

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



336

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Watson Park Historic District

other names/site number Watson Road Historic District, Watson-McCord Neighborhood

2. Location

street & number Roughly bounded by the southern property lines of the properties on the south side of 38th Street to the north; Watson Road and the eastern property lines of the properties on Birchwood Avenue to the east; Fairfield Avenue to the south; and the east side of Central Avenue to the west.

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| |

not for publication

city or town Indianapolis

vicinity

state Indiana code IN county Marion code 097 zip code 46205

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

James G. Nelson
Signature of certifying official/Title

Deputy SHPO

4/27/2012
Date

Indiana DNR – Division of Historic Preservation & Archaeology

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

Watson Park Historic District
Name of Property

Marion, Indiana
County and State

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

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
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 402 | 136 | buildings |
| 4 | | sites |
| | | structures |
| | | objects |
| 406 | 136 | Total |

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Domestic: single dwelling

Domestic: multiple dwelling

Current Functions
(Enter categories from instructions.)

Domestic: single dwelling

Domestic: multiple dwelling

Watson Park Historic District
Name of Property

Marion, Indiana
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

American Movement: Craftsman/bungalow

Other: American Foursquare

20th Century Revivals: Colonial Revival

20th Century Revivals: Tudor Revival

Materials

(Enter categories from instructions.)

foundation: Brick

walls: Brick

Metal: aluminum

roof: Asphalt

other: Wood: weatherboard

Synthetics: vinyl

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Watson Park Historic District was platted originally in the 1870s with two curvilinear streets, which continue to be the primary east-west streets within the district. No housing stock from that early period remains and no historic records indicate that there were homes constructed within the development before the 1910s. There are 542 resources within the district. In addition to total 312 houses and 191 garages within the district, there are also 35 buildings that were constructed originally as multiple family units. Some of these are apartment buildings; others were constructed as doubles. And there are 3 green spaces within the district, plus the layout of the district is counted as a site. The topography in the district varies from flat to hilly and is marked by continuous green lawns in front of the homes, sidewalks, overhead lines, fire hydrants and street signs, many alleys (most of these are asphalt; two are brick), as well as mature trees. The district is eligible for the National Register of Historic Places for its intact architecture spanning five decades and for its association with the suburban community development of Indianapolis.

Narrative Description

General Description of the Watson Park Historic District

The Watson Park Historic District was platted originally in the 1870s with two curvilinear streets that continue to be the primary east-west streets within the district. No housing stock from that early period remains and no historic records indicate that there were homes constructed within the development before the 1910s. There are 542 resources within the

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

district. The vast majority of these are contributing resources and most of these are houses. Garages make up the majority of the non-contributing buildings. There are 312 houses, with 255 contributing houses and 57 non-contributing houses; 27 contributing multiple-family dwellings and 8 non-contributing multiple-family dwellings (some of the multiple-family dwellings are apartment buildings, others were constructed as doubles); 120 contributing garages and 71 non-contributing garages; and 3 contributing green spaces within the district. Additionally, the layout of the district, its distinctive plats of both curving and linear streets, and brick alleys, constitute a contributing site.¹ The layout of the district adds to its significance in community planning.

The district topography varies from flat to quite hilly (for Central Indiana). Three of the streets: Watson Road, Powell Place and 37th, are curvilinear. Remaining streets generally follow the grid pattern, though the grid of the easternmost streets is interrupted by Watson Park Bird Sanctuary. In many ways a typical suburban district, Watson Park Historic District has green lawns in front of the homes, sidewalks, overhead lines, fire hydrants and street signs, many alleys (most of these are asphalt; at least one is brick), as well as mature trees. When the area was originally platted, it was outside the Indianapolis city limits. Once the area was incorporated into the city the street names were changed to carry the Indianapolis names further north. Original street names are noted below if the house described was built before the existing name was in place.

Watson Park Bird Sanctuary is one of three green spaces within the district. McCord Park is another and the third is the unnamed and never-developed space at the northwest corner of Fairfield and Watson Road, which is a wooded, hilly area. Lot sizes and house setbacks vary considerably in the area. In part this is because a number of different developments comprise the district. The hilliest section of Watson Road tends to have deep setbacks on the north side of the street. The properties on Powell Place have especially shallow setbacks. Concrete sidewalks run along all the district streets. Signs mark the two official parks in the district, Watson Park and McCord Park; there is no sign in the green space at the corner of Fairfield and Watson Road. Telephone poles and overhead lines are a noticeable part of the environment in the neighborhood as are grassy front lawns and mature trees. There are a number of rock and brick retaining walls in the hilly sections of the district. Fences are rare, but there are one or two within the district.

The properties described below represent the common types of resources within the district. Those described may not be the best examples of this type for they were chosen also to show the distribution of resources across the expanse of the district. All properties described are contributing unless noted otherwise. Properties described begin at Birchwood, the easternmost street in the district, and continue in a generally western fashion to Central Avenue, the westernmost street in the district. The properties on the north-south streets are described first then the representative properties on the east-west streets are described starting at the northernmost street, 37th Street, and ending at Fairfield Avenue, the southernmost street.

Generally speaking, properties were considered contributing unless they were constructed after the historic period or had more than one significant alteration. Alterations that made a property non-contributing included new windows that did not fit into original openings. Also, enclosures of original open-air breezeways or porte cocheres or significant additions visible from the façade, including those that attached an original unattached garage to the house lowered the property to non-contributing status. Although porches were generally open originally, enclosing a porch did not lower the property's status to non-contributing unless the enclosure added permanent walls, rather than just windows. Alterations made in the historic period (prior to 1960) did not typically lower the property's rating to non-contributing. Changes in exterior cladding did not lower the property to non-contributing unless it was obvious that the original cladding had been removed before new cladding was added. There are 542 resources in the district.

There are many garages in the district and most of these were constructed in the historic period. Garages were considered contributing unless they were constructed after the historic period, or had had double doors replaced by a new, single door after the historic period. Garage door changes made in the historic period (as are common in the district) did not lower the garage's rating.

¹ There are two brick alleys in the district: between Watson Road and College and between College and Carrollton.

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

Property Descriptions

House

3674 Birchwood Avenue [photograph 0001]

This two-story Craftsman-style house was constructed circa 1919. It faces east. The walls are covered in tan-colored stucco. The house has a basement. It is sited on a slight rise and the entry door is reached up a flight of six concrete steps. The canopy over the door has a jerkin-head hipped roof above a round-arch entry. The remaining porch canopy is flat and supported by piers rising to arched openings. The entry door is a replacement. South of the door are three double-hung sash windows glazed one over one and placed in a ribbon configuration.² Above the flat section of porch canopy on the second story is a beltline painted dark green. Above this is a pair of double-hung sash, one-over-one windows. North of these windows, over the hipped jerkin-head canopy above the entry door, is a shorter, one-over-one, double-hung sash window. Above the second-story windows, a pair of bottom-hinged casement windows with three lights per window is beneath the gable. Above this window the walls rise to a jerkin-head gable. Brackets support the ends of the gable. Rafter tails are visible beneath the roof. An external chimney rises along the southern façade of the building. Although most of the windows on this house are replacements, they fit into the original openings, and the attic windows are original. Overall the house retains good integrity with original cladding and wooden rafter tails and fascia boards. Directly north and south of this house are contributing American Foursquare residences visible in this picture (3680 and 3668). Like this house, most of those on this street (which was previously named Donovan) were constructed after 1916. Harry A. McShanog, an accountant for the Fame Canning Company, lived in this house in 1920.³ There are approximately 56 Craftsman-style homes in the district. On Birchwood alone these include 3677, 3673, 3645, 3635, 3625, 3684 (non-contributing), and 3662, as well as the multiple family dwelling at 3628 Birchwood.

House

3634 Winthrop Avenue [photograph 0002, second house from right]

This one-and-a-half-story Cape Cod style house was constructed circa 1935. The symmetrical house faces east and rises from a red-brick foundation to red-brick walls. The entry door is in a projecting center bay. A classical surround, with pilasters, entablature and cornice, frames the door, which is a replacement. The flanking bays each hold a single double-hung sash window with one light over one light. Gable-front dormers are on the composite shingle roof. A brick chimney pierces the roof at the ridge. This house has new windows fit into the original openings. There is wooden clapboard siding on the dormers and beneath the gables on the home's north and south sides. There is a non-contributing garage on the property. Elmer W. Frech and his wife, Kathryn were the original owners of this house. Frech was the operating manager for Socony Vac Oil Company.⁴ This is one of only six Cape Cod style residences in the district; others are at 3529 and 3726 Watson Road and 3696 Birchwood.

House

3749 Guilford Avenue [photograph 0003, first house on left]

Constructed circa 1913, this one-story bungalow rises from a brick foundation to walls clad in wooden clapboard siding. The modest, two-bay house has a projecting gable-front porch canopy over a porch that wraps around half of the eastern and most of the southern facades. The canopy is supported at each corner by a group of three square wooden posts. The short balustrade is formed of square wooden balusters with a rail on top. The balustrade connects to a square brick pier at the corner of the porch entrance facing Guilford. The entry is beneath the porch canopy. It holds an original Arts and Crafts era door with one square light. Short, single-light windows flank the door. North of the door is a grouping of three windows configured with a wide center window flanked by narrow windows. Each of these is a one-over-one, double-hung sash window. Above the windows and wrapping the building is a board beltline, which also forms the fascia at the base of the porch canopy. Brackets support the canopy at the ends of the gable beginning at this fascia. Above the porch is a gable-front dormer with a louvered vent opening in front. Brackets support the front of the dormer gable. Above the dormer is a second small front gable. The side-gable roof is clad in composite shingles. A brick chimney rises along the northern façade and above the roof. There is a contributing garage on the property. Another contributing bungalow is just south of this house at 3743 Guilford; it is also visible in the photograph. Louis B. Granger lived at 3749 Guilford in

² "Ribbon window" is a term that describes the placement of three or more contiguous windows. According to Virginia and Lee McAlester's *Field Guide to American Houses* (New York: Alfred Knopf, 2006), this term is properly used in homes of Prairie, Craftsman and Modernist styles, as well as post-1900 Eclectic styles. There are many ribbon windows in the district. See p. 58.

³ *Indianapolis City Directory, (1920)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

⁴ *Indianapolis City Directory, (1940)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

1914 and was still here in 1916. In 1914 Granger was travel agent.⁵ There are almost 50 bungalow or bungalowoid houses within the district.

House

3735 Guilford Avenue [photograph 0004]

This impressive two-story American Foursquare dwelling constructed circa 1926 has Craftsman details. The house sits on a corner and on a rise. Although it has a Guilford address, its symmetrical primary façade overlooks Watson Park to the south. The house rises from a brick foundation to clapboard-clad walls which extend upward to a beltline trim board; the walls are stuccoed above this beltline. The entry has a wooden door with multi-light sidelights. The door is sheltered by a flat-roof porch canopy, which is supported by square wooden posts resting on short brick piers. Flanking the door are double-hung sash windows with eight lights over one light. On the second story, windows identical to those on the first story flank a short double-hung sash, six-over-one window above the porch. A wide cornice is beneath the deep eave. Paired brackets support the eave at the corners of the building. On the composite-shingle hipped roof is a hipped-roof dormer with one ten-light window. The exterior chimney rises along the western façade. This façade has a screened porch with flat-roof canopy supported by fluted columns. The original owners of this home were John A. and Mary White. John was a physician with offices at 7 North Meridian Street in 1930.⁶ The American Foursquare is probably the most common house plan in the Watson Park Historic District. Among the more than 6 dozen others, there are American Foursquares at 3641 Winthrop, 3621 Guilford (visible in photo 0005 below), 3737 Carrollton, 3718 College, 3758 Broadway, 3747 Central, and 912 Edgewood (visible in this photo).

House

3615 Guilford Avenue [photograph 0005, first house on right]

This one-and-a-half-story bungalow constructed circa 1926 rises from a brick foundation to vinyl clad walls. The symmetrical three-bay house faces west toward Guilford. The house has a full-width porch that extends outward to the south to form a porte cochere. Fluted columns rise to a boxed cornice. Above this boxed cornice there are extended rafter tails, cut with a stepped-back design. The porch canopy rests on these rafter tails. The symmetrical façade has multi-paned French doors in the center bay. Flanking bays each hold eight-over-eight-light double-hung sash windows. A shed-roof dormer sits on the low-pitch gable-end roof. Both dormer and roof are clad in composite shingles. An exterior brick chimney rises along the southern façade of the house. There is also a contributing garage on this property. This house closely resembles a home design by Olsen & Urbain that appeared as "Plan No. 377" in *The Book of a Thousand Homes* published around 1923.⁷ This is a mirror of the plan shown but the columns, dormer, extended porch/porte cochere are the same; only the fenestration is different. This house has one set of French doors flanked by large windows. Plan No. 377 has three sets of French doors. It is possible this was a change made at the time of construction, or a later change, converting doors to windows. There is a contributing garage on this property. The original owners of this residence were Paul E. and Mary Fisher. Paul was an assistant at the Indianapolis Life Insurance Company in 1930.⁸ As noted previously, the bungalow is one of the most common residential types here with approximately 47 represented in the district.

House

3535 Carrollton Avenue [photograph 0006, first house on right]

This is one of few houses constructed in what would become the Hasselman Addition prior to 1914. It is a *non-contributing* resource. When this house was built circa 1910, the street it faced was called Ashland.⁹ This asymmetrical house was originally a vernacular Queen Anne style. It rises from a brick foundation to walls clad in vinyl siding. The three-bay façade has the entry in the southernmost bay of the façade. This house was originally a single family home that was converted to a double. The original entry is in the northernmost bay. The door has been replaced. South of the entry are three windows placed side by side. These have four-over-four lights. South of these window is another entry door. It is

⁵ *Ibid.* (1914).

⁶ *Ibid.* (1930).

⁷ Henry Atterbury Smith, *500 Small Houses of the Twenties* (New York: Dover Publications, 1990), 229.

⁸ *Indianapolis City Directory, (1930)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

⁹ *Baist Map (1916)*, IUPUI Digital Resources,

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/BaistAtlas&CISOPTR=113&DMSCALE=12.5&DMWIDTH=600&DMHEIGHT=600&DMX=205&DMY=47&DMMODE=viewer&DMTEXT=%20Maple&REC=16&DMTHUMB=1&DMROTATE=0 (accessed September 1, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

flanked by narrow double-hung sash windows with four-over-four lights. These narrow windows are not part of the door framing but are close enough to the door to have the effect of sidelights. This configuration of door and flanking windows may once have held a large window with two flanking windows. The original porch is over the northernmost door. The porch canopy is supported by square columns. The porch has been added to and an additional canopy extends over the new section of porch. On the second story the northernmost bay holds a set of circa 1950 French doors. South of this is a pair of double-hung sash windows with six-over-one lights. The soffits are aluminum; the roof is clad in composite shingles. A contributing garage is on this property. Ray N. Reed lived in this house in 1914. The City Directory lists his occupation as "chemist."¹⁰ This is one of only two Queen Anne or Free Classic style homes within the district. The other is a contributing home at 3758 Park Avenue.

House

3655 Carrollton Avenue [photograph 0007]

This circa 1929 two-story, American Foursquare house (last house to left in photo) rises from a variegated yellow-brown brick foundation to the same brick walls. The three-bay house has the entry in the center bay. The original door has a large single light framed in wood. The door is flanked by original double-hung sash windows with five lights over one light. The porch canopy is supported by four square brick posts. Turned limestone balusters form the balustrade. The porch roof is clad in composite shingles. It has a center hip and expands to flat roof on both sides of the hip. On the second story, a short central window is a double-hung sash with three lights over one light. Flanking the center window are two larger double-hung sash windows each with four lights over one light. The second-story windows are set high directly beneath the deep eave. The house roof is hipped and clad in composite shingles. The chimney rises along the northern side of the house. There is a non-contributing garage on this property. Frank L. Moore and his wife Edna lived at this address in 1930. Frank was the Executive Secretary of the Indiana Real Estate Association.¹¹ As noted, the American Foursquare is the most common house type within the district.

