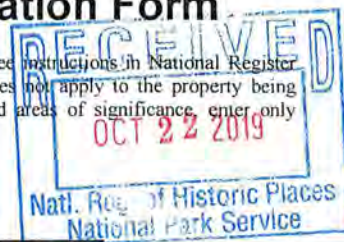


United States Department of the Interior  
National Park Service

4728

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Ladywood Estates

Other names/site number: Ladywood Estates; Ladywood Residences

Name of related multiple property listing:

Residential Planning & Development in Indiana, 1940-1973.

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: Roughly bounded by the 5200 block of Emerson Way on the north and east, by Ladywood Drive on the south and the hill west of the western end of Nob Lane on the west.

City or town: Indianapolis State: Indiana (IN) County: Marion 097

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

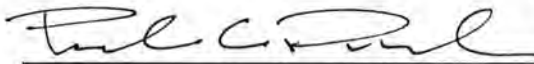
I hereby certify that this x nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide   X local

Applicable National Register Criteria:

  A   B   XC   D

	ASSISTANT DIR. OF PRES. SERVICES	10.17.2019
Signature of certifying official/Title:		Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u>		
State or Federal agency/bureau or Tribal Government		

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

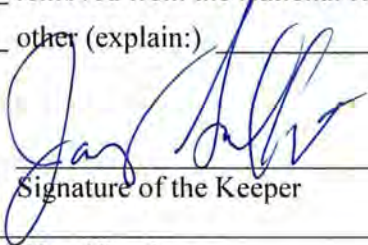
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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)



Signature of the Keeper

12.2.2019

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>30</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>1</u>	<u>0</u>	objects
<u>32</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic: Multiple Dwelling

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**Current Functions**

(Enter categories from instructions.)

Domestic: Multiple Dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

OTHER: Contemporary

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**Materials:** (enter categories from instructions.)

foundation: STONE: Limestone\_\_\_\_\_

BRICK\_\_\_\_\_

CONCRETE\_\_\_\_\_

walls: STONE: Limestone\_\_\_\_\_

WOOD: Weatherboard\_\_\_\_\_

BRICK\_\_\_\_\_

roof: ASPHALT\_\_\_\_\_

other: \_\_\_\_\_

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### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

Ladywood Estates is a group of 14 multi-family dwellings and 16 separate garage buildings set in a suburban landscape. All are contributing. Also contributing are a large glacial erratic stone with a bronze tablet on it and the site. Busy Emerson Way winds east and northeast of Ladywood Estates and is separated from it by a hilly green lawn and evergreen trees. Narrow Ladywood Drive forms the south and southwest boundary of the district and an unusually tall hill is directly west of the district, separating it from a circa 1990s development. Ladywood's layout and architecture were both designed by Carmel designer/builder, Avriel Shull. The development was planned by its owner, attorney Frederick J. (Fred) Capp, as an



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apartment development. The development has a post-war suburban feel with a curvy central Nob Lane and an off-shoot street, Brief Run, creating a roundabout. Typical of suburban development of this era, it has no sidewalks bordering the streets. Concrete sidewalks extend from parking areas to entrances and along the rears of the properties only. Typical of Avriel Shull's architecture, the buildings are set back with green lawns, and sometimes parking spaces, in front. Mature trees, blooming and leafy deciduous and evergreen remain from Shull's design, as do the gabled mailbox holders, and "modern" carriage light streetlights posts. Most buildings retain original, exterior carriage lights. Dwellings are also marked with large modern street numbers oriented vertically; these are probably not original.

Although Shull repeated similar designs in the district with two sets of matching building exteriors, but none is exactly like another in terms of interior floor plan. There are 5 two-family dwellings, 4 five-family dwellings, 3 four-family dwellings, 1 three-family dwelling, and 1 seven-family dwelling. Some are one-story, others are split-levels, and still others are two-stories. Some dwellings have carports beneath balconies, some have attached or built-in garages within the footprint of the dwelling, but most garage buildings are either semi-attached (with no interior entrance) or separate from dwellings. Carports and garages within the footprint of the buildings are considered attached and are not counted separately. There are 16 group garage buildings that are detached or semi-detached from the dwelling buildings; these have been counted separately. Of these there is one building with two garages units, there are 6 five-unit garages, 2 three-unit garage, 6 four-unit garages, and 1 eight-unit garage-- three units out of this eight-unit building are open on one end. There are wooden fences marking the rear yards and dividing all of the individual yards behind most buildings; all of those on the north side of Brief Run and Nob Lane, but some on the south side of Nob Lane do not have fenced yards; neither do the properties that fit in the roundabout area where the two streets converge and reconnect.

The buildings in the district share a unified color scheme in tan, beige, gray-white, and taupe. All have tan colored composite shingle roofs. The buildings are clad in stone or brick and most also have sections in either board-and-batten wood or vertical cedar or cypress siding. To be considered non-contributing to the district, a building would either have been constructed outside the period of significance (1967) or structurally altered with an intrusive façade addition and/or altered fenestration. All dwellings and garages have sufficient historic integrity to remain contributing to the historic district, retaining original footprints, exterior cladding and fenestration. Most dwellings also retain original windows and entry doors; some garage doors have been replaced or added, but this did not significantly alter their historic integrity or render the garages non-contributing. In fact, it is not clear if the original garages had overhead doors. The plans note both garages and carports, but a newspaper article written when the complex opened mentions that the garages did not have doors at that time. Doors may have been added after the complex was in service; or perhaps "garage" on the plan denoted a building enclosed on three sides, rather than a carport. Today, all but three of the "garages" have overhead doors. The layout of the district is a contributing site with common post-war design that includes curvilinear streets, yards that stretch to the street without public sidewalks and both attached and detached garages. A large glacial erratic stone with a bronze marker is a contributing object within the

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district. There is one non- contributing element within the district, the undressed-stone milkhouse/wellhouse with connecting wall that remains on the site from its earlier history as a wealthy family’s country place farm.

**Narrative Description**

Within the fourteen multiple-family dwellings in the historic district there are a total of 55 dwelling units. They are identified below by grouped dwelling unit addresses within the individual building, roughly from east to west on Nob Lane and then from west to east on Brief Run. Each dwelling is noted with numbers from lowest to highest. (Note that two buildings have one dwelling facing Nob Lane and the other facing Brief Run. Also note that one building has numbers that are not fully consecutive. The total number (55) is slightly different from the 52 on the original plan. This has happened because in one case (5221-5223 Nob Lane) the two units were merged, but still retain their original addresses, decreasing the number of individual units by one. Additionally, four units in the building with the addresses 5228, 5230, 5234, 5236, 5238 Nob Lane have been divided into two separate units, with first floor units facing and numbered on Ladywood Drive; hence, 5251, 5253, 5255, 5261 Ladywood Drive were added after the buildings were constructed. Subtracting one unique unit and adding four additional ones makes the total number of units 55. It should be noted that in no case did these changes alter the exterior appearance of the buildings; therefore, both buildings are still considered contributing.

Avriel Shull’s original plan shows a letter on each building. Comparing current building footprints with this original plan it is apparent that changes were made on the ground after Shull completed the plan. As built, there are two mirrored dwelling building types in the district and a third type that appears similar in two buildings. The different exteriors create a variety while maintaining a cohesive look. To help the reader understand which buildings were changed after the original plan was completed, the letter system used by Avriel on the original plan is used beside each building’s set of street addresses in the table below.

