

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
29	1	buildings
0	0	sites
0	3	structures
0	0	objects
29	4	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC / multiple dwelling
DOMESTIC / secondary structure
COMMERCIAL / business
COMMERCIAL / specialty store

DOMESTIC / multiple dwelling
DOMESTIC / secondary structure
COMMERCIAL / business
COMMERCIAL / specialty store

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19TH/20TH CENTURY REVIVALS:
Colonial Revival

foundation CONCRETE
walls BRICK
WOOD
CONCRETE
roof CERAMIC TILE
ASBESTOS
other COPPER
STEEL
VINYL
GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING & DEVT.
SOCIAL HISTORY

Period of Significance

1939 - 1953

Significant Dates

1939, 1948

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 a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Granger and Bollenbacher

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:
property owner

PDIL granted 2/6/01 NPS #7061

10. Geographical Data

Acreage of Property approximately 24 acres

UTM References

(Place additional UTM references on a continuation sheet)

1	16	573940	4410380	3	16	574210	4410020
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	574190	4410370	4	16	573940	4410020

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Eliza Steelwater, Ph.D.

organization Independent Consultant date September 26, 2003

street & number 4541 Stidd Lane telephone 812 334 1107

city or town Bloomington state Indiana zip code 47408

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name John Watson / English Associates, LLC

street & number 1030 North College Avenue telephone 317 684 7305

city or town Indianapolis state Indiana zip code 46202

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Marcy Village, Marion County, Indiana

7. Narrative Description

SUMMARY

Marcy Village is a red-brick garden apartment complex built in 1939. Its symmetrically arranged main buildings and outbuildings are set into a 24-acre landscaped campus on the south side of the 1400 block of East 46th Street in Indianapolis, Indiana. Major features of the complex are nineteen two-story residential buildings in Colonial Revival style plus a minimally styled, U-shaped, one-story commercial building. Additions to the commercial building and outbuildings were carried out beginning in 1948. In all, contributing resources of the proposed historic district include these twenty main buildings plus eight garages, now carports with additions, and a two-story maintenance building (1948). The entrance is marked by recently added, motor-driven security gates and decorative steel fence with masonry posts. This gate is one of four non-contributing minor features in the district, along with a non-historic swimming pool, gazebo, and detached garage. The interiors of the commercial and dwelling units were remodeled in 2001 as a tax credit project, maintaining their original exteriors, after the property was certified eligible (file #7061) to be listed on the National Register of Historic Places. Since the construction of Marcy Village in 1939, the 277 one- and two-bedroom units have been in continuous use as residential housing with few changes to the architectural fabric. Building exteriors, and the layout of the interiors, roads, and landscaping, have survived with sufficient integrity to establish the complex as a significant example of the pre-World War II garden apartment housing type that was built for profit using a loan guaranteed by the Federal Housing Administration.

ARCHITECTURAL AND LANDSCAPE CHARACTER AND PRESENT CONDITION

SETTING AND SITE CHARACTERISTICS

As shown on the accompanying USGS map, the Marcy Village Apartments are located in Indianapolis, Marion County, Indiana, on level land at an altitude of 745 feet. The city of Indianapolis is situated on formerly glaciated terrain known as the Tipton Till Plain, which extends beyond the city to include Indiana's largest and most productive farming region.

The Marcy Village property, rectangular in shape at approximately 800 feet east-west by 1,350 feet north-south, is located about four and one-half miles north northeast of the city's Memorial Plaza and historical downtown. Marcy Village is about two miles east of the White River and three-fourths mile west of Fall Creek as these two streams flow generally southward and toward each other through the city. One and one-quarter miles west of the Marcy apartments is North Meridian Avenue, a historical spine of urban growth. The apartment property is bounded on the north by East 46th Street and on its other three sides by the property lines of adjacent residential properties and of two public facilities, a neighborhood park on the northwest and the Indiana School for the Deaf on the

National Register of Historic Places Continuation Sheet

Section 7 Page 2

Marcy Village, Marion County, Indiana

south. South of the school is the State Fairground. The Marcy Village property lies within, and is slightly smaller than, the area delimited by East 46th, Primrose, East 44th, and Indianola streets.

THE MARCY VILLAGE APARTMENT COMPLEX¹

Overview

The Marcy Village garden-apartment complex (1939) stands within a 24-acre, historically landscaped campus running south from the 1400 block of East 46th Street. The interior north-south road of the complex, Marcy Lane, opens into East 46th Street on the north. Site Plan I accompanying this text shows layout and details of the site. The Marcy Village complex is arranged on either side of Marcy Lane as two symmetrical rows of nine residential buildings each, for a total of eighteen, plus a nineteenth building closing the vista at the south end. Residential buildings are two story, with exterior finish walls of red brick and most trim of white-painted wood. Marks of the Colonial Revival style embellish these large brick boxes: low-pitched, shingled gables, brick quoins, evenly spaced paired and single windows, and doors (sometimes asymmetrically placed) that have Classically inspired pediments.² Along the property's side boundaries, the residential buildings are flanked by two rows of carports. The carports were converted as long ago as 1948 from eight original garages, and a two-story maintenance building was added. Each of the garages is marked A on Site Plan I enclosed with this document, and the maintenance building is marked B. A toolshed attached to the garage at the south end of the west row is marked with an asterisk on Site Plan I. Minor non-historical changes of unknown date include the building of a wooden garage (C) and wooden gazebo (D), both near the south end of the property. A U-shaped, one-story, brick commercial building (also 1939; addition 1948) stands at the north end of the property and is labeled on Site Plan I. The Marcy Village Apartments were rehabilitated in 2001 as a tax-credit project, preserving building exteriors, floor plans, and most landscaping, and adding a non-historical swimming pool (E), gated entry and fence (F), decorative signboards, and additional parking space at the north end of the property.

Entry, Grounds, and Service Buildings

Plan drawings of 1938 for the Marcy Village Apartments show a simple, radius-cornered, paved turn-in from East 46th Street south onto Marcy Lane. This entry was flanked on the east by the present Marcy commercial building (now with a 1948 addition), and on the west by a tennis court (since removed). These structures stood in landscaped forecourts approximately 150 feet deep by 225 feet wide on either side of Marcy Lane. The 2001 rehabilitation added a concrete and brick entry

¹ Cynthia L. Brubaker carried out field observations, took photographs, and wrote the draft on which this section is based.

² Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1992), 320-341.

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Marcy Village, Marion County, Indiana

island, and also a black painted, wrought aluminum mechanical gate and perimeter fence set between rock-faced concrete posts having a brick trim course and limestone cap (photos 1, 2, 6). The swimming pool is surrounded by a wrought aluminum fence with gate, and chain-link fencing encircles much of the remaining three sides of the property. Marcy Lane continues south between rows of residential buildings to the end building at 4440, where a triangular planting bed about 30 feet on a side is now the site of a non-historical gazebo (photos 7, 8).

At the triangle, Marcy Lane forks into two drives that circle Building 4440 and also make a U-turn north to form access lanes to carports near the east and west edges of the property. The drives run parallel to Marcy Lane and terminate in circular turnarounds abreast of the northmost residential buildings. Originally, the access lanes were flanked by four pairs of freestanding garages, for a total of eight on each side of the apartment complex. The garages, all marked A on Site Plan I, still have their original concrete supporting walls and a wooden, composition-covered shed roof. The southernmost of the carports in the west row terminates in an attached, one-story tool house and garage whose roofline and fascia board are continuous with that of the carport. This attachment, marked with an asterisk on Site Plan I, is also shown on the 1938 plan drawings (e.g., Appendix A). It has been given a non-historical front wall cladding and replacement overhead door, but is counted as part of the contributing garage to which it is attached.

Placement of the original garages appears to have been intended to keep them out of sight of the entry court between each pair of residential buildings. In 1948 or later, the garages on the outside of the service roads were converted into a continuous row of carports (photo 11). Slight variations in roofline suggest the profile of the original garages versus connecting additions. The inside garages were demolished, and their site is now used as parking space. A two-story maintenance shop was built in 1948 toward the south end of the west row of carports (photo 10; B on Site Plan I). This shop, built of concrete block with a flat roof and tile-topped parapet walls, has exterior buttresses on the principal elevation. Original windows are steel casement, as those of the residential buildings formerly were. Catercornered across the service road from the south end of the historical garages is a freestanding, one-story garage added since the historical period (C on Site Plan I).

