime between 1954 and 1980.



EAST 21ST STREET ANNEX

Benham House  
115 East 21st Street Annex  
c. 1905

This 2-story frame house was constructed sometime between 1899 and 1908. Henry T. Benham, an advertising manager for E.C. Atkins & Co., was the occupant from at least 1908 to until 1917.

This frame house has a hipped roof with a dormer, a second-story front bowed bay, recessed corner porch, first floor clapboard siding and aluminum siding on the second story, over wooden shingles. The porch supports have been replaced with steel ones.



EAST 22ND STREET

Commercial Building  
55 East 22nd Street  
c. 1970

This 1-story commercial building was constructed sometime between 1954 and 1980. It has a mansard and gable roof and brick-veneered walls.



Vacant Lots  
113, 115-117 East 22nd Street

This is the site of three, 1-story, frame commercial buildings, demolished sometime between 1954 and 1980.



Vacant Lot  
137-143 East 22nd Street

This is the site of a 2-story frame commercial building, demolished sometime between 1954 and 1980.



## EAST 22ND STREET

Triple Residence  
203, 205, & 207 East 22nd Street  
c. 1905

This 2-story triple residence was built sometime between 1899 and 1908. By 1927 a portion of the west end of the lot had been cut away to accommodate an easier traffic flow on Delaware Street.

The building has a hipped roof with hipped dormer, recessed brick porches, first-floor clapboard siding, second-story stucco and stickwork siding, and front and side oriels.



Vacant Lot  
311-13 East 22nd Street

The site of a 2-story, frame double, demolished sometime between 1954 and 1980.



Vacant Lot  
405-07 East 22nd Street

This is the site of a 2-story frame double, demolished sometime between 1956 and 1980.



EAST 22ND STREET

Anderson Cottage  
409 East 22nd Street  
c.1905

This 1 1/2-story, frame, cottage was constructed sometime between 1899 and 1908. John F. Anderson, a barber, was an early occupant beginning in 1910. This cottage has a gabled roof and gabled side dormer, grouped windows, asbestos siding and a full-width front porch with a rock-faced concrete block balustrade and piers.



NORTH ALABAMA STREET

Parking Lot  
1601 to 1613-15 North Alabama Street

This is the site of a row of 1 and 2-story brick commercial buildings, and 2 frame dwellings, demolished sometime between 1954 and 1980.



Mick-Platzer House & Store  
1606-1610 North Alabama Street  
1875

This Italianate Style house was built for James Mick in 1875 by Joseph McDonald. He sold the house within the year to James Binford, an attorney. The Binfords and John Chestnut remained as residents through the turn of the century with Mr. Chestnut eventually becoming owner in 1889. Jacob Efroyson became the owner in 1900, although he did not reside there. George Platzer became the next owner-resident in 1912. Between 1912 and 1915, he constructed a commercial addition on the south side of the house and operated a bakery until 1931, when it became a dry cleaning shop, and later a restaurant in the 1950s.

This 2-story, frame, Italianate house has a truncated hipped roof, clapboard siding, window hoods, full entablature, and a full-width front porch supported by turned posts and spanned by a balustrade and spindled frieze.



David-Ennes House  
1614 North Alabama Street  
c. 1890

This house was constructed by 1890, and inhabited by Etta David and her family until circa 1918. Walter Ennes was the owner-occupant by 1919. By 1922 Ennes had subdivided the house into three apartments. By 1936 a fourth apartment was added. The apartments were continuously occupied until the early 1970s.

This 2-story, Queen Anne Style frame house has clapboard siding, and a hip and gable roof with fishscale shingling in the front gable. The full-width front porch of 2 stories is supported by square, brick piers on the first story, and square wooden posts with balustrade on the second story.

## NORTH ALABAMA STREET

## Vacant Lot

1617-19 to 1629-31 North Alabama Street

This is the site of three, 2-story, frame doubles, and one single family frame dwelling, demolished sometime between 1954 and 1986.



Wilson-Hume House  
1620 North Alabama Street  
c. 1890

This house was probably built between 1888 and 1898 by James H. Wilson as a residence. Mr. Wilson's family resided there until 1919. The house then transferred in 1919 to Claude L. Hume, who resided there until 1951. The house served as rental property until the 1970s.

This 2-story frame house has clapboard siding, a square plan, a wraparound corner porch at the southwest corner with square porch columns, an ornamental gable, a hipped roof with a shingled front gable, and a side dormer. The gable is pierced by an occulus.



Vacant Lot  
1624 North Alabama Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.

NORTH ALABAMA STREET



Noble-Conner-Santa Double Residence  
1626-1628 North Alabama Street  
c. 1880

Nancy M. Noble appears to have been the first owner of this house built between 1870 and 1887. She lived in the house in the 1890s. It was transferred to Helen Conner in 1901 who eventually lost the house in foreclosure proceedings in 1921. William A. Santa, the next owner, resided here several years. The house was enlarged between 1887 and 1898 and again around 1918 when it became a double residence.

This 1-story, frame double with a full-width stuccoed front porch has clapboard siding and is hipped roofed with a center, brick chimney. On the south side of the building is a 3-sided angled window bay.



Baker-Landis McNeelis House  
1630 North Alabama Street  
c. 1880

Albert Baker appears to be the builder and early occupant of this house. He owned the property between 1876 and 1890, selling and buying it back several times. Baker was the son of Governor Conrad Baker and studied law in the offices of Baker, Word and Hendricks, his father's firm. In 1881, Baker and Edward Daniels formed the law firm of Baker and Daniels, which is today one of the State's most prominent law firms. The Milton Landis family owned and occupied the house throughout the 1890s. From 1911 to 1924 it was owned by Albert Wynn who lived there briefly. John McNeelis was the owner-occupant from 1924 to 1951. The house appears to have remained a single-family residence.

This is a 2-story, frame house, covered with asphalt siding. The house has an L-plan with a wraparound porch supported by classical wooden columns. Inside the "L", there are two, gabled dormer windows with brackets. The peak of each roof end has braced pendants, and pierced, diamond-shaped attic vents.



Evans House  
1634-36 North Alabama Street  
c. 1882 and c. 1903

This house was built sometime between 1880 and 1883 as a 1-story frame cottage. William Frank was an occupant by 1883. Rowland & Nora B. Evans purchased the cottage in 1896 and about seven years later drastically altered the shape, size and style of the building, and converted it into a 2-unit dwelling. Members of the Evans family lived here from the early 1920s until the early 1950s.

This 2-story, Colonial Revival, Style frame house has clapboard siding on the front, aluminum siding on the north and south sides, and a full-width front porch with four 2-story fluted Ionic columns supporting a full-width pediment. The concrete porch has a brick balustrade; the balustrade has semi-circular drains. A 1-story bay is on the south façade.

## NORTH ALABAMA STREET

Cottage  
1635 North Alabama Street

This 1 and 1/2-story, frame, Carpenter-Builder Style cottage was built sometime between 1887 and 1898. The house features a multi-gable roof, a side entrance inside the "ell", a small corner entry porch with metal porch posts, cutaway corners, clapboard siding which appears under the aluminum siding, and a rear shed addition of 1 story. The form of the house has not changed since its construction. A frame double once stood on the east end of the lot facing the Ogden Street alley.

Henry-Kiefer House  
1640 North Alabama Street  
c. 1885

This structure was built by Henry Clay Allen, as an investment property between 1880 and 1887. Allen was a Marion County Circuit Court Judge, who resided nearby on North Central Avenue. Charles L. and Eva N. Henry purchased the house in 1900 from Judge Allen. Charles Henry was president and general manager of the Indianapolis and Cincinnati Traction Company. Residing here for a brief period, the Henrys sold the house to their son, George S., in 1905. George is listed as a carpenter in the 1900 city directory and as a traffic manager for the Indianapolis and Cincinnati Traction Company in 1910. He is listed as a resident until 1919 when he sold the house to Charles L. Kiefer who lived here until the 1930s, succeeded by owner-occupant Albert Smith who resided here until 1972.

This 1-story stuccoed, frame bungalow has a gabled front porch with a brick-piered porch. The front entrance has rounded arch sidelights. There are carved fascia boards at the gable ends of the roof, and a projecting three-part window bay with transom lights in the front facade.

Vacant lots  
1641 to 1655 North Alabama Street

These are the sites of a 2-story frame house, three 2-story frame doubles, and the 3-story, brick Spink Apartments. These buildings were demolished sometime between 1954 and 1980.





NORTH ALABAMA STREET



Vannice-Kriel House  
1642-1644 North Alabama Street  
1882

This house was constructed and occupied by Indiana P. Vannice in 1882. The house does not appear to have had an owner-occupant until Charles Kriel in 1913. That year the house was converted into two apartments. Leona Kriel lived here until 1936, succeeded by William Bokelmann until 1946.

This 2 1/2-story, frame dwelling has a jerkinheaded gable roof, and a 2-story, full-width front porch, with the second story enclosed. The house is covered with aluminum siding. Square brick piers support the second story enclosed porch. The south facade has both a bay and an oriel.



Hutchens-Egbert House  
1648 North Alabama Street  
1875

This house was built by Hesehiah Hutchens sometime in 1875. The house left the Hutchens family in 1906 when it was sold to Tilla Egbert. It remained in the Egbert family until the early 1930s. Dr. and Mrs. James Egbert lived here in 1913 and throughout the 1920s and early 1930s. Oliver Jerrell was the owner-occupant in the 1950s followed by Frank Ardizzone from 1957 to the early 1980s.

This 2-story, Italianate frame house has a 1-story corner porch with square columns and turned balustrade. The house has a wide overhanging cornice. It appears that all the detailing had been removed with the addition of asphalt siding. The hipped roof, the massing, and the frieze windows are elements of the Italianate Style.



The Normandy Apartments  
1654 North Alabama Street  
c. 1910

The Normandy Apartments were probably built between 1907 and 1913 on the site of a single-family residence, possibly built in the 1880s. The apartments were probably constructed for the Egbert family as an investment property. The building originally contained four apartments. Around 1941, eight apartments were created from the original four. Two were added in the mid 1950s.

This 2-story, brick-veneered apartment building has a flat roof with a boxed overhang which is plain except for the dentils. There is a recessed center entrance on the east facade. The building has a two-story, single bay, projecting porch supported on the first story by banded square brick columns. The second story of the porch has a turned balustrade and two groups of three, slender, wooden columns under a heavy dentilled pediment. The front facade windows carry limestone sills and lintels with keystones.

NORTH ALABAMA STREET

Vacant Lots  
1701, 1705 North Alabama Street

This is the site of 2 1/2-, and 2-story frame dwellings, demolished sometime between 1954 and 1980.



Neuville Apartments  
1702-1704 North Alabama Street  
1928

This sixteen-unit apartment building was constructed in 1928. The distinctive features of the Neuville are the steeply-pitched hipped roofs (found at the west and east ends), the projected entry pavilion, and the round-arched front entrance. The Neuville is a 2-story apartment building constructed of concrete blocks with a brick veneer. Details include quoin-framed round-arched entrance, window keystones, cornice with modillions, brick work quoins, and steel-sash casement windows. A stone balustrade defines the front terrace.



Humphrey House  
1706 North Alabama Street  
c. 1882

This building was probably built for the Humphrey family as its residence. The Humphrey family resided here until at least 1930. The house was converted to four, then five apartments by the early 1950s. The conversion may have been accomplished by the Holc family in the early 1940s.

This 2-story dwelling is of frame construction with clapboard siding. There are pierced bargeboards at the gable ends which have round attic vents. There is a cross-gable roof and a corner side porch with square brick piers. The fenestration has been altered.

## NORTH ALABAMA STREET

Ridgeway-Sweet Cottage  
1709 North Alabama Street  
c. 1890

This cottage had been built for widow Sarah B. Ridgeway in c. 1890 as her residence. She continued to reside there until 1920 when she sold the house to Walter Irving Sweet and family. Mrs. Lucille M. Sweet continued to live here until at least 1954, and eventually lost the property in a tax sale in 1963.

This is a 1-story Carpenter-Builder Style, frame cottage built on a cross-plan with gabled roofs. Sawtooth trim appears on the front gable along with small attic vents with pierced woodwork. The house also features clapboard siding and one-over-one light windows. The house appears to have been unaltered and retains the original porch.



Ousler-Curran House  
1710 North Alabama Street  
c. 1890

This house was built around the 1890s and has had only a few owners. The Ousler [also listed as Oursler] family built it and resided here until at least 1904. The William J. Curran family was the owner-resident family from 1915 until 1965.

This is a 2 1/2-story, Stick-Style/Queen Anne frame house with a cross-gable roof, a square, 3-story tower at the southeast corner with a gable roof and shingling. A full-width front porch with pediment is supported by turned wooden porch posts and also has a spindled frieze. Clapboarding on the first and second floors, fishscale shingling and incised woodpanels in the gable clad the house. There have been very few alterations, which include twentieth century window modifications. Cutaway corners are located on the north and south facades.



Vacant lot  
1714-16 North Alabama Street

This is the site of a frame double demolished sometime between 1954 and 1980.

NORTH ALABAMA STREET

Smith-Brodbeck Cottage  
1715 North Alabama Street  
1885

Charles F. Smith, who owned a bicycle shop at 18 North Meridian Street, built this house in 1885; the Henry Brodbeck family was the owner from 1889 until 1960, living there 1889-1952. A small, 1 1/2-story cottage, it features a cross-plan with a medium-pitch, cross-gable roof, chamfered corners with scrollsawn trim, and fishscale siding in the gable area. The round arched opening on the upper level of the main (west) facade is covered by a delicately pierced wooden panel. The home remains basically unaltered.



Vacant Lot  
1717-19 North Alabama Street

This is the site of a frame, 2-story house, demolished sometime between 1954 and 1980.



Shaneberger-Marlan House  
1721 North Alabama Street  
c. 1884

This house was built by William A. Shaneberger between 1884 and 1887 who sold it to owner-occupant Samuel Marlan in 1887. The Marlans lived here until 1894, followed by James Thompson in the 1890s and the last owner-occupant, Thomas Brandon, 1903 to the 1920s.

This is a 1 1/2-story frame house with aluminum siding. The house features jerkinheaded roof and dormers, a full-width brick porch with battered wooden columns and a five-sided projection at the southeast corner.



## NORTH ALABAMA STREET



McKain House  
1722 North Alabama Street  
c. 1905

This house was constructed between 1899 and 1915 on the site of an earlier house. It appears to have been constructed by the Arthur McKain family which owned it until 1910. It was converted into two apartments around 1936.

This frame, Queen Anne Style house of 2 1/2-stories has clapboard siding, a wraparound porch with brick piers and a cross-gable roof. The southeast corner of the porch is enclosed and glazed, as is the second story front porch. There is one large, banded chimney, with a single band of limestone. The half-story gabled front has recessed attic windows bracketed by two columns and diagonal wood sheathing. Above this window is a large broken circle opening which has been boarded.



Vacant Lot  
1726 North Alabama Street

This is the site of a 2-story, frame house demolished sometime between 1954 and 1980.

Vacant Lot  
1727 North Alabama Street

This is the site of a 2-story, frame house demolished sometime between 1954 and 1980.



NORTH ALABAMA STREET

Vacant Lot  
1801-03 North Alabama Street

This is the site of a 2-story, frame double demolished sometime between 1954 and 1980.



Lopp-Gallagher House  
1805 North Alabama Street  
c. 1890

William H. Lopp, a lawyer, built this house between 1889 and 1896 and resided here to at least 1896. The Loppes then rented the house to several tenants. Thomas Gallagher was the owner-occupant from 1913 to 1934, followed by the Tongret family until 1946.

This is a hip and gable roofed, frame cottage with clapboard siding. Features include fishscale shingling in the front gable and spindled and bracketed trim over the cutaway corners. Fishscale shingles side the south gabled dormer. The house originally had an elaborate corner porch with a round pavilion.



Myer's Photo-New Revelation Church  
1806 North Alabama Street  
c. 1890

This building, which is now used as a church, was originally built between 1915 and 1927 by Fred A. Myers. The building was used for the Myer's Photo Shop, followed by the New Revelation Missionary Baptist Church. The concrete addition on the southside was added between 1941 and 1954.

The Revelation Missionary Baptist Church is a 2-story frame house with a stucco finish. The gable end faces the street. The walls are pierced by grouped windows. A 1-story wing runs south from the west end of the building and has metal sash windows.

## NORTH ALABAMA STREET

Vacant Lot  
1809 North Alabama Street

This is the site of a 1 1/2-story, frame dwelling demolished sometime between 1954 and 1960.



Smith-Lewis House  
1810 North Alabama Street  
c. 1890

Jacob W. Smith built this house as his residence between 1888 and 1890. He lived here until 1907. The only other long-term owner of the property was George S. Lewis who resided here from 1920 to 1951.

This 2-story, frame, Stick-Style house has clapboards and some decorative scalloped siding articulated by applied "stickwork" over the first floor windows and surrounding the second story windows. The house has a "T" plan and a hip and gable roof. The corner porch has square, brick piers, angled cutaway corners, and exposed rafter ends.

McCracken-Metzger Cottage  
1815 North Alabama Street  
c. 1886

Frederick Yeaton built this 1-story, frame cottage between 1885 and 1889 and sold it in 1889 to William F. McCracken, who may have been the first owner-occupant (1889-1911). William Metzger was the owner-occupant from 1919 to 1933. The cottage is covered with asphalt siding, has a cross-gable roof, cutaway corners, and a wraparound porch with turned posts.



NORTH ALABAMA STREET



Thompson House  
1816 North Alabama Street  
c. 1892

This house was built between 1891 and 1894 by Charles Meikel as a single family residence. However, it was converted into two apartments in 1930 during the ownership of Mr. Bohannon. An early owner-occupant was Henry Thompson from 1895 to 1913.

This is a 2-story, frame house has a full-width, front porch with brick piers and a pediment; clapboard and shingle siding; gable roof, and 2-story bay windows on the south side; and a squat octagonal tower on the northwest corner. Shingles cover the tympanum of the front gable pediment.



Vacant Lots  
1818, 1824 North Alabama Street

These are the sites of 1 and a 1 1/2-story frame houses, demolished sometime between 1954 and 1980.

Evans-Shimer House  
1819 North Alabama Street  
c. 1895

Walter E. Evans built this frame house as his residence between 1886 and 1899 and sold it to Herbert Green in 1901. Richard Shimer was an owner-occupant from 1910 until the 1920s. The house has alternated between owner-occupied and tenant-occupied over the years; and in the 1980s, it was converted into four apartments. This 2-story house features a hip-and-gable roof, clapboard siding and decorative shingles in the gables. The house has been altered with the loss of openings, new openings and the loss of the front porch.





## NORTH ALABAMA STREET

Schideler-Popp House  
1821 North Alabama Street  
c. 1890

This house was built by John E. Schideler as his residence between 1885 and 1895. A long-term owner of the house was George R. Popp, owner-occupant from 1904 to 1923. He lived here until 1941. Colonel J. Davidson and his wife, Maude, were owner-occupants from 1945 to the 1970s.

This 2-story frame house features a hip-and-gable roof, roof-mounted gutter boards, grouped front facade windows, gable trim, front porch with turned posts, and clapboard siding.



Craig-Heck House  
1827 North Alabama Street  
c. 1885

Alexander Craig may have built this house as his residence, sometime between 1886 and 1890. Craig, a travelling salesman for Schnull & Co., lived here until 1923, but owned it until 1941. The Craigs were succeeded by Raymond Heck from 1941 to 1960.

This 2-story frame house features a full-width front porch with steel supports, a cross-gable roof, side bay, corner brackets and clapboard siding.



Wood-Wohlfeld House  
1828-1830 North Alabama Street  
c. 1890

John B. Wood built this house between 1888 and 1890. He lived here from at least 1890 to 1904, followed by owner-occupant Morris Wohlfeld and Edward Wohlfeld from 1904 to 1944. Morris Wohlfeld divided the house into two apartments in 1918 and into three in 1926. Since the mid 1970s, the house has served as the Martin Luther King Academy for Children.

This 2 1/2-story frame house is covered with aluminum siding, and has had numerous alterations to its windows and doors. The house has a cross gable roof and has a wraparound porch with squared brick piers. Most of the porch is enclosed.

NORTH ALABAMA STREET

Vacant Lots  
1831 to 1837 North Alabama Street

This is the site of three, frame houses demolished sometime between 1954 and 1980.



Vacant Lots  
1832-34, 1838-40 North Alabama Street

This is the site of two, 2-story frame dwellings, demolished sometime between 1954 and 1980.



Rankin-Dawson Double Residence  
1842-1844 North Alabama Street  
c. 1890

Agnes R. Rankin built this double residence between 1887 and 1899 and lived here until 1913. The house was converted into three units by 1930. Long-term residents were Julia and Anna D. Dawson from 1918 to at least 1959.

This 2-story frame, Queen-Anne Style double residence has a massive hipped and multi-gabled roof. The house has twin, 2-story, front porches. The second-story porches have clapboard siding pierced by square balusters. Atop this rest tapered columns in groups of three. The first-story porch is supported by brick piers. There are projecting bays on the sides, auxiliary porches at the northeast and southeast corners, and cutaway corners. The house is clad with clapboards and fishscale shingles.

## NORTH ALABAMA STREET

Hedback Theater, Footlite Musicals  
1843-47 North Alabama Street  
 1926 & 1982

This concrete block building has a wraparound metal-frame porch extending the length of the front facade. Portions of the walls are stuccoed and painted. The theater building abuts the Pearson Building to the north.

A theater has been located here since 1926. The first group to occupy it, and build it, was the Little Theatre Society, followed by the Booth Tarkington Civic Theater. Since 1970 the theater has been the home of the Civic Theatre of Indianapolis, Hedback Community Theatre, and now Footlite Musicals.



Vacant Lot  
1846 North Alabama Street

The site of a 2-story frame house demolished sometime between 1954 and 1980.



Commercial Building  
1848 North Alabama Street  
 c. 1935

This 1-story, concrete block commercial building was built between 1927 and 1941 and functioned as a grocery store. It has a "blond" brick facade, with flat limestone coping on a stepped parapet. There is a centered recessed entrance flanked by boarded display windows. The side walls are made of rock-faced concrete blocks.

NORTH ALABAMA STREET



Vacant Lot  
1852-56 North Alabama Street

These are the sites of a 2-story frame, commercial building with a brick veneer, demolished sometime between 1954 and 1980.



Pearson Building  
1853-55 North Alabama Street

Julius D. Pearson was probably responsible for the building of this structure which appears to have served as a store on the first floor with apartment flats on the remaining. The longest term of ownership appears to have been by Dennis Egan from 1908-1945, followed by Terstegge until 1970. Commercial uses have included a combination drugstore/barber shop, grocery store, laundromat, and a printing shop.

This 3-story brick commercial building dominates the intersection with its height, mass, and material. Limestone is used as belt coursing connecting the lintels and sills, articulating the entablature, accenting archways, and terminating the 2-story corner oriel. Cast-iron pilasters articulate the shop bays on the first floor and a free-standing column at the cutaway corner supports the oriel. Metal decorative balconies accent the front (west) facade. The round arch motif is found in the round-arch pediment centered on the front facade, blind arches in the frieze and the large window centered on the west facade. Other features include a frieze oculus and a corbel table. The shop fronts have been boarded over as has the corner entrance transom.

NORTH ALABAMA STREET



Vacant Lot  
1902 North Alabama Street

This is the site of a 2-story house, demolished sometime between 1954 and 1980.



Broden-Malott House  
1906 North Alabama Street  
c. 1896

This house was constructed for James Broden sometime between 1894 and 1898. James Broden lived here after its construction, from 1908 until 1941. James Broden's death brought about the sale of the house to Charles M. Malott in 1907. The Malott family resided at the house until 1933, and finally transferred the property to the Stephenson family in 1941. Claude Stephenson was the occupant from 1935 to 1945 but owner from 1941 to 1951. The "Stephenson School of Public Speaking" was located here in 1938. The rear corner porch was enclosed between 1941 and 1954.

This Queen Anne Style, frame, 2-story house has window bays projecting from the south facade, a hip and gable roof, and a full-width front porch with a pediment over the front entrance walkway. The house features a jerkin-headed roof, quarrel attic windows, and a classical entablature. The porch is supported by steel supports.

Vacant Lots  
1911 to 1939 North Alabama Street

This is the site of eight, 2-story, frame houses demolished sometime between 1954 and 1980.



## NORTH ALABAMA STREET



Vacant Lots  
1912 to 1926 North Alabama Street

This is the site of four, 2-story, frame houses demolished sometime between 1954 and 1980.



Latta-Oberreich House  
1930 North Alabama Street  
1899

This house was built by David Swain in 1898-1899. The first owner-occupant appears to be attorney William Latta who sold it to attorney Louis Oberreich in 1920. Oberreich was the owner until 1926 but lived here until 1930. Owner-occupancy followed with Mary Ogle from 1936 to 1949. Steve Oberreich, a grandson of Louis Oberreich, is the present owner-occupant.

This Queen Anne Style house features a hip-and-multi-gable roof, a full-width front porch with Ionic columns, a spindled balustrade, and a pediment. A classical portico is located on the south facade. Two oriel windows are located on the north facade. Other features include the pedimented roof gable. The house is covered with aluminum siding.



Vacant Lots  
1936, 1942 North Alabama Street

This is the site of two, 2-story, frame houses demolished sometime between 1954 and 1980.

NORTH ALABAMA STREET



Plum-O'Connor House  
1944-1946 North Alabama Street  
c. 1896

Built by John Plum between 1895 and 1897, this house was Plum's home until 1897. Until 1899 it was a rental. That year Charles O'Connor purchased and occupied the house until 1917. By 1925 the house was converted into two apartments.

This is a 2 1/2-story, frame Queen Anne Style house with a hip and gable roof, gable dormers and a full-width front porch. At the northwest corner below the front gable, is a bowed window bay of three parts. This front gable projects from the facade and is accented with panels, fishscale shingles and a pair of round-arched windows.

NORTH ALABAMA STREET

Vacant Lots  
2001, 2009 North Alabama Street

This is the site of two, 2-story, frame houses demolished sometime between 1954 and 1980.



Vacant Lots  
2002, 2008 North Alabama Street

This is the site of two, 2-story, frame dwellings demolished sometime between 1954 and 1980.



Miller-Hamilton House  
2011 North Alabama Street  
c. 1894

This house was built by Ferdinand Smock between 1892 and 1895 as a single-family residence. Miram Miller bought the house from Smock in 1895 and sold it to William Miller in 1898 who sold it to Lucius Hamilton. The Hamilton family resided here from 1913 to 1938. It was divided into four apartments in 1940.

This 2 1/2-story frame house features a massive gable roof with a jerkinhead front gable, a hipped rear and a smaller front gable, a porte cochere and front porch supported by brick piers. The two front gables have clapboard siding and decorative shingles. Above the northside porte cochere is an enclosed second-story glazed sun porch. The staggered gable windows are an unusual design feature. The porch and porte cochere were added between 1913 and 1915.





## NORTH ALABAMA STREET



Mansfield-Fitzgerald-Cline House  
2012 North Alabama Street  
1893

This house was built by Henry A. Mansfield in 1893, who sold the house in 1896 to attorney Frank N. Fitzgerald of the firm Fitzgerald and Rucklshaus. Fitzgerald sold it to Herman Tuttle who lived here from 1909 to 1916. The Fred Cline family was the owner-occupant for more than twenty years, until 1944.

This 2 1/2-story Queen Anne Style frame house has a hip and gable roof, a full-width pedimented front porch and clapboard siding--except for the flared asphalt shingling in the front corner gable. The northeast corner of the second-story features cutaway corners and large pierced brackets. The only alterations appear to have been the steel porch supports.



Vacant Lots  
2018, 2020 North Alabama Street

These are the sites of two, 2-story frame dwellings demolished sometime between 1954 and 1980.

Wood-Ellison-Hess House  
2019 North Alabama Street  
c. 1894

The Frank W. Wood family built this house as its private residence in 1894. Frank W. Wood was the manager of the Indiana Chain Co., and secretary of the Indianapolis Rubber Co., at this time. He sold the house to John W. Ellison in 1897. It eventually transferred to the next owner-occupants, Lana C. Hess and family, owners from 1916 until 1953. The house was converted into six units around 1969.

This is a 2 1/2-story frame house with clapboard siding, a full-width front porch with brick piers and wall, and an enclosed second-story porch. The house has a cross gable roof plan, and features an attic window with paired Tuscan columns, brackets, and gable shingles.



NORTH ALABAMA STREET

Vacant Lots  
2025 to 2041 North Alabama Street

This is the site of five, 2-story frame houses demolished sometime between 1954 and 1980.



Mayer House  
2030 North Alabama Street  
1898

George J. Mayer built this house in 1896. He was the proprietor of the Capitol Rubber Stamp Co. He lived here until 1951 when he sold the house. It was converted into five, and later six, apartments by 1952.

This 2 1/2-story Queen Anne Style, frame house is covered with asphalt siding. The building features a circular corner tower with fish-scale shingled skirting at the second story, and a conical roof. Other notable features include a hipped roof porte cochere over the drive on the north side of the house and the bracketed, cutaway corners with trim. There are two ornamented chimneys on the south side. The roof is hipped, with two gables. The large front gable has three small Tuscan columns inside the tympanum. The brick-piered porte-cochere and the full-width front porch are later additions, after 1915.



Geddes-Hegarty House  
2038 North Alabama Street  
c. 1894

Attorney Harry Bower probably had this house built as an investment property around 1894, for he sold the house in 1895 to Robert Geddes a purchasing agent for the Indiana Bicycle Company. After several transfers in ownership the Hegarty family acquired the house in 1921 and resides there to date.

This 2 1/2-story frame house features a hip and gable roof, a full-width, classical front porch with a pediment, and columns. There is a 2-story projecting window bay on the south side of the house, and cutaway corners and bays. The most prominent feature is the front gable with bargeboards.

## NORTH ALABAMA STREET



Bliss-Monniger House  
2042 North Alabama Street  
c. 1897

Lynn Millikan built this house in 1897 and sold it the following year to George Bliss of the Bliss, Swain, Company. He lived here until 1905. Bliss was followed by owner-occupant Gottfried, and later Oscar Monniger until 1932. The William Brock-Jones family was the owner-occupant until 1958. By 1961 the house was a two-family residence; from 1968 to 1979, it served as a church.

This 2 1/2-story, frame, Queen Anne Style house has a full-width classical front porch with Tuscan columns and balustrade. The most significant features are the massive multi-gable roof with two pedimented front gables, a porch bay and a shallow bowed bay. There are columned, 2-part and 3-part attic windows within the front gables, which include decorative shingles. There is aluminum siding on the north and south sides and clapboarding on the front.



Power-Burnes House  
2044-2046 North Alabama Street  
1893

John C. Fullenwider built this house in 1893. It was owned by Edward F. Claypool until 1901 who sold it to grocer Jesse T. Power. The Power family had been living here since 1895. Percival O. Power purchased the house in 1912 and converted it into two apartments. He lived here until 1931. Thereafter, owner-occupant James Burnes was here until 1960.

This is a 2 1/2-story frame Queen Anne Style house. The roof plan includes cross gable and hipped portions. The front projecting gable is clad with fishscale shingles as is the center gable. There is a full-width, Craftsman Style front porch with an exaggerated open gable at the front entrance with oversized brackets at each base of the gable. The openings have flat classical hoods. The house also has corner brackets and cutaway corners.

Ellison-Lemon House  
2045 North Alabama Street  
c. 1894

This house was built between 1895 and 1897 by Andrew Ellison. The Bastian family bought it in 1897 and resided there until at least 1904. The Lemon family acquired the property in 1904, and resided there until 1930. It served at various times since then as rental housing and reverted to owner-occupied from 1944 to 1968 with David Walker and Fred Johnson.

This 2-story, frame, Queen Anne Style house, with clapboard siding and fishscale shingles in the gables, has a hip-and-gable roof, a full-width front porch with turned and bracketed columns and a low pediment. Above the front and south bays are the gables with windows, wide overhang and corner brackets.



NORTH ALABAMA STREET

Barkalow-Baker House  
2049 North Alabama Street  
c. 1897

John Barkalow built this 2-story house in 1897 and lived here until 1902 when John and Mary Baker became owner-occupants until 1923. After several ownership changes, the house transferred to the Pendergast family in 1937. The Pendergasts transformed the house into five apartments in 1952, and sold the building in 1963. The Universal Healing Temple occupied the house briefly in the early 1980s.

This is a 2-story frame house with a cross-gable roof. The house features an enclosed full-width front porch, clapboard siding, cutaway corners with trim, and decorative shingles in the gables.



Ittenbach-Walters House  
2050 North Alabama Street  
c. 1897

Ralph Smith built this house between 1896 and 1898 and lived here until he sold it to stone contractor John Ittenbach. The Ittenbach family was the owner-occupant from 1899 to 1940. Rupert Walters bought the house in 1940 and converted it into six apartments, wherein he resided until 1978.

This 2 1/2-story frame house has a full-width front porch with classical stone columns and balustrade. The house has been aluminum sided. The house features 2 projecting bays on the front facade with a small recessed porch in the center. The front gable of this cross-gabled roof is pedimented.



Vacant Lot  
2051 North Alabama Street

This is the site of a 2-story frame house demolished sometime between 1954 and 1980.



## NORTH ALABAMA STREET



Hess-Hetherington House  
2052 North Alabama Street  
1898

John L. Kring built this house in 1898 for owner-occupant Alexander Hess, who lived here until 1900 when Benjamin Hetherington purchased the house. Hetherington was president of Hetherington-Berner, Inc., a local iron foundry noted for its cast iron facades. Hetherington lived here until the early 1910s, followed by George Seibert to 1917 and Benjamin Fishbein to 1927. William Ellery was the owner-occupant from 1930 to 1943.

This 2 1/2-story frame, Queen Anne Style house has a massive cross-gable roof, second-story side oriel, front bay, and clapboard siding. The prominent front gable of the house is pedimented and projects, featuring diamond-shaped shingling and a recessed 3-part window. There is a full-width front porch with square, tapered columns and a classical balustrade.



James Burks House  
2054-2056 North Alabama Street  
c. 1894

James Burks built this house between 1893 and 1898 and resided here until he sold it to Thomas Darmody, president of J.F. Darmody Co., and occupant until 1921 followed by Cornelius Shea. The Shea family lived here until the 1960s and converted the house into two apartments.

This 2 1/2-story, frame house has a full-width classical front porch with Ionic wood columns and rock-faced stone block balustrade. The house is clapboard sided and features an oriel on the south side, a hip and gable roof, and a pair of gabled dormers. The front gable is faced with fishscale shingles.

Smith-Nussbaum-Poyser House  
2055-2057 North Alabama Street  
1894

Ralph R. Smith built this house in 1894 and lived here until 1896. The William Elliot family was owner-occupant from 1896 to 1905. Simon Nussbaum was the owner-occupant from 1905 to 1919 and was responsible for converting the house into two apartments. Lewis Poyser was a long-time owner-occupant from 1920 to 1956.

The 2 1/2-story frame house features clapboard siding, and a cross-gable roof with a front gable over the 2-story porch. The second story of the porch is enclosed. The two front gables are ornamented with decorative panels and shingles. The open portion of the first-story porch is pedimented.



NORTH ALABAMA STREET

Vacant Lots

2059, 2063-65 North Alabama Street

This is the site of two, 2-story frame dwellings, demolished sometime between 1954 and 1980.



McGee-Johnson Bungalow  
2080 North Alabama Street  
c. 1904

The Fullerton-Powell Lumber Co. built this house between 1904 and 1914 and sold it to Elias Segar, owner-occupant from 1914 to 1924. The John Downing Johnson family resided here from 1924 until 1951. Henry Beard bought the property and converted it into four apartments.

This 1 1/2-story Craftsman Bungalow has brick walls, a full-width front porch with battered wood piers and a front door with multi-paned sidelights. The low-pitched gable roof is broken in front by a stuccoed, low-profile gabled dormer with a bank of casement windows. Casement windows are also found on the first floor of the front facade.



James Burks Double Residence  
2064-66 North Alabama Street  
c. 1914

James Burks built this double residence around 1914. The front facade and porch were altered between 1915 and 1954. This Craftsman Style frame double residence has stucco and half-timbering on the second floor and stained clapboarding on the first. There is a cross-gable roof plan with flared bargeboards and a full-width front porch with a stuccoed gable.

NORTH ALABAMA STREET

Vacant Lots  
2101 to 2111 North Alabama Street

These are the sites of three, 2-story frame houses, demolished sometime between 1954 and 1980.



Vacant Lots  
2102 North Alabama Street

This is the site of a 2-story frame house demolished sometime between 1954 and 1980.



Kiger-Noble House  
2108-2110 North Alabama Street  
1897

George L. Reinhard built this house in 1895 and sold it in 1897. Aaron Howe owned it from 1898 to 1903. The first owner-occupant was Samuel D. Kiger from 1903 to 1906, followed by General Charles H. Noble, an owner-occupant from 1907 to 1920. By 1925 owner-occupant William D. Long converted the house into two apartments. Owner Nowell Lewis resided here from 1947 to 1989.

This 2-story frame house has an unusual low-pitched hipped roof with projecting 2-story gabled portions on the east and south sides, pierced brackets, fishscale shingles, clapboard siding, a full-width front porch and a second story covered porch. The first-floor porch has brick piers; the second floor has metal posts. There are Corinthian half columns at each end of the porch, remnants of the original porch. The roof probably replaced an original hip and gable roof.



## NORTH ALABAMA STREET



Gates-Crane-Barron House  
2114 North Alabama Street  
1897

John L. Kring built this house in 1897 and sold it to William Gates who lived here from 1897 until 1899. Elmer E. Crane was the owner-occupant from 1909 to 1921. The next owner-occupant was William V. Barron from 1942 to 1963. The north side porch was removed between 1898 and 1915.

This 2 1/2-story frame house has brick walls on the first story, wood framing and asbestos siding on the second and half-stories. The cross-gable roof has a jerkinheaded gable on the front and rear facades. The house has a full-width front porch with square brick piers and walls with stone coping, accents and classical balustrades. A classical dentiled cornice encircles the house forming a pedimented front gable.

Eldridge-Mick House  
2115-2117 North Alabama Street  
c. 1898

William J. Eldridge built this house as a single family residence in 1898. The Eldridges lived here until 1905. In 1924, during the ownership of the Mick family (1908-1940), the house was converted to a double altering the front wall and porch.

This 2 1/2-story Queen Anne Style house has a hip-and-gable roof with pedimented gables and a front gabled dormer. The house has gable windows with leaded-glass lights, cornice with modillions, corner pilasters, a front second-story bay, an "L" plan porch, and clapboard siding. The porch posts have been replaced with plain wooden squared posts.



Vacant Lots  
2118 to 2128 North Alabama Street

This is the site of four, 2-story, frame houses demolished sometime between 1954 and 1980.



NORTH ALABAMA STREET

Vacant Lots  
2125, 2129 North Alabama Street

This is the site of two, 2-story houses demolished sometime between 1954 and 1980.



Hadley House  
2134 North Alabama Street  
c. 1905

Samuel Hadley built this house between 1905 and 1912. Edwin Ferry was an owner-occupant from at least 1913 to 1928 and sold it in 1939. By 1951, owner Florence Green converted the house into apartments.

This is a 2 1/2-story, Craftsman house with brick walls on the first floor, and half-timbering and stucco on the second floor and gables. Other features include a projecting gable with four casement windows, a tile roof, and a banded and corbelled chimney. The full-width front porch features brick piers, stone trim and a tile roof. There is also a front, second-story bay.

Anthony Hall Convalescent Center  
2135 North Alabama Street  
c. 1907

Ernest Reyer built this house between 1905 and 1909, selling it to Fred Barrett in 1909. Barrett lived here until 1914, followed by R.M. Bon as owner and Frederick Bon as occupant from 1914 to 1919, and Gavin Payne from 1920 to 1927. Clarence Greensough was the owner-occupant from 1930 to 1934. Anthony Russo and Roy Chiles were the owner-occupants in the 1940s and 1950s. Since 1955, the house has been the Anthony Hall Convalescent Center.

This former single-family house was built in the Craftsman Style with a massive multi-gabled roof with gabled dormers and projections. The building features stucco and half-timbered siding, with small areas of clapboard siding. The south side brick chimney has an unusual configuration: at the top 1/2-story the rectangular chimney becomes two joined, skewed, square flues. This pattern of brickwork is repeated on the front porch. The overhang of the second story, at the corners, have heavy knee braces and the gables have wide bargeboards. Other features include both casement and double-hung windows, some with transoms. A 1-story frame addition is located in the rear of the house.



## NORTH ALABAMA STREET



## Vacant Lots

2140 to 2158 North Alabama Street

This is the site of three, 2-story, frame houses, and one 2-story, frame double, all demolished sometime between 1954 and 1980.

## Vacant Lots

2143, 2145 North Alabama Street

This is the site of two, 2-story, frame houses, demolished sometime between 1954 and 1980.



## Herron Double Residence

2149-2151 North Alabama Street

1913

This double residence was constructed in 1913 by Frederick Herron, and served as a rental property. It had no owner occupants until the 1960s.

This is a 2 1/2-story frame, Craftsman Style double residence with stucco applied to the first story and asbestos shingling above. The house features a gable roof; a pair of square, projecting window bays in the second story, with shed roofs above the front porch; and two oriels on the south and north facades. On the front of the house there is a full-width front porch.



NORTH ALABAMA STREET

Vacant Lot  
2153-55 North Alabama Street

This is the site of a 2-story frame double, demolished sometime between 1954 and 1980.



CENTRAL AVENUE



The Colmar  
1620 North Central Avenue  
c. 1914

John and Mary Kolmer probably constructed the Colmar Apartments in 1914. Occupants varied through the years. By the early 1940s the building was known as the Chalet Apartments.

This 2-story brick apartment building has 2 projecting bays with a centered entrance. The main entrance has sidelights and an ornate Renaissance enframement. Pairs of square pilasters mark the corners of each of the projecting bays supporting open pediments. Above the pediments are the stepped parapets. The window openings have been severely altered with the addition of smaller, window inserts.



Karle-Kolmer House  
1626 North Central Avenue  
c. 1873

This 2-story Italianate Style house was built around 1873 by Christian Karle. Karle was an occupant from 1873 to 1897 and worked in the Karle & Company Boot and Shoe business. The second owner-occupant was Dr. John Kolmer from 1903 to 1917. At some point in the 1930s, the dwelling became apartments. Before 1954 it was a 2-unit dwelling.

This frame house features a truncated hipped roof and an entablature featuring a cornice, brackets and frieze windows. A 2-story bay is located on the south facade. The front porch with slender columns, bracketed cornice and pediment was added sometime between 1898 and 1915. Asphalt siding covers the original clapboard siding.



Sohl-Newhouse Double Residence  
1628-30 North Central Avenue  
c. 1890

This 2 1/2-story double residence was constructed sometime between 1887 and 1898 by Levi Sohl, a gas inspector. Sohl was the occupant until 1910. Marvin Newhouse was the owner-occupant from 1910 to 1947. One unit was subdivided during the 1920s.

This frame double has a multi-gabled roof with a prominent decorated front gable. The walls are clad with clapboard. The front facade bears hip-roofed front porches with square classical columns and balustrade. The house was originally a single-family residence with only a smaller, single front porch.

## CENTRAL AVENUE



Murphy House  
1634 North Central Avenue  
c. 1892

This building was originally constructed sometime between 1887 and 1898 by Levi Sohl. Charles and Nellie Murphy purchased the house in 1903 and were owner-occupants until 1933.

This 2 1/2-story, frame, Queen Anne Style house has a multi-gable roof, clapboard siding, a decorated front gable, front porch and applied stickwork. Decorative shingles grace the front gable and frieze, and an elaborate frame highlights the gable window. The porch has turned posts, brackets, spindled frieze and a decorative gable.



Dryer House  
1636-1638 North Central Avenue  
c. 1890

This house was built between 1887 and 1898. The probable first owner was Charles Dryer, continuing ownership until 1929. The commercial wing was added between 1954 and 1956.

This is a 2 1/2-story Queen Anne Style frame house with clapboard siding, a hip and gable roof and a gabled front dormer. A 2-story front bay projects from the facade under the front gable. The facade is marred with the appearance of the brick commercial front addition.



Vacant Lot  
1644-46 North Central Avenue

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1980.

CENTRAL AVENUE



Reagan House  
1648-1650 North Central Avenue  
c. 1895

This 2-story house was built originally as a single-family dwelling, between 1887 and 1898. John Reagan, a bookkeeper for John L. Moore, was the owner from about 1891 to 1933 and occupant for about the same period. Around 1914, the house became a 2-unit dwelling.

This 2-story frame house has a gable and hip roof with a front shed dormer. A 2-story front porch with brick piers is a later addition obscuring the Queen Anne character of the house, as does the asphalt siding.



Van Pelt House  
1654 North Central Avenue  
c. 1886

This cottage was constructed around 1886, possibly by Dalphon Hutchings. The George A. VanPelt family was the owner from 1906 to 1958. They were occupants for several of the years between 1914 and 1951.

This 1-story frame cottage has a cross-gable roof, clapboard siding, a corner porch, and cut-away corners. The front facade features pedimented window hoods, and decorative shingles in the front gable, which is pierced by a small Gothic window. The front porch originally wrapped around the front facade.



Vacant Lot  
1656 North Central Avenue

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.

CENTRAL AVENUE



Vacant Lots  
1702-04 to 1714 North Central Avenue

This is the site of four frame dwellings: 2 apartment houses, 1 double residence, and 1 house. All were demolished sometime between 1954 and 1980.



Clayton-Hodgson-McClure House  
1718 North Central Avenue  
c. 1874

This 2-story, Italianate, brick house was constructed in 1874 by Mary Myers. Prior to 1888 the house was a rental. From 1888 until the 1970s, the house had a succession of owner-occupants including William Clayton (1888-1903) Leander Downey (1903-1904), and James Hodgson (1904-1914). The David McClure family was the owner-occupant from 1914 until the 1970s.

This house is unusual as it is set back farther from the street than its more recent neighbors. It is one of the few Italianate houses in Herron-Morton Place, a simplified example of the style with rectangular form and a 2-bay front facade. Features include a hipped roof and segmented arched windows. The cornice appears to have been modified. The brick porch piers replaced the earlier porch features.



Ward Double Residence  
1722-24 North Central Avenue  
c. 1920

This 2-story, frame double residence was built sometime between 1915 and 1927. It features a gable roof; a full-width, brick-piered front porch; clapboard siding; and paired front windows on the second floor.

## CENTRAL AVENUE



Klanke-Everson House  
1726 North Central Avenue  
c. 1893

Built for Oliver S. Dale sometime between 1890 and 1895, this 2-story dwelling was home for owner Henry Klanke for several years between 1897 and 1917. Alta L. Everson began a period of owner-occupancy from the early 1920s to mid 1940s. This building was home to the Central Pla-School day nursery in 1959. It reverted to a single-family residence in the 1960s.

This 2 1/2-story Queen Anne Style has a porch at the northeast corner with replacement square columns. The house has a brick foundation and clapboard and imbricated siding. Other features include a multi-gable roof, cutaway corners, clapboard siding and fishscale shingles in the two front gables. The house originally had a large, elaborate front porch.



CENTRAL AVENUE



Vacant Lots  
1802-04, 1806-08 North Central Avenue

This is the site of a 2-story frame double and a 2-story frame dwelling converted to a restaurant before 1954. The 1802-04 North Central Avenue double was demolished sometime between 1954 and 1980. The 1806-08 North Central Avenue building was demolished sometime between 1954 and 1980.



Apartment Building  
1812 North Central Avenue  
c. 1910

This 2-story, brick-veneered, Craftsman Style, apartment building was constructed sometime between 1899 and 1915, providing four apartments. It was built by William E. English, and features a 2-story front porch, limestone accents, and french-door porch entrances.



Vacant Lots  
1818 and 1822-24 North Central Avenue

This is the site of a 2-story, frame dwelling, and a 2-story frame double. Both of these buildings were demolished sometime between 1954 and 1980.

## CENTRAL AVENUE



Peter Pan Building  
1828 North Central Avenue  
c. 1923

This 1-story brick commercial building was constructed sometime between 1915 and 1927. It has served as a furniture store in the 1920s, and as a chemical manufactory in the 1930s.

This Craftsman Style commercial building is now a brick garage. The facade is of dark-brown brick highlighted with limestone shields and diamond shapes. The ends are defined by 2 pilasters; a flat pediment bears a stone tablet with the legend "PETER PAN" in raised letters. In the center of the facade is an overhead garage door.



Commercial Building  
1830-1834 North Central Avenue  
c. 1923

This brick-veneered commercial building has functioned as a commercial and residential building with shops on the ground floor and two apartments above. It served as a Standard Grocery in the 1920s, and later as an A & P, and thereafter as a paint store.

The main front facade is 3 bays wide and features a molded metal cornice over the windows and at the parapet. The centered entrance is capped with a limestone pediment. The storefront has been remodelled; however the second-story windows still retain their 12 over 12 lights.



Commercial Building  
1836-1838 North Central Avenue

This brick, commercial building was built after 1927 and has none of its historic character exposed; the facade is covered with stucco.

CENTRAL AVENUE



Commercial Building  
1842 North Central Avenue  
c. 1970

This sheet-metal structure is an annex of the Modern Heating and Cooling firm.



Vacant Lots  
1848, 1850-52 North Central Avenue

This is the site of two frame dwellings, demolished sometime between 1954 and 1980.



McQuat House  
1854-1856 North Central Avenue  
c. 1900

Originally on this site there was a 1-story house, constructed sometime before 1898. Later maps indicate that sometime between 1899 and 1915, this 2-story dwelling was constructed on the site. Early occupants included Thomas L. McQuat, tinner, and Nellie McQuat, bookkeeper.

This gable-roofed, frame, 2-story house has been drastically altered in appearance. The changes include the removal of a front porch and all decorative elements, and the complete covering of the structure with a variety of artificial siding.

CENTRAL AVENUE



Vacant Lots  
1924 & 1928-30 North Central Avenue

This is the site of two, 2-story, frame double residences, demolished sometime between 1954 and 1986.



Stradling House  
1932 North Central Avenue  
c. 1901

This house was built by George and Martha Stradling in 1901-02 with brickwork done by the Adams Brick Company. George W. Stradling was listed as a contractor in the 1904 City Directory. The Stradlings were owner-occupants until 1942. The house was transferred eventually to Mr. Sullivan who had converted the house into eight apartments by 1943.

This is a Carpenter-Builder Style, frame, clapboarded house of 2 1/2-stories with an enclosed front porch and cut-away corner windows with drop pendants and a cross-gable roof.



Daggett-Kipp House  
1936 North Central Avenue  
c. 1895

This 2 1/2-story dwelling was built sometime before 1898. An early occupant was Wm. H. Daggett who worked for the B.O. Miner Drug Company, followed by the Otto Kipp family in the second decade of this century.

This frame house with clapboard siding has a hipped-roof front dormer. The front of the house features a full-width front porch with Ionic columns and balustrade.

## CENTRAL AVENUE



Wiltsie-Kaufman House  
1938 North Central Avenue  
c. 1895

This house was built by Thomas Winterrand between 1895 and 1897. It soon transferred to the Wiltsie family (1898), and then the Parker family (1901). The Parker family owned the house briefly before a variety of short term owners through the years. Max P. Kaufman was owner-occupant from 1917 to 1929. Frequent ownership changes marked the remainder of the building's life.

This 2 1/2-story, Colonial Revival Style, frame house is distinctive for its massive gable roof and recessed 2-story, columned front porch, projecting from which is a 1-story semi-circular portico. Other elements include the pedimented front gable pierced by a Palladian window, shallow side bays, oriels, and an entablature with modillions.



Vacant Lots  
1944, 1948, 1952-54 North Central Avenue

This is the site of three, 2-story, frame dwellings, demolished sometime between 1954 and 1966.



Fortner-Shalansky House  
1956 North Central Avenue  
1900

Stanford Fortner had this house built between 1900 and 1903 and resided here until 1906. There was a succession of owners until the Shalansky family. They owned and occupied the property from 1917 to 1966. The house stood vacant in the late 1960s.

This 2 1/2-story, frame house has a full-width classical front porch with Tuscan columns and an entablature. Decorative details of the house include a hipped roof dormer (decorated with fluted pilasters and quarrel muntin lights), a wide eaves with modillions, and a front bay.

CENTRAL AVENUE



Vacant Lot  
1960 North Central Avenue

A 2-story, frame double residence stood here, and was demolished sometime between 1954 and 1980.

CENTRAL AVENUE



Vacant Lots  
2002, 2004 North Central Avenue

This is the site of two, frame dwellings, demolished sometime between 1954 and 1980.



Brady House  
2012 North Central Avenue  
1895

James Brady had this house built as his residence in 1894-95, and was owner-occupant from 1895-1904, followed by the Trueblood family. The Traub family resided here until the early 1920s. The house then went through a succession of owners until the 1930s and 1940s when the Puckett family owned and resided at this house from 1932 until 1947.

This 1 1/2-story frame cottage has clapboard siding and fishscale shingles in the gables. Other features include a multi-gable roof, cut-away corners, and a front porch. The house originally had an "L" plan front porch. A portion was enclosed, now leaving only a front porch with replacement steel posts.



Vacant Lots  
2016 to 2028 North Central Avenue

This is the site four frame dwellings, demolished sometime between 1954 and 1980.

