

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000749 Date Listed: 6/27/91

St. Joseph Neighborhood Hist. Dist.
Property Name:

Marion IN
County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrews
Signature of the Keeper

7/3/91
Date of Action

Amended Items in Nomination:

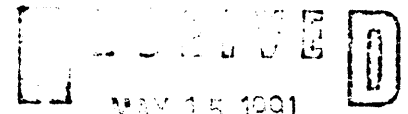
The resource count is amended to show that there are five properties in this district previously listed in the National Register. Frank Hurdis with the IN SHPO will send a letter clarifying which ones were previously listed. The form is officially amended to reflect the new count.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

794

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name St. Joseph Neighborhood Historic District
other names/site number N/A

2. Location

street & number (See continuation sheet) N/A not for publication
city, town Indianapolis N/A vicinity
state Indiana code IN county Marion code 097 zip code 46202

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>57</u>	<u>3</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>57</u>	<u>3</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 6

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Patrick R. Patton 4-30-91
Signature of certifying official Date
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Patrick Andrews 6/27/91

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: professional

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: professional

7. Description

Architectural Classification

(enter categories from instructions)

Italianate

LATE VICTORIAN

LATE 19th AND EARLY 20th CENTURY

MOVEMENTS: Commercial Style

Materials (enter categories from instructions)

foundation BRICK

walls BRICK

WOOD: Weatherboard

roof ASPHALT

other

Describe present and historic physical appearance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1855 - 1930

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

10. Geographical Data

Acreage of property 18 acres

UTM References

A	1,6	5,7,2,8,1,0	4,4,0,3,7,3,0
	Zone	Easting	Northing
C	1,6	5,7,2,8,3,0	4,4,0,3,3,0,0

B	1,6	5,7,2,8,7,0	4,4,0,3,7,2,0
	Zone	Easting	Northing
D	1,6	5,7,2,4,1,0	4,4,0,3,2,9,0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Frank Hurdis, Chief of Registration & Survey

organization Division of Historic Preservation date February 25, 1991

street & number 251 East Ohio St., Suite 880 telephone 317/232-1646

city or town Indianapolis state IN zip code 46204

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Roughly bounded by Eleventh Street on the north, Central Avenue and Ft. Wayne Avenues on the east, St. Clair Street on the south and Delaware Street on the west.

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The St. Joseph Neighborhood Historic District is an urban neighborhood lying immediately north of the original part of the City of Indianapolis platted in 1821. The district is roughly bounded on the west by Delaware Street, a major north-south artery running one-way north from the heart of downtown. The northern boundary is effectively drawn by Interstate 65 which visually separates the business center of Indianapolis from residential and commercial sectors to the north. Alabama Street runs southward through the center of the district. This street is primarily residential in the northern part of the district but becomes more commercial as it moves south. The district's eastern boundary is formed by Central Avenue and Fort Wayne Avenue, the latter being a street layed out diagonally over the downtown's prevailing gridiron street plan. This eastern portion of the district contains residential, commercial and industrial properties.

The north-south traffic arteries (Delaware, Alabama, Central) are the more dominant streets. Properties located along them tend to be larger in scale and sited directly on or very close to the sidewalks (photos 13, 18, 19). East-west streets are narrower and, particularly in the northern part of the district, more likely to be lined by single family residences.

The corridor running between Alabama Street north of Tenth Street as far west as Delaware Street is the most densely built up portion of the district. That northeast portion of the district east of Alabama Street has suffered the most from demolition in recent years and contains large open spaces between residential resources and around industrial properties.

The topography throughout the district is quite flat and there are no salient natural features that help define the district's physical character or borders. Landscaping is limited to a few mature street trees and to small yards with shrubbery.

The district contains sixty buildings of which fifty-eight are contributing and two are noncontributing. There are no contributing or noncontributing structures, sites or objects in the district. Five buildings within the district are already listed individually in the National Register of Historic Places.

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At the southern tip of the district is a group of four Queen Anne inspired houses. The first, 824 N. Alabama Street (photo 7, 57), is constructed of yellow painted brick and features a prominent porch with spooled posts, spindles, knobs, and scrollwork. Its neighbor, a triple at 832-34 N. Alabama Street (photo 8) is obscured by vines and shrubbery but the asymmetrical massing, dormers, and porches characterize it as Queen Anne. It too features a tower topped by pyramidal roof and finial and embellished with horizontal and vertical stickwork.

The Christian Place complex consists of a Queen Anne inspired house at 237 E. Ninth Street (photos 9,10) and a highly unusual frame row (photo 11), the survivor of a facing pair. The pedimented porches have been removed and placed in storage for a future rehabilitation of the property. The row is structurally sound and largely intact despite its ramshackle appearance. Interiors are also intact.

There are four apartment buildings in the district. The one at 234 E. Ninth Street (photo 12) is modest in design and scale. Built by the well known apartment developer E. G. Spink, it is three stories in height with brick coursing and architrave stone lintels that create a strongly unified horizontal composition. Its neighbor, the Jefferson at 230 E. Ninth Street (photo 58), was also constructed by Spink. Listed in the National Register, this impressive six story structure features full-height projecting bays and stone trim. The Seminole at 920 N. Alabama Street (photo 59) is a three story rectangular structure built of buff brick. A limestone belt course creates a high foundation for the upper floors. The roofline is embellished by brick and limestone arched features flanking a central parapet feature.