Appendix A is a copy of the planting plan drawn in 1938. This plan shows similarities to present plantings, notably the avenues of deciduous shade trees lining Marcy Lane (as shown in photo 7) and the two drives giving access to the carports. The planting plan also called for a shade tree at either end of each courtyard space formed by pairs of buildings, and for three pairs of trees within the courtyards of U-shaped buildings 4450 and 4455. The planting plan specified 63 American elms (*Ulmus americana*). However, this species had begun to be attacked by Dutch elm disease beginning around 1930 in the United States. The mature specimens of other species, planted at points indicated in the 1938 drawing, may have been substituted from the beginning of the project or served as later replacements sometime between 1938 and the 1950s. The present mature shade trees in Marcy Village, including those on Marcy Lane, are predominately maples (*Acer saccharinum* and A.

National Register of Historic Places Continuation Sheet

Section 7 Page 4

Marcy Village, Marion County, Indiana

saccharum [*A. dasycarpum* in planting plan]), of which only 38 are shown on the original planting plan. Tree growth and supplementary planting since then have generally followed the original design, but have also added assorted evergreen trees and created wooded clumps at the northeast, northwest, and southeast corners of the property. The original planting plan also called for deciduous flowering shrubs, such as Japanese barberry (*Berberis thunbergii*) and mockorange (*Philadelphus coronarius*), of which few remain.

Residential Buildings: Exteriors

The overall design and layout of residential buildings in Marcy Village is a play on symmetry and near-symmetry at various scales: between the east and west halves of the complex, among pairs and trios of same-shaped buildings, and within individual facades. In plan, residential buildings are arranged to create bilateral symmetry along the axis formed by Marcy Lane. Building footprints are L-shaped, I-shaped, or U-shaped, distributed so as to form a serpentine along each side of Marcy Lane. (Fig. 7-1; see all figures at end of Sec. 7). This deployment of building shapes creates a three-sided enclosure between each pair of buildings and establishes secondary axes (photo 13). As shown on Site Plan I, a system of concrete-paved walkways, appearing on original plan drawings and still present, leads from Marcy Lane to all exterior entrances on the main facades of residential buildings. The alternation of path-delineated and unpaved yards establishes front-door and back-door levels of formality for each enclosed area. Originally, this concept was to have been enforced by planting the foundation of each building's main facade with deciduous shrubs and perennials, but foundation planting has now become spotty and includes evergreen shrubs such as arbor vitae (*Thuja* species) and yew (*Taxus* species).

Within the overall plan of residential buildings, each of the three building shapes has two variants, for a total of six building types (described below). These are the buildings on Site Plan I identified by four-digit street numbers 4440 through 4545. The principal facades of five buildings are symmetrically balanced, and the remaining 14 asymmetrically balanced, by means of shallow wall projections from the base plane. Along with this variation, both side-gable roofs and flat, parapet-walled roofs are used, and both may occur in alternating sections of the same building (Fig. 7-2). The principal facades of all buildings are given variety through the use of eleven door treatments with white-painted wooden pediments and posts of either Classical or Moderne inspiration (Appendix B). These door details are alternated among the 58 exterior entrances leading to groups of four or six living units each. The entrances also lead to each building's basement, and to the five basement apartments, formerly janitors' quarters, distributed among four of the residential buildings.

Entry doors are single-batten replacement doors painted dark green or white having a nine-light window above and two wood panels below. The original design called for either a six-panel door with the four upper panels glassed or a three-panel door with all three panels glassed. Building facades have evenly spaced, single and paired 6/6 vinyl replacement windows with false muntins.

National Register of Historic Places Continuation Sheet

Section 7 Page 5

Marcy Village, Marion County, Indiana

Original windows were steel casement sash. At basement level, entrance doors (one per building on rear facade) have single, painted wood battens with a six-light window above and wood panels below. Steel sash windows at the basement level are visible along the rear facades.

Type 1. L-Shaped Buildings at 4540 and 4545 Marcy Lane

The first of the six types of building is found in Building 4540 and its mirror image, Building 4545 (Fig. 7-3 for building footprint). These are the nearest residential buildings to the entrance of the complex and face north. The buildings are L-shaped with the short leg running north-south and the long leg running east-west. The long leg points toward Marcy Lane, and the short leg is nearest the service drive and carports. The effect of this mirrored pairing is to frame the composition towards the large lawns in front of them on the north (photo 16).

In elevation, the composition of each building is defined in part by a middle section with a side-gable roof finished in red ceramic tile with copper gutters and downspouts. Painted wood clapboards fill both the east and west ends of the gable. The flanking sections have a flat, composition roof. Parapet walls are trimmed with a projecting soldier course above the second-floor windows and coped with plain ceramic tile. Three entry doors are spaced evenly along this principal facade. The entry in the crook of the L does not project, but the entries at center facade and toward the other end are placed in slightly projecting planes. The center entry is placed off-center within a shallow cross-gable also containing first- and second-floor windows. The gable peak contains a half-round painted wood louver. The end entry is placed at one end of a projecting, parapet-walled section that steps back twice, also creating an asymmetric effect. One of the stepped-back planes is defined by quoins, as are the building's cross-gable and outside corners.

Type 2. L-Shaped Buildings at 4520, 4510, 4480, 4470, 4475, 4485, 4515, 4525

Type 2 differs from Type 1 only in roof line. This group of buildings includes four mirrored pairs of largely identical buildings, L-shaped in plan, with an assortment of door surrounds including the same ones used in Type 1 buildings (above). In plan, the footprint of Type 2 buildings is identical to that of Type 1. However, in Type 2 buildings, the center projection is not gabled, so that the parapet wall and soldier course are continuous across the principal facade. The wall corners of the center projection are quoined (photo 15).

Type 3. I-Shaped Buildings at 4530, 4460, 4465 and 4535 Marcy Lane

Six of Marcy's residential buildings are I-shaped in plan, with their long axis parallel to Marcy Lane and principal facade facing the lane. As shown on Site Plan I, the I-shaped buildings are three to a row, have two front entrances per building, and mirror each other in composition across the lane. The two middle buildings are identical in layout and will be discussed below. The four end buildings,

National Register of Historic Places Continuation Sheet

Section 7 Page 6

Marcy Village, Marion County, Indiana

here called Type 3, are also identical and differ from the middle buildings. Each Type 3 building has a shallow-pitched side-gable main roof; the principal facade contains a broad, slightly projecting entry section having a door and four windows asymmetrically arranged under an end gable (photo 14). The other projecting entry section on the principal facade contains one door centered below one window and rises to a parapet. The double step-back of L-shaped buildings is not applied here, and only the building corners are decorated with quoins. A limestone belt course forms a continuous sill for second-floor windows on the principal facade in this building type.

Type 4. I-Shaped Buildings at 4500 and 4505 Marcy Lane

I-shaped buildings 4500 and 4505 afford a welcome, albeit subtle, relief from the design of Marcy's other residential buildings. The three sections of the main facade are perfectly symmetrical; the center section has the same continuous window sill along the second floor windows as found in Type 3 above. The side-gabled roof runs the length of the buildings; the exposed gable ends are adorned with a half-round painted wood louver and quoins on wall corners. However, unique to the buildings in this complex, the two projecting entry panels on the principal facade form shallow, barrel-roofed gables with quoined edges (Fig. 7-4). All door surrounds in these entries are of the same design: a tall, square-topped pediment only the width of the door batten. Both pediment cornice and doorposts are detailed with triple moldings that create the "three little lines" of Moderne design.

Type 5. U-Shaped Buildings at 4450 and 4455 Marcy Lane

The broad U-shaped plans of Buildings 4450 and 4455 open up to face each other in mirror image across the south end of Marcy Lane. The cross axis of expansive courtyards formed by this arrangement creates compelling vistas and most fully realizes the village atmosphere that the architects seem to have intended (photo 12). The roof is a U-shaped side gable that ends in two parapet-walled sections (Fig. 7-2 above). The wide center segment of the U, facing Marcy Lane, consists of a centered entry door and symmetrically placed paired windows set in a projecting, shallow-pitched cross gable. The entry, which leads to four units, has a door-width pediment decorated with a circle flanked by three vertical lines of molding (Fig. 7-5). Door posts are also banded at top and bottom, contributing to an Egyptian Revival / Moderne feeling somewhat at odds with the canopy supported by two metal pipes that shelters the door. The canopy may be copper, as specified in original plans, but has since been painted white.