## CENTRAL AVENUE



Brown House  
2032 North Central Avenue  
1894

This single-family dwelling was built by Hiram Brown as his residence sometime between 1894 and 1898. Brown resided here until 1943 when the Wilson family acquired the property. The Wilsons remained here until the early 1960s when the Jones family rented the dwelling and briefly opened "Floretta's Beauty Nook Beauty Shop" in the late 1960s.

This 2-story frame house with clapboard and imbricated shingle siding and a wraparound porch features a hip and gable roof, a full-width front porch with replacement steel supports and decorative door and window frames.



Vacant Lots  
2036-2038 & 2040-42 North Central Avenue

This is the site of a 2-story frame double and a 2-story frame house, demolished sometime between 1954 and 1980.



Matter House  
2044 North Central Avenue  
c. 1907

This 2 1/2-story dwelling was built sometime between 1900 and 1915. Asher B. Evans was an occupant until 1920. Owner-occupants include George A. Matter in the 1920s and early 1930s followed by Kurt Franke until 1956.

This frame house has a gabled roof, gabled side dormers and aluminum siding. Features include a Palladian window in the pedimented front gable, a bowed window bay in the northeast corner, and a full-width front porch with balustrade and classical wooden columns.



CENTRAL AVENUE



Vacant lots  
2048 & 2052 North Central Avenue

This is the site of two frame dwellings, demolished sometime between 1954 and 1980.



Now House  
2056 North Central Avenue  
1985

This 1-story, frame, prefabricated, Shotgun Style cottage was assembled on the site of an earlier 2 1/2-story house, demolished sometime between 1954 and 1980.



Rehm-Runyon-Willis Double Residence  
2060-62 North Central Avenue  
c. 1897

This 2 1/2-story double residence was constructed between 1896 and 1898 for Eugene J. Rehm and his wife Ida who resided here until 1921. The property was then transferred to the Runyon family in 1931. The Runyons resided here from 1924 to 1954, followed by the Willis family from 1954 to 1973.

The house is covered with clapboard siding with fishscale shingles in the gable. The roof is a cross-gable type. Decorative features include a 2-story front porch with brick piers on the first floor and classical columns and balustrade on the second. The front gable is pierced by a decoratively framed 3-part window.

## CENTRAL AVENUE



Lewis-Reyer House  
2064 North Central Avenue  
c. 1896

This house was built for Abner Lewis. The family residing in the house for the longest period (1904-1934) was the Theodore Reyer family which owned it from 1903-08. Reyer was the treasurer of the German Fire Insurance Company.

This 2 1/2-story frame house has a hip and gable roof and a full-width front porch with a decorated tympanum. The house is covered with asphalt siding.

CENTRAL AVENUE



First Church of the United Brethren (now Faith Apostolic Church)  
2102-04 North Central Avenue  
c. 1896

This Romanesque Revival church has had numerous congregations of differing faiths owning and worshipping in it. Originally constructed c. 1895 for the First Church of the United Brethren, the property was transferred to the Board of the House Missions of the Reformed Church of the U.S. in 1905. In 1910 it became the Central Avenue Reformed Church, and in 1923 was sold to the Central Hebrew Congregation, which occupied the building until 1958. The Central Hebrew Congregation was established in March 1923 by Orthodox Jews from the south side. Central Hebrew was located in the center of the middle-class Jewish north-side. In 1970 the building belonged to the First United Evangelical Church but was transferred within the year to the Faith Apostolic Church, which remains the current owner.

This brick-veneered church is covered with stucco and some windows are altered or filled in with brick. The building has a hipped roof with a projecting front gable and an octagonal corner belfry tower with a conical roof. There is a group of four, arched windows with stone sills on the north side. The front facade has a large round-arched central stained-glass window with wooden tracery. There is a shed-roof, stuccoed concrete-block addition on the south facade, built between 1915 and 1954.

## CENTRAL AVENUE



Vacant Lots  
2110 & 2114-16 North Central Avenue

This is the site of two, 2-story, frame houses, demolished sometime between 1954 and 1960.



Shopping Center  
2118-30 North Central Avenue  
1965 & 1968

This strip shopping center occupies the sites of four frame houses and one double residence. Constructed of concrete blocks, the northern portion was built in 1965 and the southern portion in 1968.



Service, Gas Station  
2158 North Central Avenue  
c. 1965

This concrete block service station was built around 1965 and occupies the site of two houses. The parking area to the north occupies the site of a house and two commercial buildings.

NORTH DELAWARE STREET



Walsingham Apartments  
1601 North Delaware Street  
1916

The Walsingham was constructed in 1916 by Bert M. Pace, containing 12 apartments. This brick apartment building possesses some Jacobethan features such as the angled and squared, projecting bays on the south and west facades, the rock-faced limestone sill/belt-courses and lintels, and the crenelated parapet with limestone coping. The front entrance is protected by a shallow portico supported by two Doric columns. The building is 3 stories in height and rests on a raised basement. A 2-story frame house stood on the site previous to the Walsingham's erection. The front doors and a number of windows have been replaced.

Martin House  
1605-07 North Delaware Street  
c. 1880

This house was constructed before 1887, with the first owner-occupant being John and Rebecca Martin. The Martins purchased the property in 1880, lived there in the early 1890s and sold it in 1898. The next owner-occupant was James Hewitt from 1901 to 1912. By 1915 the house was listed as "flats" in the Sanborn atlas, rather than as a single-family dwelling. The last owner-occupant was Rev. Eulice V. Holt from 1945 until 1977.

This 2-story, frame house has had much of its character obscured, since before 1915, with the addition of the enclosed 2-story front porch, covered with wood shingles. The other major feature of the front facade is the large front gabled dormer with decorative shingles. The porch was added between 1898 and 1913.



## NORTH DELAWARE STREET



Goetz-Bowen House  
1606 North Delaware Street  
1897

This building was originally constructed in 1896-97, attached to a similar structure to the south. The southern building was demolished in the widening of the Delaware and 16th Streets intersection in the 1920s, before 1927. The two structures appear to have been constructed by Philip Goetz, the secretary-treasurer of the Indiana Bicycle Co., and later the National Automobile and Electric Vehicle Co., one of several early automobile companies in Indianapolis. Occupants of 1606 include Dr. and Mrs. Wilmer Christian in 1898, with Dr. William N. Wishard in the next decade.

The building was refaced after the removal of its neighbor during the ownership of Caroline F. Bowen who owned both buildings. Occupants of 1606 include Dr. and Mrs. Wilmer Christian in 1898, Dr. William N. Wishard in the next decade. Bowen appears to have owned the property into the 1970s beginning in 1923.

This 2-story, brick dwelling has a slate hipped roof with a hipped dormer projecting from the west end. The eaves overhang is wide with widely spaced dentils. The front entrance is within the front "ell" facing North Delaware Street. There is an open terrace facing south with French doors adjoining.

Robson-Thornton House  
1609 North Delaware Street  
c. 1889

John and Katie Robson constructed this house between 1887 and 1889 and sold it in 1890 to Henry C. Thornton. Robson was the superintendent at the New York Shoe Store and Thornton appears to have been a partner in Baker and Thornton Stationers. Thornton owned it and lived here until 1932 when he sold the house to the Pilgrim Holiness Church, which used it as a general office until the early 1940s. It later served as a parsonage. By 1973 the house was divided into nine units.

The house exterior is remarkably intact with the only major alteration being the enclosure of the front porch sometime after 1954. This Queen Anne Style, 2-story, frame house has a complex multi-gabled roof with a decorated, cantilevered, front gable; cutaway corners; oriel; and a rounded front corner capped with a mansard roof.



William C. Bobbs House  
1610 North Delaware Street  
c. 1895

This 2-story Queen Anne Style house was constructed in 1894-95 by Martha E. Githens as a rental and later sold to William C. Bobbs in 1902. Bobbs, listed as a resident from 1897 to 1926, was the president of The Bobbs-Merrill Company, and the Hollenbeck Press. The Bobbs-Merrill Co. was the publisher of the poetry of James Whitcomb Riley and continues to publish today. The house appears to have stayed in the Bobbs family until 1960. It was converted into eleven apartments in 1971.

The house features a large polygonal bay in the northeast corner of the second-story level. Knee braces visually support this feature. Stick-half timber ornamentation decorates the stuccoed gable areas throughout the house. This 2-story Queen Anne Style frame house also features a corner porch with square wooden columns, brick walls, and a concrete floor. The massive roof features gables and a large hip with a gabled front dormer. A 2-story bowed bay is on the south facade.

NORTH DELAWARE STREET

Tarker-Heeb House  
1615 North Delaware Street  
c. 1875

This house appears to have been built in the 1870s. It appears on the 1887 Sanborn Map. The first owner-occupant was Justus B. Parker from 1890 to 1892, followed by Emmett Heeb from 1892 to 1913. Heeb operated the Indianapolis Business University. James McConnell owned the property from 1920 until 1948. After 1948 the ownership and occupancy rapidly changed.

This 2-story, frame house is in the Stick Style. Vertical and horizontal boards and panels articulate the facade into clapboarded sections. The house is capped by a hip and gable roof with the front gable accentuated by the panels of flush boards and fishscale shingles. A small gabled portico exhibits the Stick Style in its exposed framework.



Adelbert S. Bensen House  
1616 North Delaware Street  
c. 1896

This house was constructed and occupied by Adelbert S. Bensen between 1894 and 1898. The Bensens lived here until 1940 when the house was owner-occupied by Robert Wamee. Wamee sold the property in 1958. The house was divided into ten apartments in 1970.

This is a 2 1/2-story frame Queen Anne Style house with a pyramidal hip roof with gabled projections on each facade. There is clapboarding and imbricated shingling in the pediments and at the top of the second story. The principal features of this house are the cutaway corner windows with trim, a full-width front porch with pediment, and scroll work in the curved bargeboard of the attic gable. The porch posts have been replaced with steel supports.



Coburn-Barton House  
1618 North Delaware Street  
c. 1896

Willard Coburn of Middlesworth Benson & Coburn Company, built this house between 1893 and 1898. His family owned and lived in this house until 1918. Mary O. Frost was the owner-occupant from 1918 to 1921, followed in 1924 by ownership under John Barton until 1943. Barton family members lived there until 1970 and were responsible for dividing the house into four apartments by 1942.

This frame house has similar massing as the house to the south. It is a Queen Anne Style dwelling, 2 1/2-stories in height, with a full-width front porch with square brick piers and an entablature with incised dentils and ornamentation. The house has a cross-gable roof plan with a multi-faceted corner. The other features are the flared edge clapboarding and the scored brackets at the base of the pediments, stick work and shingling.

## NORTH DELAWARE STREET

Vacant Lot  
1619 North Delaware Street

This is the site of a 2-story, frame dwelling demolished sometime between 1980 and 1986.

Touzer-Dickerson House  
1621 North Delaware Street  
1885

Charles Rouzer built this house in 1884-85 and lived here in 1890. John Dickerson, a horsetrader, was the owner-occupant from 1890 until 1906, succeeded by Price in the 1910s and Doyle in the 1920s.

This 2-story, frame house exhibits coupled front windows on the first and second stories, a prominent front gabled dormer with shingling, a south side bay, truncated hipped roof, and a large brick-piered front porch. The massing and the roof form are characteristic of the Italianate style.

Vacant Lot  
1622 North Delaware Street

This is the site of a 2-story, frame dwelling demolished sometime between 1980 and 1986.



NORTH DELAWARE STREET

Coburn-Pearson House  
1623-25 North Delaware Street  
c. 1885

This house was constructed between 1883 and 1887 by Willard H. Coburn, its first occupant. Coburn sold the house to George C. Pearson, proprietor of Pearson's Piano House. The Pearsons occupied the house until they sold it in 1913, when it reverted to a commercial use. It was converted later into two units, and then three in 1930.

This 2-story, frame house has a massive roof composed of jerkinheaded gables and hipped portions. The front gable is accented with an ornate bargeboard framing the coupled window of the second story. The first story is clad with clapboards, the second with shingles. The incised ornamentation of the bargeboard is found in the window lintels and the cut away corner trim. The house originally had a small entry porch, replaced after 1915 with a full-width porch since removed.



Mavity-Christian House  
1624 North Delaware Street  
c. 1875

This house was built as a rental house between 1871 and 1887, by owner Jacob T. Wright, who owned other lots. The first owner-occupant was widow Lydia Mavity and her family. Wilmer Christian, M.D., occupied the house from 1903 until 1924. Dr. Christian was active in the medical community and in 1910 became vice-president of the Anchor Life Insurance Company of Indianapolis. Nellie Wells was the owner occupant in the 1940s and 50s. The house was divided into eight apartments by 1972.

This is a 2 1/2-story, frame house with a cross gable roof plan and a second floor apartment with an entrance on the north facade. The roof is flared at the southeast corner. Flat, incised pilasters bracket the front entrance. The house is covered with asbestos shingle siding.



Wilson-Titles-Cissna House  
1629 North Delaware Street  
c. 1872

This cottage was constructed by John T. Wilson, circa 1872. The Wilsons lived here from 1873 until 1890, but owned it until 1899. Wilson was a plasterer. The next owner-occupant was Herman Tuttle from 1899-1903. Travel agent John Titles was an owner-occupant from 1903 to 1941. Succeeded by music teacher George F. Holler and Norman Cissna until 1976. By 1960 a rear occupant is listed.

This 1-story frame, cross-gable cottage features corner gable brackets, and a corner porch with turned posts, spindled frieze and a wooden floor. The house is clad with asphalt siding.



## NORTH DELAWARE STREET



John M. Scott House  
1630 North Delaware Street  
c. 1875

This house was constructed during the ownership of Jacob T. Wright between 1871 and 1887. The first owner-occupant was John M. Scott until 1910. Dr. Wilmer Christian owned the property as a rental until 1931. It largely served as a single-family rental until 1967 when six apartments were created out of the house.

This 1 1/2-story, frame cottage has numerous alterations including a two-story addition on the rear of the dwelling. There is a full-width front porch which is enclosed and glazed. The house features an angled window bay on the south facade. It has been covered with several layers of asphalt siding.

Gough-Haines Cottage  
1635 North Delaware Street  
c. 1885

John Gough may have been the builder of this cottage between 1884 and 1887. He certainly was an early resident, until the mid 1890s. Gough was a horseshoer. John and Nancy Haines were owner-occupants from 1910 to 1929 and sold it in 1946. The cottage's original side corner porch was removed and replaced with an "L" verandah between 1898 and 1915.

This 1-story, frame, Stick Style cottage has a cross-gable roof, a corner porch with turned posts, applied surface "stick work", and decorative gable details.



Everett House  
1636 North Delaware Street  
c. 1875

This house was constructed sometime between 1871 and 1887 during the ownership of Jacob T. Wright. It appears to have been a rental. An early occupant until 1920 was Ester Blair, widow of Solomon. The long-term owner-occupant was Violet B. Everett from the early 1940s until the late 1960s. The house has remained a single-family residence.

This 1 1/2-story, frame house was built in the Stick Style, with a full-width front porch with turned posts and open frieze work, a hip and gable roof, corner brackets, exposed rafter ends, and clapboard siding.



NORTH DELAWARE STREET

Fishback House  
1639 North Delaware Street  
c. 1880

This house was constructed before 1887. An early recorded tenant was Frank E. Jones during the 1890s. Members of the Fishback family lived here from 1898 until 1925. The Fishbacks owned it from the 1880s until 1926. The house doubled in size between 1887 and 1898. Frank S. Fishback, occupant from 1904 to 1925, was the proprietor of the Fishback Warehouse Co. and served as a city councilman-at-large and county treasurer in the first decade of this century.

This 2 1/2-story, frame house has a jerkin-headed gable roof with shed and gable roofed dormers, a 2-story front porch with square brick piers, and clapboard siding. Main features of the house include wide bargeboards, exposed rafter ends, large corner brackets, 3-bay main facade, and a front gable clad with vertical boards. A southside addition is aluminum sided.



Carter-Riley-Ohr House  
1640 North Delaware Street  
c. 1880

Built sometime between 1879 and 1887, the 1887 Sanborn map records a 1-story cottage on this site; but the 1898 map records a 2 1/2-story house of similar configuration. The first recorded owner-occupant was lawyer Nat C. Carter from 1883-85, followed by Benjamin Haugh. The house was enlarged in 1897 by owner-occupant John Riley, a trainmaster on the Big Four Railroad. The Martin Ohr family dwelt here from 1907 until 1952.

This 2 1/2 story, frame house has clapboard siding, a cross-gable roof, pedimented gables, classical cornice with small brackets, classical portico and a second-story bay. The front entrance is flanked by sidelights.

Kindleberger-DeLoste House  
1643 North Delaware Street  
c. 1873

Built sometime between 1871 and 1887, the first recorded owner-occupant was Dr. William H. Kindleberger. Calvin Prather was an owner-occupant from 1909 until 1920. The DeLoste family occupied this house from 1921 until 1970.

This cross-gable roofed, frame house has a porch at the southwest corner with turned columns and spindled frieze. The building is clad with clapboards; fishscale shingling is found in the gable. Decorative rafter ends, corner brackets and gable trim adorn this house.



## NORTH DELAWARE STREET



Harper-Church House  
1644 North Delaware Street  
1880

Built by owner-occupant James W. Harper in 1880, this house appears on the 1887 Sanborn map. Lawyer Harper sold the property in 1893 to John D. Church, who occupied it in the late 1890s. The last long-term owner-occupant was Elizabeth J. Browning from 1912 until 1922.

This 1 1/2-story, frame cottage has aluminum siding, a full-width front porch with steel supports, a gable roof with shed roof dormers, and a side bay.

Vacant Lot  
1645 North Delaware Street

This is the site of a 2-story flat of frame construction, demolished sometime between 1954 and 1980.



Vacant Lot  
1646-48 North Delaware Street

This is the site of a 2-story, frame house, demolished sometime between 1954 and 1980.

NORTH DELAWARE STREET

Roll-Timmons House  
1649 North Delaware Street  
c. 1876

Built sometime between 1871 and 1887, this house was enlarged before 1898 with a front addition and porch. Winfield and Edward Neulin were tenants in 1883. The first owner-occupant was William H. Roll, who owned it from 1899 until 1935. Roll lived here only briefly around 1901. The house did not have a owner-occupant until the Timmons family purchased it in 1940.

This 2 1/2-story, frame house with asphalt siding has shingle siding in the front jerkin-headed gable. The front gable overhangs the front wall and is pierced by a slightly recessed 3-part window in the Shingle Style. There is a pedimented entrance portico at the front facade, as well as a curved oriel. The porch posts have been replaced with steel supports.



Benson-Olcott House  
1650 North Delaware Street  
c. 1885

Built before 1887, an early occupant was owner Adelbert S. Benson. He lived here until 1895, then it served as a rental until 1921. Owner Ellsworth and Elizabeth Olcott lived here until 1941, owner-occupants Lemon and Smith lived here during the 1940s -1973.

This 1 1/2-story frame cottage has a cross-gable roof plan, clapboard siding, and fishscale shingling in the gable end facing the street. The main feature of the house is the wraparound porch with square brick piers, a pierced oval attic vent in the south gable, and a squat hexagonal corner tower.



Craft House  
1653 North Delaware Street  
c. 1880

This house was built sometime between 1871 and 1883. It was not until 1889 when the first owner-Richard Craft - occupied the house. Craft was the chief deputy sheriff. His wife occupied the house until 1925, at which time it served as a rental house.

This 2-story frame house has undergone a transformation since its construction. The features of the house include a multi-gable roof, clapboard siding, a paneled front door with stained glass, exposed sawn rafter ends, and a 2-story corner tower with a steeply pitched hipped roof. The tower, the entrance area, and the 2-story rear portion were added sometime between 1887 and 1898. The front porch, also dating from that period, was removed sometime between 1955 and 1986.



## NORTH DELAWARE STREET



Vacant Lot  
1656 North Delaware Street

This is the site of a 2-story, frame house, demolished sometime between 1954 and 1980.

NORTH DELAWARE STREET

The Fairfax  
1701-03 North Delaware Street  
1894

This double residence was constructed around 1894 by Mary J. Wetseil. She owned the lot from 1889 to 1897, when purchased by Frank E. Jones, who resided here from 1898 until circa 1911. As early as 1913 the double was converted into four apartments. The two-story porch was added.

The title "Fairfax" appears over the center of the front porch of this 2 1/2-story Queen Anne Style frame house. The building has a hipped roof with hipped dormer and gabled roof projections on the west and south facades. The siding includes clapboards as well as imbricated shingles in the gabled pediments. The main feature of the house is the Classical 2-story, full-width front porch with brick piers on the first floor and squat classical columns on the second.



Donnan House  
1702 North Delaware Street  
c. 1884

Wallace Donnan built this house between 1883 and 1887. He was a tinsmith and stove merchant, who died in 1901. Three years later his widow sold the house and it served as a rental property until the 1930s when owner Paul Leach lived here. From the early 1940s until the early 1960s it served as an apartment house with five units. Between 1898 and 1915 the small corner porch was replaced by a large verandah. The Donnan House is a 1 1/2-story, frame house with a multi-gabled roof, and "L" plan veranda, clapboard siding and ornamented gables.



Brown-Barrow Cottage  
1705 North Delaware Street  
c. 1873

This brick cottage was probably constructed around 1873 by Samantha or William H. Brown. The first owner-occupant appears to be Spurgeon H. Barrow who owned it from 1907 until 1939. Spurgeon Johnson was the owner occupant in the 1940s. The building has since been occupied by various owners. Legend has it that this cottage was built as a tollhouse for the Indianapolis & Fall Creek Gravel Co. before the Civil War (Indianapolis Star, July 9, 1967, sect.7, p.5). However, the building does not appear in the detailed 1886 "Map of Marion County, Indiana" by A. Warner. The name of the gravel company does not appear in the city directories of the 1850s, '60s and '70s.

This 1-story, brick, cross-gable cottage has segmented arched windows; stone sills; a small, front, corner porch; exposed rafter ends; kingpost gable trim; and 2 over 2 lights and corner brackets. Alterations include the replacement of the porch post.



## NORTH DELAWARE STREET



Schnabel-Rudy Bungalow  
1706 North Delaware Street  
 c. 1883 & c. 1914

The original portion of this 1-story bungalow appears to have been built by Christoph A. Schnabel between 1883 and 1887. It appears to have been a rental as a Vandersaar resided there in 1883. Miram Randall purchased it in 1887 and was listed as an occupant in 1892. His widow lived there at least until 1901. The Randall family sold it in 1905. The next owner-occupant was John Dickerson from 1907 to 1913. Ora H. Rudy was the owner-occupant from 1913 to 1920 and was responsible for remodeling the cottage into a bungalow between 1913 and 1915.

The bungalow features a cross-gable, low-pitched roof, a front sun porch with casement windows, a small recessed entry porch and large gable brackets.



Morris-Rayward Cottage  
1710 North Delaware Street  
 c. 1875

This cottage was constructed sometime between 1871 and 1887. One of the earliest owner-occupants was William H. Morris of the Morris Printing Company. He purchased the property in 1890 and sold it in 1922, having

Walker-Folger Cottage  
1711 North Delaware Street  
 c. 1872 & c. 1910

This brick cottage was probably constructed between 1872 and 1883 by William H. Brown, as a speculative rental cottage. The first owner-occupants appear to be John and Julia Walker, who owned it from 1909 until 1911, but lived there until 1914. John W. Folger owned and occupied the house from 1917 until 1942. It has since been occupied by other owners.

This 2-story house was originally a 1-story cross-gable brick cottage similar to its neighbor at 1705. The frame second story was added sometime between 1898 and 1913, creating a recessed corner porch. The brick first floor wall is pierced by segmented arched windows with 2 over 2 lights. The second story is clad with clapboards with mitred corners and a flared edge.





NORTH DELAWARE STREET



Double Residence  
1714-1716 North Delaware Street  
c. 1875 and 1914

This 2-story frame house was constructed sometime between 1871 and 1887. The Sanborn map of 1887 recorded a 1 1/2-half story cottage with a cross-gable plan and corner side porch. The rear portion was expanded before 1898, and by 1915, a 2-story front porch was added.

Between 1913 and 1915 the house was enlarged to its present form to a full 2 1/2-stories with a 2-story front porch. The house has a hip and gable roof with a front gable and a 1-story south bay. The porch, on both levels, is supported by classical columns. The building is covered with asphalt siding.

John Milnor House  
1715 North Delaware Street  
1895

John Milnor purchased this lot in 1898 from Charles F. Sayles and Company. The house appears on the 1898 Sanborn map. Milnor dwelt here until he sold it in 1917. Until 1939, the house was owner occupied. By 1940 it was divided into five apartments.

This 2-story frame Queen Anne Style house features a hip and gable roof, a corner porch, ornamented front chimney, cutaway corners with trim, brackets and asphalt siding.



Knode-Maher Cottage  
1718 North Delaware Street  
1890

William P. Knode, a travel agent, constructed this cottage in 1890. He resided here until he sold it to Katherine S. Woods, widow of Marshall C. Woods. She lived there until 1924. The Splanns were the owner-occupants until 1938. William E. & Theresa Maher purchased the property in 1944 but were listed as occupants from 1939 to the present. This 1 1/2-story frame cottage has a recessed corner porch, a cross-gable roof plan, cutaway corners and asbestos siding. A porch was added to the south facade after 1954.



## NORTH DELAWARE STREET

Gibson House  
1719 North Delaware Street  
 c. 1885

The house was built by Mary P. Gibson, widow of David, between 1884 and 1887. She lived here with her son David, an architect, who had worked as a draughtsman for Indianapolis architect Louis H. Gibson. It was sold by the estate of Mrs. Gibson in 1923 and functioned as a rental until the 1980s.

This 2-story frame house with clapboard siding, and a cross-gable roof, is built on a "T" plan. The front facade has been completely altered in a recent remodelling effort with stucco and rubblestone.



Otto Stark House  
1722 North Delaware Street  
 1885

It appears that this house was constructed by Margaret Barrett in 1885, sold to Frank New and then to Aaron M. Morse in 1887. Morse lived there and constructed a small residential building behind the house. Indiana artist Otto Stark purchased the property in 1915, but had rented the house from the Morse family as early as 1910. He constructed a studio behind the house. Stark taught at Manual High School. Stark died in 1926 and the family sold the property in 1928 to Charles Finney who in turn sold it to Fred Morris in 1929. Except for a period in the 1940s, the house has always been owner occupied.

This 1-story frame cottage has a cross-gable roof, with a front veranda running parallel to the street. The veranda was added between 1913 and 1915 and is supported by replacement steel supports. The 3-part front window has 9 over 1 lights. The 1 1/2-story, frame studio building is directly behind the cottage and was built to a shed-roof design. It features multi-pane fixed sash on the north side.

Vacant Lot  
1723 North Delaware Street

This is the site of a 1-story frame cottage, demolished sometime between 1954 and 1980.



NORTH DELAWARE STREET

Kelley House  
1727 North Delaware Street  
c. 1874

Built sometime between 1872 and 1887 as a rental, this house did not have an owner-occupant until 1920 when purchased by John and Margaret Kelley, who lived here until 1934. James and Helen Walters owned and resided here through the 1930s and 40s followed by the Moores and Masseys. Aluminum siding was added in 1975.

This is a 2-story, frame house with a 2-story, shed-roofed, rear addition. The house has a 2-story porch, partially enclosed on the first floor and completely enclosed on the second, supported by brick piers. The roof is a hip and gable type.



Heckman Double Residence  
1728 North Delaware Street  
c. 1895

The Second Presbyterian Church stood here during the 1880s. It was removed by 1896 and replaced by this 2-story, double residence, built by Christopher Heckman. The building was converted into four units in 1926 by owner William B. Stearns who lived there until 1949.

This 2-story frame double has undergone a number of alterations, including the enclosure of the second-story porches. Features include brick piers, banks of casement windows, side oriels, and a large hipped roof. The side walls are covered with asphalt siding and the front facade has aluminum cladding.

NORTH DELAWARE STREET

Praigg House  
1803 North Delaware Street  
1889

David Praigg built this house and lived here until 1940. It was sold in 1943 to Roy Moore who altered and converted the house into a double residence where he lived until 1945. Moore owned this property until 1971.

This 2-story multi-gable roofed, frame house has clapboard siding, a double-leaf front entrance and a projecting window bay on the south side. The front porch has been removed with only the floor and two concrete rock-faced column plinths remaining.



Thale House  
1804 North Delaware Street  
c. 1883

This house appears to have been built by William P. Jungclaus and Company between 1882 and 1884 for Joseph B. Thale. This 1-story, frame, Stick Style cottage with clapboard siding. There are vertical accents at the doors and windows. The roof is cross-gable in plan, with brackets at the corners and in the porch.



Morris House  
1805 North Delaware Street  
1890

It appears that Edward K. Morris had this house constructed after purchasing the property in 1890. He was with the Morris Printing Company, and his family lived here until 1935. This 1 1/2-story frame house has a cross-gable roof, clapboard siding and a wraparound porch with gabled entrance and turned wood columns.



## NORTH DELAWARE STREET



Willard House  
1808 North Delaware Street  
c. 1890

This house was built before 1898, possibly during the ownership of Frances Willard (1888 and 1898). Around 1916, the house was converted into apartments.

This Queen Anne Style, 2 1/2-story, frame building has clapboard siding and wide eaves overhang with modillions, a full-width front porch with round columns and row of small dentils in the entablature. Other features include a rounded oriel, projecting window bay and 4-part recessed gable window. The pedimented front gable is clad with fishscale shingles. The house is covered by a large cross-gable roof.

Johnson-Lycan Double Residence  
1809-1811 North Delaware Street  
1903

This double was constructed by Francis and Eleanor Johnson in 1903. The second owner, the Lycan family, lived here from 1920 until 1951.

This is a 2 1/2 story, frame double residence with a flared multi-hipped roof with dormers. Distinguishing features include the second story, square, hipped-roof front oriel, brick center chimneys, the twin corner entrances with porches, and the bank of casement windows in the attic. The porch posts have been replaced by steel supports.



Vacant Lot  
1810 North Delaware Street

This is the site of a 2-story frame house, demolished sometime between 1954 and 1980.

NORTH DELAWARE STREET



Conlee-Burke House  
1814 North Delaware Street  
c. 1890

This house appears to have been built between 1887 and 1898 either by James H. or Cyrus Smith. An early owner-occupant was Wilnette T. Conlee, who purchased the property and sold it in 1917. Conlee was succeeded as an owner-occupant by James Rocup (1918-1927), Martha Ballard (1927-1936) and Walter Burke (1936-present).

This 2-story frame house has a cross-gable roof with overhang and a large central, hipped-roof dormer window, as well as a circular second story window with keystones. The other feature of the house is the corner porch with square brick piers, grouped windows and clapboard siding.

Vacant Lot  
1815 North Delaware Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.



Wolf House  
1817 North Delaware Street  
c. 1895

George and Josephine J. Wolf purchased this lot as undeveloped land from the widow Hannah E. Kenyon in 1894 and construction began that year. The Wolfs are recorded as residing here beginning in 1898. Mr. Wolf was an independent real estate agent. His office was in the Lemcke Building in downtown Indianapolis. George passed away in 1919 and his wife remained at this address until 1926. Relations of the Wolf family were occupants until the 1940s, selling it in 1957, followed by owner-occupant Delpha Cave until the 1960s.

This 2 1/2-story, frame, Queen Anne Style house is clad with clapboards and fishscale shingles in the gable. The roof is a complex hip and gable type with wide eaves. Other features include a 2-story front porch and cut-away corners. The first floor of the porch is supported by brick piers; above the supports are grouped classical columns, spanned by a balustrade.

## NORTH DELAWARE STREET



Wilson Double Residence  
1818-1820 North Delaware Street  
c. 1887

James B. Wilson appears to have been the owner of the property when the house was built and converted into a double residence between 1898 and 1904. Wilson was listed as an occupant in 1904. The next owner-occupant was Fred Steinhauer from 1928 to 1939. This two-story double was originally constructed as a one-story cottage.

This 2-story, frame double has clapboard siding, 2 projecting corner porches, a cross-gable roof and cut-away corners. The most prominent feature is the pedimented front gable pierced by a Palladian window in the tympanum. The porch columns have been replaced by steel supports.

Koeckert Double Residence  
1821-1823 North Delaware Street  
c. 1884

Max and Laura Koeckert owned this lot from 1879 until 1920. The house was constructed before 1898. The house was altered between 1898 and 1915 with the remodeling of the porch, which was made two-story after 1915. Koeckert was a shoemaker. The house was converted into a double before 1914. Ernest Langen was the next owner-occupant (1920-46), followed by Anton Dum (1946-1954) and John Meirams (1954 to the present).

This 2-story, Queen Anne Style, frame house has cross-gable roofs. The house features a full-width, 2-story, front porch with square, fluted columns on the second level and square brick piers on the first. The house is covered with asbestos siding.



Tout House  
1822-1824 North Delaware Street  
c. 1880

It appears that this house was built between 1872 and 1888 by Winfield Durbin. The earliest known occupant was owner (1888-1901) Wilkinson Tout, a bricklayer, followed by Henry Werbe (1901-1912), John McClure (1912-15) and Mary Gavin (1933-1948). The house was enlarged between 1898 and 1915, probably when it was converted into two apartments. It was enlarged again in 1927.

This 2-story Queen Anne Style, frame house has clapboard and vertical beaded board siding. Decoration in the pediment includes angled beaded siding, vertical beaded siding and 2 square, pierced attic vents. The 2-story glazed porch was added after 1915 with the demolition of the full-width, 1-story front porch.

NORTH DELAWARE STREET

Vacant Lot  
1825 North Delaware Street

This is the site of a 2-story frame dwelling, and two 1 1/2-story frame dwellings which faced the alley. These were demolished sometime between 1954 and 1980.



Vacant Lot  
1826-28 North Delaware Street

This is the site of a frame, 2-story double residence demolished sometime between 1954 and 1980.



Stanley House  
1829-1831 North Delaware Street  
c. 1890

Built around 1890, owner George and Rebecca Stanley lived here in the 1890s. The Stanleys owned it until 1936. By 1914 the house was converted into two units, then into three by 1956. The C. Ernst Wetter family who eventually became the owners, occupied one unit with Wetter Lamp Shades from 1949 to the present.

This 2 1/2-story frame house has a cross-gable roof and features a 2-story full-width front porch with tapered, square wood columns on the second level, and square brick piers on the first. Steel railings have replaced the original balustrade on the second porch level. Features include cut-away corners forming bays, the pedimented gables, modillions and grouped front windows. The house is covered with asbestos and aluminum siding with only a small portion of the wood clapboard siding exposed.





## NORTH DELAWARE STREET



Leible House  
1832 North Delaware Street

Edward Leible, a cashier and assistant treasurer for the Indianapolis Water Company, built this home in 1888. Leible lived here into the 1940s. One of the more grandiose expressions of the Queen Anne style to be found in the area, the house features a multi-gabled roofline, chamfered corners on the main facade's center bay, a tower with a conical roof, and elaborate wood trim. Wooden banding is used in the frieze area and the chimney features elaborate brick detailing and clay chimney pots. At one time covered with asphalt siding, the home was recently restored to its former grandeur.

This 2-story, frame, Queen Anne Style house with a hip and gable roof features a 3-story corner tower at the northwest corner with a conical roof. The house has clapboard siding, a wraparound classical porch with an ornamented pediment, stickwork detailing and a highly ornamented front gable. The brick chimneys have corbelling.

Jones House  
1835 North Delaware Street  
c. 1888

This house appears to have been built around 1888. The earliest known owner-occupant (1890-1903) is Gilderoy H. Jones; He and his wife owned the property until 1903. William Addison, like Jones a travel agent, was the owner-occupant from 1903 until 1928, succeeded by Francis and Marie McCoy from 1928 until 1952.

This is a 2 1/2-story, frame house with a hip and gable roof; a full-width, front porch with brick piers; gable dormer; asbestos siding; and a decorative window in the front gable.



Bosler House  
1836 North Delaware Street  
1889

Frederick J. Bosler built this house in 1889 and lived here until 1900, selling that year to Willard Evans who lived here and sold it in 1916. Since that time the house has been a rental. In the mid-1950s it was divided into four apartments.

This 2-story, frame house has a cross-gable roof, full-width front porch with a gable, and exposed rafter ends. The house is covered with asphalt siding.

NORTH DELAWARE STREET

Vacant Lot  
1837 North Delaware Street

This is the site of two, 1-story frame cottages, one of which faced the alley, and were demolished sometime between 1954 and 1980.



Vacant Lot  
1838 North Delaware Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.

Sells House  
1841 North Delaware Street  
c. 1890

This house was probably constructed by Michael Sells around 1890. One of the earliest owner-occupants was Stephen Slinkard, a livestock trader, from 1894 to 1899, followed by George Ladley (1900-1908) and James Sturgis (1908-1918). The Nellie Moran family was the owner occupant from 1925 until 1983.

This 2 1/2-story, frame house has a hip and gable roof, clapboard siding, a full-width front porch with brick piers, decorative shingles in the gables and a gable dormer.



## NORTH DELAWARE STREET



Mead-Richie Cottage  
1842 North Delaware Street  
c. 1891

Cornelius Mead built this cottage in 1892. Between 1898 and 1915 the side corner porch was replaced by an "L" verandah and a rear addition was constructed, during the ownership of Isaac Richie (1901-1917). Ferris & Anna Taylor were owner-occupants from 1917 to 1931. Except for the loss of the front picket fence, the house remains as it was depicted in an Agnes M'Culloch Hanna article in the Indianapolis Star, October 26, 1937.

This frame cottage of 1 1/2-stories has a hip and gable roof. An angled window bay projects from the south facade. The wraparound front porch has tuscan columns, and the front entrance has multi-paned side and transom lights.



Richie Double Residence  
1846-1850 North Delaware Street  
c. 1892

The Richie double residence was constructed by Ella Richie around 1892 as a rental property. This 2 1/2-story, frame, Queen Anne Style double residence is clad with clapboard siding and topped with a hip and gable roof. Features of the house include a recessed front gable balcony, bracketed gable overhang, and paired, square-columned porches with balustrades.

Vacant Lots  
1847 & 1853 North Delaware Street

These lots are the sites of two, 2-story, frame dwellings, demolished sometime between 1954 and 1980.



NORTH DELAWARE STREET



Vacant Lot  
1854 North Delaware Street

This is the site of a frame, two-story dwelling converted to apartments sometime before 1954, and demolished sometime between 1954 and 1980.

NORTH DELAWARE STREET

Vacant lot

1901-03 North Delaware Street

This is the site of a 2-story, brick-clad, frame double residence, demolished sometime between 1954 and 1980.



Claybourne House

1907 North Delaware Street

1899

This building was constructed in 1899 by Calvin Claybourne. It was enlarged and altered between 1941 and 1954. The house ceased to be a single-family dwelling after 1928 when it was converted into four apartments.

This frame, Dutch Colonial Revival Style house has a jerkinheaded main roof and a front gambrel roof. The front porch is supported by classical columns and pierced, sawn balustrade. Two elliptical windows flank the coupled windows in the gambrel projection. The windows are 6 over 1 double-hung sash. The house is covered with aluminum siding.



Delaware Nursing Home

1910 North Delaware Street

c. 1975

This 1-story nursing home stands on the site of a large two-and-a-half story house. It is faced with brick and rubblestone.

## NORTH DELAWARE STREET

Smock House  
1911 North Delaware Street  
c. 1896

This house was constructed by William and Melissa Smock who occupied it from 1897. They were succeeded by owner-occupant Dixon Edgerton from 1910 until 1920; then Clarke and Nina Rogers during the 1920s, 30s, and 40s. By 1945 the house had been divided into eight apartments.

This 2 1/2-story frame house is dominated by the large, round, corner tower with a conical roof. The main roof is a jerkin-headed cross gable. There is also a full-width front porch with Tuscan columns under a dentilled frieze work and balustrade. The house also features clapboard and shingle siding, cut-away corners with decorative trim and eaves modillions.



Wood-Munter House  
1915 North Delaware Street  
1897

Frank W. Wood and his wife, Grace A., purchased the land from Edward F. Claypool in 1896. Construction of this house was completed by spring the following year. Wood was the president and treasurer of the National Underwear Company and vice president of the Adams Brick Company. In 1909, the Woods sold the house to Mr. Saul Munter of S. Munter and Company. Saul Munter was a partner of Saul Solomon, and sold stoves, carpets and household furnishings at 123-25 West Washington Street. The Munter family lived here from at least 1914 until 1979. The 1915-1954 Sanborn describes the house as "Flats" indicating multiple-family residency.

This 2 1/2-story, Shingle Style, frame house features a large cross-gable roof, a front porch with square columns and balustrade, shingled gable, front bay and recessed corner. A flair accents the shingled gable, as does the recessed coupled gable window.



Knight-Graham House  
1919 North Delaware Street  
c. 1900

This house was constructed sometime between 1899 and 1903 by John Knight. It was sold in 1903 to Arthur Jordan. Realtor Oliver O. McLeland was the owner-occupant here in the century's second decade followed by Dr. Nathan Graham until the 1940s. Earl C. Fagon followed in the 1940s, with Everett Bridgewater in the 1950s and 1960s.

This 2 1/2-story, frame house with hipped roof and dormers has a two-story front corner porch, with square columns on the first floor and rounded columns on the second floor, incorporating a projecting entrance porch with incised columns. The front dormers feature Corinthian pilasters. French doors flanked by full-length, multi-paned, double-hung windows open onto the first-story porch. A pair of French doors open onto the upper level as well. The glazed front entrance is framed by pilasters and a round arched canopy.



NORTH DELAWARE STREET



Wyon-Ashby House  
1922-24 North Delaware Street  
1897

This large Queen Anne Style house was constructed by Isaac Russell in 1897 and sold that year to Albert F. Wyon of V.P. Holiday & Wyon Company. The Wyon family lived here until the house was sold to attorney Samuel Ashby in 1911. Ashby lived here until 1921 but owned the house for two more decades as a rental. Around 1922 the house was converted into a two-family residence.

This 2 1/2-story frame house features a large corner tower with a conical roof on the southeast corner. The exterior siding is clapboard below the second story roofline, while imbricated shingle siding appears in the gables and the tower. Wooden banding is used to connect the second-story windowsills and lintels. The porch roof features a pediment with a decorated tympanum over the entry, supported by wooden classical columns on brick plinths spanned by a balustrade. The multi-gabled roof is augmented by a gabled dormer.

Vacant lot  
1927 North Delaware street

This is the site of a 2-story frame dwelling with brick veneer, demolished sometime between 1954 and 1980.



Schliecher-Shea House  
1928-1930 North Delaware Street  
1898

Adolf and Elizabeth Schliecher built this house in 1898 and lived here until 1905 when they sold it to Henry Churchman. Schliecher was a partner in Schleicher & Martens who dealt in carpets and draperies. Churchman lived here until 1920. Jeremiah Shea was the owner-occupant from 1920 until 1963. The house was converted into four apartments.

This 2 1/2-story Queen-Anne Style frame house bears neo-classical detailing: fluted Ionic corner pilasters, mullions, and door and window frames. The gable and hipped roof has a hipped roof dormer with Ionic half-columns. The front door features sidelights. The entablature includes dentils and modillions. Shallow oriels are located on the north and east facades and bowed bays.

## NORTH DELAWARE STREET



Jones House  
1832 North Delaware Street  
1897-98

John K. Jones built this house in 1897-98. Jones lived here until 1927, when the house was sold to Isaac N. Worth. The Worths were owner-occupants from 1927 until 1957 and responsible for converting the house into two apartments.

The main facade of this residence is quite similar in design to that of 1922-24 Delaware. This Queen Anne Style house has its character intact and bears many of the style's hallmarks. The house is 2 1/2-stories in height with a steep hip and gable roof with a pedimented dormer. The most important feature of the house is the 3-story oriel corner tower, covered with fishscale shingles and capped with a steep conical roof. Fishscales are also found in the roof gables. Other features include the elliptical gable window, shallow front bay and classical porch.

Barnhill-Gatch House  
1933 North Delaware Street  
1909

This imposing brick structure was built in 1909 as a hybrid of the Craftsman and Colonial Revival Styles. Originally, it was the home of John Barnhill, a physician who wrote medical tracts and historical novels. In turn, he sold the house to Willis Gatch, Dean of Indiana University Medical School and the inventor of the first adjustable hospital bed. The Gatches lived here from 1922 until the mid-1960s.

The house has a symmetrical 3-bay main facade with a centrally located, main entry. This entryway is protected by a brick-piered portico with an iron-work roof balustrade. The entry door is flanked by sidelights and surmounted by an elliptical transom. Flat arch window heads over both the first and second floor windows are of brick with limestone detailing. French doors on the second floor give access to the roof of the portico, which serves as a balcony. An ornate, Colonial-style dormer in the attic area features paired pilasters supporting the pedimented gable. Brickwork quoins accent the corners. The retaining wall separating the front yard from the city sidewalk is constructed of the same brick used in the house. Two low-walled terraces flank the portico. The low-pitched hipped roof and dormers are clad with tile.



Hatch House  
1934-1936 North Delaware Street  
1896

Harry Browser built this house in 1896 and sold it the next year to Aretas W. Hatch. Attorney Hatch owned it and lived here until 1919. That year George O. Jackson became the owner-occupant. Jackson lived here until 1929 and sold it in 1935. He was responsible for converting the house into two units in the late 1920s.

This simple, Queen Anne Style, frame house has a hip and gable roof. The upper gabled pediments have flared edges. There is a full-width front porch with a low pediment and classical rounded columns, which is part of the earlier double conversion. The house also features rows of carved brackets under the eaves, cut-away corners and round-arched windows. The prominent front gable has fishscale shingles and a large round-arched window.





NORTH DELAWARE STREET



Selvage-King House  
1940 North Delaware Street  
c. 1897

This house was constructed by Harry Bowser between 1895 and 1898 and sold to Joseph Selvage in 1901. Selvage sold it in 1903 to John R. King, the owner-occupant until 1922. King was an insurance agent. Alois Graham lived here from 1922 until 1940, when the house was divided into two apartments.

This 2 1/2-story, Queen Anne Style house is of brick construction. It has a rock-face limestone foundation, porch plinths, and lintels, and smooth stone sills. The main architectural features include a round corner tower with a faceted conical roof with a finial. Other features are the exposed rafter brackets, front porch with square Ionic columns, decorative details in the corbelled limestone chimneys, a massive hip and gable roof and entablature, and the side oriel.

Talge House  
1941 North Delaware Street  
c. 1903

W.W. Hubbard built this house around 1903. John H. Talge purchased the house in 1911 and lived here until 1923. Talge was president of the Talge Mahogany Company, founded in 1901. Thereafter, William S. Taylor owned it for five years. Owner-occupants Clyde and Floyd Jones lived here from 1928 until 1946.

This is a 2 1/2-story house of rock-faced, random-course stone featuring a low-pitched, hipped roof with dormers and wide overhanging eaves with modillions. Dressed stone string courses connect the sills of the windows on the first and second floors. The front porch features wooden Ionic columns and a turned wooden balustrade. The two front corners are rounded.



NORTH DELAWARE STREET

Barnett House  
2001 North Delaware Street  
1896

Joseph Lybrand constructed this house between 1896 and 1898 and sold it to John T. Barnett in 1899. The Barnetts owned it until 1935 and lived here a number of years. By 1916 the house had two apartments. From 1935 to 1948 the house was owned and occupied by Rufus O'Harrow, followed by Howard Robb until the late 1960s.

The house features a stepped gable roof and has a gable end wall for its main (west) facade. The gable area features a multi-paned, double-hung window flanked by quarter-round windows. The front porch has wooden square columns and a sawn balustrade. The hipped roof dormer is on the north facade; and, a 2-story bay is on the south facade. Details include brackets and dentils.



Mansfield-Beggs-Swain House  
2002 North Delaware Street  
c. 1896

Henry A. Mansfield built this house and lived here between 1896 and 1898. In 1899, he sold it to John Beggs who sold it six years later to Clara Swain. By 1914 the Swains, occupants, had divided the house into two apartments; and, by 1934, four occupants were listed.

This 2 1/2-story, Queen Anne Style house has a first story of brick with frame construction above. There are hipped and cross-gabled roofs with a hipped roof dormer at the southeast corner. The building features a full-width front porch, angled corner windows with drop pendants, decorative frieze panels, a mix of clapboard and asbestos shingle siding, a rounded corner, classical porch columns, pedimented front gable and hipped roof dormer.



Stanberry House  
2005 North Delaware Street  
c. 1895

This house was constructed between 1894 and 1898 by James Stanberry who lived here and owned it until 1921.

This is a 2 1/2-story frame house nearly identical to the house at 2001 to the south. The attic window is three-part and slightly recessed. The house features clapboard siding and a porch pediment featuring an open grill tympanum supported by wooden columns. The windows have been boarded.



## NORTH DELAWARE STREET



Applegate House  
2008 North Delaware Street  
c. 1895

William and Frannie Applegate built and lived in this house until 1928, succeeded by William McClure from 1929 until 1944.

This 2 1/2-story, frame, Queen Anne Style house is clad with clapboards, decorative panels, and fishscale shingles. There are corner angled windows with drop pendant brackets. The main feature of the house is the full-width front porch with turned columns, decorative bargeboards, decorative front gable, hip and gable roof, and shed dormer.

Craig-West-Trout House  
2011 North Delaware Street  
c. 1895

Lawyer John Craig built this house between 1892 and 1898 and lived here until 1903. David T. West was the owner-occupant from 1903 to 1930. He was editor-in-chief of the National Press Association. His wife continued to live here until 1941. Owner-occupant William L. Trout lived here from 1942 until the early 1970s. By the late 1960s, the house was converted into two apartments.

This 2 1/2-story, frame, Colonial Revival Style house has a cross-gable roof featuring clapboard siding and a full-width front porch with Tuscan columns, a front facade pediment with modillions on the base, raking cornices, and a Palladian attic window with quarrels. There are hood moldings over the doors and windows and corner pilasters.



McBride House  
2012 North Delaware Street  
c. 1911

Possibly built in 1911 by Bert McBride, who lived there. He was president of the Continental National Bank. This 2-story frame, hipped roof American Foursquare has an enclosed, full-width front porch with classical columns and balustrade. The hipped roof dormer has three lights framed with pilasters. The clapboard siding flares at the second story. Other features include a shallow bay on the south facade and an elliptical window in the center of the main facade.

NORTH DELAWARE STREET

Lewis-Griffin House  
2015 North Delaware Street  
c. 1912

Built between 1910 and 1915 by occupants Hattie and Thomas Lewis. They lived here until 1921 at which time they sold it to John Griffin who lived here until 1948.

This 2 1/2 story, frame, Queen Anne Style house is dominated by a 3-story octagonal tower with conical shaped roof. The front porch features classical columns and balustrade, below a dentilled frieze. The roof has a hip and gable form.



Vacant Lot  
2016 North Delaware Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.



Bosler House  
2020 North Delaware Street  
c. 1900

Built by the Bosler family sometime between 1899 and 1904. Harlan Bosler lived here until 1915. From 1915 until 1920 it changed ownership ten times. After 1915 the house became a rental and by 1929 the house was converted into four apartments.

This 2 1/2-story frame house features a large cross-gable roof, a round corner tower with conical roof, and a squared and a bowed window bay on the main facade. Other features include fishscale shingling on the tower, a full-width front porch with brick piers and balustrade, recessed coupled windows in the main gable, and decorative gable vents.

## NORTH DELAWARE STREET

Thornton House  
2021 North Delaware Street  
1898

This house was built by attorney William W. Thornton, whose family lived here until 1942. This frame, Dutch Colonial Revival Style house with a combination hip and gambrel roof features a Palladian window in the front gable. The house is 2 1/2 stories in height with clapboard and shingle siding. The other main feature of the house is the full width front porch with grouped classical columns on brick piers connected by a low balustrade.



Knede-Downs House  
2024 North Delaware Street  
1896

The William P. Knede family lived in the house they built in 1896 until 1922. The next long term owner-occupant was Zula Downs from 1930 until 1944.

This Queen Anne Style frame house of 2 1/2-stories is clad with clapboards and fishscale shingling in the gables. The house features a full-width front porch with square brick piers and a balustrade, an ornamented pediment, and a hip and gable roof with dormers. Brackets accent the cut-away corners under the gables.

McKee-Row-Martin House  
2027 North Delaware Street  
c. 1896

This house was built between 1895 and 1898 by James A. McKee who lived there until 1898. Emma Hamilton sold it to Mary Hamilton Row and her husband Dr. George S. Row. The Rows lived here from 1902 to 1927. They sold it to Clarence R. Martin who lived there until 1971.

This unusual 2 1/2-story, frame, Queen Anne Style house has clapboard siding, and hipped and broken gable roofs. There is a plain cornice with carved decorations appearing over the bowed window bay at the southwest corner and a knee-braced overhang with flared edges at the northwest corner. Other features include shed roofed dormer spanning the two front gables, and the decorated main and porch friezes.



NORTH DELAWARE STREET



Sheraton Apartments  
2030 North Delaware Street  
1928-1929

Built in 1928, this apartment building contains twelve apartments. The building was not fully occupied until 1936.

The Sheraton is a hybrid of Colonial Revival and Jacobethan Styles, 2 stories in height with a slate roof. The building has two end chimneys and frieze with dentil. Quarrel pattern muntins are located in the windows flanking the entrance pavilion, capped with a rounded parapet. This entrance includes a projecting portico with fluted Doric columns and pilasters and a metal grill balustrade above the portico. Over the portico is a brickwork panel and a round arched hall window. Quarter round attic vents flank the end chimneys.