The northwest section of the district lies roughly between N. Delaware Street and N. Alabama Street above Tenth St. It is comprised primarily of modest houses. Setbacks are more generous in this part of the district. Many yards retain older shade trees. The buildings range widely in age and style, including Italianate and Queen Anne. There is only one intrusion of minor scale in this part of the district.

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This section of the district includes a pre-Civil War double at 215-17 East Tenth Street (photos 20, 63). This recently rehabilitated frame structure of one-and-one-half stories with broad gabled roof is embellished with architrave trim at the windows and doors and wooden roundels with cutwork. Adjacent is a two story Italianate house at 219 E. Tenth Street (photo 64) built fifteen years later and featuring the wide eaves, scrolled brackets, and molded cornice so typical of that residential style.

On the north side of Tenth Street a variety of residential structures are unified by their common scale, frame material, and the shade trees along the street (photos 21, 22A&B, 23, 65). Along the street are Civil War era cottages and two American Four-Square doubles. Eleventh Street follows a similar pattern of modest houses and informal domestic landscaping. The houses are mid-to-late nineteenth century and vernacular with a Queen Anne influence predominant (photos 24, 25, 26, 27, 30, 31).

The northernmost structure on Delaware Street is the R.B. Annis House (historically the Fishback-Vonnegut-New House), a handsome red brick structure influenced by Queen Anne and Romanesque Revival Styles (photo 62).

In the northwest corner of the district Delaware Courts is located at 1001 N. Delaware Street (photo 19). This large, three-story E-shaped complex is constructed of dark-red brick with limestone accents at the basement and in the parapet. The building shows Tudor Revival design influences and features pleasant flower gardens in its courtyards contributing to the quiet residential ambience of the neighborhood.

The northeast section of the St. Joseph Historic District is that area south of the interstate lying between Alabama Street and the Central Avenue-Fort Wayne Avenue east boundary. It is characterized by middle-class housing, vacant parcels and industrial buildings. The industrial buildings are brick. Mid-City Salt at 330 St. Joseph Street (photo 32) is a strongly geometric composition of brick piers and windows. Within the piers an allusion to a column is created through decorative brick and stone work. Wooden panels in the spandrels between the two

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floors and again at the cornice are embellished with a geometric design in relief. The Lewis Meier Building (Central Restaurant Equipment, photo 74) is a three-story brick structure with vertical projecting piers and stone coping that establish the rhythms of the design. Windows have metal sash with straight stone sills. Entrance details are Georgian Revival.

In summary, the district is a rich composite of several building types. While the district has suffered to some degree from demolition, it does not contain many intrusions. The St. Joseph Neighborhood Association is very active in the area and has been encouraging residents to improve and rehabilitate property. The neighborhood, which encompasses an area larger than the district, is currently the subject of an historic preservation plan being produced by the Indianapolis Historic Preservation Commission. The following description of specific properties will complete the description of the district.

902-914 N. Alabama St.

Photo 13,14

This three-story residential row is an example of one of the most significant building types found in the district. Originally the entrances to these townhouse living units were on Alabama Street. Changes made in the 1970's when the property was converted to HUD subsidized housing have re-oriented the building to the interior of the block. Despite the changes, the building still retains the seven projecting bays and its bracketed Italianate cornice. There is sufficient evidence of its original form to convey its importance as a residential row. This type of residential property is rare in Indianapolis. Interestingly, the few examples of this property type with one exception are located in the St. Joseph Neighborhood Historic District and are one of the important residential aspects of the district.

237 E. St. Joseph St.

Photo 16

This two-story, brick residence with compound gable and hip roof is typical of much of the single-family housing stock in the

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district. The massing and decorative shingle pattern in the front gable reveal the influence of the Queen Anne style. The narrow front yard with minimal landscaping and the mature street tree at the sidewalk are elements commonly found on the east-west residential streets.

951 N. Delaware St. (Bals-Wocher House)

Photo 79

This house is unquestionably the finest residential structure in the district and one of the best examples of Italianate residential architecture in the city. The two-and-one-half story, brick mass with hip roof is articulated at its corners by limestone quoining. The one-story arcaded entrance porch is elegantly proportioned. Limestone fascias surround the arched facade windows on both the first and second floors. The house was listed in the National Register of Historic Places on 12-17-79.

214 E. St. Joseph St. (Henry Hilker House)

Photo 80

The Henry Hilker House is set on a small side street close to a major thoroughfare. The street has suffered considerable demolition and most of the original setting has vanished. However, the immediate neighbor to the west, the Bals-Wocher House, is one of the finest Italianate residences in Indianapolis. The two houses together form a striking pair and illustrate the difference in style at different economic class levels. The Hilker House is a two-story, painted brick structure with a shallow hipped roof. The massing of the house is simple and formal enhanced by the fine proportions and the rhythm of the tall, narrow windows. These latter elements are embellished with shouldered hoods with keystones. Other features include wide eaves and cornice with a paneled frieze and attic windows. A contemporary porch has been added.

946-952 N. Alabama St.

Photo 18

This one-story, brick commercial structure is typical of the twentieth century commercial development that has occurred

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throughout the district. While the building's large showcase windows with brick bulkheads have been filled in and covered by wooden panel infill, the opening proportions remain to provide evidence of the building's original configuration. Limestone accents above the openings cap off the brick piers. The building's roofline is composed of a step parapet with limestone coping.