Address—all buildings are Contributing	Original Plan Designation	Follows plan footprint	Mirrored in District
5201, 5203 Nob Lane	A	No	No
5205, 5207, 5209, 5211, 5213 Nob Lane	B	Yes	Yes, 5240-48 Nob Lane
5215 Nob Lane, 5201 Brief Run	A	No	No
5217, 5219, 5221, 5223	C	No	No
5202, 5204, 5206,	C	Yes	No

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5208 Nob Lane			
5210, 5212, 5214, 5216, 5218 Nob Lane	F	Yes	No, but similar to 5227-35
5220, 5222, 5224, 5226 Nob Lane	J	Yes	No
5225 Nob Lane, 5214 Brief Run	G	Yes	Yes, 5237-39 Nob Lane
5228, 5230, 5232, 5234, 5236 Nob Lane/ 5251, 5253, 5255, 5261 Ladywood	H	Yes	No
5240, 5242, 5244, 5246, 5248 Nob Lane	B	Yes	Yes, 5205-13 Nob Lane
5237, 5239 Nob Lane	E	Yes	Yes, 5225 Nob Lane, 5214 Brief R.
5227, 5229, 5231, 5233, 5235 Nob Lane	F	Yes	No, similar to 5210-18
5207, 5209, 5211, 5213 Brief Run	D	Yes	No
5203, 5205 Brief Run	G	Yes	No

A sample of 7 individual building types (containing multiple dwelling units) will be described in detail below.

**5201-5203 Nob Lane** (Photo 5 shows garage of this unit) is a two unit, cross-plan building clad in mixed color random ashlar stone and board-and-batten wood siding with semi-attached garage on northeast side.

**5205, 5207, 5209, 5211, 5213 Nob Lane (note: do not confuse with similar Brief Run addresses above)** (Photo 33) is roughly rectilinear in plan with the entry to 5205 in the southern side of the building. The western-facing façade begins on the south with a stone-clad wall, extending to the northwest to wooden board-and-batten walls, painted taupe, flanking a double full-length window, this section rises to a gable end. The next section projects with a stone wall and then a raked window wall featuring eight full-length windows beneath angled fixed sash single-light clerestory windows. Beams extend through the building to the fascia wall under the gable and at each end of the roof. The entrance to 5207 is in the west side of the stone wall next to the gable window group. The entrance to 5209 is on the opposite gable of the window group

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facing east in the stone wall on this side of the gable. The next section is recessed and holds the entry to 5211 in a recessed area with a wooden door with a door-sized fixed light left of the door and a board-and-batten clad wall right of the door. The next section projects with stone walls flanking a window wall, with the windows sitting atop a foot-tall stone wall with stone sill. Angled clerestory windows are above these four windows. The walls rise above the windows to a gable with projecting beams beneath the gable peak and at the sides. A rectangular stone-clad chimney pierces the roof to the left of the gable; smaller chimneys pierce the roof in three other places. A large parking area is in front of the building with sidewalks meandering from it to all of the building entrances. The roof is clad in tan colored composite shingles.

**5215 Nob Lane, 5201 Brief Run** (Photo 29) faces both streets on a relatively flat lawn with sidewalks extending to the doors on both facades. This double has a rectilinear plan. The walls of the building rise in variegated tan and brown brick framing a two-story window wall on the projecting gabled section of this two-story building. Four full-length single-light windows, framed in wood are beneath another set of four angled windows beneath the sharp-gable roof. A wooden balcony with board-and-batten wooden balustrade stretches across the window wall at the second story. The eave is deep and forms a prow at the center, with beams extending to the fascia beneath the peak. An exterior wide brick chimney rises along the eastern wall of this section. West of the projecting brick section, a recessed one-story section of the building is clad in cedar paneling and holds the entry door nearest the two-story section and a three-section casement window beside the door. This one-story section has a low gable end roof with a deep eave. The roof in its entirety is clad in tan composite shingles. A brick chimney is visible over the roof of the one-story section. A separate, brick-and-cedar clad, three-unit garage with the flat-roof style found on all garages in the district, is placed at the end of the drive from Nob Lane just southwest of the building, it abuts the southwest corner of the one-story section facing Nob Lane.

**5202, 5204, 5206, 5208 Nob Lane** (Photo 7) is a four-unit, rectilinear plan building clad in slump-mortar brick painted light gray. There are semi-detached garages on both the east and west sides of the building.

**5217, 5219, 5221, 5223 Nob Lane** (Photos 14, 15, 16) is a rectilinear-plan building of one and one-half stories with four dwelling units. The walls rise in stacked stone with vertical sections alternating with vertical cedar siding on the east section of the façade, the center section and in a narrow part of the western section of the façade. There is a wide stacked stone chimney roughly in the center of the building facade and a narrower stacked stone chimney on its western end. From east side to west side of the façade there is first a cedar-sided wall section, a stacked stone wall section, then a pair of full-length single-light windows topped by shorter windows beneath the eave, a triple set of single-light windows configured like the first pair with shorter ones on top of full-length ones. A projecting section behind the wide stone chimney holds a wooden entry door to 5219, of the same type found elsewhere in the district. The door is reached up five

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steps and a long sidewalk from the curb. On the opposite side of the stone chimney is a slightly projecting section of stone

wall, then a recessed paired window section, a stone wall section, paired window section, stone wall section, a tripled window flanked by two narrow cedar-sided walls, and finally the western exterior chimney. No other entries are located on the south-facing façade. The entry to 5223 is found on the western side with the wooden door beside a single-light side light and beneath a tall, slim transom window that rises to the deep eave. The roof is a shallow shed with the short section facing south. The roof is clad in tan-colored composite shingle. Beams extend to the ends of the eave at the center of the roof and at the ends of the bottom of the roof line. A similarly configured door beneath windows is found on the east side for 5217. A flat-roof stacked-stone garage with three units is attached to the northern half of the eastern side. This garage building actually stretches around the southern side of Brief Run, behind the building and expands there into five more garage units and then to three open-ended parking units.

**5210-18 Nob Lane** (Photos 10-13) faces northeast onto Nob Lane. This building holds five dwelling units. The roughly rectilinear-plan building has second and central (4<sup>th</sup> from east) sections that project. The building's walls are clad in random ashlar limestone on the first story and vertical cedar siding on the second story. Beams extend outward to meet the fascia boards on the projecting sections of the building, which have gable-front roofs. The smallest of the gable-front sections is the second section, which has the second story slightly cantilevered over the first story with beams extending to the bottom of the cantilever on each end. The center section is the most prominent. It projects well forward of the other sections with an open gable-front second-story porch over first-story covered parking. The recessed sections have low-pitched roofs and feature a side entry in the first section, a wooden balcony and wide limestone exterior chimney on the third and fifth sections ending in a wider exterior limestone chimney. Two side entry and two façade doors are the heavy wooden paneled type found elsewhere in the district. This long two-story building is nearly identical to 5227-35 Nob Lane. Both were designated type "F" on Avriel Shull's original plan. A slight difference in the width and depth of the central projecting porch section is the only noticeable footprint difference. Attached at the southeastern corner of the building, facing a driveway, is a recessed limestone clad garage building holding four units. A four-unit board-and-batten clad garage is attached at the southwestern corner facing Ladywood Drive.

**5220, 5222, 5224, 5226 Nob Lane** (no photo) is a rectilinear plan two-story four-unit building with walls in random ashlar limestone on the first story and tan-painted board-and-batten cladding on the second story. There is a semi-detached garage on the southwestern corner.

**5225 Nob Lane and 5214 Brief Run** (Photo 26) is a roughly rectilinear-plan building with two dwelling units, a one-story and a two-story unit, mirroring the building at 5237-5239 Nob Lane.

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The front (facing northwest) elevation features two parallel, asymmetrical low-gabled masses. The walls rise on a slightly projecting section, which faces the intersection of Nob Lane and Brief Run, in undressed stone. These gabled stone walls flank a stacked window wall with four full-length single-light fixed clerestory sashes below four angled single-light fixed sashes below the gable. Beams extend out to the fascia of the deep eave in five locations beneath the roof. The entry door is located in the south side of this projecting section and is the same design as others in the district. East of the entry on the southside of the building is a cedar-sided section above a stone water table. A rectangular stone chimney pierces the roof of this section at its rear. The second unit is recessed from the projecting gable section with the entry in the north side of the projection. This unit rises with stone walls holding paired full-length single-light fixed sash windows in the first story then rising further to a slightly cantilevered second story clad in vertical cedar siding painted tan. The second story features angled clerestory windows beneath the gable which is supported by beams that extend to the fascia. The roof is clad in tan composite shingles. A four-unit stone garage is placed at the southwest corner of the 5225 unit. The mirror building at 5237-5239 Nob Lane appears identical in footprint and finishes.