Type 6. U-Shaped Building at 4440 Marcy Lane

The terminal building at the south end of the main axis also has a U-shaped plan, but with a long center and short end wings. The long center section of the building, perpendicular to Marcy Lane, has a continuous gable roof that is higher than those found on the other buildings. The eaves of the gable roof begin at the top level of the parapets on the end wings; the projecting soldier course on the

National Register of Historic Places Continuation Sheet

Section 7 Page 7

Marcy Village, Marion County, Indiana

parapeted end wings continues across the front and back of the gable-roofed section (photo 9). The brick gable ends facing east and west have paired quarter-round painted wood louvers.

In all, Building 4440 has four entrances, all on the main (north) facade. Centered on this main elevation is a large central projecting gable (narrower than the ones on Type 5 above) with quoins at the corners and the half-round painted wood louver at the top of the gable, but no entrances. Two entrances are located just east and west of the center projecting gable in narrow projecting sections with flat tops. Tall, flat-topped pediments over these doors are trimmed with two variations of triple molding (Fig. 7-5). Each of these entrances has a tent-like metal canopy, with molded fascia, supported by two pipe columns. As shown in photo 9 above, entrances are also located at each end near the crook of the U facing north. These entrances have flat canopies supported at three corners by the building wall and at the fourth by paired metal pipes. Fascia of these canopies are also molded for a Moderne effect, but the door pediments are Classically inspired triangles.

The Commercial Building: Exterior

Marcy Village's one-story, red brick commercial building (1939) stands on the east side of Marcy Lane at the corner of East 46th Street (photos 3, 4, 5; also left of photo 2). In 1948, a red brick addition lengthened the northeastern leg of the U-shaped plan. The addition was wider than the original room forming the U. In 1948 or later, the original room was widened to match the new room by building a concrete block wall that is not faced with brick on the exterior. Currently, the building houses a picture-framing shop, the apartment leasing office, and a fitness center for the use of residents. During the historical period, the building also contained the rental office. The other four spaces had commercial tenants through the years, such as a drugstore, grocery, dry cleaner, clothing store, and beauty salon.

The exterior of this commercial building, though simple, is stylistically linked to the residential buildings through the use of similar brick, recessed courses resembling quoins, and flat parapets topped with tile. The original portion of the building is punctuated with large plate glass storefront windows along its north and west facades. The corner joining the north-facing and west-facing wings is beveled with a one-light glass entry door. The west facade has a projecting section allowing for a two-sided display window. The five original shop openings on the corner and west facade have been retained, including a recessed entry door for what is now the residents' fitness room at the southwest corner of the building. This room also received three additional exterior doors on its south wall.

Interiors

Basements

The structure and construction of the buildings is easily observed in the largely unfinished basements

National Register of Historic Places Continuation Sheet

Section 7 Page 8

Marcy Village, Marion County, Indiana

(photo 17). The foundation and basement floor are poured concrete. The outside walls are concrete block with brick veneer. The upper floors are poured concrete supported by open web steel joists and steel beams. The interior walls are Pyrobar, a concrete block manufactured by the United States Gypsum Company that contains gypsum as an additive to make the blocks less heavy while maintaining structural integrity. The blocks come and are laid in varying thicknesses, depending on the wall height, and have textured sides for keying in a plaster coat. The relatively low interior wall heights (less than 10 feet) allow for very thin walls. All interior walls on upper floors are finished with plaster with the exception of the bathrooms.

The basements have open floor plans, originally intended as play areas for children, with laundry areas, storage areas for tenants, garbage incinerators (no longer used), and exposed plumbing. The basements also have washing and drying machines enclosed by partition walls (center of photo 17). Separate boiler rooms are found in some of the basements. Each boiler serves three buildings. There are also five apartments, originally built as janitors' quarters, in four of the buildings' basements.

Apartments

Each of the building entrances provides access to four or six apartments (or seven where there are basement units). Inside the entrances, a small hallway has a row of recessed mailboxes in one wall; steel pan stairs with mastic tile floors lead one-half flight down to the basement (through which one can connect to the other entrance[s]) and one-half flight up to the first floor (photos 18, 19). The first two units are accessible at either end of the first landing. The stairs continue one-half flight to a landing with a window, then another half flight to a landing and access to the next two units. Where there are six units (in the corners of the L and U-shaped buildings), this hall and stair arrangement differs with the access of three units per floor. All interior stair and hall walls are painted plaster.

Appendix C is a plan drawing taken from the 2001 rehabilitation project. Intended as an installation plan for the apartments' mechanicals, the drawing also shows apartment interior layouts. There are six different apartment plans (each also appearing in a mirrored version), labeled A through F on the 2001 plan as on the original 1938 construction drawings. *Apartment A* is a two-bedroom unit. *Apartments B and C* are one bedroom units with a full dining room. They are nearly identical, except that B has an additional door into the kitchen that allows for the complete separation of the dining room into an additional bedroom if desired. *Apartments D, E and F* are all one bedroom units without a separate dining room. D is slightly larger with a dining alcove at one end of the living room. E and F are roughly the same size with different arrangements of the same number of rooms, which allows for various placements of the plans in the six different types of buildings. The five basement units follow the plan of Apartment D or its mirror image.

The moderately sized units (by the standards of 2001) are supplemented with large (by 1939 standards) closets and storage cabinets in most rooms and in front and center halls. The replacement

National Register of Historic Places Continuation Sheet

Section 7 Page 9

Marcy Village, Marion County, Indiana

windows have no trim, but original slate, and some marble, sills remain. The walls and ceilings are painted plaster except in the bathrooms. Apartment Type A, whose interior plan is shown in Site Plan II, is typical of the present state of all apartments, rehabilitated as part of a tax credit project in 2001. All apartments have original two-panel wood front doors, flush wood interior doors, narrow oak tongue-and-groove floors, and wood base and door trim; the master bedroom has a combination ceiling fan and light fixture (photos 20, 21, 22). New light fixtures are more ornate than Moderne originals, and wood-veneered cabinets have replaced original metal cabinets. Radiators have been removed, as have original rubber wainscoting in bathrooms. Bathrooms and kitchens have new sheet vinyl flooring (replacing linoleum block), new appliances, and new fittings (photos 23, 24). The original bathtubs have been retained.

Commercial Building

Interior spaces were originally configured for five separate businesses, each with at least one front and rear exterior entry. The building is now occupied by three concerns (described in Exterior section above) and also houses two new bathrooms with showers, mainly as an adjunct of the fitness room, and a small room for pool equipment and mechanicals. Site Plan III and photos 25, 26, and 27 show the present state of the building interior. The tax-credit remodeling in 2001 resulted in reframing interior walls to connect formerly separate shops. The walls within the leasing office, and between this office and the fitness room, are now glassed and contain pairs of French doors. Various partitions have been added to the interiors of the spaces. Finish floors are sealed concrete or close-pile, fitted carpet, with quarry tile in the bathrooms and equipment room. Walls of these rooms are ceramic tile, whereas main rooms and new partitions are either plaster over concrete block or gypsum board over stud framing. Ceilings are acoustical tile except for ceramic tiled ceilings in the bathrooms.

National Register of Historic Places Continuation Sheet

Section 7 Page 10

Marcy Village, Marion County, Indiana

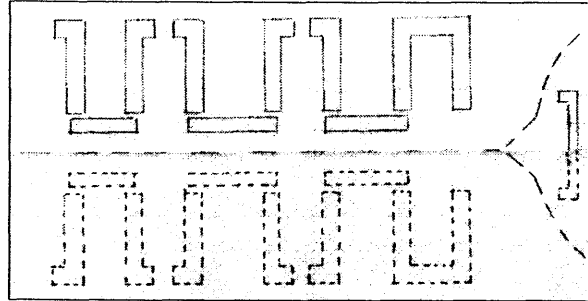


Figure 7-1. Arrangement of residential buildings in plan view. Solid and dotted lines emphasize mirrored halves of building layout. Dashed line is center line of Marcy Lane. North is at left.



Figure 7-2. Contrast of roof lines within one building, looking northeast to Building 4455.

