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NAME: Delaware Court MAP NUMBER: 26  
LOCATION: 1001-1015 ~~North Delaware Street~~  
OWNER: Ripperger, Inniger, Fisher & Kennerk  
ADDRESS: 9000 Keystone Crossing, Suite 510, Indianapolis, Indiana 46240

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7. DESCRIPTION:

The popular English Tudor Gothic Revival style of the 1920's was chosen for this large, block-long E-shaped apartment complex known as the Delaware Court (Photo 29 of 42). Built of dark red brick and grey limestone, the principle west entrance facade consists of three identical ten bay elevations of two stories each. A continuous limestone stringcourse forms a watertable separating the raised basement from the first floor. The limestone entrance portals have paired glass doors set in the flattened Tudor arch openings. The large six part windows above the entrances light the interior staircase halls. The other windows are one over one. The high projecting attics have stepped gables and limestone plaques with heraldic escutcheons. Limestone coping is used along the upper edge. The central facade is set back from North Delaware Street to form a small entrance court, hence most likely its name. The Delaware Court is one of three apartments in the Tudor style in this thematic group.

8. SIGNIFICANCE:

This modified "Eastern" flat apartment building has only two stories and owes its commercial/real estate significance to the builder, George W. Brown (see 8. Significance, page 19). The forty-eight unit building is also architecturally significant. Although the Articles of Association for the Delaware Realty Company were not signed until November 1, 1916, a building permit had been obtained in the company's name on October 26. The permit gave an estimated cost of \$60,000 dollars for the apartment. "Real Estate Co. Builders" is listed in the space for contractor in the Permit Fee Book. As there is no Real Estate Co. Builders listed in the Polk City Directory for 1916 or 1917 it can be assumed that George W. Brown had engaged a builder through his real estate firm. Because the first listing for Delaware Court apartments is not found until 1918, one can be certain the large building was not completed until well into 1917. The Articles of Association of the Delaware Realty Company state that the purpose of this corporation was the construction and future management of the Delaware Court apartments. The operating capital was given at \$110,000 and the articles were signed by Brown and investors Lawrence W. George, Harry R. Fitton, Harry M. Moon and Sol Meyer who were all businessmen in the city.

A great many women, especially professionals including a teacher, a nurse and several accountants lived in the building in 1918 along with the president of the Indiana Taxi Company, the Superintendent of Public Instruction, and the president of an insurance company.

10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

Downtown Apartment Flats Thematic Resources  
Indianapolis, Indiana

CONTINUATION SHEET

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UTM REFERENCES:

16	572490	4403610
Zone	Easting	Northing

BOUNDARY DESCRIPTION:

Parcel 1-01-69127. James Morrison's Addition/Corrected Subdivision Addition Lot Eighteen; Lot Seventeen; Lot Sixteen; Ninety Feet North End Lot Thirteen, Lot Fourteen, Lot Fifteen; Forty-five Feet South End Lot Fourteen, Lot Fifteen; Forty-five Feet South End Lot Thirteen; Lot Twelve; Lot Eleven; Lot Ten; Extending Six Inches East Side Lot Nine; Lot Eight One Half Foot East Side Lot Nine; Lot Seven. Key Code 75-022-014-025.