Vacant Lot  
2031-35 North Delaware Street

This is the site of a 2-story brick-veneered, frame dwelling, demolished sometime between 1954 and 1960.



Efroymsen House  
2036 North Delaware Street  
c. 1905

Gustave Efroymsen owned and occupied this house from at least 1907 until 1922. That year, Walter Mayer purchased it and lived here until 1927. By 1930 the house was converted into eight apartments. Efroymsen was the president of H.P. Wasson and Company, one of the City's major department stores. Mayer was the secretary-treasurer of the George J. Meyer Company, manufacturers of plates and stamps.

This 2-story, brown brick Craftsman Style house has a red tiled, hipped roof with dormers. The main (east) facade features a 2-story polygonal bay and porch. The porch balustrade features simple limestone balusters extending around the terrace. Heavy wood timber framing supports the porch roof. Limestone is employed as window lintels and sills.

## NORTH DELAWARE STREET



Vacant Lot  
2040 North Delaware Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.

Walk House  
2043 North Delaware Street  
1897

Julius Walk constructed this house in 1897 and his family lived here until 1917. At that time, Samuel Kiger purchased the property and converted it into a four unit apartment house. By 1947, there were sixteen units in the house and a two-story front porch had been added.

This 2 1/2-story frame apartment house has a hip roof with gabled projections and a multi-sided dormer window. The front facade is three bays wide with a recessed centered entrance bay. Flanking this entrance there are two 2-story enclosed brick and stucco porches. The enclosure appears to be recent. The wide overhanging eaves and the raking cornice have small rows of dentils. There are also carved wood panels of garlands above the twin lighted half window over the main entrance.



Vacant Lots  
2047, 2051, 2055 North Delaware Street

This is the site of three 2-story frame dwellings, these buildings were demolished sometime between 1954 and 1980.



NORTH DELAWARE STREET



Wishard-Kempler House  
2050 North Delaware Street

Built by Harry Bowser in 1897, the first owner-occupant was Dr. William N. Wishard from 1907 until 1941, followed by Tillie Kempler until 1963. The house was enlarged by side and rear additions between 1898 and 1915.

This 2 1/2-story, frame Colonial Revival Style house built on an "L" plan, is clad with clapboard siding. It has a front porch with a side terrace. The house has a multi-gable roof with a pedimented front gable pierced by a Palladian window.



Berryhill House  
2054 North Delaware Street  
c. 1905

It appears that this house was constructed between 1899 and 1908 by Elizabeth Knight or William Wentz and sold in 1908 to attorney John S. Berryhill. The Berryhills were owner-occupants until 1930, followed by John Holtzman from 1930 to 1935. The house served as a rental during the late 1930s and was again owner-occupied in the 1940s and 1950s. During the 1960s it served as the Indiana Home Sanitarium and in the 1970s as the Christian Work Release Center and Alcoholic Rehab Center.

This 2-story, brick, Craftsman house features a red tile gable roof and shed front porch roof, gable end chimney, grouped double-hung windows with nine over one lights, centered front entrance with multi-paned sidelights, and limestone accents in the dark brick wall. The front porch is supported by brick piers and has a terrace.



## NORTH DELAWARE STREET



Apartment Building  
2060 North Delaware Street  
 c. 1925

This apartment building was constructed between 1924 and 1927 by Phillip Vant. This 3-story brick building contains six apartments. Owner (1926-1947) Edward M. Amos lived here during the 1930s.

This brick apartment building has a 3 bay front facade similar to 2154 North Delaware. The building features limestone banding at the first floor level as well as the third. The front entrance has a classical limestone frame as does the window above. Twin projecting bays have entablatures with projecting cornices and large window openings. A heavy, banded cornice completes the front facade. All windows have been altered with smaller size sash.

Willis House  
2063 North Delaware Street  
 c. 1900

This large brick house was constructed between 1898 and 1915. Early occupants include Moses Selig, a successful city clothier until 1920 and Bert Worthington, president of the Cincinnati, Indianapolis and Western Railroad resided here in the early 1920s. Owners F.E. Willis and Arthur Kling occupied it in the 1920s and 1930s.

This simple American Foursquare has a hip roof porch with a terrace and gauged brick piers, a hip roof, wide eaves, and hip roof dormers. Simple limestone windowsills provide the only relief from the otherwise plain three-bay facade.



NORTH DELAWARE STREET

Parking lot  
2066 North Delaware Street

A 2-story frame house, demolished sometime between 1954 and 1980,  
occupied this site.



NORTH DELAWARE STREET

Cole-McAlexander House  
2101 North Delaware Street  
1901-02, Vonnegut & Bohn Architects

Ruth Schuyler's name appears on the "Specifications for General Contract" prepared by the prominent architectural firm of Vonnegut & Bohn in 1901 for this house. Miss Schuyler purchased the property on August 21, 1901. She married Dr. Albert M. Cole (Oct. 3, 1901), the first Indiana physician to limit his practice to radiology. Both resided here until 1909. The Coles were succeeded by the family of Dr. Robert O. Alexander which resided here until the early 1940s. Dr. McAlexander employed the firm of Herbert Polz & Son, Architects in 1941-42 to design the remodeling of the interior into two apartments.

This is a 2 1/2-story frame house with a corner porch. The house has a hipped roof with hipped roof dormers and projections. Decorative details include shaped muntins in the second story lancet windows. Other features include modillions, wide eaves, front bay window, portico, terrace, and the recessed front entrance. The porch supports have been replaced.



Buchanan-Ralston-Price-Baxter House  
2102 North Delaware Street  
1898

This house was constructed by William Garstang in 1898 and sold that year to William M. Buchanan, who lived there until 1903. He was the manager of the law department of the Bowen-Merrill Co., publishers. Abraham Lehman, president of W.S. Mahan Co., was the owner-occupant from 1903 to 1916. From 1913 until 1917, Samuel M. Ralston rented this house while he served as Governor of Indiana. (For a number of years, Indiana left it up to the current state governor to provide a residence for himself in Indianapolis during his term of office) Owner Phillip Vant lived here from 1918-1921 followed by Roger Wallace, 1921-1926. George Price was the owner-occupant from 1926 to 1940. Jesse Baxter and his wife were owner-occupants from 1941 to 1969, ending an exceptional history of long-term owner-occupancy.

This Queen Anne Style frame house of 2 1/2-stories features a hip and gable roof; wraparound porch with square, chamfered columns; a corner pavilion with a hip and gable roof; and conical roof. There is clapboard siding throughout the house, and decorative shingling in the east and south pedimented gables. The projecting window bays are bracketed.

Noble-Maine House  
2105-2107 North Delaware Street  
1897

Mary V. Caldwell constructed this house in 1897 and sold it that year to William T. Noble, who lived here until 1900. He was succeeded as owner-occupant by Charles Hutton, Willis Maine, and Eugene Rexford into the 1950s. During Maine's ownership, around 1916, the house was converted into two apartments.

This is a 2 1/2-story, Queen Anne Style, frame house with clapboard siding, and multi-gabled roof with gable ends facing the street. Until recently, there had been a wraparound front porch with classical columns and a low pediment.



## NORTH DELAWARE STREET

## Vacant Lots

2111, 2115 North Delaware Street  
1895

This is the site of two frame dwellings demolished sometime between 1954 and 1980.



## Vacant Lot

2112 North Delaware Street

This is the site of a 2-story, frame house, demolished sometime between 1954 and 1980.



## Moore House

2116 North Delaware Street  
1897

Travel agent Michael Moore built this house in 1897 and owned it until 1946. He and his wife lived here until 1941. While owned by a Clark, the house was used as the College of Physical Therapy. Owner-occupant Charles Karnatz lived here from 1946 until 1950, followed by Charles Stanley until 1964. 1964-1975 were the years of Daniel Stokes' owner-occupancy.

This Shingle Style frame house has a full-width front porch supported with replacement brick piers and balustrade. The house features imbricated and clapboard shingling and a hipped roof with east and south facing gables. The other principal features of the house are the carved pediment over the entrance and the recessed three-part attic window with a pair of Tuscan columns.

NORTH DELAWARE STREET

Caldwell House  
2119 North Delaware Street  
1895

Jefferson Caldwell built this house in 1895 and sold it that year. However, he lived here in 1897. The next owner-occupant was Robert McDermott from 1900 until 1924, followed by Herman Tuttle in the 1920s and Sherman Miers in the 1930s. By 1948 the house was converted into seven apartments. The front porch and front facade were enlarged between 1898 and 1915.

This 2 1/2-story Queen Anne Style frame house has a hip and gable roof, and gabled dormer windows. Decorative elements include clapboard siding with banding and flared edges, fishscale shingling in the gables, a small corner porch with an ornamented tympanum and a spindled frieze and balustrade.



Millikan House  
2122 North Delaware Street  
1896

Mary V. Caldwell built this house in 1896 and sold it that year to Frank Millikan who lived here until the late 1930s. He was followed by Alma Wolford (1944-45) and Daniel Stokes (1945-1970). Stokes was an owner-occupant in one of the seven apartments he created around 1949.

This 2 1/2-story frame house has a multi-hip roof with a front hip dormer. There are 2 semi-enclosed chimneys on the south facade. The other features of the house include Tuscan porch columns on brick piers, ornamented carved pediment over the front entrance, clapboard siding, and a roof cornice above a blank frieze and architrave.



Johnston Double Residence  
2123-2125 North Delaware Street  
1912

This frame, 2-story, Craftsman, double residence was constructed in 1912 by Estelle Johnston. She lived here from 1912 until 1930. It features a massive hipped roof with a centered, hipped dormer; paired, brick-piered porches; and second-story bays. The north facade has a brick-piered porte cochere with a sun room above. The south facade has a cantilevered sun room supported by large brackets. The double has clapboard siding and French doors.



## NORTH DELAWARE STREET

Johnston Bungalow  
2127-2129 North Delaware Street  
1914

This house was constructed in 1914 by Estelle Johnston. By 1939 the house was divided into two apartments. The Johnstons were occupants until 1950.

This 1 1/2-story frame bungalow features a narrow band shingle siding with a low gable roof and twin gabled dormers facing north and south. There is a small covered porch on the south facade and a projecting window bay with transom windows on the west front facade. Other details include a bank of multi-lighted casement windows with transoms on the west facade balancing the bay.



Coerper House  
2130-2132 North Delaware Street  
1897

This house was constructed in 1897 by Henry J. Coerper, who lived here until 1924. He was succeeded by Mary Alice Whitlock and John Goodnight (1952-1973). The house was converted into a double residence by 1924.

This 2 1/2-story, Queen Anne Style, frame house has a full-width front porch with Ionic columns and balustrade. The hip and gable roof has a front gabled dormer. The dormer is pedimented and supported by pilasters. The front gable is pedimented, below which is a bowed bay. The house is covered with aluminum siding.



Schouten Metal Craft Shop  
2134 North Delaware Street  
c. 1965

A 1 1/2-story concrete block and frame workshop, with gable end to the street. Asbestos shingles cover the upper 1/2-story. A 2-story frame house stood at the east end, or street side of this lot; it was demolished sometime between 1954 and 1980.

This concrete block, 1 1/2-story, structure was built sometime after 1954. It served as a warehouse until c. 1973 when Schouten Metal Craft took ownership. They occupied the building from that time until late 1987.

NORTH DELAWARE STREET

Vacant Lot  
2137-39 North Delaware Street

This is the site of a 2-story house of frame construction, demolished sometime between 1954 and 1980.



Vacant Lots  
2138-40, 2142 North Delaware Street

This is the site of two frame dwellings. Both buildings were demolished sometime between 1954 and 1980.



Taylor House  
2143 North Delaware Street  
1897

Joseph Wineman built this house in 1897. Louisa Ducking bought it in 1898. By 1901 attorney William S. Taylor purchased the house. He and his family lived here until 1946. Taylor was general counsel and vice president for the Empire Life and Accident Insurance Company. He was elected governor of Kentucky in 1899, but had lived in exile in Indianapolis since 1900 to escape charges for the murder of his Democratic opponent. Marvin J. Craig was an owner-occupant from 1947 until 1979.

A 2 1/2-story frame house, which had asbestos over clapboard siding, it features a multi-gable roof with south and west projections. The building has a full width front porch with grouped tuscan columns. There is a 2-story bay on the south side and a bowed bay in the northwest corner.



## NORTH DELAWARE STREET



Geiger House  
2146 North Delaware Street  
 1907

This 2-story, frame house was constructed in 1907 by Fred Braginton. He sold it the next year to Leonard Geiger, who lived here until 1941. John Ebaugh was the owner-occupant from 1945 until 1967. This American Foursquare house has a large hipped roof with flared eaves, hipped roof dormers, wide eaves, brackets, clapboard siding, and a full-width front porch with classical columns on an open balustrade.

Garey House  
2147-2149 North Delaware Street  
 1897

Henry Dallman built this house in 1897 and sold it immediately to George Garey. Garey lived here from 1897 until 1917. That year his widow created two apartments and continued to live here until 1936.

This 2-story frame double has asbestos siding over clapboards. The front facade includes a 2-story enclosed, glazed porch with brick piers under square wood columns. There is a double entrance at the northwest corner. The building includes a crenelated parapet.



Vacant lot  
2150-52 North Delaware Street

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1980.



NORTH DELAWARE STREET

Grawling House  
2151 North Delaware Street  
1899

Gustav A. Neubacher built this house in 1899. Eugene Grawling and his family owned it from 1903 until the late 1950s. This 2 1/2-story frame house has aluminum siding, a hipped and gabled roof, and a full-width gabled front porch with replacement steel posts. The house also features a leaded glass transom light and sidelights in the front entrance. The gable has a 3-part window with multi-lighted sash.



Vacant Lot  
2153-55 North Delaware Street

This is the site of a 2-story frame triplex demolished sometime before 1954 when the intersection of 21st and Delaware streets was widened.



## NORTH DELAWARE STREET



The Delavan Apartment Building  
2154 North Delaware Street  
1914

This apartment building was built by David Kahn. It originally was a six-unit building, by 1947 the number of apartments had doubled.

This 3-story brick apartment building has a 3-part front facade which includes two projecting bays and a recessed center bay. The ground floor windows are boarded. The upper windows have panels of transom lights. All windows have limestone sills and coping stones.

NORTH NEW JERSEY STREET



Vacant Lot  
1602 New Jersey Street

This is the site of a 2-story frame dwelling that had been attached to a 2-story frame dwelling at 326 East 16th Street. These were demolished sometime between 1854 and 1980.

Vacant Lot  
1605 North New Jersey Street

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1980.



Hetherington House  
1606 North New Jersey Street  
c. 1885

This dwelling appears to have been built between 1882 and 1887 by William W. Welling, though it was not occupied until around 1895 by its owner Benjamin F. Hetherington. Hetherington, president of Hetherington & Berner Architectural Iron Works maintained residence for only a couple of years, but he did keep possession until his death in 1906. After this, John Laufer owned the house until the mid 1910s, followed by Daisy and Clint McCormack who served as owners and occupiers until the mid 1920s. For the next twenty years, Banks owned the house until the mid 1940s when Mrs. Anna Malcom was owner-occupant until the mid 1960s.

This 2-story frame house has a cross-gable roof and a corner porch with columns covered with an artificial block. The house is covered with artificial siding, and features 1-over-1 windows, and has a modern concrete pad in the porch.

## NORTH NEW JERSEY STREET



Hereth House  
1608 North New Jersey Street  
c. 1888

It appears that this dwelling was built between 1887-1889 by William L. Hereth, a bank teller and later manager of Indiana Safe Deposit Company. The Hereth family occupied the residence until around 1914, after which they were followed by a variety of short-term non-occupant owners. It was not until the 1930s that an owner, Roy Kenney, lived at the address. From 1953-1975, Walter Embry resided in the home, the first of any significant length.

This 2-story, frame house has a hip and gable roof, a full-width porch with an artificial stone block covering the porch columns. The house also features a round attic vent window and artificial siding.

Vacant Lot  
1609 North New Jersey Street

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1980.



Stucky House  
1615 North New Jersey Street  
c. 1888

Benjamin C. Wright built this 2-story dwelling between 1887-1890 and then sold it to Catherine Backus who retained possession until the turn of the century. From this point until approximately 1920 Kate May Stucky served as the first owner-occupant. In the late 1920s the building was divided into six apartments with owner William Dobson living in one until the mid 1940s. Ten year terms of ownership followed with the apartments appearing vacant in 1984.

This is a 2-story frame house with a multi-gable roof. It has been covered with asbestos siding and the porch is partially enclosed. There are two angled bays on the south side, and a peaked, gable window on the front.



NORTH NEW JERSEY STREET



Vacant Lots  
1616, 1618-20 North New Jersey Street

This is the site of two, 2-story frame houses, demolished sometime between 1954 and 1980.

Vacant Lot  
1617 North New Jersey Street

This is the site of a frame, 2-story dwelling, demolished sometime between 1954 and 1980.



Spoehr House  
1621-1623 North New Jersey Street  
c. 1895

This 2-story dwelling appears to have been built between 1887-1898 during the ownership of Joseph Christian and Beatrix Karle. It was not until the turn of the century however that shoemaker John Spoehr lived in and owned the house; with his family continuing to do so until the mid 1940s. The structure appears to have been divided around 1928 with the entire building becoming vacant in the 1970s. This frame house has a cross-gable roof, clapboard siding, and a remodeled front porch. The front gable is emphasized with fishscales and trim.



## NORTH NEW JERSEY STREET



Pye Double Residence  
1622-1624 North New Jersey Street  
c. 1882

This double residence appears to have been built during the ownership of the Reverend John K. Pye family, between 1882-1884. Various members of the Pye family, particularly Amanda lived in at least one side of the house until around 1928. After that, various non-resident owners followed. Around 1980, the building appeared to have been purchased by St. Paul's Church of God.

This 2-story frame double residence has a gable roof with corner gable brackets and remnants of a gable trim. It is now covered in asbestos siding. A part of the porch has been removed, with the chamfered columns remaining. There are two front doors. It appears that the windows have been covered with aluminum siding. Other windows appear to have six over one lights in the south bay. There is a kitchen addition in the rear.

Gibson-Harris House  
1625 North New Jersey Street  
c. 1880

This cottage was probably built sometime before 1887, and was not inhabited until around 1890 by David McCoke, a sign writer, and his family through 1897. Amos Gibson owned the house for almost fifty years from 1908-1957, living at the residence from the early 1910s to mid 1945. Frank Harris followed as the next owner-occupant for approximately ten years.

This 1 1/2-story frame cottage has a cross-gable roof and has been extensively altered with a brick veneer on the first floor. The porch has been altered with removal of the posts, and an addition of a brick half-wall. The house appears to be sided with a wide gauge artificial siding.



Vacant Lot  
1626-28 North New Jersey Street

This is the site of a frame, 2-story house, demolished sometime between 1954 and 1980.



NORTH NEW JERSEY STREET

Karle-Swain Cottage  
1629 North New Jersey Street  
c. 1883

Built before 1887 by Joseph Christain Karle, an owner of a shoe company, this cottage was occupied by the Karle family until around 1904. After that, a pattern of non-residency developed by a variety of owners until the early 1950s. At that time, Harry and Ida Swain owned and occupied the house until approximately 1963.

This 1-story, cross-gable frame cottage is covered with artificial siding. The corner porch has been altered. All the other openings appear to have been unaltered.



Sielken-Rooker House  
1630 North New Jersey Street  
c. 1885

This house was built between 1885 and 1887. H. Louis Sielken, manager at H. Lieber Co., was the owner-occupant until 1903. From 1903 until 1923 it served as rental property with no owner-occupants. Joseph Lineberry purchased the house in 1923, having lived there since 1916. William Rooker was the owner occupant from 1927 by 1940, followed by a long period of renter-occupancy. Between 1898 and 1915 the original corner porch was replaced by an "L" verandah and a one-story rear addition was constructed.

This 2-story, frame, Carpenter-Builder Style house has a cross-gable roof, vertical siding and corner brackets in the gables. The wraparound verandah, with turned posts and brackets, is all intact. Alterations include addition of asphalt siding and altered first floor front windows, which have been replaced with smaller units.

Cooper Double Residence  
1633-1635 North New Jersey Street  
c. 1903

Built between 1901-1905 by Harvey Hasbrook, this two-story double was first rented in 1904 by Frank Ruder, a clerk at Charles Mayer & Co., and George Weidley, treasurer of a manufacturing company. James A. Cooper appears to have been the longest owner from 1905-1935.

This double is clad with wood clapboards and has a prominent front gable with a cornice and cornice returns. The front porch has been removed as well as a second story window. The windows have classical window heads and the north and south facades have slight overhangs.



## NORTH NEW JERSEY STREET



Vacant Lots  
1634 to 1654 North New Jersey Street

This is the site of five single-family frame dwellings and two frame doubles, demolished sometime between 1954 and 1980.

Vacant Lots  
1639 to 1653 North New Jersey Street

This is the site of an eight-unit, one-story, cinder block apartment complex, two frame dwellings, and a frame double. All of these buildings were demolished sometime between 1954 and 1980.





NORTH NEW JERSEY STREET

Adams-Lamb Rental House  
1701-1703 North New Jersey Street  
c. 1872

This 2-story house was probably built around 1872 by Wisley M. Adams, a carpenter who was responsible for platting and building cottages in the Lockerbie Square area. Adams originally constructed a 1 1/2-story cottage. It was enlarged into a 2-story house sometime between 1887 and 1898 while owned by Marietta Lamb. Isabel Ferguson owned the house from 1897 to 1933 and was responsible for its conversion into a double between 1890 and 1913.

This 2-story frame building has clapboard siding, a hip and gable roof with dormers and side bays. Features include the shingled front gable and the 2-story front porch with brick piers. A portion of the second story porch is covered, supported by 2 classical columns, added c. 1914.



Vondersaar-Kafoure House  
1702 North New Jersey Street  
c. 1874

Lawrence Mag built this house between 1873 and 1875 and it was purchased by blacksmith Wendell Vondersaar in 1875. Vondersaar was the owner-occupant from 1875 to 1904, succeeded by George Kafoure from 1924 until the 1950s. He continued to own it until 1971. A commercial wing was added to the rear in 1938.

This 2-story, frame, Carpenter-Builder Style house has a cross-gable roof and features eaves brackets and clapboard siding. There is an enclosed corner porch, with brick piers replacing the original wooden posts. The rear of the house has a concrete block commercial building facing 17th Street which is faced with brick. That building, 324 E. 17th Street, has been known as the "New Testament Church of God".



Trueblood House  
1705 North New Jersey Street  
c. 1889

Toolmaker Hezekiah Trueblood built this 2-story dwelling between 1887-1890 and lived at the address until at least 1904. In 1928 the building was divided into two units and has continued to be occupied by renters.

This 2-story frame house has a cross-gable roof, clapboard siding, classical window frames, and replacement square wood posts for the wraparound porch.



## NORTH NEW JERSEY STREET

## Vacant Lots

1707 to 1719 North New Jersey Street

This is the site of three, 2-story, frame houses demolished sometime between 1954 and 1980.



Mandalay Court Apartments  
1710 North New Jersey Street  
1883 & 1908

Charles Warburton built this house in 1883 and sold it to Nathaniel Hyde. It appears that the house was used as a rental property. By 1919 it had been converted into eight apartments. The Mandalay Realty Co., owned the house from 1918 to 1930.

This 2-story frame apartment house is covered with asbestos siding, and features an intersecting hipped roof, a small canopied corner entrance, and small wood brackets where window flower boxes once hung. Most of the windows (6 over 1 lights) are paired or in groups of three.



Mandalay Court Apartments  
1712 North New Jersey Street  
1883 & 1908

Charles Warburton built this house in 1883 and sold it to Nathaniel Hyde. It appears that the house was used as a rental property. By 1919 it had been converted into eight apartments. The Mandalay Realty Co., owned the house from 1918 to 1930.

This is a mirror image of 1710, and features a multi-hipped roof and asbestos siding. Grouped windows appear with brackets for window boxes. At the corner of the building, where the two wings meet, there is a second story wooden deck and stairway. This is a later addition.

NORTH NEW JERSEY STREET



Doenges House  
1716-1718 North New Jersey Street  
1897

Lynn B. Millikan built this house in 1897 and sold it to Casper Doenges, a grocer. The Doenges family was the owner-occupant until 1960. The house was converted into two units by 1914.

This 2-1/2-story frame double features clapboard siding and a hipped roof with a prominent front gable dormer with decorative wood shingles. The house is four bays wide with four windows on the second story. The porch has classical detailing with square fluted columns. The entranceway originally had a transom.



Burton House  
1720 North New Jersey Street  
c. 1899

Lynn Millikan built this house between 1897 and 1903. William H. Burton, of Burton Loan and Jewelry, became the first owner-occupant. Members of the Burton family lived here until 1945. Effie, widow of William, converted the house into four apartments by 1922.

This is a 2-story frame house with Queen Anne influence. Features include clapboard siding, a multi-gabled roof, and a projecting front gable with cutaway corners below. The windows are grouped in threes with transoms on the front facade. The house has a Craftsman Style front porch with brick piers and a shingled gable.

Lybrand House  
1721-23 North New Jersey Street  
1894

Originally a single-family dwelling, this house was built in 1894 during the ownership of Annie Brady. It was sold the next year to its first occupant, though short term, Joseph E. Lybrand. In the early 1920s the house was divided into two units with an ensuing pattern of short term owners. It was not until 1970 that the owner, Curtis Sutherland, was also a resident.

This large 2-1/2-story frame house with a multi-gable roof is covered with aluminum siding. The original columns of the 2-story front porch have been removed, and a second front door has been added.



## NORTH NEW JERSEY STREET



Vacant Lots  
1724, 1728-30 North New Jersey Street

This is the site of two frame, 2-story dwellings, demolished sometime between 1954 and 1980.

Koster House  
1727 North New Jersey Street  
c. 1894

Harvey Hasbrock appears to have built this two-story dwelling between 1891-1895. However, Charles P. Koster, the first owner-occupant, does not appear until around 1918-1922. In 1928 the building was divided into four apartments, and then into eight in the 1950s. The apartments appear to have been vacant since 1984.

This 2-story, frame house features a large gabled roof. The main feature of the front facade is the 2-story porch with four large brick piers and classic balustrade on the second-story porches. The entranceway has a shallow classical portico and is located between the two porches. The house is covered with aluminum siding. French doors open onto the porches.



NORTH NEW JERSEY STREET

McShane Double Residence  
1801-1803 North New Jersey Street  
c. 1890

Sarah Carter appears to have been the owner (1889-1892) during the construction of this 2-story double dwelling. For approximately five years, the first resident of the structure probably was the family of Etta L. Miller, principal of the German Annex High School. The only apparent owner-occupant was Thomas McShane, from the mid 1930s to the late 1950s.

This double residence has a multi-gable roof, wooden clapboards and gable shingles. The front porch features turned posts, freize, and brackets. Half of the porch has brick half-walls with columns resting on top.



Heiskell Cottage  
1802 North New Jersey Street  
c. 1893

Martin Anderburg built this cottage between 1890 and 1893 and sold it to Lucy Heiskell in 1893. She was the owner-occupant until 1936, followed by Lora Lashbrook from 1939 to 1942. It served as a rental until it became the Greater Shepherd Missionary Baptist Church in 1974.

This 1-story, cross-gable, frame cottage is covered with asbestos siding. The house features a corner entry porch with one classical column and a bay projecting from the south facade.



Vacant Lots  
1804-06 North New Jersey Street

This is the site of two, 1-story frame cottages demolished sometime between 1954 and 1980.

## NORTH NEW JERSEY STREET

Commercial Building  
1805 North New Jersey Street  
c. 1950

This lot had been vacant until sometime between 1941 and 1954 when a 1-story commercial building was constructed, serving in the 1950s as a toy repair shop.

Rental Cottage  
1806 North New Jersey Street  
c. 1880

This small frame cottage was constructed sometime between 1873 and 1898. It was identical to the cottage at 1806 to the south. Both cottages had the same owner until 1909 and again in 1930. They changed owners ten times between 1872 and 1909. It appears to have served as a rental for most of its existence.

This 1-story, frame, cross-gable-roofed cottage has clapboard siding and part of the house is covered with asphalt siding. The main feature is the prominent L-plan verandah with turned posts and brackets.

Hedback Corporation Buildings  
1809 to 1853 North New Jersey Street

This collection of low-rise buildings houses the Hedback Corporation (1835 North New Jersey Street), a heating and cooling equipment company. This complex has been expanded since the 1950s with the acquisition of adjacent lots. The complex incorporates the two historic buildings at 1833-35 and 1837-39. Both appear to have been built sometime between 1907 and 1911 by Richard Hutchinson. 1833-35 is a 1-story, concrete block building with a brick facade. 1837-39 is a 2-story brick building with the facade articulated into two portions, each with 2 second-story bays. A brick corbel table is the only visible architectural detail, as the first floor facades of both buildings are covered with wood siding. The Sanborn maps indicate that the buildings' early use was that of the Morton Place Garage with a capacity of 80 cars in 1915. The other structures were built to accommodate the expansion of the heating and cooling company. The 1-story, concrete block structure on the north side of 1837-39 (1841 North New Jersey Street) was constructed in 1960. The other structures serve as warehouses, and are clad with sheet metal.



NORTH NEW JERSEY STREET



Vacant Lot  
1810 North New Jersey Street

This is the site of a 1-story brick dwelling, demolished sometime between 1954 and 1980.



Lalley House  
1814 North New Jersey Street  
c. 1890

This house was built sometime between 1887 and 1898 possibly by John MacShulse, who owned the lot from 1887 to 1902. From at least 1904 to 1934 members of the Lalley family were owner occupants. By the 1970s the house was used as a church.

This 2 1/2-story house features a cross-gable roof with jerkinheads and a hipped-roof dormer. It also has an oriel projecting from the south facade. Alterations include the addition of asbestos siding as well as enclosure of the front porch. It serves as the "True Fellowship Temple P.B. Church".



Vacant Lot  
1816 North New Jersey Street

This is the site of a frame, 2-story dwelling, demolished sometime between 1954 and 1980.

## NORTH NEW JERSEY STREET



Zener Cottage  
1824 North New Jersey Street  
c. 1880

Built between 1876 and 1898, the cottage did not have an owner-occupant until the 1920s with John Zener. This 1-story frame cottage has a cross-gable roof and a small corner porch with turned posts and brackets. It is covered with asphalt siding.



Vacant Lot  
1842-50 North Jersey Street

The site of a 1-story frame building, known as the "Bible Tabernacle", demolished sometime before 1954.

Storage Shed  
1846 North New Jersey Street  
c. 1950

This storage shed was constructed between 1941 and 1954 on the site of the Morton Place Stables.



NORTH NEW JERSEY STREET

Vacant Lots  
1901, 1903, 1905-07 North Jersey Street

This is the site of two frame dwellings and a frame double demolished sometime between 1954 and 1986.



Griffins-Calvert House  
1902 North New Jersey Street  
c. 1905

William Coburn built this house between 1899 and 1907 and sold it to Serrell Nebeker in 1907 who sold it to Mary Helen Griffin in 1911. The Griffins lived here until 1917. Owner-occupant Cecil Calvert was here from 1920 until 1941, followed by Anna Love until the late 1950s.

This 2 1/2-story frame house has a gambrel roof with dormers and a shallow overhang. Features include 2 small oriels on the south side of the house, and a front porch with wooden classical columns. The house is covered with aluminum siding.



Coburn-Hart House  
1906 North New Jersey Street  
1899

This dwelling was built by William H. Coburn in 1899. Ownership changed hands frequently between 1900 and 1908, when Lewis F. Hart became the owner. He resided at this location from at least 1914 to 1929. In 1930, Mrs. Lauretta Henry is listed as occupant-owner until the mid 1940s.

This Queen Anne Style frame house of 2 1/2-stories has clapboard siding on the first and shingle siding on the second floor and gables. The house has a multi-gable roof, a front bay projecting from the main facade as well as a front porch. Many windows are grouped in pairs. The house is boarded and vacant.

## NORTH NEW JERSEY STREET



Thompson-Stewart House  
1908-1910 North New Jersey Street  
1897

Samuel Waters built this house in 1897 and sold it that year to Eugene Thompson, who owned it until 1931. George S. Stewart was the owner-occupant from 1931 to 1970.

This Queen Anne Style house is 2 1/2-stories in height, of wood frame construction and features clapboard siding. The gable and the frieze area are covered with decorative wood shingles. The front porch has had the posts removed and replaced with metal supports. It has a multi-gabled roof with dormers.

Mass-Ruddell House  
1909 North New Jersey Street  
1898

This 2-story dwelling was built by George L. Mass in 1898. The Ruddell family owned the building from 1904 to 1931. Mr. and Mrs. Almus G. Ruddell are indicated as occupants from at least 1913 to 1928. Della Henry is listed as the owner-occupant from 1939-1956, and the McClain family from 1958 to 1984.

This frame house is 2 1/2-stories in height and has a multi-gable roof. The house is covered with aluminum siding and has its porch posts replaced, but the features of the front gable, second-story oriel and front porch remain.



Pinnell House  
1920 North New Jersey Street  
1898

Julius W. Pinnell of J.W. Pinnell and Company Lumber, built this house in 1898. He lived here until the 1940s. His successor, owner-occupant Paul Castor, converted the house into two apartments. By 1967 the house had eight apartments.

This large frame house was built in the Colonial Revival Style. The most prominent feature is the large gable end, framed with an entablature forming a large pediment. Inside the pediment is a group of windows. The second major feature is the large verandah which has paired wooden Doric columns. The classical influence is also seen in the corner pilasters on the front facade as well as in the pediment of the side dormer.



NORTH NEW JERSEY STREET

McDaniel House  
1921-1923 North New Jersey Street  
c. 1903

The Freemont McDaniel family was the owner-occupant of this house until 1939. McDaniel built the house sometime between 1902 and 1904. After 1939 the house was divided into two rental apartments.

This is a large 2 1/2-story frame house with clapboard siding. It has a cornice with a plain frieze around the house with a hip and gable roof, with a hipped roof front dormer. The full-width front porch is supported by classical columns resting atop the brick porch wall.



Evans House  
1924 North New Jersey Street  
c. 1902

Joseph W. Selvage may have built this dwelling for Chauncey Watson between 1898 and 1904. The Evans family appears to be the long-term occupant from 1905 to 1964, as well as owners from about 1904 to the early mid 1960s. The house was altered between 1898 and 1915 with the removal of south-side porches.

This 2 1/2-story, frame, Queen Anne Style house has a large, prominent, front gable. The gable is pierced by a variation of a Palladian window framed by the gable and a decorative panel frieze below the gable windows. The original front porch supports have been removed. There is a shallow bowed bay on the second floor and a large dormer on the south and north sides. The house is covered with artificial siding. Stained and leaded glass appears in some of the windows.

Vacant Lots  
1925-27 to 1939 North New Jersey Street-405 East 20th Street

This is the site of two 2-story frame doubles, and two 2-story frame houses, demolished sometime between 1954 and 1980.



## NORTH NEW JERSEY STREET



Wiley House  
1926 North New Jersey Street  
1898

This dwelling was built by Howell Waddle in 1898. Ulric Wiley, a judge for the Appellate Court of Indiana, was the owner-occupant from 1899 to 1930. The Ora Merrick family appears as occupant for most of the period 1945 - 1980.

This is a 2-story house of frame construction with prominent gable roof gables decorated with fishscale shingles. There is an oriel on the north side, and a full-width Classical porch on the front with an intact balustrade.



Smith-Keating-Carroll House  
1930 North New Jersey Street  
1897

James Smith built this house between 1896 and 1898 and lived here until 1902, selling it to John Moffatt, living here until 1906. Thomas P. Keating was the owner-occupant until 1929, succeeded by John P. Carroll until 1958. Harrison Cason lived here from 1958 until the mid 1970s. The house was remodeled between 1898 and 1915 with the removal of side bays and the enclosure of a south-side porch.

This 2-story Queen Anne Style house, similar in style to the one at 1920 N. New Jersey St., is of frame construction, with wood clapboard siding, and fishscale shingles in the front gables. It has a Classical Style front porch on the front with paired columns resting on bases connected by a turned classical balustrade. There is an oriel on the south facade.



Whitson-Braginton-Bornkamp House  
1932 North New Jersey Street  
c. 1905

Amanda T. Whitson built this house between 1899 and 1908. Frederick Braginton was the owner-occupant from 1908 until 1923. He was succeeded by Christian Bornkamp in the 1920s through 1950s, and Harry Vorhis in the 1970s.

This house was built under the Craftsmen influence and features a trellis-style front porch which has a gable in it. The columns are pre-cast concrete set on concrete piers. There is a 2-story bay on the front as well as wide overhanging eaves on the hipped roof which is pierced by hip dormers. The house is covered with artificial siding. Second-story French doors open onto the front porch roof.

NORTH NEW JERSEY STREET



Lovett-Richeson House  
1938 North New Jersey Street  
c. 1896

Charles Merrifield probably built this two-story single family dwelling between 1894-1897 before selling it to its first owner-occupancys, Mr. & Mrs. Daniel Lovett. They resided in the house for only a couple of years. From the 1910s to the 1940s, owners once again occupied the structure with William Picker until 1924 and then William Backelder until 1943. Joseph Richeson and his wife appear to have been the longest owner-occupants however, from 1953-1980.

This 2 1/2-story Colonial Revival Style frame house is distinctive for its large gable roof and Palladian windows piercing the pedimented front gable. Below the cornice are two, 2-story front bays. The full-width front porch is supported by classical columns. The house is clad with clapboard siding. On the south facade there is a pedimented dormer and a recessed side porch.

NORTH NEW JERSEY STREET

Vacant Lot  
2001 North New Jersey Street

This is the site of a 2-story, frame double, demolished sometime between 1954 and 1980.



Vacant Lots  
2004 North New Jersey Street

This is the site of a 2 1/2-story frame house demolished sometime between 1954 and 1980.

Jensen-Tanner House  
2009 North New Jersey Street  
c. 1904

This 2-story house was constructed around 1904 probably by Henry W. Jensen. It wasn't until Gordon and Mary Tanner, from 1910-1919, that an owner occupied the residence. From 1922 to 1955, Mathew F. and Mary Smith owned the residence, living here until 1942.

An American Four-Square Style house, built with a hipped roof, with hipped roof dormers on the front and sides. It has a projecting wide eaves with modillion blocks in the frieze. The main facade is three bays wide. There is a wide porch with fluted classical doric columns. The house appears to be unaltered.



## NORTH NEW JERSEY STREET

Wilcox House  
2011 North New Jersey Street  
c. 1909

Constructed between 1904-1915, Olei and Minnie Wilcox owned this 2-story dwelling from approximately 1904 to 1948 and resided here twenty of those years. George Steinfert served as owner-occupant for about five years before selling in 1958 to Paul Baker.

This 2 1/2-story frame house is covered with asbestos and clapboard siding and has a front corner porch with Tuscan columns on brick pilings. Other details include a cornice, a gabled dormer, a hip and gable roof with pedimented gables, and asbestos siding. Both gables and hipped roofs have flared eaves.

Wehrman-Dunlap  
2014 North New Jersey Street  
1896

Ernst A. Wehrman might have directed the building of this two-story dwelling between 1895 and 1897. The change of title for this particular house is composed of short term owners who were predominantly not occupants. The longest term of owner-occupancy appears to be that of the William B. Dunlap family from 1932-43.

This 2 1/2-story frame Queen Anne Style house has wood clapboard siding, a hip and gable roof, and a decorative shingle banding between the first and second floor. The pedimented porch has replacement steel supports, and there is a rounded bay on the north side. The most important feature of the house is the front gable with the decorative windows.

Parker-Hoffman House  
2015 North New Jersey Street  
c. 1903

Built around 1903, owner-occupant Wilson B. Parker maintained residence from about 1904-1919, followed for the next twenty years by John Hoffman.

This is a 2 1/2-story Shingle-Style frame house with an attic pediment projecting over a recessed second story porch. There is a full-width front porch with shingled columns. Other features of the house are the quarrel window muntins and the porch bay.



NORTH NEW JERSEY STREET



Buehler House  
2016-2018 North New Jersey Street  
c. 1900

This 2 1/2-story house was probably constructed during the brief ownership of John Black from 1900 to 1901. A longer term, owner-occupancy followed, until the early 1960's, by the John Buehler family. Although it was divided into two apartments in 1937, the Buehlers continued to live at 2016 until circa 1960.

The Buehler house is intact but has a covering of asbestos siding. This exceptional house has an octagonal 3-story tower capped by an ogee dome. Other features include the multi-gable roof, a brick-clad first floor, classical entablature, pedimented front gable with a Palladian window, and the classical front porch with columns and balustrade. Doors have been added on the first and second floors of the front facade.



Webb-Maxwell House  
2020-22 North New Jersey Street  
1894

Apparently built between in 1894 by Courtland Webb, this 2 1/2-story house was occupied by its owner until 1896 and later by owner Walter J. Quick, president of a manufacturing company in 1903. Title next passed to the family of William E. Maxwell in 1905 and continued until the mid-1950s. The house was converted into two apartments by 1922, with the Maxwells continuing residency until 1943. Occupant Lula Journey purchased the house in 1970; She served as a city-county councillor, 1976-1987. This frame house has a multi-gabled roof and an enclosed second-story porch. The house is covered with aluminum siding.

Elliot House  
2021 North New Jersey Street  
c. 1904

Attorney Robert Elliot built this house between 1903 and 1905, and resided here until 1919. In the ensuing twenty years, George D. Milner claimed ownership while residing at the address for at least five years. A variety of short term owner-occupancies followed.

This 2 1/2-story, frame American Foursquare house has a full-width front porch, a hipped roof and a hipped roof dormer. The house is covered with asbestos shingle siding. The porch is supported by slender classical columns and balustrade, and a bay projects from the second story facade.





## NORTH NEW JERSEY STREET

Wilcox-Sherer House  
2025 North New Jersey Street  
1898

Edward L. Salvage was probably responsible for the building of this dwelling in 1898. The first owner-occupant appears to have been Olin C. Wilcox around 1904 followed by Frank and Julia Sherer residing at the address from mid 1910s to late 1930s. The other long term owner-occupant were Robert and Regina Shanklin from approximately 1952-1968.

This 2 1/2-story, frame house has clapboard siding, full width classical porch, and a hip and gable roof. Other features include an eaves with modillions, south facade overhang and a second-story front bay.

Vacant Lots  
2028, 2030 North New Jersey Street

This is the site of two frame dwellings demolished sometime between 1954 and 1980.

Blair House  
2029 North New Jersey Street  
c. 1895

Built between 1892-1898, Jesse and Eliza Blair appear not to have lived in this 2-story residence until the 1920s, although they did have ownership in the early 1890s. The next owner-occupants were Edward and Caroline Durre who resided in the dwelling from 1944-1958.

This 2 1/2-story frame house has an artificial stone siding on the first floor, clapboard siding on the second, and shingle siding in the gables. The full-width front porch is ornamented with spindles and fishscale shingling in the typanum. The house features a multi-gabled roof and cutaway corners.



NORTH NEW JERSEY STREET

Pierce-Shuttleworth House  
2031-2033 North New Jersey Street  
c. 1893

Under the direction of short term owner Mary E. Evans it appears that this two-story dwelling was built between 1892-1895. Apparently the first owner-occupant, James E. Pierce, owned the house for only four years before being followed by similar short-term owners. However, in the early 1930s the Shuttleworths maintained ownership for a span of about twelve years. The residence was divided into the two addresses in 1938 and remains so today.

This 2-story, frame house with asphalt siding has a hip and gable roof, a corner porch, and gable brackets on the jerkinhead front gable.



Darroch House  
2034-2036 North New Jersey Street  
1896

Eugene H. Darroch appears to have been the first resident of this two-story dwelling built between 1895-1896 by James P. Smith. A pattern of short-term non-resident owners is associated with this house. In 1926 the division of addresses appears.

This 2-story frame, Queen Anne Style house has a hip and gable roof, a front gable and a gabled front dormer with fishscale shingling. The house is clad with wood clapboards and has a decorative front door with sidelights and transom. The full-width front porch is supported by metal supports on brick plinths.

Trueblood House  
2035-2037 North New Jersey Street  
1898

After having built this house in 1898, Joseph Selvage sold it to Amos K. Hollowell who then sold it to Sylvester C. Trueblood in 1904. Trueblood was the first owner-occupant. Under the ownership of George Dickey, the addresses were divided around 1921 with occupancy by a variety of people, including Dickey himself. Owners Harold Kohlmeier and Porter Lewis were also occupants of this house.

This 2 1/2-story frame house has asbestos and wooden clapboard siding and features a full-width front porch with brick piers. The second-story porch has wood Tuscan columns. The house has a cross-gable roof and a front jerkinhead gable with a recessed 3-part gable window.



## NORTH NEW JERSEY STREET



Vacant Lots  
2038 to 2054 North New Jersey Street

This is the site of five, 2-story frame houses demolished sometime between 1954 and 1980.

Judson House  
2041 North New Jersey Street  
1898

Frederick R. Judson built this house in 1898 after purchasing the lot in 1897. The Judson family lived here until 1920. Judson's son, Frederick W., converted the single-family house into four units in 1916. Samuel B. Epstein was the owner-occupant from 1921 into the 1930s.

The Judson house is a 2 1/2-story, frame house with a hipped roof and a large front gabled dormer and wooden clapboard siding. The most important element is the full-width, 2-story front porch supported by 2 brick end piers. Wooden classical columns and balustrade are found between the piers. French doors open onto the porch on both levels.



Shearman House  
2045-2047 North New Jersey Street  
c. 1896

Built in 1896 by the Shearman family during the ownership of Railroad Mens Building and Savings Association, John and Emma Shearman owned and occupied the house until 1915. The house was converted into a 2-unit rental in 1915 by owner Grace Gregory, until 1922. The property had brief periods of owner-occupancy in the 1920s. Owners Lex and Violette Arnette lived here from 1947 until the late 1960s, followed by owner Pete Gootendorst in the 1970s.

This is a 2 1/2-story frame house with a heavy timbered front porch. The upper 1/2-story is stuccoed with half timbering. The house is gable roofed and has clapboard siding.



NORTH NEW JERSEY STREET

Pierson-Darrach House  
2051 North New Jersey Street

Albert Pierson built this house between 1901 and 1908 and sold it to Eugene Darrach who lived here until 1919. He was succeeded by William Dawning in the 1920s to early 1930s, and Mary Steiner from 1935 to 1969.

This frame, shingled American Foursquare house has a full-width front porch with a pronounced rubblestone foundation and chimney. Single rows of sawtoothed shingling alternate with smooth edged shingling. There are battered porch piers on 2 stories, and a hipped roof with a hipped roof dormer.



Elliott House  
2057 North New Jersey Street  
c. 1903

This distinctive house was constructed sometime between 1902 and 1905 by Robert Elliott, president of the Standard Dry Kiln Co. A photograph of the house was published in the 1908 Art Works of Indianapolis, Indiana. It was occupied by Robert C. Elliott until 1944. Thereafter the house had a series of short-term owner-occupants.

This English Picturesque Style frame house has half-timber cladding on the second floor and brick walls on the first. There is a recessed front entrance with stone surrounds; the same treatment is applied to the windows of the first floor. There is also a front porch with multi-hued brickwork. The house has a slated, twin-gabled roof with a gable dormer, a front facade oriel and a centered, gabled porch with timber framing.



Conner House  
2058 North New Jersey Street  
c. 1895

This 2-story dwelling was built for William S. and Jennie E. Conner sometime between 1894 and 1898. William S. Conner was the owner-occupant to 1906, followed by a succession of owner-occupants to 1930. The most recent known owner, James Overton, has been a resident since 1964.

This 2-story frame Queen Anne Style house has a hip roof with a hipped roof dormer. The gables have decorative wood shingles. There is a full entablature with a cornice and plain frieze board below the eaves line. The house also features wood clapboard siding, and a front porch across the house with square wood columns.

## NORTH NEW JERSEY STREET



## Vacant Lots

2062, 2064 North New Jersey Street

This is the site of two, 2-story frame houses, demolished sometime between 1954 and 1980.

Keyser-Klingenstein House  
2065 North New Jersey Street  
c. 1907

This 2-story, frame house was built between 1899 and 1904 by owner-occupant George W. Keyser, a plumbing and heating contractor. He was the owner until 1920. The Keyzers lived here until 1918, succeeded by owner-occupants Grace Johnstone in the 1920s and Otto Klingenstein from 1924 to 1933. Mrs. Edna A. Buckley, was an owner-occupant between 1934 and 1945.

This distinctive Queen Anne Style house features clapboard siding, a hip and gable roof with a prominent front gable, a round corner tower, a rounded corner porch, a shallow oriel, a round arched window and a Palladian window in the gable. The tower is flat roofed, emphasizing the ornate tower entablature with a swag decorated frieze.



NORTH NEW JERSEY STREET

Vacant Lot  
2101 North New Jersey Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.



Elliott-Jose House  
2102-2104 North New Jersey Street  
c. 1890

This 2-story house was built sometime between 1898 and 1899 by Robert Elliott, president of the Standard Dry Kiln Company. Elliott was owner-occupant of 2102 until c. 1904, when he moved to 2057 North New Jersey Street. However, he continued to own it until 1925. The house was divided into 2 units c. 1911 and occupied by Robert C. Elliott, also with the Dry Kiln Co., until 1921. The Jose family owned the property from 1921 to 1960 and briefly occupied it in the early 1920s.

This large 2 1/2-story frame house is covered with aluminum siding. Distinctive features include a 2-story front porch with brick piers as well as a distinctive round corner tower with a conical roof. The upper portions are clad with wood shingles. The south gable still retains its cornice, decorative gable-work and shingle siding. The roof is a hip and gable type with a hipped dormer.



Davies House  
2105 North New Jersey Street  
c. 1906

This house was constructed in 1906 and first inhabited by owner William G. Davies, salesman, in 1907. It appears that the house functioned as a double residence with two units from a very early date, if not originally. Davies occupied the unit until the late 1920s and had enjoyed a number of other long-term occupants. Davies owned the building until 1954. By 1960 the house was subdivided into 4 units.

This house was built in an Italian Renaissance Style of frame construction with stucco applied over diagonal wood boarding. There is a centered entrance bay with concentric recessed arches. The house has a hipped roof with Palladian front dormer window, side dormers, a symmetrical facade, a recessed front balcony, and a front terrace.



## NORTH NEW JERSEY STREET



Vacant Lot  
2108 North New Jersey Street

This is the site of a 2-story frame house demolished sometime between 1954 and 1980.

Wilson-Leonard House  
2109 North New Jersey Street  
c. 1904

Built sometime between 1899-1904, this house was probably built by manufacturing agent Charles E. Wilson and served as his home until at least 1920. An owner-occupant pattern has continued to the present as the Leonards resided here from 1922 to 1937, the Alford Wehmeier family from 1945 to 1959, and Mrs. Bernice Batchelor from 1961 to 1981.

This 2-story, frame, house has clapboard siding, a gable roof, a full-width front porch supported by square, incised columns. Other decorative features include the corner masonry estuchcons under the paired brackets at the corners of the overhanging eaves of the front facade and masonry consoles on the porch. The house also features a pedimented front gable pierced by a pedimented, 3-part attic window, a 2-story south bay and a second story front oriel.



Fowler-Stilz House  
2110-2112 North New Jersey Street  
c. 1897

Charles and Edna Hurst were probably responsible for the construction of this 2-story dwelling between 1897-1898. At the earliest, however, it was not until 1903 that an owner, Otis W. Fowler, occupied the residence. In 1930 Mrs. Daphne Stilz received title to the house and appears to have lived there at least 27 of the 39 years of her ownership.

This 2-story, frame, Queen Anne Style house has clapboard siding, a hip and gable roof and a flared hipped roof dormer. The most prominent feature is the front gable which has fishscale shingling, and cutaway corners with decorative trim. The house also has a cornice overhang with modillion around the house. The front porch has battered brick piers supporting it.



NORTH NEW JERSEY STREET

Smith Double Residence  
2113-2115 North New Jersey Street  
c. 1910

Built between 1899 and 1915, this double was inhabited in 1913 by Mr. and Mrs. William Gilbreath and Mr. and Mrs. Sol Meyer. A pattern of short-term occupancies developed with the owner Max White living in the 2115 side from the late 1930s until the early 1950s. Owner Josephine Smith lived here throughout the 1920s.

This 2 1/2-story Craftsman double residence has shingle siding in the upper story and clapboard siding on the first, a full-width front porch supported by brick piers with a rock-faced finish and limestone coping. The building features a hipped roof with flared eaves, shed and hipped dormers, wide eaves, oriels and grouped windows. The double has exceptionally wide eaves on the southeastern and northeastern corners.



Vacant Lot  
2114 North New Jersey Street

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1960.



Smith-Kiser House  
2116-2118 North New Jersey Street  
1898

In 1898 Isaac Norman built this house, first inhabited by owner-occupant Charles H. Smith, a Judge of Credits, and his wife. It appears that the Smith family maintained residence until widow Clara sold the property to Edgar F. Kiser in 1912. At this time the house was divided into two apartments with Kiser living in the 2118 side for about four years. Moses Cohn continued owner-occupancy of the one section through the 1920s. In 1940 owner Charles Young divided the structure into four apartments, maintaining one as his own residence for a few years.