Double Dwelling

3557-3559 College Avenue [photograph 0008, first building on left]

This circa 1915 two-and-a-half-story building rises from a brick foundation to a brick-clad first story, then to a wide trim board beltline with cedar shakes above it, then to a narrow beltline and more cedar shakes above. The north and south corners have projecting gable-front porches with brick balustrades and brick piers supporting a wide fascia board. Cedar shakes cover the area beneath the gable of the porch roof. Entry doors are beneath each of the porch canopies. Between the two porches on the western-facing façade are two original windows. These double-hung sashes have leaded glass upper sashes over single-lights. Above the brick first story in the center bay are two paired windows of one-over-one light double-hung sashes. In the narrow recessed sections flanking the projecting center bay of the second-story façade are single light square windows. Above the second-story windows, a narrow beltline defines the third story. A pair of three-over-one-light, double-hung sash windows are beneath the jerkin-head roof. Brackets support the roof on both sides of these paired windows, and at the corners of the gable on the second story. The roof is clad in composite shingles and has jerkin-heads at the corner of all four gables. There is a non-contributing garage on this property. Original occupants of this double were Jno C. Nelson who was a superintendent with one of the city's telephone companies and George M. Connor, who's occupation was not listed in the City Directory.¹² There are several buildings constructed as doubles within the district. Most of these have Craftsman details, among those are 3625 and 3628 Birchwood, 3527 and 3716 College, and 934 Fairfield Avenue.

House[s]

3606 and 3610 College Avenue [photograph 0009]

These two, brick English Cottage style houses were constructed in 1927. Both are one-and-a-half-story, two-bay façade buildings. Both have been altered, but the distinctive style of each remains and therefore both are considered contributing. 3606 College is a red-brown brick building. A brick balustrade with limestone cap spans the distance between the piers and forms a concave knee wall on both sides of the steps to the porch. The two-bay façade has an original arched single door and an original metal casement window beneath the porch canopy. The porch canopy rests on brick piers with wooden corbels and spandrel beneath the canopy. The second half-story holds a paired set of casements with eight-lights per window. Stucco and decorative half-timbering surround the window rising to the m-shaped gable. The roof is now

¹⁰ *Ibid.* (1914)

¹¹ *Ibid.* (1930)

¹² *Ibid.* (1916)

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

clad in composite shingles that simulate green tile. Until a few years ago, this roof was clad in glazed green tile. There is an original, contributing garage behind the house; the door of the garage is not original (as per a historic photo from 1927, but it was changed in the historic period). 3610 College is very similar to 3606 in shape and form. It has walls of buff colored brick with a porch configured similarly to 3606, except that the entry to the porch is off the southern side of 3610, rather than a front entry stair as on 3606. The façade of 3610 has two French doors on the first story. Above the porch canopy the second half story holds replacement casement windows within a bowed-forward frame, rather than the original metal casements which were flush with the facade. Side windows on the second story have also been replaced with new casements in a white finish. The roof of this house is covered in red-clay Roman tile. An original contributing garage is behind the house. Both of these houses are called the "Rahke house" on historic photos from 1927.¹³ Elizabeth Rahke lived at 3606 and Arthur Rahke lived at 3610 College Avenue in 1930. However, neither of the Rahkes' professions was listed in the directory for 1930, 1920 or 1918. There are approximately 14 English cottages within the district, including 3653 Winthrop, 3621 and 3617 College, though these two are perhaps the most striking.

House

3644 Park Avenue [photograph 0010]

This Colonial Revival house was built in circa 1927. The symmetrical primary façade fronts Park Avenue; another façade faces 37th. Rising from a red-brick foundation to red-brick walls, the house has a three-bay primary façade with the original French doors entry and sidelights beneath a Classical porch canopy supported by fluted columns. Flanking the entry are ribbon windows in sets of three with the center window in the set being a double-hung sash with six lights over one light and the two windows on either side of the center windows being double-hung sashes with four-over-one lights. On the second story, a three-part, short center window has three single lights. On each side of this center window are two one-over-one double-hung sash windows. The roof is clad in composite shingles. An original side porch, fronting onto 37th Street and a rear flat-roof addition clad in vinyl siding are visible from the facade. The chimney rises along the north side of the house to above the roof line. There is a non-contributing garage is also on the property. This address was listed as vacant in the 1930 City Directory. In 1940 there is no 3644 listed.¹⁴ In 1951 the occupant is Harry Peterson with no occupation given.¹⁵ There are more approximately three dozen Colonial Revival style homes within the district, including those at 3733 and 3645 Winthrop, 3603, 3570 and 3771 Watson Road.

House

3753 Park Avenue [photograph 0011, far left]

The circa 1910 vernacular residence at 3753 Park Avenue rises one story from a rusticated concrete block foundation to rusticated concrete block walls. There is a wide double-hung window with one over one light on the projecting bay of the house. The entry door is recessed on the northern side of the façade. The porch wraps across the western-facing facade and to the north. The porch canopy is supported by concrete columns set upon the balustrade. The balustrade is formed of latticed concrete blocks. The porch roof is hipped. Above the porch the gable face is clad in cedar shakes painted turquoise. Centered beneath the gable is a square, fixed sash window. The cross-gable roof is clad in composite shingles. A non-contributing garage is behind the house. Mary C. Aldrich was the original occupant of this house. In 1914, she was the Secretary and Treasurer of Auto Drive and Parts Company and manager of American Bureau of Foreign and Domestic Business Exchange.¹⁶ 3758 Park Avenue, across the street, is constructed of identical materials but in a two-story vernacular Queen Anne style. No other houses in the district are of this vernacular style.

House

3729 Ruckle Avenue [photograph 0012, house on left]

This two-story Dutch Colonial Revival house rises from a concrete block foundation to walls clad in vinyl siding. The two-bay house was constructed circa 1913. The façade holds an entry door with one long light framed in wood and with single-light sidelights. South of the door is a double window with one, wide one-over-one light double-hung sash and one, narrow one-over-one double-hung sash window. These windows have wooden storm windows covering them. The front porch spans the width of the façade. The canopy is supported by square wooden posts rising to a boxed cornice. A

¹³ Indiana Historical Society. Images Collection

http://images.indianahistory.org/cdm4/item_viewer.php?CISOROOT=/dc012&CISOPTR=8237&CISOBX=1&REC=2 (accessed September 5, 2010).

¹⁴ *Indianapolis City Directory, (1940)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

¹⁵ *Ibid.* (1951)

¹⁶ *Ibid.* (1914)

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

wooden balustrade spans the distance between posts. The porch roof is hipped. Above it, a pair of one-over-one light double-hung sash windows is centered beneath a jettied gable that forms the top half of the gambrel roof. The roof is a cross gambrel. A brick chimney pierces the roof at the center. Abram A. Arnold lived here in 1914. The city directory that year listed Arnold as a "foreman" but does not say where he worked.¹⁷ There are nearly two dozen Dutch Colonial Revival style homes within the district, including 3669 and 3643 Fairfield and 3609 and 3626 College Avenue.

House

3725 Ruckle Avenue [photograph 0012, 2nd house from left]

This one-story Craftsman bungalow was constructed in 1915. It rises from a concrete block foundation to clapboard walls. The three-bay façade holds the entry door in the center bay. The door has three long vertical lights. Flanking the door are wide one-over-one-light double-hung sash windows. A cobblestone porch has square cobblestone posts supporting the canopy. There is an arched scupper in the stone balustrade and a limestone cap on top of the balustrade. The porch has a gable front with a wide fascia board at the base of decorative half timbering below the porch gable and brackets at the corners. Above the porch, brackets support the deep eave. The gable-front roof is clad in composite shingles. The center of the gable ridge is pierced with a cobblestone chimney. A similar bungalow with cobblestone porch is 555 37th Street around the corner from this house. E. Harry VonSpack lived here in 1916. He was a salesman at Gibson Company. Bertha C. VonSpack, at the same address worked at Hunt & VonSpack.¹⁸

House

3765 Central Avenue [photograph 0013, second from left]

This two-and-a-half-story Craftsman-style house was constructed in 1911. The house rises from a brick foundation (with basement) to walls clad in clapboard siding. The house faces west onto Central Avenue. It has a two-bay façade. The entry door is reached up a flight of five concrete steps onto a concrete porch deck. The porch canopy is supported by square brick posts rising to a boxed cornice. There is a brick balustrade capped with concrete coping. The porch roof is hipped and clad in composite shingles. The entry door is in the northern bay of the façade; the door is a wooden paneled door with no lights. South of the door is an original large double-hung sash window with the upper sash having multiple lights over one light in the bottom sash. On the second story, the walls are covered in stucco with decorative half timbering. The two bays each feature a one-over-one, double-hung sash replacement window. The final half story holds a window beneath the jerkin-head gable. This attic window has four fixed-sash single lights. The deep eave is supported by brackets at the corners of the bellcast roof and beneath the jerkin-head gable. The roof is clad in composite shingles. Most of the windows in the house have been replaced, but the replacement windows properly fit the original openings and there are still some original windows. The house is painted blue with darker blue trim. There is a contributing garage on this property. An advertisement for this house appears in the *Indianapolis Star* in September 1916. The house price was not listed in the advertisement but the ad mentions that it is an "Attractive Home at a Bargain."¹⁹ Aaron H. Moore lived at 3765 beginning in 1911. His profession is given as contractor in 1911.²⁰ Apparently, he was trying to sell the house in 1916, but he still lived in it in as late as 1918. In 1920, Frank T. Day lived here.²¹ The house immediately south of this one is a duplicate with only one difference on the exterior, which is that it has a gable front rather than the jerkin-head found on 3765. These two are among the more than four dozen Craftsman-style homes within the district.

House

3615 Central Avenue [photograph 0014, far left barely visible behind trees]

This two-story Tudor Revival house was constructed in circa 1925. The asymmetrical four-bay house has stucco clad walls. The northernmost bay of the western-facing house holds a 20-light metal casement window. The next bay projects and holds the entry door under a triangular-arch portal. The paneled wooden door is reached at the top of five steps. South of the arched entry, the next two bays each hold metal casement windows. On the second story, the northern bay holds another metal casement window; beside it a swooping roofline travels down the front of the building along the side of the projecting bay. The final bay on the second story holds a 24-light metal casement window. The house's roof is clad in composite shingles. There is a contributing garage on this property. According to the Watson-McCord Neighborhood Newsletter, this home was constructed in 1925 as part of the Home Complete Show. It seems more likely that this house

¹⁷ *Ibid.* (1914) *Indianapolis City Directory* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (September 10, 2010).

¹⁸ *Ibid.* (1916) *Indianapolis City Directory* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (September 10, 2010).

¹⁹ *Indianapolis Star* real estate advertisement, September 17, 1916, p. 23.

²⁰ Information in homeowner's possession.

²¹ *Indianapolis City Directory* (1930, 1951) <http://ulib.iupui.edu/digitalscholarship/collections/ICD>

Watson Park Historic District
Name of Property

Marion, Indiana
County and State

was constructed from plans submitted to the home show, rather than being constructed as a centerpiece home at the show. The neighborhood newsletter says the first owner of the property was also its builder, Mr. Powell. By 1930, Homer H. and Jessie M. Negley lived here and remained in the home through 1950. Negley was an insurance agent.²² As noted previously, Tudor Revival-style homes are a common type within the district, though this one is somewhat out of the ordinary because most of the homes of this style are brick rather than stucco clad.

House

3605 Central Avenue [photograph 0014, on right]

Constructed in 1925, this French Eclectic house has two bays on its stucco-clad façade. The northernmost bay holds the entry door. It is reached at the top of three steps up from the walkway. The red-painted paneled wooden door is beneath a limestone arched entry portal. The bay south of the door holds a three-part window with two, 18-light narrow casements flanking a wider 18-light center casement window—this three-part window appears to be a replacement. The second story holds 3 sets of multi-light casement windows. These second-story windows are placed close to the shallow eave. The hipped roof is clad in slate shingles. An arched-roof dormer is centered on the roof. There are two six-light casements in the dormer. The chimney rises along the southern side of the house. There is a non-contributing garage on this property. This house was one of four constructed in the city for the 1925 "Home Beautiful Tour" sponsored by the *Indianapolis Star*. Edward D. Moore was the first resident here. He was married to Estella Moore and he was Vice President of Indiana National Bank in 1930.²³ There are only about 10 French Eclectic style homes within the district and most are along Watson Road, others are at 3602 Winthrop and another at 3625 Guilford.

Apartments

634-636 37th Street (formerly Highland Drive) and 3763 Broadway [photograph 0015, far right]

Constructed in 1917, these new apartment buildings were called the Pollyanna Apartments. In 1918, the City Directory shows that the buildings at 634 to 636 Highland Drive (now 37th Street) held apartments 14 through 21. Apartments 14, 15 and 19 were vacant. Charles E. Badger lived in 16; William H. Herbertson lived in 17; Edmund Wood lived in 18; Fred H. Bruhm lived in 20 and O. Stevens Trick lived in 21. The Broadway Avenue building had four apartments: No. 9 housed Warren C. Bevington; 10 held Charles S. Rhoads; Anna M. Ranshaw lived in 11 and Lewis F. Malcolm lived in 12.²⁴ There are a handful of apartment buildings within the district, most are Craftsman in style; however there is a highly altered mission style apartment at 3751 Central and an altered 20th Century Functional style apartment at 1040 Fairfield Avenue (both of the latter are non-contributing).

House

533 Powell Place [photograph 0016, foreground]

This one-story bungalow-style house was constructed in circa 1928. It rises from a brick foundation to clapboard walls painted a pale tan with darker tan trim around the windows and cornice, and a dark orange for accent. The three-bay house has the entry in the center bay. The orange door has multiple square lights. On both sides of the door there are two double-hung, four-over-one light windows. The windows rise to the bottom of the wide cornice board. The house has deep eaves with paneled soffits. There are corner boards on the house. The soffit is accented with wide dentils. The roof is clad with composite shingles and there are two gable-front dormers with three-light windows in each. The parged chimney pierces the roof at the center of the gable ridge. A slightly recessed enclosed side porch appears to have been enclosed originally and has a window configuration of three, three-over-one, double-hung sash windows side by side. In 1930 Dwight S. Reynolds lived here with his wife, Anna. Reynolds was a copyrighter for Sidener, VanRiper and Keeling Inc.²⁵ This is one of many bungalows within the district but this one has unique design features.

House

522 Powell Place

Rising from a poured concrete foundation the walls of this circa 1927 Colonial Revival vernacular house are clad in shiplap wooden siding. Originally a two-bay house with an integrated porch over a side entry, the porch is now enclosed,

²² "Learning from History," Watson-McCord Neighborhood Association Newsletter, June 2007

<http://www.watsonmccord.org/WMNANewsletterJune2007.pdf> (accessed September 1, 2010).

²³ *Indianapolis City Directory (1930)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 20, 2010).

²⁴ *Indianapolis City Directory (1917)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 10, 2010).

²⁵ *Indianapolis City Directory (1930)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 10, 2010)

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

creating a third bay with double doors. East of these doors on the first story is a one-over-one, double-hung sash window framed by decorative shutters, then an exterior chimney rising to past the roof line, then a second window with shutters. On the second story shorter one-over-one, double-hung sash windows with shutters flank the chimney. Above these windows, near the peak of the front gable a stylized metal "S" or "F" is mounted on the chimney. The eastern façade has a cutaway roof with an integral dormer within the cutaway and a second dormer addition behind the first original dormer. Likely a plan from the Architect's Small House Service Bureau or an adaptation of the ASHSB Plan 441, this house is a reverse image of the plan. It has had its porch enclosed and the second dormer added.²⁶ The dormer addition is not visible from the façade and the house retains original wooden siding, so the house is still contributing to the historic district. Percy E. and Anna O. Koplein lived here in 1930. He was an assistant general agent at George Pringborn Company according to the City Directory.²⁷ This vernacular-style house is the only one of its kind in the district.