228 E. Tenth St.

Photos 22A, 65

This turn-of-the-century, frame residence is typical of much of the middle class housing found along east-west streets in the northern part of the district. The semi-octagonal bay and large first floor transomed window are common features for housing of that period.

240 E. Tenth St.

Photo 23

This one-and-one-half story, frame cottage dates from the mid-nineteenth century and is typical of the modest frame dwellings built in the city at that time. This house which retains such simple stylistic elements as its eave brackets is one of few mid-nineteenth century residences remaining in the district.

229-231 E. Eleventh St.

Photo 26

The south side of Eleventh Street contains one of the nicest collections of one and two-story residences. Together they compose a significant residential streetscape. The property at 229-231 E. Eleventh Street is two stories in height with its gabled narrow end facing the street. A two-story side porch on the east (second floor now enclosed) and a one story shed roof porch on the west shelter the entrances. The one-over-one double hung sash is typical of houses in this streetscape.

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241-251 E. Eleventh St.

Photo 28

This two-story, frame commercial structure at the intersection of Eleventh and Alabama Streets is in severely deteriorated condition. Composition siding covers much of the first and second floor. It is unknown whether sash remains beneath the plywood covering. Despite its condition, the building's distinctive bayed first floor with corresponding bays on the second floor remain to convey its commercial function. For this reason it is considered minimally contributing to the district.

235 E. Eleventh St.

Photo 30

This broad, brick and frame two-and-one-half story residence displays many of the stylistic elements used through much of the nineteenth century. The paired classical columns supporting the front porch may reflect the influence of the Colonial Revival which began to appear in American architecture at the end of the century. The segmental arch treatment found on second floor windows was commonly used with several stylistic treatments during the nineteenth century. Other elements such as the eave brackets used at the eaves also saw much usage in nineteenth century architectural vocabulary.

1013-1015 N. Alabama St.

Photo 33

This handsomely proportioned frame Italianate structure is distinguished by its bracketed frieze and deeply overhanging cornice. Windows on the second floor have bracketed entablatures all of which add to its Italianate richness and make this building an excellent representative of the style.

1101-03 N. Alabama St., 1102-04 N. New Jersey St.
Apollo-Aurora Rowhouses

Photo 68

This complex of two-story, brick rowhouses facing both Alabama and New Jersey Streets is another example of attached residential design seen earlier in the building at 902-914 N. Alabama. Here as in the Alabama Street example semi-octagonal bays provide a regular architectural rhythm along New Jersey Street. In this

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the orientation remains toward the street so the front stoops amplify the bay rhythm. The Alabama Street facade is distinguished by a terra cotta classical entablature at the entrance and a terra cotta panel at the second floor with "Apollo" incised beneath a bas-relief design. This complex is one of very few examples of rowhouse design in the city.

926 N. Alabama St. (Israel Traub Store)

Photo 60

This two-story commercial building with gable end facing Alabama Street is the best example of a small, nineteenth century store in the district. This building has been altered very little since it was constructed c. 1865.

219 E. Tenth St. (Lorenzo Moody House)

Photo 64

This tall, two-story, frame Italianate residence is located on the south side of the street in one of the district's most dense residential clusters. The house is distinguished by its full-height semi-octagonal bay on the main facade and the elaborate, windowed frieze and bracketed cornice. The house's main entrance to the left of the bay is distinguished by a bracketed hood that supports a shallow balconette. Like other houses in this part of the district, yard size is limited and landscaping is simple.

970 Ft. Wayne Avenue (Buschmann Block)

Photos 72, 73

Because of its location on Fort Wayne Avenue, one of the city streets that diagonally intersects with the prevailing gridiron street pattern, this building has an angular plan. The Buschmann Block is an eleven bay, three-story Italianate commercial building. The original ground floor configuration has been altered but the building retains its handsome irregular rhythm of second and third floor round-arched windows. These windows have limestone springers and keystones to yield a polychrome pattern. That decorative feature is accentuated by a limestone beltcourse at the sill line of the third floor windows. The building has a

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frieze separated from the lower facade by a corbelled brick molding. Oculus windows punctuate the frieze above the arched openings below. Regrettably the buildings bracketed cornice is in disintegrating condition. The Buschmann Block was listed in the National Register 8-26-88.

942 Ft. Wayne Avenue

Photo 67

This two-story brick and limestone commercial building also reveals the impact of Ft. Wayne Avenue. Though sited to face St. Joseph Street, the building has a truncated facade that makes a concession to the diagonal avenue. The building is classical in spirit with simple limestone window and door lintels and sills and a nicely proportioned classical cornice. Rectangular panels in low relief accentuate the truncated portion of the facade.

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STATEMENT OF SIGNIFICANCE

The St. Joseph Neighborhood Historic District is a significant multi-use district whose architectural resources reflect the city's development during the late nineteenth century and early twentieth century. The district contains good examples of residential architecture from that time period and the most significant collection of rowhouse buildings in the city. Its composite of structures - residential, commercial, and industrial - constitute a significant and distinguishable entity that yields a clear impression of the city's development during a time of great change and substantial growth. For this reason the district is eligible for the National Register under Criterion C.