This 2 1/2-story frame building features a large multi-gable roof. A 3-part window pierces the front gable. The house is covered with clapboard siding. The windows and doors have classical frames. The gable has decorative fishscale siding; and, the front porch has classical columns and a roof balustrade.



## NORTH NEW JERSEY STREET

Graves-Smith Bungalow  
2121 North New Jersey Street  
 c. 1920

Built between 1915 and 1927, this 1 1/2-story bungalow has a history of owner-occupants beginning with Mrs. Emma Graves in 1923. Edward and Minnie Smith continued the trend from the early 1930s to mid-1940s followed by Anthony Steffi from 1950's to the early 1980s.

This classic Craftsman Bungalow features a sun porch and an open porch tucked under the low-sloping tiled roof. A large gabled dormer faces the street, adorned with brackets and stick work as are the main gables. A bay projects from the north facade. The exterior walls are clad with brick and asphalt siding. The siding covers the stuccoed panels between the "stickwork".



Smith-White House  
2122 North New Jersey Street  
 c. 1896

It appears that the Reverend Benjamin Wilson Smith was responsible for the construction of this 2-story dwelling between 1894-1897. The Smith family made this its home until the mid-1940s, succeeded by owner-occupant Helen White until 1978.

This 2 1/2-story, frame house has clapboard siding, a large front gable, hipped-roof dormers, and a three-part window in the front gable. The columns of the classical porch have been replaced with metal supports.

Vacant Lots  
2125-27 to 2141-43 North New Jersey Street

This is the site of four 2-story frame houses and a 2-story frame double, demolished sometime between 1954 and 1980.



NORTH NEW JERSEY STREET



Hice-Kelly House  
2126 North New Jersey Street  
c. 1907

Two families have predominantly owned and occupied this house. Probably built between 1902 and 1914, the Samuel Hice family made this its home until 1928. The following year the Patrick Kelly family became the owner-occupant.

This 2-story, frame, American Foursquare Style house has classical detailing, and features a large hip roof with 2 paired front dormers. The dormers have flared eaves and classical pilasters. The front porch is supported by four classical wooden columns. The facade is 3 bays wide with a classical frame; it is clad with wood clapboards. A small shallow oriel projects from the center of the second story front facade.



Goth-Africa-Motsinger House  
2130 North New Jersey Street  
1905

This house was built between 1899 and 1908 and occupied from 1906 to 1910 by owner Edward J. Goth, an osteopath. Owner-occupant Herman E. Africa moved in and remained until 1925. By 1937 the house was divided into two living units, one occupied by owner Walter D. Motsinger until 1963.

This American Foursquare Style, frame, 2-story house has stucco on the first floor and wood shingles on the second and a classical verandah with precast concrete ionic columns resting on concrete block plinths. The roof is clad with asbestos roofing tile, and has a large hipped roof front dormer.



Vacant Lots  
2134 to 2150 North New Jersey Street

This is the site of 2 frame dwellings and 2 frame doubles, demolished sometime between 1954 and 1980.

## NORTH NEW JERSEY STREET

Sector-Small House2145 North New Jersey Street

c. 1905

This house was constructed around 1905 by owners Alfred and Martha Grofftey. The first owner-occupants were Lester and Sprinza Sector; they owned the house from 1911 to 1918. Widow Sector sold the house to Earl R. Conder, who resided here until 1924, followed by owner-occupant Mark Small, a roofer. Small occupied the house until 1939, but owned it until 1943. He was succeeded by a series of owners who were occupants of brief duration. By 1972, the house was divided into two units.

This 2 1/2-story frame house has a full-width front porch with classical columns, clapboard siding, and hip and gable roof. Decorative shingles cover the two front gables.

Commercial Building2151 North New Jersey Street

c. 1955

This 1-story, concrete block building has a hipped roof and was constructed sometime between 1954 and 1956.



NORTH PENNSYLVANIA STREET



Parking Lot  
1608 to 1628 North Pennsylvania Street

This is the site of five 2-story frame dwellings, demolished sometime between 1954 and 1980.



Gibson House  
1636-38-40 North Pennsylvania Street  
c. 1887

Louis H. Gibson was responsible for the building of this dwelling between 1885-1887. Gibson, having graduated from M.I.T. and studied in France, was a known architect responsible for the design of several fire houses, apartment houses, and two public school buildings in Indianapolis. He was also credited with the design of the Masonic Temple in Greenfield, Indiana. After Gibson's death in 1907, his widow Emily continued to live in the house until around 1913. The structure was then owned by the Hall-Ballenger Company, and later by Abner Lewis in 1922. The house was divided into two apartments by 1914 and five by 1980.

This 2 1/2-story, frame house features a massive roof of hips, gables, and hipped dormers; clapboard siding with flared edges at the second story; a wide overhang; squared front bay; two front porches with squared posts; and a pedimented front gable pierced by an occulus and supported by a pair of brackets.

NORTH PENNSYLVANIA STREET



Herron School of Art  
1701 North Pennsylvania Street  
1906, Vonnegut and Bohn, architects

This site was formerly the location of the Elizabeth Tinker Talbott home. In 1902 John Herron, an obscure Indianapolis man, left a bequest to the Art Association of Indianapolis to establish an art school and museum. The Talbott house was purchased for this purpose and was used until 1905. At that time the house was razed and this three story, Neo-Classical building was constructed. The John Herron Art Institute building was designed by Vonnegut and Bohn, one the the city's leading architectural firms, and was completed in 1906. Sculptor Rudolf Schwarz created the portrait medallions on the facade. Herron School of Art, part of the city's combined Indiana University-Purdue University extension program, has used the building exclusively for art instruction since the 1970 relocation of the museum to its current location on West 38th Street.

This brick-clad, reinforced-concrete-frame institutional building was constructed as a gallery and art school. The neo-classical features include an exaggerated entablature with parapet, cornice, dentil and panelled frieze. The frieze panels are defined by pilasters. Inside each panel is a limestone roundel; those on the main facade (south) are adorned with limestone portrait medallions, in relief, of: Leonardo Da Vinci, Peter Paul Rubens, Albrecht Durer, Diego Velasquez, and Buonorroti Michelangelo. Flanking these portraits in the two most extreme panels are exaggerated cubist swags. The building is further banded by a limestone watertable and foundation base. From the watertable rise the full-length, brick pilasters with limestone capitals and bases, terminating at the cornice. The centered, front entrance is decoratively framed with limestone and capped with a limestone hood with acroterion. The first-story openings have been boarded over.

## NORTH PENNSYLVANIA STREET



Herron School of Art Annex  
1701 North Pennsylvania Street  
1929, Paul Philippe Cret, architect

This 2-story brick building was erected in 1929 to provide additional classroom and office space for the art school. It features industrial-style metal window sash and limestone and copper detailing in classical and Art Deco modes. The architect of the annex was Paul Philippe Cret, who also designed the Indianapolis Public Library and the Pan-American Union Building in Washington, D.C.

NORTH PENNSYLVANIA STREET



Fesler Hall  
1701 North Pennsylvania Street  
1964, Evans Woollen, III, architect

Fesler Hall was designed by the Indianapolis architect Evans Woollen as a free-standing compliment to the Herron campus. It was designed and built to provide studio, assembly and classroom space. Constructed of reinforced concrete and clad with brick, the building features 2-story, exposed concrete piers, cornice, segmented arched windows on the first floor, slight banks on the second floor, and 2 large, flanking stair towers.

## NORTH PENNSYLVANIA STREET



The Allen Apartments  
1704 North Pennsylvania Street  
1913

The Allen Apartment building was built in 1913 by Matilda Allen for Fredonia Allen who had owned the property since 1886 and had lived in the first house on the site. She was the founder and principal of Tudor Hall School for Girls and teacher at the Girls' Classical School. The apartments were "high rent" judging by the early residents, including Josiah K. Lilly Jr., of Eli Lilly & Co.; George B. Maxley, president of Kiefer-Stewart Wholesale Drug firm; Merritt Potter, a partner of E.C. Atkins & Co. By 1950, the apartments had been divided into six units.

The Allen is a Craftsmen Style brick apartment building of 3 stories, with glazed tapestry brick and dark brown soldier courses framing the 2-story window panels which incorporate stucco and brick spandrels. The top half-story is wood-trimmed and stuccoed. Features of the first and second stories include scored corner columns on the extended, glazed porch bays. Other features of the house are the north entrance sidelights and the blind, round-arched windows incorporated in the upper story decoration.



NORTH PENNSYLVANIA STREET



Parking Lots  
1708 to 1730 North Pennsylvania Street

Six 2-story, frame dwellings stood here, demolished sometime between 1954 and 1960.

Vacant Lot  
1719 North Pennsylvania Street

This is the site of a 1-story frame dwelling, demolished sometime before 1954.



Johnston House  
1723 North Pennsylvania Street  
c. 1890

William P. Johnston was probably the first owner-occupant of this two-story dwelling, maintaining residence from 1890 until possibly 1911. After that, ownership transferred to Lynn C. Milliken. The house appeared to be occupied until around 1919 by Hugh H. Hanna, Jr. and the American Mail Order Company. By 1922 the structure was divided into four apartments.

This 2-story frame building with a hip and gable roof, is aluminum sided. Projecting from the front facade are twin 2-story bays, flanking the front entrance. The front bays have heavy banded cornices. The bays have brick half walls at the bases with limestone caps.



## NORTH PENNSYLVANIA STREET

## Vacant Lots

1727, 1731 North Pennsylvania Street

These are the sites of two, 2-story frame dwellings, demolished sometime between 1954 and 1980.



## Daniels House

1734-1736 North Pennsylvania Street  
c. 1913

This Craftsman Style house, built between 1898 and 1914 was the home, albeit briefly, of one of the neighborhood's most prominent citizens. Cassius S. Shirley, a local lawyer, lived in the house in 1914 and had served as United States Attorney General in the administration of President Benjamin Harrison. Later, it was the home of Howard Larson, a salesman for the Crescent Paper Company and John Graham McKay, a lawyer and tennis player of national renown. It was owned by Edward Daniels from 1913 until 1944, and was probably constructed by Daniels.

This is a 2 1/2-story Craftsman Style house with stucco and half-timbering on the second story and above the raised, brick foundation of the first story. There is a low, gable roof with a shed roofed dormer on the north facade. Other features include a corbelled chimney at the northwest corner, and heavy knee braces at the covered north side entrance, a 2-story recessed corner porch, banks of double-hung windows and boxed returns in the cornice.

## Slythe-Hanna-Burton House

1735 North Pennsylvania Street  
c. 1905, Thomas A. Winterwood, architect

Primarily an owner-occupant residence, this 2-story dwelling was built by architect Thomas A. Winterwood between 1902 and 1908. Considered a pioneer architect, Winterwood was primarily responsible for the design of residences though he is also credited with design of the Barton Hotel. In the early twentieth century Winterwood served as Indianapolis' building commissioner for nine years before dying in his home at 1809 North New Jersey Street in 1925 (*Indianapolis News*, 3/16/1925, p.23). William T. Slythe started the succession of owner-occupants by living at the residence for eight years until 1920, then followed by Hugh Hanna who continued the pattern for around 20 years. From 1940 until about 1963, Daniel H. Burton maintained the owner-occupant position.

This 2 1/2-story Shingle Style, frame house is clad with clapboard siding and wood shingling in the gables. Features include a large gambrel roof and two perpendicular gables on the south facade and one on the north facade. The porch is recessed from the front facade, supported by brick piers. The front door has a leaded-glass fan and sidelights.



NORTH PENNSYLVANIA STREET

Vacant Lots  
1739, 1745 North Pennsylvania Street

These are the sites of two, 2-story frame dwellings, demolished sometime between 1954 and 1980.



Vacant Lots  
1740, 1744 North Pennsylvania Street

This is the site of two 2-story, frame dwellings, demolished sometime between 1954 and 1980.



Herron-Morton Townhouses  
1749 North Pennsylvania Street/111 East 18th Street  
1988, Moxingo Associates of Indianapolis, architect.

This 2-story, frame, double residence was constructed 1987-88, built by Liosl Construction Company. Elements include two 1-story bays, casement windows, a cross-gable roof with jerkin heads, and attached garages.



NORTH PENNSYLVANIA STREET

Vacant Lot  
1801 North Pennsylvania Street

This is the site of a 2 1/2-story frame dwelling converted to offices sometime before 1954 and demolished sometime between 1954 and 1980.



Commercial Building  
1802 North Pennsylvania Street  
c. 1960

This is a 1-story, concrete block warehouse, built between 1954 and 1984.

Latham-Porter House  
1807 North Pennsylvania Street  
c. 1900

At the turn of the century, this two-story dwelling was probably built under the direction of Charles Latham, a cashier for Fletcher National Bank, and his wife, Letitia. In 1906, Edward B. Porter bought the residence with his wife continuing to live at the location from at least 1913 to 1934. Ownership changed hands several times and the house was divided into apartments around 1954. Since 1970, they have remained predominantly vacant.

This house features a symmetrical main facade with chamfered corners and Classic Revival detailing. The bowed front porch has Ionic columns. Both the porch and the main roof feature an entablature with dentils and cyma-reversa molding. The second floor features an arcade composed of three arches centered over the main entry. A large dormer over the center of the house features a triple window unit with a heavy hood mold with a pronounced keystone. The house is currently covered with asbestos siding. A pedimented gable with a Palladian motif window faces south. A hipped dormer and 2-story bowed bay are on the north facade.



## NORTH PENNSYLVANIA STREET



Parking Lots  
1808 to 1866 North Pennsylvania Street

These are the sites of fifteen, 1,2 and 2 1/2-story frame houses, demolished sometime between 1954 and 1980. This includes the site of a house (1840 North Pennsylvania Street) that was moved to 1825 North Pennsylvania Street in 1984.

Vacant Lots  
1815, 1819 North Pennsylvania Street

This is the site of two 2-story frame houses demolished sometime between 1954 and 1980.



Mick-Wallace House  
1825 North Pennsylvania Street  
c. 1890, moved 1984

This house was built around 1890 by Edward L. Mick who resided there until 1904. The house once had Queen Anne detailing, indicated by fishscale shingles on the north and south side gables and the rabbit ear window molding. Purchased by Ross H. Wallace in 1905, the house underwent many changes and rear additions were added. Prior to 1915 the porch was added with a brick base and square paneled columns. The former hipped roof on the front was also extended forward to form the larger of the two gables. The gables were decorated in a half-timber motif with wood and stucco. These alterations provided a Craftsman appearance to the house. Ross Wallace lived in his home until his death in 1951.

This is a 2 1/2-story frame house with a multi-gable roof. The house has stick-work and stucco in the front gables. The full-width front porch is supported by limestone piers resting on brick plinths. The house originally stood at 1840 North Pennsylvania Street.



NORTH PENNSYLVANIA STREET

Vacant Lots

1831 & 1835 North Pennsylvania Street

This is the site of two 2-story frame dwellings demolished sometime between 1954 and 1980.

Parking Lot

1843 North Pennsylvania Street

This is the site of a 2-story frame house demolished sometime between 1954 and 1980.



Coburn-Wainwright-Salb House

1851 North Pennsylvania Street

c. 1893

This dwelling was probably built between 1892 and 1894 by its fifteen year owner-occupant Augustus Coburn who was the manager of the Michigan Lumber Company. Following Coburn, a pattern of owner-occupants developed with Lucius M. Wainwright 1909-1926, John A. Salb 1926-1937, and Robert O. Dorman from 1939 until at least 1945. Around the early 1950s the structure became apartments owned by a Clark until 1973, after which it became known as Clayton Apartments with ten units.

This is a 2 1/2-story, Craftsman Style, frame house, which features a full-width, front porch, with square, incised limestone piers, a cross gable roof, exposed rafter ends and corner brackets at the base of the gables, and clapboard siding. There is shingling and stickwork in the gables, a projecting overhang with exposed rafter ends on the north and south facades, and a squared, flat-roofed oriel.



Wainwright-Williamson House

1855 North Pennsylvania Street

c. 1887

Probably built circa 1887 by O.C. Kesinger, this 2 1/2-story dwelling appears to have been owner-occupied only twice. Owner Lucius Wainwright was listed in the city directory as living in the house in 1904. The Eugenia Pearl Williamson family owned and occupied the house from 1919-1962. Since then ownership has passed through various hands with the residence vacant at times.

This is a 2-story frame house covered with aluminum siding. There is a recessed corner with a single turned post. There are also rounded and squared oriels projecting from the south facade of the house, and a cross-gabled roof. An oriel projects from the west facade directly above the porch.



## NORTH PENNSYLVANIA STREET

Adams-Welch House  
1859 North Pennsylvania Street  
c. 1895

Joseph P. Adams, a painting contractor, built this house between 1891 and 1895 and lived here until 1909. In 1910 the home was purchased by John R. Welch.

This is a 2 1/2-story frame house that features clapboard siding on the first floor, and squared wood shingling on the second with flared lower edge. The main features are the round-edge, recessed window openings in the gable, and the northwest corner angled window with square, beveled columns. The house has a multi-gabled roof; the two front gables are pedimented, the larger being stuccoed.



NORTH PENNSYLVANIA STREET

Havelich-Pickens House  
1901 North Pennsylvania Street  
1898

This 2-story frame house was built in 1898 for its first occupant, Pearl Havelich, who owned a cement contracting company and also was involved in residential real estate development. After 1907, the house was the residence of Samuel Pickens, a local attorney, who helped organize the Indiana Bar Association. The frame house, itself, features clapboard siding, a symmetrical main facade, with identical polygonal bays on either side of a center entryway. The front porch features fluted columns; those flanking the entry are of the Ionic order while the rest are Doric. Roof trim includes modillions under the eaves, with a row of dentil below. Decorative, carved wooden panels appear under the second-floor windows on the main (west) facade. Chimneys on the south facade feature corbelled brick and limestone trim. The roof is a massive hipped roof with gabled projections.



Vacant Lot  
1902 to 1918 North Pennsylvania Street

These are the sites of four, 2 and 2 1/2-story frame dwellings demolished sometime between 1954 and 1960.



Sherman-Lockwood-Bailey House  
1909 North Pennsylvania Street  
c. 1893

The Indiana State Investment Co., built this house between 1891 and 1894. It was purchased by Emily J. Sherman who lived here until 1897. Virgil H. Lockwood purchased the house in 1907 and lived here until 1927. The John F. Bailey family owned and occupied the house from 1927 to 1954, followed by Mary McCarthy into the mid 1960s. By 1971, the house was listed as the Mid City Manor Rooming House.

This 2 1/2-story, hip-and-gable-roofed frame house has clapboard siding and a full-width porch with wooden piers resting on a brick wall. The main features are the corner two-story round tower with conical roof, and the squared hipped roof oriel on the second floor of the north facade. The tower was originally open on the second floor.





## NORTH PENNSYLVANIA STREET

Latham-Blain House  
1915 North Pennsylvania Street  
 c. 1910

Charles Latham appears to be the first owner-occupant of this house until 1917, when Gideon Blain purchased it and lived here until 1941. The house was built sometime between 1899 and 1913.

This 2 1/2-story English Picturesque Style, brick and frame house has a gabled corner porch at the front entrance. The gable roof faces the street, with single dormer windows facing north and south in the center of the roof. The half-timbering, stucco, exaggerated knee braces, and the exposed rafter ends on the projecting top-half story are the main features of the house. The first story is brick with stone sills and lintels. The house appears to be unaltered.



Bitney-Vanderman House  
1917 North Pennsylvania Street  
 c. 1895

Elser Britney was the owner-occupant who built this house between 1891 and 1898. The house did not again have an owner-occupant until 1945, when Ophia Vanderman moved in and continued to occupy the house.

This is a 2-story frame house with a hip and gable roof, an enclosed corner porch, and a second-story, front oriel. All decorative elements have been removed and the house is clad with aluminum siding.



Nelson House  
1922 North Pennsylvania Street  
 c. 1890

Thomas Nelson built and occupied this house in 1889. Widow Helen Johnston rented and occupied the house from 1895 until 1921. Owner occupants include Benjamin Hitz (1921-24), George Killinger (1924-31) and Ollie and Grace Rhodes (1943-1969).

This 2-story frame house has a hip-and-gable roof, exposed corner purlins, a full-width front porch with square incised columns and squared balustrade, and cutaway corners. The house is covered with asphalt siding.

NORTH PENNSYLVANIA STREET

Vacant Lots

1925, 1929 North Pennsylvania Street

These are the sites of a 1-story and a 2-story frame house, demolished sometime between 1954 and 1980.



Parking Lot

1928 North Pennsylvania Street

This is the site of a frame dwelling demolished sometime between 1954 and 1980.

Vacant Lots

1930 to 2006 North Pennsylvania Street

These are the sites of six frame dwellings demolished sometime between 1954 and 1980.



Secrist-Bence House

1935 North Pennsylvania Street

c. 1920

George Secrist built this house and lived here between 1915 and 1920. Thomas Bence was the owner-occupant from 1920 until 1952. This is a 2-story, American Foursquare, frame house with a flared hipped roof, clapboard siding, a hipped-roof front dormer, a full-width front porch with square brick piers, and a square, projecting 2-story bay on the south side of the house. The front entrance features sidelights.



## NORTH PENNSYLVANIA STREET

Block-Richardson House  
 1939 North Pennsylvania Street  
 c. 1894

John Kirkwood built this house between 1893 and 1896. William H. Block, the founder of the Indianapolis department stores, bought it and lived here from 1896 until 1906. Dr. and Mrs. Caleb Pritchard succeeded the Blocks as owner-occupants from 1906 until 1919, succeeded by Benjamin Richardson from 1919 until 1964. This house features a bowed front bay, fishscale siding, a jerkin-head roof, and an unusual flared chimney. The original porch was removed and replaced with a brick porch around 1950, which has since been removed.

This is a 2 1/2-story, Queen Anne Style, frame house with clapboard siding and fishscale gables. It features a jerkin-headed gable roof with gables on the west, south, and north facades; a full-width front porch with spindled frieze, balustrade, and turned columns; flared chimney tops; eaves brackets; flared second-story clapboarding; and cutaway corners.



Taylor-Bennett House  
 1945 North Pennsylvania Street  
 c. 1893

Attorney Harry Bowser constructed this house in the early 1890s, soon selling it to Lizzie Reed. Edward Taylor was a long-time owner-occupant from 1900 until 1923. In 1916 the house was converted into two apartments. Ruth Bennett was the owner-occupant from 1925 to 1943. By 1951 the house was subdivided into eight apartments.

This 2-story frame house, with hip-and-gable roof, has a full-width, Craftsmen Style front porch with an open gable and square brick porch piers. This house is covered with asbestos siding. The present porch was built between 1913 and 1915.



NORTH PENNSYLVANIA STREET

Metzger House  
2001 North Pennsylvania Street  
1894

This house was built by Harry A. Metzger between 1892 and 1898. His family occupied the house until 1912. From 1912 until the mid 1940s the house was a rental. Throughout the 1950s and 1960s it was occupied by owner Sarah Lauter.

This is a 2-story, frame house which has a hip-and-jerkin-headed gable roof. The house features a 2-story, full-width front porch half enclosed by casement windows. This porch, built after 1915 replaced the original 1-story porch and features decorative rafter ends. The house is covered with asbestos siding.



Dietz-Boyle-Arney House  
2005-2007 North Pennsylvania Street  
c. 1895

Helen Dietz built this house sometime between 1890 and 1898, and it remained in the Dietz family until 1910, when it was purchased by Theodore Craven. He lived here until 1915. Owner-occupant Margaret Boyle had the property from 1919 until 1944, followed by Inman Arney until 1960. The 1954 Sanborn map described the house as flats.

This 2 1/2-story, Queen Anne Style frame house features a multi-gabled roof, a full-width front porch with square, stuccoed columns, and brick walls. There is clapboard siding on the first floor, fishscale shingling on the second floor and diamond patterning on the top half story. There is asphalt siding on the north and south facades.



Vacant Lot  
2009 North Pennsylvania Street

This is the site of a 2-story frame house, demolished sometime between 1954 and 1980.



## NORTH PENNSYLVANIA STREET



Parking Lots  
2010 to 2036 North Pennsylvania Street

These are the sites of seven frame dwellings, demolished sometime between 1954 and 1980.

Shireman-Hoffman House  
2013 North Pennsylvania Street  
1891

It appears that Arthur Brigham built this house in 1891 and it was purchased by resident William Shireman, who lived here until the 1940s. Shireman was succeeded by owner-occupant Joseph Hoffman until 1970.

This 2 1/2-story, frame house, features a shed roof rear portion, a cross-gable roof, a front gable dormer, a full-width front porch with brick and stone balustrade, square wooden porch piers, and quarrel casement windows. The half story features an elongated Palladian window on the north and south facades.



Vacant Lots  
2017, 2021, 2025 North Pennsylvania Street

This is the site of three, 2-story, frame houses; one demolished before 1954, and the others sometime between 1954 and 1980.



NORTH PENNSYLVANIA STREET

Hendrickson House  
2029 North Pennsylvania Street  
c. 1893

Attorney Harry Bowser built this house between 1891 and 1894, and it was subsequently purchased by Edwin Hendrickson in 1894, who was the owner-occupant until 1945. By 1969, the house was subdivided into four apartments.

This 2-story, frame, Queen Anne Style house is sided with asbestos shingles. The house features a full-width front porch with square brick piers, hip-and-gable roof, cutaway corners, a rounded corner, and a Palladian window in the front gable.



Arbuckle House  
2033-2035 North Pennsylvania Street  
c. 1890 and c. 1934

This building was originally built circa 1890 by Alexander H. Arbuckle as a single family house. The Arbuckles lived here into the late 1920s, but continued to own it until 1939. They extensively remodeled the house with additions, interior changes and the exterior cladding in the 1930s.

This 2-story frame Foursquare double residence was built on a square plan, and has brick veneer on the first floor and stucco and half timbering on the second, and a hipped roof dormer in the attic. There are two groups of 3 windows on the second floor. The house also has an enclosed full-width front porch with square brick piers.



NORTH PENNSYLVANIA STREET



Louvain-Holy Order of Mass Apartments  
2101 North Pennsylvania Street  
1914

The Louvain Apartments were constructed in 1914 by John Aufderheide, an investment broker and probably a partner in the the Louvain Realty Company, which purchased the building in 1920. Butler University owned the building between 1934 and 1962. The Louvain was later purchased and occupied by the Holy Order of Mass, a religious sect.

This three story building is brick with a low-pitch, clay tile roof. The symmetrical main (west) facade features square towers at the north and south ends. These towers have large casement windows on each level; and decorative brick panels appear between floor levels, separating these window groupings. The main entry is surmounted by a rounded arch transom and flanked by sidelights; these sidelights, in turn, are flanked by limestone pilasters which serve as the imposts for a heavy, rounded-arch, limestone hood mold. Roof trim on the main facade includes wide eaves with ornate cornice brackets.

## NORTH PENNSYLVANIA STREET



Vacant Lots  
2104 to 2120 North Pennsylvania Street.

This is the site of five, 2-story, frame houses, demolished sometime between 1954 and 1980.

Parking Lot  
2124 North Pennsylvania Street.

This is the site of a 2-story frame house, demolished sometime between 1954 and 1980.

Goodall House  
2107 North Pennsylvania Street.  
1890

It appears that Henry Clarke built this house in 1890 and immediately sold it to Walter Goodall the following year. He was the owner-occupant until 1913. It became a rental property and was subdivided into four apartments by 1924.

This 2-story, frame dwelling, which has been stuccoed on the exterior, features a hip-and-gable roof, window and door alterations, decorative bargeboard, and a removed front porch.



Schmid Double Residence  
2111-2115 North Pennsylvania Street.  
c. 1900

This double residence was constructed circa 1900. The first owner occupant was Joseph Schmid. He lived here from 1904 until 1937, but owned it until 1948. By the late 1950s the double was further subdivided.

This wood frame, 2-story, double residence has clapboard siding, a parapet and modillioned cornice, a full-width front porch with Tuscan columns, leaded glass transom lights in the first floor windows, and a central, projecting window bay.





NORTH PENNSYLVANIA STREET

Flanner-Sagalowsky House  
2117 North Pennsylvania Street  
c. 1891

This house was constructed in 1891 and purchased that year by Frank Flanner who owned it and lived there until 1898. Flanner was a mortician with Flanner and Buchanan Mortuaries. It was not again owner-occupied until 1914 when Jacob Sagalowsky purchased it. Maurice Sagalowsky lived here until 1975. The moderate-size Queen Anne home features a low, polygonal tower on the southwest corner of the main (west) facade. The front porch retains its turned wood balustrade and frieze, and the tympanum in the pediment of the porch features a pierced and sawn design.

This 2 1/2-story, Queen Anne Style frame house with a full-width front porch with a pierced wood pediment, a spindled frieze, brackets, and square posts. There is a projecting, angled, corner window bay in the west and north facades, a hipped roof with dormers, and an open back porch with similar details.



Compton-Harlan House  
2123 North Pennsylvania Street  
c. 1890

This house was possibly built by 1890 and owned by Joshua Compton until 1915 and later owned by Patrick Ryan from 1915 until 1929. The Harlan family appears to be the first owner-occupant from 1929 until 1939. The house was greatly enlarged between 1899 and 1915.

This 2-story frame house has a hip-and-gable roof with gables to the west and south. The main features of the house are the wraparound corner porch with Tuscan columns, and the 2-story window bay on the west facade. The porch has a concrete floor and the house is clapboard sided.



Lotshar House  
2125-2127 North Pennsylvania Street  
1891

This house was built by Joseph Lotshar in 1891 and was the residence of Lotshar until 1940. Lotshar was responsible for altering the house and converting it into two apartments before 1904. Owners Ira and Nellie Campbell occupied the one apartment from 1940 until 1970. The circa 1904 alteration resulted in an enlarged porch, enclosed rear porches and a rear addition.

This is a 2 1/2-story frame house, with clapboard siding and fishscale shingling skirting the second floor level and in the gable. The house features a full-width front porch with brackets, a spindled frieze, and turned columns, and a concrete floor. The second story porch is recessed. There are gable windows facing north and south, and a flared roof line over the northwest corner porch. The house is covered with a hip-and-gable roof.



## NORTH PENNSYLVANIA STREET



Thorn-Kiser House  
2128 North Pennsylvania Street  
 1897

William Thorn built this house in 1897 and sold it two years later to Sol and Dina Kiser, where they lived until 1922. Sol Kiser (1888-1935) founded the Meyer-Kiser Bank with Sol Meyer in 1906. Arthur Littman purchased the property and converted it into four apartments in 1929. By 1956, there were six apartments. The building was greatly enlarged between 1913 and 1915.

This 2 1/2-story, frame house has a hip-and-gable roof with a jerkin-headed gable and a pedimented gabled dormer. The 2-story glazed front porch was added sometime between 1913 and 1915. It is enclosed by multi-lighted casement windows and supported by brick piers. The house is clad with asbestos siding.

Vacant Lot  
2131-33 North Pennsylvania Street

This is the site of a 2-story, frame dwelling, demolished sometime between 1954 and 1980.



Vacant Lot  
2132 North Pennsylvania Street

This is the site of a 2-story frame dwelling, demolished sometime between 1954 and 1980.



NORTH PENNSYLVANIA STREET

Garber-Lyons House  
2135 North Pennsylvania Street  
c. 1890

This house was constructed around 1890 by Bessie Minich and sold that year to William Garber who owned it until 1909, selling it to Timothy Lyons. Lyons and his wife occupied the house until 1957. The house was enlarged between 1898 and 1915 with a southern wing.

This 2 1/2-story frame house has a cross-gable roof, clapboard siding in the first floor and aluminum siding on the second. There is a protruding window bay on the south facade with paired window brackets supporting. The house has a full-width front porch with squared brick piers, and an ornamental front door lintel.



VanCamp-Doyle House  
2136 North Pennsylvania Street  
c. 1893

This house was built between 1890 and 1895 by George VanCamp, whose family lived here until 1913. He was secretary of the VanCamp Packing Company. John Bowlus was the owner-occupant from 1916 to 1923, succeeded by Frank Doyle from 1923 until the 1950s.

This 2-story, frame, Queen Anne Style house has a hip-and-gable roof with a gabled front dormer, clapboard siding, decorative shingles in the gables, cut-away corners with trim, and decorative panels in the front gable. The full-width front porch has turned posts, brackets and a front gable.



Vacant Lots  
2139, 2139 1/2 North Pennsylvania Street

This is the site of a 2-story house, demolished sometime between 1954 and 1980.



## NORTH PENNSYLVANIA STREET



Lowe house  
2140 North Pennsylvania Street  
c. 1892

John Lowe built this house between 1890 and 1898. He was a sculptor and designer. The Lowe family were occupants until 1914 but owned it seven more years. Edwin Manonge was the owner-occupant in the 1920s, followed by Louis McGee from 1930 until the 1950s.

This 2-story frame house has a hip-and-gable roof, 2 front gables with decorative shingles and asphalt siding. Some of the openings have been altered as well as the front porch with metal supports. There is a second-story oriel in the south facade.



Gramling-Mozingo Double Residence  
2142-2144 North Pennsylvania Street  
c. 1895

John S. Lazarus built this double residence sometime between 1890 and 1898. Henry M. Gramling bought the double in 1906 and sold the southern half to William Langsenkamp that year. Gramling was the owner-occupant of 2144 until 1942, succeeded by Helen Mozingo until 1972. Langsenkamp appears never to have been an occupant. Mozingo purchased 2142 in 1948.

This Queen Anne Style, 2 1/2-story, frame double has a cross gable roof, and a full-width front porch with a pediment, squared chamfered posts, and concrete floor and steps. There are bay windows on the second story and first floor of the front facade.

Ferguson-Clouser Cottage  
2143 North Pennsylvania Street  
c. 1893

Frank L. Ferguson built this house between 1890 and 1898. The Fergusons enlarged the house between 1898 and 1915. They lived here until selling the house in 1921. It was owned from 1924 to 1939 by Anna Lenhart. Since 1946, it has been owned and inhabited by Leo F. Clouser.

This is a 1 1/2-story frame, Stick Style cottage with a hip-and-gable roof. The south gable has corner overhangs with drop pendants. The west front gable and porch gable have elaborate incised and pierced panels, stickwork and fishscale shingles. The house features clapboard siding, cutaway corners, and turned porch posts.



NORTH PENNSYLVANIA STREET

Dugan House  
2147 North Pennsylvania Street  
c. 1894

Nicholas Dugan built this house between 1891 and 1895 and sold it to Paul Murphy in 1895. Murphy sold it in 1910 to Milton Huey. The first owner-occupant was Leo Marlan beginning in 1941. The house was enlarged on the south side before 1915 when the front porch was enlarged. By 1945, the house was divided into seven apartments.

This 2 1/2-story frame house has a hip-and-gable roof. The main features include a one-story corner porch with classical columns on plinths spanned by a balustrade. The house is covered with aluminum siding.



Price House  
2148-2150 North Pennsylvania Street  
c. 1875

This house was built by John S. Lazarus circa 1875 and sold to John Price in 1906. Price lived here until 1922. The house was subdivided into two apartments by 1924. Lazarus was one of the platters of the Meridian Place subdivision where this house stands. This area was platted in 1875.

This Italianate Style house of 2 stories has a cross gable roof, and a box cornice supported by decorative brackets. Other features include: pedimented window hoods with consoles, the 3-bay front facade, clapboard siding, the gable roundel, and 4 over 4 window lights. Alterations include asphalt siding and replacement of the front porch posts with steel supports.

Vacant Lots  
2149-2151, 2153-55 North Pennsylvania Street

These are the sites of a 2-story house and a 2-story double, demolished sometime between 1954 and 1980.



## NORTH PENNSYLVANIA STREET



Vacant Lot  
2154 North Pennsylvania Street

This is the site of a 2-story brick flat, named the "Adair" demolished sometime between 1954 and 1980.



Gocke Double Residence  
2156-2158 North Pennsylvania Street  
c. 1909

This Craftsman Style double residence was constructed between 1899 and 1915 with a succession of owner-occupants, possibly beginning with O.H.A. Gocke. This 2 1/2-story, double residence has brick walls on the first story and half-timbering on the second, a full-width front porch having square brick piers with square stone inserts, and a pair of corbelled brick chimneys. The house features wide eaves with beaded soffits. The roof is hipped with centered, hipped dormers. The front entrance projects from the facade, and there are square oriels on the first floor on the north and south facades.

Roberts-Over House  
2157 North Pennsylvania Street  
1893

Richard B. Roberts built this 2 1/2-story frame house in 1893 after buying the lot the year before. Charles Louisa Kennedy owned it from 1897 until 1902, when Ewald and Margaret Over were the owner-occupants until 1921.

This 2 1/2-story frame house has been sided with asbestos shingles. There are enclosed and open front and side porches. Gabled porches extend from the west and south facades. The house has been extensively altered.



NORTH PENNSYLVANIA STREET

Riley-Payne House  
2161-2163 North Pennsylvania Street  
1891

James Whitcomb Riley owned this 1891 house from 1892 until 1908. By 1895, it was occupied by Frank Payne who was a telegraph operator for the Indianapolis Journal for which Riley wrote. Payne bought it in 1908 and sold it in 1935 to Robert Bryce who had occupied it in the 1910s. By 1920 the house was divided into two apartments.

This 2 1/2-story frame house is covered with clapboards. Fishscale shingles are located in the front bay, on the north facade oriel, and in a panel on the south facade. The roof is a hip and gable type. Features of the house include a full-width front porch and a second-story front porch. The porch columns on the first floor have been replaced with plain wooden posts. The front second story has been infilled with clapboard and smaller windows.



Vacant Lots  
2164, 2168-70 North Pennsylvania Street

This is the site of a 2-story frame dwelling and a 2-story frame double, demolished sometime between 1954 and 1960.



Kearns-Stale House  
2165-2167 North Pennsylvania Street  
c. 1894

Horace Kearns built this house between 1892 and 1898. Thomas J. Steele, the managing editor of the Indianapolis Journal, purchased it in 1900 and his family owned it until 1924. Steele lived here from at least 1904 until 1917. By 1921, the house was divided into two apartments.

This 2-story, cross-gable roofed frame house has clapboard siding. The clapboarding has flared edges at the bottom of the second floor. The house has corner brackets, fishscale shingles in the front gable, cutaway corners, and decorative opening frames. The front porch has been removed and the front, first-story window has been altered.



## NORTH PENNSYLVANIA STREET

Bullock Double Residence  
2169-2171 North Pennsylvania Street  
 c. 1914

Angie Bullock built this double residence around 1914 and was listed as a resident that year, and until 1930. This 2 1/2-story double residence has a hip-and-gable roof and hipped roof dormers. There are two corner porches at the north and south corners of the front facade. Below the front, pedimented gable is a second-story bay. Alterations include the application of artificial siding and the replacement of the porch posts with steel supports.



Eurich House  
2172 North Pennsylvania Street  
 1891

Mary Eurich purchased this house built by John Lazarus in 1891, and lived here until 1934. It functioned after that date as a rental property.

This house, although deteriorated, has changed very little since its completion. Features of this 2-story frame house include a cross-gable roof, a 1-story side bay, clapboard siding, a gable oculus, cutaway corners and a porch with turned posts.

Commercial Building  
2179 North Pennsylvania Street  
 1957 & 1963

This 1-story, concrete-block commercial building was constructed in 1957 and enlarged in 1963. It has since been altered with the closing of the large shop windows that had originally been glazed.





NORTH TALBOTT STREET

Comstock-Thompson House  
1605 North Talbott Street  
c. 1912

Mr. & Mrs. Charles Comstock built this dwelling between 1904-1915 and resided here until the early 1920s, followed by Charles Thompson. Although only living at the house through the 1920s, he retained ownership until around 1944. William Stuart Bussey was owner-occupant until the early 1960s, after which the Art Association and Herron School of Art used the facilities as a stage.

This is a 2 1/2 story English Picturesque Style house, which includes a first floor faced with brick and an upper floor with half timber and stucco treatment. A prominent front gable, decorative stick work, a bank of windows, and a small shed dormer, are among the other features.



Wiley-Malone House  
1615 North Talbott Street  
1903

Charles H. Eriven built this two-story dwelling in 1903 and sold it to first owner-occupant Attorney Frederick Wiley that same year. Moses Malone was the last single-family occupant in the early 1920s before the house was divided into four units in 1924. The building has been owned by a variety of owners including Indianapolis Hotels, Inc., in the mid 1940s and the Art Association of Indianapolis in the 1960s. Since 1970 the Herron School of Art has been its occupant, using the facilities as a painting and photography studios.

Features of this 1 1/2 story Shingle Style frame house are the clapboarding on the first floor, wood shingles on the second and the pronounced dormers on the front. The house also features a low-pitched hip and gable roof with wide eaves and front gable, front bank of casement windows, and a recessed center front opening. Casement windows are found in the bay window of the first and second floors.



Duck-Spann House  
1619 North Talbott Street  
c. 1904

Built between 1902-1906 by Edward B. Porter, this 2-story dwelling was first occupied by an owner around 1912 by Mr. & Mrs. Berkley Duck. The Ducks continued their owner-occupancy until the mid 1930s, after which Anna Spann followed for the next two years. In 1960 the Art Association of Indianapolis bought the building. It has been used since 1966 as classrooms for the Herron School of Art.

This English Picturesque-Craftsman Style house has a pronounced front gable with decorative plasterwork and half-timbering, two front bays, and brick piers porch. The south side entrance has a porch as well.



## NORTH TALBOTT STREET

Howe-Defrees-Joss House  
1627 North Talbott Street  
 c. 1901

This two-story house was probably built between 1899 and 1901 during the ownership of James T. Howe and possibly completed by owner Morris Defrees after 1901. Frederick Joss owned the house from 1915-1932 and lived there briefly in the late 1910s. Mrs. Nellie Colberg owned and occupied the building from 1932 to the early 1950s, followed by its division into six apartment units in 1954 and nine units in 1955.

Built in the Colonial Revival Style, this frame house of 2 1/2 stories features 3 front pedimented dormers in the hipped roof. There is a prominent front porch with Doric columns, a large front entrance with sidelights and transom. Detailing includes an entablature as well as a second-story centered front bay window. The balustrade has been removed.



Woollen-Bell House  
1635 North Talbott Street  
 c. 1902

Traditionally owner-occupied, it appears that this 2-story dwelling was constructed between 1899-1904 as the residence of Evans Woollen until 1919. Throughout the 1920s and the early portion of the 1930s Charles and Edna Bell resided at this location followed by a series of shorter term owners. Around 1955 the house was divided into seven and later nine units by owner Karl Kaiser, an artist, who occupied one of the apartments for approximately thirty years.

This Queen Anne Style frame house of 2 stories has a projecting front gabled bay and decorative window surrounds. The first floor is covered with clapboards; the second is covered with decorative wood shingles. The jerkin-headed gabled roof has side dormers. There are several enclosed additions on the front of the house.



Vacant Lot  
1639-41 North Talbott Street

This is the site of a 2-story frame double residence, demolished sometime between 1954 and 1980.



NORTH TALBOTT STREET



Parking Lot  
1640 to 1702-04 North Talbott Street

The site of six brick and frame dwellings, apartments, and flats of 2-stories, demolished sometime between 1954 and 1980.

Johnston-Jameson Double Residence  
1645-1649 North Talbott Street  
c. 1905

This 2 1/2-story double residence was built between the years 1899 and 1902 during the ownership of William Wylie Johnston. Although occupied in the early 1900s, it was not owner-occupied until around 1921 by Henry Jameson and later from the mid 1920s to the late 1950s by James Pierce.

This frame double has a cross-gable roof, 2 recessed porches with wood columns and balustrade. It has an overhang with sawn rafter ends, window hoods, clapboard siding, 9 over 1 lights and multi-lighted windows in the gables. The southern porch is partially recessed under the second story.



Spencer House  
1653-1655 North Talbott Street  
c. 1889

Probably built between 1887-1890, this two-story dwelling was owned and inhabited for approximately twenty-five years by Charles and Elizabeth Spencer and later by their daughter and her husband Marce and Frank Euler. Owner-occupancy continued in the early 1920s by Clarence Brockway and later by his widow until the late 1940s. Laurel Haub and John Zener continued ownership until the 1980s with the former living in the building. The building housed two households in the 1890s, with the extended Spencer family and continued as a two-unit dwelling to the present.

This 2-story, Queen Anne, frame house has clapboard siding, a brick-piered corner porch, a corner tower which rises to 3 1/2 stories with a pyramidal roof and decorative shingles in the gable in the upper tower portion. The second-story porch is covered in part by a column-supported pediment.



## NORTH TALBOTT STREET

Hedden-Brecourt Cottage  
1657 North Talbott Street  
c. 1888

A pattern of approximately eight year periods of owner-occupancies illustrates the history of this one-story dwelling. Built between 1887-1891, Edwin C. Hedden, a clerk for the City Board of Health, and wife Christina appeared to have been the first to live in this single family dwelling. George Brecourt continued the pattern in 1914 followed in 1925 by George Lahey and a list of others. The most recent owner-occupant has been Paul W. Harris, who appears to continue to live in the residence.

This small, Stick Style, cross-gable-roofed, 1-story cottage has a decorative frieze in the form of panels and crosses. The Stick Style elements frame the windows and areas around the windows. Some of the turned porch posts have been replaced with square wooden timbers. The house has been covered with clapboards.



House  
1661-1665 N. Talbott Street  
c. 1910

This 2 1/2-story, frame house, was built as a double sometime between 1899 and 1913. It has banks of 4 casement windows at the enclosed entry porches as well as on the 1st and 2nd floors of the front facade. Another feature of this Craftsman Style house are the decorative brackets under the gable, the multi-lighted paired casement windows in the gable and the clapboard siding.



NORTH TALBOTT STREET

Haine-Hawley House  
1703 North Talbott Street  
c. 1900

This 2-story dwelling was built between the years 1898 and 1903 under the direction of James Haine. It was not until around 1913 however that an owner, Celia Hawley, occupied the house. The four year residence of Catherine Schaefer in the late 1920s appears to be the last owner-occupancy of any substantial time period. During the mid-1960s the residence served as the site for Progress House, Inc.

This 2 1/2 story frame house shows Queen Anne influence. There is a main gambrel roof with a front projecting gable roof and a front porch with a sidelighted entrance. Decorative features include a gabled dormer with a scrolled pediment. The house is covered with artificial siding.



Wright-Bossong House  
1705 North Talbott Street  
c. 1893

Built between 1884-1889 by George Wright, this 2-story dwelling served as the home of Mrs. Addie Moore and her two dressmaker daughters, Ida and Emma until the early 1910s. A pattern of owner-occupancies ensued with the longest being Julia Bossong from the late 1920s to the early 1940s and Frank Lyons for the following twenty years.

This 2-story frame house has been covered with artificial siding and features a jerkinheaded cross gabled roof. There is also a corner porch with classical columns and balustrade.



Vacant Lot  
1706-08 North Talbott Street

This is the site of a 2-story frame house, demolished sometime between 1954 and 1980.

## NORTH TALBOTT STREET

Goetz Double Residence  
1709-1711 North Talbott Street  
c. 1903

Mrs. Mary Roemler, widow of Charles Roemler an attorney, appears to have been one of the first renters of this two-story double probably built under the direction of owner Phillip Goetz between 1899-1904. Apparently one of the few, if not only, owner-occupants were James and Louis Rybolt who resided at the address from 1923-1935, and who claimed title until at least the 1950s. The double appears to have been split into as many as four units in the 1940s.

This 2 1/2-story frame house is covered with asbestos siding on the first floor and aluminum siding on the upper floors. Built as a double, the house features a porch with brick piers. There is also a prominent overhanging front gable with brackets. Some wood shingling is exposed in the two second-story bays.



Biggs Double Residence  
1710-1714 North Talbott Street  
c. 1895

This double residence was constructed between 1890 and 1898 by Mary E. Gibbs. It was owner-occupied by Edsen Falsom from 1914 into the 1920s.

This large 2 1/2-story frame house features wood clapboard siding, a hipped roof, and a front entry pavilion which projects from the front facade and is capped by a hipped-roof dormer. The windows have decorative wood frames. The front porch, which is a later addition, has a brick balustrade with brick piers and a hipped roof. The eaves are open with exposed rafter ends.



Chislett House  
1713 North Talbott Street  
c. 1885

Built between 1884-1887 by Fred Chislett, it was occupied by owner Richard Chislett in the early 1890s. Members of the Chislett family owned the house until the 1920s with a succession of renters until the 1950s.

This 2-story, frame, cross-gable house is covered with asphalt siding. The porch posts and balustrade have been replaced with square posts and concrete floor. The decorative features include the corbelled chimney as well as the incised front gable bargeboard.



NORTH TALBOTT STREET



Chislett Flats  
1717 North Talbott Street  
c. 1907

Built between 1898-1915, this 2-story apartment building was built and owned by John Chislett. The mid 1940s saw a division of the structure into as many as ten units and changes of both owner and name. The building has had several name changes from the Acme to Lisby, to Tara, and now Talbot Apartments.

This apartment building is a 2-story brick which is symmetrical in design with two front projecting bays. The building features a central front opening with an elliptical arch and fan transom as well as sidelights. The most prominent feature is the 2-story porch supported by the four, 2-story, Ionic columns. There also is a large classical entablature with cornice dentils and a frieze. Another feature is the balustrade with turned stone balusters on the first floor and wooden Chinese Chippendale balustrade on the second floor.

## NORTH TALBOTT STREET



Vacant Lot  
1718 North Talbott Street

This is the site of a 2-story frame house, demolished sometime between 1954 and 1980.

Vacant Lot  
1723-1727 North Talbott Street

This is the site of a 2-story frame double residence, demolished sometime between 1954 and 1980.



Lloyd-Sullivan House  
1730 North Talbott Street  
c. 1885

This house was built around 1885 by Margaret L. Lloyd and was occupied by Mrs. Lloyd and later her daughter Mary C. Lloyd, a dentist. In 1913 Harriett E. Sullivan became the owner-occupant until 1948.

This is a 2-story frame house with a cross gable roof and a corner verandah. The house is covered with aluminum siding, and the porch columns have been replaced with metal supports.



NORTH TALBOTT STREET



Vacant Lot  
1802 North Talbott Street

This is the site of a 2 1/2-story frame dwelling clad in brick, demolished sometime between 1954 and 1980.

Goetz-Krieg-Kamphaus Double Residence  
1803-1805 North Talbott Street  
1910

This 2-story double was built in 1910 and served as the residence of its owner Phillip Goetz, a broker, until 1914. Since that time it appears that at least one side of the double has been occupied by its owner, continuing with August F. Krieg and Gus Kamphaus. Krieg owned the double from 1920 until 1951, but continued to live here until 1967. Gus Kamphaus bought the double in 1951 and lived here from 1952 until the 1980s.

This is a 2 1/2-story house, blending both English Picturesque and Craftsman Styles. It is faced with brick on the first floor; the second floor and 1/2-story are stucco between decorative stickwork. Major features include the two large front porches, one shed and the other jerkinable-roofed. Other features include the large, multi-jerkin gable roof with corner brackets and dormers.



Goetz-Lynch Double Residence  
1807-1809 North Talbott Street  
c. 1909

Philip Goetz appears to have built this double between 1906 and 1913 and was listed as a resident from 1915-1918. Wilbur Cumberworth was the owner-occupant followed by John and Loretta Lynch from 1923 to 1949, after which there followed no more owner-occupants.

This 2 1/2-story frame double features a pyramidal hipped roof with a large projecting front gable supported by decorative brackets. The second story has two front bays. There is a full-width front porch with a concrete floor and wooden columns. The house is now covered with artificial siding. It appears to have been originally identical to 1709 North Talbott Street to the south.



## NORTH TALBOTT STREET



Atkinson-Brandt House  
1810 North Talbott Street  
c. 1896

This house was built between 1899 and 1915 by James T. Hoene and sold to Howard Atkinson in 1905. Atkinson owned the house for three years. Alfred W. Brandt, a printer, was the owner from 1910 until the 1930s, but continued to live here until 1954, followed by Charles and Lucy Moran until 1977.

This is an interesting example of the mixing of Craftsman with Colonial Revival Styles. Features of this square-plan house include the clapboard on the first floor and shingle siding on the second floor, and a hipped roof with exposed eaves and rafter ends. The gabled classical portico is supported by wood Doric columns. The front entrance is flanked by sidelights. In the center of the front facade, in the second floor, is a Palladian window.

Vacant Lots  
1811-1813, 1815, 1819 North Talbott Street

This is the site of a 2-story frame double, and two, 2-story, frame dwellings, demolished sometime between 1954 and 1980.



Vacant Lots  
1814, 1818, 1822-24 North Talbott Street

This is the site of two, 2-story frame dwellings and a 2-story frame double all demolished sometime between 1954 and 1980.

NORTH TALBOTT STREET



Cahill Double Residence  
1826-1828 North Talbott Street  
c. 1911

Angelica and Grace Cahill built this 2-story double between the years 1909-1913. It was not until the mid 1920s however that the owner occupied one side of the double. Joseph J. Pflum lived in the house until 1951 and was followed by Oscar Pflum until the early 1970s. It appears that since the early 1980s the structure has been divided further into additional units.

This is a Craftsman Style frame double; features include the brick piered front veranda, and clapboard siding on the first floor. The second floor is now covered with aluminum siding. The prominent gable roof is supported on the front facade by five Craftsman Style brackets. The windows are grouped, with multi-pane casement lights on the first floor.