House

636 36th Street [photograph 0018, center]

This modest bungalow was constructed in 1927. It rises from a dark-brown brick foundation to dark-brown brick walls. The three-bay façade has a projecting porch forming one bay. The porch is screened. Square brick posts support the low-pitch hipped roof. A brick balustrade spans the distance between the posts. Beneath the porch canopy is the original wooden and glass door and a pair of six-over-one light double-hung sash windows. To the west of the door is another pair of identical windows. The roof is a shallow hipped roof clad in composite shingles. The chimney rises against the eastern façade to above the roof line. There is a wooden handicap-access ramp to the door of the house. Olivia Ringer lived here in 1930. She was a stenographer at Carpenter Steel Company.²⁸

House

3741 Watson Road [photograph 0020, second from left]

This three-bay, two-story Colonial Revival style house rises from a brick foundation to brick walls. It faces north toward Watson Road and was constructed circa 1937. The entry is in the center bay of the symmetrical façade. It is sheltered by a gable-front canopy with arched underside, which is supported by square wooden posts rising from a concrete deck. Flanking the entry are two pairs of one-over-one double-hung sash windows. Above the porch canopy is a short one-over-one, double-hung sash window. The flanking bays hold paired windows. All the house windows are replacements that fit the original openings. There are original decorative wooden shutters on all windows. The roof has a high pitch and side gables with cornice returns. It is clad in composite shingles. The external brick chimney rises along the northern wall and this façade has a screened side porch with flat canopy supported by brick posts. A second chimney pierces the roof at the center of the roof ridge. John L. Van Zant lived here with his wife Irene and son John T. in 1940. John L. was an author, his son was a broker. The Van Zants shared the house, which is listed as 3739 Watson Road, with Donald T. Campbell, a salesman for WHB Company and his wife, Virginia. The Campbells are listed as residing in the Marcy Village apartments in one section of the 1940 City Directory, but Donald T. is also shown at 3739 Watson Road in another section.²⁹

House

3747 Watson Road [photograph 0020, foreground]

This circa 1938 one-story Art Moderne/International Style house rises from a brick foundation to brick walls painted gray. It faces north onto Watson Road. The asymmetrical façade has a number of step backs. The façade has original metal casement windows with twelve lights. The entry is on a short east-facing wall in a step back section. Perpendicular to the door on a northern façade wall is another casement window. A cast-steel porch canopy spans half the façade at the section with the deepest step back. The canopy is supported by cast-steel posts and a steel balustrade spans the distance between the posts. The porch deck is concrete. The walls rise to a metal coping. A hipped-roof extends above the coping in the center of the building. It is clad in composite shingles. This house is one of two International Style buildings in the district. This one is non-contributing due to the significant change in the roof line, which would have been flat originally; also this house has new windows on all but the northern façade and the cast steel porch is an addition. There is a contributing garage on the property. The other house of this style at 3641 Watson is contributing. Although its

²⁶ Architect's Small House Service Bureau, *How to Plan, Finance and Build your Home*, (New Orleans, La.: Southern Pine Association, 1921), 45.

²⁷ *Indianapolis City Directory*, (1930) <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

²⁸ *Indianapolis City Directory* (1930) <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 10, 2010).

²⁹ *Indianapolis City Directory* (1940) <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 17, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

windows have been replaced it retains original massing, roofline and details (photograph 0019, far right). Mrs. Cecile Van Wert lived at 3747 Watson Road in 1940. She was the widow of John Van Wert who had been the president of the Van Wert Coal Company.³⁰

House[s]

3704 and 3710 Watson Road [photograph 0021]

These two ranch houses are variations of the common ranch house constructed in the early 1950s. 3704 is a red-brick ranch with three bays on the Watson Road facade. The westernmost bay holds a wide casement window with 20 lights. The entry door is in the next bay, which is recessed. The easternmost bay holds another, smaller 12-light casement window. There are limestone sills beneath the windows. A wide cornice is beneath the composite shingle-clad roof. A wide chimney pierces the roof at the center. The house at 3710 (on right in photograph) is clad in limestone veneer. It has a three-bay façade. The attached garage is in the projecting westernmost bay. A recessed central bay holds a window configured with a wide fixed sash flanked by narrow double-hung sash windows. Next is the entry door beneath a vented awning. The easternmost bay is projecting and has a short double-hung sash window and then a pair of one-over-one double-hung sash windows (both of the latter have metal bars over them). The hipped roof is clad in composite shingles. There are two chimneys, one is at the western edge of the house; the other pierces the roof at the center. Martin D. and Ruth Garfield lived in 3704 and Harold Ellis lived in 3710 in 1951. The 1951 city directory does not list occupations, so those are not known for these two residents. There are more than two dozen ranch-style houses within the district. Several of these are along Watson Road.³¹

House

3680 Watson Road [photograph 0021, barely visible behind trees, far left]

This circa 1950 residence is sited into a hillock on the north side of Watson Road. The split-level limestone veneer house has a walk-out basement level. The house has six bays. An original paneled garage door in the westernmost bay has six horizontal lights. East of the garage door is a ribbon window formed of three wooden casements with three lights each. The next bay projects from the rest of the façade. It holds another ribbon window with a set of four casements in this ribbon configuration. The entry door is reached up a flight of stone steps from this basement level. The door is in the side of the projecting bay beside the exterior chimney. On this level the westernmost bay holds a casement window with 16 lights, east of this is a similar casement window, then the projecting bay holds the door on the wall perpendicular to the facade. East of the door is another casement window and east of this window is another casement window. The walls rise to a wide fascia board and cornice. The roof is hipped with a cross hip over the projecting bay. The roof is clad in red clay roman tiles. John R. Kelley lived here in 1951.³² His occupation was not listed in the City Directory. This is one of two split-level homes in the district; the other is a non-contributing house on the southern side of Watson Road at 3659 (see photograph 0019).

House

3539 Watson Road [photograph 0022, house on right]

This two-story Tudor Revival style house has three bays. It was constructed circa 1929. The residence rises from a brick foundation to brick walls laid in a running bond pattern. The center projecting bay holds the entry door. The segmental arch opening portal has a limestone keystone. The wooden door is also arched. Rectangular and triangular limestone insets are in the wall on both sides of the door. Rectangular leaded-glass windows are set into the projecting bay walls near the edges. Flanking the projecting bay are leaded-glass ribbon windows in sets of three on each side. Lintels are formed from a soldier-course of bricks; sills are limestone. On the second story, an external chimney rises above the front projecting bay gable. On the south side of the gable is a single, leaded-glass window and then a ribbon set of windows configured as those on the first story. On the north side of the front gable is a leaded-glass pair of windows. The roof is configured in short shed sections over these windows and then rises to a high pitch. At the ridge is a small gable with false half timbering beneath the gable. The roof is clad in composite shingles. There is a contributing garage on the property. John Van Zant lived here in 1930. His occupation was listed as packer, but no place of business was listed.³³

³⁰ *Ibid.*

³¹ *Ibid.*

³² *Indianapolis City Directory (1951)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (September 20, 2010).

³³ *Indianapolis City Directory, (1930)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

Mrs. Julia R. VanZant lived in the house in 1960.³⁴ Tudor Revival styles homes are popular in the district. There are nearly 30 here, including many along Watson Road in the 3500 block.

House

640 Fairfield Avenue [photograph 0023]

This modest, one-story Colonial Revival-style house rises from a red-brick foundation to red-brick walls. The symmetrical three-bay facade has the entry door in the center projecting bay. The entry surround is limestone with limestone quoins. The door is a replacement. The two flanking bays each hold double-hung sash windows with one light over one light. Metal bars cover both windows. A wide cornice is beneath the eave. A fascia board forms a frame within the gable over the door. The tympanum here is clad in brick with a limestone diamond shape in the center. The external chimney rises along the western side, where there is vinyl siding beneath the end gables. Behind the chimney, a projecting side entry wing holds a second door. The house roof is clad in composite shingles. William Schoneker and his wife Blanche lived here in 1940. William was superintendent at Continental Optical Company that year.³⁵ There are numerous Colonial Revival style homes in the district.

House

818 Fairfield Avenue [photograph 0025, center]

This two-story Dutch Colonial-style house constructed circa 1927 has a parged foundation and stucco walls. The three-bay facade has two entry bays. The primary entry is beneath a wide porch canopy. The canopy is supported by round columns which rest on a rusticated concrete-block porch foundation and they rise to a boxed cornice. The door is flanked by narrow double-hung sash windows with four lights over one light. East of the porch is a ribbon configuration of three windows, each one has six lights over one light. East of these windows is the second entry. Although this entry is reached from a simple concrete pad stoop, it is configured identically to the primary entry. On the second story, there are two pairs of double-hung sash replacement windows with one-over-one lights. Above these in the gable is a half-circle window divided into two sections with four lights in each section. The gambrel roof is clad in composite shingles and has returns beneath the front gable. There is a low-pitched hip roof over the secondary entry. A brick chimney pierces the center of the roof. There is a contributing garage on this property. This is one of many Dutch Colonial Revival style houses within the district. Charles O. Nichols lived was the first resident here. He was a floor man at L. Strauss & Company in 1930.³⁶

The remaining properties in the district are evaluated in the properties table attachment and are shown on the site plan. Please note that apartment buildings have only one address on the property table. Doubles show both addresses on the property table.

³⁴ *Ibid* (1960).

³⁵ *Indianapolis City Directory (1940)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 12, 2010).

³⁶ *Indianapolis City Directory, (1930)* <http://ulib.iupui.edu/digitalscholarship/collections/ICD> (accessed September 13, 2010).

Watson Park Historic District, Indianapolis, Marion County, Indiana

| Street | Address # | Building Type | C/NC | Secondary Bldg 2 | C/NC |
|--------------------------|-----------|-----------------|------|------------------|------|
| Birchwood Avenue | | | | | |
| East Side | 3677 | House | C | | |
| | 3673 | House | C | | |
| | 3669 | House | C | | |
| | 3657 | House | C | | |
| | 3645 | House | C | Garage | C |
| | 3643 | House | C | | |
| | 3639 | House | C | | |
| | 3635 | House | C | | |
| | 3629 | House | C | | |
| | 3625 | Multiple Family | C | | |
| Birchwood Avenue | 3619 | Multiple Family | C | | |
| South/West Side | 3696 | House | C | | |
| | 3686 | House | C | | |
| West Side | 3684 | House | N | | |
| | 3680 | House | C | Garage | N |
| | 3674 | House | C | | |
| | 3666 | House | C | Garage | N |
| | 3662 | House | C | Garage | N |
| | 3652 | House | C | Garage | N |
| | 3638 | House | C | Garage | C |
| | 3636 | House | C | | |
| | 3632 | Multiple Family | C | Garage | C |
| | 3628 | Multiple Family | C | | |
| | 3624 | Multiple Family | C | Garage | C |
| Winthrop | | | | | |
| East Side | 3745 | House | C | Garage | C |
| | 3741 | House | C | Garage | N |
| | 3737 | House | N | Garage | C |
| | 3733 | House | C | Garage | C |
| | 3653 | House | C | Garage | C |
| | 3645 | House | C | Garage | N |
| | 3641 | House | C | Garage | C |
| | 3637 | House | C | Garage | N |
| | 3631 | House | C | Garage | C |
| | 3627 | House | C | Garage | C |
| | 3621 | House | C | Garage | C |
| | 3609 | House | C | | |
| Winthrop | 3607 | House | C | | |
| West Side | | | | | |
| | 3740 | House | C | Garage | N |
| | 3736 | House | C | Garage | N |
| | 3642 | House | C | | |
| | 3634 | House | C | Garage | N |
| | 3630 | House | C | Garage | C |
| | 3614 | House | C | Garage | C |
| | 3612 | House | N | Garage | N |
| | 3606 | House | C | Garage | C |
| | 3602 | House | N | Garage | C |
| Guilford Avenue | | | | | |
| East Side | 3749 | House | C | Garage | C |
| | 3743 | House | C | Garage | C |
| | 3737 | House | C | Garage | C |
| | 3735 | House | C | | |
| | 3641 | House | C | Garage | C |
| | 3633 | House | N | Garage | N |
| | 3625 | House | C | Garage | N |
| | 3621 | House | C | Garage | C |
| | 3615 | House | C | Garage | C |
| | 3601 | House | C | Garage | C |
| | 3563 | House | C | | |
| | 3553 | House | N | Garage | C |
| Guilford Avenue | 3549 | House | C | Garage | C |
| West Side | 3742 | House | C | | |
| | 3740 | House | C | Garage | N |
| | 3728 | House | C | Garage | N |
| | 3650 | House | C | Garage | C |
| | 3632 | House | C | Garage | C |
| | 3630 | House | C | Garage | N |
| | 3624 | House | C | Garage | N |
| | 3620 | House | N | Garage | C |
| | 3614 | House | C | Garage | C |
| | 3616 | House | C | Garage | C |
| | 3606 | House | C | Garage | N |
| | 3602 | House | C | Garage | C |
| | 3558 | House | C | | |
| | 3556 | House | C | Garage | C |
| | 3550 | House | C | | |
| | 3544 | House | C | | |
| Carrollton Avenue | | | | | |
| East Side | 3737 | House | C | Garage | C |
| | 3727 | House | C | Garage | C |
| | 3721 | House | C | Garage | C |
| | 3655 | House | C | Garage | N |
| | 3645 | House | C | Garage | N |

Watson Park Historic District, Indianapolis, Marion County, Indiana

| | | | | | |
|-------------------|------|-----------------|---|--------|---|
| | 3641 | House | C | Garage | C |
| | 3635 | House | C | | |
| | 3617 | House | C | Garage | C |
| | 3615 | House | C | Garage | C |
| | 3609 | House | C | Garage | C |
| | 3607 | House | N | Garage | N |
| | 3601 | House | C | Garage | C |
| | 3563 | House | C | Garage | C |
| | 3559 | House | C | Garage | N |
| | 3553 | House | C | Garage | N |
| | 3551 | House | C | Garage | C |
| | 3547 | House | N | Garage | C |
| | 3541 | House | C | Garage | N |
| | 3535 | House | N | Garage | C |
| Carrollton Avenue | 3531 | House | N | Garage | C |
| West Side | 3734 | House | C | Garage | C |
| | 3720 | House | C | Garage | N |
| | 3650 | House | C | | |
| | 3644 | House | C | Garage | N |
| | 3640 | House | N | Garage | N |
| | 3636 | House | N | Garage | N |
| | 3618 | House | C | | |
| | 3616 | House | C | Garage | C |
| | 3610 | House | N | Garage | N |
| | 3608 | House | N | | |
| | 3602 | House | C | Garage | N |
| | 3556 | House | C | Garage | N |
| | 3548 | Multiple Family | C | | |
| | 3544 | Multiple Family | N | | |
| | 3536 | House | N | | |
| | 3534 | House | C | Garage | C |
| | 3520 | House | C | | |
| College Avenue | | | | | |
| East Side | 3735 | House | C | Garage | N |
| | 3725 | House | C | Garage | N |
| | 3645 | House | C | Garage | N |
| | 3637 | House | C | Garage | C |
| | 3621 | House | C | Garage | N |
| | 3617 | House | C | | |
| | 3615 | House | N | Garage | C |
| | 3609 | House | N | Garage | N |
| | 3605 | House | C | Garage | N |
| | 3601 | House | C | Garage | N |
| | 3559 | Multiple Family | C | Garage | N |
| | 3553 | House | C | | |
| | 3549 | House | C | | |
| | 3545 | Multiple Family | N | | |
| | 3539 | Multiple Family | N | | |
| | 3535 | Multiple Family | N | | |
| | 3527 | Multiple Family | C | | |
| College Avenue | 3519 | Multiple Family | N | | |
| West Side | 3720 | House | C | | |
| | 3718 | House | N | | |
| | 3716 | Multiple Family | C | | |
| | 3626 | House | C | | |
| | 3620 | House | C | | |
| | 3616 | House | C | | |
| | 3610 | House | C | Garage | C |
| | 3606 | House | C | Garage | C |
| | 3562 | Multiple Family | C | | |
| | 3554 | Multiple Family | C | Garage | C |
| | 3550 | Multiple Family | C | | |
| | 3548 | House | N | | |
| | 3542 | Multiple Family | C | | |
| | 3540 | House | N | Garage | N |
| | 3532 | Multiple Family | C | | |
| | 3528 | House | N | Garage | N |
| | 3524 | Multiple Family | C | | |
| Broadway Street | | | | | |
| East Side | 3763 | Multiple Family | C | | |
| West Side | 3758 | House | C | | |
| Park Avenue | | | | | |
| East Side | 3753 | House | C | Garage | N |
| | 3751 | House | N | | |
| | 3747 | House | N | | |
| | 3661 | House | N | | |
| | 3655 | House | N | Garage | N |
| | 3649 | House | N | Garage | N |
| Park Avenue | 3643 | House | C | | |
| West Side | 3762 | House | C | | |
| | 3758 | House | N | | |
| | 3754 | House | N | | |
| | 3750 | House | N | | |
| | 3744 | House | C | | |
| | 3740 | House | C | | |
| | 3738 | House | C | Garage | C |
| | 3734 | House | C | | |