**5228, 5230, 5234, 5236, 5238 Nob Lane/5251, 5253, 5255, 5261 Ladywood** (Photo 17) is a rectilinear plan nine-unit, two-story building clad primarily in random width vertical cedar siding with chimneys and accent walls in light gray/tan brick. There is a semi-detached garage at the southeaster corner and another garage on the western side that attaches to the eastern side of 5240-5248.

**5240, 5242, 5244, 5246, 5248** (Photos 24-25 and interiors 39-47). See description of mirrored building 5201-5213 Nob Lane.

**5237, 5239 Nob Lane** (Photo 21). See description of 5225 Nob Lane and 5214 Brief Run, but in a random undressed stone walls variation. A semi-detached garage is at the northwest corner.

**5227, 5229, 5231, 5233, 5235 Nob Lane** (Photo 19). See description of 5210-18, the two are very similar but 5227-35 has a slightly wider balcony. There is a semi-detached garage on the northeast corner.

**5207, 5209, 5211, 5213 Brief Run** (Photo 27) is a two-story rectilinear plan building with four dwelling units. The walls of the building rise in yellow-tan brick on the first story, except for the easternmost one-story section of the south façade. This section begins with a brick wall, then transitions to board-and-batten segments flanking a three-part stacked window wall. The windows are full-length single-light fixed sashes below short square transom windows. An entry is found on the eastern side of this projecting section. The next section west is recessed with



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brick walls flanking an entry that has a wooden door on one side and single fixed light west of the door. Above the door and sidelight are rectangular single-light fixed sash windows. A brick

wall then transitions to the next section, which features recessed parking on the first floor with a wooden balcony above. A sliding door flanked by board-and-batten walls opens onto the balcony. The roof extends to form a canopy over the rear of the balcony. The next section features brick walls flanking two full-length windows on the first floor beneath two-full length windows on the second floor. On the first floor the brick wall extends to flank two full-length windows beneath a second story clad in board-and-batten with three clerestory windows. The next section projects and is clad in brick on the ground floor, flanking paired full-length windows beneath a wooden balcony onto which opens a sliding door. The final brick wall section on the western side of the building projects slightly. The roof is low-pitched with gable ends. Rectangular brick chimneys pierce the roofs above the balconies and over the one-story section. A flat-roof garage clad in brick is abutted to the western end of the building, recessed behind an entry to 5213.

**5203, 5205 Brief Run** (Photo 28) is generally rectilinear in plan. The projecting central section of the house has a wall of six full-length single-light windows beneath six windows that angle up to the moderate gable flanked by light-colored rough-cut stone walls. The dividing wall between the two units is shown on the exterior by the wider mullion at the center of the six windows. The window wall is flanked on this projecting section by the recessed sections. These flanking sections rise from a stone wainscot to walls clad in random-width vertical wood siding painted tan. Side sections are recessed and hold entry doors on the east and west sides. The doors are wooden and heavy and have multiple panels and no window. All original doors in the district are matching or similar to this design. Beams extend through the building at the center of the gable and near the bottom of the gable on both sides, extending to the fascia board of the deep eave. The roof is clad in tan-colored composite shingle.

According to a newspaper article published at the time of the complex opening, the interiors of the units were planned with real wood paneling: walnut, cherry, ash or oak, depending on the unit. There were a variety of ceiling types: beamed, vaulted and Cathedral. Floors in most areas were walnut. Original windows were all double-glazed.<sup>1</sup> Interior photos of unit 5242 Nob Lane (photos 39-47) show these original finishes, as well as slate-tiled floor at the entry, extra wide sliding closet doors, original pickled finish on interior woodwork, original tile in all three baths, and decorative cast-steel railings. These finishes are common in other units that the preparer of this nomination visited, as well, with the design of the steel railings and finishes varying somewhat in each unit.

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<sup>1</sup> "Builder Shuns Ranch, Colonial Styles," *Indianapolis Star*, February 12, 1967, 37.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Architecture

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1967

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1967

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person (last name, first name)**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder (last name, first name)**

Shull, Avriel

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The Period of Significance is 1967-- the date when construction was completed.

**Criteria Considerations (explanation, if necessary)**

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None

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Designed by Avriel Shull, whose Thornhurst Addition Historic District in Carmel, Indiana, is listed in the National Register of Historic Places, Ladywood Estates is significant at the local level as a mid-century suburban development of multi-family dwellings. Using a cohesive palette of materials coupled with modern site planning and architectural motifs, Shull created a completely harmonious contemporary style development. The period of significance, 1967, is the year when the complex was completed and open for rental as apartment housing. Ladywood Estates is eligible for the National Register of Historic Places under Criterion C for its intact mid-century domestic architecture. It is a great local example of Mid-century design by an Indiana designer/builder known for her significant architecture. Ladywood Estates meets the registration requirements for World War II- Era and Post War Residential Developments, 1940-1973, subtype 4, Custom Developments, c.1950-1973.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Residential Planning and Development in Indiana, 1940-1973 MPDF – Ladywood Estates and Registration Requirements**

Ladywood Estates most closely relates to subtype 4, Custom Developments. Although the comprehensive nature of the complex approaches that of type 5, Planned Development, it lacks held-in-common or public amenities such as a clubhouse or school. Otherwise, Ladywood Estates exhibits the concern for natural topography, higher level of design, and limited number of dwelling units mentioned in the MPDF regarding Custom Developments. The complex meets the registration requirements for Criterion C as described in the MPDF: it is a clearly distinguishable grouping, created by a well-known designer, that represents a distinct form of Modernism in Indianapolis. The text below provides a context for similar apartment complexes in post-war Indianapolis.

### **Background**

In May 1965, Fred J. Capp, an Indianapolis attorney who would later purchase the Marott Hotel building in downtown Indianapolis, went before the Marion County Board of Zoning Appeals to pitch a residential project on land he had purchased that had formerly belonged to Indianapolis banker Stoughton Fletcher. He planned a “large town-house apartment complex at 5201 Ladywood Drive.” At that time, he was planning on “53 townhouse and 32 apartment units in

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buildings one to four stories high.”<sup>2</sup> This was the third apartment complex that he had developed, according to an article written 30 years later in the *Indianapolis News*.<sup>3</sup> According to a letter that Capp wrote to Avriel Shull not quite a month later, he hired Indianapolis architect, George William Smith, a graduate of the University of Michigan Taubman College of Architecture, to work with him on the design. Over the course of the next month or so their back-and-forth is documented through a series of letters between the two, Avriel Shull, who already designed and built Christie’s Thornhurst Addition of modern houses in Carmel and a sprinkling of others in and around Indianapolis, decided that she had a better plan for Ladywood than Capp and Smith did. And that is what she presented to Capp instead of the drawings he was expecting.

Although not in the collection of Shull’s papers, Capp apparently sent an angry letter to Shull in late May 1965. To which Avriel (whose business name was her first name) had responded: “Got your note. . . huh, don’t do that. It makes my blood sugar go up,” in a June 2, 1965 letter.<sup>4</sup> Capp replied on July 7, 1965: reiterating what he had written in the April letter: “On or about April 1, 1965 I employed you to revise the elevations of four apartment buildings for the project designed by George William Smith and me, and to make such minor changes to the floor plans as we deemed necessary. . .you undertook to revise the plans substantially and prepared sketches of six additional buildings. In plot plan these are buildings A through J; buildings C, G and J evolved from the plans for the four original buildings. On June 7 we discussed and agreed I would pay you additional \$6,000 to complete plans for nine buildings...to be completed by July 1, 1965.”