The area in which the district is located was platted in the 1850s and 1860s as Indianapolis expanded northward. The names of streets reflect the interests of the platters - St. Joseph Street and St. Mary's Street (now Tenth Street) and large landowners - Sahm Street and Pratt Street (now Ninth Street). The landscape of the area became settled during these two decades. Much of Pratt's walnut grove was cut down and replaced with the Blind Asylum, a complex constructed 1848-54, the main building of which was one of the city's most imposing buildings. . An 1854 bird's-eye view from the Blind Asylum cupola shows the area just south of the St. Joseph neighborhood settled with medium density.

The St. Joseph Historic Neighborhood District, at its peak of development (roughly 1870-1930) consisted primarily of large, residential structures along the north-south axes and smaller cottages along the east-west side streets. Interspersed among the homes were a variety of commercial and industrial structures whose builders had taken advantage of the neighborhood's close proximity to the downtown area. Because of the high volume of traffic through the district from both the more affluent neighborhoods to the north and from the out-of-town travellers using the Fort Wayne Road, the neighborhood witnessed much business activity. Although that activity has decreased over the years, the St. Joseph Historic Neighborhood District retains the heavily mixed-use character it had when it was first developed. Today the district is characterized by wide, one-way streets running north and south which see heavy traffic during rush hours and narrow, low-volume side streets which serve neighborhood traffic almost exclusively. Some of these still retain their original brick cobbling.

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One of the oldest buildings in the district reflecting that pre-Civil War period when the neighborhood was still only sparsely settled is the gable-front double house at 215-217 E. Tenth Street (photo 20). The house's broad, temple-like facade suggests that the Greek Revival taste for classical proportions and appearance still was at work when this house was constructed. Such architectural features as the shouldered and eared door and window surrounds as well as the bracketed cornice reflect that more ornate mid-nineteenth taste also was at work. While the city is filled with double residences, few illustrate this early form. This is the only example of this form of double in the district. Photo 20 shows the deteriorated but stable condition of this property in the mid-1980's while photo 63 illustrates the property in its rehabilitated form. The comparison of these two photos sharply demonstrates the active revitalization of the neighborhood currently underway.

During the 1860s Indianapolis experienced a boom in prosperity and population. A number of small scale working class cottages were constructed in the district. The house at 240 E. Tenth Street (photo 23) illustrates the narrow, deep wood frame house that workers typically lived in. Like many of its type, the house has little stylistic enrichment. While houses of this variety also appear in the Chatham Arch Historic District (listed 3-13-80), Lockerbie Square Historic District (listed 2-23-73), Fletcher Place Historic District (listed 2-1-82), and Holy Rosary-Danish Church Historic District (listed 3-13-86), few remain in the St. Joseph neighborhood, possibly due in part to the changes in land use patterns that occurred in the district during the twentieth century.

The Lorenzo Moody House at 219 E. Tenth Street (photo 64) demonstrates that high style houses of grander scale also were being constructed in the district during the era of prosperity that followed the Civil War. This two-story, frame house with its handsome bracketed Italianate cornice is early evidence that the neighborhood would witness the construction of comfortable middle class residences during the latter half of the nineteenth century.

The oldest commercial building in the district is the Israel Traub Store at 926 N. Alabama Street (photo 60). With its narrow gabled facade facing Alabama Street, the building has a typical

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storefront below and residential space above. Despite its commercial function, the building is still very residential in scale. This suggests that during its earliest phase of development, the district maintained a reasonably uniform scale.

During the late 1860s and 1870s two developments occurred that enriched the architectural character of the district. Delaware Street saw the construction of grand residences of the scale and calibre of those that were lining Pennsylvania and Meridian Streets to the west. These houses provided the western edge of district with some of the prestigious residential architecture now associated with the Old North Side Historic District. The other occurrence of importance was the construction of the first rowhouse residences in the district. This type of multi-family housing had been a popular residential type in Indianapolis in the mid-nineteenth century, however very few examples remain today. The St. Joseph Neighborhood Historic District contains four rowhouse complexes. That appears to be more than in any other neighborhood or district in the city. The existence of this building type is one of the defining architectural characteristics of this district and an important aspect of the district's local architectural significance.

The Bals-Wocher House at 951 N. Delaware Street (photo 79) was constructed in 1869-70 for Charles H.G. Bals, a German immigrant who made his fortune in the wholesale liquor business. This two-story, brick and limestone Italianate residence is one of the most sophisticated homes of that period in the city. The Delaware Street facade is distinguished by a one-story porch whose High Renaissance arcade is composed of both columns and pilastered piers. Window openings on this facade have limestone fascias with quoin-like elements below the spring point of the arches and projecting keystones. Combined with the corner quoining and simplified paired brackets at the eave, these elements create a highly refined exterior that aptly presented its owner's social position and added distinction to the streetscape.

Despite the fact that the Panic of 1873 and subsequent depression slowed the city's expansion, the Fishback-Vonnegut-New House (photo 62), one of the district's grander residences, was constructed in 1875. William Pinckney Fishback was born in Batavia, Ohio in 1831 and attended Miami University. In 1857 he

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came to Indianapolis and in 1861 became a law partner of Benjamin Harrison. This Queen Anne brick structure has arched window openings set with contrasting stretchers. Decorative tile spandrel panels are located on the front projecting bay. The house has lost the one-story, shed roof porch with gabled entrance which extended along the right side of the main facade. A few other architectural features have been lost but for the most part the exterior of the house appears today as it did when Fishback lived there.