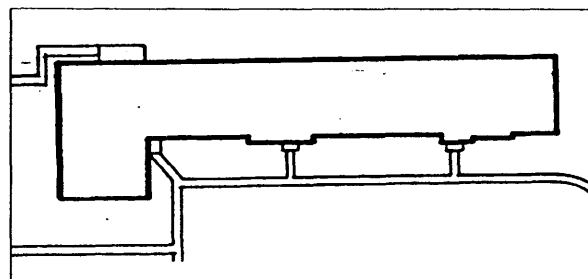


Figure 7-3. Footprint of L-shaped building (typical) showing stepped-back main facade. Pathways lead to three exterior entrances, each serving four to six units. Rear path and entry lead to basement.

National Register of Historic Places Continuation Sheet

Section 7 Page 11

Marcy Village, Marion County, Indiana



Figure 7-4. Entry detail, I-shaped building at 4500 Marcy Lane.

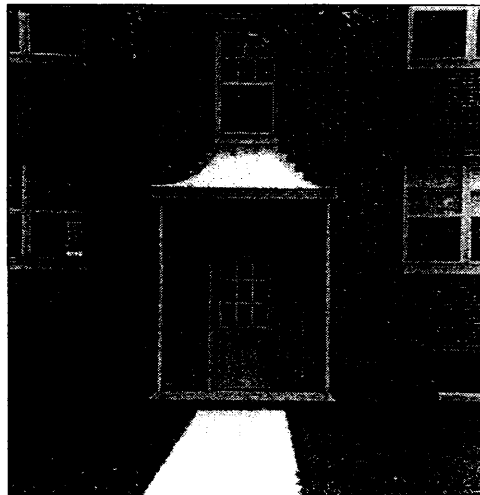


Fig. 7-5. Entry detail, one of two paired center entries, building 4440. (Also see photograph 9.)

National Register of Historic Places Continuation Sheet

Section 8 Page 12

Marcy Village Apartments, Marion County, Indiana

8. Statement of significance

SUMMARY

The Marcy Village Apartments (1939) are the largest and most highly developed example of the FHA-influenced "garden apartment complex" built by the private sector in Indiana under the watershed second National Housing Act of 1937-38. The conditions under which Marcy Village was built existed for a remarkably short time toward the end of the Depression, as New Deal legislation belatedly allowed private developer-owners to make a profit in multi-family housing. Besides Marcy Village, only four other, much smaller FHA-sponsored garden apartment projects had been built for profit in Indiana by 1940. At this time, the prospect of World War II brought about a further revision of the National Housing Act and redirected the FHA's activity toward housing war workers. Marcy Village remained the largest for-profit, FHA insured project in Indianapolis until completion of Meadowbrook (formerly Mozelle Sanders) in 1948. Marcy Village was designed by the Chicago firm of Granger and Bollenbacher for a family-owned construction firm in Indianapolis. Marcy Village is an excellent illustration of the definitive impact of Federal Housing Administration policy on design, scale, location, financing, and management of for-profit multifamily housing. As a locally significant example, Marcy Village meets National Register Criterion A by illustrating the effect of New Deal government policy on apartment construction during a Depression-induced crisis of financing. Marcy Village meets Criterion C by embodying high-quality "garden apartment" design, with its typically Americanized echoes of the Garden City movement including large project scale, low site coverage, and an internally oriented array of buildings.

HISTORICAL BACKGROUND TO 1939

The topography of Marion County, as part of the Tipton Till Plain, was established by the advance and melting of glaciers some 10,000 to 16,000 years ago. Glacial action left a fertile soil that supported dense hardwood forests. Over time, the future Marion County was cut by glacial outflow streams that became the modern White River and Fall Creek. The region may have been used by nomadic hunters at least from the time of post-glacial warming, which peaked around 5000 B.C. before a return to a cooler climate by 3000 B.C. Pottery of an early Woodland culture c. 500 B.C. has been found in Marion County, but historical site disturbance in this heavily populated area is extreme.¹ By the 1700s, when French, English, and Americans had come to the area, migrant Delawares from Ohio and elsewhere were in occupation, but the battle of Tippecanoe (1811) ended serious Indian resistance to white settlement, and Indiana became a state in 1816. Euro-American settlement of Indianapolis began in the 1820s and accelerated rapidly, beginning with the establishment of a railroad network during the 1850s and continuing through post-Civil-War

¹ Roger L. Hedge, "Forested Swell and Swale," 195, and C. Russell Stafford, "Prehistoric Peoples of Indiana," 361-367, in Marion T. Jackson, ed., *The Natural Heritage of Indiana* (Bloomington: Indiana University Press, 1997).

National Register of Historic Places Continuation Sheet

Section 8 Page 13

Marcy Village Apartments, Marion County, Indiana

industrial development. Between 1880 and 1920, urbanization increased the Indianapolis population at an average forty percent per decade. Modern apartments began to be built in 1885, and remained clustered in the historical downtown and nearby as late as 1920. By that time, however, a street railway along North Illinois, one street west of the main arterial North Meridian, made it possible for the well-to-do to leapfrog the intermediate zone just north of Tenth. These suburbanizers formed a second residential cluster toward the northern end of the street railway line at North 38th Street (historically Maple Road), which is about one mile south of Marcy Village's north-side entry on North 46th Street. In 1940, one year after construction was begun on the Marcy Village Apartments, Indianapolis's population had reached 386,972.²

SIGNIFICANCE OF MARCY VILLAGE AS A FOR-PROFIT, FHA-SPONSORED PROJECT

"The building of Marcy Village by private enterprise is regarded as one of the greatest singular aids to employment in Indianapolis in recent years," ran an article in the *Indianapolis Star* of January 28, 1940, when the 277-unit apartment complex was nearing completion. Early in the Depression, collapse of the mortgage market had led to mass foreclosures and homelessness as well as a sharp decline in construction activity. Nearly one-third of unemployed Americans were in the construction industry. New Deal policy makers reasoned that a new housing program, which eventually came to include projects like Marcy Village, "would act as the wheel within the wheel to move the whole economic engine."³ Housing would both provide jobs directly and stimulate industry and sales, from lace curtains to steel mills, trucking to housecleaning. Property manager J. Allen Dawson, quoted in the *Indianapolis Star* of January 28, 1940, claimed that construction of Marcy Village generated 400,000 hours on the job, plus 1.2 million work hours manufacturing, obtaining, preparing, and transporting materials. Since the next largest FHA-sponsored project for profit, the 105 unit Linwood Colonial Apartments, had a total loan of only \$0.42 million, the importance of Marcy Village to the Indianapolis economy can be easily appreciated.

Local builder Everett A. Carson and members of his family, with members of the H. H. Woodsmall family of Indianapolis whose firm was to manage the apartments, formed a closed corporation circa 1937 purposely to build and operate Marcy Village. At a projected cost of \$1.68 million, Marcy Village was the largest privately owned project to date in Indiana constructed with an FHA-insured loan. (See table at end of Sec. 8.) The original FHA insured mortgage of \$1.32 million was held by the National Life Insurance Company of Montpelier, Vermont, reflecting the fact that insurance

² Apartments and Flats of Downtown Indianapolis, Thematic Resources Nomination to the National Register of Historic Places, submitted 28 February 1983. The nomination narrative quotes an *Indianapolis News* article of December 1905, "Indianapolis Keeps Building Apartments," that names the Delaware the first modern apartment building. All population totals from United States Census Bureau, decennial Census of Population for year indicated.

³ Marriner Eccles, *Beckoning Frontiers: Public and Personal Recollections*, ed. Sidney Hyman (New York: Knopf, 1951), 145.

National Register of Historic Places Continuation Sheet

Section 8 Page 14

Marcy Village Apartments, Marion County, Indiana

companies were by far the leading holders of rental-housing mortgages in the FHA's program. Between 1935 and 1938, insurance companies held 77.9 percent of FHA-insured rental housing mortgages, including both publicly and privately owned properties of all housing types.⁴

Marcy's loan insurer, the Federal Housing Administration, was probably the most far-reaching provision of the National Housing Act (1934). FHA specifications led to no less than a complete restructuring of mortgage lending in the United States. Building loans of the 1920s and earlier had been short-term, paid off by a final balloon payment rather than amortization, and more often than not encumbered by more than one foreclosable instrument. Moreover, the total loaned sum rarely amounted to more than half the cost of construction. The FHA, building on earlier innovations begun by Herbert Hoover's influential Planning Committee of 1931 and continued by the Home Owners' Loan Corporation (1933), set the standard for the modern mortgage: a long-term, primary, amortizable loan at controlled, low rates for a large percentage of principal.⁵

At least as momentous was the impact of the National Housing Act on the mortgage market. One of the goals of the Act, again building on earlier Depression policy, was to stimulate investment in housing. Using the power of the federal government to borrow money at low interest rates, the FHA would both insure mortgage loans (Title II) and establish national mortgage associations to buy mortgages with funds raised by issuing bonds and other instruments (Title III). Over time, the FHA also created the first national, rather than localized, market in buying and selling mortgages through its program of standardized underwriting appraisals. An investor could know that mortgage approval of a property meant the same thing in any part of the country, and did not have to rely on local knowledge.