Capp went on to complain that Avriel had not yet completed the plans that had been due six days earlier. She still owed him: “complete architectural drawings for buildings A through J as shown on the plot plan.” These plans were to contain “footing plans, floor plans, front and rear elevations, the two end elevations, a cross section, details of overhang and outside trim, wiring layout . . . suggested roof colors, stone and brick selection, and outside stain or paint colors for each building and shop drawings and assistance as is required [“required is crossed through and the word “reasonable” is handwritten beneath] from time to time to complete the structures in accordance with your plans.” All these were to be delivered “not more than two [“two” is marked through and “4” is handwritten in the margin] from date.” Both “Avriel” and “Fred J. Capp” signed the letter, which apparently served as a new contract between the two.<sup>5</sup> This letter is the smoking gun that shows where credit for Ladywood’s design actually belongs--Avriel Shull. Nonetheless, it is only Capp’s name [and an incorrect date] that appears on the commemorative marker that is installed at Ladywood: “Ladywood Residences Conceived and Constructed by Fred J. Capp 1965.”

Avriel Shull’s oldest daughter, Bambi Stonebraker, remembers that the relationship between her mother and Capp was strained and that R. K. Shull, Avriel’s husband, “didn’t like him [Capp]

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<sup>2</sup> “Appeals Board to Hear Zoning Bid for Apartments,” *Indianapolis Star*, February 7, 1965, 6.

<sup>3</sup> “Ladywood,” *Indianapolis News*, November 10, 1995, 67.

<sup>4</sup> Correspondence between Avriel Shull and Fred J. Capp, Jun 2, 2017. Located in “Avriel Shull Collection” at the Indiana Historical Society,” Indianapolis, Indiana.

<sup>5</sup> *Ibid*, July 7, 1965.

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very much. He didn't think he treated mother right."<sup>6</sup> Nevertheless, Avriel completed the exterior elevations, chose the stone, brick, paint colors, types of wood siding and laid out the floor plans of each unit, as well as the plat of the entire complex. Ladywood Estates's design came from the brain of Avriel Shull.

Avriel had wanted to design an apartment complex from the moment that she had finished her first home, called the Golden Unicorn, in 1954.<sup>7</sup> And she had wanted so desperately to design this complex that she literally did so without an invitation. Capp gave her a hard time for that unrequested work, but he apparently knew good design when he saw it and she knew how to capitalize on a good opportunity when she saw one. Famously charming, she also knew just what to say to get the job done right (the Avriel way).

In her June 2, 1965 letter, Avriel wrote: "Ladywood is your child (I say enviously). Of course, I'd like to see it done as I've suggested ... I'll pull out all the stops to draw up the additional plans." I "suggested the modified participation ... I would be available to help the carpenters and other tradesmen with methods (which I know to be foreign to most of them) of building this particular type of architecture, the simplest, most direct and most economical way, resulting in a saving to you...I would be available to you in coordinating the project as to exterior materials, colors, landscaping, etc., to blend these varied buildings into a flowing sum total."<sup>8</sup> Avriel prepared all the drawings as contracted, but although she was a gifted designer, she was not an architect. George William Smith, who had obviously lost the design job to Avriel, signed the drawings as "architect," so that they could pass the city and state's requirements that a licensed architect must sign plans.<sup>9</sup>

### **Architectural Significance**

With the rush of marriages that followed the end of World War II multi-family suburban housing became popular in Indianapolis. Downtown, the Chicago firm, Perkins & Will experimented with the city's first high-rise apartments, the James Whitcomb Riley Center, which opened on Alabama Street in 1962.<sup>10</sup> In the suburbs, however, many apartment complexes of this period, such as the two-story townhome complex currently called Berkeley Commons on the city's southside at Madison Avenue and Stop 11 Road and the Breckinridge Apartments, also on the southside in the 1400 block of Southport Road and both Colonial Revival in style, were designed in a Revival style.

Indianapolis architecture firm, Wolner Associates, came up a modified French Eclectic design for the two-story Glenbrook apartments opened in 1965 on Glenbrook Drive on the city's north side. The Brendon Way Apartments at 5653 Brendon Way West Dive on the northeast side and

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<sup>6</sup> Bambi Stonebraker, November 28, 2017.

<sup>7</sup> "Indiana Biography-S" clipping file, Indiana State Library, Indianapolis, Indiana, *Indianapolis Times*, April 18, 1954.

<sup>8</sup> Correspondence between Avriel Shull and Fred J. Capp, Jun 2, 2017.

<sup>9</sup> Ladywood Plans, Avriel Shull Collection, Indiana Historical Society, Indianapolis, Indiana.

<sup>10</sup> Connie Zeigler, "Living the Life of Riley," *Urban Times*, April 2007.



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opened circa 1965, was initially more modern in appearance, with squared and low-extending roofs, but these have been altered in recent years to a more standard Cape Cod appearance.<sup>11</sup>

Windridge Condominium development, just across Emerson Way from Ladywood and developed in 1970, is a traditional brick, ranch-style development. Traditional style is not what Fred Capp was looking for. And it is not what Avriel Shull designed for him.

Although Fred Capp, the lawyer turned developer, had initially planned several four-story apartment buildings as part of his complex, Avriel Shull had another idea, one that stood out in the array of apartment complexes in Indianapolis. She followed the stylistic impulses that had proven successful for her in housing designs and came up with a complex of California Contemporary style buildings, what we would today refer to as Mid-Century Modern, that looked very much like extended versions of the houses she was designing across the city. Mixed heights and sizes, long and low on the landscape and constructed of the organic materials that she favored: stone, wood and brick, these buildings had significantly more flair than most of the complexes going up elsewhere in the city's suburbs. They also had finer finishes with heavy wooden doors, extra-wide closets with sliding wooden doors, real wood paneling, not veneered, lots of built in storage, and slate-floor entries.

Although she was designing apartments, the domestic architecture that influenced her is obvious here. Joseph Eichler had become one of the best-known developers in California with a team of good designers and a taste for expensive materials. Eichler's modern, or California Contemporary, homes were filling a niche for design-oriented couples, starting in the late 1940s. Just as Eichler made modern design and luxurious materials, rather than cookie-cutter style, the most important elements in his small homes, Avriel (with Capp's investment) designed Ladywood with a similar California-chic impetus.

Eichler company's house designs were featured in national publications such as *Life*, *Architectural Forum* and *House and Garden*.<sup>12</sup> Like Eichler's modern designs, Shull's use of was continuing to build during her work on Ladywood, their post-and-beam construction allowed for large, expansive window areas. Post-and-beam construction, floor to ceiling windows, vertical cedar siding, private outdoor patio space visible through large window were Eichler elements that Avriel designed into her single-family homes in 1950s and 1960s and brought to the design of Ladywood's multi-family buildings. These key traits of contemporary design, as seen at Ladywood, make it one of the city's finer examples of cohesive contemporary design. The entire complex, including a site that displays many post-war suburban traits, with sweeping lawns and curvilinear streets, and garages and a lack of public sidewalks that nodded to the post-war celebration of the family automobile. The buildings at Ladywood Estates make a contemporary statement within a contemporary site, creating a unity of design.

As at Thornhurst, Avriel's Ladywood interiors mirrored the new interior design ideas of the era, including lots of built-in cabinetry, perfect for stowing away clutter, and open plans for easy

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<sup>11</sup> Indiana Architectural Foundation, *Indianapolis Architecture*, (Indianapolis: Indianapolis Architectural Foundation, 1975), 164, 168.

<sup>12</sup> Jerry Ditto and Lanning Stern, *Design for Living: Eichler Homes*. (San Francisco: Chronicle Books, 1995) 61-62.