Watson Park Historic District, Indianapolis, Marion County, Indiana

| | | | | | |
|-----------------------|------|-----------------|---|--------|---|
| | 3730 | House | C | | |
| | 3644 | House | C | Garage | N |
| | 3642 | House | C | Garage | C |
| | 3640 | House | C | Garage | C |
| Ruckle | | | | | |
| East Side | | | | | |
| | 3755 | House | C | Garage | C |
| | 3753 | House | C | Garage | C |
| | 3747 | House | C | Garage | N |
| | 3745 | House | N | | |
| | 3741 | House | C | | |
| | 3737 | House | C | Garage | C |
| | 3733 | House | C | Garage | C |
| | 3729 | House | C | | |
| | 3725 | House | C | | |
| Ruckle | | | | | |
| West Side | | | | | |
| | 3719 | House | C | | |
| | 3764 | House | N | | |
| | 3762 | House | N | Garage | N |
| | 3752 | House | C | Garage | C |
| | 3748 | House | C | | |
| | 3742 | House | C | | |
| | 3738 | House | C | | |
| | 3736 | House | C | Garage | C |
| | 3734 | House | C | Garage | C |
| | 3728 | House | C | | |
| | 3724 | House | C | | |
| | 3720 | House | C | | |
| | 3716 | House | C | Garage | N |
| | 3712 | Multiple Family | C | | |
| Central Avenue | | | | | |
| East Side | | | | | |
| | 3767 | House | C | Garage | C |
| | 3765 | House | C | Garage | C |
| | 3759 | House | C | Garage | C |
| | 3751 | Multiple Family | N | Garage | N |
| | 3747 | House | N | Garage | N |
| | 3741 | House | N | Garage | C |
| | 3733 | Multiple Family | C | Garage | N |
| | 3727 | House | N | Garage | N |
| | 3721 | House | C | | |
| | 3715 | House | C | Garage | N |
| | 3709 | House | N | | |
| | 3701 | Multiple Family | C | | |
| | 3659 | House | C | Garage | C |
| | 3655 | House | C | Garage | N |
| | 3649 | House | C | Garage | N |
| | 3643 | House | C | Garage | C |
| | 3615 | House | C | Garage | C |
| | 3609 | House | C | | |
| | 3605 | House | C | Garage | N |
| | 3601 | House | C | Garage | C |
| Edgewood Place | | | | | |
| North Side | | | | | |
| 37th Street | | | | | |
| North Side | | | | | |
| | 912 | House | C | | |
| | 518 | House | C | Garage | C |
| | 522 | House | C | | |
| | 532 | House | C | Garage | C |
| | 536 | House | C | Garage | N |
| | 558 | Multiple Family | C | | |
| | 604 | House | C | | |
| | 606 | House | C | Garage | C |
| | 618 | House | N | | |
| | 628 | House | C | | |
| | 630 | House | C | | |
| | 634 | Multiple Family | C | | |
| 37th Street | | | | | |
| South Side | | | | | |
| | 636 | Multiple Family | C | | |
| | 521 | House | N | | |
| | 523 | House | C | Garage | N |
| | 529 | House | C | Garage | N |
| | 539 | House | C | | |
| | 545 | House | C | Garage | C |
| | 551 | House | C | | |
| | 555 | House | C | Garage | C |
| | 561 | House | C | | |
| | 563 | House | C | Garage | C |
| | 607 | House | C | Garage | N |
| | 609 | House | C | | |
| | 613 | House | C | | |
| | 617 | House | C | | |
| | 621 | House | C | Garage | C |
| | 627 | House | C | Garage | N |
| | 633 | House | C | Garage | N |
| | 637 | House | N | Garage | C |
| | 641 | House | C | Garage | N |
| | 647 | House | C | Garage | N |
| Powell Place | | | | | |
| North Side | | | | | |
| | 522 | House | C | | |
| | 526 | House | C | Garage | C |
| | 530 | House | C | | |

Watson Park Historic District, Indianapolis, Marion County, Indiana

| | | | | | |
|------------------------|-----------|------------------|---------------|--------|---|
| | 534 | House | C | | |
| | 538 | House | N | | |
| Powell Place | 542 | House | C | Garage | C |
| South Side | 517 | House | C | | |
| | 521 | House | N | | |
| | 525 | House | C | | |
| | 529 | House | C | | |
| | 533 | House | C | | |
| 36th Street | | | | | |
| North Side | 520 | House | N (garage apt | | |
| | 522 | House | N | | |
| | 526 | House | C | | |
| | 540 | House | C | | |
| | 630 | House | C | Garage | C |
| 36th Street | 636 | House | C | Garage | N |
| South Side | 500 Block | outside boundary | | | |
| | 639 | House | C | | |
| | 719 | House | C | | |
| | 723 | Multiple Family | C | | |
| | 811 | House | C | | |
| | 821 | House | C | | |
| | 915 | House | C | | |
| | 921 | House | N | | |
| | 925 | House | N | | |
| Watson Road | | | | | |
| East/South Side | 3501 | House | N | | |
| | 3505 | House | C | | |
| | 3521 | House | C | Garage | C |
| | 3529 | House | N | Garage | N |
| | 3533 | House | C | Garage | C |
| | 3539 | House | C | Garage | C |
| | 3545 | House | C | Garage | C |
| | 3557 | House | C | Garage | C |
| | 3575 | House | C | Garage | C |
| | 3603 | House | N | Garage | C |
| | 3615 | House | C | Garage | C |
| | 3621 | House | C | Garage | C |
| | 3623 | House | C | Garage | C |
| | 3635 | House | C | Garage | N |
| | 3641 | House | N | | |
| | 3645 | House | C | Garage | C |
| | 3659 | House | N | Garage | N |
| | 3665 | House | C | Garage | N |
| | 3701 | House | C | Garage | C |
| | 3711 | House | C | | |
| | 3715 | House | C | | |
| | 3721 | House | C | | |
| | 3727 | House | C | Garage | C |
| | 3737 | House | C | | |
| | 3741 | House | C | | |
| | 3747 | House | N | Garage | C |
| | 3657 | House | C | Garage | C |
| | 3733 | House | C | Garage | N |
| | 3771 | House | C | Garage | C |
| | 3777 | House | C | Garage | N |
| Watson Road | 3779 | Multiple Family | N | Garage | N |
| West/North Side | 3502 | Green space Park | C | | |
| | 3506 | House | C | | |
| | 3510 | House | C | Garage | C |
| | 3520 | House | C | | |
| | 3530 | House | C | Garage | C |
| | 3540 | House | C | Garage | C |
| | 3542 | House | C | Garage | C |
| | 3560 | House | C | Garage | C |
| | 3566 | House | C | | |
| | 3570 | House | C | Garage | C |
| | 3602 | McCord Park | | | |
| | 3604 | House | N | Garage | C |
| | 3606 | House | C | Garage | C |
| | 3610 | House | C | | |
| | 3612 | House | C | | |
| | 3616 | House | C | Garage | C |
| | 3630 | House | C | Garage | C |
| | 3634 | House | N | Garage | C |
| | 3640 | House | C | Garage | N |
| | 3642 | House | C | Garage | N |
| | 3660 | House | C | Garage | C |
| | 3666 | House | C | Garage | C |
| | 3674 | House | C | | |
| | 3680 | House | C | Garage | C |
| | 3704 | House | C | | |
| | 3710 | House | C | | |
| | 3716 | House | C | | |
| | 3722 | House | C | Garage | C |
| | 3726 | House | N | Garage | C |
| | 3738 | House | N | Garage | C |
| | 3742 | House | C | Garage | N |

Watson Park Historic District, Indianapolis, Marion County, Indiana

| | | | | | |
|-------------------------|------|---------------------------|---|--------|---|
| | 3750 | House | C | Garage | C |
| | | Watson Road Bird Preserve | C | | |
| | 3780 | | | | |
| Fairfield Avenue | | | | | |
| North Side | 640 | House | C | | |
| | 722 | Multiple Family | C | | |
| | 730 | House | C | Garage | C |
| | 806 | House | C | | |
| | 810 | Multiple Family | C | | |
| | 818 | House | C | Garage | C |
| | 830 | Multiple Family | C | | |
| | 906 | House | C | | |
| | 910 | House | C | | |
| | 916 | House | C | Garage | C |
| | 922 | House | C | | |
| | 926 | House | C | | |
| | 934 | Multiple Family | C | | |
| | 1002 | House | N | | |
| | 1040 | Multiple Family | N | | |
| | 1136 | Multiple Family | C | | |

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

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.)

Property is:

- ☐ 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.

Areas of Significance

(Enter categories from instructions.)

Community Development and Planning

Architecture

Period of Significance

1910-1960

Significant Dates

1915

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Architect's Small House Service Bureau

Emerson Chaille & Company

Jose-Kuhn Lumber Company

Period of Significance (justification)

The first houses began appearing in the district around 1910 when the northern and eastern additions were platted. In 1915, Watson Hasselman replatted most of the area into Hasselman Place. Most of the building in the district occurred after that. Home-building continued on a substantial basis into the late 1950s when a number of ranch houses were constructed. Some housing construction continued through the end of the historic period. The area continued to develop as intended, with substantial, single-family homes, until about 1960. The period of significance ends at this date.

Watson Park Historic District
Name of Property

Marion, Indiana
County and State

Criteria Considerations (explanation, if necessary)

None.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Though platted originally in the early 1870s, Watson Park Historic District did not begin to see housing development until around 1910. The most significant era of development occurred between 1915 and 1930, after much of the area was replatted as Hasselman Place. The district is representative of the suburban growth of Indianapolis. The district is also atypical in some ways for a historic Indianapolis suburb. Both the initial platters, Ruddell and Vinton, and the later landowner, Hasselman, retained the rolling terrain, set aside green space that wasn't platted into building sites (and which later became public parks) and used curving streets to give Watson Park its distinctive character. The district is full of well-detailed and intact examples of middle-class housing in most of the styles popular in these decades. It housed Indianapolis working middle-class throughout most of its history and it developed along with and because of the cultural development of the Indiana State Fairground nearby and the transportation developments of streetcars, interurbans, trains and automobiles. The district is eligible for the National Register under Criteria A and C. The Watson Park Historic District (Watson Park HD) is eligible for listing under Criterion A for its association with the history of community development in Indianapolis, particularly for its representation of suburban development. Watson Park Historic District is also eligible for the National Register under Criterion C for its architecture. Ranging from bungalows and American Foursquares to various revival styles and ranches, the domestic architecture of Watson Park Historic District is representative of the most popular housing styles of the fifty-year period from circa 1910 to 1960, the period of significance. The district falls within the parameters of the "Historic Residential Suburbs in the United States, 1830-1960 Multiple Property Documentation Form."

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

Suburban Development Significance of Watson Park Historic District

In 1872, James H. Ruddell and his brother-in-law, Merrick E. Vinton, platted this land for a suburban-style development several miles from the center of Indianapolis and nearly a mile from the closest community of Mapleton.³⁷ In retrospect, the optimism that caused them to lay out Ruddell & Vinton's Addition with 21 lots in the middle of undeveloped farmland seems ill-conceived. However, the success of the town of Irvington, platted just two years earlier outside of Indianapolis's eastern boundary, must have provided impetus for their dream of a successful suburb half-way between Indianapolis on the south and the small communities of Broad Ripple and Wellington on the north.³⁸ It seems more than a little likely that Irvington was a source of inspiration to the two men. Like that town's initial plat, inspired by the plan for Glendale, Ohio, in 1851, with curving streets popularized as a suburban planning concept by Frederick Law Olmstead at Riverside, Illinois, Ruddell and Vinton's plat for their addition also had winding, curvilinear streets. Ruddell and Vinton named two of the three streets in their addition after famous writers, Poe and Euclid. The last street, Highland Drive, which lay along the crest of a hill above Euclid Avenue, seems to have been named less poetically and more pragmatically for its topography.³⁹

The two entrepreneurs who filed the plat for the addition were well-known Indianapolis businessmen. James H. Ruddell was a lawyer and a member of the Indiana State Legislature.⁴⁰ He was married to Merrick Vinton's sister and the two men were principals in Ruddell, Walcott and Vinton, an insurance and money brokerage business. Merrick E. Vinton is also listed in the 1880 *Indianapolis City Directory* as Secretary of the Salsbury & Vinton Paper Company, which incorporated in

³⁷ Indiana Department of Natural Resources/Division of Historic Preservation and Archaeology, *Center Township, Marion County Interim Report* (Indianapolis: Historic Landmarks Foundation of Indiana, 1991), 56.

³⁸ "Irvington," in David J. Bodenhamer and Robert G. Barrows, edited, *Encyclopedia of Indianapolis* (Indianapolis, Bloomington: Indiana University Press, 1992), 831.

³⁹ "Indianapolis Maps 1876" Clipping File, Indianapolis/Marion County Public Library; C. S. Mendenhall's *New Index Map of Greater Indianapolis*, (Cincinnati: C. S. Mendenhall), 1906,

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/HIM&CISOPTR=285&REC=14> (accessed September 10, 2010).

⁴⁰ "Phi Gamma Delta Archives," <http://www.phigam.org/NetCommunity/Page.aspx?pid=1146> (accessed September 20, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

1878. There is also a telephone listing for him under the name M.E. Vinton Company in 1880.⁴¹ Merrick E. Vinton's father, Almus Vinton, had been in Indianapolis business since at least as early as the 1850s. At the time of his death in 1870 he owned a large amount of property in and around the city. Although the land on which the Ruddell and Vinton addition was platted is not mentioned in the 1877 sketch about Almus Vinton, the timing and the partnership of the plat suggest that the men may have inherited this land from Merrick Vinton's father.⁴² Ruddell and Vinton also platted an addition south of 26th Street, called Park Place, around this same time.

The Ruddell and Vinton Addition is shown in an 1889 map of Indianapolis. Although the map does not indicate homes or further development in the addition, it does reveal another interesting connection that will play a role in future development of the area. In 1889, W.J. & J. B. Hasselman (husband and wife) owned 35 acres below the Ruddell and Vinton Addition.⁴³ The boundary line between the contiguous properties of the Ruddell and Vinton and the Hasselman additions was not the only connection between the two families. Almus Vinton and Lewis W. Hasselman had been business partners in the Hasselman and Vinton Washington Foundry in the 1850s.⁴⁴ After Vinton's death, Lewis Hasselman became a principal in a new business, The Eagle Machine Works. In 1880, Watson J. (W.J.) Hasselman worked at the Eagle Machine Works as a clerk. He also lived at the same address as Lewis strongly suggesting that Watson J. Hasselman was Lewis's son. (Another son, Otto H., was the proprietor of the *Indianapolis Journal* newspaper.)⁴⁵ Nine years later, the children of two former business partners, Vinton and Hasselman, owned these adjoining properties north of the city limits of Indianapolis in 1889.

When the Indiana State Board of Agriculture decided, in 1891, to move the State Fair from its location at 19th and Delaware to a new, larger spot outside the city limits, it opened the door to development of the area between the city and the new fairgrounds.⁴⁶ The town of Mapleton, located on Maple Road (now 38th Street) at about Illinois Street, was previously the only small island of residences serving local farmers in this general area prior to the fairgrounds' move. After the fairgrounds opened for the 1892 Indiana State Fair, the big city began to expand northward.

Electric streetcar lines made the four-mile-or-so trip from downtown to the fairgrounds easy; the open-sided summer streetcars made it part of the fun of a day at the State Fair. In 1902, Indianapolis annexed Mapleton, edging the city limits toward the Ruddell and Vinton Addition.⁴⁷ By 1907, College Avenue ran all the way north to 50th Street. The *Official Map of the City of Indianapolis* showed the Ruddell and Vinton plat and with a new north-south street, probably present-day Park Street. The following year a historic map shows streetcar lines running north on College and Central Avenues. Another streetcar line turned east and ran along 34th Street from Meridian to College and there it began to angle northeast running directly into the fairgrounds.⁴⁸ Within a few years, Fairgrounds Avenue (now Fairfield Avenue) would run along the line of the streetcar into the fairgrounds.