The provisions of the 1934 Act for multi-family housing, however, applied only to housing intended for "persons of the small-income group who otherwise would be compelled to occupy undesirable, and not infrequently unhealthful, living quarters."⁶ This provision, a descendant of the still surviving slum-clearing movement begun in earlier decades, focused the FHA's multi-family housing activity on subsidized "public housing," such as the Lockefield Garden Apartments built in Indianapolis between 1935 and 1937. (A remaining portion of these apartments, owned by the Indianapolis Housing Authority, was listed on the National Register in 1983.) Such housing was owned either directly by a state or local government--court rulings in 1935 prohibited federal use of eminent domain--or by a limited-dividend corporation. Under not-for-profit conditions, FHA operations

⁴ Federal Housing Administration, *Fifth Annual Report* (Washington, DC: Government Printing Office, 1939), Table 52. For details of the Marcy Village transaction see "Marcy Village Control Shifts," *Indianapolis News*, June 20, 1947.

⁵ Gertrude S. Fish and Carey Winston, "Housing Policy During the Great Depression," in *The Story of Housing* (New York: Macmillan, 1979), 177-241.

⁶ Stewart McDonald, "The Federal Housing Administration's Work in 1935," in Coleman Woodbury, ed., *Housing Officials' Yearbook 1936* (Chicago: National Association of Housing Officials, 1936), 10-11.

National Register of Historic Places Continuation Sheet

Section 8 Page 15

Marcy Village Apartments, Marion County, Indiana

during the previous three and a half years since the FHA's founding had totaled only 15 mortgages on rental housing for a loan total just over \$15 million.⁷

Only with the second National Housing Act of 1937, and particularly its 1938 amendments, could a for-profit project like Marcy Village be built. Rents still had to be set at a level that would make the housing available to a broad middle segment of wage-earners. However, during its first 12 months, the for-profit amendment stimulated a jump in FHA-insured loan closings on rental projects nationwide to 131 projects with mortgages totaling \$61.2 million.

Housing was needed in Indianapolis as elsewhere in the nation. Indianapolis vacancy rates dropped from 12.1 percent in 1932 to 3.0 percent in 1936.⁸ Even with the for-profit amendment coming into effect, Marcy Village Apartments as an FHA-sponsored project had to rent for prices available to the "medium and lower" income groups. Beginning on completion in 1940 Marcy Village quickly acquired a tenant list weighted toward the higher end of this spectrum, including middle managers, clerks, and especially salesmen.⁹

Fiscal year 1938-1939 was the high watermark nationally for number and value of for-profit apartment complexes financed by FHA-insured loans. Fortunately, the Marcy Village project came under the federal legislative rules in effect during this year. Before construction was completed, a further amendment to the National Housing Act in June, 1939, began to curtail the FHA's non-defense-related housing activities. Then the "Defense Amendment," passed in June, 1940, combined the FHA with other agencies in an all-out effort to provide housing for military personnel and war workers. In spite of the fewness of comparable housing units, however, Marcy Village was not initially profitable. Reasons are unclear, but one can point to its being a relatively expensive project. FHA administrators calculated the per-room mortgage cost of Marcy Village at \$1,177 compared to less than \$1,000 per room for competing Linwood Colonial, and \$1,087 for 54-unit Fairfield Colonial.¹⁰ It is possible that the Marcy's rental price, limited by FHA guidelines, did not cover either financing costs or the costs of operating the complex to FHA standards.

By 1946, builder Everett Carson had died, and in 1947 a reorganization took place in which Carson's descendants took full control of the realty corporation. Lower mortgage rates were

⁷ Stewart McDonald, "FHA 1938 Activities," in Coleman Woodbury, ed., *Housing Yearbook 1939* (Chicago: National Association of Housing Officials, 1939), 116.

⁸ Catherine Bauer, "We Face A Housing Shortage," *Housing Officials' Yearbook 1937*, ed. Coleman Woodbury (Chicago: National Association of Housing Officials, 1937), 62.

⁹ Polk City Directory, Indianapolis, 1941; Edward Peyton Curl, "Private Capital in Large-Scale Housing," *Housing Officials' Yearbook, 1937*, 110.

¹⁰ FHA, *Fifth Annual Report* (1938), Table 53.

National Register of Historic Places Continuation Sheet

Section 8 Page 16

Marcy Village Apartments, Marion County, Indiana

available for non-insured loans, and the newly structured Marcy Realty Corporation with family members as officers obtained a new loan outside the FHA program. The terms were \$1.2 million, at an "undisclosed" rate below 4 percent (compared to the previous 4-1/2 percent), for 25 years. The new mortgage holder, New York Life Insurance Company, had aggressively pursued purchase of apartment-complex mortgages since the success of its first project, Colonial Village in Arlington, Virginia, and as early as 1939 held \$18 million in mortgages nationwide.¹¹ The Marcy's new arrangement called for the Woodsmall company to continue as managers under a renegotiated contract. A decade later, in spite of construction of the 640-unit Meadowbrook complex, Indianapolis's first postwar, for-profit FHA apartment complex, vacancies at Marcy Village were few and its tenants similar in occupation to those who originally moved in. Marcy Village continued under ownership of the Carson family until 1980.

SIGNIFICANCE OF THE DESIGN OF MARCY VILLAGE AS AN FHA-PROMOTED "GARDEN APARTMENT" COMPLEX

Large-scale rental projects like Marcy Village were explicitly patterned on pioneer FHA-sponsored apartment complexes, notably the 276-unit Colonial Village, built 1935-1940 in Arlington, Virginia.¹² FHA's underwriting manuals, spelling out the rating system applicable to loan approval, exerted a decisive influence on apartment design and construction. FHA standards strongly emphasized location, site characteristics, construction quality, economic soundness, marketability, and professional management.¹³ The FHA apparently did not attempt to influence architectural style directly beyond insisting on a professional level of design. However, both partners in the Marcy Village's design team had ties to the federal government.¹⁴

Architect Alfred Hoyt Granger (1867-1939) served as Chairman of the Construction Committee of the War Industries Board during World War I, when the government first experimented with intervention in housing construction. Granger's partner John C. Bollenbacher (1884-1939) had recently served for two years (1934-1936) as Consultant to the U. S. Treasury Department. The younger Bollenbacher, credited with the design of Marcy Village, also collaborated with both Granger and Elmo C. Lowe (died 1930) in designing buildings in Bloomington as well as the Indiana Limestone Company Building in Bedford (1927; National Register 1993). It is not unlikely that local FHA officials themselves, in helping builder Everett Carson put together a proposal for

¹¹ James M. Goode, *Best Addresses* (Washington, DC: Smithsonian Institution Press, 1988), 335-336. For Marcy Village, see "Marcy Village Control Shifts," above.

¹² McDonald, "FHA 1938 Activities," 116-117.

¹³ Abner H. Ferguson, "Housing Progress of FHA," *Housing Progress* 1:2 (Summer 1945), 17-18.

¹⁴ Henry F. Withey, *Biographical Dictionary of American Architects, Deceased* (Los Angeles: New Age Publishing, 1956), 64-65, 247.

National Register of Historic Places Continuation Sheet

Section 8 Page 17

Marcy Village Apartments, Marion County, Indiana

the Marcy Village project, suggested these two architects for the job.

The choice of architectural style—a simplified, slightly idiosyncratic Georgian Revival in the case of the Marcy—was no doubt connected to marketability in the minds of builders, bureaucrats, and architects themselves. Some builders chose modernism, as in the case of the FHA-insured, Art Deco styled Samester Parkway Apartments (Baltimore, 1939; National Register, 1998). The Samester was designed by architect Hal A. Miller for a builder who was rightly confident of a market for Miller's work in Baltimore. But "Colonial" architecture, as Georgian Revival and its variants were popularly known, predominated widely in both individual and multifamily housing of the 1930s and early 1940s.