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entertaining and informal family living. Unlike the ranch-style single-story homes of Thornhurst, however, Ladywood provided Avriel with a chance to manipulate interiors into split levels and multi-stories. Here she could add interesting touches such as the open staircases and loft-like spaces that overlooked downstairs living space through individualized wrought-iron railings. She also added whimsical touches, such as the diamond-shaped drawer pulls found on all the bathroom cabinetry at 5242 Nob Lane and even matched the shape with diamond-impressed tiles in the ground-floor half-bath there and in other units. Like the homes she designed at Thornhurst and elsewhere, Avriel included impressive fireplaces set into stone or brick walls at Ladywood. And very impressive for the era, the larger apartment homes at Ladywood featured as many baths as bedrooms.

Although the current color scheme of the Ladywood Estates is not entirely different from Avriel's original choices, it is a blander aesthetic than Avriel originally planned. For instance, for Building C on her plan (5217-5223 Nob Lane) she wrote: "snow-white shingle [roof], siding light brown, charcoal gutter boards. Today it is painted tan with a tan roof. The color scheme that Avriel planned included gray-white, gray-brown, white, cream-white, warm gray, dark gray, dark brown and olive. Interestingly, these are not typical 1960s colors. No red bricks, no white trim was planned for Ladywood. Avriel could make the occasional kitschy choice in her private home designs, notably in some of the murals she painted in those homes, but at Ladywood she was restrained and timeless.

If Avriel's planned color scheme was ever realized it is not recorded. The only article about Ladywood's opening in February 1967 waxes poetic about "maverick lawyer turned developer, Frederick J. Capp" making unusual decisions to build a complex that is something other than apartments and yet not single-family homes. Capp referred to Ladywood ineloquently as "something of a rustic modern character that afforded a new type of thing in this area."<sup>13</sup> Twenty of the fifty-two units were already leased prior to the opening; no small feat considering the 1967 price of \$350 to \$750 per unit was on the high end of rent prices in Indianapolis. One-bedroom apartments at Crestwood Apartments at 8800 S. Madison Avenue, for instance, rented for \$100/per month. Rents started at \$125 for the Tara Apartments on Moller Road; two-bedroom townhouses started at \$145/month at Shadeland Terrace, and: two bedroom apartments at Chateau LeMans started at \$132.50, and that complex had a pool and a cabana.<sup>14</sup> Ladywood offered neither clubhouse nor swimming pool, typical amenities at apartment units, but its residents appreciated the luxury of expensive materials and great design.

Using Avriel Shull's design and know-how, Fred Capp owned a modern beautiful development at Ladywood. Today most of Ladywood's apartment homes have been converted to condominiums. While Capp's adjective "rustic" does not seem applicable, Ladywood, even today, still looks modern in a cozy homey way, which invites one in to sit at a chair and look out of the wall of windows.

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<sup>13</sup> "Builder shuns Ranch, Colonial Styles," *Indianapolis Star*, February 12, 1967, 37.

<sup>14</sup> *Indianapolis Star*, April 16, 1967, 30; *Indianapolis Star*, February 18, 1967, 31.

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### Developmental History/Additional historic context information

Long before Fred Capp purchased the property that became the remarkable Ladywood Estates there were remarkable happenings on this land north of Indianapolis.

Indianapolis banker Stoughton A. Fletcher, II became president of Fletcher American National Bank in 1910. In 1915 he purchased 1,500 acres of land northeast of Indianapolis near the small community of Millersville. There he had a magnificent 32-room mansion (which still stands today) built on part of the property east of present-day Emerson Way for his wife and himself.<sup>15</sup> Fletcher turned the land into a country estate horse farm, purchasing one of the most famous race horses of the day, Peter the Great, and breeding him successfully produced a great number of great racing horse descendants.<sup>16</sup> Five cottages, greenhouses, stables, horse trails, a race track, stone water tower and lookout were built on the estate. Stone walls lined the drives to the mansion, and a stone well house or milkhouse/wellhouse was built near one of the drives.<sup>17</sup> The walls remain along Ladywood Drive today and the milkhouse/wellhouse is still extant in the Ladywood Estates.

But not long after moving into their fabulous manor house, Fletcher made a few miscalculated investments, most notably in the organization of Midwest Engine Company, which he had anticipated would be a significant supplier of turbine engines during World War I. However, the end of the war meant cancellation of so many contracts that the company ceased operations.

Fletcher lost his substantial investment.<sup>18</sup> In 1919, Fletcher sold off his Peter the Great yearlings and the rest of his beloved horses to help pay his debts.<sup>19</sup> Then, in March 1921, his 39-year-old wife, May, committed suicide by drinking poison; on the same day her mother died, allegedly from exposure to the same poison.<sup>20</sup> By the end of 1921 Fletcher had lost his wife, his fortune and his Laurel Hall estate.

Fletcher declared bankruptcy listing liabilities of over \$1,700,000 and assets of less than \$500. Ownership of his estate was taken over by the bank he once controlled.<sup>21</sup> Almost immediately, the City of Indianapolis began to consider purchasing the estate, first planning to use it as a hospital for veterans.<sup>22</sup>

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<sup>15</sup> Maas-Niemeyer Company finishing big Contracts," *Indianapolis Star*, November 22, 1915, 3.

<sup>16</sup> "Horsemen Look Forward to Big Old Glory Sale," *Indianapolis Star*, November 9, 1919, 33.

<sup>17</sup> "History of Windridge, <http://windridgecondos.com/neighborhood/> (accessed March 30, 2018).

<sup>18</sup> "Stoughton A. Fletcher II," in David J. Bodenhamer and Robert G. Barrows edited, *Encyclopedia of Indianapolis*, (Bloomington, Indianapolis: Indiana University Press, 1992), 579.

<sup>19</sup> "Horsemen Look Forward to Big Old Glory Sale."

<sup>20</sup> "Fletcher Home Scene of Double Tragedy," *Indianapolis Star*, March 24, 1921, 1,10.

<sup>21</sup> "History of Windridge."

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By 1925 Indianapolis Mayor, Lew Shank, was considering renting the huge estate for a city park and country club, or perhaps an airport. However, both the proposed annual rent of \$45,000 and the possible purchase price of \$1,000,000 were too high for the city; Shank passed on the offer.<sup>23</sup> That same year the Sisters of Providence of St.-Mary-of-the-Woods somehow had managed to acquire the mansion, all other buildings and structures on the estate and 220 acres of the Laurel Hall estate for a reported \$600,000 and opened Ladywood Preparatory School.<sup>24</sup>

Eventually, the bank began to sell off the remaining acreage of the estate to real estate developers. In 1965, Ladywood was still open at the Laurel Hall mansion (it eventually merged with St. Agnes Academy in 1970), when Frederick J. Capp purchased 15 or so acres of the land that had formerly been part of Fletcher's Laurel Hall estate. He chose a name that related to the area for his development, for unknown reasons deciding to use the name of the girl's school rather than the name of the property's first developer or his famous mansion.

Neighbors of the Ladywood School and former Fletcher estate were not happy with the idea of an apartment complex in the neighborhood. In fact, they were so unhappy that in March 1965, about a month after the zoning board had approved the development, seven couples filed a lawsuit asking for the decision to be reversed, claiming that a similar development had been rejected a few years earlier.<sup>25</sup> Capp moved ahead and secured a mortgage on the project in April of that year.<sup>26</sup> In the end the decision was not reversed, although Capp may have made some concessions on design that helped shape the ultimate layout of the complex. The seven couples were left to grumble or accept their new neighbors after the project was passed by the board in May.

A newspaper article published when the complex opened two years later specifically noted that Capp did not call it "apartments," and that he referred to the project only by its street name, Ladywood Drive.<sup>27</sup> He had won the chance to build on his own terms, but he was careful about the terms he would use. Fred Capp wanted everyone to know that this was not a run-of-the-mill apartment complex. He hired Avriel Shull to design something different, something new and contemporary, a new way of looking at multi-family living with high-end materials and design. The result was Ladywood Estates.