The earliest rowhouse in the district is thought to be the building at 902-914 N. Alabama Street (photos 13,14). This two-story, brick range presents an uneven bay rhythm to the street accentuated by the continuous bracketed, deep cornice. Although the building regrettably has been altered by having window openings shortened or filled in and by having the entrances moved to the interior of the block, its historic significance as a relatively early example of rowhouse design is conveyed by the building's distinctive rhythmic massing.

Christian Place at 231 E. Ninth Street (photo 11) is one of very few remaining examples of frame construction rowhouse design in the city. The narrow building runs north-south through its block. Only half of what was once a mirror image pair now remains. Although its pedimented porches have been removed, the basic structure is reasonably intact under the Insulbrick siding. Interior spaces and detail also are reported to be intact. These two rowhouse examples established the pattern of using this building type for multi-family housing in the neighborhood.

Other important examples were soon constructed in the midst of the boom in apartment and flat construction. At the turn of the century, apartment construction was more cost effective with a greater return for the investor due to the high density of an apartment or flat building. However not every investor was able to afford the large cash outlay required for construction of those multi-unit structures. It has been suggested that small investors were usually the builders of rowhouses.

Pearson Terrace, a seven unit, two-story, brick rowhouse complex is located at 928-940 N. Alabama Street (photo 61). It was constructed as a speculative real estate investment by George C. Pearson, owner of a successful music store in the city. The

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structure faces east and is sited up to the sidewalk on the east and south sides. It presents a symmetrically arranged grey brick facade with limestone trim to the street. The double gables projecting two-bay center unit is flanked north and south by two units, each consisting of an entrance bay and a two story, three-part projecting window bay. The structure has been described as "simplified vernacular Queen Anne" and was listed in the National Register in 1984 as an outstanding example of rowhouse design.

The final venture in rowhouse construction in the district was the Apollo-Aurora located at 1101-03 N. Alabama Street and 1102-04 N. New Jersey Street (photo 68). This complex was built about two decades after Pearson Terrace. This two-story, red brick complex, also in very good condition, significantly retains its wide stoops that extend from each entrance toward the sidewalk.

As a group, 902-914 N. Alabama Street, Christian Place, Pearson Terrace, and the Apollo-Aurora permit an examination of an important but rare building type in Indianapolis. While other examples were built, most have long since been demolished. The concentration and variety of rowhouses found in the neighborhood thus give the St. Joseph Neighborhood Historic District an architectural importance not found elsewhere in the city.

The late nineteenth century also saw larger scale commercial construction. The Buschmann Block at 970 Ft. Wayne Avenue (photo 72, 73) abandoned the residential scale seen in the Israel Traub store for large scale commercial construction of the sort constructed in the city's wholesale district. This three-story mass built in 1870-71 had a unified facade of eleven bays. Buschmann conducted his large dry goods business on the ground floor and rented space to other merchants while using the upper floor as residential space for his family. The building's size marked movement away from the small scale development that characterized the district during the 1850s and 1860s particularly along the district's eastern edge.

The Buschmann Block is also significant as one of few remaining large, Italianate commercial buildings in Indianapolis. Two other such buildings which survive are the House of Crane Building, 124 South Meridian Street 1866-67, and Morrison's Block, 43-49 South

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Meridian Street, 1871. Both of these buildings are located in the city's wholesale district where much commercial construction took place during the late nineteenth and early twentieth centuries. While commercial construction occurred elsewhere, few examples remain and the Buschmann Block ranks as one of the outstanding examples of Italianate design.

The Buschmann Block is also significant for its trapezoidal shape created by Ft. Wayne Avenue's diagonal intersection of the grid plan at Tenth Street.

By 1885 the area was fully developed with very few vacant lots remaining. One and two-story houses overwhelmingly dominated the building stock. For the most part they were relatively modest, middle class frame houses of vernacular construction. As noted, the north end of Delaware Street was characterized by larger, upper class houses set on larger lots. The neighborhood in 1887 was roughly comprised of 88% single family homes, 6% commercial properties, 1% multi-family housing, 2% institutional buildings and 3% manufacturing concerns.

Between the years 1890 and 1920 the population of the City of Indianapolis grew approximately 200%, climbing from 105,100 to 314,000. Much of the resulting need for housing was a need for apartments. This need created the largest boom in apartment and flat construction in the city's history. In 1908 Christopher Rafert decided to build an "Eastern" flat on the property he owned at 1014-1018 N. Alabama Street (photo 66)1. It is assumed that he constructed the flats himself since no contractor is identified on the building permit of June 3, 1908. The only relief from the all brick construction is the limestone lintels and sills. Although the building is stylistically sparse, it is important as an example of a building type (the flat) heretofore not seen in the district.

The Delaware Court at 1001-1015 N. Delaware Street (photo 19) is also an example of an "Eastern" flat. This property was built by George W. Brown c.1917 in the then popular Tudor Gothic style. Brown began his business career as a clerk and bookkeeper in Bowen and Stewart bookstore. Later he founded a family shoe store but did not enter the real estate business until 1890. That year he organized the German-American Building Association, serving as Secretary for twenty years. During that period he became a major real estate developer, especially in apartment construction.