In these early years of the 20th Century Indianapolis was in the midst of a bridge and road building program that would make the district even more accessible and attractive to home buyers. As early as 1899 the city had begun to replace old steel and iron bridges with new stone and concrete ones. The construction of new bridges across Fall Creek included those on College and Central avenues by 1905. Development followed these new bridges north.⁴⁹ Then, in 1909, the city hired landscape and urban planner, George Kessler, to create a system of parks that would be connected by attractive boulevards. Kessler's "system" had an immensely positive impact on the city and on the area that became Watson Park

⁴¹ *Indianapolis City Directory (1880)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 12, 2010).

⁴² John H. B. Nowland, *Sketches of Prominent Citizens of Indianapolis*, (Indianapolis: Tilford & Carlon, 1877) 462-463.

⁴³ Thos. W. Palmer, *Map of the City of Indianapolis and its Suburbs*, (Indianapolis: Baker and Randolph, 1889), *The Digital Collection of the IUPUI University Library*, (<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/HIM&CISOPTR=147&REC=9>) (accessed September 1, 2010).

⁴⁴ *Indianapolis City Directory (1858-59)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 12, 2010).

⁴⁵ *Indianapolis City Directory (1880)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 12, 2010).

⁴⁶ "Indiana State Fair", Bodenhamer and Barrows, *Encyclopedia of Indianapolis*, 249.

⁴⁷ The Polis Center, "Mapleton-Fall Creek" <http://www.polis.iupui.edu/ruc/printable/394.asp> (accessed September 7, 2010).

⁴⁸ R. L. Polk & Co. City Directory Map of Indianapolis, http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/HIM&CISOPTR=302&DMSCALE=50&DMWIDTH=600&DMHEIGHT=600&DMX=1866&DMY=0&DMMODE=viewer&DMTEXT=%20indianapolis&REC=20&DMTHUMB=1&DMROTATE=0 (accessed September 8, 2010).

⁴⁹ "Fall Creek Bridges," Bodenhamer and Barrows, *Encyclopedia of Indianapolis*, 351-52.

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

Historic District. In addition to creating Fall Creek Parkway south of the district, Kessler's plan called for the improvement of Maple Road (38th Street) into a wide, attractive boulevard.⁵⁰ In 1911, the park commission ordered this improvement of Maple Road with the "construction of curbs, gutters and macadam roadway."⁵¹ The infrastructure improvements turned the area south of 38th Street into prime residential land within a few years after the opening of the new State Fairgrounds had made it highly visible.

A number of developers began to buy up the few parcels of land still available along the improved 38th Street. Advertisements for developments such as Marion Highlands (between College and Central), Mendenhall's 38th Boulevard Addition, and Pivot City's Realty Co. Addition touted the "newly completed Maple Boulevard."⁵² An advertisement for the Meridian Hills District in 1915 called the area between Fall Creek on the south, White River on the north, and from the Monon on the east to Capitol Avenue on the west (an area which included the present-day Watson Park Historic District), the "Choice Residence Section" of the city.⁵³ These sales pitches were working. By 1914 there were already 11 homes on Highland Drive (present-day 37th Street).⁵⁴ Sixteen homes had been constructed along Central Avenue north of 36th Street by that year. These were not the homes of the wealthy but they were homes of the solid middle class, such as Aaron Moore, a contractor who lived at 3765 Central Avenue, J. Martin Antrim (3620 Central), the vice president and treasurer of the R. W. Furnas Ice Cream Company, and E. Cooper Zaring, a travel agent who lived at 602 Highland Drive.⁵⁵

Two years later, in 1916, Watson J. Hasselman, who had become a real estate man, lived at 3445 Central Avenue, on the land he and his wife had owned since the 1880s. By then the Hasselmans also had purchased the former Ruddell & Vinton Addition. In 1915 they had filed amended plats for that holding as additional sections of the Hasselman Place Addition Second Section. Watson Hasselman renamed Euclid Avenue for himself; it became Watson Road.⁵⁶

A half-page advertisement in the *Indianapolis Star* offered building sites in the new Hasselman Place's Third Section in 1916: "In the boulevard district! Watson Road (lying entirely within this addition) is a boulevard between boulevards." The addition featured "two miles of protected home sites***No stores, double houses, courts, public garages or apartment buildings *** Just Homes!" According to the advertisement every lot in the 114 home-site tract was protected by these building restrictions. And the addition was "close to school, close to car lines and within the paved street area." There was a "variety of landscape! Many big forest trees! Some lots heavily wooded, others terraced, and still others are clear, permitting a conventional style of landscape decoration." And the advertisement acknowledges that the addition had existed but been unsettled for many years: "Held for years by the present owners, till the city has grown far beyond it!" With all improvements, including access to city water (fire hydrants in the area are dated from the late 1890s to 1908) the lots in Hasselman Place Third Section were listed at \$1,900 to \$2,600 with terms "as low as \$25 cash and balance monthly payments."⁵⁷

An Indianapolis Baist map for 1916 shows the extensive Hasselman Place Addition. Hasselman Place First Section was south of Fairgrounds Avenue (now Fairfield, and outside the boundaries of the present-day historic district); the Second Section was from 36th Street south to Fairgrounds Avenue; the Third Section was from 36th north to "Highland" (now 37th). Plat books reveal that there were no restrictions or covenants on who or how one could build in Hasselman Place.⁵⁸ The restriction against apartment buildings, mentioned in the advertisement in 1916, was not recorded with the plat.

Smaller additions surrounded the Hasselman Place sections on two sides: in the areas above 37th and west of Guilford where there were other, much-smaller additions of Marion Highlands (between College and Central), and Mendenhall's 38th Boulevard additions. Pivot City's Realty Company's Addition was below Watson Road and east of Cornell (present-day Winthrop). The Pivot City addition was bisected by Donovan (now Birchwood). The Baist map reveals that this was still new residential territory. There are two houses in the Pivot City section and a handful in Marion Highlands Second

⁵⁰ "Kessler's Boulevard and Park System," *Ibid.*, 868-69.

⁵¹ *Municipal Engineering*, (Indianapolis, New York: Municipal Engineering Company, 1911), 40.

⁵² May 25, 1915, *Indianapolis Star*, 22.

⁵³ June 20, 1915, *Indianapolis Star*, 19.

⁵⁴ "In an Exclusive Residence Neighborhood," August 6, 1916, *Indianapolis Star*, 28.

⁵⁵ *Indianapolis City Directory (1914)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 23, 2010).

⁵⁶ *Indianapolis City Directory (1914)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 23, 2010).

⁵⁷ "Hasselman Place" May 7, 1916 *Indianapolis Star*.

⁵⁸ Plat Book 15, page 9; Plat Book 17, page 56 located in Marion County Records Office, Indianapolis, Indiana.

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

Section and Mendenhall's 38th Boulevard. However, the majority of properties in Marion Highlands First Section, between Central Avenue on the west and College Avenue on the east, have houses, including a half-dozen or so in the southernmost section of the addition, along the south side of Highland (37th).⁵⁹

There were also homes (fewer than 2 dozen) in Hasselman Place's Second Section, which was below 36th Street and west of Watson Road. In addition, Eliza R. Espy owned ten acres of land along Central Avenue between Fairgrounds Avenue and 36th Street, which interrupted Hasselman's Addition in this spot.⁶⁰ Those 10 acres would later be developed by the Jose-Balz Company as Central Court Addition, a development that was listed on the National Register of Historic Places in 2004.⁶¹ South of Central Court and east of Central Avenue, a large greenhouse sat on lot #176 of the Hasselman Place Addition.

The Baist map also reveals that some of the interesting features, which are still part of the Watson Park Historic District, were already in place by 1916. The areas now designated as McCord Park (lot # 196 in the plat) and Watson Park (referred to in the plat as "Block A") are part of the layout of the addition from the beginning. On this map, Watson Road is called "Watson Park Road." The large green space at the northwest corner of Watson Road is shown as lot number 296, the last numbered lot of Hasselman Section Two. Although it does appear that 296 was intended to be a building lot, it seems that it was something of an afterthought in the plan, as it is numbered out of sequence and falls between lots 176, 175 and 163.⁶²

As homeowners began to build in the new sections of Hasselman Addition and the smaller additions to the north and east filled, another new transportation option opened for district residents and their neighbors. In 1922, the Monon Railroad, whose tracks ran along the western edge of the Fairgrounds and through many of the new neighborhoods west of the Watson Park area, constructed a new passenger depot west of the fairgrounds north of 38th Street. In addition to the commuter possibilities the new passenger depot now offered neighbors, they had numerous other transportation options for reaching their jobs downtown or to the north. Interurbans had replaced streetcars on some of the city's streets, on others the familiar streetcars still ran. Automobiles traveled on the new boulevards bordering the neighborhood.

Along with new houses, a few garages were also springing up in the district in the 1920s, bricks-and-mortar evidence of what was fast becoming the most popular personal transportation option in the nation. As early as 1916 the advertisement for Hasselman Place encouraged readers to "Motor out College Avenue" to have a look at the new building sites. The 1916 Baist map shows a few outbuildings behind the homes in the northern additions of the district.⁶³ But by 1920, there was one registered automobile for every 13 persons in the country and more than 25,567,000 automobiles were registered in the U.S. by 1925.⁶⁴ These statistics are not surprising given that, by the mid-1920s, a Model T Ford could be purchased for only \$290, a price an average worker in 1925 could pay off in 3 months. No wonder then, that the 1927 Baist Map of the neighborhoods shows several garages behind homes in the district, including those at 3727 and 3747 Central Avenue, and some garages that are no longer extant, such as the ones at 3754 Park Avenue and 539 37th Street. When the last interurban that ran past the neighborhood stopped service in 1934, the discontinuance was at least in part a recognition of the presence of automobiles in most Americans' lives. Most of the garages that are now extant in Watson

⁵⁹ 1916 Baist Map, *IUPUI Digital Collection*

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/BaistAtlas&CISOPTR=113&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=912&DMY=40&DMMODE=viewer&DMTEXT=%20Maple&REC=16&DMTHUMB=1&DMROTA TE=0 (accessed August 30, 2010).

⁶⁰ *Ibid.*

⁶¹ *National Register of Historic Places* <http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=0> (accessed September 20, 2010).

⁶² 1916 Baist Map, *IUPUI Digital Collection*

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/BaistAtlas&CISOPTR=113&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=912&DMY=40&DMMODE=viewer&DMTEXT=%20Maple&REC=16&DMTHUMB=1&DMROTA TE=0 (accessed August 30, 2010).

⁶³ 1916 Baist Map, *IUPUI Digital Collection*

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/BaistAtlas&CISOPTR=113&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=912&DMY=40&DMMODE=viewer&DMTEXT=%20Maple&REC=16&DMTHUMB=1&DMROTA TE=0 (accessed August 30, 2010).

⁶⁴ *Ibid.*, 163.

Watson Park Historic District
Name of Property

Marion, Indiana
County and State

Park date from the 1930s or later. As finances took a tumble, Americans began to worry about protecting the financial investment they had made in an automobile and they began to build "houses" for their cars, usually in detached buildings at the rear of their properties or beside their homes. These cars were so much a part of everyday life that in the early 1950s streetcars stopped running in Indianapolis; a last ditch effort to keep a trolley-like system running with a switch to trackless trolleys lasted only until 1957 when busses replaced them.⁶⁵

Churches and schools followed homeowners north. In 1923, the congregation of the Tabernacle Presbyterian Church dedicated a new sanctuary building on the northwest corner of Fairfield and Central Avenue, just outside the neighborhood.⁶⁶ Neighborhood children could attend the public school at 32nd and Pennsylvania or the private Tudor Hall at 32nd and Meridian Street.⁶⁷ New houses were going up in the Hasselman Place Addition, including the one at 3542 Guilford Avenue, which was advertised that year for sale by the Jose-Kuhn Lumber Company. It has 4 bedrooms, tile bath, and was built of concrete with a stucco coat of "cement lime embedded with red and white granite rock." And it had a two-car garage. This unusual house, which is still extant, but now has a Fairfield Avenue address of 830, has a curved façade to help it fit perfectly on the corner lot—and it still has its original garage.⁶⁸

The Baist map of 1927 also reveals that while Watson Road and 36th Street were largely unpopulated, many of the lots on the other streets were full of houses by this time.⁶⁹ Neighborhood lore, some of which is substantiated, holds that at least two of the houses constructed by then were built as part of special home show events. In 1925, as part of the *Indianapolis Star's* "Home Beautiful Tour" Emerson Chaille & Company built the French Provincial house at 3605 Central Avenue for \$10,000. Four houses in modern styles were constructed in northern suburbs in four price ranges for this tour.⁷⁰ This one was the second most expensive of all the homes built for the tour. Neighborhood lore has it that 3615 Central was built as part of the Home Show held annually at the Indiana State Fair, the same year. However, this was not the centerpiece home for 1925.⁷¹ If this house has a Home Show connection, and the neighborhood information indicates that there is some research to support at least some connection, then it is likely that it was built from one of the plans submitted to the show, which were published and available for use, rather than being one of the homes constructed on the Fairgrounds.⁷² Whatever their history, these two homes were among the many lining most the streets of the neighborhood by 1927, although the two interior streets, Watson Road and 36th Street, were still practically empty this year. The large greenhouse continued to occupy Lot #176 along Fairfield. And two of the green scapes in the neighborhood had achieved designation as parks by this time. The Indianapolis Audubon Society earmarked Watson Park as a bird sanctuary in 1925.⁷³ The Baist map also shows that McCord Park has been designated as a "Park" by this time.⁷⁴ In 1925, the Indianapolis Parks Department acquired both of these parks.⁷⁵

By the end of the 1920s, the neighborhood had easy access to a new Shortridge High School, which was now housed in a beautiful new building at 34th and Meridian streets. Tabernacle Presbyterian's congregation had dedicated a new three-

⁶⁵ "Streetcars," Bodenhamer and Barrows edited, *Encyclopedia of Indianapolis*, 1305-06.

⁶⁶ The Polis Center, "Mapleton-Fall Creek" <http://www.polis.iupui.edu/ruc/printable/394.asp> (accessed September 7, 2010).

⁶⁷ Watson-McCord Neighborhood Association, "Views from the Park" <http://www.watsonmccord.org/WMNANewsletteroctober2007.pdf> (accessed September 6, 2010).

⁶⁸ "See this Fine New Corner Residence," May 27, 1923, *Indianapolis Star*.

⁶⁹ 1927 Baist Map, *IUPUI Digital Collection* http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/SanbornJP2&CISOPTR=1864&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=377&DMY=154&DMMODE=viewer&DMTEXT=&REC=17&DMTHUMB=1&DMROTATE=0 (accessed September 12, 2010).

⁷⁰ Jim Gabbert, "Promo Houses Get Overdue Recognition," *Indiana Preservationist* (May/June 1999), 4-5.

⁷¹ Watson-McCord Neighborhood Association, "Views from the Park," <http://www.watsonmccord.org/WMNANewsletterJune2007.pdf> (accessed September 6, 2010).

⁷² For images of all Home Show Centerpiece homes, see Shannon Hill, "The Indianapolis Home Show, its History, Evolution and Centerpiece Homes," (Master's thesis, Ball State University, 2002).

⁷³ "Indianapolis Parks and Playgrounds," Clipping File, Indianapolis/Marion County Public Library.

⁷⁴ 1927 Baist Map, *IUPUI Digital Collection* http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/SanbornJP2&CISOPTR=1864&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=377&DMY=154&DMMODE=viewer&DMTEXT=&REC=17&DMTHUMB=1&DMROTATE=0 (accessed September 12, 2010).

⁷⁵ The Polis Center, "Mapleton-Fall Creek" <http://www.polis.iupui.edu/ruc/printable/394.asp> (accessed September 7, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

story educational, recreational and chapel building across Central Avenue.⁷⁶ A commercial node was just beginning to develop along 38th Street, but in 1927 most of this street was still residential with a few apartment complexes sprinkled among the homes and small businesses.⁷⁷ By 1927, most of the neighborhood was 11 years old, hints were already suggesting the coming Great Depression, especially for farmers, but suburban dwellers like those in Watson Park probably had no idea what was about to happen to their world.