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<sup>22</sup> "War Mothers Indorse Bonus," *Indianapolis Star*, December 18, 1921, 10.

<sup>23</sup> "Laurel Hall Airport," *Indianapolis News*, July 3, 1925, 9; "Laurel Hall Cost," *Indianapolis News*, July 8, 1925, 8.

<sup>24</sup> "Ladywood added to List of New Private Schools," *Indianapolis Star*, December 25, 1926, 35; "Ladywood School to expand," *Indianapolis Star*, December 16, 1961, 4.

<sup>25</sup> "7 couples petition to Block Apartments," *Indianapolis Star*, March 7, 1965.

<sup>26</sup> "Loans Arranged," *Indianapolis Star*, April 27, 1965, 28.

<sup>27</sup> "Builder shuns Ranch, Colonial Styles," *Indianapolis Star*, February 12, 1967, 37.

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

“7 couples petition to Block Apartments,” *Indianapolis Star*. March 7, 1965, 6.

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“Avriel Shull Collection.” Indiana Historical Society. Indianapolis, Indiana.

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“Ladywood,” *Indianapolis News*. November 10, 1995, 67.

“Ladywood added to List of New Private Schools,” *Indianapolis Star*. December 25, 1926, 35.

“Ladywood School to expand,” *Indianapolis Star*. December 16, 1961, 4.

“Laurel Hall Airport,” *Indianapolis News*. July 3, 1925, 9.

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“Laurel Hall Cost,” *Indianapolis News*. July 8, 1925, 8.

“Loans Arranged,” *Indianapolis Star*. April 27, 1965, 28.

Maas-Niemeyer Company finishing big Contracts,” *Indianapolis Star*. November 22, 1915.

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“War Mothers Indorse Bonus,” *Indianapolis Star*. December 18, 1921, 10.

Zeigler, Connie. “Living the Life of Riley,” *Urban Times*. April 2007, 1.

Zeigler, Connie. “Thornhurst Addition Historic District.” National Register of Historic Places Nomination form. 2010.

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):**     N/A



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## 10. Geographical Data

**Acreeage of Property** approximately 10 acres

Use the UTM system

### UTM References

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 578086 | Northing: 4411484 |
| 2. Zone: 16 | Easting: 578370 | Northing: 4411334 |
| 3. Zone: 16 | Easting: 578360 | Northing: 4411253 |
| 4. Zone: 16 | Easting: 578051 | Northing: 4411297 |

### Verbal Boundary Description (Describe the boundaries of the property.)

The boundary begins at the point where the western right-of-way of Emerson Way meets the northern right-of-way of Ladywood Drive. From this point the boundary continues north-northwesterly following the western right-of-way of Emerson Way, to a point where the legal boundary between Ladywood Knoll Place condominiums' common land and Ladywood Estates condominiums' common land meet one another. Said line is roughly parallel to and just northwest of the northeast and southwest doglegs of Nob Lane. Turn southwest along said legal boundary line, then continue southwest to the northern/northeastern right-of-way of Ladywood Drive where it turns southeast and follows the northern right-of-way of Ladywood back to the originating point.

### Boundary Justification (Explain why the boundaries were selected.)

The boundary includes all existing buildings and contributing elements, including the developed site with all lawns, sidewalks, fences, drives, and the two internal streets as laid out by Avriel Shull for Frederick J. Capp as Ladywood. It does not include the Millersville Road access drive, which has minimal features that add to the district.

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### 11. Form Prepared By

name/title: Connie Zeigler  
organization: C. Resources  
street & number: P. O. Box 2948  
city or town: Indianapolis state: IN zip code: 46206  
e-mail connie@cresourcesinc.com  
telephone: 317.908.6046  
date: 3/30/2018

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

The following information is the same for all photographs:

Name of Property: Ladywood Estates  
City or Vicinity: Indianapolis  
County: Marion State: Indiana  
Photographer: Connie Zeigler

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1. \_ Looking northwest on Ladywood Drive  
1 of 47. Date Photographed: July 27, 2017
2. \_ Looking northeast at Milkhouse/wellhouse  
2 of 47. Date Photographed: July 27, 2017
3. \_ Looking west on Ladywood Drive  
3 of 47. Date Photographed: July 27, 2017
4. \_ Looking north at sign and Emerson Way from Ladywood Drive  
4 of 47. Date Photographed: July 27, 2017
5. \_ Looking east northeast toward Emerson Way at garages off Nob Lane  
5 of 47. Date Photographed: July 27, 2017
6. \_ Looking northwest behind 5205-5213 on Nob Lane  
6 of 47. Date Photographed: July 27, 2017
7. \_ Looking south at 5202 and 5204 Nob Lane  
7 of 47. Date Photographed: July 27, 2017
8. \_ Looking north at mailboxes in front of 5215 Nob Lane  
8 of 47. Date Photographed: July 27, 2017
9. \_ Looking northwest where Brief Run meets Nob Lane  
9 of 47. Date Photographed: July 27, 2017
10. \_ Looking southeast at 5216 and 5218 Nob Lane  
10 of 47. Date Photographed: July 27, 2017
11. \_ Looking northeast at garage beside 5218 Nob Lane  
11 of 47. Date Photographed: July 27, 2017
12. \_ Looking southeast at address plaque for 5218 Nob Lane  
12 of 47. Date Photographed: July 27, 2017
13. \_ Looking southeast at 5216 and 5218 Nob Lane walk, landscaping  
13 of 47. Date Photographed: July 27, 2017
14. \_ Looking northeast at 5223 Nob Lane  
14 of 47. Date Photographed: July 27, 2017

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15. \_ Looking northeast at chimney at 5223 Nob Lane  
15 of 47. Date Photographed: July 27, 2017
  
16. \_ Looking east at door at 5223 Nob Lane  
16 of 47. Date Photographed: July 27, 2017
  
17. \_ Looking west at 5230 Nob Lane  
17 of 47. Date Photographed: July 27, 2017
  
18. \_ Looking southeast at Nob Lane light pole  
18 of 47. Date Photographed: July 27, 2017
  
19. \_ Looking north northwest at parking at 5229 Nob Lane  
19 of 47. Date Photographed: July 27, 2017
  
20. \_ Looking west at 5240 and 5242 Nob Lane  
20 of 47. Date Photographed: July 27, 2017
  
21. \_ Looking northwest at 5237 Nob Lane  
21 of 47. Date Photographed: July 27, 2017
  
22. \_ Looking southeast at stone at end of Nob Lane  
22 of 47. Date Photographed: July 27, 2017
  
23. \_ Looking southeast close up of marker on stone at end of Nob Lane  
23 of 47. Date Photographed: July 27, 2017
  
24. \_ Looking southeast at 5248 Nob Lane  
24 of 47. Date Photographed: July 27, 2017
  
25. \_ Looking southeast at stone details 5248 Nob Lane  
25 of 47. Date Photographed: July 27, 2017
  
26. \_ Looking southeast at 5225 Nob Lane and 5214 Brief Run  
26 of 47. Date Photographed: July 27, 2017
  
27. \_ Looking northeast in front of 5213 toward 5207 Brief Run  
27 of 47. Date Photographed: July 27, 2017
  
28. \_ Looking north northeast at 5203 Brief Run  
28 of 47. Date Photographed: July 27, 2017

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29. \_ Looking east at 5201 Brief Run