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The Spink (Jefferson) at 230 E. Ninth Street (photo 58) is the district's only real example of a "high rise" apartment building. This structure has five floors of apartment units resting on a ground floor of large suites of rooms. Building permits indicate this building was constructed in 1922. It was constructed by E. G. Spink Co. the city's foremost developer of apartment buildings in the first half of the twentieth century. While earlier multi-family units such as the rowhouses and flats had maintained the lower roof lines established by the earlier architecture in the district, this building marked a distinct departure from that low rise scale by following Spink's typical high rise formula.

Single family residences and doubles also helped fill the need for housing at the turn of the century. The American Foursquare was a popular residential type in Indianapolis as in many cities at that time. Among the reasons for its popularity was the Foursquare's capability of being configured to meet efficiently a variety of single family residential needs or to be adopted to accomodate two families. The Foursquare also could easily be detailed in any of the stylistic idiom popular at the turn of the century. The double at 232-234 E. Tenth Street (photo 22b) illustrates this development in housing. This two-story, frame residence has a hip roof with half-hip dormer and a one-story porch across the entire front supported by solid brick piers. As photo 65 illustrates, houses like this Foursquare fit well into the residential context of the neighborhood by being similar in size and material to its earlier neighbors.

Industrial buildings complete the inventory of building types within the district that illuminate the city's growth and development. Increasingly during the nineteenth century the Fort Wayne Road (now Ft. Wayne Avenue) took on a commercial and industrial character. The Lewis Meier Building, located at the juncture of Central Avenue and Ft. Wayne Avenue is the largest industrial building in the district. The building was constructed in 1915 by Meier for his shirt and overall manufacturing business.

This three-story, brick building has a very simple, logical design. Brick piers run from the foundation to the parapet dividing the Central Avenue facade into five bays. The corners of the building are articulated as piers running to the top of the parapet. Tall, double-hung sash windows grouped in fours fills

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each bay horizontally. Brick spandrel panels recessed slightly behind the piers fill the vertical space between window units in each bay and are surmounted by thin limestone sills. This straightforward treatment allows the building's simple industrial structural grid to be frankly expressed. The only stylistic enrichment is reserved for the main entrance which is flanked by simple, Doric pilasters supporting a limestone architrave and pedimented tall frieze. At the roofline the parapet takes a shallow pedimented form above the three central bays.

The Meier Building, now used to house a restaurant supply business, has been altered very little over the years. While other buildings from this same period were constructed in the regional center section of the city, many have either been demolished or drastically altered. The Meier building's original, frank design survives for the most part and, as such, adds to the St. Joseph Neighborhood Historic District's architectural significance.

Little new construction has taken place in the district since the Depression which accounts for the small number of non-contributing buildings. In recent years demolition and neglect have taken their toll. Some sections of the district, particularly the northeast corner, have lost their concentrations of houses that formed continuous streetscapes. This deterioration has been halted and, to some degree, reversed in recent years by the very active St. Joseph Neighborhood Association. The preservation plan currently underway by the Indianapolis Historic Preservation Commission should continue the revitalization of the district. The St. Joseph Neighborhood Historic District, whose significant inventory of building types includes the highest concentration of rowhouses in the city, is a locally important architectural collection that merits listing in the National Register of Historic Places.

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NOTES

The "Eastern" flat is so named from a 1905 Indianapolis News article where it is described as "a form of apartment housein favor in the east." It is described as consisting of two flats per floor, each of five to seven rooms. Typically flats are two and three stories tall.

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Verbal Boundary Description

Beginning at the intersection of the east side of North Delaware Street and the northwest corner of the property at 1101 North Delaware Street, the boundary proceeds northeastward along the north property lines at 1101 North Delaware Street, 212 East Eleventh Street, to the northeast corner of the property at 226 East Eleventh Street, hence south, along the east property line of 226 East Eleventh Street to the intersection of that line with the north side of East Eleventh Street, hence east along the north side of East Eleventh Street to the northwest intersection of Eleventh Street and Alabama Street hence across North Alabama Street to the northeast intersection of East Eleventh Street and North Alabama Street.

Hence north along the east side of North Alabama Street to the northwest corner of the property at 1101-03 North Alabama Street, hence east along the north property line of 1101 North Alabama Street and 1102-04 North New Jersey Street and 1101 North New Jersey Street to the northeast corner of that property, hence south along the east property line of 1101 North new Jersey Street to the intersection with the north side of East Eleventh Street.

Hence west along the north side of East Eleventh Street to the northwest corner of the intersection of of East Eleventh Street and North New Jersey Street, hence south along the west side of North New Jersey Street across East Tenth Street to a corresponding point on the south side of East Tenth Street, hence east along the south side of East Tenth Street approximately 200 feet, hence north, crossing East Tenth Street and continuing north approximately 200 feet, hence east approximately 200 feet to the intersection with the west side of Central Avenue.

Hence south along the west side of Central Avenue, proceeding across East Tenth Street and following along the west side of Fort Wayne Avenue to the north side of the east-west alley north of St. Joseph Street, hence west along the north side of said alley, across the first north-south alley to the southwest intersection of the two alleys.