The urban real estate boom of the 1920s ended with a crash in 1929.⁷⁸ Construction continued at a slower pace in the early years of the Great Depression. In 1929, the city ran a 10-day "Own your Own Home" campaign to try to boost the already ailing housing market, even before the stock market crashed in October.⁷⁹ Although building slowed, the *Indianapolis Star* continued to run weekly Sunday articles boasting about new home construction in the early 1930s. Most of the featured homes were small Tudor Revival style houses, less expensive versions of the upper-middle-class homes that were being constructed along Watson Road at this time.⁸⁰ Despite the Great Depression's effect to slow building in the city, the 1941 Baist Map shows that construction had carried on in the Watson Park district during some of the years of the depression. The vast majority of lots in the district held houses by this year, including those lining Watson Road and 36th Street, which had been virtually empty in 1927.⁸¹

Other changes took place in the district in the depression years. The large greenhouse that had occupied a lot along Fairfield Avenue was demolished. A bigger change was the construction of a huge apartment complex on the northeast corner of Central and Fairfield avenues. By 1941, the Fairfield Colonial Apartments occupied this space.⁸² Despite the restrictions against apartment buildings advertised when Hasselman Place's Second Section opened, the hard times of the Great Depression made a large lot sale attractive. Fairfield Colonial was a Federal Housing Administration-backed affordable housing project, one of three, including the National Register-listed Marcy Village, built in Indianapolis in these years. The huge Colonial Revival style Fairfield apartment complex is still extant in the neighborhood (and just outside the boundary of the district), but recent updates have replaced all original windows, doors and door surrounds and removed any trace of original floor plans.⁸³

Some of the district's newly constructed homes were among the grandest in the district. But the professions of the owners of these new homes are similar to those who already lived in the district. These are primarily the middle-class businessmen of the city; however, some of the new residents had important-sounding and presumably well-paying work, and some others were among the skilled workers of the city. For instance, Edward C. Bachfield, a dentist, and his wife, Edith, lived at 3506 Watson Road. Neighbors along Watson Road were Silas W. Bennett, who worked in the major claims department of Lumberman's Mutual Insurance Company, lived at 3520. Edward C. Harmening, a plumber, resided at 3542. William B. Schiltges, the First Vice President of Fletcher Trust lived at 3642 with his wife Mary. George S. Olive, a CPA, and his wife, Louise, lived at 3666. Walter Teufel lived at 3645 with his wife, Marjorie. He was the Division Superintendent of the Pennsylvania Railroad. Bert and Alice Sexson lived at 3711; Bert worked at the Sexson Brothers Coal Company. John L. Van Zant, an author, his wife, Irene, and son John T., a broker, shared the house at 3539 (now 3541) Watson Road with Donald T. Campbell, a salesman at WHB Company. Ralph Routzahn and his wife, Aletha, and son, Paul, lived at 3505 Watson Road. Ralph was the Assistant Treasurer of the Indianapolis Paint and Color Company

⁷⁶ *Ibid.*

⁷⁷ 1927 Baist Map, IUPUI Digital Collection

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/SanbomJP2&CISOPTR=1864&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=377&DMY=154&DMODE=viewer&DMTEXT=&REC=17&DMTHUMB=1&DMROTATE=0 (accessed September 12, 2010).

⁷⁸ Marc A. Weiss, *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning* (New York: Beard Books, Inc., 1987), 12.

⁷⁹ "Committees for Own Your Own Home Campaign Announced by Realtors," *Indianapolis Star*, September 28 1929, 5.

⁸⁰ *Indianapolis Star*, May, June, July 1932.

⁸¹ *Baist Map (1941)*,

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/SanbomJP2&CISOPTR=1903&DMSCALE=25.00000&DMWIDTH=600&DMHEIGHT=600&DMODE=viewer&DMFULL=0&DMOLDSCALE=1.43692&DMX=0&DMY=0&DMTEXT=&DMTHUMB=1&REC=18&DMROTATE=0&cx=86&cy=24 (accessed September 13, 2010).

⁸² *Ibid.*

⁸³ Brandt Construction, <http://www.brandtconstruction.com/currentConstitutionGardens.htm> (accessed August 18, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

and Paul was a clerk.⁸⁴ It seems that, for at least a few of these residents, a second income was helping to make homeownership possible during the years before World War II lifted the economy out of depression. Others may have had fewer financial concerns than many Americans who endured the financial downside that marked the era.

As the country moved into action, preparing for war, the Great Depression gradually ended. However, life on the home front was rationed and constrained for everyone—even the upper middle-class and the affluent—in some ways even more than during the depression. Many materials and consumer goods were simply no longer available or were consumed by the war effort, and rationing of food products, gasoline and other everyday needs affected every family. One response that Watson Park neighbors had to their time was to come together. In the 1940s, they organized a neighborhood association.⁸⁵ Two years later, Tabernacle Presbyterian purchased a tract of land across the street from the Watson Park neighborhood to create a playground and recreation field, which served parishioners and neighborhood children.⁸⁶

World War II brought the country out of the depression and the end of the war brought a time of optimism and affluence. The returning G.I.s came home, married sweethearts and prepared to buy houses in which to raise their record-setting numbers of children. With the Federal Housing Authority backing loans to these young families, they began to look for places, primarily in the suburbs, to build new homes, primarily in the modern ranch style. FHA loans were typically for houses below median price, but conventional lenders began to write longer amortizing loans in this period as well, allowing those with dreams of a large home to spread out payments over longer periods.⁸⁷ Both small and large homes went up on the few remaining lots in Watson Park during these years. Ranches like those at 3604 and 3610 and split levels like those at 3659 and 3680 Watson Road were constructed in Watson Park in the 1950s.

By the beginning of the 1950s neighborhoods in Indianapolis were changing. Fair housing laws, beginning in 1949, opened areas to African Americans who had had few housing options previously.⁸⁸ When Indianapolis's de facto segregation ended, black families began moving into the city's nearer suburbs. By 1960, the greater Mapleton-Fall Creek area's population, of which Watson Park was a part, was 25,065. Nearly 62 percent of these residents were European American and almost 38 percent were African American.⁸⁹ Watson Park neighborhood was beginning to reflect changing demographics. One resident remembers that when she and her husband moved to their home on Powell Place in 1969 theirs was the third or fourth African American family on the street.⁹⁰

Eventually, and more significantly to the neighborhood, at the same time the neighborhood was diversifying racially its residents were also aging. Like much of the city, parts of Watson Park would suffer as its long-time residents aged, oftentimes leaving widows alone to maintain aging houses. The City Directory demonstrates the aging and deaths of former breadwinners in its listings in 1960. Of the 57 occupied residents on Watson Road that year, 14 were listed under female names, most of these with the title, "Mrs." before their names; an indication of their widowed status.⁹¹ As these older residents on fixed incomes tried to keep up with maintenance of their lovely older homes, potential new residents with ample money moved to the faraway suburbs. Greater changes were in store for Watson Park Historic District in the years of the 1960s and 1970s, but the signs of harder times for the neighborhood were already visible in 1960.

Architectural Significance

All of the buildings within the district boundaries were originally residential. The first portions of this district were platted in the 1870s but no housing stock from the 19th century remains in the district, if any were ever constructed at that time.

⁸⁴ *Indianapolis City Directory (1940)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 23, 2010).

⁸⁵ The Polis Center, "Mapleton-Fall Creek" <http://www.polis.iupui.edu/ruc/printable/394.asp> (accessed September 7, 2010).

⁸⁶ *Ibid.*

⁸⁷ Brendon O'Flaherty, *City Economics*, (Cambridge, Mass.: Harvard University Press, 2005) 381.

⁸⁸ The Polis Center, "Mapleton-Fall Creek" <http://www.polis.iupui.edu/ruc/printable/394.asp> (accessed September 7, 2010).

⁸⁹ *Ibid.*

⁹⁰ "Watson Park Neighborhood Association Newsletter." <http://www.watsonmccord.org/WMNANewsletterJune2007.pdf> (accessed September 6, 2010).

⁹¹ *Indianapolis City Directory (1960)* <http://www-lib.iupui.edu/digitalscholarship/collections/icd> (accessed September 23, 2010).

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

Although the district is comprised of a number of different plats, the homes within the current day Watson Park Historic District were constructed within a few decades of each other. Throughout the district the homes tend to be those of the solid- to upper-middle class. Though of different styles, they all tend to display the middle-class to upper-middle class socio-economic status of their original owners. In general, the grandest homes are along Watson Road. These were also some of the latest homes to be constructed in the district. Homes north of present-day 37th Street and east of present-day Winthrop tend to be older (starting circa 1910). Homes along Watson Road are among the newest, including split-level and ranch designs from the 1950s to 1960. At least one non-contributing home on Watson Road appears to have been constructed circa 1970.

The district has homes of nearly every popular domestic style constructed in the U.S. between 1910 and 1960. The oldest of the extant buildings appear to be late-period vernacular Queen Anne style homes and Craftsman-style homes. Perhaps the largest numbers of homes of any particular design period are those representing the Arts & Crafts era at the turn of the 20th Century. Two-story Craftsman style homes and smaller, more modest bungalows are well represented within the district (see Section 7 for descriptions and specific addresses). The popularity of the Arts and Crafts movement, which began in England and crossed the Atlantic to become popular in America in the early 20th century, is displayed in a fine collection of Craftsman-style homes in the district. The bungalow plan was a referent to houses in India during the heyday of the British Empire. In the U.S., the bungalow is an American house style which also has antecedents in the British Arts and Crafts Movement. Although the bungalow was considered a modern house style, the Arts and Crafts Movement from which it and the larger two-story Craftsman style homes sprang was a celebration of the craftsmanship of artisans of previous centuries. The bungalows and two-story Craftsman homes in the Watson Park Historic District were undoubtedly filled with the dark oak furnishings of the Stickley brothers or their less expensive competitors, including Sears, Roebuck & Co. The type of quarter-sawn oak floors mentioned in an advertisement for 3765 Central Avenue in 1916 were undoubtedly popular in most homes constructed in the district in this period.⁹² Although large Craftsman-style homes fell out of popularity as the new century progressed, bungalow homes remained popular and mingled with the new Revival styles of the 1920s-1940s.

The most common house plan in the district is the American Foursquare. There are Foursquares with Craftsman details and Foursquares with Colonial Revival details, stucco, brick and frame Foursquares in the district. While some cite influences for the American Foursquare springing from the work of the Prairie-style architect, Frank Lloyd Wright, there were a handful of earlier architects who used this plan prior to Wright. As its name implies, the American Foursquare is considered an indigenous American architectural style.

There are a great number of 20th Century Revival style homes within the district. American Colonial Revival homes became popular especially following the Chicago Exposition of 1893, where Daniel Burnham's classically inspired White City prompted Americans to revisit their roots. There are a number of Colonial Revival style homes within the district, ranging in construction dates from about 1920 to about 1940 (see Section 7 for descriptions and specific addresses). European Revival style homes became popular after World War I when soldiers returning from Europe brought back with them an interest in the architectural styles of older countries. Tudor Revival styles are probably the most common of this type within the district but there are also a number of English Cottages and several French Eclectic style homes.

It seems that at least a few residents of Watson Park Historic District also obtained design advice from agencies or sellers of mail-order prefabricated kit homes, or hired the Architect's Small House Service Bureau to design them. One of the homes on Powell Street appears to be a now-altered home designed by an architect from the Small House Service Bureau, for instance.

By the late 1940s and stretching to 1960 and beyond, a new American style had emerged. The ranch home swept the nation from the east to the west coast. Both modest ranches and larger ones are found in Watson Park Historic District and two split-level homes were built on Watson Road in the 1950s.

Spanning five decades, the domestic architecture in the district includes single-family homes and domiciles built as double residences and apartment complexes. These residences also represent most of the popular styles of the fifty-year period in which they were built. Residences within the district also span the range from relatively modest to relatively high-style

⁹² *Indianapolis Star*, September 17, 1916, p. 23.

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

homes for middle-class residents. For these reasons, the Watson Park Historic District is eligible for the National Register of Historic Places under Criterion C for this fine architectural collection.

The district is also eligible for inclusion in the National Register under Criterion A for its association with the residential suburban development of Indianapolis.

Developmental history/additional historic context information (if appropriate)

Although Watson Park's original plan seems to have been inspired by that of Irvington on the city's east side, the addition really did not develop in the early years in the way that Irvington did. There do not appear to be any residences in Watson Park that date to the 19th Century. However, Irvington and Watson Park, and suburbs everywhere, share some similarities, such as the importance of transportation to create access. Both Watson Park and Irvington were accessible by streetcars and paved streets and both were reached relatively early in their development by railroads with stations within or nearby the neighborhoods. In the late 19th Century the Penn Central Railroad constructed a depot for its stop in Irvington, pushing further development in the area.⁹³ In 1922, the Monon's construction of a depot just outside the northeast boundary of Watson Park aided in that neighborhood's growth spurt. Watson Park was further enhanced by the city's park and boulevard construction in the early 20th Century.

Unlike purely residential enclaves, such as the wealthy enclave of Golden Hill (platted 1908) on the city's northwest side and Forest Hills (development starting in 1911) on the northeast side, both of which included winding streets and upscale housing similar to that along Watson Road in the Watson Park Historic District, Watson Park also saw commercial hubs develop along its edges not long after the interior of the addition began to fill with houses.⁹⁴

Watson Park shared this pattern with some other suburbs developing at the same time. For instance, on the east side, a commercial area began to develop in Irvington in the late 19th Century along Washington Street—the street that bifurcated the district. Another east side development, Emerson Heights, was platted around 1912 and also saw commercial nodes spring up along its north and south boundaries of 10th and Michigan streets by 1920.⁹⁵ On the north side of the city and just a few blocks north of Watson Park, Oliver Johnson's Woods Addition, bounded by 44th Street on the south and 46th Street on the north, Central on the west and College on the east, and platted in 1908, was soon bounded by mixed residential and commercial areas, primarily on College and Central avenues.⁹⁶ Near Watson Park, commercial development began in the mid 1920s, primarily along Maple Boulevard (now 38th Street) and secondarily at some of the corners of College and Central Avenue. By 1930, along with a large number of apartment buildings lining Maple Road, the city directory reveals there was also a restaurant, a radio store, dry cleaners, garages and gasoline stations on Maple Road between College and Central Avenue.⁹⁷ Watson Park has a unique history but it shares similar patterns of land development and use with many other suburban areas of Indianapolis and is a good representation of how this city's suburbs developed as landowners moved further away from the city center.

⁹³ The Penn Central Railroad depot was on South Audubon Road in Irvington.

⁹⁴ Golden Hill's plat is in Plat book 17, page 57, directly after the amended plat of Hasselman's Second Section. (Marion County Records, City/County Building, Indianapolis, Indiana)

⁹⁵ Emerson Heights began to develop in the 1910s, by the 1920s commercial enterprises were locating along 10th and New York streets including grocery stores, bakeries and other businesses serving the nearby residents. (Connie Zeigler, Emerson Heights Historic District National Register Nomination, 11/15/2009).

⁹⁶ Oliver Johnson's Woods plat is in Plat book 15, page 31. (Marion County Records, City/County Building, Indianapolis, Indiana)

⁹⁷ City Directory (1930),

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=19828&REC=4&CISOBX=Maple> (accessed February 20, 2012).

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

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Watson Park Historic District

Marion, Indiana

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Indianapolis City Directory (1914, 1915, 1916, 1920, 1930, 1940, 1951, 1960). <http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=5569&REC=1&CISOBX=Cross> (accessed September 23, 2010).

"Learning from History," Watson-McCord Neighborhood Association Newsletter, June 200.

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

<http://www.watsonmccord.org/WMNANewsletterJune2007.pdf> (accessed September 1, 2010).

National Register of Historic Places Official Website. <http://www.nps.gov/nr/> (Accessed September 1, 2010).

"Phi Gamma Delta Archives," <http://www.phigam.org/NetCommunity/Page.aspx?pid=1146> (accessed September 20, 2010).

Thos. W. Palmer, *Map of the City of Indianapolis and its Suburbs*, (Indianapolis: Baker and Randolph, 1889), *The Digital Collection of the IUPUI University Library*, (<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/HIM&CISOPTR=147&REC=9> (accessed September 1, 2010).

The Polis Center, "Mapleton-Fall Creek" <http://www.polis.iupui.edu/ruc/printable/394.asp> (accessed September 7, 2010).

R. L Polk's City Directory Map of Indianapolis

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/HIM&CISOPTR=302&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMX=548&DMY=100&DMMODE=viewer&DMTEXT=%20Indianapolis&REC=20&DMTHUMB=1&DMROTATE=0 (accessed September 3, 2010).

Sears Archives. <http://www.searsarchives.com/homes/> (accessed September 13, 2010).

Sears Modern Homes. <http://www.arts-crafts.com/archive/sears/> (accessed September 13, 2010).