Blenheim Apartment  
1827 North Talbott Street  
1907, Rubush and Hunter, architects

This 3-story, Craftsman Style, brick, apartment building was designed by the prolific Indianapolis architectural firm of Rubush and Hunter. Edgar O. Hunter received Building Permit #19085 on July 17, 1907. Hunter and his brothers Frank B. and Harry S. lived here from 1908 to 1910. Features of the building include a three bay facade emphasized by the three bays of the three-story porch. The bricks are glazed and limestone detailing is typical of the Craftsman Style. The segmented arch is found in the door and window openings as well as in the parapet. The apartments open on to the porch at all three levels via French doors. The building originally had 6 units, now there are five. Originally the third floor porch was covered by a wood framed roof. The Blenheim was rehabilitated following the Secretary of the Interior's Standards.

## NORTH TALBOTT STREET



Carson Double Residence  
1830-1832 North Talbott Street  
c. 1909

Between 1908-1911, this two-story double was built by John and Adalaide Carson and owned by them until 1930. Around 1948, the structure was divided into three units and was also first occupied by the owner, Samuel Armenoff until the late 1950s; with his ownership continuing until 1975.

This is a 2-story frame double which has undergone many changes. The building features a hipped roof with wide eaves, front gabled dormer, and two front oriels with shingle siding. The house is clapboard sided except for the rubble limestone facing on the front. The porch has been removed, but the low brick walls of the porch remain.

Vacant Lot  
1835-37 North Talbott Street

This is the site of a 2-story frame double demolished sometime between 1954 and 1980.



Carson-Tuck Double Residence  
1838-1840 North Talbott Street  
c. 1910

John Carson was responsible for the building of this 2-story double between 1908-1913 and resided there from 1918-1921. With his business partner Claude Tuck, Carson owned the building until around 1929, after which George Hul had title. Ralph Iovine owned and occupied the dwelling from the 1940s until 1958, with his widow Elenor remaining in the house until 1963.

This 2-story frame double has features of the house to the south, at 1830-34. The facades are identical, and both have a low-hipped roof, a gabled dormer, two shallow front oriels, two windows and two doors on the first floor. The house has the original wood siding with original front porch with classical columns and low brick wall. Changes include openings of the first facade window size and changes in window position.

NORTH TALBOTT STREET

Ogden-Woelz Double Residence  
1839-1841 North Talbott Street  
c. 1912

The Reverend Horatio N. Ogden appears to have been responsible for the construction of this double built between 1909-1915, and he maintained residence here from 1916-1917. A long owner-occupancy followed with Edward A. Woelz from 1918 until the early 1940s. A variety of non-residential owners ensued until Mrs. Lila Ogden gained possession around 1966.

This 2-story frame double features a hipped roof, front hip and gable dormers, wood clapboard siding and pre-cast concrete porch columns and balustrade. Some of the balustrade has been replaced with concrete blocks. The front facade has 2 entrances, 2 large windows, and a cornice with decorative modillions under the eaves.



Vacant Lot  
1843-45 North Talbott Street

This is the site of a 2-story frame double, demolished sometime between 1954 and 1980.



Maritz-Maine House  
1847-1849 North Talbott Street  
c. 1905

This 2-story double was probably built between 1893-1899 during the ownership of Anna Maritz. Fairly long-term ownership with occupancy by renters illustrates the house's history. Willis P. Maine served as owner for almost forty years until 1946, followed by the estate of Willis P. Rexford for the next fifteen years.

This frame, Queen Anne Style house features a complex gable roof, decorative fishscale shingles in the gable, and cut-away corners and corner brackets. There are paired front porches with concrete block piers and balustrade. The house appears to be unaltered.



## NORTH TALBOTT STREET



Gaymore Flats  
1850-1856 North Talbott Street  
 c. 1908

The 2-story Gaymore Flats were constructed sometime between 1904 and 1915 as six apartment units by Lynn Millikan. These apartments were built in the Craftsman Style, of brick. The main features are the 2-story porch with brick piers. The Classical cornice and pediments are intact above both the entryways of the building. Also intact are the wood decorative balustrades on the second floor porches. The tablet bearing the name "GAYMORE" is located on the frieze below the pediments. This building appears to be unaltered.

Harelick-Coulter House  
1851 North Talbott Street  
 1897

Built between 1897 and 1898, during the ownership of Pearl Harelick, this house was owner-occupied by Elizabeth Coulter from 1902 until 1923. This is a 2-story frame house, with a large hipped roof and a projecting front gable. The front gable and frieze area is clad with decorative wood shingles. These shingles are also found in the gable of the front porch supported by wooden classical columns. Brackets support the overhanging front gable. The alterations to the house include asphalt siding.



NORTH TALBOTT STREET

Vacant Lots

1855-57, 1861 North Talbott Street

This is the site of a 2-story frame double and a 2-story frame house, demolished between 1954 and 1980.



Vacant Lot

1858 North Talbott Street

This is the site of a 2-story frame house, demolished sometime between 1954 and 1980.



NORTH TALBOTT STREET

Vacant Lots  
1901 to 1915 North Talbott Street

This is the site of two, frame doubles and two, frame houses, demolished sometime between 1954 and 1980.



The Bellaire Apartments  
1902 North Talbott Street  
c. 1915

The Bellaire Apartments were constructed around 1915 by Lynn Millikan providing six apartments. This is a 3-story Craftsman Style apartment building, constructed of brick, with brick detailing in the corners and in the base as well as some herringbone brick patterns in the panels of the facade. Details also include the two, 3-story porches with large brick piers. The entablature includes a cornice with corner brackets, dentils, above the cornice is a pierced brick parapet. Bays are found on the sides of the apartment building. The main entrance has a round arched metal canopy hood, located between the porches.



## NORTH TALBOTT STREET



**Martin House**  
1910 North Talbott Street  
c. 1913

With a history of owner-occupants, this two-story dwelling appears to have been built between 1912-1915. Mr. Henry Martin and then later his widow Carrie, lived at the address from around 1913 to the mid 1930s. For the next five years Mrs. Elizabeth Herberg served as owner-occupant followed from the early 1940s to the mid 1980s by Mrs. Zella Boettcher.

This is a 2-story, Craftsman Style house with clapboard siding, a decorative half-timber gable, and corner brackets. It features paired windows in the gable and two pairs of windows on the second floor. The first floor includes paired windows as well as an entrance with sidelights. The front porch has brick piers.



**Ridge Cottage/Studio Court Apartments**  
1912 North Talbott Street  
c. 1909

This cottage appears to have been built sometime between 1898 and 1913, with early occupants being Gilbert Ridge in 1914 and John K. Johnston in 1915. This residence appears to have a pattern of periodic vacancies. Periods of occupancy before the 1970s did not last more than five years at a time. This cross-gable, 1-story, frame cottage predates the apartment building of which it is now a part. It had been remodeled to relate visually to the Studio Court Apartments with an added stucco finish and the front porch removed.

**Friedman-Sexton Double Residence**  
1917-1919 North Talbott Street  
c. 1911

Between 1907 and 1914 George Marlan Secrest built this double that predominately served long-term renters. It was not until the early 1920s that an owner, David Friedman, occupied one side of the residence for even a couple of years. Mrs. Marie Sexton appears to be the longest-term owner from 1943-1961 and perhaps one of the longest residents from the mid 1940s to the mid 1950s.

This 2-story frame double residence has clapboard siding, a hipped roof and hipped roof dormer, two front bays on the second floor, wide eaves, and rock-faced concrete block foundation. The front porch has been altered with the replacement of the original columns with steel supports. The front doors have also been replaced. It originally was identical to 1925-27 North Talbott.



NORTH TALBOTT STREET

Devore-Ecter House  
1921 North Talbott Street  
1891

Augustus R. Devore, a chemist for Eli Lilly and Company built and occupied this 2-story dwelling in the early 1890s. Next, Anderson Lewis, of O'Brien & Lewis Blacksmiths, and his family owned and occupied the house until his widow Virginia sold the property in 1914. Continuing the pattern of owner-occupancies, the Reverend and Mrs. Potian Ecter lived in the house until the late 1940s, followed by Joseph Gill from the mid 1950s until 1972.

This 2-story, frame, Carpenter Builder house features a jerkin-headed gable roof, a front porch with brick piers, fishscale shingling in the gables, and clapboard siding.



Studio Court Apartments  
1922-1924 North Talbott Street  
c. 1917

Charles Williams built this 2-story apartment building between 1915 and 1917. It originally contained five apartments, but three more were added in the 1950s with the integration of the Ridge cottage to the south.

This complex exhibits both English Picturesque and Craftsman influence. The detailing includes stucco treatment, with tile details in the gables of the porticos. Other features are the grouped casement windows. The two stuccoed buildings form and face a landscaped court-yard. Other details include the columns supporting the porticos as well as round-arch openings which alternate with the porticoed entrances, and gable roofs.

Miller-Jones Double Residence  
1925-1927 North Talbott Street  
c. 1912

Built between 1909-1914 by George H. Secrest, this 2-story double appears to have been first occupied by an owner, John A. Miller, in the mid 1910s. Herbert and Mollie Jones were the owner-occupants for twenty years, from 1920-1940. Short term ownerships followed later in the 1960s by Theo Menkovick and Ronco Rankovich.

This 2-story frame double has a hipped roof, a front hipped dormer, wide eaves, 2 front bays on the second floor, and a full-width front porch supported and decorated by pre-cast concrete ionic columns and classical balustrade. The house and porch both have rock-faced concrete block foundations. This double appears to have been identical to 1917-19 North Talbott.



## NORTH TALBOTT STREET



Vacant Lots  
1928 to 2010 North Talbott Street

This is the site of two, 2-story, frame doubles and six, 2-story, frame dwellings, all demolished sometime between 1954 and 1980.

Hollingsworth-Allen Double Residence  
1929-1931 North Talbott Street  
1908

Charles Hollingsworth built this 2 1/2-story double with a carriage house in 1908. Although initially occupied by a renter, Melville Gibson, cashier at the Wasson Company Bank, this house quickly developed a pattern of owner-occupancies starting with Melvin Allen in the early 1920s. Next Mary Hedges maintained possession for the next twenty-three years followed by Sophia Zerfas from 1952-1964.

This is a Craftsman double with a stuccoed first floor and artificial siding on the second floor. Features include a prominent front gable with decorative brackets, paired front bays, and a front porch with stuccoed piers and balustrade. Other features include banks of grouped windows on the first and second stories.



Vacant Lots  
1933-35 North Talbott Street

This is the site of a 2-story frame double residence, demolished sometime between 1954 and 1980.



NORTH TALBOTT STREET



2007

2001

Louise Apartments  
2001 North Talbott Street  
c. 1907

This apartment building appears to have been built between 1899-1913 by Edward W. Warner who lived in one of the eight units from 1914-1916. After this, Arthur R. Heiskel owned the structure until an unspecified date. Early renters such as Flora Love from 1918-1933, appear to have lived in the apartments for a considerable period of time. Around 1970, the units were known as the Louise Apartments.

This 2-story brick apartment building has an ornamented front facade with a 2-story classical portico decorated with turned classical balustrades. The front entrance has a large pediment, door, sidelights, and transoms. The prominent porticos have four Doric clove columns which support a full entablature which includes a frieze, cornice, dentil and parapet.

Louise Apartments  
2007 North Talbott Street  
c. 1909

Edward W. Warner appears to have been responsible for the construction of these 2-story flats and also seems to have been the only owner to have lived in the building. The four units that compose the building have been under the title of The Harval Inn since the late 1940s to the late 1950s and later the Louise Apartments in the 1970s.

The facade of this building is nearly identical to 2001. The only difference is that the second-story windows above the entrance are larger and more decorative. Both buildings have stone lintels with prominent keystones. They appear to have been built at the same time.

## NORTH TALBOTT STREET

Warner-Lloyd Double Residence  
2009-2011 North Talbott Street  
c. 1910

This double dwelling was built by George N. Secrest between the years of 1906-1913 and first-owned by Edward Warner. It appears to have first been occupied by renter Bert C. Keithly and by members of the Nelson Lloyd family from the early 1920s to the mid 1970s. There is evidence to indicate that Blanche Lloyd gained title to the house in the 1950s.

This 2 1/2-story, frame Foursquare is covered with aluminum siding and features a hipped roof with a front hipped dormer, paired second story front bays, and a full-width front porch with rock-faced, concrete block piers.

Gelman-Collins Double Residence  
2014-2016 North Talbott Street  
c. 1910

This is another 2-story dwelling built under the direction of George H. Secrest between 1907 and 1914. Samuel Gelman, 1914-1922, appears to have been the first owner from whom tenants rented. He is followed by a succession of short-term owners until the 1950s with the owner-occupancy of Arthur Collins.

This is a 2-story frame double residence with clapboard siding, a hipped roof, wide eaves and a hipped dormer at the front. There are two shallow bays on the front facade and a verandah is supported by rock-faced concrete block piers and balustrade. The house also has aluminum siding.

Kingsbury House  
2017 North Talbott Street  
c. 1910

Built between 1905 and 1914, this 2-story single family dwelling served as the long term residence of the Samuel Kingsbury family. Title was held by Samuel from 1914 until 1939 and then by his wife Minne until 1964.

This intact Craftsman Foursquare house is covered with clapboards on first floor and wood shingles on the second. Several hipped dormers project from the hip roof. There is a large front porch with brick piers and balustrade.



NORTH TALBOTT STREET



Ripley-Fox Double Residence  
2018-2020 North Talbott Street  
1892

Silas Dove built this two-story house in 1892 and immediately sold it the next year to William I. Ripley who maintained residence from the mid 1890s to 1905. Mary and Catherine Fox owned and occupied one side of the house for approximately the next forty years, followed by Sherman and Levada from the late 1940s to the mid 1960s. Originally a house, this structure was remodeled into a double residence between 1905 and 1914.

This is a 2-story, frame, Foursquare double residence with a hipped roof and a centered hipped roof dormer. The upper portion of the house is cantilevered over the porch, and is supported by brick piers and has decorative Craftsman Style brackets. The house is covered with aluminum siding.

June-Roberson-Schulte House  
2021 North Talbott Street  
c. 1910

Built between 1909-1912 by George W. June, this 2-story, single-family dwelling appears to have been consistently occupied by its owner. After the June family in 1917, Clarence Roberson resided in the house until around 1923, followed by Maurice and Leo Schulte for the next twenty years until the mid 1940s. Shorter term owners followed such as Florian Keller in the 1950s and Gan Gin from the 1960s until present.

This is a Craftsman Foursquare house, with brick cladding on the first and framing on the second floors. The framework is covered with stucco with wooden stick work. The hipped roof has a projecting hip dormer with wide eaves. The porch is enclosed with multi-paned windows and has some decorative stonework in the capitals of the brick piers.



Gelman-Mosebarger Double Residence  
2022-2024 North Talbott Street  
c. 1910

George Harlan Secrist owned the property from 1907 and 1914 and constructed this double residence and sold it in 1914 to Eli Gelman, whose family owned and occupied it until 1927. The Mosebargers were owner-occupants until 1941.

This is a 2-story frame double residence with a hipped roof, wide eaves and a hipped dormer at the front. There are two shallow bays on the front facade and a verandah is supported by rock-faced concrete block piers and balustrade. The house also has aluminum siding.



## NORTH TALBOTT STREET

Nell House  
2023 North Talbott Street  
 c. 1910

Edward Nell built this 2-story American Foursquare house between 1905 and 1915 and was the owner-occupant until 1928. He continued to own it until 1940, succeeded by Nellie Wright until 1949.

This frame house has a hipped roof, a front hip dormer, and a front porch with decorative balustrade and columns. The front facade is divided into four bays. Eaves have decorative rafter ends.



Vacant Lot  
2026 North Talbott Street

This is the site of a 2-story frame dwelling demolished sometime between 1954 and 1980.



Sipe-Sharkey House  
2030 North Talbott Street  
 1891

This two-story house was constructed in 1891 by Fred Mielke who sold it that year to William Edwards, who owned it three years. Jacob Sipe bought the house in 1894 and was an occupant by 1904. Sipe owned the house until 1909 when it was purchased by Gilbert Summers who lived here until 1920. Owner-occupant Julia Sharkey resided here from 1922 to 1943.

This is a 2-story frame Carpenter-Builder Style house with a cross-gable roof. It has an "L" plan side porch with turned columns, and the walls have clapboard siding.



NORTH TALBOTT STREET

Westing Bungalow  
2027 North Talbott Street  
c. 1905

William Knode built this bungalow between 1903 and 1907 and sold it to Gustav Westing who lived here until 1922, followed by owner-occupant Ralph W. Lieber to 1927. Donald Arbuckle was the owner-occupant in the late 1920s, with Joseph Davis in the same capacity throughout the 1930s, Floyd Toner in the 1940s.

This is a 1 1/2 story frame bungalow, with a large steep gable roof supported by brackets. Major features include a gabled front porch and framed window openings and 2 large chimneys on the north side. The bungalow is covered with aluminum siding.



Junglaus House  
2031 North Talbott Street  
1903

James Haine built this two-story house in 1903 and it was purchased by Wm. P. Junglaus who sold it to Henry P. Junglaus, occupant until 1914. A succession of owner occupants continued into the 1960s.

This 2 1/2-story, Carpenter Builder, frame house features a multi-gabled roof and two front gables. The house is covered with aluminum siding. The front porch columns have been replaced with metal supports.



Cottage  
2035 North Talbott Street  
c. 1890

This cottage was constructed sometime before 1898. It is a 2 1/2-story frame building with a multi-gabled roof and two front gables. The house is covered with aluminum siding. The front wraparound porch columns are replaced with metal supports.





NORTH TALBOTT STREET



Conklin-Miller House  
2036 North Talbott Street  
c. 1895

Between 1892 and 1898 this 2-story house was built by Clara Conklin, and subsequently purchased by Omer Miller in 1920. The house appears to have been a rental with no owner occupants.

This is a 2-story frame house with a cross gable roof. It has a classical pedimented porch supported by Doric columns and a square plain balustrade. The gables are ornamented with fishscale shingling, and the wood clapboard siding is covered with asbestos siding. The side porch is classical with a balcony over it.

Double Residence  
2039-2041 North Talbott Street  
c. 1890

This double was constructed sometime between 1898 and 1913 and has had a succession of renters. This is a 2 1/2 story frame double with clapboards covering the first floor. The second floor and gable are clad in stucco with decorative timber work in the two front gables of the front porch. The house also has paired windows in the front. The double combines features of the Craftsman and the English Picturesque Styles.



Perkins House  
2043-2045 North Talbott Street  
c. 1902

James T. Howe built this house between 1901 and 1902 and sold it to Lafayette Perkins, a lawyer. He converted the house into two apartments and resided in one until 1939. By 1933 four apartments were created.

This 2-story frame house is covered with aluminum siding and has a hipped roof and a large front gable dormer. The dormer window has been covered over. The intact front porch has square wooden posts and balustrade.



## NORTH TALBOTT STREET

Coughlen House  
2047-2049 North Talbott Street  
c. 1910

This 2 1/2 story house was built between 1899 and 1915 by Mary Coughlen who was an occupant and responsible for converting the house into two apartments. This frame house has a hip roof with many projecting gables, dormers, and oriels. The projecting porch is 2 stories in height with brick piers on the first floor. The house is covered with asphalt and aluminum siding.



Vacant Lot  
2051-53 to 2059 North Talbott Street

This is the site of three, 2-story, frame houses, demolished sometime between 1954 and 1980.



NORTH TALBOTT STREET



Vacant Lot  
2102, 2106 North Talbott Street

This is the site of two, 2-story, frame houses, demolished sometime between 1954 and 1980.



Dillman-Dolan House  
2110 North Talbott Street  
c. 1893

Oscar Dillman built this house in 1893 and lived here at least until 1904. The house was not again owner-occupied until Anne Dolan lived here from 1924 to 1943.

This 2-story frame, cross-gable roofed house features fishscale shingles in the gable, clapboard wood siding and a decorative gabled porch with turned columns, balustrade, and shingle siding in the gables.



Bence House  
2114 North Talbott Street  
c. 1893

This 2-story dwelling was built between 1891 and 1894 by Margaret Stottand then purchased by the Bence family which owned it until 1901. No other owners resided here until the 1940s.

This house has a hip and gable roof and a corner porch. Alterations include aluminum siding and porch posts replaced with steel supports.

## NORTH TALBOTT STREET

## Vacant Lot

2117 North Talbott Street

This is the site of a 2-story frame house clad in brick on the first floor and stucco on the second. It functioned as the parish house for St. David's Episcopal Church that stood directly to the south.



## King House

2118 North Talbott Street

1906

This house was built between 1905 and 1906 by Herbert Whitehead. By 1907 Rebecca King was the owner with the Kings living here into the 1930s.

This 2-story frame house has clapboard siding on the first floor and wood shingle siding on the second. It has a hipped roof, wide flared eaves, and a front dormer. The front facade under the eaves has a shallow bay. The front porch has grouped columns and an opening remodeled in 1986.

## Double Residence

2119-2121 North Talbott Street

c. 1910

This double residence was built sometime between 1899 and 1915. It has 2 stories, a hipped roof, a hipped roof front dormer, shallow side bays and angled bays on the second floor above the porch. The front porch is supported by brick piers.



NORTH TALBOTT STREET

Walpole-Pebworth House  
2123 North Talbott Street  
c. 1914

Margaret G. Walpole built and occupied this two-story house between 1913 and 1915. Aubrey Pebworth was the owner-occupant from 1920 to 1946. Arvil Adams was the owner-occupant until 1970.

This is a 2-story frame American Foursquare Style house with a hipped roof, front hipped roof dormer, and paired windows on the second floor. The house features three bays, the center one being the entrance. The house also has a porch with square wood columns and square balustrade. It also has wide eaves.



Holmes Double Residence  
2124-2128 North Talbott Street  
1901

Erwin E. Holmes built this house, which was originally a double, in 1901, and resided here until 1916, followed by a succession of renters. This 2 1/2 story building is faced with brick on the first story; the second story, the gables, and the top are faced with clapboarding and fishscale shingling. The roof is gabled with projecting gables and a hipped roof dormer. The second floor slightly overhangs the first floor and has bowed bays at intervals. A Palladian window is found in the front major gable of the house. The corner porches are classical with wooden Doric columns. Between the two corner porches is an enclosed entrance to several second-story apartments, added sometime between 1915 and 1954 when the double was subdivided. Limestone is used for the lintels on the first floor.



Hewitt-Hills House  
2127-2129 North Talbott Street  
c. 1896

Jessie Divine built this house between 1895 and 1897 and James Hewitt was the first owner-occupant. Homer Hills, a tailor, and his family were owner-occupants from 1912 until 1970. By 1928 the house was converted into two apartments.

This is a 2-story frame house with a hipped and gabled roof, gabled dormers, and cut-away corners. It is clad with wood clapboards, and has a flared belt between the first and second floors covered with fishscale shingling. The porch, added after 1915, has brick piers.



## NORTH TALBOTT STREET



Coburn-King House  
2130 North Talbott Street  
c. 1885

This house was built between 1891 and 1900 by Erwin Holmes. By 1901 owner George Coburn resided here. He sold it to Colin King in 1905, whose family resided here into the 1930s.

This is a Queen Anne Style frame house of 2 stories. It has a complex multi-gable roof and a 2-story porch. All the gables have fishscale shingles. The porches have classical columns on the first and second floors.

Vacant Lot  
2131-33 North Talbott Street

This is the site of a 2-story, frame double residence, demolished sometime between 1954 and 1980.



The Warwick Flats  
2132-2144 North Talbott Street  
c. 1910

The Warwick Flats were built before 1915 by John Lazarus. The structures consisted of five, 2-story apartment buildings with two-story front porches. The Warwick Flats provided eighteen apartments. They are of frame construction with brick veneer.

NORTH TALBOTT STREET



2132-2134 North Talbott Street: This 2-story unit of the Warrick Apartments has a brick veneer, and the facade has lost its wood frame cornice. The building is 3-bays wide, with window and door openings having limestone sills and lintels. The entrance bay consists of 3 doors, and above it is a three-part window with classical pilasters serving as mullions. The second floor porch has been removed.



2136-38 North Talbott Street: This unit to the north of 2132-34, appears to be identical in design except that the front entryway, which is in a brick enclosure that projects from the front facade, is integrated with the porch design. This is a 2-story frame building with a brick veneer, and limestone lintels and sills. It has a parapet above the wood classical cornice which is intact. The classical cornice is also found in the roof of the 2-story porch. The porches have square wood columns.

Cooper House  
2137 North Talbott Street  
c. 1895

Joseph Cooper may have built this two-story house between 1891 and 1896. Carl Wood owned the property from 1910 to 1943. This is a 2-story frame house with wood siding, decorative window frames, and a front porch. The porch has classical concrete columns and rock faced block for a balustrade. There is a front gable and a shed-roofed dormer on the front.



## NORTH TALBOTT STREET

Smith Double Residence  
2139-2141 North Talbott Street  
 1909

George M. Smith, Jr. purchased this property in 1908 and constructed this double and sold it the following year. It was first used commercially in the early 1950s. Originally a frame double residence, a 1-story, brick commercial addition was constructed on the front sometime between 1941 and 1954. The shop front consists of 2 entrances and 2 commercial oriels, which have been boarded over. The building behind the brick shop facade is a 2-story, frame American Foursquare double with second story bays, hip roof, hip dormer, and clapboard siding.



2140-2142 North Talbott Street: This is very similar to its neighbor to the south; however, it has lost its second-story porch roof and wood cornice. It has a square, brick enclosed front entryway, that is flanked by two classical brick piers.

Talbott Theater  
2143 North Talbott Street  
 c. 1925

The Talbott Theater was built sometime in the 1920s. It is a 2-story brick building. The main features of the facade include piers which flank the entrance and mark the ends of the front facade. The piers have cast concrete theater masks and some brick and concrete highlights. The two shop fronts of the theater have been boarded. A decorative brick pediment spans the entrance piers.





NORTH TALBOTT STREET



Vacant Lot

2144-2146 North Talbott Street: This is the site of one of the Warrick Flats buildings. Very similar to its downtown neighbors, it was demolished in 1986.

Power Building

2147-49 North Talbott Street  
c. 1950

This commercial building, constructed of concrete blocks and faced with brick, was constructed sometime between 1941 and 1954. The brick facade is composed of 2 shopfronts and a center entrance separated by projecting piers. Above the entrance is a stone tablet bearing "POWER" in incised letters. The entrance and shopfronts have been altered.



Apartment House

2150 North Talbott Street  
c. 1910

This 2-story, brick, apartment building was built by John Lazarus between 1901 and 1915 as the northernmost of the Warrick Apartments. Very different from its southern neighbors, it has brick corbelling, a flat roof, and a projecting gabled front pavilion which serves as an entrance. It has a 2-story corner porch and a clapboarded frame 2-story bay on the south facade.

## NORTH TALBOTT STREET

Nackenhorst Commercial Building  
2151-2157 North Talbott Street  
1899

William Nackenhorst built this 2-story, brick commercial building between 1898 and 1899. It accommodated apartments and shops. The front facade consists of two shopfronts and a center entrance leading to upstairs apartments. The building is covered with artificial stone and aluminum siding. Removed wood siding reveals a corbelled cornice as well as segmented arch windows.



Stacey-Baxter House  
2154 North Talbott Street  
c. 1902

Lynn Millikan built this house between 1901 and 1904. George C. Stacey owned it from 1907 to 1913. Maurice Schulte owned it until 1922. He was also an occupant. The Baxter family was the owner-occupant from 1926 to 1940.

This is a 2 1/2-story frame house with a steep cross gable roof, and three grouped windows in the gable. It is partially covered with asphalt siding with exposed wooden clapboard siding. The deteriorated porch has brick piers and a low brick wall serving as a balustrade.



Commercial Building  
2158 North Talbott Street  
c. 1921

This commercial building was possibly built by John and Ella Lazarus sometime between 1915 and 1921. It appears to have been first commercially used by owner Alf Brandt as his printing shop from 1922 until the late 1930s and then as Maco Press Printers until 1967. After that time, the building has been used as a flower shop. This 1-story, concrete-block building is covered with wood siding and has a stepped front parapet.

NORTH TALBOTT STREET



Vacant Lots

2182 to 2184 North Talbott Street, 113 to 117 East 22nd Street

This is the site of seven, frame, 1 and 2 story houses and stores, demolished sometime between 1954 and 1986.

## LAND USE

Residential land use in Herron-Morton Place consists of single-family, two-family and multiple family residences, and moderately scaled apartment flats. One trend until the mid 1970s had been the conversion of the first two types of housing into multi-family housing. Several of these "rooming" houses have been returned to their original use with the progression of rehabilitation/restoration activity in the district. Building demolition during Herron-Morton Place's years of decline has substantially reduced the housing stock of the area from the development existing in 1915 (see map).

Today, commercial land use is confined to four modes within the district. Particularly heavy commercialization has occurred along 16th Street between Alabama Street and Central Avenue, in the 2100 block of Central Avenue, and in the 1800 block of Central Avenue. The development of commercial parking lots along the west side of Pennsylvania has resulted in the loss of the majority of residential structures in this area. Commercial uses include a supermarket and strip commercial center at the intersection of 21st Street and Central Avenue, two heating contractors in the 1800 block of Central and North New Jersey, a nursing home, a theatrical company, and two bar/nightclubs. Most of these uses developed during the neighborhood's years of decline. They often occupy sites where residences once stood. These businesses often generate considerable service traffic. Activities generally begin in early morning and continue into their evening as retail operations close and the nightclubs begin experiencing the busiest time of the day. Several have expanded considerably through the years and most customers and employees of these establishments are not Herron-Morton Place residents.

There are also several institutional properties. These include the John Herron School of Art, an institution affiliated with IUPUI and located in the 1600 Block of Pennsylvania and Talbott Streets, a nursing home in the 1900 Block of North Delaware Street, and several small independent churches located in converted residential structures. Activities at these locations extend beyond daily working hours.

The current mix of land uses in Herron-Morton Place is typical of a residential area in an urban setting. To the north of Herron-Morton Place is an area of deteriorated housing and commercial operations terminating at Fall Creek. To the east are more deteriorated housing and vacant lots and one large public space, Martin Luther King Park. The park encompasses 12.5 acres and offers a range of recreational facilities & activities for area residents and their children. South of the park is the Citizen's Multi-Service Center, an agency which answers a variety of social service needs for the area. To the south is the Old Northside Historic Area, another nationally and locally designated historic district containing a varied assortment of late 19th and early 20th century housing. To the west is mostly commercial or commercial-support activities centered around the North Meridian Corridor.

## ZONING

The City of Indianapolis adopted standardized zoning in 1922, which was updated in the 1960s. The present zoning pattern, in most respects, conforms to the current and historic land use patterns of Herron-Morton Place (see map). The zoning applied to the residential areas was designed to promote the development of a full range of residential housing types at urban densities. The existing zoning commercial classifications in the neighborhood, in many cases, promote the development of commercial activities of an intensity and configuration not appropriate in close proximity to residential land uses.

A significant portion of the historic residential area is currently zoned D-8 Residential. There are four distinct commercial areas in the district. Two are classed as C-3 neighborhood related commercial uses and are located in the northeast corner of the district at 22nd Street and Central Avenue. The other is located south of 19th Street and west of Central Avenue. The other two commercial areas in the district are zoned C-4 Regional Commercial and are located in the south east corner of the district straddling 16th Street and the intersection of Talbott and 22nd Streets.

A summary of existing zoning classifications, as cited in the "1985 Zoning District Synopsis" published by the City's Department of Metropolitan Development, follows:

### D-8 DWELLING DISTRICT

Located in areas experiencing renewal either by public action or natural process. The D-8 district is a special district permitting a high-density low-rise, multi-family classification and requiring all amenities of the D-7 district.

Typical Density:	20-26 units/gross acre
Floor Area Ratio:*	0.60
Minimum Frontage:	30 ft.
Minimum Rear Yard:	15 ft.
Minimum Side Yard:	lesser of 20% of project width or 15 ft., but not less than 4 ft.
Maximum Height:	35 ft.

### C-3 NEIGHBORHOOD COMMERCIAL DISTRICT

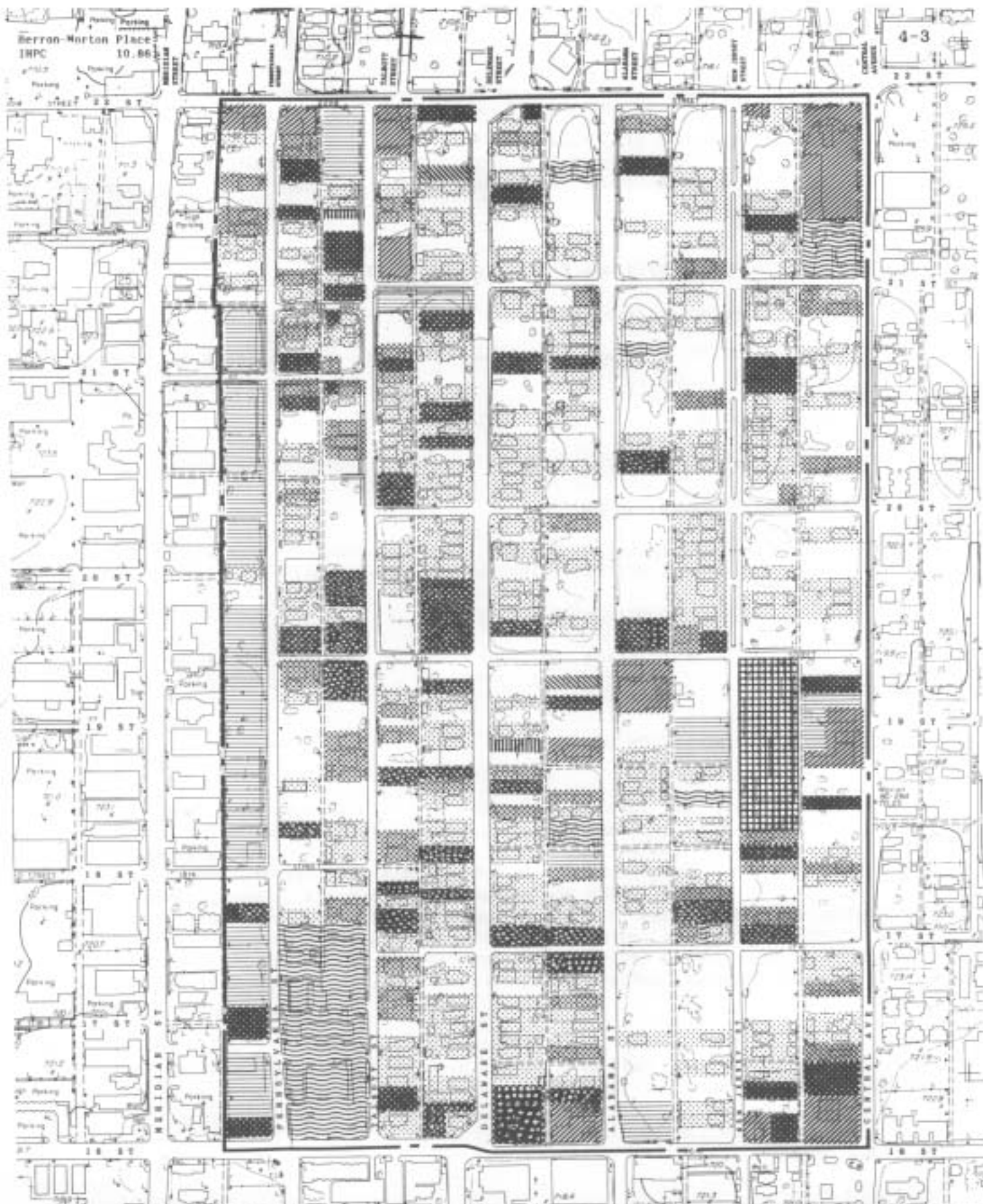
Permits a complete range of indoor retail sales, personal, professional and business service uses for a neighborhood.

Most C-1 uses are permitted; also gasoline service stations with restrictions.

Carry-out food establishments, or restaurants are permitted; however, does not permit outdoor tables and/or seats.

No single establishment shall exceed 30,000 sq. ft.

Minimum Frontage: 25 ft



# HERRON-MORTON PLACE

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

0 500'

## CURRENT LAND USE

- |  |                      |  |                 |
|--|----------------------|--|-----------------|
|  | Resid. Single Family |  | Commer/Industr. |
|  | Resid. Two Family    |  | Public/Institut |
|  | Resid. Multi Family  |  | Parking         |
|  | Resid./Commercial    |  | Vacant          |
|  | Commercial           |  |                 |



MAP  
3

35 ft. building height maximum

Yards: side---0 ft.; rear---0 ft.

20 ft. setback (side or rear) where adjacent to a residential district.

#### C-4 COMMUNITY-REGIONAL COMMERCIAL DISTRICT

Permits major business groupings and regional shopping centers.

Permits most C-1 and C-3 uses as well as department and discount department stores.

Limited outdoor activities permitted.

Heavy traffic generators require excellent thoroughfare access.

Minimum Frontage: 25 ft.

65 ft. building height maximum; provided however, that within 200 ft. of a residential district, the maximum height shall be 35 ft.

Yards: side---0 ft.; rear-- 0 ft.

20 ft. setback (side or rear) where adjacent to a residential district.

#### EXISTING TRAFFIC CIRCULATION AND PARKING

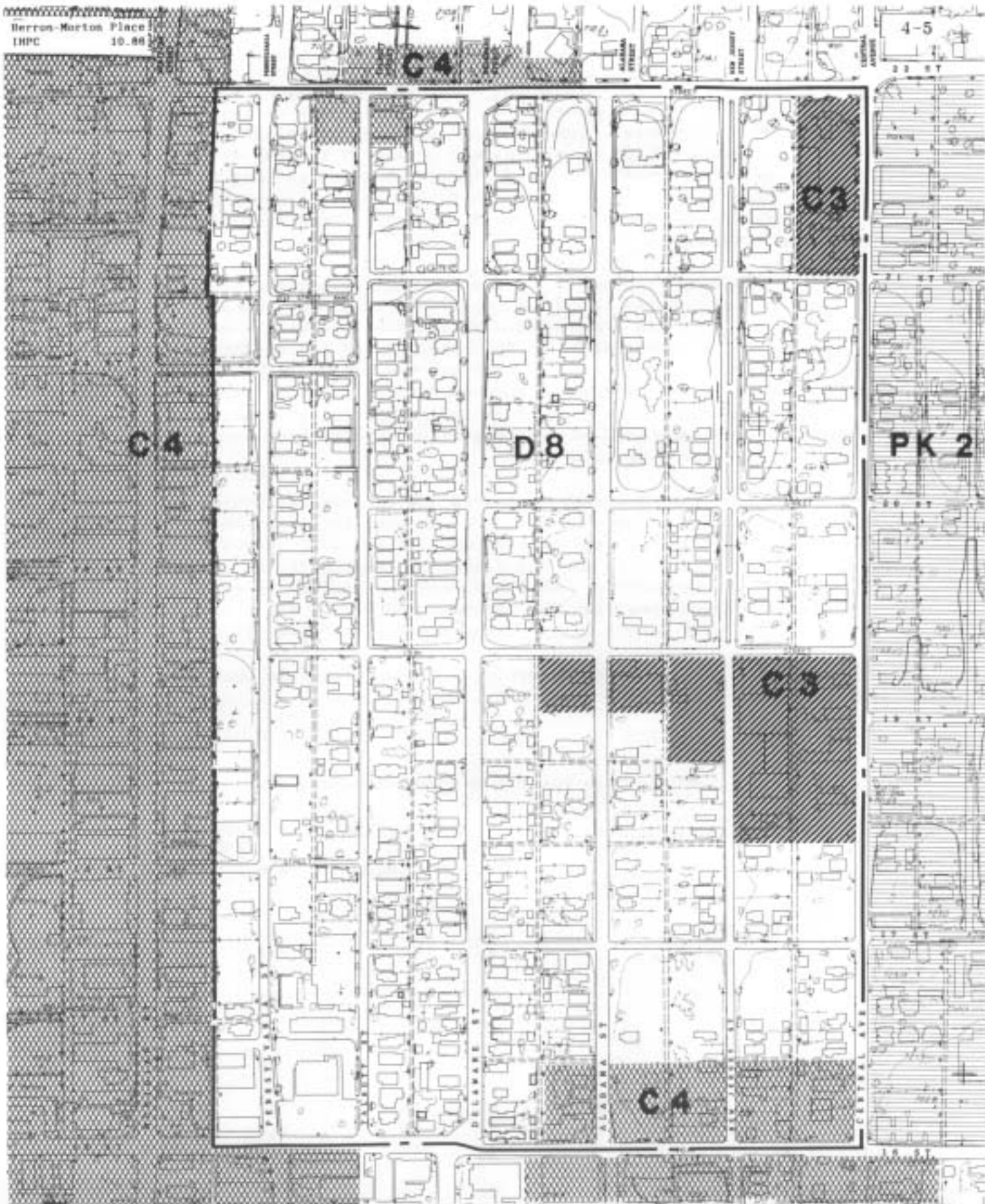
Herron-Morton Place is located approximately 1/4 mile north of the Regional Center and east of, and adjacent to, the Meridian Corridor. This area experiences a large volume of daily commuter traffic and as a result the Herron-Morton Place neighborhood is subjected to all the problems associated with the traffic handled by its one-way primary arterials: Pennsylvania Street - morning traffic/one-way south; Delaware Street - evening traffic/one-way north; Central Avenue - morning traffic/one-way south (see map). This street relationship does cause environmental problems to the neighborhood in the form of noise, dirt and air pollution; however, it facilitates movement to and from the area.

The several streets within Herron-Morton Place (16th and 22nd and Alabama Streets) function as collector streets carrying significant volumes of neighborhood and commercial traffic.

#### Existing Thoroughfares

The Official Thoroughfare Plan of Marion County is designed to provide a transportation system adequate to serve the needs of Indianapolis to the year 2000. The transportation system is made up of streets which are designed to move traffic through an area rather than just providing local access to land





# HERRON-MORTON PLACE

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## CURRENT ZONING

 D 8	 C 3
 PK 2	 C 4



N A P

4



uses within the area. These through traffic roadways are called thoroughfares, and consist of freeways, expressways, primary arterials, and secondary arterials. Roadways which are designed primarily to provide access to land uses within an area (collector and local streets) are not included in the Thoroughfare Plan. Primary arterials in Herron-Morton Place that are effected by the Thoroughfare Plan are Pennsylvania, Delaware, 16th and 22nd streets, and Central Avenue (see map).

Each type of roadway included in the thoroughfare system has a recommended design standard associated with it that specifies the cross-section of the street. The items which are included in a street cross-section are the width of the pavement and the width of the sidewalk and the border (which is also used as utility strip for sewer, water and gas lines). The overall width of the roadway (pavement, sidewalk and border) is called the right-of-way (R.O.W.). The design standards for thoroughfares are based on traffic operations and accident studies and they attempt to provide the optimal design to maximize traffic carrying capacity.

The primary use of the thoroughfare system and recommended design standards is to obtain advance dedication of R.O.W. This means that if a roadway is planned in advance of development, a person seeking a variance of rezoning for property is encouraged to dedicate to the Department of Transportation (DOT) sufficient R.O.W. for road construction. For this reason a roadway is given an ultimate design standard which specifies the pavement and R.O.W. width required for the road if it is developed to its maximum traffic carrying capacity.

The Thoroughfare Plan proposes widening all four arterials that border or run through the Herron-Morton Place District. The

Table 1

## Improvements For The Thoroughfare System

Street & Section	Element Dimensions			
	EXISTING		PROPOSED	
	ROW / PAVEMENT		ROW / PAVEMENT	
Delaware Street				
22nd - 19th Street	70	50	90	60
19th - 16th Street	60	50	90	60
Central Avenue				
22nd - 16th Street	60	36	80	48
Pennsylvania Street				
Fall Creek Parkway South				
Drive - 16th Street	50	30	80	48
16th Street				
Meridian St.-Pennsylvania St.	84	54	120	36-36
Pennsylvania St.-Delaware St.	84	54	120	36-36
Delaware St.-Central	55	40	120	36-36
22nd Street				
Meridian St. - Central	60	44	100	24-24

(source: Thoroughfare Plan For Marion County)

proposals range from an increase of twenty feet for Central Avenue (from 60 to 80 feet R.O.W.), to a sixty-five foot expansion for 16th Street (from 55 to 120 feet R.O.W.). The proposed expansions, while not currently targeted for construction, could adversely impact the Herron-Morton Place District, both through necessitating the demolition or partial demolition of structures that encroach in the area of the proposed expansion, and through increased traffic noise and pollution that would result from the road improvements. A review of the traffic count data (see Appendix C) indicates a general decline in traffic volume on these thoroughfares which could argue against the need of these projected improvements. The potential for adverse impact can be seen by comparing Delaware Street, which originally contained an esplanade, with New Jersey Street, which still has its esplanade in place (see photos).

#### Existing Parking

Due to large lot sizes, and a large number of vacant lots and houses, Herron-Morton Place does not yet exhibit the parking problems experienced by some of the other, more densely developed historic neighborhoods. The only part of the district where parking demands tax the available supply is along 21st Street between Talbott and Delaware, and the Herron Art School. The largely intact supply of housing, the substantial number of apartment flats, the proximity of the art school, and of two nightclubs in the 2100 Block of Talbott, combine to create a demand not yet seen in other areas of the neighborhood.

Almost every house in Herron-Morton Place is served by rear entrance alleys. Carriage houses and parking garages behind several residences in the district provide convenient on-site parking for residents.

In and in close proximity to Herron-Morton Place there are approximately twenty-three private parking lots. The lots along the west side of North Pennsylvania Street provide parking for businesses fronting on Meridian Street west of the district. Others are parking lots for private businesses, a supermarket, religious organizations, taverns, apartment houses, and a local theater (see map). The aforementioned factors seem to indicate that an ample supply of parking spaces exists for residents, guests and visitors within Herron-Morton Place.

#### EXISTING PUBLIC UTILITIES

Herron-Morton Place is served by all the major public utilities (gas, water, electric and sewer). Overhead electric service which causes some visual problem in the area now exists to serve both residential and commercial activities. Especially intrusive are the high-level, high-voltage power lines that in some areas cross the district. Located along alleyways, these lines rise above buildings and trees and are visible from adjoining streets. Commission review of new development and building rehabilitation in other IHPC districts has attempted to address the visual problem of overhead electric service by requiring that all new electric service be provided underground.

## FINANCIAL ASSISTANCE

Residents have come to realize the potential of Herron-Morton Place. The rehabilitation of many fine homes along Talbott and Delaware Streets has increased the neighborhood's visibility in the community and provides evidence of the strong demand for housing in the downtown area. The revitalization of Herron-Morton Place is also tied to the success of the tax incentives for rehabilitation made possible under the Economic Recovery Tax Act of 1981. Several apartment structures in the district can benefit (or have benefited from) the investment tax credits (ITC) available under this act.

In addition to federally sponsored tax incentives for rehabilitation, the City of Indianapolis sponsors a real property tax abatement program aimed at stimulating rehabilitation and new construction in the inner city. Since Herron-Morton Place is located within the area covered under the tax abatement program, residential and commercial structures are potentially eligible for a three, six or ten year incremental abatement of property taxes owed on improvements made to the property. Application for an abatement must be made through the Division of Economic and Housing Development and must be applied for before development permits are acquired or construction is initiated.

Changes in federal administrative policies have made direct funds for rehabilitation scarce. While funding levels have been reduced, there are still some funds available. Paint-Up/Fix Up dollars are currently available through the conveniently located Citizens Multi-Service Center, a non profit Community Development Block Grant funded redevelopment corporation that covers several near northside neighborhoods. Other funding sources include a low-interest rehabilitation loan program primarily available to owner-occupants and a Rental Rehabilitation Program developed for investor owned residential properties. These programs are administered directly by the City's Division of Economic and Housing Development.

## SOCIOECONOMIC DATA

The decline in the number of housing units in Herron-Morton Place has resulted in a corresponding decline in the area's population. From 1970 to 1980, available housing units declined 49 percent (from 1,859 to 972 units). During this same period the total neighborhood population declined 57 percent (from 3,724 to 1,655 persons). Racially, both the white and black populations have been reduced to approximately half their 1970 levels with the black population showing a 57 percent decline and the white population showing a 49 percent decline from 1970. Proportionately, the black population still constitutes virtually the same percentage of the total population (58 percent in 1970 vs. 58.2 percent in 1980) in both Census years.

Of available housing, renter-occupied units presently constitute 52.2 percent of the total available housing stock. This represents a decline in market share of 13.8 percent from 1970 when renter-occupied housing constituted 66 percent of the total. Vacant housing presently constitutes 28.6 percent of the total, an increase of 5.6 percent over the 1970 market share of 23 percent. Owner-occupied units have shown a modest gain in market share going from 11 percent in 1970 to 19.2 percent in 1980. If these figures are extrapolated to the 1990 Census year, the market share for renter-occupied units will have declined to 38.4 percent of the housing market while owner-occupied housing will have increased to 27.4 percent of the market.

Herron-Morton Place  
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4-9

# HERRON-MORTON PLACE

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## TRANSMISSION LINES

●●●●● Electric power  
transmission lines



MAP

5

These figures are to some extent misleading. While vacant housing has increased as a proportion of total available housing units, the total number of vacant units has declined by 35 percent. While owner-occupied units have increased in market share they have declined numerically by 10 percent over the 1970 level. What accounts for these two categories present and projected market share is the marked decline in total renter-occupied units. Rental units have declined 60 percent from their 1970 totals, and should this trend continue rental housing will no longer remain the predominate housing type in Herron-Morton Place.

#### OTHER EXISTING PLANS

This report is concerned with the preservation of Herron-Morton Place as an Historic Area. The Department of Metropolitan Development, Division of Planning has prepared several reports that make planning recommendations for the neighborhood and the county. Some of these planning recommendations concur with the preservation of the area, whereas other recommendations are in conflict. The plans and subsequent planning recommendations that effect Herron-Morton Place are as follows:

1. The Comprehensive General Land Use Plan for Marion County, Ind.

The Comprehensive General Land Use Plan is an instrument of public policy which illustrates the use of the land most beneficial to the total community. The purpose of the plan is to:

- establish a design of the plan elements to improve the quality of the physical environment of the community in response to social, economic, and physical realities and forecasts,

- provide for the well-being of the metropolitan community at large rather than to advance the special interests of individuals or groups within the community.

- accomplish the implementation of community goals, objective, and policies by a democratic process,

- assist political and technical coordination in community development to eliminate conflict of public or private projects,

- insert long-range considerations or goals in the determination of short-range actions in support of the decision making process, and to

- enhance citizen participation in community development and provide the citizen with security and a sense of pride in the community.

The locations of land uses depicted on this plan have been considered from two standpoints: overall needs of the community and interrelationships between land uses. Consequently, there are two levels of consideration incorporated into this plan: most favorable location of physical elements for the community, and which locational land use relationships are most profitable for Indianapolis residents and the general public.

The 1985 Comprehensive General Land Use Plan recommends residential development for Herron-Morton Place at a density ranging from 5 to 15 dwelling units per acre.

## 2. Citizens Neighborhood Coalition Subarea Plan

Adopted by the Metropolitan Development Commission in 1983, the Citizens Neighborhood Coalition (CNC) Subarea Plan covers an area located in the near northeast side of Indianapolis bounded by 30th Street and Fall Creek on the north, the Monon Railroad tracks on the east, Interstate 65 on the south, and Meridian Street on the west. The area contains two designated historic districts: Herron-Morton Place, and the Old Northside.

Subarea plans are more specific in focus than the more generalized Comprehensive General Land Use Plan. Where the Comprehensive Plan looks at broad land use designations, the subarea plan is more use specific in its recommendations. Where the Comprehensive Plan examines land use against the background of community-wide impact, the subarea plan views land use from the standpoint of neighborhood impacts.

The CNC Subarea Plan recommends residential development for Herron-Morton Place ranging in density from 5 to 15 dwelling units per acre. The Subarea Plan also identifies three commercial centers, or nodes, at the intersections of Central Avenue and 22nd Street, Central Avenue and 19th Street, and Central Avenue and 16th Street.

## HISTORIC SIGNIFICANCE

Herron-Morton Place draws its name from both the Civil War era Camp Morton and from the Herron School of Art. It is significant architecturally for its fine collection of late 19th and early 20th century residential architectural styles, and historically as the home of many notable business and political figures in the city's history. The placement of the district on the National Register of Historic Place in 1983 gave official recognition to the historic and architectural significance of the area. This recognition has done much to inspire pride among the residents, to underscore the area's importance to the history of Indianapolis, and to encourage neighborhood efforts which are bringing about the current renaissance of the district.

## GENERAL PHYSICAL CHARACTERISTICS

The statistics on exterior building conditions reveal that a significant portion of the buildings in the district have experienced some degree of deterioration (see map). The fact that the majority of sound structures are located in the western portion of the district around Talbott and Delaware Streets is the result of two factors; one, the stabilizing influence of the John Herron School of Art, and two, the rehabilitation/restoration efforts of local residents in this area. The general commitment to the area by residents, the Herron-Morton Place Association, the Citizens Neighborhood Coalition, the preservation community, the Indianapolis Historic Preservation Commission (IHPC) and the City is transforming a formerly blighted portion of the inner city back into the urban neighborhood that existed in Herron-Morton Place at the turn of the century.