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Hence south along the west side of said north-south alley to the intersection with Fort Wayne Avenue, hence west along the north side of Fort Wayne Avenue to the intersection with the north-south alley running between North Alabama Street and Fort Wayne Avenue, hence north along the east side of said alley to the intersection with the east-west alley north of St. Joseph Street, proceeding across said alley to the northeast intersection of the two alleys, hence west along the north side of the east-west alley to its intersection with North Alabama Street, proceeding across North Alabama Street, hence south along the west side of North Alabama Street to the northwest corner of North Alabama Street and Arch Street.

Hence west along the north side of Arch Street to the southwest corner of the property at 231 East Ninth Street, hence north along the west property line of the property at 231 East Ninth Street to the intersection with the south side of East Ninth Street, hence across East Ninth Street so as to intersect with the northeast corner of Ninth Street and the north-south alley between Delaware Street and Alabama Street, hence north along the east side of said alley to its intersection with the first east-west alley, proceeding north across said alley to the north side of said east-west alley, hence east along the north side of said alley to a point corresponding to the west property line of the property at 237 East St. Joseph Street, hence north following a line that that corresponds with the west property line of 237 East St. Joseph Street to the intersection with St. Joseph Street, hence north across St. Joseph Street to a point opposite, hence west along the north side of St. Joseph Street to the northeast corner of St. Joseph Street and Delaware Street.

Hence north along the east side of Delaware Street to the intersection with the first east-west alley north of St. Joseph Street, hence east along the south side of said alley to a point opposite the southwest corner of the property at 946 North Alabama Street, hence north across said alley continuing along the west property line of 946 North Alabama Street and 952 North Alabama Street to the intersection with east Tenth Street, hence across East Tenth Street to a corresponding point on the north side of the street.

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Hence west along the north side of East Tenth Street to a point opposite the east property line of 219 East Tenth Street, hence south across East Tenth Street following said east property line to the south property line, hence west along said south property line, across the north-south alley continuing in a straight line to the west property line of the property at 215-217 East Tenth Street, hence north along the west property line to its intersection with East Tenth Street, continuing in a straight line across East Tenth Street to a point opposite on the north side of the street.

Hence west along the north side of East Tenth Street to the intersection with North Delaware Street, hence north along the east side of North Delaware Street to the first east-west alley north of East Tenth Street, hence east along the south side of said alley to a point opposite the southwest corner of the property at 219 East Eleventh Street, hence north across said alley continuing in a straight line along the west property line of 219 East Eleventh Street to the intersection with East Eleventh Street, continuing across East Eleventh Street to a point opposite on the north side of the street, hence west along the north side of East Eleventh Street to the intersection with North Delaware Street, hence north along the east side of North Delaware Street to the point of origin.

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Verbal Boundary Justification

The St. Joseph Neighborhood is roughly bounded by North Street on the south, Pennsylvania Street on the west, Interstate 65 on the north and Fort Wayne Avenue on the east. The area is roughly a right triangle with its apex to the south at the intersection of Pennsylvania Street and Fort Wayne Avenue.

The St. Joseph Neighborhood Historic District lies in the northeast third of the neighborhood. Boundaries were established by including as many contiguous contributing properties as possible and excluding those areas where demolition, deterioration, and new construction have weakened physical character and rendered points of the neighborhood unable to meet the criteria for eligibility. Thus, the district boundary does not extend across Delaware Street to include eligible resources along Pennsylvania Street because too much historic fabric has been lost along the Delaware Street corridor. Similarly areas of new construction along Fort Wayne Avenue both north and south of St. Clair Street have determined the extent of the boundary in the southeast part of the neighborhood. Interstate 65 establishes an undeniable boundary on the north.

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PHOTOGRAPHS

All photographs are views of streets and properties in the St. Joseph Neighborhood Historic District, Indianapolis, Indiana.

All photographs were taken by Thomas Patterson on April 1, 1989 except for photo 20 which was taken by Diana Elrod, July, 1984.

All negatives are located in the offices of the St. Joseph Historic Neighborhood Association, 214 East St. Joseph St., Indianapolis, Indiana.

The following are descriptions of the specific view in each photo.
NOTE: Photo numbers are not consecutive.

Photo number	Description
7	View looking west of exterior architectural details.
8	Main facade, looking southwest.
9	Main facade, looking south.
10	Roofline, looking south.
11	Christian Place. Main facade and east flank, looking southwest.
12	Main facade, looking north.
13	Former front elevation. Looking northwest.
14	Present front elevation, looking northeast.
15	Looking northwest.
16	Main facade, looking south.
17	Main facade, looking northeast.
18	946-952 N. Alabama St. Photographer looking