This bias toward the aesthetically tried and true was especially to be expected in smaller, less cosmopolitan urban markets such as Indianapolis. A modern idiom might be chosen for subsidized housing, where competitive rental choice was not at issue. Indianapolis's example is the International Style design of Lockefield Garden Apartments, a complex which after completion in 1937 was officially commended as a model for federally subsidized housing. Ten years later, modernist style references had gained enough acceptability in Indianapolis to be used in the design of the 40-building 640-unit, for-profit Meadowbrook complex. But in late 1930s Indianapolis, the only for-profit apartment projects carrying FHA-insured loans were rendered in the "Colonial" style: the Linwood Colonial (1938), Fairfield Colonial (1939), Marcy Village (1939), and College Colonial (1940). Use of the word "Colonial" in the apartments' name suggests the level of acceptability of popularized neo-Georgian stylistic references. As in the case of Marcy Village, and an uncounted number of college administrative buildings nationwide, the ability to convey tradition through the use of red brick with white trim, plus identifying details confined largely to entryways and roofline, allowed "Colonials" to capture desirable associations while increasing the building's size as needed to accommodate non-historical uses.

The element of popularity most directly affecting the choice of Marcy Village's architectural style, however, may have been the example of Colonial Village. Begun in 1935 in Arlington, Virginia, the FHA's first and arguably most successful large-scale, for-profit apartment complex firmly tied Colonial styling to the more meaningful design elements of the "garden apartment." These elements included low site coverage by multiple buildings of few stories each, and a sheltered ambiance created by arranging the buildings coherently within, and facing onto, well landscaped green space. This sociable and inwardly oriented arrangement was reinforced by providing recreational facilities, shopping, and services on site—a suggestion of community and self-sufficiency taken from ideas developed during the Garden City movement begun circa 1898 in England.¹⁵

Ebenezer Howard's utopian book published in 1898 formed a convenient starting date for, and

¹⁵ Stanley Buder, *Visionaries and Planners* (New York, Oxford University Press, 1990), especially the chapter "The Garden City Movement in America, 1900-1941," 157-180.

National Register of Historic Places Continuation Sheet

Section 8 Page 18

Marcy Village Apartments, Marion County, Indiana

named, the Garden City movement when the book's original title, To-morrow: A Peaceful Path to Real Reform, became Garden Cities of To-morrow in a second edition four years later. Howard's advocacy of community land ownership made little headway, especially in the United States, but the idea that physical planning could be the basis for a better society inspired generations of planners. As early as 1914, Richard B. Watrous of the American Civic Association returned from a tour of English workers' communities--inexpensive, low-density, clean-air model towns at the edges of industrial cities such as Liverpool--and bruited the idea of such developments in America, beginning with Washington, DC.

Simultaneously with garden cities, garden apartments gained some initial popularity during the 1920s, but as at Radburn (New Jersey, 1929) advances were undercut by the Depression. Baltimore developer Gustav Ring may have revived, and certainly re-popularized, the influence of the Garden City movement. By the time Ring created Colonial Village in 1935, the FHA was ready with financing and Ring's familiarity with garden cities such as Sunnyside gave him a design repertoire to be transferred to the garden apartment. When it was apparent Colonial Village was a runaway success, FHA administrators called on Ring to explain the development's principles in a series of articles. Ring's advice was a mixture of marketing savvy—such as the fact that walkup buildings over two stories high were hard to rent, while elevators were too expensive for buildings under five stories—and an apparently sincere dedication to the aesthetic and humane principles of the Garden City movement. (Tenants should enjoy greenspace and shelter from the street, for example, and bedrooms should not face west to avoid heat build-up in the late afternoon.)

A reporter for the Indianapolis News of January 20, 1940, quoted Marcy Village builder Everett A. Carson that he "planned the project as a self-contained community." If this was an overstatement, it was a pardonable one. Emulating success, Marcy Village like countless other projects around the country may well have been modeled directly on Colonial Village in its architecture—for example, the use of quoins and the combination of flat and side-gabled roofs. The original plans for the Marcy even specified slate roof tile, as used in Colonial Village, although ceramic tile was substituted in construction. More importantly, Everett Carson successfully emulated Ring's garden-apartment principles. One was a modicum of self-containment through clustering buildings off-street within and around landscaped areas, and providing a wide variety of facilities including recreation areas and a five-bay commercial building whose tenants included a grocer, doctor, druggist, dry cleaner, hairdresser, and even a postal substation. A second principle was amenities that were not just tokens of luxury but supports for health, socialization, and peace of mind.

During the 1930s, the Marcy's high level of garden-apartment design was reached in Indianapolis only by publicly subsidized Lockefield Gardens. Other privately owned "garden apartments" in the city, such as the three-building Linwood Colonial, were also Colonial-styled, two-story walkups including more than one building. Mainly because of their small sites and piecemeal development, however, they did not approach the garden ideal; Linwood, for example, was built on two sides of a

National Register of Historic Places Continuation Sheet

Section 8 Page 19

Marcy Village Apartments, Marion County, Indiana

trafficked street.

The Woodsmall management agency's advertisement featuring a schematic map shows the way to Marcy Village as a straight shot up Meridian, then east along 46th Street, "15 Minutes from the Heart of Indianapolis." For prospective tenants who thought of apartment living as intensely urban, confined to the older towers near downtown or along Meridian south of 38th, Marcy Village presented an alternative inspired, however distantly, by the Garden City ideal.

The large building sites that made developments like Marcy Village possible also promoted suburbanization. A government agency—excluding the federal government after 1935—could use its right of eminent domain to condemn enough property to build Lockefield Gardens—a "slum clearance" project near center city—but a private builder had to seek or assemble a large parcel of vacant land. Marcy Village represents a transitional case in the process of suburbanization and its concomitantly increased dependence on the automobile. Marcy Village was built at the north edge of Indianapolis on a former polo field, yet its original specification of 16 garages for 277 living units suggests considerable faith in the future of public transportation. The only additional parking apparently available was along Marcy Lane. It is true that Washington Township, with its formerly separate communities such as Broad Ripple and Nora, had been well served by rail, streetcar, bus, and roads beginning in the 1880s, especially along north-south College Avenue and Meridian Street. FHA planning and appraisal no doubt took this circumstance, along with a host of other "neighborhood" factors, into consideration.

In the long run, however, sites that met FHA standards for low site density, greenspace, and the avoidance of nearby disamenity (such as industry or run-down existing neighborhoods) were increasingly far from city centers. Inevitably, building "out" contributed to urban disinvestment, and did so at more or less the same period when public housing that was centrally located became stigmatized. Perhaps this stigma, along with restructured FHA economic objectives and operating principles after World War II, contributed to the definitive postwar triumph of single-family over multi-family housing for those who had a choice. Privately developed, for-profit, postwar Meadowbrook Apartments, in appearance not greatly different from the Lockefield "housing project," only briefly enjoyed the success of prewar complexes like Marcy Village and the other "Colonials," which still provide investor return and middle-class residential space 60 years later. Marcy Village, as Indiana's largest and best example of the private-sector garden apartment, complements and completes the Depression-era history of multi-family housing whose public face is Lockefield Gardens.

National Register of Historic Places Continuation Sheet

Section 8 Page 20

Marcy Village Apartments, Marion County, Indiana

For-Profit Rental Housing Projects in Indiana Using FHA Loans, 1937-1940

Name of Project	No. Units	City	Construction Start
Linwood Colonial Apartments	105	Indianapolis	1938
Valley View Court	40	New Albany	1938
Fairfield Colonial Apartments	54	Indianapolis	1939
Marcy Village Apartments	277	Indianapolis	1939
College Colonial Court	10	Indianapolis	1940

NOTE: Dates reflect period beginning 1937, the earliest date of for-profit, multi-family housing loan agreements in Indiana under the National Housing Act (1937), and ending when the Act was extensively reworked in 1940 to accommodate wartime housing needs. From 1941 until construction of 640-unit Meadowbrook (Indianapolis, 1948), the FHA sponsored only three small privately owned apartment projects in Indiana. Sources of data: Coleman Woodbury, ed., *Housing Yearbook 1938* (Chicago: National Assn. of Housing Officials, 1938), 124; National Assn. of Housing Officials, *Housing Directory 1946-1947* (Chicago: NAHO, August 1946), 141-143.