Streets in the district, such as Talbott and New Jersey Streets, with their narrow widths, large shade trees, closely spaced houses, and pedestrian orientation, have a visual charm which appeals to a generation tired of the visual monotony of newer auto-oriented suburban development. These turn-of-the-century residential streets are attractive to those seeking the amenities of city living in a suburban setting. The existing siting of houses was brought about by a combination of factors, including the desire to live in close proximity to the hub of the city, and the dependance upon electric street railways in the late 1800s and the early 1900s. Visually appealing to us today as a remnant of the past, this siting can be viewed as an asset for families in the 1980s. The narrow streets limit traffic speeds and noise while the large lots with rear yards accessible from alleys offer ample space for recreation and on-site parking.

In contrast to these quiet residential streets are the area's major thoroughfares, Pennsylvania, Delaware, and Central, which funnel considerable traffic through the neighborhood during morning and evening rush hours. These streets form pedestrian barriers, generate considerable traffic noise, and offer a visual counterpoint to the more intimately scaled environs of Talbott and New Jersey Streets.

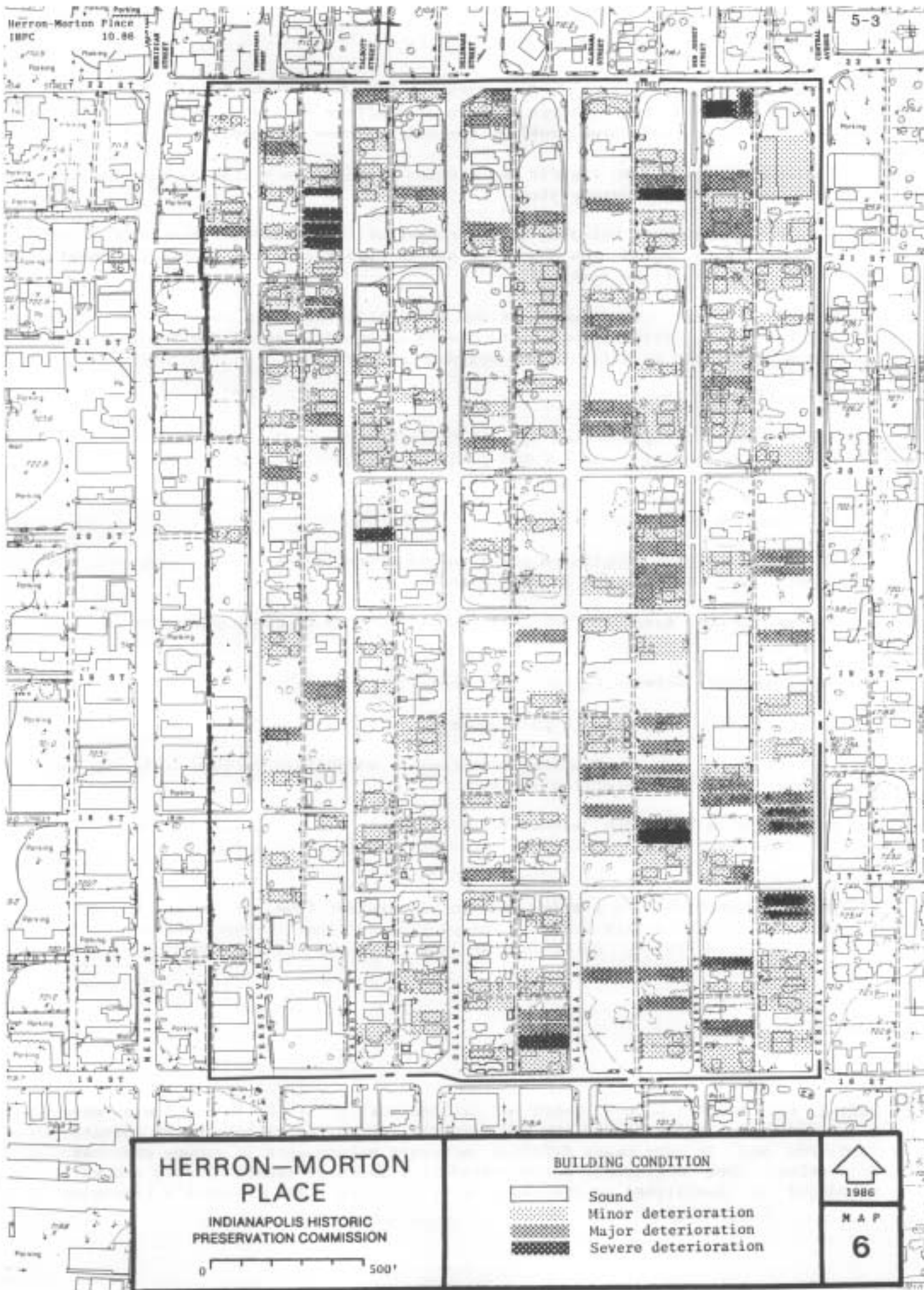
The network of brick alleyways and landscaped esplanades offers amenities from the past that enhance the physical aspect of the neighborhood. The alleys, which are found in all areas of the district, improve circulation in the area and provide rear access to most properties within Herron-Morton Place. The alleyways also provide a location for most of the district's overhead electrical service. In the case of low-level installations this siting is screened from adjacent streets. In the case of high-level, high-voltage installations, especially east of New Jersey Street (see map), electrical lines are a clearly visible intrusion on the visual character of the district.

The location of Herron-Morton Place is a special asset to its residents. Many services and amenities available in the downtown area are in close proximity to the neighborhood. This includes the John Herron School of Art located at 16th and Pennsylvania Streets, Footlite Musicals, located at the corner of 18th and Alabama Streets, a supermarket located just outside of, and adjacent to the district at 22nd Street and Central Avenue, and the Citizens Multi-Service Center at 601 East 17th Street. Five Metro bus routes run through the district (see map) which provide easy accessibility to businesses, places of employment, two area grocery stores, and shopping in the downtown area. Several speciality shops exist in the Mile Square. Entertainment and recreation opportunities include the Indianapolis Symphony Orchestra, IRT, Hoosier Dome, Market Square Arena, and others. All of these increase the area's attractiveness as a place to live. While its proximity to the downtown provides many assets to Herron-Morton Place's residents it also results in a perceived liability. The existence of several primary arterials which channel heavy morning and evening commuter traffic is viewed by residents as being a problem for the neighborhood.

#### SITE ANALYSIS (MAP LEGEND)

1. The John Herron School of Art, first building constructed in 1906 and at one time the home of the Indianapolis Museum of Art.
2. Intense intersections with high traffic volume.
3. Nightclub - located in former bowling alley, nightclub is perceived by residents as contributing to parking and traffic problems in the 2000 and 2100 blocks of Talbott Avenue.
4. Parking lot - provides parking for nightclub located north of lot.
5. Victorian commercial building - home of Footlite Musicals. The unsympathetic mass and scale of the one-story former Civic Theater (constructed in the 1920s) located south of and adjacent to the corner building, detracts from the handsome corner structure.
6. Nursing home. (Date just below number indicates when structure was built.)
7. Brick commercial structure - site of the Hedback Corporation, a heating/cooling contractor.





8. Primary arterial streets (Pennsylvania, Delaware, 16th, 22nd Streets, and Central Avenue) funnel large amounts of traffic through the district that cause noise and pollution problems for neighborhood residents.
9. Esplanade slows down traffic and creates a unique park like appearance for this section of New Jersey Street.
10. High-rise apartment building at the corner of 16th and Pennsylvania Streets combines with the Herron School of Art to form the dominant visual element at this corner of the district.
11. Delaware Street - the advanced stage of rehabilitation in this area and the width of the street combine to create an upbeat, highly visible image of the neighborhood as a first rate residential area.
12. Talbott Street Theater.
13. Strip commercial plaza that ignores the historic massing and setback of the older residential and commercial elements of the Central Avenue streetscape.
14. Fire damaged house.
15. Parking lots have supplanted the majority of residences on the west side of Pennsylvania Street south of 20th Street.
16. Martin Luther King Jr. Park - an amenity located in close proximity to the district.
17. Citizens Multi-Service Center - 601 East 17th Street.
18. Liquor Store - loitering in parking area.
19. Carwash/snack bar - Problems associated with this include loitering by minors, and alleged gambling activity.
20. Supermarket's location makes it convenient for neighborhood residents. Problems associated with this property include loitering in the parking lot.
21. Meridian Corridor is a major commercial corridor from the Central Business District north to 38th Street. The portion adjacent to Herron-Morton Place is overlaid by an extension of the Regional Center overlay zoning district.

## HOUSING

During the neighborhood's years of decline several of the larger houses were converted into multi-family low and moderate income rental housing by absentee landlords who in many cases deferred necessary maintenance to reduce expenses. Properties, thus neglected, deteriorated to a point of inhabitability and were abandoned or demolished by the owner or by the city. The district's remaining

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5-5

# HERRON-MORTON PLACE

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## SITE ANALYSIS

See text for explanation



MAP

7

housing displays a potential for redevelopment which has drawn people back into the neighborhood and resulted in the renovation of many fine homes in the district.

The housing options that Herron-Morton Place offers can accommodate a diversity of people and lifestyles. Because there exists a variety of single-family houses, doubles, flats and apartment buildings, the district can respond to the residential needs of a wide range of income levels and lifestyles; young professionals who work downtown, singles, families, the elderly, owners and renters. The wide range in sizes of existing historically single-family houses provides substantial flexibility in regards to rehabilitation options which should be considered by residents and developers seeking to revitalize the district while protecting the unique character of its population.

#### COMMERCE

Commercial development is largely confined to four commercial nodes with varying degrees of impact on the residential fabric of Herron-Morton Place. Commercial activity in the district is divided between neighborhood, and non-neighborhood oriented activity, with the majority being non-neighborhood oriented professional or quasi-industrial operations. Examples of non-neighborhood oriented businesses are two heating/cooling contractors, in the 1800 block of Central and New Jersey Streets, a carwash at the northwest corner of 16th Street and Central Avenue, and two nightclubs, both on Talbott Street.

The commercial character of the neighborhood is currently in a state of flux. Commercial uses that developed during Herron-Morton Place's earlier period of decline have in some cases ceased to operate at their present locations within the district. Examples are portions of the strip commercial center in the 2100 block of Central and an abandoned gas station at the corner of Alabama and 16th Streets. Other existing commercial structures have found new uses, such as a nightclub located in a former bowling alley at the corner of 21st and Talbott Streets, and a nightclub in a former theater at 22nd and Talbott.

The existence of a supermarket in this area provides an amenity lacking in many of the locally designated historic urban neighborhoods. While viewed as a plus from a service standpoint, the store also contributes to traffic congestion at the intersection of two major thoroughfares, 22nd Street and Central Avenue.

#### PUBLIC SAFETY

As with many inner-city neighborhoods, Herron-Morton Place experiences a significant problem with crime. Neighborhood residents indicate that prostitution is a problem in the area, especially along the western edge of the district. The incidence of prostitution results in some crimes against neighborhood residents and is exacerbated by a [drug] dealing problem in the area. Loitering in area parking lots, especially at 21st and Talbott, and at 22nd and Central Avenue when related to the consumption of alcohol or the use



of illicit drugs often leads to disturbances. These problems, and others, have given rise to a neighborhood crime prevention program which is actively supported by the neighborhood association. Through crime prevention the residents of Herron-Morton Place report activities of a criminal nature and regularly appear in court to testify against offenders. Residents also volunteer as "court watchers" and have attempted to develop and maintain an effective working relationship with the Indianapolis Police Department. Table 2 shows that there has been a steady decline in the number of reported offenses in Herron-Morton Place. This decline is probably attributable in part to residents' efforts through the crime prevention program.

Table 1

CRIME STATISTICS - ALL CRIME

YEAR	CITY (IPD DISTRICT) (% change)	HERRON-MORTON PLACE (% change)
1976	39065	849
1977	34276 (-12.2)	678 (+20.0)
1978	34837 (+ 1.5)	602 (-11.2)
1979	35105 (+ 0.8)	608 (+ 0.9)
1980	37220 (+ 6.0)	859 (+41.3)
1981	33898 (- 8.8)	780 (- 9.2)
1982	34736 (- 2.5)	759 (- 2.7)
1983	31303 (- 9.9)	681 (-10.3)
1984	29110 (- 7.0)	642 (- 5.6)
1985	29677 (+ 1.8)	619 (- 3.6)

LAND USE

Approximately 32 percent of the land parcels in Herron-Morton Place are now vacant and support no use. This is largely the result of many years of disinvestment in the area with continual demolition and little rebuilding. The resulting appearance is one of desolation in those areas with numerous contiguous vacant lots. However, the potential for redevelopment is obviously great with such a large percentage of vacant land in an area experiencing significant revitalization of its existing housing stock.

Table 2

Land Use Breakdown

residential	40.8 acres	(48.3%)
commercial	5.5 acres	( 6.5%)
commercial-ind.	1.2 acres	( 1.5%)
institutional	4.2 acres	( 4.9%)
parking	8.3 acres	( 9.8%)
vacant	27.4 acres	(32.6%)

One of the most promising uses for vacant land in Herron-Morton Place is infill housing, whether in the form of compatible new construction or relocated historic structures. Integrating sensitive residential development which can accommodate a range of incomes and lifestyles will result in a strengthened neighborhood and provide additional housing, now being sought for the downtown area. However, development must be carefully planned to create a density, scale, and character relative to historic districts of the same vintage. Residents and potential developers must realize that construction not in keeping with the established massing, height, and setbacks of the historic streetscape will introduce a disruptive visual element not appropriate to Herron-Morton Place's urban setting.

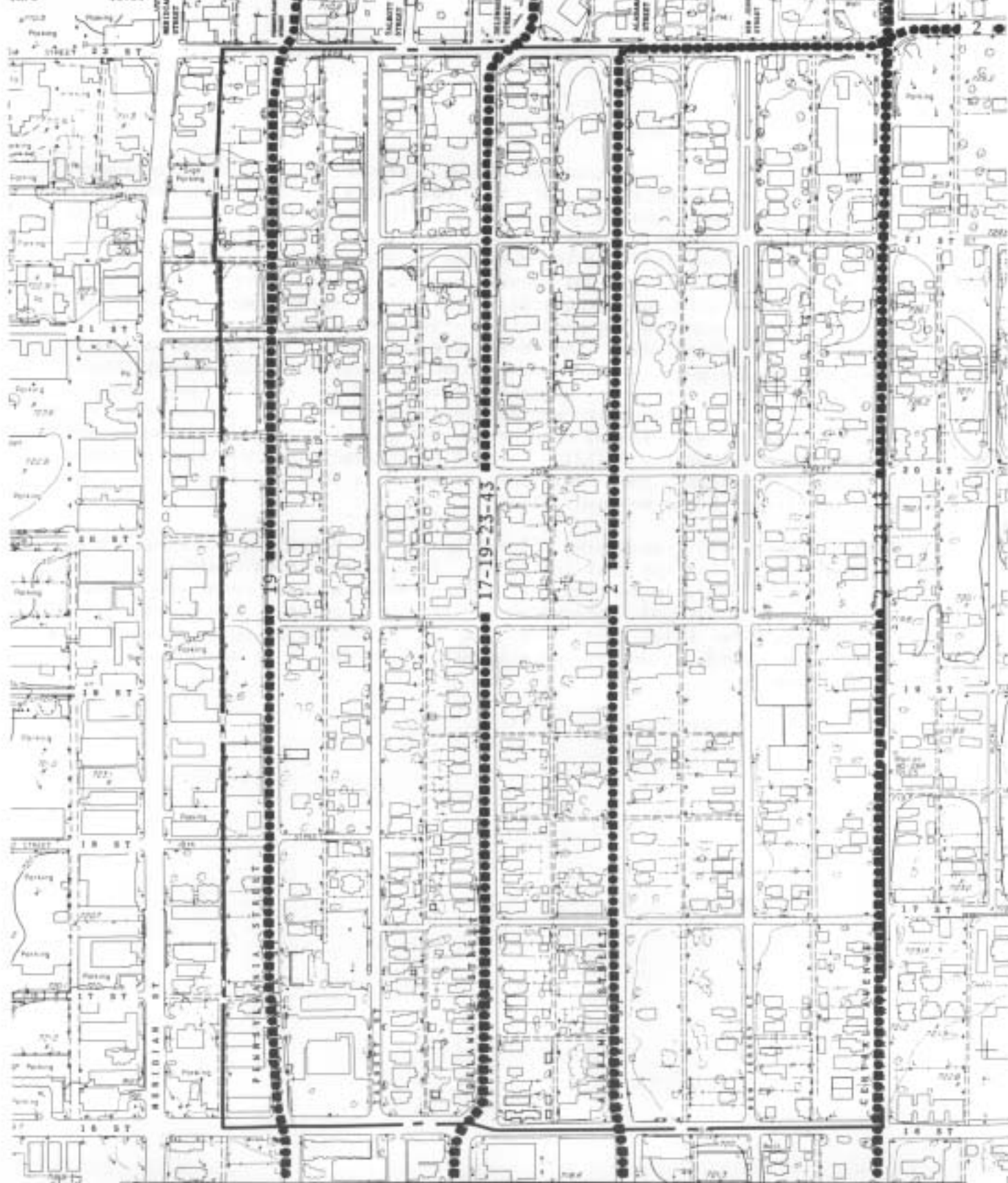
A number of incompatible land uses exists, threatening the historic character of Herron-Morton Place. These include the commercial parking lots which dominate the west side of Pennsylvania Street, two commercial-industrial uses in the 1800 block of New Jersey Street and Central Avenue, and a nightclub at the corner of 21st and Talbott Streets. Another example of a use with a negative impact on the area is an abandoned filling station at the corner of 16th Street and Alabama Street.

#### ECONOMIC INCENTIVES

Publicly and privately sponsored revitalization efforts to date have resulted in the beginning of a renaissance for Herron-Morton Place. Where there was at one time a declining neighborhood, there is now re-emerging a vital inner city neighborhood featuring tree shaded walks, an energetic mix of lifestyles and income levels, and a first class mix of turn-of-the-century architectural styles. An important factor in this renaissance is the strong commitment to the neighborhood's revitalization displayed by the neighborhood association, preservation groups, and city officials. Other factors are the area's proximity to downtown commercial and cultural institutions, and its role as the site of the annual Talbott Street Art Fair, a street festival celebrating the visual arts.

The presence of the Herron School of Art in the southwest quadrant of the district has acted as a stabilizing force on this portion of the district and has stimulated interest, and renovation activity in the area by increasing the public's awareness of Herron-Morton Place's cultural heritage. Renovation activity in Herron-Morton Place has benefited from the various public and private programs available for the preservation and rehabilitation of historic structures. These programs include locally and nationally sponsored tax incentives for rehabilitation, and low-interest rehabilitation loans. The Indianapolis Historic Preservation Commission believes these programs, used singly or together, can continue to provide an incentive for appropriate redevelopment of Herron-Morton Place's unique historic and architectural resources.

The public and private programs referred to in the text are listed in Appendix B. (Readers should be advised that not all programs listed are available at the date of publication of this plan; however, changes in program policy and funding may make them available in the future. Check with the administering agency indicated.)



# HERRON-MORTON PLACE

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## BUS ROUTES

- # 2 Central
- # 17 College Express
- # 19 Delaware
- # 23 Devington
- # 43 Keystone Express



1986

MAP

8

## PRESERVATION

John Herron School of Art

The Herron-Morton Place area has played a pivotal role in the development of the city's appreciation for the fine arts. The John Herron Art Institute has been located within the district since 1907. An offshoot of an earlier art school organized on the same site by the noted Indiana artists T.C. Steele and William Forsythe in 1888, the Herron Institute was made possible by a \$200,000 bequest made to the local art association in 1902. Charged with the responsibility of establishing a museum and school facility, they acquired the property at 16th and Pennsylvania and erected a series of buildings over the next several years. The museum has since relocated to larger quarters outside of the district, but the art school continues to occupy the original site. Now part of the Indiana University-Purdue University at Indianapolis (IUPUI), it has remained the state's premier art school for over 75 years. The current buildings include the 1906 museum building, a 1928 classroom/studio building designed by French architect Paul Philippe Cret, and a 1962 building designed by local architect, Evans Woollen, III.

IUPUI is currently considering relocating the Art School to its campus west of downtown within the next ten years. Such a relocation could provide an asset or a liability for the district depending on what reuse can be made of the vacated school structures. Recognizing this, the neighborhood association, the City, and officials of IUPUI have been involved in discussions aimed at developing a smooth transition to an acceptable reuse of the property.



## PRESERVATION

The preservation and revitalization of Herron-Morton Place should be encouraged. This redevelopment should seek to preserve and compliment the existing historic fabric of the district. Construction not in keeping with the visual scale and character of the area should be discouraged since incompatible new development could adversely effect the historic character of Herron-Morton Place.

All restoration, rehabilitation, and new construction projects must conform to the design guidelines set forth in this plan. The IHPC has design review only over exterior changes. However, building interiors, as well as exteriors, may have historical and architectural significance. Therefore, the retention and restoration of interior features - woodwork, plasterwork, fireplaces, stairways, etc. - is encouraged.

The use of exterior paint colors that are appropriate to the era and style of an historic structure is encouraged. Exterior paint colors are a highly visible component of a structure's overall design. Paint schemes that are uncharacteristic of a structure's given period and style can convey a false view of history.

In recognition of current federal funding constraints, the creation of private-public partnerships to further the redevelopment of Herron-Morton Place while protecting the heterogeneous character of its population should be encouraged. Where applicable, a combination of private-public funding, tax credits, and tax abatements can provide the incentive for redeveloping deteriorated commercial and residential properties in the Herron-Morton Place Historic Area.

## HOUSING

The principal recommendation regarding housing is to continue to encourage the renovation or restoration of the area's existing housing stock. Compatible infill construction in Herron-Morton Place should be developed in conformance with the land use recommendations of this plan. Due to the variety of housing types which are historically connected to the district, the Plan recognizes and encourages the development of new single and multi-family housing in conformance with this Plan's design standards.

Since the revitalization of the district will create increased demands on available on-street parking, residents and developers are encouraged to explore ways of improving and augmenting in a sensitive manner the availability of off-street parking in the district.

A greater percentage of owner-occupied housing in Herron-Morton Place should be encouraged; however, the displacement of existing residents is strongly discouraged. A gradual process of rehabilitation and renovation might help to reduce the negative effects that sudden change might produce, especially for rental, elderly, or low-income residents. Due to the substantial amount of vacant land in the district, especially contiguous parcels, the potential for

large scale residential projects exists. Such development should take into account the mix of income levels and lifestyles which exist in the district, and should not contribute to the displacement of low and moderate income residents.

The Indianapolis Historic Preservation Commission encourages the continuation of Herron-Morton Place's social, racial, and economic diversity. Neighborhood residents, leaders, and other interested parties should work together to identify and develop resident self-help and housing assistance programs which could help to minimize potential displacement pressures.

## COMMERCE

The Plan encourages the development of neighborhood based commercial uses in existing commercial structures on Central Avenue and Talbott and Pennsylvania Streets. The tax incentives currently available for the rehabilitation of historic, income-producing properties could provide an incentive for revitalizing these commercial components.

(It should be noted that a restructuring of the existing tax credits is being considered by Congress as part of a general reform of the federal tax code. This restructuring could result in a revoking of or reduction in the size of the current investment tax credits. Persons interested in the ITC should contact the State Office of Historic Preservation and Archaeology, 232-1646 for further information regarding the proposed changes).

Located at the corner of 19th and Alabama Streets, Footlite Musicals (which is housed in the former home of the Booth Tarkington Civic Theatre) like the Herron Art Academy, is part of the cultural heritage of the neighborhood, and as such is worthy of preservation. The Preservation Plan encourages the retention of the theatre.

All new commercial development should provide on-site parking in conformance with the standards of the Commercial Zoning Ordinance of Marion County, Section 2.09 OFF-STREET PARKING REGULATIONS, sub-sec. 9 "Amount of Parking Area Required". All surface parking areas must be screened and landscaped in conformance with the design guidelines included in this Plan. (Exceptions could be made, on a case by case basis, where adherence to the parking requirements would conflict with the land use recommendations of this Plan, and/or adversely effect the residential or historic character of the neighborhood or other historic buildings.)

Existing industrial and quasi-industrial commercial uses are incompatible with the residential character of Herron-Morton Place. Should these businesses relocate or cease operations, every effort should be made to recycle the vacated properties to residential or low intensity (office or neighborhood-related) low-traffic-generating commercial uses. This recommendation, which is in line with the land use recommendations of both the Comprehensive Plan of Marion County, and the 1983 Citizens Neighborhood Coalition Subarea Plan will help strengthen the neighborhood character of Herron-Morton Place by eliminating those uses which are incompatible with existing and proposed residential development.

## STREETS, ESPLANADES AND ALLEYS

All streets, esplanades and alleys in the Herron-Morton Place Historic District should be maintained and preserved where feasible. They have a rhythm and scale which contributes greatly to the identity of Herron-Morton Place. The street and sidewalk movement systems are a part of the district's development and history. The Plan recommends that the existing pattern of streets and sidewalks and alleys that are badly deteriorated and cannot be restored should be resurfaced. The resurfacing material should be a durable material which matches the historic paving material (if such exists) or was used historically on other streets, sidewalks and alleys within the historic area. Heavy trucks should be prohibited from using interior residential streets and alleys because of the pavement damage they cause and the noise they create (sanitation and utility maintenance vehicles would be exempt from this restriction).

Originally gracing Delaware, Alabama, and New Jersey Streets, esplanades contributed to the park-like atmosphere of Herron-Morton Place. Besides providing a pleasing visual element, they served a practical purpose by reducing traffic speeds and noise on the street. With the development of volumes of commuter traffic combined with the cost of maintaining the esplanades resulted in the elimination of this landscape feature on Delaware and Alabama Streets. Currently the only esplanade remaining is located on New Jersey Street. Recognizing the importance of this esplanade as a historical and visual element, the Preservation Plan recommends that it be retained for the benefit of present and future residents of Herron-Morton Place. The Plan also recommends that the neighborhood association, the IHPC, and the Department of Transportation (DOT) explore the possibility of reconstructing the esplanade on Alabama Street.

The Official Thoroughfare Plan for Marion County prescribes recommended standards and element dimensions which would increase the pavement and right-of-way width from Pennsylvania, Delaware, 22nd, and 16th Streets, and Central Avenue. These recommendations, which have not been assigned a priority for implementation, are based on a standard pavement and right-of-way width set for primary arterial streets in an urban setting. The Plan recommends that in the event that these recommendations are assigned a priority for implementation by the DOT, that their impact on the historic district be assessed by IHPC and DOT. This recommendation is made because widening of the streets could adversely affect residential properties bordering the streets involved.

## LAND USE PLAN

The Land Use Plan (see Proposed Land Use Map) develops recommendations for the preservation and redevelopment of the district by building from the existing land use pattern of the area. The Plan recommends the reestablishment and strengthening of residential uses in Herron-Morton Place while acknowledging that the district contains a mix of commercial uses (both neighborhood and non-neighborhood serving). The goals of the Land Use Plan are the following:

- A. Recognize, reestablish and strengthen residential use as the primary use in Herron-Morton Place.
- B. Support the construction of compatible infill housing in the district, strengthening the remaining residential fabric.
- C. Acknowledge and support neighborhood-serving commercial uses within existing or new structures which are compatible with the architectural character of the district.
- D. Provide for the eventual elimination of inappropriate non-neighborhood serving uses through replacement housing or commercial development.
- E. Provide for accessory parking uses supporting business/commercial activity along Meridian Street in such a fashion that their negative impact on Pennsylvania Street will be reduced.

#### RESIDENTIAL USE

Single and multi-family uses are recommended as the dominant land use in Herron-Morton Place. Residential use at a recommended density of 5-15 dwelling units per acre (DU/A) would allow for development similar to that present in the district prior to the extensive demolition of structures which occurred from 1960 to 1980. This recommendation concurs with both the City's Comprehensive Plan, as well as the Citizens Neighborhood Coalition (CNC) Plan. In addition, those apartment structures which exceed 15 DU/A are depicted on the Plan. These apartment structures have a significance to the development of the district and should be properly maintained. The apartments, in many cases, house the elderly or lower-income residents of the district and provide a needed housing type.

#### PUBLIC/SEMI-PUBLIC USE

The only non-commercial or non-residential use noted in the Land Use Plan is the Greater Faith Apostolic Church located at 2102 Central Avenue. The church serves the neighborhood and surrounding area and is an asset to the community. Its long time location on Central Avenue in a church structure justifies its notation on the Plan. Churches are now permitted in a residentially zoned area, provided they apply for, and received a special exception.

#### COMMERCIAL

The Plan recommends the retention of several commercially used properties in Herron-Morton Place. The Plan also recommends that commercial uses be limited to only those locations shown on the Land Use Map as "commercial". These commercial uses should be limited in certain cases (both through land use and zoning) in both intensity and size. Commercial uses can benefit district residents but must be controlled so as not to encroach upon residential redevelopment.

HERRON—MORTON  
PLACE

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

PROPOSED LAND USE

Residential

5-15 DU/AC

15 + DU/AC

Public/SemiPubl.

• • • Church

Commercial

Special

Office/Apartm.

Neighborhood

	Parking/Buffer
--	----------------

CC Limited



MAP

9

historically, commercial uses have been interspersed with residential uses along the periphery of Herron-Morton Place (22nd and 16th Streets, Central Avenue), as well as internally (19th and Alabama Streets). These areas are recommended to remain commercial.

Commercial land use is classified into five levels based upon use intensity:

- A. "Office/Apartment" D. "Buffer/Parking"
- B. "Neighborhood" E. "Limited"
- C. "Special"

The following summarizes each of the recommended commercial intensities.

A. "Office/Apartment"

This recommended intensity acknowledges that low-level commercial or mixed commercial/residential uses are acceptable in the area. Three areas recommended are : (1) the southwest corner of Pennsylvania and 22nd Streets; (2) the southeast corner of 22nd and Talbott Streets; and (3) the Herron Art School site and Picadilly Apartments (see Land Use Map for locations). In cases one and two, the proximity of Meridian and Talbott Streets commercial uses cause this site to best serve as a commercial use, however, the predominantly intact residential area directly south requires that the use be of a low-intensity. In the case of the Herron Art School site, the near-term plan of IUPUI calls for relocation of the school to its near-westside campus. The recommended adaptive reuse of the structures campus. The recommended adaptive reuse of the structures would be as a low-level commercial or mixed use development. Options must be left open in procuring a quality redevelopment of the site. However, it is important that the intensity of use be properly limited, as dense residential uses exist to the east and north. The Picadilly Apartment building contains ground level retailing and should be designated as a mixed use on the Plan. In both cases, these two sites represent refinements to the Comprehensive Plan and the CNC Plan.

B. "Neighborhood"

Neighborhood commercial uses traditionally have served Herron-Morton Place. These uses are geared to the needs of the local population and are generally not heavy traffic generators. Four areas within Herron-Morton are recommended for this intensity of commercial use. They are: (1) the southeast corner of 22nd and Pennsylvania; (2) the southwest corner of 22nd Street and Central Avenue; (3) the northwest corner of 16th Street and Central Avenue; and (4) the northeast and northwest corners of 16th and Alabama (see Land Use Map for location). In cases 1, 2, and 3, neighborhood commercial uses currently exist and should be enhanced for the benefit of the neighborhood.

Commercial uses of a higher-intensity exist at area 4. Although commercial uses are recommended for the site, in the long-term they should become neighborhood-oriented. The intersection of 16th and Alabama Streets is a difficult area, as non-neighborhood commercial uses currently exist on all four corners. Commercial uses are appropriate, however, it is recommended that the intensity of the entire intersection be lessened to a neighborhood-based commercial use.

The current site of three commercial structures south of the intersection of 19th Street and Central Avenue currently contain non-neighborhood serving uses. In the short-term, these structures are recommended to house "neighborhood" commercial uses. As existing businesses close or relocate, however, residential usage is the long-term goal (see "E.Limited" below).

These sites represent revision to the CNC Plan, which calls for residential use at 16th and Alabama Streets and commercial use at 19th Street and Central Avenue.

#### C. "Special"

Special commercial areas are those where unique commercial structures provide service to both the neighborhood and the City. Continued use of these structures as commercial entities requires special considerations as operations are not now (and have not been) limited to neighborhood services. Two specific uses recommended for this designation are: Footlite Musicals/Hedback Community Theatre and the Talbott Street Theatre. Although the Footlite complex is recognized as a neighborhood and community asset, its structures and location are, in most cases, inappropriate in a residential area due to: (1) height, size and type of structure and (2) parking and operational considerations. The Plan allows for this particular use to continue operation at this site and acknowledges the limitations of use. Should another use choose to locate there, careful consideration of its potential impact would need to be reviewed.

Similarly, the current nightclub in the Talbott Street Theatre is a non-neighborhood oriented use seen as inappropriate for the neighborhood. Any reuse of the structure, however, would most likely be of a "non-neighborhood" use. The Plan acknowledges the uniqueness of both structures and attempts to allow their continued commercial use (see "Zoning Plan" below for further discussion).

#### D. "Buffer/Parking"

The west side of Pennsylvania Street, from 18th Street to 21st Street Annex, is recommended as accessory parking for North Meridian Street businesses to the immediate west. The recommendation acknowledges that: (A) off-street parking is necessary for the continued long-term development of Meridian Street and (B) there is little remaining residential fabric on this side of the street. The following recommendations are included to protect the residential uses on the east side of Pennsylvania:

1. Primary access to parking lots on the west side of Pennsylvania would be required to be from an alley or east-west side street and not Pennsylvania Street itself. Access points (curb cuts) are discouraged for reasons of traffic safety, topography (steep change in grade), and the potential visual impact upon the east side of Pennsylvania Street.
2. A landscape strip of 20 feet be required for the Pennsylvania Street frontage of all parking lots on the west side of Pennsylvania;
3. Parking garages should be discouraged. If, however, a garage is found necessary, it should have not more than two levels above grade so as not to visually detract from the residential height and massing of structures across the street;

4. Primary commercial structures or uses are not in any way recommended for this area. These restrictions are necessary to ensure the continued preservation of the east side of Pennsylvania Street.

These recommendations clarify and substantially revise the City's policy regarding this area (The Comprehensive Plan and CNC Plan had both recommended residential land use for this area). The recommendations made in the Land Use Plan attempt to balance the needs and health of two vital areas: Herron-Morton Place and the North Meridian Corridor.

It is further recommended that the alley west of Pennsylvania Street be substantially upgraded to allow its use as an access to parking lots and Meridian Street businesses.

One residential structure still remains in this area (between 18th and 21st Streets). An agreement between Vernon Fire and Casualty Insurance Company as property owners and Historic Landmarks Foundation of Indiana to move this one remaining residential structure to the east side of Pennsylvania Street was made in March of 1984. This good faith agreement was made prior to the 1984 interim Conservation Plan adoption, in an effort to save the structure from demolition. It does not signal a change in IHPC policy regarding house moves (see guidelines for relocation structures, Design Standards section).

#### E. "Limited"

Limited commercial uses as recommended in the Land Use Plan allow a current commercial use to operate, although it is clearly seen as inappropriate to the residential area. Three areas are designated "limited" commercial use: (1) the Hedback Corporation; (2) the west side of the 1600 and 1700 blocks of Pennsylvania Street; and, (3) the commercial structures near the southwest corner of 19th Street and Central Avenue.

Hedback Corporation is a commercial/industrial use in the 1800 block of New Jersey. Although the use has not created serious problems for the district, the intensity of use and non-neighborhood orientation of the use is not consistent with the long-term preservation and revitalization of the area as a residential neighborhood. Commercial/industrial uses should not continue if Hedback relocates. If a major change of ownership or a new use is proposed, residential considerations should be a priority.

In the case of the west side of Pennsylvania Street from 1600-1800, the area is undergoing conversion from residential uses to commercial/accessory parking. Concerns for the future of the Herron properties to the east and of the continued growth of the North Meridian Corridor leave this area as a transitional zone. The Plan allows current uses to continue. It is strongly recommended that the land uses proposed for this area and the Hedback properties be reviewed at least every five years to monitor development in the district. Parking considerations for Meridian Street and the Herron property should be a concern on the west side of Pennsylvania in the 1600-1800 block.



The three commercial structures located just south of the intersection of 19th Street and Central Avenue contain uses that are not neighborhood-oriented (auto repair, heating contractors). These uses are not consistent with the desire to preserve and revitalize the district as a residential area. The long-term optimum use proposed for this area is residential. Existing uses should be allowed to continue operation in the short-term. Should a business close or relocate, neighborhood commercial uses could replace them for the short-term.

This area, as well as those previously noted, should be reviewed every five years to monitor development occurring in the vicinity. Again, residential usage of the area is a long-term goal. These recommendations revised the Comprehensive and CNC Plans which show residential use of these areas.

## ZONING PLAN

It should be noted that the proposed zoning classifications contain development standards and uses that do not, in all cases, conform to the unique character of Herron-Morton Place. As a result, new development may require a variance of standards in order to conform to the height, massing, and setbacks or other constraints of existing historic development. Short of developing a new ordinance specifically tailored to the special design constraints existing in locally designated historic areas such as Herron-Morton Place, the following recommendations seek to address the zoning needs of the district within the context of existing zoning ordinances.

The proposed zoning plan is designed to accomplish the following objectives:

- A. Implement land use recommendations (Land Use Plan) with appropriate zoning districts.
- B. Provide protection for residential use, through use of D8 zoning.
- C. Provide commercial zoning districts which limit the range of uses allowed in commercial nodes to ensure the most use compatibility with adjacent residential areas.
- D. Seek to provide a means of allowing certain commercial operations with unique characteristics to continue operation, while also providing a means of controlling future use of these operations.
- E. Limit non-residential zoning to only those existing areas deemed appropriate for the district.
- F. Provide for accessory parking uses on the west side of Pennsylvania Street, supporting the business/commercial activity along Meridian Street in such a fashion that the negative impact on the east of Pennsylvania Street will be reduced.
- G. Acknowledge and support neighborhood-serving commercial uses within existing or new structures which are compatible with the architectural character of the district.

Currently, only three zoning districts exist in Herron-Morton Place (D8, C3 and C4). The commercial zoning districts neither cover existing uses nor address the recommendations of the Land Use Plan. Residential D8 zoning does not address the density of the larger apartment structures in the district.

The zoning plan proposes seven zoning districts for Herron-Morton Place. These districts are:

Dwelling (Residential) District.

D8

Commercial Districts

CS - "Commercial Special"

C1 - "Office-Buffer"

C2 - "High-Intensity Office-Apartment"

C4 - "Community-Regional Commercial"

\*with a policy resolution outlining restrictions

Special Use

SU1 - Churches

Dwelling District

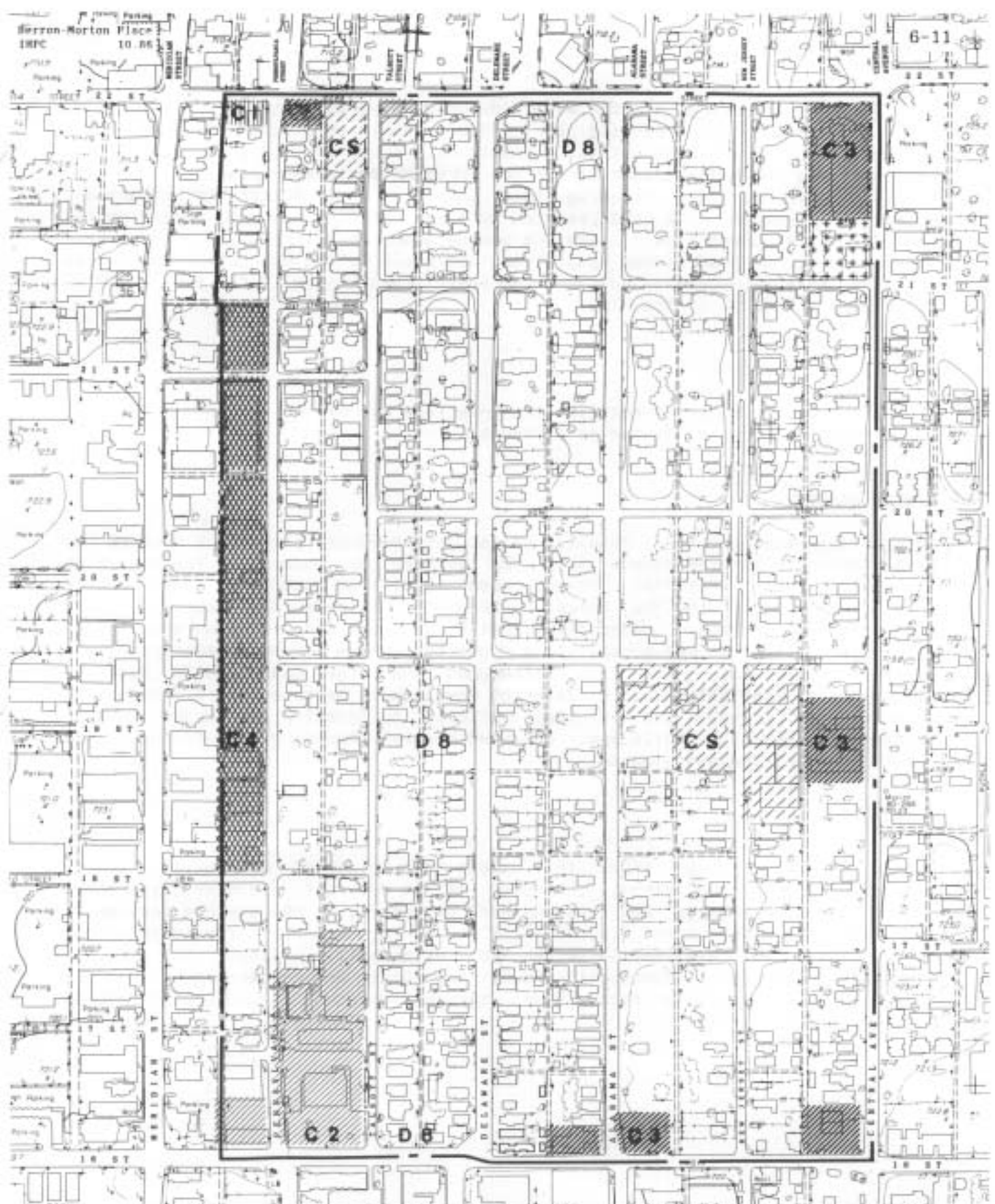
The D8 dwelling district would permit residential infill construction and the maintenance of existing housing units at a development density similar to the existing prior to urban renewal clearance activities in the 1960s and 1970s. This will contribute to the goal of maintaining an overall residential density of 5-15 DU/A.

Commercial Districts

The commercial zoning districts address concerns detailed in the Land Use Plan regarding intensity, type and location of commercial uses. The CS district is proposed for three areas: (1) Hedback Corporation; (2) Footlite Musicals; and (3) the Talbott Street Theatre. In each case, the district would restrict use of the property to the current operation. Any change in use would require a rezoning petition and a review of the impact on the surrounding area. The C1 district proposed for the southwest corner of Pennsylvania and 22nd Street, acknowledges that commercial use is appropriate for the site, yet protects the residential area to the south from potentially conflicting or more intense uses.

The C2 district is proposed for three locations: (1) the Herron Art School properties; (2) the Picadilly Apartments; and (3) the southeast corner of Talbott and 22nd Streets. A recommended C2 district for the Herron properties would allow for a mixed office/apartment development should IUPUI relocate the Art School to its near-westside campus. This district would help to maintain lower intensity of commercial use in this area. The other C2 districts would allow for apartment use with ground floor retail activity.

The proposed C3 districts at five locations around the periphery of the district (see map) would provide needed neighborhood-level services at existing commercial nodes. Several uses in these areas are not currently neighborhood-oriented. The preservation and redevelopment of the district would benefit from the eventual elimination of non-neighborhood serving commercial uses.



## HERRON-MORTON PLACE

INDIANAPOLIS HISTORIC  
PRESERVATION COMMISSION

0 500'

PROPOSED ZONING

<p><b>Residential</b></p> <p>□ D-8 High density</p> <p><b>Special</b></p> <p>+ + + SU-1 Churches</p>	<p><b>Commercial</b></p> <p>▨ C-S Special</p> <p>▤ C-1 Office</p> <p>▥ C-2 Office/Apartments</p> <p>▧ C-3 Neighborhood</p> <p>▩ C-4 Community/Regional</p>
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\* With restrictions imposed by MDC Policy Resolution

1986  
**MAP**  
**10**

The proposed rezoning of the west side of Pennsylvania Street to C4 reflects the need for service parking for adjacent Meridian Street businesses. The zoning along Meridian Street is currently C4. Since most of the properties on the west side of Pennsylvania Street are owned by businesses on Meridian Street and used for parking, rezoning this property would better tie primary and accessory together. The Land Use plan outlined specific concerns regarding the use of these properties. Any C4 zoning along this stretch of Pennsylvania Street would be conditioned upon strict adherence to the MDC policy resolution for the area (Appendix D) and upon the restrictions noted in the Land Use Plan and design standards of the Plan.

### Special Use Districts

The SU1 zoning district ratifies the long-term use of the northwest corner of 21st Street and Central Avenue as a church.

### PUBLIC SAFETY

Recognizing the positive results of the neighborhood Crime Watch Program the Preservation Plan recommends that the program be expanded. The Plan also recommends that Citizens Neighborhood Coalition and the neighborhood association work with the police department to increase the number of police patrols in the area. Unsecured vacant structures, and overgrown vacant lots encourage loitering and constitute a security problem for both pedestrians and adjacent residents. The Plan recommends that the Indianapolis Historic Preservation Commission and Division of Development Services staff continue to seek optimum coordination of their efforts to identify and pursue cases of unsafe or unsecured buildings, and weed control through Code Enforcement and the Minimum Maintenance program.

### UTILITIES

The high-voltage power lines that cross the district at various points adversely impact the visual character of the district. In most cases these lines follow alleyways, but their height, especially in the eastern portion of the district makes them visible from adjoining streets. The neighborhood association, in conjunction with the Indianapolis Historic Preservation Commission and the Indianapolis Power and Light Company should explore the feasibility of reducing this impact through relocating, consolidating, or burying of these lines.

## SPECIAL RECOMMENDATIONS/ACTIONS

### Code Enforcement and Enforcement of Certificate of Appropriateness.

Code enforcement has been identified as a common concern regarding possible abuse of enforcement in dealing with area code violations or potential violations by both neighborhood organizations affected by this plan - Citizens Neighborhood Coalition and Herron-Morton Place Association.

It is necessary to state that Health and Hospital Corporation and the Division of Development Services' Code Enforcement sections operate City-wide. The designation of an area as a preservation district does not cause it to become a higher priority for enforcement. This perception may be due to the result of public action due to its designation as a preservation district. A code violation exists whether or not an historic preservation designation is granted for an area. In order to ensure that neighborhood fears about code enforcement as they relate to a preservation district are properly addressed, and that the enforcement process of a Certificate of Appropriateness is just regarding aspects of code enforcement, the Division of Development Services will be the enforcement agent regarding all Certificates of Appropriateness granted in the Herron-Morton Historic Preservation District.

After the IHPC has reviewed and granted a Certificate of Appropriateness the staff of the Division of Development Services will be responsible for the enforcement of any provisions noted in the Certificate. By having the Division of Development Services enforce the provisions of a Certificate of Appropriateness, the City code-enforcement agency will also handle these enforcement needs. The Division will use the same guidelines for a Certificate of Appropriateness as they do for any code violation. This will ensure that all enforcement issues dealing with historic preservation will be handled by the same City-wide agency.

The Citizens Neighborhood Coalition and the Herron-Morton Place Association should be encouraged to work together to monitor code enforcement in the district and report any potential abuse to the Administrator of the Division of Development Services. Proper code enforcement in the district is a necessity, abuse of enforcement procedures is detrimental.

### Investigation Into An "Anti-Displacement" Ordinance

Strong concerns regarding displacement of low-moderate income residents from the neighborhood due to renovation/new construction activities and the need to assist any person/family which must move from a structure due to such activities were expressed by Citizens Neighborhood Coalition. These concerns were shared, in principle, by the Herron-Morton Place Association as well. This crucial point of concern cannot be answered by this plan, however, it is recommended that these concerns be pursued in the form of an "anti-displacement" ordinance as a follow-up to the adoption of this plan. Specifically, it is recommended that Citizens Neighborhood Coalition,

Herron-Morton Place Association, the Department of Metropolitan Development, the City-County Council and other neighborhood groups work to investigate and potentially develop an "anti-displacement" ordinance similar to Cincinnati's "Over-the-Rhine" Ordinance which, in brief, places guidelines on City-assisted (only) rehabilitation or new construction within the district. The following points could be considered:

1. A percentage of new or rehabilitated units completed using any form of City assistance be reserved for low-moderate income families.
2. Right of first refusal for tenants to afford them the opportunity to purchase or re-rent a rehabilitated unit.
3. Tenant relocation program - any person displaced by a City-assisted rehabilitation of a structure would be eligible for city relocation funds.

This ordinance, as recommended, could begin to satisfactorily address the concerns of displacement or removal of low-moderate income families from the District currently felt by segments of the neighborhood.

## INTRODUCTION

The Indianapolis Historic Preservation Commission utilizes the design standards found in this chapter as a guide in determining the appropriateness of projects within the Herron-Morton Place Historic Conservation Area. These standards were created in order to preserve and protect the area's historic resources and unique characteristics while allowing for growth and new development.

The design standards are to be used as a guide by property owners and others interested in developing a project or in making simple improvements within the Herron-Morton Place Area. The staff of the Indianapolis Historic Preservation Commission is available to help interpret the criteria established by the standards and assist in finding appropriate approaches for the development of projects.

The contents of this chapter are guidelines and should not be read as absolute rules. Every project will have its own differing set of goals, constraints, problems and impacts, all of which may suggest a somewhat different utilization of the standards.

The Design Standards chapter begins with a review of typical architectural styles found in Herron-Morton Place. It then addresses the renovation of existing structures. Following that are guidelines on new construction, divided between primary buildings first and additions and accessory buildings second. The last section presents guidelines for site development and landscaping, demolition, the moving of buildings, and signage.

## ARCHITECTURE

In order to understand the context in which renovation and new construction take place, it is important to know something about the architecture existing in Herron-Morton Place. A rich diversity of building styles and scales can be found there including small cottages, large single and double houses, a few commercial buildings and several small apartment buildings. Many Herron-Morton Place buildings have been only slightly altered or have remained intact. Several are excellent examples of their style. Alterations which have occurred are relatively recent and tend to have had a damaging, rather than positive, effect. Alterations in Herron-Morton Place tend to fall into two categories:

1. Enclosure of porches, addition of rear rooms, installation of new door openings and exterior stairs, usually to accommodate the cutting up of large houses into apartments.
2. The removal of details, the covering of siding, and the replacement of elements with cheaper ones, usually done in an attempt to reduce repair and maintenance costs.

The significance of Herron-Morton Place is largely derived from the significance of its original layout and remaining historic buildings and the character of the ensemble. The significance of each building is derived from a combination of factors including: location, style, details, history and materials. All of these factors are important. Tampering with any of them will result in some loss of historic significance.

The following line drawings and descriptions are meant to present several commonly known architectural styles as they are represented in Herron-Morton Place. They are meant to assist in identifying the fundamentals of a style and not to serve as a means to classify each building.



### Carpenter-Builder (1870-1910)

These houses tended to be small, one or one-and-a-half storys and Victorian Vernacular in style. Since they were meant to be economical cottages, they employed a relatively large amount of standardization. They are usually frame structures with compact plans and a modicum of decorative trim. Typically, these houses were designed by a carpenter/builder and were often built for speculation. Many of these houses are found in Herron-Morton Place although they are concentrated in the Allen and Root addition along Delaware, Alabama, and New Jersey Streets between 16th Street and 19th Street.

#### Characteristics

- One or one-and-a-half stories are typical with a relatively steep pitched gabled roof facing the street.
- Wooden brackets visually support the projecting eaves.
- One story, shed roofed sections often added to the rear.
- Two or three bays across front.
- Narrow porch often extends across the full length of the front elevation, though porches were not always original to all cottages.
- Rectangular "L" shaped, or "T" shaped plans.
- Moderate use of decorative trim and gingerbread decoration.