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):

098-206-03001-045

10. Geographical Data

Acreage of Property Roughly 110 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 572763 4408677
Zone Easting Northing

2 16 573631 4408731
Zone Easting Northing

3 16 573648 4408341
Zone Easting Northing

4 16 572778 4407853
Zone Easting Northing

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

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

The Watson Park Historic District begins on the east side of Watson Road in direct line with the northeast corner of the property at 3745 Winthrop Avenue. The boundary line travels southward along the right of way at the eastern edge of Watson Road to the intersection with Birchwood where it curves east along the northern edge of the right of way of Birchwood Avenue and then southeast to where it meets the northern right of way of the alley north of 3677 Birchwood. The line travels along the northern alley right of way and continues along the eastern right of way where the alley turns south. Thence it travels along the eastern edge of the right of way of the alley behind 3677 to 3645 Birchwood. At this point, the boundary turns due east and travels along the northern edge of the alley right of way behind the property at 1136 Fairfield until it reaches the northeastern corner of this property, where it turns due south and travels along the eastern edge of the alley right of way until it reaches the northern edge of the right of way along Fairfield Avenue.

Thence the line travels in a southwesterly direction along the northern edge of the right of way of Fairfield Avenue until it reaches the western side of the alley west of Carrollton Avenue. There it turns due north and travels north behind an empty lot until it reaches the southeastern corner of 3515-19 College Avenue where it turns due west and travels past 3515-19 and then across College Avenue, continuing until it reaches the western edge of the right of way of College Avenue. At this point the line turns due north and travels north along the western edge of the right of way of College Avenue until it reaches the southeastern corner of the property at 3524 College Avenue. Thence the line turns due west and travels along the southern boundary of 3524 College Avenue until it reaches the eastern right of way of the alley west of College Avenue; thence the line turns due south and travels along the right of way behind the empty lots until it meets the northern edge of the right of way of Fairfield Avenue. Then the boundary line turns southwest and travels along the northern edge of the right of way along Fairfield Avenue traveling past Watson Road and continuing southwest along the right of way of Fairfield Avenue until it passes the empty green space at 3502 Fairfield Avenue. When the line reaches the point at the southwestern corner of the property at 3502, it turns due north and travels north to the northwestern corner of the property, at which point it turns due east and travels approximately 25 feet east to the point where it meets the southwestern point of the property at 3506 Watson Road. At this point the boundary line travels in a more or less straight line north along the western boundary of the properties between 3506 and 3570 Watson Road until it reaches 36th Street. Then the line crosses 36th Street and continues north until it reaches the northern edge of the right of way of 36th Street; thence the line turns due west and continues along the northern right of way of 36th Street until it reaches the eastern boundary of the right of way of Central Avenue. At this point, the line turns due north and follows the eastern boundary of the right of way of Central Avenue northward past Powell Place and still north past 37th Street, and still north until it reaches the northwestern corner of the property at 3767 Central Avenue. Thence the line turns east and travels along the northern edge of the property at 3767 Central Avenue and across the alley west of Ruckle Avenue. When it reaches the eastern boundary of the alley right of way it turns north and travels along the western edge of the right of way until it reaches the northwestern corner of 3764 Ruckle Street. Thence the line turns due east traveling east along the northern edge of the property at 3764 Ruckle Street until it meets the eastern edge of the right of way of Ruckle Street.

Thence the line turns south and travels south along the eastern right of way of Ruckle Street until it reaches the northeastern corner of the property at 3755 Ruckle Street. Thence the line turns east and continues along the northern edge of the property at 3755 Ruckle Street and across the alley west of Park Avenue until it reaches the eastern edge of the alley right of way. Thence the line turns north and travels along the western edge of the property at 3762 Park Avenue until it reaches the northwestern corner of this property. There it turns due east and travels east past this property and then across Park Avenue until it reaches the eastern edge of the right of way of Park Avenue. Thence it turns south and travels south along the eastern edge of the right of way of Park Avenue until it reaches the northwestern corner of the property at 3753 Park Avenue. Thence the line turns due east traveling along the northern boundary of the property until it passes the alley west of Broadway Street, thence the line turns north at the eastern edge of the right of way of the alley and travels north along eastern edge of the right of way until it reaches the northwestern corner of 3758 Broadway Street. Thence the line turns due east and travels along the northern boundary of 3758 Broadway, crossing Broadway Street and continuing until it reaches the southwestern corner of 3763 Broadway Street. Then it turns north and continues along the eastern property boundary until it meets the northwest corner of 3763. There the line turns due east and continues along the northern property boundary until it reaches the northeastern corner of the property where it turns due south traveling a short distance to the northwestern corner of the property at 636 37th Street. Then it turns east and continues along the northern boundary of 636 37th Street, continuing across the alley west of College Avenue. Thence the line turns in a

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

southerly direction and travels across 37th Street and thence south along the alley's eastern right of way until it reaches the northwestern corner of the property at 3720 College Avenue.

Thence the line turns due east and travels along the northern edge of the property at 3720 College Avenue, then crossing College Avenue and traveling until it reaches the eastern edge of the right of way of College Avenue. Thence the line turns south and travels due south until it reaches the northwestern corner of the property at 3735 College Avenue. Here the line turns due east and travels along the northern boundary of the property at 3735 College until it reaches the northeastern corner of the property and then crosses the alley west of Carrollton Avenue. Then it continues until it reaches the eastern edge of the right of way of the alley; thence it turns north and travels along the western boundary of the property at 3734 Carrollton. The line then turns due east and travels along the northern boundary of the property and across Carrollton Avenue until it reaches the eastern edge of the right of way of Carrollton Avenue. Thence the line travels north along the western boundary of 3737 Carrollton Avenue and then turns eastward and travels in a more or less straight line across the northern boundaries of the properties at 3737 Carrollton and 3742 Guilford Avenue, continuing across Guilford Avenue until it reaches the eastern boundary of the right of way of Guilford Avenue.

Then the line turns due north and travels north past 3749 Guilford Avenue until it reaches the northwestern corner of the property of 3749 Guilford. Thence the line turns due east and travels in a more or less straight line across the northern boundary of 3749 Guilford and across the alley due west of Winthrop Avenue continuing until it reaches the eastern edge of the right of way of the alley. Thence the line turns due south and travels along the eastern right of way until it reaches the northwestern corner of the property at 3740 Winthrop Avenue. Then the line turns due east and travels along the northern boundary of 3740 Winthrop, continuing across Winthrop Avenue until it reaches the eastern edge of the right of way of Winthrop Avenue. Here it turns north and continues north until it meets the northwestern corner of the property at 3745 Winthrop Avenue; thence it turns east and continues along the northern boundary of the property of 3745 Winthrop Avenue to the intersection with Watson Road. Thence it crosses Watson Road until it reaches the eastern edge of the right of way and the point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries comprise the additions north of Fairfield Avenue (originally Fairgrounds Avenue) and south of 38th Street that were platted in 1915 or before. On the north, properties immediately adjacent to the south side of 38th Street were excluded from the boundaries because most if not all of these have been highly altered and/or converted to commercial use. Additionally, if the second property south of 38th Street was empty properties or was constructed as commercial space or converted to commercial space, then this property was also excluded from the boundaries. On the east the boundaries include all properties along Birchwood and one property east of Birchwood, which were included in the original plats in the district. On the south the boundaries extend along Fairfield Avenue, excluding properties that are now devoid of buildings. However, the boundaries include the undeveloped green space at the corner of Fairfield and Watson Road, which has been purposely left as a green space within the district. The boundaries exclude several non-contributing apartment buildings on Fairfield and Central avenues, which comprise the Constitution Garden apartments and which have been altered in the last few years. On the west, the boundaries exclude more of these apartments, the school just north of them, which was constructed after the period of significance, and the Central Court development, which was developed separately from the Watson Park Historic District and is already listed on the National Register as the Central Court Historic District. North of Central Court, all properties on the east side of Central Avenue (the area of the original plats) are included excepting the commercial properties at the corner of Central and 38th Street. In some instances, the boundary includes rights-of-way. Several of these are brick alleys. Others are part of the original configuration of the district, such as Watson Road.

11. Form Prepared By

name/title Connie J. Zeigler/President

organization C. Resources, Inc.

Date September 27, 2010

street & number 963 Hosbrook St

telephone 317.955.0377

city or town Indianapolis

state IN zip code 46203

Watson Park Historic District

Marion, Indiana

Name of Property

County and State

e-mail conniezeigler@sbcglobal.net

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

- 1.) IN_Marion County_Watson Park Historic District_0001.tif
 - 3668, 3674, 3680 Birchwood Avenue Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northwest
 - Photograph number 0001 of 27
- 2.) IN_Marion County_Watson Park Historic District_0002.tif
 - 3600 block of Winthrop, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southwest
 - Photograph number 0002 of 27
- 3.) IN_Marion County_Watson Park Historic District_0003.tif
 - 3700 block Guilford, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is east
 - Photograph number 0003 of 27
- 4.) IN_Marion County_Watson Park Historic District_0004.tif
 - Corner of Guilford and Edgewood Avenues, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

- Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0004 of 27
- 5.) IN_Marion County_Watson Park Historic District_0005.tif
- 3600 block Guilford Avenue, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0005 of 27
- 6.) IN_Marion County_Watson Park Historic District_0006.tif
- 3500 block Carrollton Avenue, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0006 of 27
- 7.) IN_Marion County_Watson Park Historic District_0007.tif
- 3600 block Carrollton Avenue, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0007 of 27
- 8.) IN_Marion County_Watson Park Historic District_0008.tif
- 3500 block College Avenue, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 8, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southeast
 - Photograph number 0008 of 27
- 9.) IN_Marion County_Watson Park Historic District_0009.tif
- 3600 block College Avenue, Watson Park Historic District
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northwest
 - Photograph number 0009 of 27
- 10.) IN_Marion County_Watson Park Historic District_0010.tif

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

- 3644 and 3700 block Park Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is north-northwest
- Photograph number 0010 of 27

11.) IN_Marion County_Watson Park Historic District_0011.tif

- 3700 block Park Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northeast
- Photograph number 0011 of 27

12.) IN_Marion County_Watson Park Historic District_0012.tif

- 3700 block Ruckle Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is southeast
- Photograph number 0012 of 27

13.) IN_Marion County_Watson Park Historic District_0013.tif

- 3700 block Central Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is southeast
- Photograph number 0013 of 27

14.) IN_Marion County_Watson Park Historic District_0014.tif

- 3600 block Central Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northwest
- Photograph number 0014 of 27

15.) IN_Marion County_Watson Park Historic District_0015.tif

- 600 block 37th Street, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is east-northeast

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

- Photograph number 0015 of 27

16.) IN_Marion County_Watson Park Historic District_0016.tif

- 533 Powell and rear of 540 36th Street, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is southwest
- Photograph number 0016 of 27

17.) IN_Marion County_Watson Park Historic District_0017.tif

- 542, 538, 534 Powell Place, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 10, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is north
- Photograph number 0017 of 27

18.) IN_Marion County_Watson Park Historic District_0018.tif

- 600 block 36th Street and 3600 block College, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 10, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northeast
- Photograph number 0018 of 27

19.) IN_Marion County_Watson Park Historic District_0019.tif

- 3600 block Watson Road, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 10, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is southeast
- Photograph number 0019 of 27

20.) IN_Marion County_Watson Park Historic District_0020.tif

- 3700 block Watson Road from corner Watson Rd. and Guilford Ave., Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is southwest
- Photograph number 0020 of 27

21.) IN_Marion County_Watson Park Historic District_0021.tif

- 3700 block Watson Road, Watson Park Historic District
- Marion County, IN

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

- Photographer, Connie Zeigler
- Photograph taken September 26, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northwest
- Photograph number 0021 of 27

22.) IN_Marion County_Watson Park Historic District_0022.tif

- 3500 block Watson Road, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northeast
- Photograph number 0022 of 27

23.) IN_Marion County_Watson Park Historic District_0023.tif

- 600 block Fairfield, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 10, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is east-northeast
- Photograph number 0023 of 27

24.) IN_Marion County_Watson Park Historic District_0024.tif

- Brick alley east of College Avenue from Fairfield, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is north
- Photograph number 0024 of 27

25.) IN_Marion County_Watson Park Historic District_0025.tif

- 800 block Fairfield Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northeast
- Photograph number 0025 of 27

26.) IN_Marion County_Watson Park Historic District_0026.tif

- 900 block Fairfield, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 8, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northeast
- Photograph number 0026 of 27

Watson Park Historic District

Name of Property

Marion, Indiana

County and State

27.) IN_Marion County_Watson Park Historic District_0027.tif

- Birchwood Avenue from Fairfield Avenue, Watson Park Historic District
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 10, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is northwest
- Photograph number 0027 of 27

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Dianne Montgomery, president Watson-McCord Neighborhood Association

street & number 3765 Central Avenue telephone 317.258.1881

city or town Indianapolis state IN zip code 46205

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 18 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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Watson Park Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: INDIANA, Marion

DATE RECEIVED: 5/04/12 DATE OF PENDING LIST: 5/31/12
DATE OF 16TH DAY: 6/15/12 DATE OF 45TH DAY: 6/20/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000336

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6/19/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept AEC

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 6/19/2012

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Watson Park Historic District, Marion Co., IN #0001



Watson Park Historic District, Marion Co., IN #0002



Watson Park Historic District, Marion Co., IN #0003

Watson Park Historic District, Marion Co., IN #0004





Watson Park Historic District, Marion Co., IN #0005



Watson Park Historic District, Marion Co., IN #0006

Watson Park Historic District, Marion Co., IN #0007





Watson Park Historic District, Marion Co., IN #0008



Watson Park Historic District, Marion Co., IN #0009



Watson Park Historic District, Marion Co., IN #0010

Watson Park Historic District, Marion Co., IN #0011





Watson Park Historic District, Marion Co., IN #0012

Watson Park Historic District, Marion Co., IN #0013





Watson Park Historic District, Marion Co., IN #0014

Watson Park Historic District, Marion Co., IN #0015





Watson Park Historic District, Marion Co., IN #0016



Watson Park Historic District, Marion Co., IN #0017



Watson Park Historic District, Marion Co., IN #0018



Watson Park Historic District, Marion Co., IN #0019

Watson Park Historic District, Marion Co., IN #0020





Watson Park Historic District, Marion Co., IN #0021

Watson Park Historic District, Marion Co., IN #0022





Watson Park Historic District, Marion Co., IN #0023



Watson Park Historic District, Marion Co., IN #0024



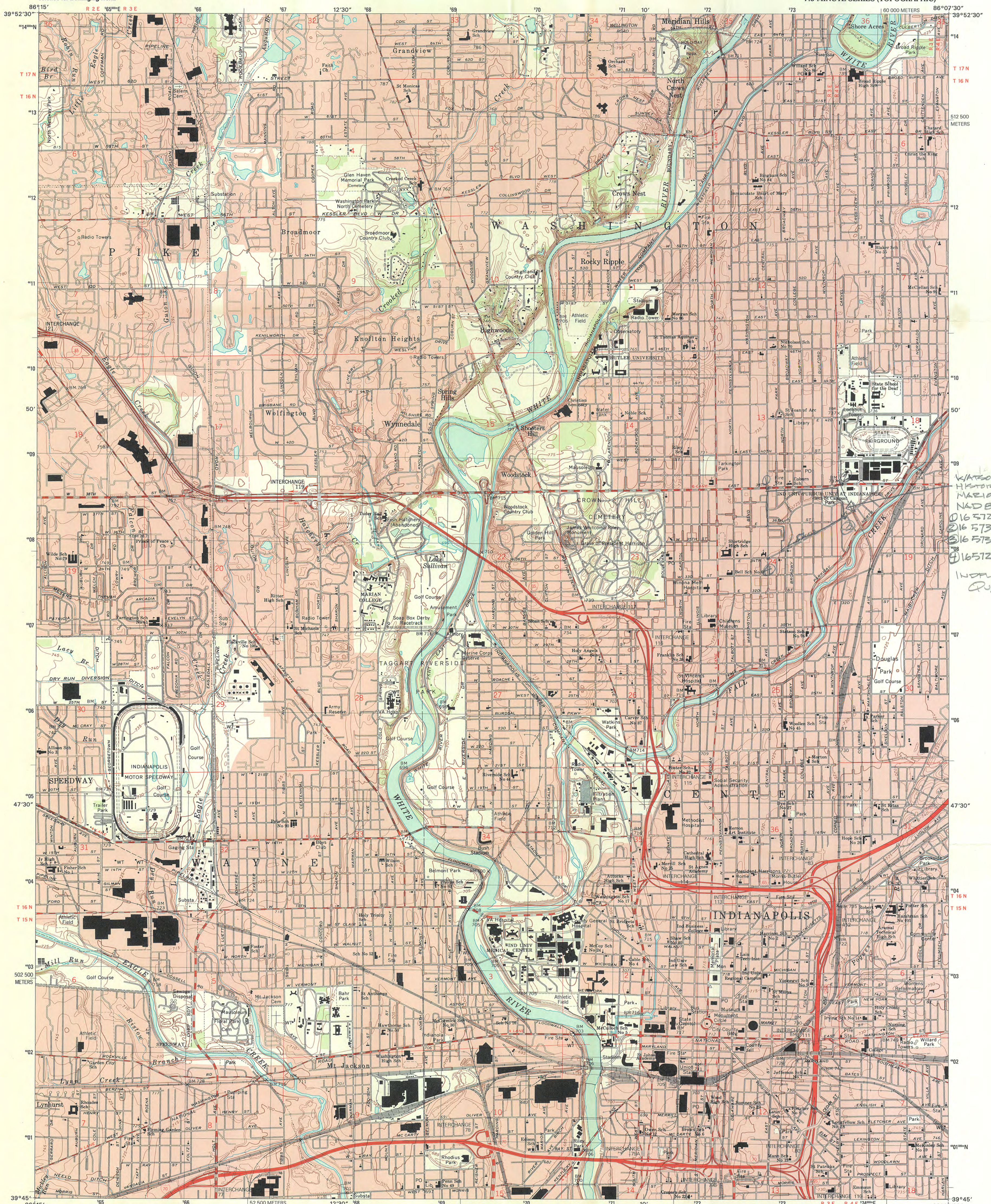
Watson Park Historic District, Marion Co., IN #0025