National Register of Historic Places Continuation Sheet

Section 9 Page 21

Marcy Village, Marion County, Indiana

9. Major bibliographic references

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National Register of Historic Places Continuation Sheet

Section 9 Page 22

Marcy Village, Marion County, Indiana

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MAPS AND ARCHITECTURAL PLANS

Granger and Bollenbacher, Architects, Chicago IL. Marcy Village Apartments Site Plan (sheet 2), Landscape Plan (sheet 3), Entry Details (sheet 17). Drawn 1938.

Architects Plus, Greenwood IN. Marcy Village Apartments Rehabilitation, c. 2001. Unnumbered drawing sheets showing whole site, commercial building interior layout, and interior of apartments by type of layout.

United States Geological Survey, topographic map of Indianapolis West quadrangle, 7.5 minute series, 1998.

National Register of Historic Places Continuation Sheet

Section 10 Page 23

Marcy Village, Marion County, Indiana

Verbal Boundary Description

The boundary of the proposed Marcy Village Apartments Historic District is shown as the heavy dashed line on the accompanying map titled "Site Plan I, Marcy Village Apartments."

Boundary Justification

The boundary of the proposed Marcy Village Apartments Historic District coincides with the original and still unchanged parcel boundary enclosing the site.

National Register of Historic Places Continuation Sheet

Section Additional Documentation Page 24 Marcy Village, Marion County, Indiana

Photographs

Name of property: Marcy Village
 County and State: Marcy, Indiana
 Photographers: Cynthia Brubaker, Duncan Campbell

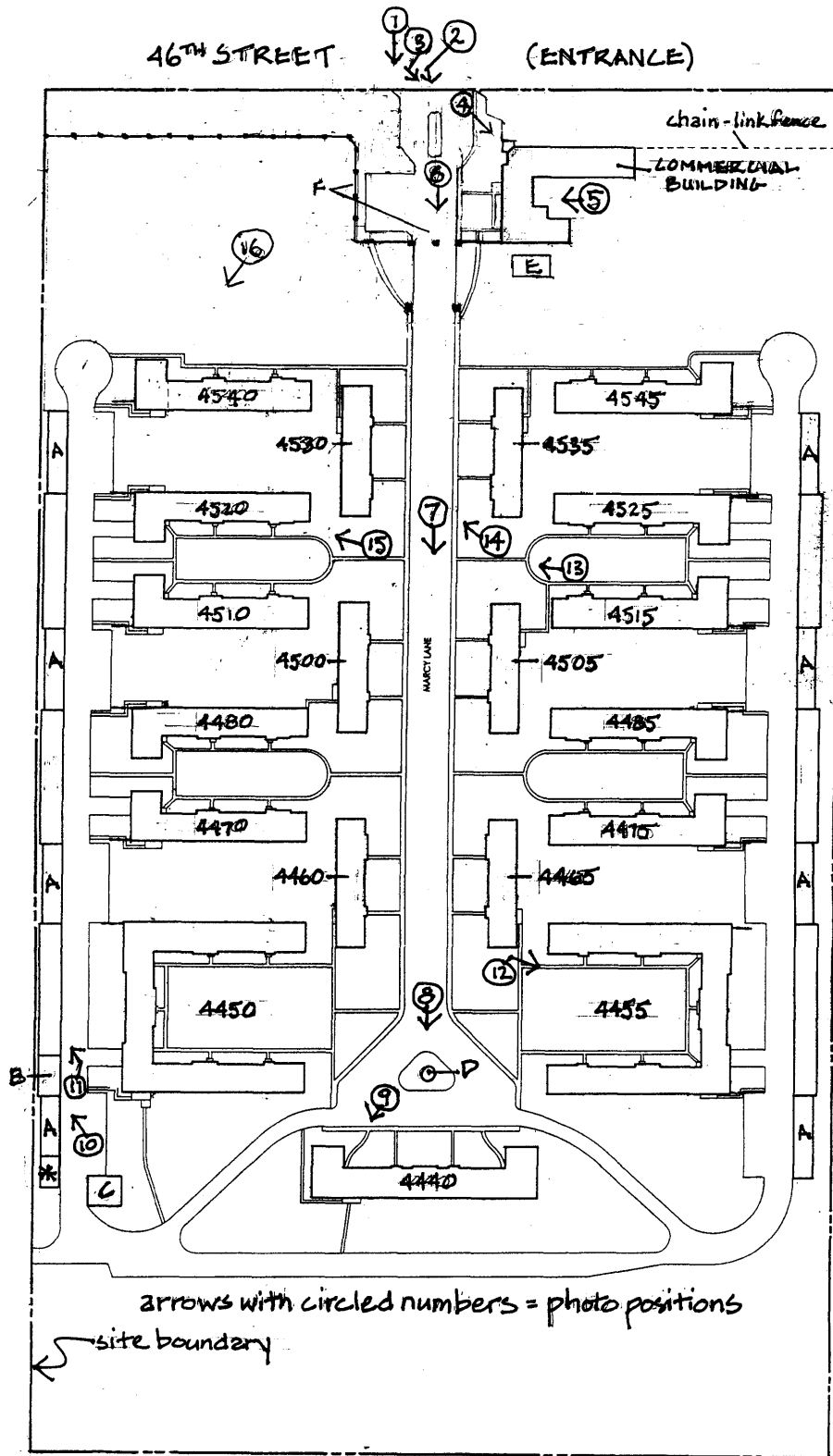
Location of negatives: Indiana Division of Historic Preservation and Archaeology
 402 W Washington St, W274, Indianapolis, IN 46204

NR#	VIEWS (N=27)	ROLL & NEG	DATE	PHOTOGRAPHER
	EXTERIOR VIEWS <i>Residential buildings are identified by their street number on Marcy Lane</i>			
1	View south, west corner of main entry from East 46th St	5-4	3 Mar 2003	Campbell
2	View southeast, entry island in foreground, mechanized gates at rear center, and commercial building (with awnings) at left	5-5	3 Mar 2003	Campbell
3	commercial building overview	5-9	03 Mar 2003	Campbell
4	View southeast, detail of commercial building: corner entry	6-27	14 Aug 2003	Campbell
5	View west, detail of commercial building: rear facade	5-0	03 Mar 2003	Campbell
6	View south along Marcy Lane from gated entry	5-7	3 Mar 2003	Campbell
7	View south, Marcy Lane toward gazebo and end building (4440) closing vista	6-34	03 Mar 2003	Campbell
8	View south, gazebo and traffic circle at south end of Marcy Lane, building 4440 in background	5-10	03 Mar 2003	Campbell
9	View southwest, detail of building 4440: entry at inside west corner	2-21	10 May 2001	Brubaker
10	View northwest, maintenance shop on west side of complex	7-10	14 Aug 2003	Campbell
11	View northwest, carports on west side of complex	7-11	14 Aug 2003	Campbell
12	View southeast, overview of building 4455 from Marcy Lane	2-24	10 May 2001	Brubaker
13	View southwest, streetscape showing buildings 4505, 4500, 4510, 4520, 4530, 4535	7-20	14 Aug 2003	Campbell
14	View northwest, overview of building 4530: principal facade	2-4	10 May 2001	Brubaker
15	View northwest, overview of building 4520: principal facade. Building 4530 at right of photo; view through to carports at left rear.	2-6	10 May 2001	Brubaker
16	View southwest, building 4545 at left rear of photo, forecourt tree planting at right	2-0	10 May 2001	Brubaker

National Register of Historic Places Continuation Sheet

Section Additional Documentation Page 25 Marcy Village, Marion County, Indiana

NR#	VIEWS (N=27)	ROLL & NEG	DATE	PHOTOGRAPHER
	INTERIOR VIEWS			
17	View east, basement of residential building 4485	6-16	14 Aug 2003	Campbell
18	View south, down stair to outside entry door at west end of building 4485	6-2	14 Aug 2003	Campbell
19	View north, stair up to entry door of apartment 217A, west end of building 4485	6-1	14 Aug 2003	Campbell
20	View west, outside of apartment entry door 217A, west end of building 4485	6-3	14 Aug 2003	Campbell
21	View southeast, living room toward closet door (L) and entry door (R), apartment 217A, building 4485	6-4	14 Aug 2003	Campbell
22	View northwest, one of two bedrooms in apartment 217A, building 4485	6-12	14 Aug 2003	Campbell
23	View southeast, kitchen in apartment 217A, building 4485	6-9	14 Aug 2003	Campbell
24	View southwest, bath in apartment 217A, building 4485	6-11	14 Aug 2003	Campbell
25	View west, residents' fitness room in Commercial Building	6-19	14 Aug 2003	Campbell
26	View south, leasing office in Commercial Building	6-21	14 Aug 2003	Campbell
27	View west, framing shop and gallery in Commercial Building	6-22	14 Aug 2003	Campbell



46TH STREET

(ENTRANCE)

chain-link fence

COMMERCIAL BUILDING

MARCET LANE

arrows with circled numbers = photo positions

site boundary



0 50 100 150

approximate scale in feet

LEGEND

- Contributing (N=29)**
 all 19 residential units
 (numbered buildings)
 commercial building (labeled)
 A - 8 original garages with additions
 (* - attached original tool shed)
 B - 2-story maintenance building

- Non-Contributing (N=4)**
 C - detached garage
 D - gazebo
 E - swimming pool
 F - decorative entry fence and gate

Note: site boundary is enclosed by chain-link fence on east, south, west, and part of north edge.