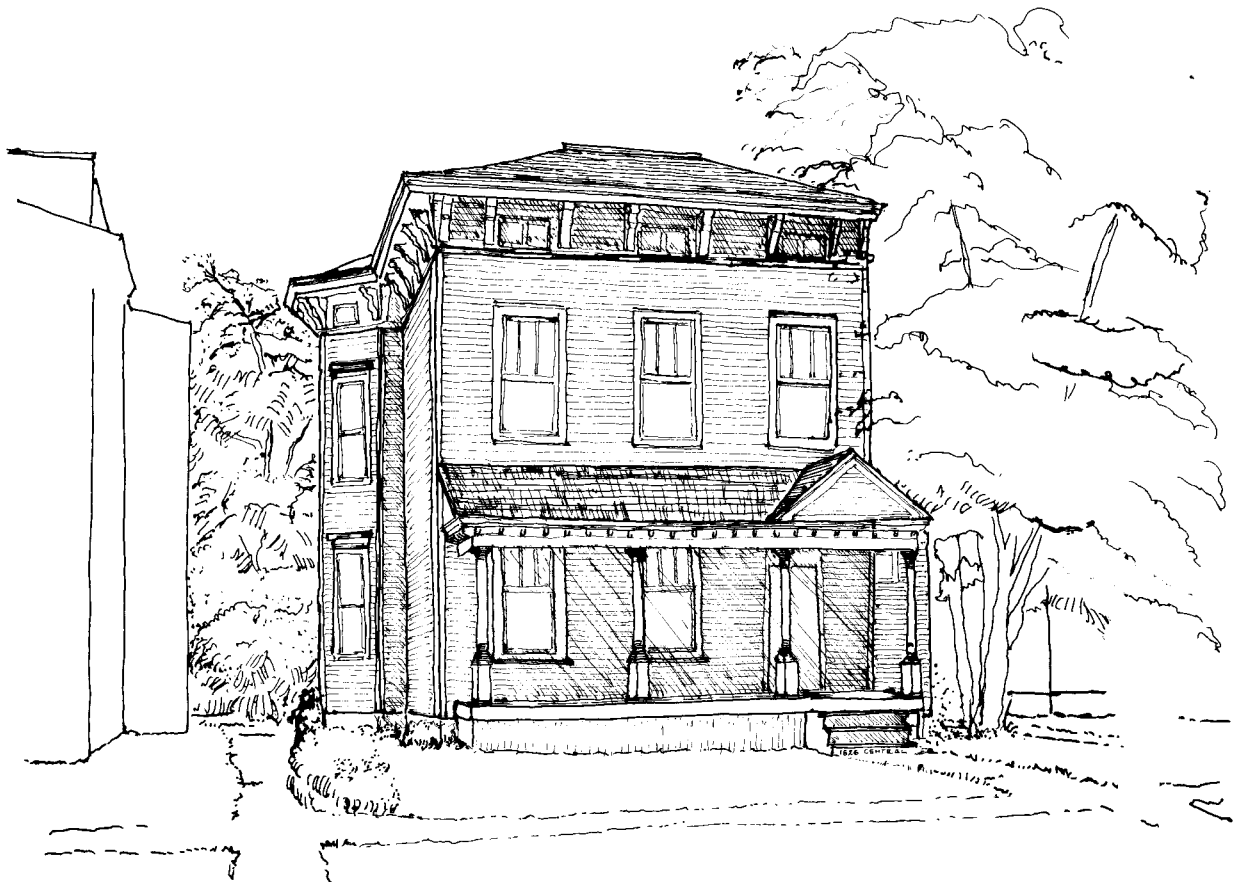


### Italianate Style (1860-1880)

Sometimes referred to as the Bracketed or Italian Villa style, this was one of the most popular of the nineteenth century. Publications such as those of Andrew Jackson Downing showed plans, elevations and details of Italianate residences and were widely circulated. Wilbur Peat wrote of this style....."It was informal without being ostentatious; it could adapt itself to American methods of living, in cities or country." (Indiana Houses of the Nineteenth Century, p.118).

#### Characteristics

- Prominent, highly ornamental entablatures supported by brackets, often small (oval) frieze windows.
- Hipped roofs with shallow pitch.
- Verandas or loggias topped with balustraded balconies.
- Strong, cubistic massing.
- Windows are often grouped in pairs or threes with round arches.
- Lintels or decorative window pediments

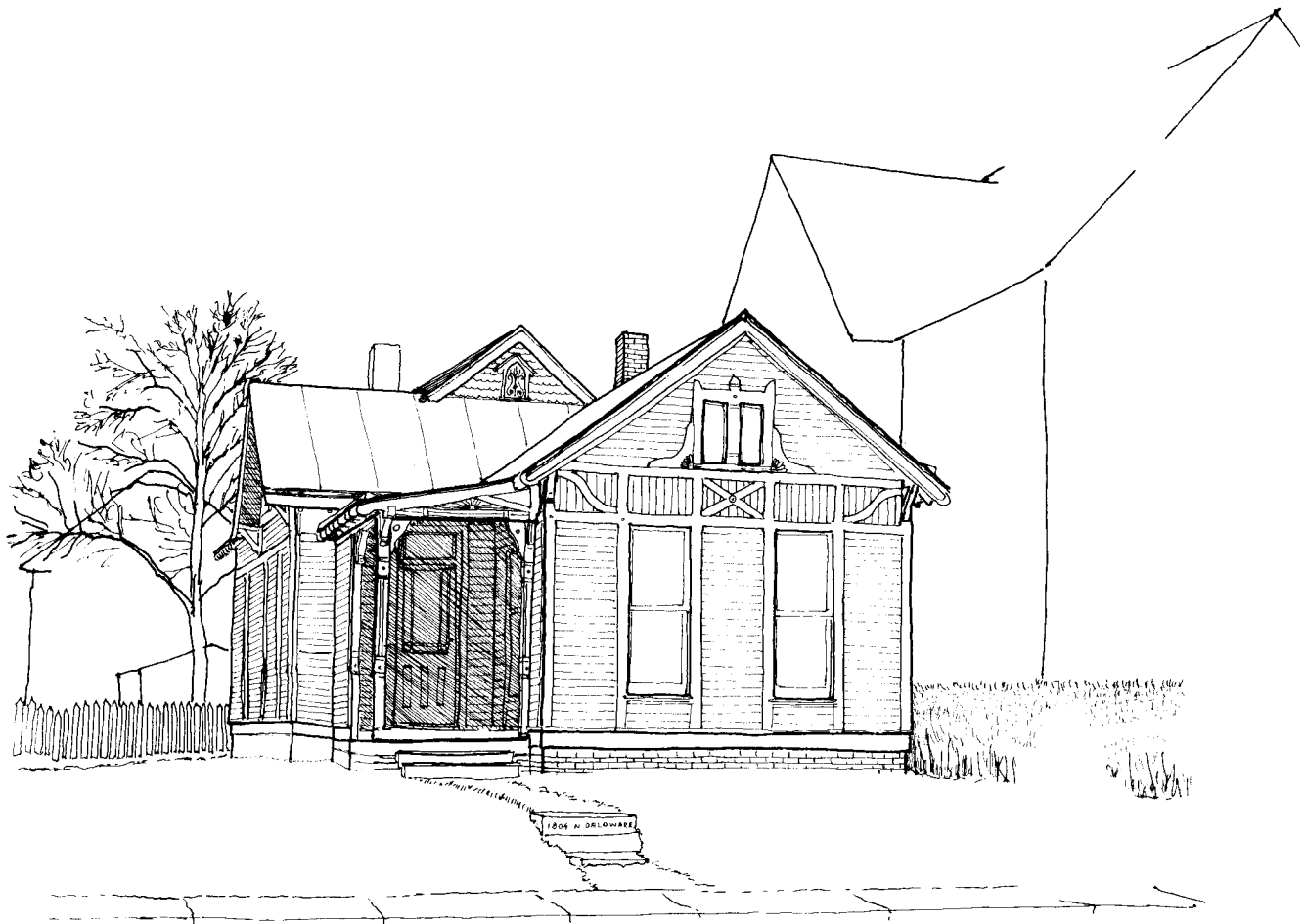


### Stick Style (1860-1890)

One of the late picturesque styles showing some influence of the Swiss chalet and earlier Gothic forms, the Stick Style is generally considered to be one which is purely American. It is admired today for its attempt to honestly express wooden frame construction with applied surface decoration.

#### Characteristics

- Frame construction with clapboards, overlaid with horizontal, vertical and/or diagonal boards.
- Large brackets support projecting eaves.
- Generally steeply pitched roofs.
- Often complex in massing and silhouette.



Queen Anne (1880-1910)

Initiated by English architect Richard Norman Shaw in 1868 the style began with late medieval overtones but eventually acquired more classical detailing reflecting the reign of Queen Anne and the immense popularity of Classical architecture in 18th century England. The American version of the style, sometimes referred to as Free Classic, came to popularity after the Centennial Exposition of 1876 where two impressive English buildings in the style were admired.

**Characteristics**

- Irregular plan and massing.
- Steeply pitched roofs with an open gable end often prominent.
- Bay windows or towers.
- Small, classical details often overshadowed by the large mass of house.
- Wide variety of exterior material patterns used.
- Tall, thin chimneys.
- Windows with small panes over or around the primary pane.



### Period Revival: English Picturesque (1900-1940)

Like most period revival architecture of its time, the English Picturesque displays a conscious attempt to achieve a "picturesque" look. The styles were modeled on Late Medieval cottages and country houses of the Tudor, Elizabethan and Jacobean periods. They were a response to a strong romantic movement which looked back to the Old World for a sense of tradition and culture. While most often characterized by generous half-timbering, some examples were modeled on all masonry rural English farmhouses and the more sophisticated English Country House which displayed little or no half-timbering.

#### Characteristics

- Steeply pitched roofs, usually with several prominent gables.
- Stucco, brick and/or stone wall surfaces, usually with exposed half-timbering.
- Large, expansive windows, often with small panes and casement sashes.
- Prominent, sometimes clustered chimneys.
- Smaller, asymmetrical porches.
- Upper floors often project slightly over lower floors.



Period Revival: Colonial (1890-1940)

Colonial Revival styling gained popularity in the 10-15 years prior to the turn of the century with the introduction of influential Georgian Revival designs by McKim, Mead & White. The Colonial Revival vocabulary of white or light painted clapboards, brick and classical details came to be identified as the twentieth-century look with its unpretentious dignity evoking a sense of gracious living and good taste. The popularity of this style is still with us today.

Except for the rare examples which are historically accurate to their 17th and 18th century models, most Colonial Revival houses of this period are the interpretations of colonial motifs applied to Victorian or post-Victorian house types. For instance, the example shown here is basically an American Foursquare in the Colonial Revival style.

**Characteristics**

- Gable-end roof, often with pedimented gables and pedimented dormers.
- Entrance door often has fanlight and sidelights.
- Form and detailing displays symmetry.
- Classical details such as Palladian windows, quoins, garlands, heavy dentils, classical porch columns and pilasters.
- The popular Dutch Colonial variation is identified by a gambrel roof.



### American Foursquare (1900-1925)

The American Foursquare was an extremely popular house. Its box-like shape and hipped roof provided ample room at an economical cost. Stylistically, it shares influences from both the Craftsman and Prairie styles. One of its popular aspects with builders was its adaptability. A Palladian window in the dormer could justify advertising the house as "Colonial styling". A shingle and fieldstone porch could qualify its being called "Artistic". A "Prairie Style" house could be claimed by extending eaves, stretching the porch and using stucco on the exterior.

#### Characteristics

- A nearly square plan and a two-storied, box-like shape.
- Ample hipped roof, usually with a single hipped dormer in the front.
- Wide eaves.
- A front porch extending across the full front of the house.
- Decorative trim is simple.
- Windows, eave lines, trim and porches emphasize horizontal lines.



### Craftsman Style (1900-1940)

The Craftsman Style's roots are in the Arts and Crafts Movement of William Morris in England with its emphasis on simplicity and natural craftsmanship. Its major influence was the craftsman philosophy of certain architects, writers and critics around the turn of the century. Especially influential was Gustav Stickley's magazine The Craftsman (1901-1906) in which many types of houses embodying the craftsman philosophy were published. Craftsman houses displayed what was thought to be an honest and natural use of materials. They were unpretentious, void of classical details and gave the illusion of having sprung from the soil. Herron-Morton Place has numerous examples of craftsman influence, especially along Talbott Street.

#### Characteristics

- Low-pitched, overhanging roof with exposed rafter ends and knee braces under the eaves.
- Broad porches with strong, non-classical, battered piers.
- Usually one or one and a half stories.
- Irregular pattern of window and door openings.
- Natural expression of materials such as wood shingles, clapboards, stucco, fieldstones, and brick.
- Variety in window size and type.





### Apartment Building (1900-1920)

This is not a style but rather a building type which is significant to the character of Herron-Morton Place. The buildings are relatively large, two and three story apartment structures built alongside smaller single family and double houses. They were built over a short period of time, primarily along Talbott Street. Although they adopt a variety of architectural styles, they are generally block-like buildings which cover a large portion of their sites and present to the street, well-articulated facades (often covered with ample porches).

#### Characteristics

- Two and three stories
- Usually flat roofs
- Block-like form with narrow end usually toward the street.
- Many windows and doors facing the street.
- Front porches, often on each floor.



## RENOVATION GUIDELINES

These guidelines are intended to help individual property owners choose an appropriate approach to individual issues which arise when working on historic buildings. Before approaching the individual issues, it is helpful to have first chosen an overall approach to the entire project. These generally fall into one of the following categories:

Stabilization: A process involving methods which reestablish a deteriorated property's structural stability and weather tightness while sustaining its existing form.

Preservation: A process involving methods which maintain a property in its present state.

Rehabilitation: A process involving repairs and alterations to a property which adapt it to a contemporary use while preserving its historic fabric and character.

Restoration: A process which accurately recovers the appearance of a property at a particular period of time by removing later additions and/or replacing missing features.

Renovation: A generic term used to define all work which is meant to make new again.

The approach chosen will depend on factors such as the budget, the eventual use of the building, and the owner's personal objective. The guidelines are meant to indicate a range of alternative approaches which may differ depending on the overall approach chosen but which are, nevertheless, compatible with the character of Herron-Morton Place. Design standards and guidelines are not meant to restrict creativity but are meant to suggest appropriate approaches and to guard against unsympathetic actions. The rehabilitation of existing buildings in Herron-Morton Place is an important issue which, if not properly guided, could result in the loss of the areas historic significance and character. This is especially true because most of the buildings have yet to be rehabilitated.

A quote from The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, Washington, D.C., 1977) summarizes the importance of appropriate rehabilitation and bears repeating.

"Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future."

## RENOVATION GUIDELINES

### WOOD SIDING

#### RECOMMENDED

1. Unrestored wood siding may look to be beyond repair but is usually in better condition than it looks. The preferred approach to wood siding is as follows:
  - a) Retain all of the sound original wood siding.
  - b) Repair and retain split boards by nailing and/or gluing with waterproof glue.
  - c) Leave concave or convex boards as they are unless there is a problem. If necessary, repair by carefully inserting flat screws in predrilled holes and gradually tighten.
  - d) Putty nail holes.
  - e) Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, profile, and dimensions. It may be a new wood board or a salvaged board.
  - f) Missing boards should be replaced with new or salvaged wood boards to match the original.
  - g) Siding should be primed and painted after being scraped of all loose paint and washed.
2. Replacement of original siding is generally justified only by documented problems with the material's structural condition. Aesthetic reasons generally do not justify replacement. As a rule, the following are conditions which generally do justify replacement:
  - a) Badly rotten wood
  - b) Boards with splits (especially multiple splits) which cannot reasonably be repaired
  - c) Burned wood
  - d) Missing wood

#### NOT RECOMMENDED

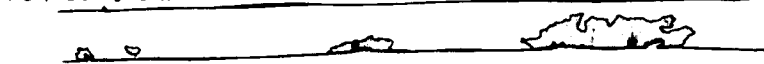
1. Avoid removing the original siding. It provides important physical, evidence of a building's history and adds immeasurably to a building's historic character. Even if replaced with new matching wood siding, the irregularities which record the building's evolution through time and give it its character are lost. In short, the historic significance of a building where the original siding is removed is diminished.

WOOD SIDING continued

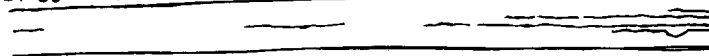
As a rule, the following reasons generally do not justify replacement:

- a) To remove paint
  - b) To avoid repairs
  - c) To hide past or planned alterations
  - d) To increase energy efficiency
  - e) To restore the "original" appearance (to look "new")
2. If it is covered with insul-brick or other material, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.
  3. If replacement of siding is justified (partial or total) avoid using any material other than real wood with dimensions, profile, size and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and therefore should be avoided.
  4. It is neither necessary nor, in many cases, desirable to remove all old paint from wood. Methods to accomplish total removal of paint can be damaging to the siding and should be used only with great care. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided.

ROTTED SIDING



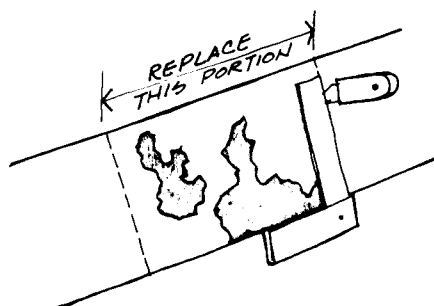
CRACKED SIDING



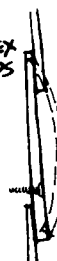
DO NOT REPLACE

MAYBE

REPLACE



REPAIR CONVEX  
SIDING BOARDS



REPAIR CONCAVE  
SIDING BOARDS



## RENOVATION GUIDELINES

### MASONRY

#### RECOMMENDED

1. Damage to masonry is usually caused by movement or water infiltration. Causes should be identified and stopped before undertaking repairs.
2. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition and color of the original.
3. When removing mortar from joints, take care to not damage the brick edges.
4. Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials which match the original in appearance. Reuse of the original material on the face of the foundation is preferable.
5. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color and texture.
6. Whenever masonry has been painted, it is usually advisable to repaint after removing all loose paint. Old paint which is firmly fixed to the masonry will usually serve as an adequate surface for repainting. Methods which attempt to remove all evidence of old paint can damage the masonry (softer masonry is more prone to damage).
7. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to the masonry. Test patches should be used to assess the effect of any proposed cleaning method.

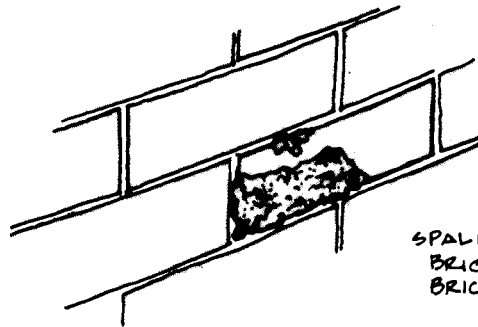
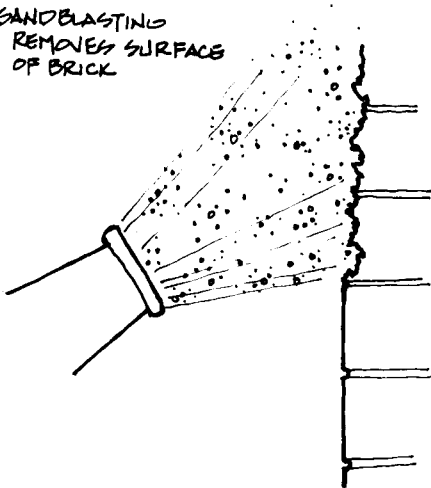
#### NOT RECOMMENDED

1. Bricks should not be replaced unless excessively spalled or cracked. Consider reversing a brick to expose its good surface before replacing it with a new brick.
2. When selecting a replacement brick, avoid using what is commonly called "antique" brick which consists of a mixture of bricks in a wide range of different colors and types. Bricks on historic buildings were usually uniform in color.
3. Masonry should not be replaced or covered over simply to eliminate evidence of past cracks, repairs, and alterations.
4. The cleaning of dirt, grime and weathering from masonry surfaces is usually not necessary unless it is causing damage or is unsightly. In any case, the goal should not be to make the masonry look new. Old masonry neither can nor should regain its original appearance.

MASONRY continued

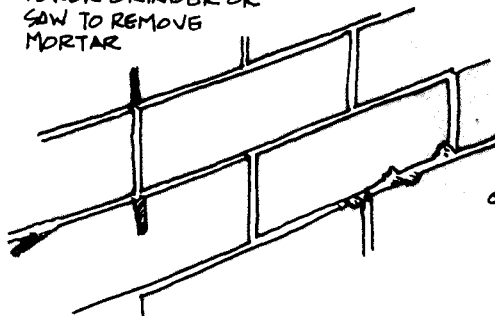
5. Avoid power grinders. Mechanical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.
6. Avoid sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.
7. Waterproof and water repellant coatings should be avoided. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.

SANDBLASTING  
REMOVES SURFACE  
OF BRICK



SPALLED  
BRICK / MISSING  
BRICK SURFACE

CARELESS USE OF A  
POWER GRINDER OR  
SAW TO REMOVE  
MORTAR



CHIPPED  
BRICK FROM  
CARELESS  
USE OF A  
CHISEL

## RENOVATION GUIDELINES

### ROOFS & ROOF ELEMENTS

In Herron-Morton Place: (An exemption is available for qualifying low-moderate income homeowners [owner-occupants] see page 7-50)

### RECOMMENDED

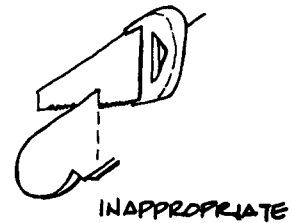
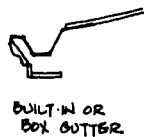
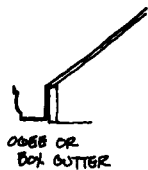
1. Original slate should be repaired rather than replaced. If replacement is necessary, new or imitation slate is preferred. Consider retention of good slates for installation on roof slopes visible to the street. If replacement with slate is not economically possible, use asphalt or fiberglass shingles in a pattern and color similar to the original slate.
2. Preferred colors for asphalt or fiberglass roofs are medium to dark shades of grey and brown. Solid red or green roofs are appropriate on some early 20th century buildings.
3. A flat roof which is not visible from the ground may be repaired or reroofed with any material provided it remains obscured from view.
4. Adding a slope to a problem flat roof may be considered if it is not visible from the ground or does not effect the character of the building.
5. If a drip edge is used, it should be painted to match the surrounding wood.
6. Gutters and downspouts should match the building body and/or trim color.
7. Repair and retain built-in gutters or rebuild them in a similar configuration using alternative materials.
8. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water runoff on the ground rather than installing gutters when none originally existed.
9. Flat surfaced skylights with frames which match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.
10. Original chimneys which contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

### NOT RECOMMENDED

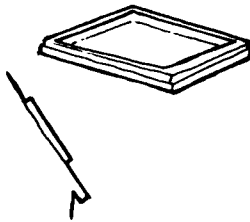
1. Avoid alteration of the roof slope and shape unless past inappropriate alterations are being reversed.
2. Avoid white, light, or multi-colored shingles and rolled roofing.
3. Avoid the addition of dormers on roof areas which are significant to the character of the building.

ROOF & ROOF ELEMENTS continued

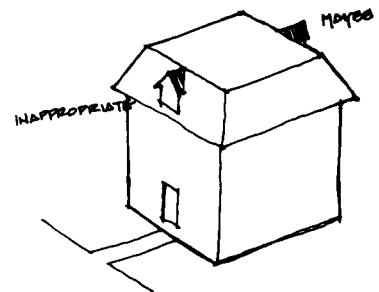
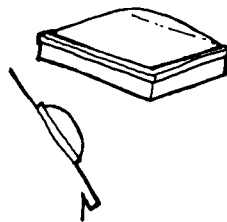
4. Avoid covering exposed rafter ends with a gutterboard and never cut or alter decorative rafter ends to accept a new gutterboard.
5. Avoid skylights on prominent roof slopes which affect the building character. Bubble style skylights break the roof plane and should be avoided unless they cannot be seen from any street.
6. Avoid placing mechanical equipment such as roof vents, new metal chimneys, solar panels, T.V. antenna/dishes, air conditioning units, etc. where they can be seen from the street or effect the character of the building.



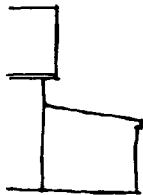
APPROPRIATE



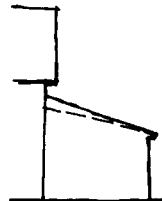
INAPPROPRIATE



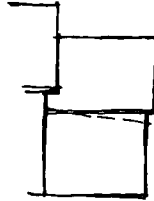
ORIGINAL



MAYBE

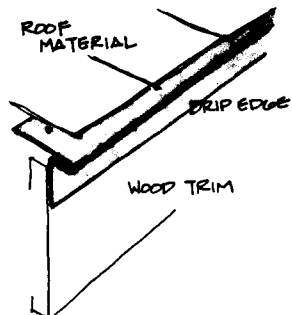
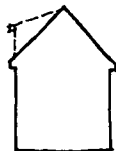
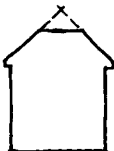


INAPPROPRIATE



ROOF ALTERATIONS

INAPPROPRIATE





## RENOVATION GUIDELINES

### WINDOWS

In Herron-Morton Place: Approval is not required for storm windows provided they conform with recommended guideline 4 below.

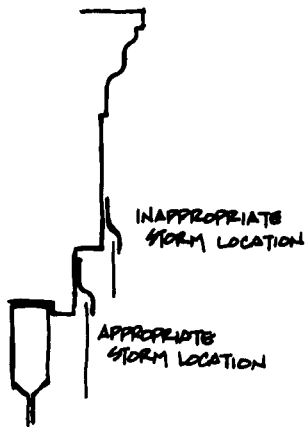
(An exemption for qualifying low-moderate income homeowners is available - see page 7-50)

### RECOMMENDED

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if similar to the original.
2. Window replacement should be considered only when one of the following conditions exists and can be documented:
  - a) The existing windows are not original and are not significant,
  - b) The condition of existing windows is so deteriorated that repair is not economically feasible.
3. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weatherstripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.
4. Storm windows should fit window openings exactly, without the use of spacers. They should be painted, anodized, clad or otherwise coated in a color to match the windows or trim. They should be compatible with the window pattern (no simulated muntins or decorative details), should not obscure window trim and may be made of wood, aluminum or other metals, or vinyl. Consider interior storm windows.
5. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.
6. Window shutters (also known as blinds) may be installed if there is evidence that they once existed on a building, and then, only on those windows which had shutters. For evidence, look for old photographs, remaining hinges and hinge mortises. If the building did not have shutters and you wish to use them, put them on the inside of the window.

### NOT RECOMMENDED

1. Avoid replacement windows not similar to the original in size, dimensions, shape, design, pattern, and materials. Example: metal, vinyl cladding, snap-in muntins, and tinted glass are not considered similar to original wood windows.
2. Avoid creating new window openings or eliminating original window openings. This should be considered only when necessary and must be avoided on significant, and/or highly visible elevations.



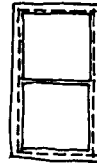
WINDOW



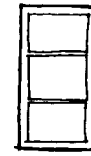
APPROPRIATE STORM



INAPPROPRIATE STORMS



OVERSIZED

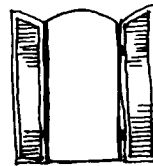
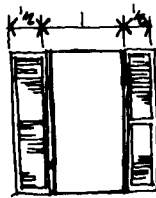


DOES NOT  
FIT WINDOW  
PATTERN



DOES NOT  
FIT WINDOW  
PATTERN

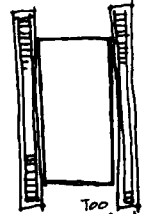
APPROPRIATE SHUTTERS



INAPPROPRIATE



TOO SHORT  
TOO WIDE

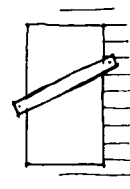
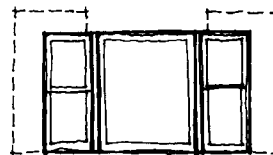
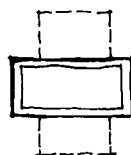


TOO LONG  
TOO LOW  
TOO THIN

ORIGINAL



INAPPROPRIATE REPLACEMENTS



## RENOVATION GUIDELINES

### EXTERIOR DOORS

In Herron-Morton Place: Approval is not required for storm doors provided they conform with guideline 4 below.

(An exemption of portions of these standards is available to qualifying low-moderate income homeowners [owner-occupants], see page 7-50)

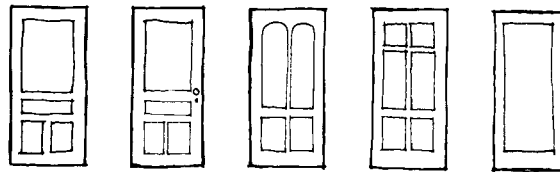
### RECOMMENDED

1. Original doors should be repaired and retained or, if beyond repair, replicated.
2. If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood, unless the original was a different material, and should match the original in size, shape and proportion.
3. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.
4. Wood storm and screen doors are preferred. Aluminum or other metal may be considered if finished in a color to match the door or trim, fitted properly to the door opening with no spacers, designed to not obscure the primary door design, and there are no decorative details or simulated muntins.
5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.
6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware or unobtrusive and compatible new hardware.
7. Original garage doors which are significant to the character of a garage should be repaired and retained. If beyond repair, they should serve as a model for the design of replacement doors.
8. Replacement garage doors should be compatible with the garage design.

### NOT RECOMMENDED

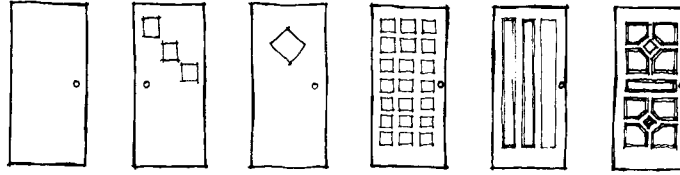
1. Avoid eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from original openings.
2. Avoid sliding glass doors.
3. Avoid discarding original door hardware. If possible, it should be repaired and retained.
4. Avoid altering the size of garage door openings or changing single doors to double doors unless there is a documented access problem.

APPROPRIATE ENTRY DOORS

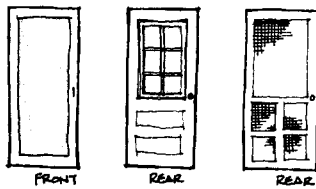


NOTE:  
APPROPRIATENESS  
DEPENDS ON  
HOUSE STYLE

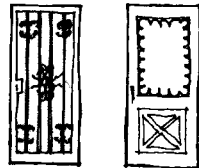
INAPPROPRIATE ENTRY DOORS



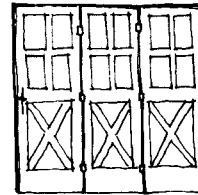
APPROPRIATE STORM DOORS



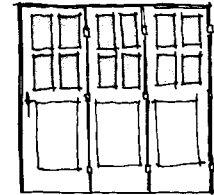
INAPPROPRIATE STORM DOORS



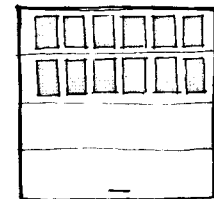
ORIGINAL



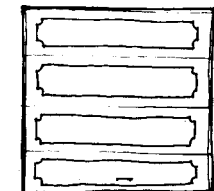
APPROPRIATE



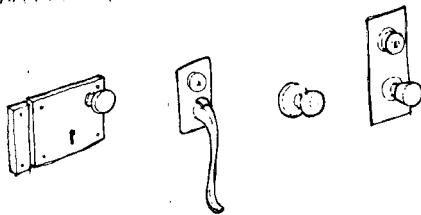
MAY BE



INAPPROPRIATE

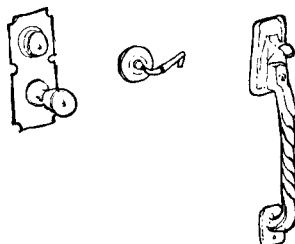


APPROPRIATE

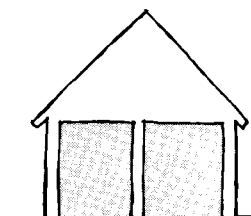


FOR PRE-1870's

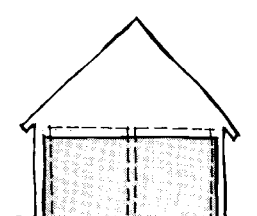
INAPPROPRIATE



ORIGINAL



INAPPROPRIATE  
ALTERATION



## RENOVATION GUIDELINES

### PORCHES

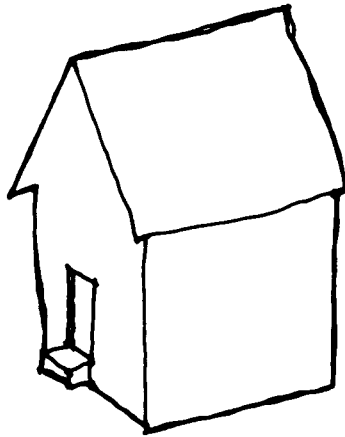
#### RECOMMENDED

1. Repair and retain original porches.
2. If rebuilding is necessary due to structural instability, reuse as much of the original porch and decorative details as possible.
3. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.
4. Original porch floors should be repaired or replaced to match the original.
5. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, size, location and details. Check the following sources for evidence:
  - a) Old photographs
  - b) Historic Sanborn maps
  - c) Paint lines defining porch roof outlines
  - d) Paint lines defining porch post design
  - e) Remnants of the porch foundation
  - f) Similar houses in the neighborhood (helpful but not always dependable.)
  - g) Oral descriptions from previous owners
6. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.

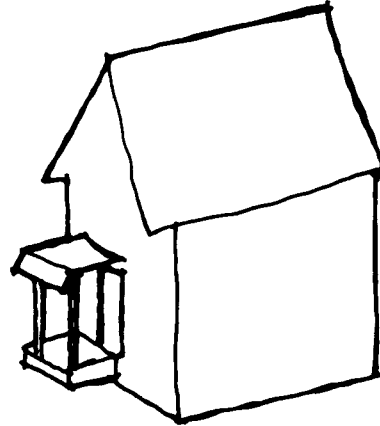
#### NOT RECOMMENDED

1. Avoid alterations to historic porches, especially on primary facades.
2. Avoid replacing original stone steps.
3. Avoid replacing original wood floors with concrete.
4. Avoid placing new porches in locations which never had porches, especially on significant elevations.

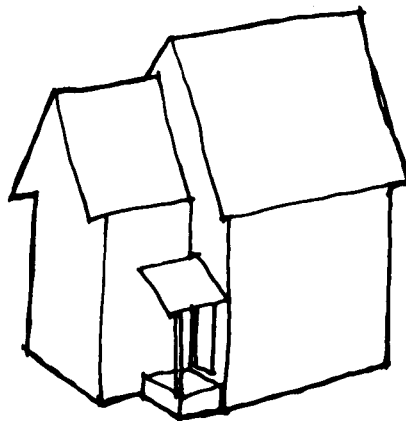
ORIGINAL



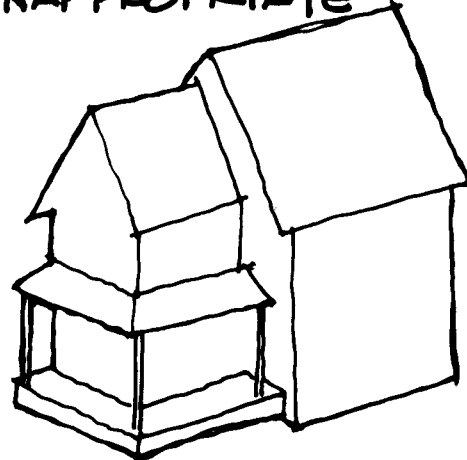
INAPPROPRIATE



ORIGINAL



INAPPROPRIATE



## RENOVATION GUIDELINES

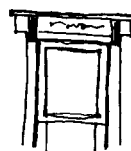
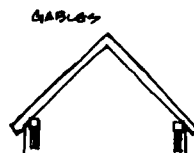
### TRIM AND ORNAMENTATION

#### RECOMMENDED

1. Repair and preserve the original trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or the material is unsound.
2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut-outs in the siding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.

#### NOT RECOMMENDED

1. Do not fabricate a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.
2. Decorative elements should not be removed simply because they are not original to the house. They may have significance of their own or as evidence of the evolution of the building.
3. Decorative details should not be added to parts of a building which never had such details. For example, window and door trim was sometimes different and simpler on one side, both sides or the rear of the house.



RENOVATION GUIDELINESPAINT COLORS

- In Herron-Morton Place:
1. Approval is not required for painting existing buildings.
  2. Staff approval is required for paint colors on new construction.

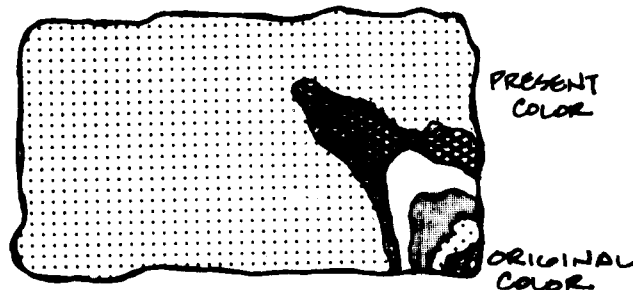
(An exemption to paint colors and painting is available to qualifying low-moderate income homeowners [owner-occupants], see page 7-50 )

RECOMMENDED

1. Remove all loose paint and clean the surface before repainting. It is not necessary to remove all old paint as long as it is firmly fixed to the surface.
2. Paint colors are essentially a personal choice. They are reversible, have no permanent effect and have usually changed many times throughout the history of a building. There are two general approaches which are appropriate for selecting a color scheme.
  - a) Identify through research the original colors and repaint with matching colors. Previous paint colors can be found by scraping through paint layers with a knife, analyzing the paint in the laboratory, or finding hidden areas which were never repainted.
  - b) Repaint with colors commonly in use at the time the building was built.
3. Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme becoming too busy.

NOT RECOMMENDED

1. Avoid monochromatic (single color) schemes on buildings which originally had vibrant, multiple and contrasting colors.
2. Avoid highly polychromatic (multi-color) schemes on buildings which were originally painted with restraint and simplicity.



PAINT CHIP ANALYSIS



## NEW CONSTRUCTION GUIDELINES

The purpose of these guidelines is to present concepts, alternatives, and approaches which will produce design solutions that recognize the characteristics of, and bring harmony between, new and existing building in Herron-Morton Place. The guidelines are not meant to restrict creativity, but rather to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework, they cannot insure any particular result and consequently people may hold a wide range of opinions about the resultant designs since they are largely a factor of the designer's ability.

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Herron-Morton Place can be interpreted properly.

NEW CONSTRUCTION GUIDELINES: CONTEXT

Guidelines serve as an aid in designing new construction which responds sensitively to the existing context and in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any historic district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. **DEVELOPED SITE.** This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.

Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. **ISOLATED SITE.** This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

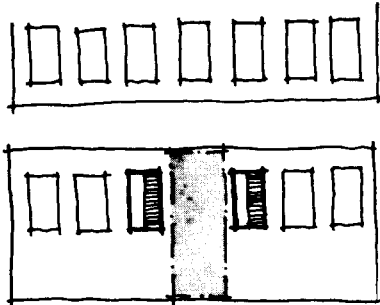
3. **LARGE SITE.** This is usually a combination of several vacant lots, often the result of previous demolition.

Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such a case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. **EXPANSIVE SITE.** This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

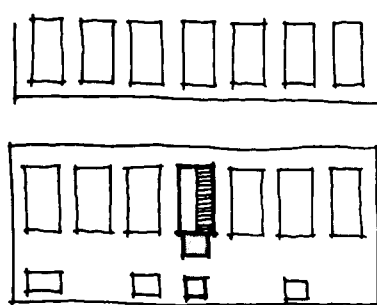
Context. The context of adjacent buildings can be weak or non-existent. In this case, the surrounding area provides the primary context, to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around the site, new design should be responsive to the varying degrees of contextual influence.

### ISOLATED SITE NEW BUILDING ON SINGLE LOT



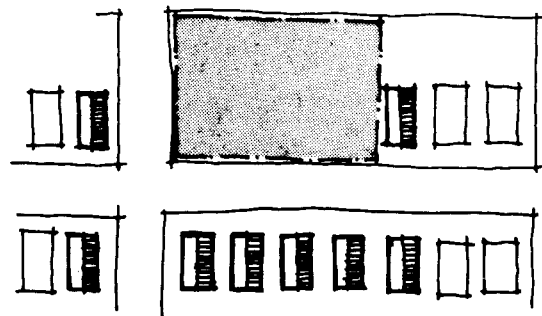
USE EXISTING BUILDING  
SURROUNDING THE SITE  
IN DETERMINING DESIGN  
OF NEW BUILDING

### DEVELOPED SITE ADDITION TO EXISTING BUILDING



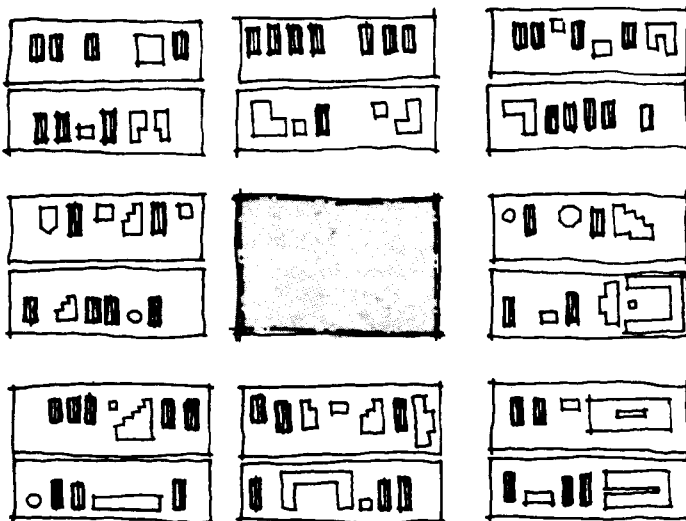
USE EXISTING BUILDING  
IN DETERMINING PRIMARY  
DESIGN OF ADDITION

### LARGE SITE NEW BUILDINGS ON SEVERAL SITES



USE EXISTING BUILDINGS  
SURROUNDING THE SITE  
IN DETERMINING DESIGN  
OF NEW BUILDINGS.

### EXPANSIVE SITE NEW BUILDINGS ON LARGE SITE



USE EXISTING BUILDINGS  
THROUGHOUT THE AREA  
IN DETERMINING DESIGN  
OF NEW BUILDINGS

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

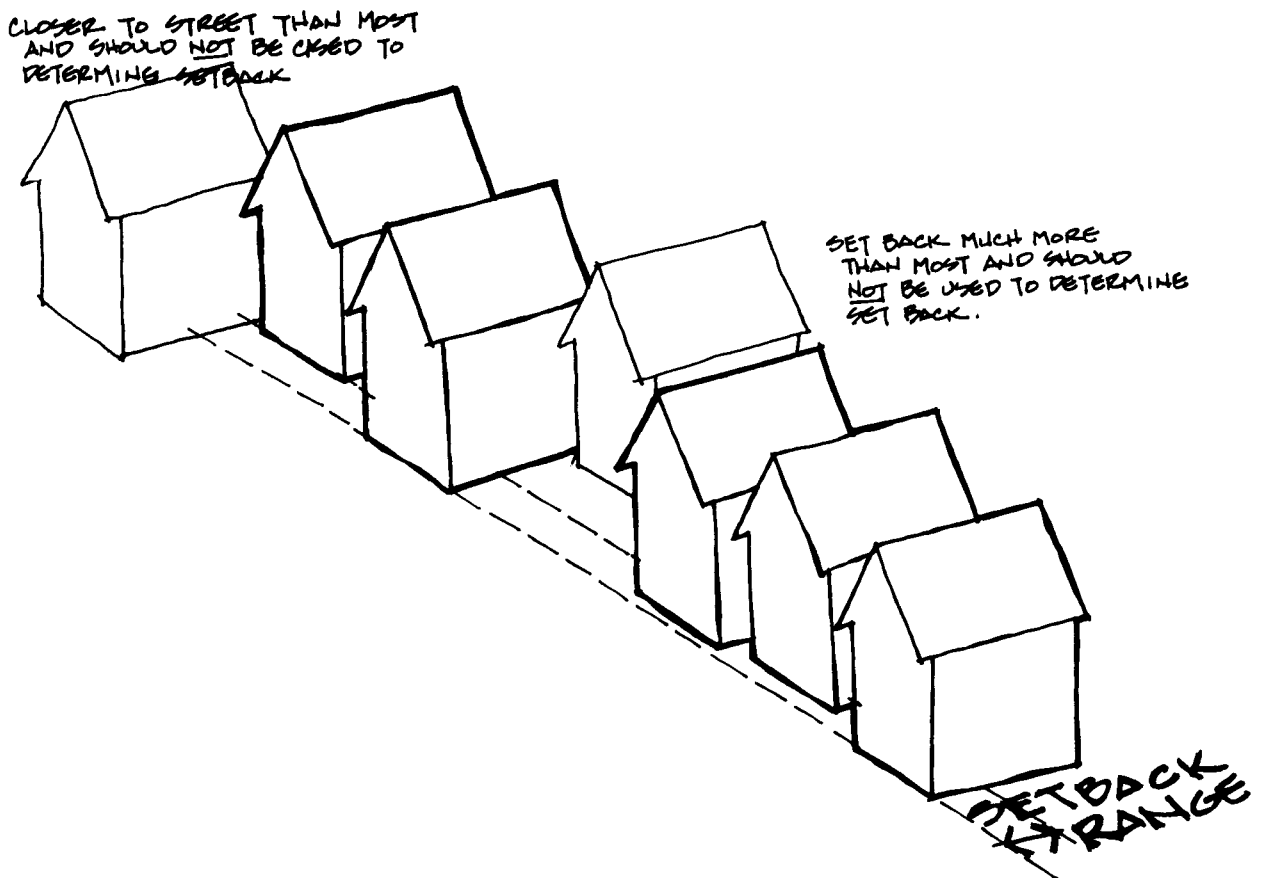
The first step to take in designing new construction is to define the context within which it will exist (see section on "Context"). Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements which generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements which generally describe the architectural compatibility of a new building to its existing neighbors.

## NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

SETBACK: The distance a building is set back from a street.

### RECOMMENDED

1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints which no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.
2. If setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.
3. If setbacks are uniform, new construction must conform.
4. On corner sites, the setbacks from both streets must reflect the context.



NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

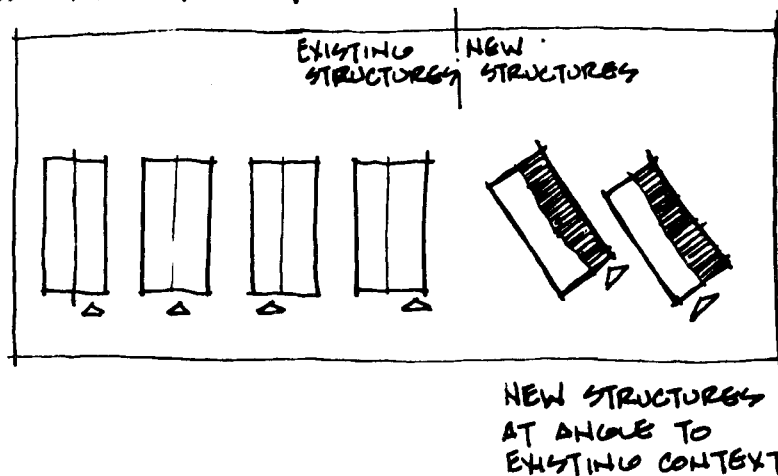
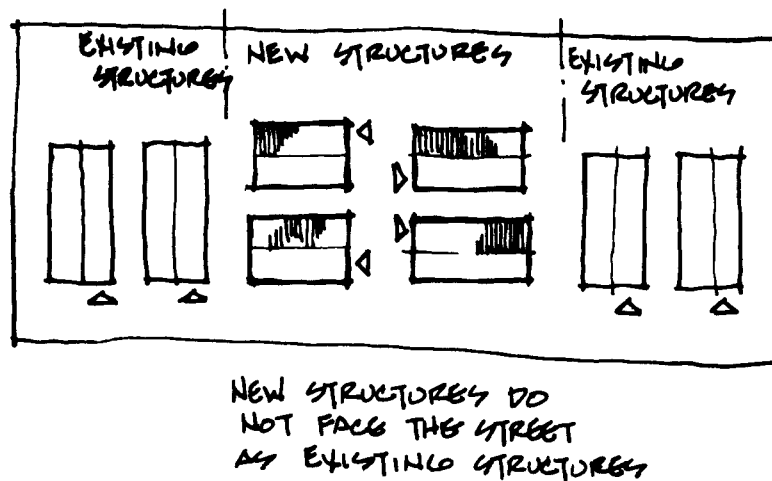
ORIENTATION: The visually perceived direction of the front, rear and side facades of a building.

RECOMMENDED

1. New buildings must relate to the street.

NOT RECOMMENDED

1. Avoid new buildings at angles to the street which are not characteristic within the building or neighborhood context.
2. Avoid buildings or building groupings which turn away from the street and give the appearance that the street facade is not the front facade.

**INAPPROPRIATE****INAPPROPRIATE**

## NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

SPACING: The distance between contiguous buildings along a blockface.

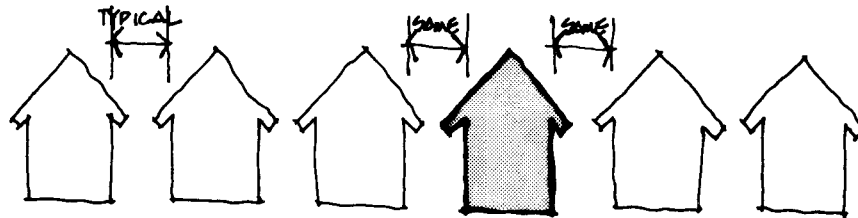
### RECOMMENDED

1. New construction should reflect and reinforce the character of spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

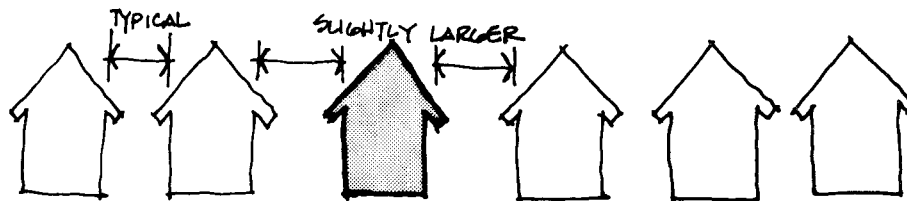
### NOT RECOMMENDED

1. Avoid the creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.

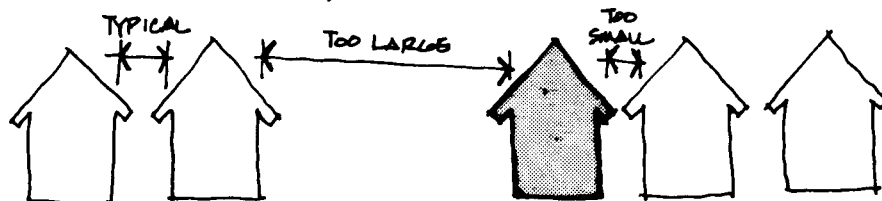
#### APPROPRIATE



#### MAYBE



#### INAPPROPRIATE



NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

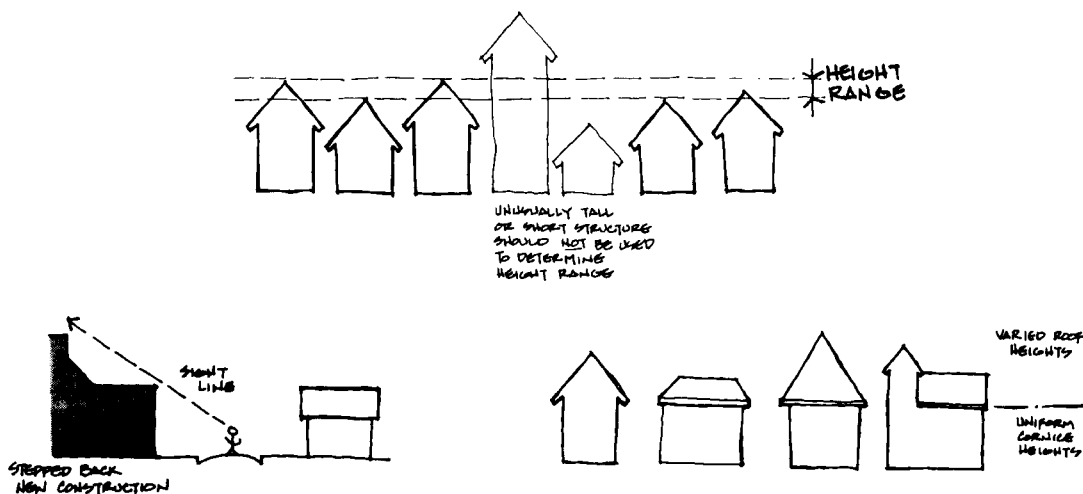
BUILDING HEIGHTS: The actual heights of buildings and their various components as measured from the ground.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has relatively uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the block is characterized by a variety of heights in no pattern, then the height of new construction can vary from the lowest to highest on the block.
2. On expansive sites where greater heights might be appropriate, consider a stepping up of heights where the street context suggests lower buildings.
3. Cornice height can be as important as overall building height and where there is uniformity, should conform with contiguous buildings in a similar manner.
4. New construction at the end of a block should take into account building heights on adjacent blocks.
5. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.
6. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.

NOT RECOMMENDED

1. Avoid any building height that appears either diminutive or overscale in relation to its context.





## NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

OUTLINE: The silhouette of a building as seen from the street.

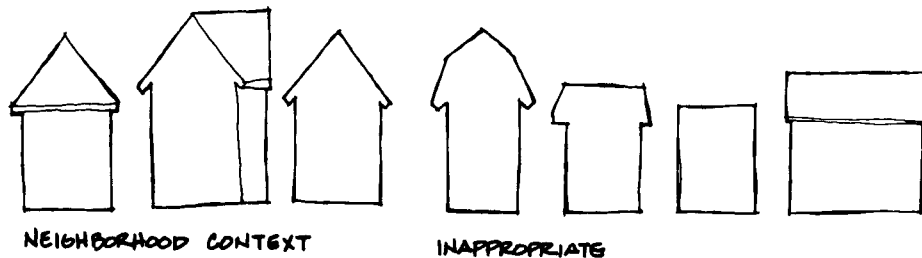
### RECOMMENDED

1. The basic outline of a new building should reflect building outlines typical of the area.
2. The outline of new construction should reflect the directional expression characteristic of the existing buildings in its context.