29 of 47. Date Photographed: July 27, 2017

30. \_ Looking southwest at 5212 and 5214 Nob Lane

30 of 47. Date Photographed: July 27, 2017

31. \_ Corner of Brief Run and Nob Lane looking west

31 of 47. Date Photographed: July 27, 2017

32. \_ Looking west at gutters and street, Nob Lane

32 of 47. Date Photographed: July 27, 2017

33. \_ Looking northeast at street parking in front of 5207 Nob Lane

33 of 47. Date Photographed: July 27, 2017

34. \_ Looking east behind houses on Brief Run

34 of 47. Date Photographed: July 27, 2017

35. \_ Looking south at Emerson Way

35 of 47. Date Photographed: July 27, 2017

36. \_ Looking northwest at garages on Brief Run

36 of 47. Date Photographed: July 27, 2017

37. \_ Looking northwest at detail of roof of garages on Brief Run

37 of 47. Date Photographed: July 27, 2017

38. \_ Looking northeast uphill at west end of Ladywood from Ladywood Drive

38 of 47. Date Photographed: March 5, 2018

39. \_ Looking northeast in 5242 Nob Lane Living Room

39 of 47. Date Photographed: March 5, 2018

40. \_ Looking west at entry Closet and entry door, slate floor 5242 Nob Lane

40 of 47. Date Photographed: March 5, 2018

41. \_ Looking southwest at stairway 5242 Nob Lane

41 of 47. Date Photographed: March 5, 2018

42. \_ Looking northwest at downstairs fireplace 5242 Nob Lane

42 of 47. Date Photographed: March 5, 2018

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43. \_ Looking southeast at paneling, beams, floor downstairs 5242 Nob Lane  
43 of 47. Date Photographed: March 5, 2018

44. \_ Looking southeast at windows to yard 5242 Nob Lane  
44 of 47. Date Photographed: March 5, 2018

45. \_ Looking northwest at guest room bath upstairs 5242 Nob Lane  
45 of 47. Date Photographed: March 5, 2018

46. \_ Looking northwest at guest room closet 5242 Nob Lane  
46 of 47. Date Photographed: March 5, 2018

47. \_ Looking southeast at master bath 5242 Nob Lane  
47 of 47. Date Photographed: March 5, 2018