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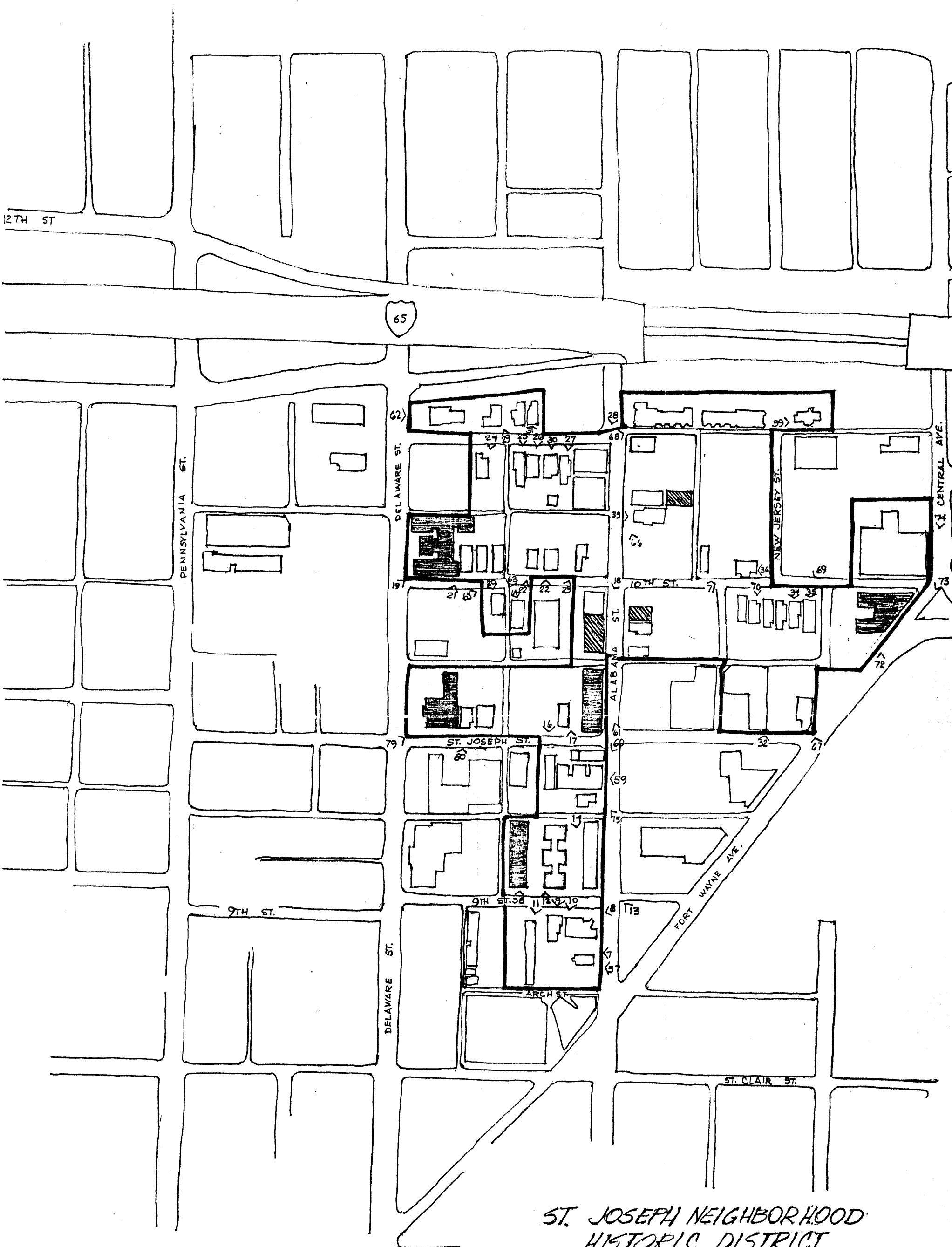
- southwest. The Mecca Club (946) is a non-contributing building.
- 19 Main facade, looking northeast.
- 20 Main facade, looking south.
- 21 Main facade, looking north.
- 22A Main facade, looking north.
- 22B Main facade, looking north.
- 23 Main facade, looking northeast.
- 24 Main facade, looking southwest.
- 25 Main facade, looking south.
- 26 Main facade, looking south.
- 27 Main facade, looking south.
- 28 Main and east elevations, looking southeast.
- 29 Main facade, looking north.
- 30 Main facade, looking south.
- 31 Main facade, looking north.
- 32 Mid City Salt Company. Main facade, looking north.
- 33 Main and south elevations, looking northeast.
- 34 Main facade, looking south.
- 35 Main facade, looking south.
- 36 Main facade, looking west.
- 39 Main facade, looking east.
- 57 824 N. Alabama St. Main facade, looking west.

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- 58 South elevation, looking north.
- 59 Main facade, looking west.
- 60 East and north elevations, looking southwest.
- 61 Main facade, looking northwest.
- 62 Fishback-Vonnegut-New House. Main facade, looking east.
- 63 215-217 E. Tenth St. after rehabilitation (see photo 20). Main facade, looking south.
- 64 Lorenzo Moody House. Main facade, looking south.
- 65 E. Tenth St., looking northeast.
- 66 Rafert Flats. East and south elevations, looking northwest.
- 67 Brandt Construction Co. Looking north.
- 68 Apollo-Aurora Apts. West and south elevations, looking northeast.
- 69 300 block of E. Tenth St. Looking southwest.
- 70 Main facade, looking south.
- 71 South and east elevations, looking northwest.
- 72 Buschmann Block. Main facade, looking northwest.
- 73 Buschmann Block. East and north elevations, looking west.
- 74 Lewis Meier Bldg. East (main) and north elevations, looking south.
- 79 Bals-Wocher House. West and south elevations, looking northeast.
- 80 Henry Hilker House. Main facade, looking north.



ST. JOSEPH NEIGHBORHOOD
HISTORIC DISTRICT

- BOUNDARY
- ▭ CONTRIBUTING BLDG.
- ▨ NON-CONTRIBUTING BLDG.
- ▩ PROPERTIES LISTED IN THE NATIONAL REGISTER.