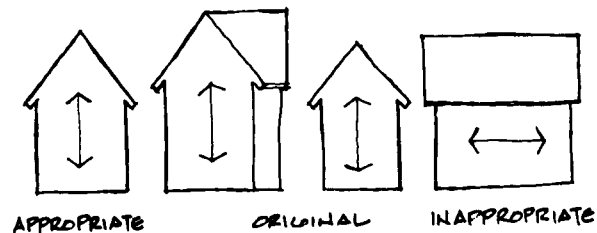
### NOT RECOMMENDED

1. Avoid roof shapes which create uncharacteristic shapes, slopes and patterns.

#### SHAPE



#### DIRECTIONALITY



NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

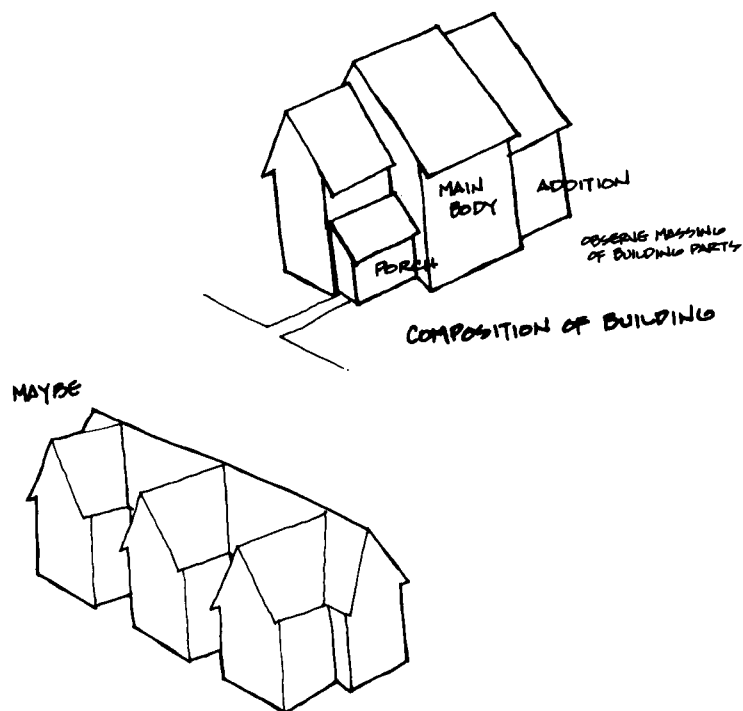
MASS: The three dimensional outline of a building.

RECOMMENDED

1. The total mass of a new building should be compatible with surrounding buildings.
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.
3. If the context suggests a building with a large mass (ie. surrounding houses are large with 4-6,000 square feet) but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.
4. A larger than typical mass might be appropriate if it is broken into elements which are visually compatible with the mass of the surrounding buildings.

NOT RECOMMENDED

1. Avoid near total coverage of a site unless doing so is compatible with the surrounding context.



## NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

STYLE AND DESIGN: The creative and aesthetic expression of the designer.

### RECOMMENDED

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.
2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

### NOT RECOMMENDED

1. Avoid the imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to "look" historic. New construction will eventually be seen as a part of the district's evolving history and must be read as a product of its own time, not as an historical fraud.
2. Avoid the adoption of, or borrowing from styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

FENESTRATION: The arrangement, proportions, and design of windows, doors, and openings.

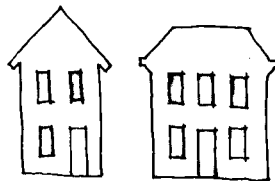
RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.
3. The basic proportion of glass to solid which is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED

1. Avoid window openings which conflict with the proportions and directionality of those typically found on surrounding historic buildings.
2. Avoid window pane patterns which conflict with those on surrounding historic buildings.

CONTEXT



INAPPROPRIATE



DOES NOT KEEP  
RHYTHM OF  
OPENINGS



PROPORTION OF  
GLASS TO SOLID  
IS NOT COMPATIBLE



WINDOW PROPORTIONS  
AND DIRECTION ARE  
NOT COMPATIBLE

## NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURE

FOUNDATION: All buildings sit on a foundation. The way in which that is visually expressed is a design feature which can effect compatibility.

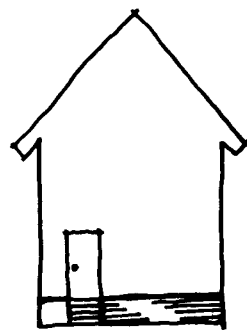
### RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous historic buildings.

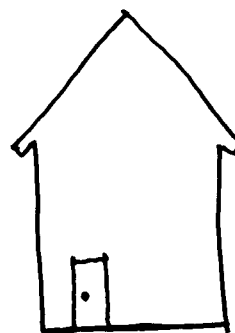
### NOT RECOMMENDED

1. Avoid high walk-ups if surrounding buildings are cottages raised only two or three steps off the ground.
2. Avoid designs which appear to hug the ground if surrounding buildings are raised on high foundations.

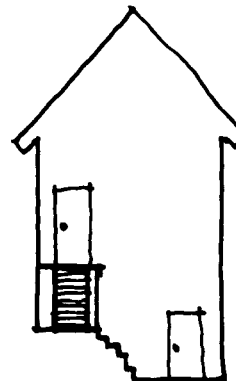
APPROPRIATE



INAPPROPRIATE



DOOR AT  
GRADE



DOOR TOO FAR  
ABOVE AND  
BELOW GRADE

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

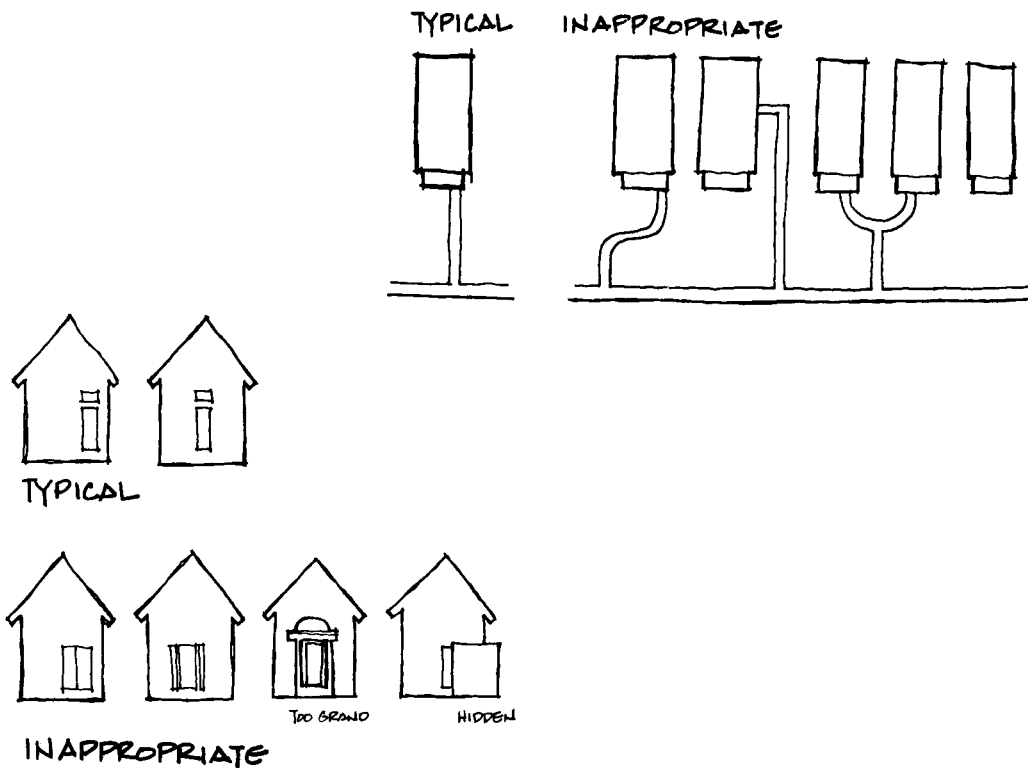
ENTRY: The actual and visually perceived approach and entrance to a building.

RECOMMENDED

1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry which is expressed by surrounding historic buildings.

NOT RECOMMENDED

1. Avoid entrances which are hidden, obscured, ambiguous, or missing.
2. Avoid designing approaches to buildings which are uncharacteristic within the site's context.



## NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

**MATERIALS:** The visual, structural, and performance characteristics of the materials visible on a building exterior.

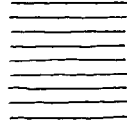
### RECOMMENDED

1. The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.
2. Natural materials are encouraged although modern materials may be considered provided they appear and perform like natural materials.

### NOT RECOMMENDED

1. Avoid the application of salvaged brick, old clapboard siding, barnsiding or any other recycled materials on the exterior of new construction. The use of new compatible material is preferable.
2. The use of brick as the primary material on a building should be avoided when its use will result in a significant alteration of the traditional relationship of brick to wood buildings in an area. The most common material used for siding in Herron-Morton Place is wood although brick and stucco are occasionally used. New construction should reflect this historic distribution of building material.

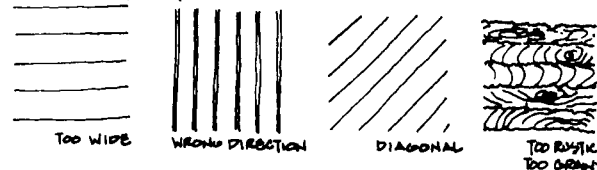
### TYPICAL SIDING ON HISTORIC BUILDINGS



### MAY BE APPROPRIATE ON NEW CONSTRUCTION



### INAPPROPRIATE



NEW CONSTRUCTION GUIDELINES: ADDITIONS & ACCESSORY BUILDINGS

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the existing buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see last section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings or are particularly important when undertaking such a project.

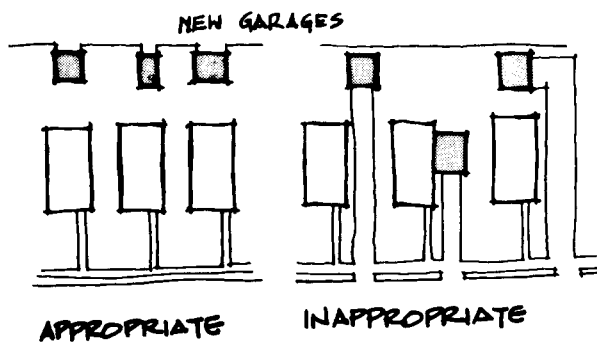
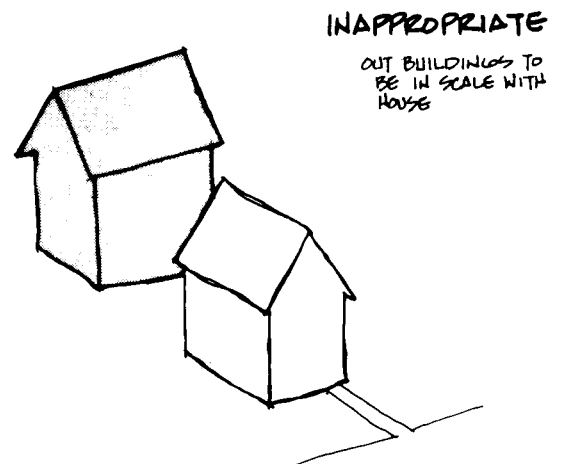
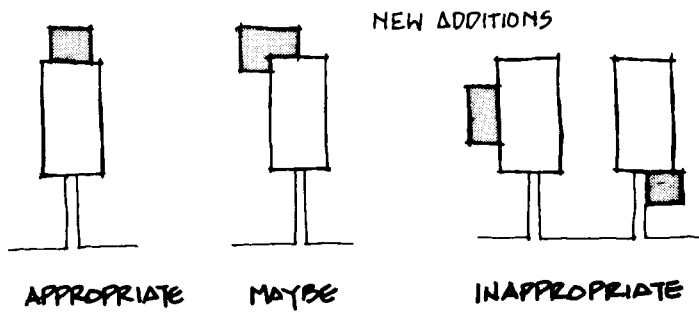
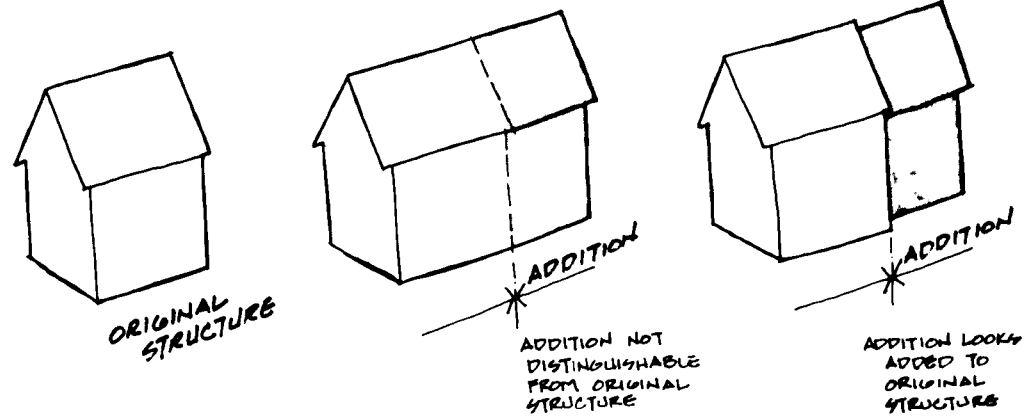
RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.
2. Additions should be located away from the front facade and at the rear.
3. The scale, height, size, and mass should relate to the existing building and not overpower it. The mass and form of the original building should be discernible, even after an addition has been constructed.
4. Additions and accessory buildings should be discernible as a product of their own time.

NOT RECOMMENDED

1. Do not obscure significant architectural detailing with new additions.
2. Avoid altering the roof line of an historic building in a manner which affects its character.
3. Avoid additions which look as though they were a part of the original house. Additions should be differentiated from the original building.
4. Avoid additions near the front facade and at the side.
5. Avoid imitating historic styles and details although they may be adapted and reflected.
6. Avoid blocking the light to adjacent buildings.





SITE DEVELOPMENT AND LANDSCAPING

## In Herron Morton Place:

1. Approval is not required for the design and location of fence for existing structures provided they conform with recommended guidelines 5, 6, 7 and 8.
2. Staff approval is required for fencing around all new construction.
3. Parking lots developed on the west side of Pennsylvania Street, from 18th Street to 21st Street Annex, should be compatible with other new parking lots in the area and should include the following design considerations:
  - a. A 20 foot wide strip along Pennsylvania Street paralleling and measured from the front lot line, and extending the full length thereof (except walks, access cuts and driveways) landscaped and planted with grass or other plant material as a ground cover.
  - b. A four (4) foot high element along the Pennsylvania Street edge of the parking lot which screens the view of the parking lot from Pennsylvania Street. This may be a brick wall, fencing, solid landscaping, a combination of these, or some other screening compatible with the area.
  - c. No curb cuts or access points off of Pennsylvania Street.
  - d. No signage visible from or oriented toward Pennsylvania Street.
  - e. Lighting of the lowest intensity possible to still insure security and which does not cause glare on the east side of Pennsylvania Street.
  - f. Attractive light fixtures (avoid the brushed aluminum type commonly used by IPL and DOT).

RECOMMENDED

1. Maintain the original topographic character of a site as perceived from the street.
2. Off-street parking should be at the rear of the properties, oriented toward alleys, and screened if appropriate.
3. Surface parking for multi-family development should be hard surfaced and appropriately screened from the view of any street or adjoining property. The use of appropriate marking should be considered where parking space location is ambiguous.

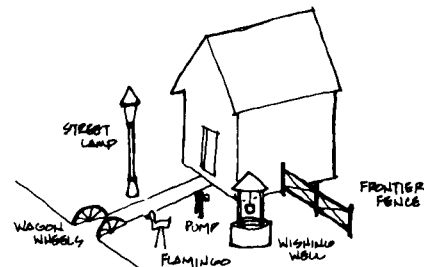
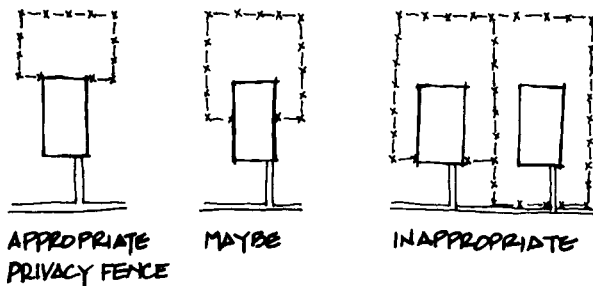
4. Parking lot dimensions including the size of spaces, traffic pattern, and turning radius are to be such that all spaces are usable and accessible. Refer to Architectural Graphic Standards as a standard.
5. Privacy fences, if desired, should enclose only the rear yard.
6. Appropriate rear yard fences include lattice, vertical boards (abutted), vertical boards (spaced), wrought-iron, welded or woven wire if hidden by a hedge.
7. Due to security requirements, chain-link fences are authorized for rear yards in Herron-Morton Place provided: a) they are not erected any closer to the street than the point midway between the front and rear facades of the principle structure; b) they do not exceed four feet in height. Chain-link clad in black, green or brown vinyl coating are preferred and encouraged.
8. Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate.
9. Trees should frame and accent buildings.
10. Department of Parks and Recreation approval of the variety and location of all street trees is needed. Trees suggested as appropriate include: Acer Platanoids (Norway Maple), Acer Rubrum (Red Maple), Celtis occidentalis (Hackberry), Carpinus Betulus (European Hornbeam), Liriodendron Tulipifera (Tuliptree), Quercus Rubra (Red Oak), Koelreuteria Paniculata (Goldenrod/rain Tree), Liquidambar Styraciflua (Sweet Gum), Fraxinus Spp. (Green or Blue Ash), Phellodendron Amurense (Amur Cork-Tree) Sophora Japonica (Japanese Pagoda -Tree), Tilia Cordata (Little leaf-Linden).
11. Refer to the IHPC "Policies and Procedures" for specific policies.

#### NOT RECOMMENDED

1. Avoid significant changes in site topography by excessive grading or addition of slopes and berms.
2. Avoid rear privacy fences which begin any closer to the street than a point midway between the front and rear facades of the principle structure.
3. Avoid privacy fences which are over six (6) feet high and, in Herron-Morton Place, chain-link fences over (4) four feet high.
4. Avoid inappropriate fence types such as basket weave, shadow box, split rail, stockade, louvered and chain-link (except in Herron-Morton Place as noted in 7 above).
5. Avoid trees which hide buildings or are too close to buildings.
6. Inappropriate trees for planting along any public street or alley

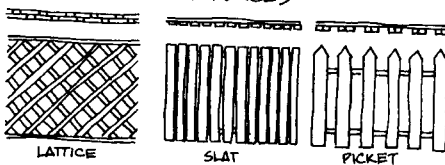
include: Acer negundo (box elder), Acer saccharinum (silver maple), Catalpa bignonioides (southern catalpa), Populus nigra "Italica" (Lombardy poplar), Populus deltoides (cottonwood), Populus eugenei (Carolina poplar), Salix species (all willows) and Ulmus Pumila (Siberian elm). (can be planted on private property)

7. Avoid suburban massing of landscape materials and excessive foundation planting.
8. Avoid decorative yard embellishments which are characteristic of an earlier era or a different place.

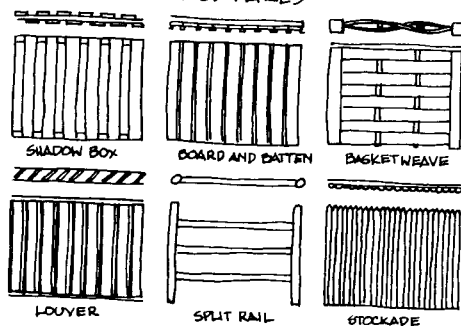


INAPPROPRIATE LAWN DECORATIONS

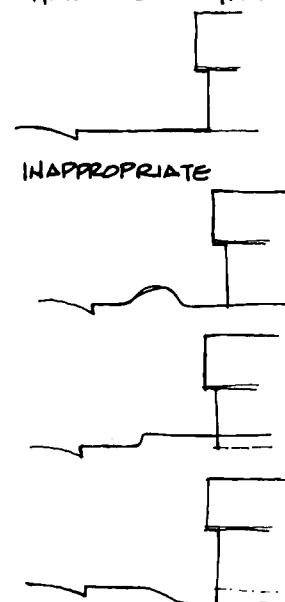
APPROPRIATE WOOD FENCES



INAPPROPRIATE WOOD FENCES



TYPICAL SITE GRADING



## DEMOLITION GUIDELINES

Only in extreme cases can demolition of any historically and/or architecturally important building in Herron-Morton Place be justified. The fact that so many historic buildings have already been demolished makes the remaining buildings all the more valuable. Just as important as the finest and most impressive buildings are the typical and background buildings whose demolition would create damaging gaps in the neighborhood fabric.

On a different scale is the demolition of portions of a building. If done without forethought, such action could have disastrous effects on the architectural integrity of the building and destroy continuity along the streets.

There may be instances when demolition might be considered. The following guidelines are intended to assist in determining whether or not demolition is justified.

### 1. Significance

Demolition is not permitted if the building is of historic or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

### 2. Location

Demolition is not permitted if the building contributes to the neighborhood and the general street's appearance and has an affect on other buildings in the area, unless one of the following criteria is met.

### 3. Potential for Restoration

Demolition may be considered if the building is beyond all feasible economic repair as determined by the Commission and/or consultants it wishes to employ.

### 4. Condition

Demolition may be considered if the condition of the building or portion thereof is such that an immediate threat to health and safety exists.

GUIDELINES FOR MOVING BUILDINGS

Buildings existing in Herron-Morton Place cannot be moved to other locations in Herron-Morton Place. The moving of an historic structure should only be done as a last resort to save a building. Moving a building strips it of a major source of its historic significance: its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. The following guidelines are meant to assist in determining the appropriateness of moving a building.

RECOMMENDED

1. The building to be moved should be in danger of demolition at its present location or its present context should be so altered as to have lost significance.
2. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.
3. The siting of a building on a new site should be similar to its previous site.
4. After a building is moved, there should be covenants attached to the deed detailing the type of work necessary for minimum proper restoration.
5. A plaque describing the date of the move and the original location should be provided in a visible location on the building.

NOT RECOMMENDED

1. A building should not be moved if its loss will have a negative effect on its original neighborhood.
2. Buildings within the district should not be moved. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic life styles, development patterns, attitudes, and neighborhood character.

## SIGN GUIDELINES

### RECOMMENDED

1. The location of signs on commercial buildings should conform with the traditional placement of signs on such buildings.
2. The size, scale, color, shape, and graphics of commercial signs should be compatible with the building and the surrounding area.
3. Lighting should be subtle and be compatible with the historic character of the district.
4. Signs which identify home occupations, should be:
  - a) identification only (not advertising)
  - b) small
  - c) designed to be read at the entrance rather than from the street
  - d) discreetly mounted against the building
5. Signs should comply with all applicable ordinances and regulations.

### NOT RECOMMENDED

1. Avoid internally lit signs.
2. Avoid freestanding signs, especially in residential areas.
3. Billboards are not appropriate anywhere in the district.
4. Signs identifying a home occupation, historic information, or neighborhood association membership should not:
  - a) be individually lit
  - b) be freestanding
  - c) constitute advertising
5. Avoid concealing architectural details with signage.
6. Signs which have a negative impact on surrounding residential buildings should not be considered.

INAPPROPRIATE SIGN LOCATIONS AND TYPES



APPROPRIATE SIGN LOCATIONS AND TYPES



### LOW-MODERATE INCOME HOMEOWNERS EXEMPTION

A specific exemption clause from aspects of these design standards for low-moderate income owner-occupants and their families has been developed due to the potential financial hardship adherence to these standards may cause to those who wish to install "energy conservation" items or paint their homes. In order to see that such potential financial hardships are minimized, the following procedures for exemptions from the design standards are made:

#### A. Procedure/Qualifications

Any person at any time after the adoption of this plan can, at the time of filing for a Certificate of Appropriateness for renovation work/or an addition to an existing structure, file with the Director of the Department of Metropolitan Development, (DMD) or his designee, for a "Homeowners Exemption". This exemption will allow qualifying homeowners to be exempt from aspects of the design standard guidelines detailed in point "B" of this section.

To qualify for a "Homeowners Exemption", the person must be able to show:

- a. Ownership of the home
- b. Sufficient proof that their family income is 80% or less of the median income of Marion County as set out in Section 8 of U.S. Department of Housing and Urban Development Standards.

The Director of DMD or his designee must render a decision to the property owner within 10 days of receipt of the application. The Director of DMD or his designee can use outside sources such as credit references to determine eligibility. If the property owner qualifies, they will be exempt from those portions of the design standards noted in point "B" of this section.

If the property-owner is denied an exemption by the Director of DMD or his designee, the property owner may appeal that decision to the Indianapolis Historic Preservation Commission which would then; 1) let stand the Director's decision, 2) override the Director's decision and grant an exemption to the property owner.

Filing with the Director of DMD or his designee ensures a level of confidentiality regarding the property owner's income information. Only in the appeal process would any body or commission review the property owner's income status.



B. Exemptions Available to Qualified Property Owners

If a property owner is granted a "Homeowners Exemption" due to economic criteria stated in point "A", they will be exempt from the following considerations of the design standard guidelines:

1. Painting and Paint Colors.

It is clearly stated that the painting of a structure and the choosing of paint colors are exempt for design standard guidelines, for any existing structure. This applies to all residents of Herron-Morton Place.

2. Storm Windows and Doors.

The type and materials of storm windows and doors are exempt from the design standard guidelines so long as these items do not require the permanent alteration of window and/or door openings.

3. Roofing and Roof Materials.

Roofing and roof materials are exempt from design standard guidelines providing any existing architectural ornamentation on the roof (i.e. "cresting" and gutters) is maintained.

The property owner must notify the IHPC at least twenty (20) days prior to installation of any of the above items solely for the purpose of noting that the provisions of these exemptions are met. The homeowner will be exempt from the design standard guideline elements listed above.

C. Reapplication.

As a person's/family's income status can change positively or negatively over time, an application for the "Homeowner's Exemption" will be valid for only two years. After a two-year period, the family/homeowner must reapply if they wish to pursue an exterior alteration/rehabilitation. Although perhaps cumbersome, this process will ensure that low-moderate income owner-occupied households can, if they desire, be exempt from consideration of these noted design standard guidelines.

## INTRODUCTION

Many of the procedures necessary to implement the planning recommendation already exist. Implementation can only be successful with the involvement of merchants, private lenders, private owners/investors and various community organizations and government agencies. The public and private sectors are capable of supporting complimentary activities. Only by working cooperatively can the community's objectives be achieved. The Herron-Morton Place Association, and the Citizens Neighborhood Coalition have obtained the cooperation of many groups. The development of this plan update is a step toward enhancing the involvement of the various city agencies in the ongoing preservation and revitalization of Herron-Morton Place.

It must be recognized that the funding capabilities of the involved agencies may not immediately support implementation of all strategies. However, when determining the scope of activities in Herron-Morton Place, individual organizations should consider the planning recommendations. The ultimate responsibility for implementation lies with each organization which must study the feasibility of such recommendations and decide priorities according to its budget resources from year to year. The Herron-Morton Place Association, and the Citizens Neighborhood Coalition, should continue to lead efforts and to work closely with the Indianapolis Historic Preservation Commission, the various divisions of the Department of Metropolitan Development, Historic Landmarks Foundation of Indiana, and other organizations to coordinate the plan annual goals and objectives.

## SUPPORT ORGANIZATIONS

The following is a list of organizations which can assist implementing the recommendation put forth in this plan. All of the recommendations require an ongoing commitment from the public and private sector.

### Neighborhood Organizations

#### Herron-Morton Place Association

Founded in 1976 by both old and new residents of the Herron-Morton Place neighborhood in order to combat more effectively some of the problems afflicting the neighborhood from years of neglect and deterioration. The Association has taken an active role in the revitalizaion of Herron-Morton Place since its founding. They have worked with the city on several projects to physically improve Herron-Morton Place. These projects include a Neighborhood Crime Prevention Program and a Court Watcher program. The Association has also actively promoted the district through home tours, and events such as the annual Talbott Street Art Fair.

Citizens Neighborhood Coalition (CNC)

601 East 17th Street  
Indianapolis, Indiana 46202  
Tel. 926-2351

Organized in 1978 as an umbrella citizen participatory organization. CNC provides a vehicle for joint action for residents of the area.

Local Government

Department of Metropolitan Development of the City of Indianapolis is organized into four divisions which are involved in the physical development of the city. These divisions are:

Indianapolis Historic Preservation Commission (IHPC)

Office: 1821 City-County Building  
Indianapolis, Indiana 46204  
Tel. 236-4406

The IHPC is responsible for identifying, documenting, and preserving the historic architectural and cultural resources of Indianapolis/Marion County. The IHPC is responsible for reviewing all exterior changes to property, and changes in land use within the boundaries of the Herron-Morton Place Historic Area with the expansion of these identified in this plan.

Division of Development Services (DDS)

Office: 1822 City-County Building  
Indianapolis, Indiana 46204  
Tel. 236-5010

This agency is responsible for three major programs: permits, zoning and code enforcement. It is responsible for administration of zoning, which involves the review and processing of zoning changes, variance requests, etc. Enforcement of zoning and sign ordinances is also the responsibility of this division.

DDS is also responsible for the inspection of construction activities, as well as existing structures, to ensure their compliance with applicable city codes. DDS also issues licenses to general contractors and permits for construction activities.

Local Government (continued)

## Division of Economic and Housing Development (DEHD)

Office: 9th Floor  
148 East Market Street  
Indianapolis, Indiana 46204  
Tel. 633-3480

This agency is responsible for administering most of the housing and development activities promulgated by the city. Various programs within DEHD include housing counseling, housing rehabilitation, economic development, and other such development projects.

## Division of Planning (DP)

Office: 2021 City-County Building  
Indianapolis, Indiana 46204  
Tel. 236-5227

The Division of Planning is responsible for many planning activities involved in guiding the future physical development of Marion County.

## DEPARTMENT OF PUBLIC WORKS (DPW)

Office: 2460 City-County Building  
Indianapolis, Indiana 46204  
Tel. 236-4400

In addition to other responsibilities, DPW is responsible for the maintenance and disposal of city-owned properties. This includes land and buildings acquired through non-payment of back taxes.

## DEPARTMENT OF TRANSPORTATION (DOT)

Office: 2360 City-County Building  
Indianapolis, Indiana 46204  
Tel. 236-4700

DOT is responsible for all transportation routes and their maintenance. DOT is also responsible for the development and implementation of the Marion County Thoroughfare Plan.

Local Government (continued)

## DEPARTMENT OF PARKS AND RECREATION (DPR)

Office: 1426 West 29th Street  
Indianapolis, Indiana 46208  
Tel. 924-9151

DPR develops and maintains all city-owned parks in Marion County. This division is responsible for the planting of street trees and other landscaping within the public rights-of-way.

Private Non-Profit Organizations

## CITIZENS MULTI-SERVICE CENTER

Office: 601 East 17th Street  
Indianapolis, Indiana 46202  
Tel. 926-2351

A non-profit, neighborhood based, social service agency. Founded in 1972, the Multi-Service Center is currently funded through several sources including, the Community Development Block Grant Program.

Multi-Service Center currently administers the following programs in the Citizens Neighborhood Coalition Subarea:

1. Counseling
2. Employment and Training Assistance
3. Emergency Food
4. Housing Search and Assistance
5. Family Service Assistance
6. Senior Citizens Nutrition Program
7. Paint Up/Fix Up Program

## HISTORIC LANDMARKS FOUNDATIONS OF INDIANA (HLFI)

State Headquarters: 3402 Boulevard Place  
Indianapolis, Indiana 46208  
Tel. 926-2301

Indianapolis Office: 1028 North Delaware Street  
Indianapolis, Indiana 46202

Founded in 1960, HLFi is a not-for-profit organization devoted to the preservation of historical and architectural resources throughout Indiana. The Indianapolis office of HLFi concentrates its activities in Indianapolis/Marion County and administers the Fund for Landmark Indianapolis Properties (FLIP) which is concerned with the purchase and resale of endangered historic properties.

HLFI's involvement in the revitalization of Herron-Morton Place began with the purchase of 1846 North Delaware Street from the Indianapolis Historic Preservation Commission in 1981. This was the first purchase of a property in Herron-Morton Place by HLF I utilizing the revolving fund. The Foundation also played a key role in the development of the 1984 Herron-Morton Place Interim Conservation Plan.

## APPENDIX A

### STATE ENABLING LEGISLATION FOR HISTORIC PRESERVATION COMMISSIONS

In the 1982 session of the General Assembly of the State of Indiana, House Bill No. 1307 was enacted to amend IC 8-9.5, IC 14-3, and IC 36 as part of a codification, revision, and rearrangement of local government law. The enabling legislation of the Indianapolis Historic Preservation Commission, which falls under IC 36, was thus amended. Following are selected passages of this bill which relate most directly to the administration of historic areas:

#### CHAPTER 11.1 HISTORIC PRESERVATION IN CERTAIN COUNTIES

Section 6. (a) The Commission shall have its staff prepare proposed historic preservation plans for all appropriate areas of the county. Upon the commission's declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed historic preservation plan shall be presented to the metropolitan development commission for public hearing and adoption as a part of the comprehensive plan of the county.

(b) The proposed historic preservation plan must officially designate and delineate historic areas and identify any individual structures or sites in it of particular historic or architectural significance, which structures and sites must be listed on the register of historic places.

(c) With the designation of a historic structure, the plan may additionally expressly identify and designate the interior, or any interior architectural or structural feature of it, having exceptional historic or architectural significance.

(d) The historic preservation plan may include any material listed in IC 36-7-4-503 as it relates to historic preservation. Any plan designating one (1) or more historic areas, and any historic structures and sites located in it, must include a historic and architectural or design analysis supporting the significance of the historic area, general or specific criteria for preservation, restoration, rehabilitation, or development, including architectural and design standards, and a statement of preservation objectives.

(e) In preparing a proposed historic preservation plan, the staff of the Commission shall inform, consult, and cooperate with the staff of the department of metropolitan development. In carrying out its planning and redevelopment responsibilities in an area for which a historic preservation plan is being prepared or is in effect, the staff of the department of metropolitan development shall inform, consult, and cooperate with the staff of the commission. To the extent possible, commission staff and department staff shall carry out a joint planning effort relative to proposed historic areas with the resulting information and conclusions relating to historic preservation being placed in the proposed historic preservation plan.

(f) Concurrently or subsequently, the commission may prepare and recommend to the metropolitan development commission, for its initiation, approval, and recommendation to the legislative body for adoption, a historic district zoning ordinance or ordinances to implement the historic preservation plan.

(g) Each historic area or historic zoning district must be of such territorial extent and configuration as will best serve the purposes of this chapter, there being no maximum or minimum size limitations thereon whether applied to single or multiple historic properties or sites, and may include any adjacent area necessarily a part thereof because of its effect upon and relationship to the historic values and character of the area.

(h) The proposed historic preservation plan, if approved and adopted by the metropolitan development commission, constitutes part of the comprehensive plan of the county.

(i) The proceeding for approval of this plan, including notice and hearing requirements, is governed by the same rules and requirements applicable to petitions to the metropolitan development commission for amendment of zoning ordinances and for creation of new district classifications, and by all statutory requirements relative to the metropolitan development commission; however, individual notice of the hearing shall be given each owner of property in any proposed historic area, according to the metropolitan development commission's rules and requirements or, alternatively, the owner's consent to the proposed historical area designation may be obtained and filed with the metropolitan development commission.

(j) Amendments to any historic preservation plan, or any segment of it, shall be made in the same manner as the original plan.

(k) The commission shall receive and consider any pertinent information or exhibits such as historic data, architectural plans, drawings and photographs, regarding any proposed or designated historic area, structure, or site, and any request for historic designation or for the exclusion of any property or structure from any proposed or designated historic area.

(l) The commission may adopt any operating guidelines for the evaluation and designation of historic areas, structures, and sites, so long as they are in conformity with the objectives of this chapter.

(m) Upon the adoption of the historic preservation plan the commission may at any time identify by appropriate markers any historic areas, structures, and sites designated by the plan, or any historic area properties in the process of restoration under the plan. These markers may be erected on public right-of-ways or, with the consent of the owner, on the subject historic property. These official informational or identification markers, whether permanent or temporary, constitute an exception to any codes and ordinances establishing sign regulations, standards, and permit requirements applicable to the area.

Section 7. (a) The historic preservation plan may provide that certain categories of work accomplished in the historic area are exempt from the requirement imposed by section 9 of this chapter that a certificate of appropriateness be issued. Categories of work that may be exempted by a historic preservation plan include the construction, reconstruction, alteration, or demolition of a structure or feature. Various historic preservation plans may exempt different categories of work.



(b) After the commission has adopted a declaratory resolution relative to a historic area and presented the historic preservation plan to the metropolitan development commission for adoption or rejection as a segment of the comprehensive plan of the county, no permits may be issued by the department of metropolitan development for the construction, reconstruction, or alteration of any exterior architectural structure or feature in the area or the demolition of any structure or feature in the area until the metropolitan development commission has taken official action on the proposed plan or within ninety (90) days after the date of adoption of the declaratory resolution by the commission, whichever occurs first. If such a permit has been issued before the adoption of a declaratory resolution by the commission the agency issuing the permit may order that the work allowed by the permit, or a part of the work, be suspended until the metropolitan development commission has adopted or rejected the historic preservation plan.

Section 8. (a) After adoption of the historic preservation plan for any historic area, permits may be issued by the department of metropolitan development for the construction of any structure in the area or the reconstruction, alteration, or demolition of any structure in the area only if the application for the permit is accompanied by a certificate of appropriateness issued under section 10 of this chapter.

(b) Notwithstanding subsection (a), if the historic preservation plan for the historic area specifically exempts certain categories of work involving the construction, reconstruction, alteration, or demolition of structures in that area from the requirement that a certificate of appropriateness be issued, then a permit for the work may be obtained from the department of metropolitan development without the issuance of a certificate of appropriateness.

(c) After the adoption of the historic preservation plan for any area, all governmental agencies shall be guided by and give due consideration to the plan in any official acts affecting the area.

(d) On application by any governmental agency or interested party in accordance with section 9 of this chapter, the commission shall make a determination of the appropriateness of any proposed governmental action affecting a historic area. Any official action in conflict with the plan or determined by the commission to be inappropriate is presumed to be not in the public interest and is subject to the enforcement provisions of section 12 of this chapter.

(e) The commission's determination of appropriateness is a prerequisite to any governmental order or action to alter or demolish any designated historic site or any structure in a historic area. No rezoning or variance applicable to a historic area, or any part of it, may be approved by the metropolitan development commission or granted by a board of zoning appeals, except on the commission's prior issuance of a certificate of appropriateness.

Section 9. (a) A person may not construct any exterior architectural structure or feature in any historic area, or reconstruct, alter, or demolish any such exterior or designated interior structure or feature in the area, until the person has filed with the secretary of the commission an application of a certificate of appropriateness in such form and with

such plans, specifications, and other material as the commission may from time to time prescribe and a certificate of appropriateness has been issued as provided in this section. However, this chapter does not:

- (1) prevent the ordinary maintenance or repair of any such exterior or designated interior architectural structure or feature that does not involve a change in design, color or outward appearance of it;
- (2) prevent any structural change certified by the department of metropolitan development as immediately required for the public safety because of a hazardous condition; or
- (3) require a certificate of appropriateness for work that is exempted by a historic preservation plan under section 7 of this chapter.

(b) The commission shall hold a public hearing on any application for certificate of appropriateness. At least ten (10) days before the date set for the hearing, notice shall be published in accordance with IC 5-3-1, and notice shall be given additionally to the affected parties in accordance with the commission's rules of procedure.

(c) Upon hearing the application for a certificate of appropriateness, the commission shall determine whether the proposal will be appropriate to the preservation of the area and to the furtherance and development of historic preservation.

(d) In determining appropriateness of any proposed construction, reconstruction, or alteration, the commission shall consider, in addition to any other pertinent factors, the visual compatibility, general design, arrangement, color, texture, and materials in relation to the architectural or other design standards prescribed by the plan or any applicable zoning regulation, the design and character of the historic area, and the architectural factors of other structures in it. In determining appropriateness of any proposed demolition, the commission shall consider, in addition to any other pertinent factors, the character and significance of the subject or sites in it, including its relative contribution to the historic and architectural values and significance of the area.

(e) However, if the commission finds under subsection (d) any application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial, the commission shall issue a certificate of authorization, which constitutes a certificate of appropriateness for purposes of this chapter.

(f) Issuance of a certificate of appropriateness is subject to review by the metropolitan development commission as to its appropriateness in relation to the comprehensive plan. This review must be in accordance with the same procedures and limitations applicable to appeals of decisions of boards of zoning certifying that this determination interferes with the comprehensive plan. All proceedings and work on the subject premises under the certificate of appropriateness are automatically stayed upon notice of the appeal.

Section 10. (a) If the commission determines that the proposed construction, reconstruction, alteration, or demolition will be appropriate, the secretary of the commission shall forthwith issue to the applicant a certificate of appropriateness.

(b) The commission may impose any reasonable conditions, consistent with the historic preservation plan, upon the issuance of a certificate of appropriateness, including the requirement of executing and recording covenants or filing a maintenance of performance bond. If the commission determines that a certificate of appropriateness should not be issued, the commission shall forthwith place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, reconstruction, alteration, or demolition. The secretary of the commission shall forthwith notify the applicant of the determination transmitting to him an attested copy of the reasons and recommendations, if any, of the commission.

(c) Every determination of the commission upon an application for a certificate of appropriateness is subject to review by certiorari upon petition to the circuit or superior court of the county by any aggrieved person, in the same manner and subject to the same limitations as a decision of a board of zoning appeals under IC 36-7-4. However, upon notice of the filing of the petition for a writ of certiorari, all proceedings and work on the subject premises are automatically stayed.

(d) An appeal may be taken to the court of appeals of Indiana from the final judgment of the court reversing, affirming, or modifying the determination of the commission in the same manner and upon the same terms, conditions, and limitations as appeals in other civil actions.

Section 11. (a) A hearing officer designated by the commission may conduct the public hearing provided for in this chapter on applications for a certificate of appropriateness. The commission may limit by rule or resolution the applications that a hearing officer may hear and determine.

(b) The hearing officer shall hold a public hearing under the same notice and procedural requirements as are applicable to a hearing before the commission. After the hearing on an application for a certificate of appropriateness, the hearing officer shall make a determination.

(c) The hearing officer may not issue a certificate of authorization.

(d) The hearing officer shall set forth the reasons for the determination and may impose conditions in accordance with section 10 of this chapter.

(e) The commission shall provide reasonable opportunity by rules for the applicant, any commission member, the administrator, or any interested person to file exception. If an exception is properly filed, the commission shall hold a de novo hearing and make a determination. If such an exception is not filed, the determination of the hearing officer constitutes the final decision of the commission.

Section 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and a safe condition, the commission may give the owner written notice to correct the failures or violations within (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

(b) The commission, or any enforcement official of the consolidated city designated by the commission, may enforce this chapter, any ordinance adopted under it, and any covenants or conditions required or imposed by the commission by civil action in the circuit, superior, or municipal court. Any legal, equitable, or special remedy may be involved, including mandatory or prohibitory injunction or a civil fine. These enforcement actions (except those seeking a civil fine) may also be brought by any interested person or affected owner.

(c) Ordinances adopted under this chapter may provide for penalties for violations, subject to IC 36-1-3-8.

(d) No costs may be taxed against the commission or any of its members in any action.

(e) In actions brought under subsection (b), there may not be a change of venue from the county.

Section 13. (a) Any building, structure, or land use in existence at the time of the adoption of the historic preservation plan that is not in conformity to or within the zoning classification or restrictions or requirements or architectural standards of this plan, shall be considered to be a nonconforming use and may continue, but only so long as the owner or owners continuously maintain this use.

(b) In addition to the requirements pertaining to certificates of appropriateness, the ownership of a nonconforming use is subject to additional restriction that a nonconforming use may not be reconstructed or structurally altered to an extent exceeding in aggregate cost fifty percent (50%) of the market value thereof unless the structure is changed to a conforming use.

Section 14. This chapter does not supersede IC 14-3-3.2 and is intended to supplement that chapter and IC 36-7-4.

## APPENDIX B

### NOTE:

Information in the appendix was accurate at the time of adoption. The individual programs are subject to legislative and administrative amendments and may, therefore, change over time. Please verify information with the appropriate agency before undertaking projects which may depend on an assistance program.

## FINANCIAL ASSISTANCE PROGRAMS

### Preservation Programs

#### Preservation Services Fund

The National Trust's Preservation Services Fund provides matching dollar-for-dollar grants to non-profit and public member organizations. Grants are awarded in three categories:

Consultant services to provide funding for professional advice on specific preservation projects.

Preservation education to develop innovative curriculum and training program.

Cosponsorship of conferences to address subjects of particular importance to historic preservation.

Grants average between \$1,000 and \$3,000. Projects, programs, and conferences are not funded retroactively. Application deadlines are January 31, May 31, and September 30. Applications should be submitted to the National Trust's Midwest Regional Office.

#### Inner City Ventures Fund

The National Trust's Inner City Venture's Fund offers grants, low-interest loans, and technical assistance to nonprofit neighborhood-based organizations. It assists specific projects that use historic preservation to create housing and conveniently located jobs and services for the neighborhood's low and moderate-income residents, especially minorities. ICVF grants range from \$20,000 to \$50,000; each is coupled with a low-interest loan of equal amount. The ICVF has also launched a mortgage program to help recipients with long-term financing. Award rounds are held as resources become available and are sometimes targeted to specific geographic areas.

For more information about the National Trust's financial assistance programs and to obtain program materials, contact the Midwest Regional Office, 407 South Dearborn Street, #710, Chicago, Illinois, 60605.

## Housing Programs

### Rental Rehabilitation Loan Program

The City's Division of Economic and Housing Development (DEHD), through its Housing Rehabilitation Program, uses federal funding to offer affordable residential rehabilitation loans to owners of rental housing units. To qualify the applicant must own rental property containing one or more dwelling units, be able to obtain private financing for at least 50 percent of the rehabilitation regulations. The benefits of the program are lower maintenance costs, fewer tenant complaints, an opportunity to rehabilitate and yet keep rents affordable, and a more attractive neighborhood.

### Section 312 Loan Program

The Section 312 Loan is a direct loan from the Department of Housing and Urban Development that is administered by the City of Indianapolis. This loan can be made to owners of single family properties containing one to four units, or to owners of multi-family properties containing five to one hundred units.

The single family 312 loan is made available to owner/occupants whose income does not exceed 80 percent of median income at a 3 percent interest rate. For all other borrowers (including partnerships, corporations and other legal entities, as well as persons and families with income exceeding 80 percent of median income) the interest rate shall be based on the yield of government securities for the term most comparable to the Section 312 loan term.

Applications for the loan programs described above are taken by DEHD, Housing Operations, and are processed by the Housing Technical Services Section. Eligibility for a rehabilitation loan is determined by the applicant's ability to undertake a loan and the extent of renovation needed to eliminate health and safety hazards. Rehabilitation Specialists from the Housing Technical Services Section make in-depth property inspections; prepare work write-ups and cost estimates; and discuss them with the applicants. A minimum of two qualified contractors prepare bids based on the work write-ups which are reviewed by the staff for accuracy and fairness. Rehabilitation Specialists assist in monitoring the contractor upon Certification of Completion of Work Specifications as documented by the homeowner, the contractor, and the Housing Technical Services Section.

### Third Party Contracts

In 1975, DEHD implemented what are now known as third party contracts. DEHD enters into contracts with not-for-profit neighborhood organizations which allows various areas to conduct housing and economic development programs under the Community Development Block Grant Program.

### Paint-Up/Fix-Up Program

The Paint-Up/Fix-Up Program was designed to assist primarily low-to-moderate income persons whose homes are structurally sound, but in need of painting and/or minor fix-up activities such as repairing gutters, downspouts, windows and doors.

Contracts allow for three different components to be used in implementing this activity:

1. Self-help: Homeowners are provided free paint, primer and other materials necessary to properly prepare the surface for painting. This component is utilized in cases where the applicant is physically capable of doing the work.
2. Rebates: Homeowners purchase the paint and materials and upon completion of the work, the neighborhood organization provides a rebate of 40% of the total dollar value. This component is utilized for applicants who are financially capable of bearing a portion of the cost.
3. Contractor assisted: Elderly, handicapped or other applicants unable to do their own painting are provided assistance. In most cases the neighborhood organization will assist the applicant in selecting a reliable contractor.

### Commercial Revitalization

The Commercial Revitalization Program is designed to provide neighborhoods with a tool to encourage small businesses serving area residents in making necessary improvements to their property. In most cases, businesses located on highly visible commercial strips are provided with financial assistance in renovating the exterior of a structure on the condition that the applicant make needed interior repairs. This program is funded through a third party contract from the Division of Economic and Housing Development. For more information on this program contact the Riley Area Revitalization Program (RARP) at 637-8996 or the Program Management Section of the Division of Economic and Housing Development at 633-3480

### Tax Incentives

#### 1. Economic Recovery Tax Act of 1981

Since 1976 the Internal Revenue Code has contained a variety of incentives to encourage capital investment in income-producing historic buildings and to spur the revitalization of historic neighborhoods. The Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Treatment Extension Act of 1980 established and expanded such incentives as accelerated depreciation, rapid amortization, and an investment tax credit (ITC), while offering no incentives to projects involving demolition of historic buildings.

The Economic Recovery Tax Act of 1981 dramatically changed the Federal tax treatment of investment in historic property. This law (amended by the Tax Reform Act of 1984) replaced the earlier preservation tax incentives with:

A 25 percent ITC for the substantial rehabilitation of historic commercial, industrial and rental residential buildings which can be combined with,

An 18-year cost recovery period for the adjusted basis of the historic building (15 years if the property was placed in service before March 16, 1984).

Non-historic buildings that are substantially rehabilitated can qualify for a 15 percent ITC if they are 30-39 years old and for a 20 percent ITC if they are over 40 years old; these buildings can be used for industrial and commercial (non-residential) purposes only. The lesser credits, however, are not available for certified historic structures, and owners who have properties within registered historic districts and who wish to elect these credits must obtain certification that their buildings are not historic.

In general, the 25 percent ITC and related provisions apply to rehabilitation expenses incurred after January 1, 1982. The incentives from the prior tax laws apply to rehabilitation costs incurred between June 1976 and December 1981. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the provisions described above.

## 2. Tax Abatement Program

This program was established by the City of Indianapolis to provide incentives for rehabilitation and new construction in areas of the city where development should be encouraged. Administered by the Department of Metropolitan Development (DMD), the program allows a 3, 6, or 10-year, graduated reduction of property taxes on increased assessment incurred through rehabilitation or new construction. It allows property owners to save about half the taxes that they would have paid over the same period.

## 3. Property Tax Deduction for any Rehabilitated Property (IC 6-1.1-12-22)

This section of the law was enacted in 1975. An owner of residential property can elect either a deduction under this Section 22 or under Section 18 above.

The mechanics of Section 22 are similar to Section 18 above; however, the maximum limits are different. Under Section 22, the deduction is limited to: 50 percent of the increased assessment up to 45,000 maximum for single-family residential and up to \$25,000 maximum for other property.



Section 22 provides the greater deduction where the increase is \$5,000 or more. In multi-family (more than two) residential units, Section 18 is the higher deduction where the increased assessment is less than \$3,000 per unit. Above that, the Section 22 is higher. For non-residential property, only Section 22 is available-50 percent of increased value with a \$25,000 maximum. There is no limitation on pre-rehabilitation assessed valuation.

## APPENDIX C

## TRAFFIC COUNTS BY STREET BY YEAR

Street	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983
Delaware													
16th-22nd	-	14,824	-	-	15,410	-	10,303	-	9,124	-	-	9,056	-
Pennsylvania													
16th-22nd	-	-	-	-	-	-	-	-	7,853	-	-	7,653	-
Central													
16th-22nd	14,257	-	-	-	14,144	-	14,406	11,962	-	10,901	-	11,162	11,271
16th Street													
Mer.-Penn.	-	-	19,338	-	21,647	20,367	21,991	-	16,994	-	18,212	-	16,465
Penn.-Del.	-	-	20,000	-	21,685	19,894	18,316	-	16,241	-	19,235	-	16,071
Del.-Alab.	-	-	16,228	-	19,157	17,613	14,559	-	12,532	-	12,952	-	13,378
Alab.-Cent.	-	-	17,596	-	19,927	18,643	11,929	-	12,246	-	12,883	-	10,568
22nd Street													
Mer.-Penn.	-	-	13,842	-	10,646	12,106	-	7,829	8,209	-	10,503	-	7,731
Penn.-Del.	-	-	13,966	-	9,587	10,327	-	8,967	8,568	-	13,145	-	9,233
Del.-Cent.	-	-	13,874	-	13,150	11,168	-	9,624	8,759	-	10,151	-	6,952

(Source: Department of Transportation, Indianapolis/Marion County)