Watson Park Historic District, Marion Co., IN #0026



Watson Park Historic District, Marion Co., IN #0027

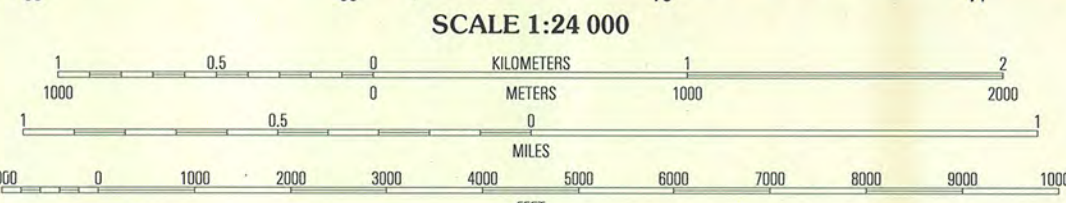




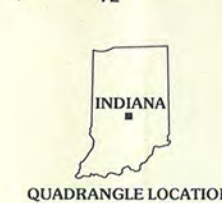
WATSON PARK
HISTORIC DISTRICT
MARION CO. IN
NAD 83 UTM
16 572763 440867
16 573631 440873
16 573648 440884
16 572778 440853
INDIAN WEST
ROAD

Produced by the United States Geological Survey
Topography compiled 1967. Planimetry derived from imagery taken 1988 and other sources. Public Land Survey System and survey control current as of 1967.
North American Datum of 1983 (NAD 83). Projection and 1:250,000 scale: Universal Transverse Mercator, zone 16 250,000-meter ticks: Indiana Coordinate System of 1983 (east zone)
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Houses of worship, schools, and other labeled buildings verified 1967

UTM GRID AND 2001 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION

Primary highway
hard surface
Secondary highway
hard surface

Light-duty road, hard or
improved surface

Unimproved road

Interstate Route U.S. Route State Route

| | | | |
|---|---|---|---------------------|
| 1 | 2 | 3 | 1 Zionville |
| | | | 2 Carmel |
| | | | 3 Fishers |
| 4 | | 5 | 4 Clermont |
| | | | 5 Indianapolis East |
| | | | 6 Indianapolis |
| 6 | 7 | 8 | 7 Greenwood |
| | | | 8 Beech Grove |

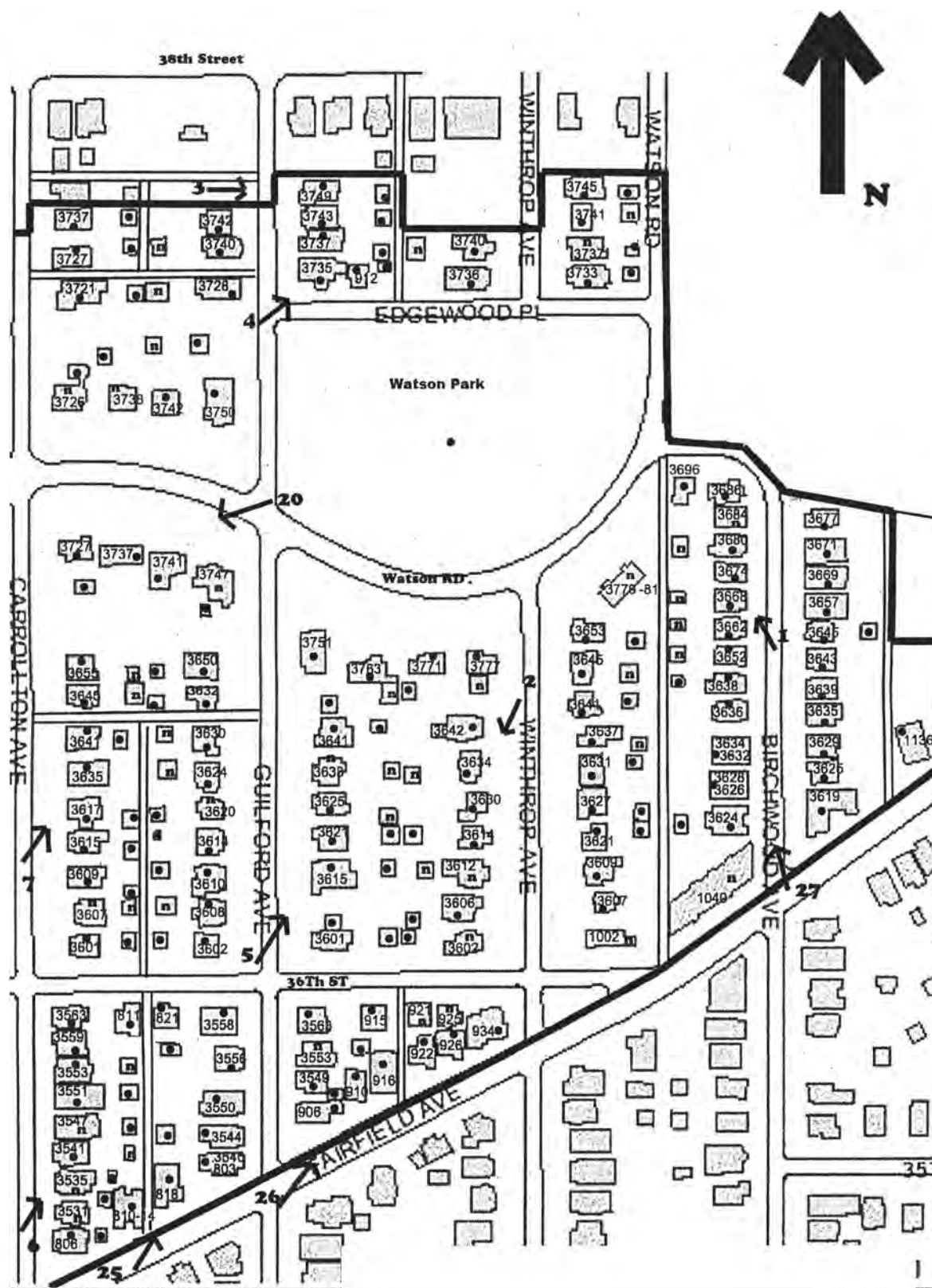
INDIANAPOLIS WEST, IN

1998

NIMA 3763 1 SW-SERIES V851

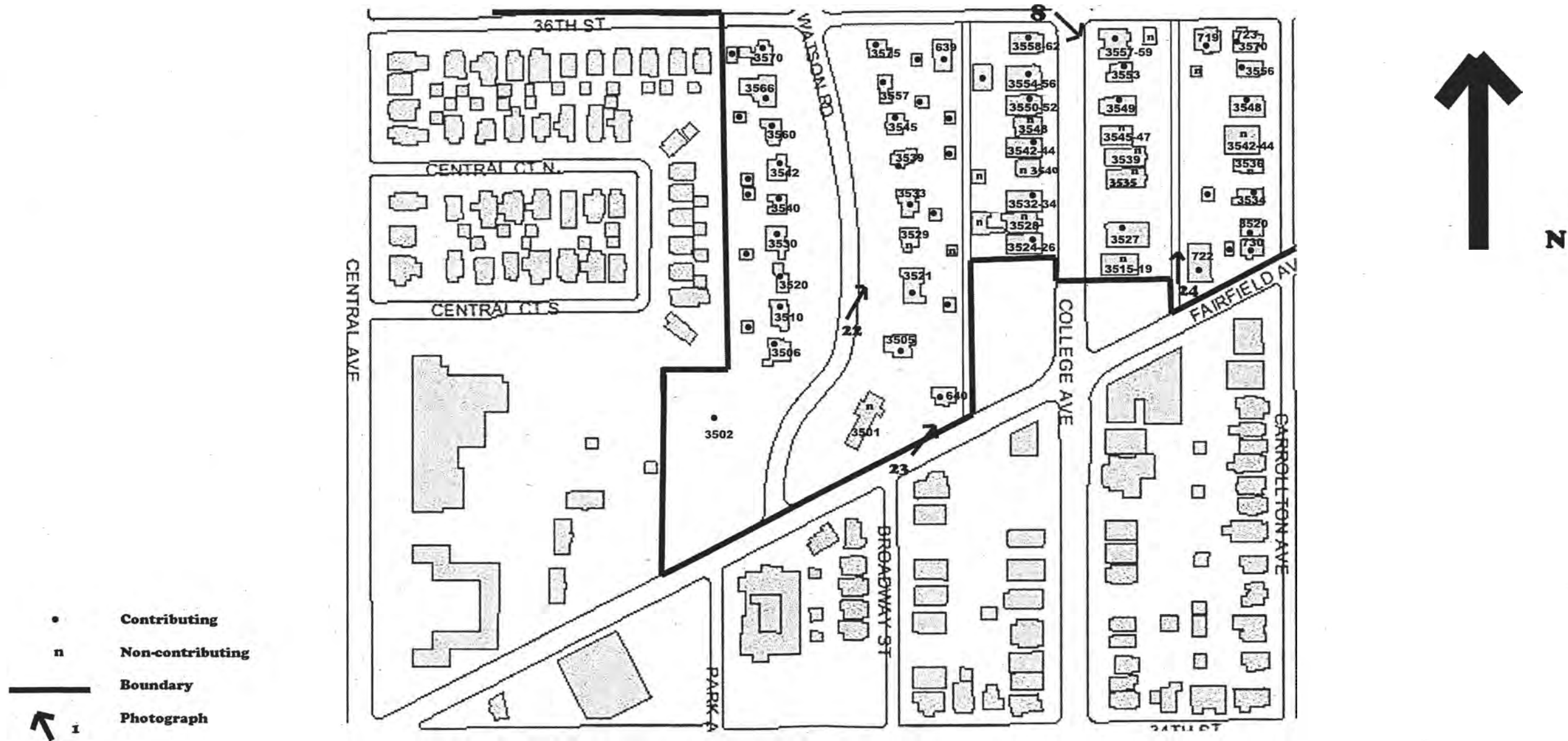


Watson Park Historic District, Marion County, Indiana (east)



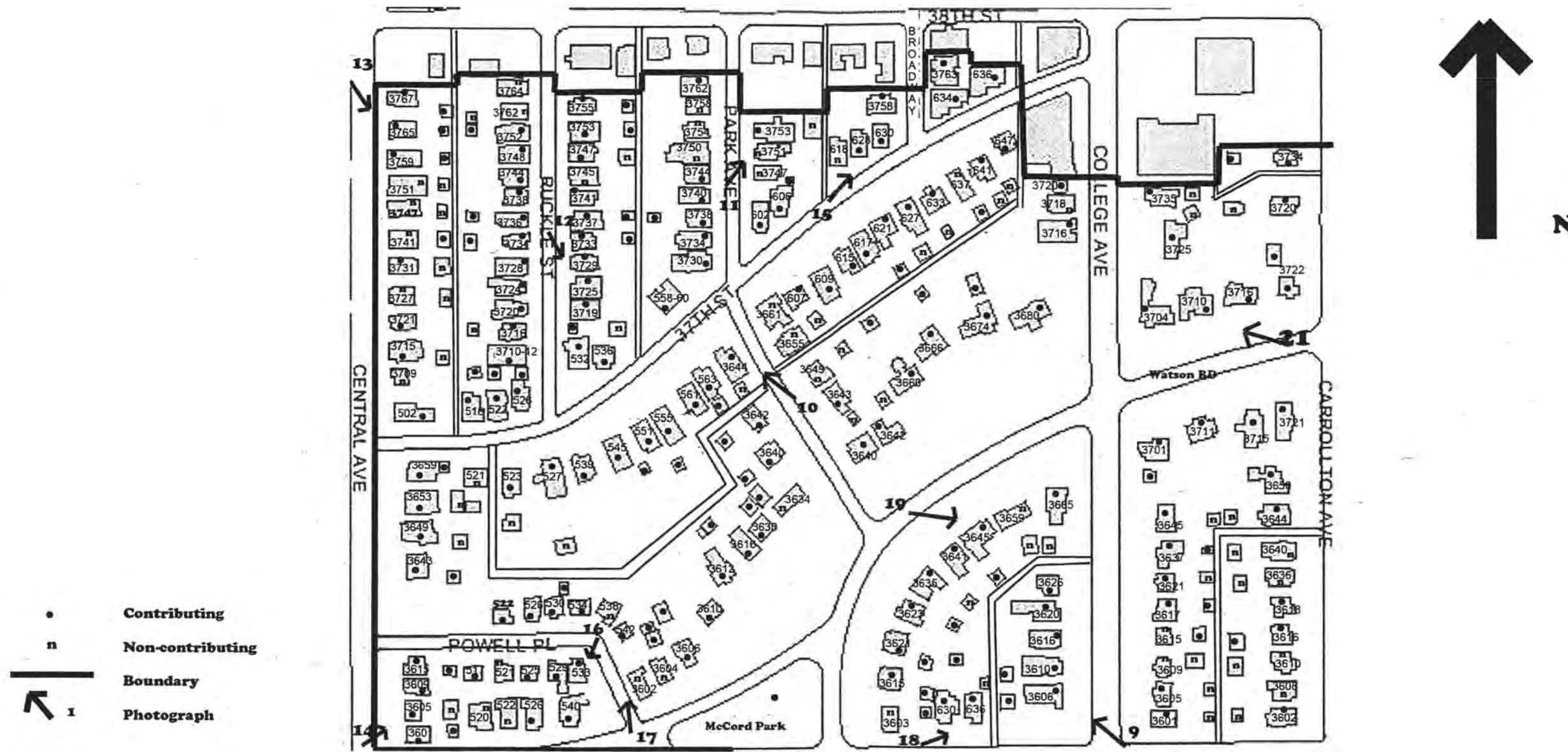
- Contributing
- n Non-contributing
- Boundary
- ↖ Photograph

Watson Park Historic District, Marion County, Indiana (southwest)



MAP 2012
 STILL CURRENT
 2/2012
 1/10/19

Watson Park Historic District, Marion County, Indiana (northwest)



MAP 1 OF 3
 SHILL CURRENT
 2/2012
 1/2012



Indiana Department of Natural Resources

Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
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Mitchell E. Daniels, Jr., Governor
Robert E. Carter, Jr., Director



April 26, 2012

Carol D. Shull
Interim Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Re: Watson Park Historic District, Marion County, Indiana.

Dear Ms. Shull,

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

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

Sincerely,

Robert E. Carter, Jr.
State Historic Preservation Officer

REC:PCD:pcd

enclosure: nomination package