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



# Ladywood Historic District

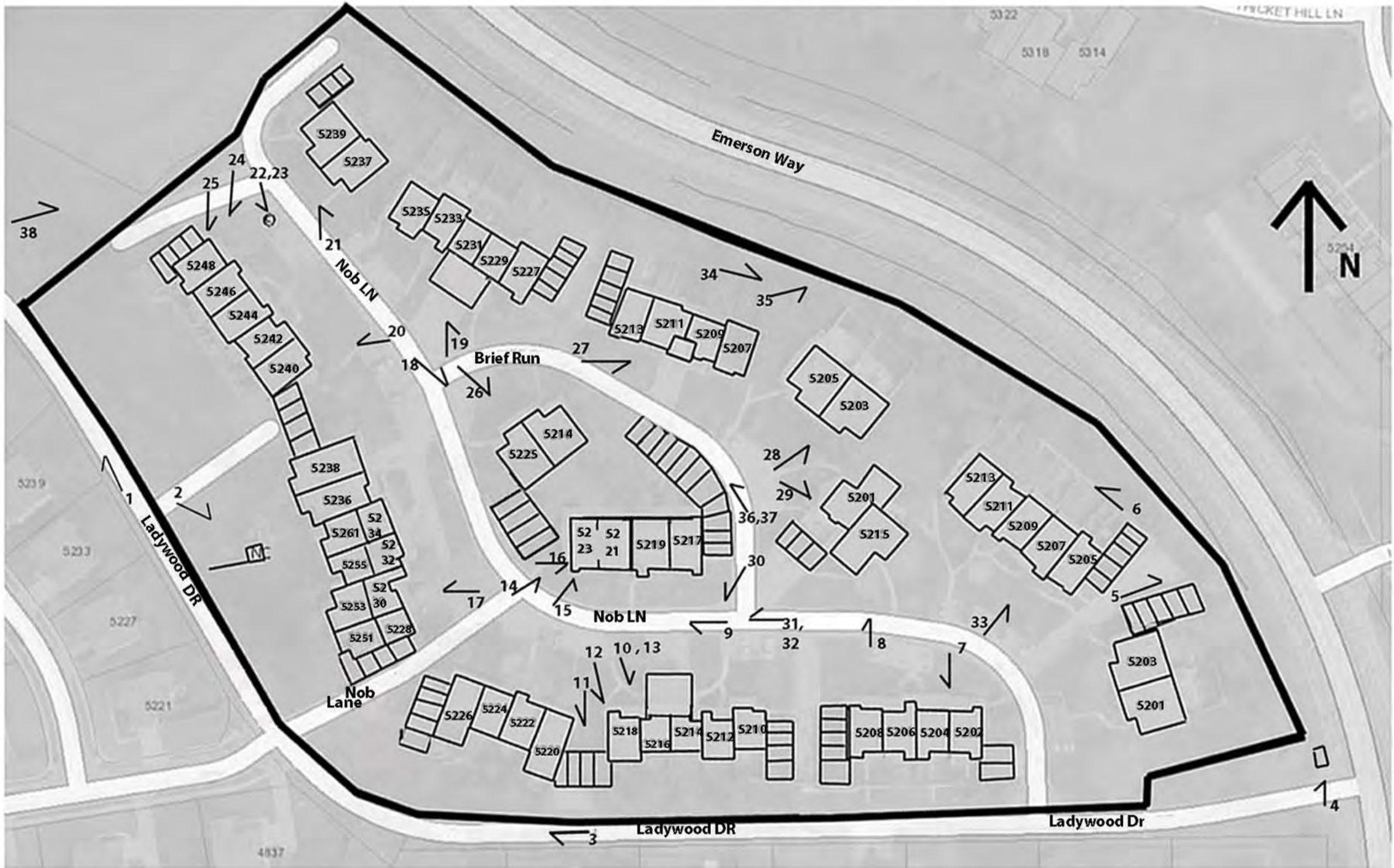


Photo Garage

Unit

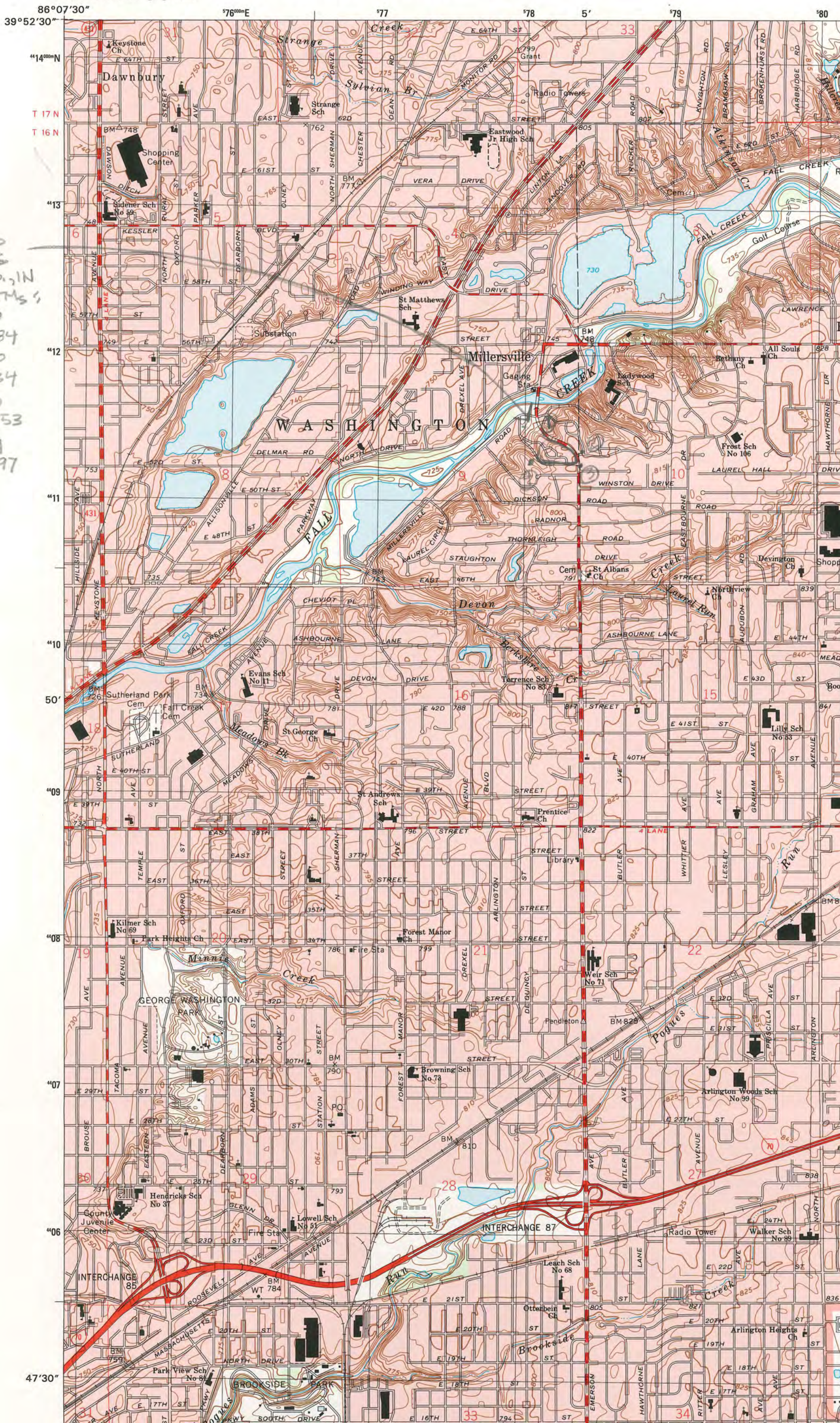
Boundary

The site, all buildings, and one object (marked O) within the boundary are Contributing, excepting -- structure (Milk house), marked NC

Not to scale

Photos 39-47 are interiors of 5242 Nob Lane and not shown on site plan





LADYWOOD  
ESTATES  
MADON CO., IN  
NAD 83 UTM'S:  
① 16 578 086  
4411484  
② 16 578 310  
4411334  
③ 16 578 360  
4411253  
④ 16 578 051  
4411297

















LADYWOOD STATES

LADYWOOD













5204

5206







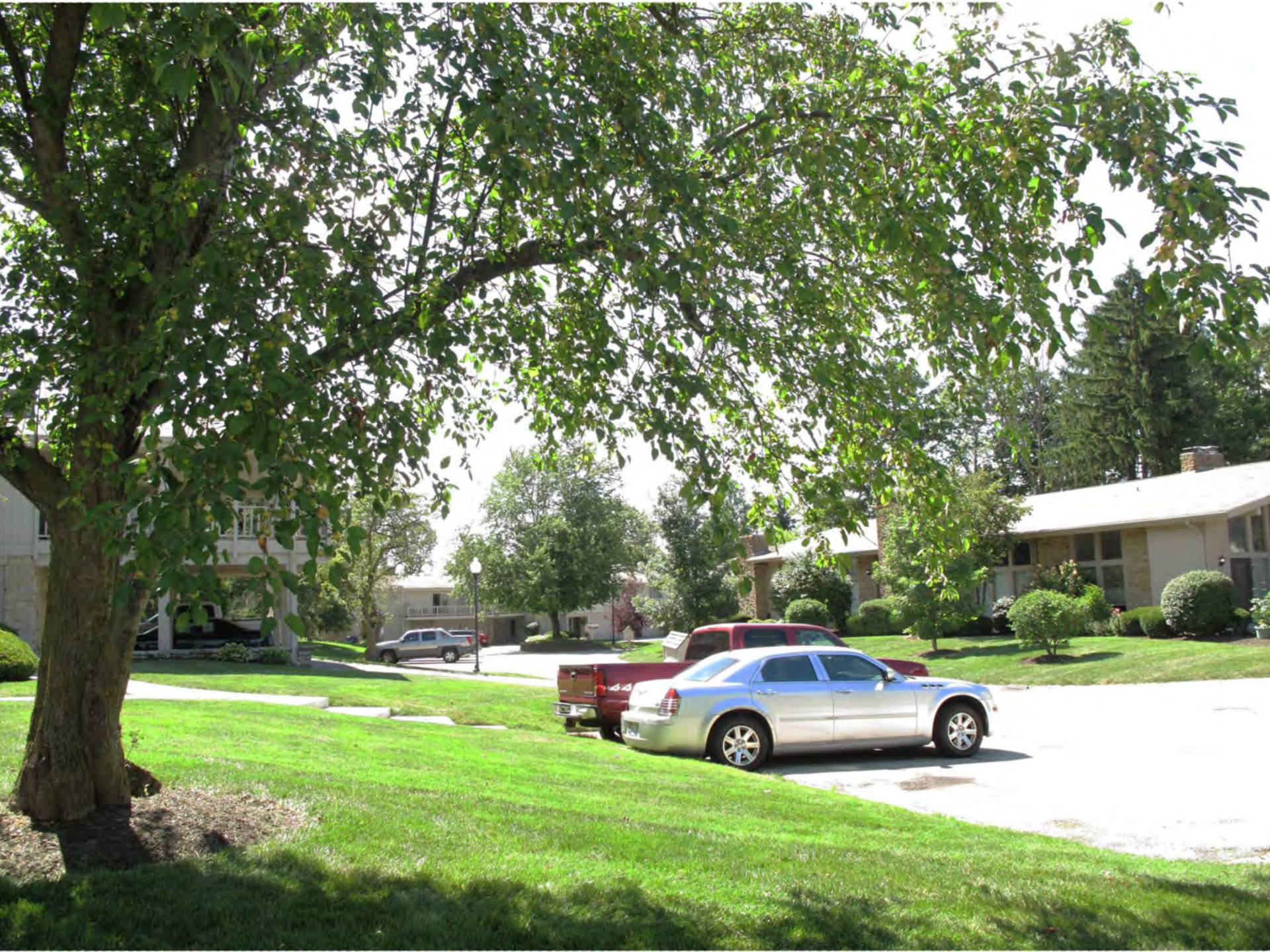
5215NL

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5211NL

5209NL















5 218





5216

5218













5  
2  
2  
3





5  
2  
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0

5  
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2







**NOB LANE**









5240

5242





5237





FRED & LARRY  
EST. 1980



LADYWOOD RESIDENCES  
CONCEIVED AND CONSTRUCTED  
BY  
FRED J. CAPP  
1965



































































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Ladywood Estates

Multiple Name: Residential Planning and Development in Indiana, 1940-1973 MPS

State & County: INDIANA, Marion

Date Received: 10/22/2019      Date of Pending List: 11/14/2019      Date of 16th Day: 11/29/2019      Date of 45th Day: 12/6/2019      Date of Weekly List:

Reference number: MP100004728

Nominator: SHPO

Reason For Review:

X Accept       Return       Reject      12/2/2019 Date

Abstract/Summary Comments: Meets the registration requirements of the MPS. The Ladywood Estates is an example of the custom community subtype, envisioned by a developer and executed by the city's most noted female designer, Avriel Shull (she was never licensed as an architect). The design eschewed the typical colonial revival or rigid modernist designs typical of the day, and instead featured an organic/contemporary design featuring rough textured stone and board and batten siding with contemporary forms.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:      see attached comments : No      see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739  
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



October 17, 2019

Ms. Joy Beasley  
Keeper of the National Register  
National Register of Historic Places  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240



Re: Ladywood Estates, Marion County, Indiana

Dear Ms. Beasley,

Enclosed is a National Register of Historic Places nomination for the Ladywood Estates, Marion County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disk contains the true and correct copy of the nomination for the Ladywood Estates, Marion County, Indiana to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff members, Paul Diebold or Holly Tate.

Sincerely,

Cameron F. Clark  
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package