**SITE PLAN I (of 3)
 OVERVIEW OF SITE**

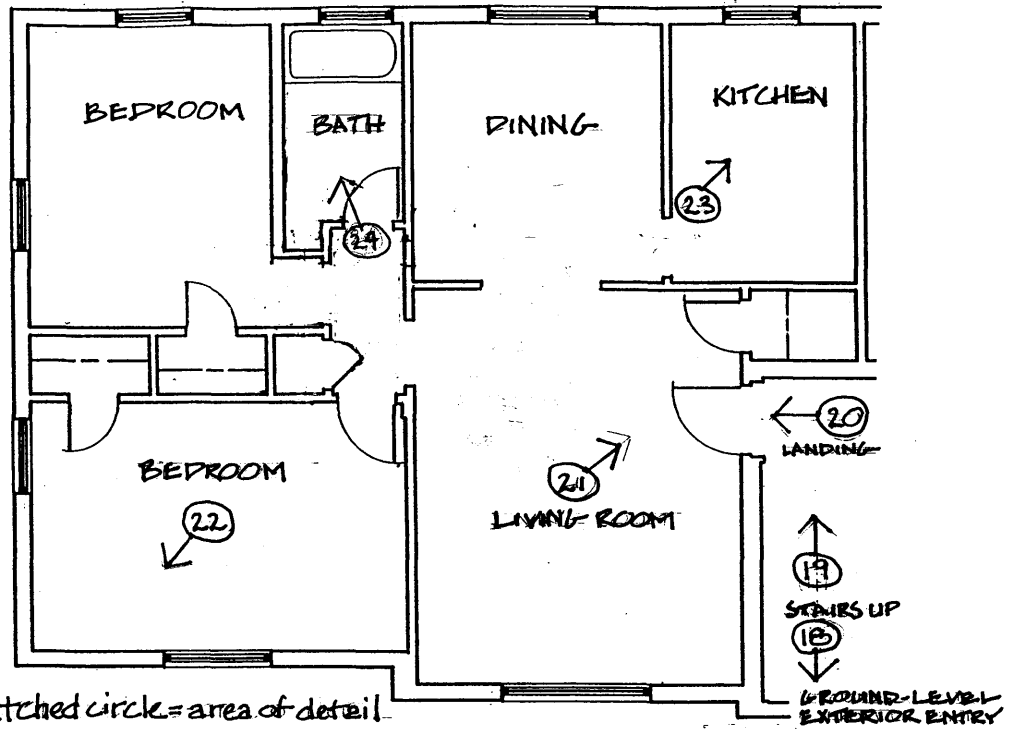
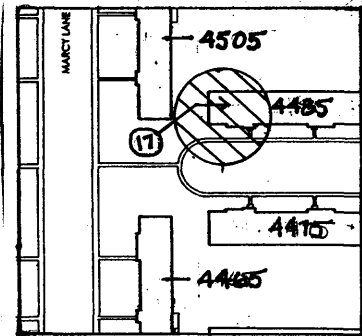
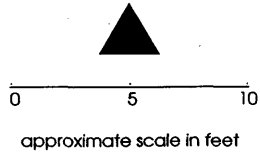
source: Architects Plus, Greenwood IN

MARCY VILLAGE APARTMENTS
 Indianapolis (Marion County) Indiana

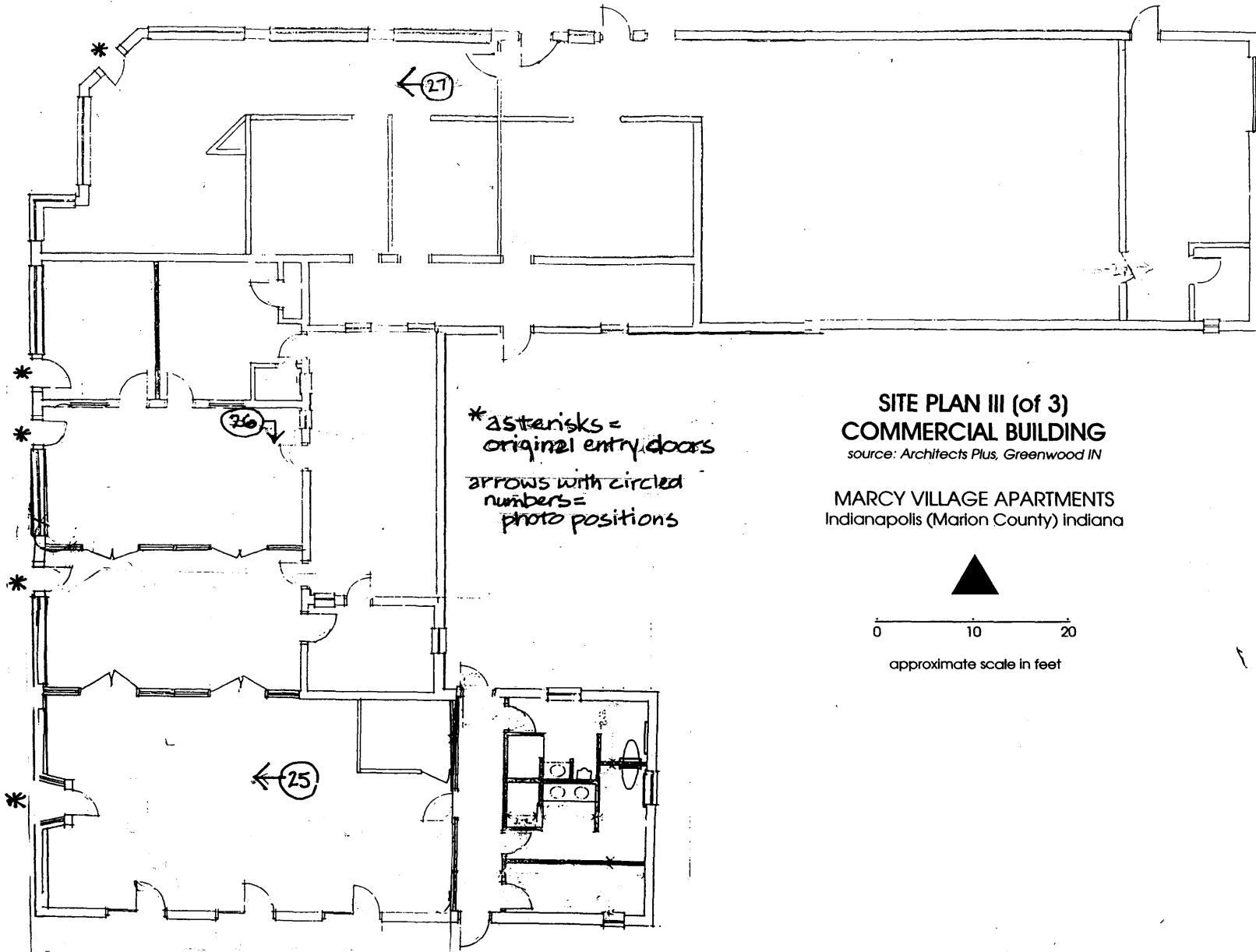
SITE PLAN II (of 3)
INTERIOR OF APARTMENT 217A

source: Architects Plus, Greenwood IN

MARCY VILLAGE APARTMENTS
Indianapolis (Marion County) Indiana



hatched circle = area of detail.
arrows with circled numbers = photo positions.
(photo 17 is of basement)

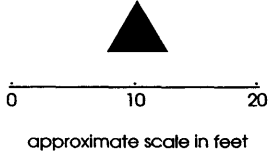


*asterisks = original entry doors
 arrows with circled numbers = photo positions

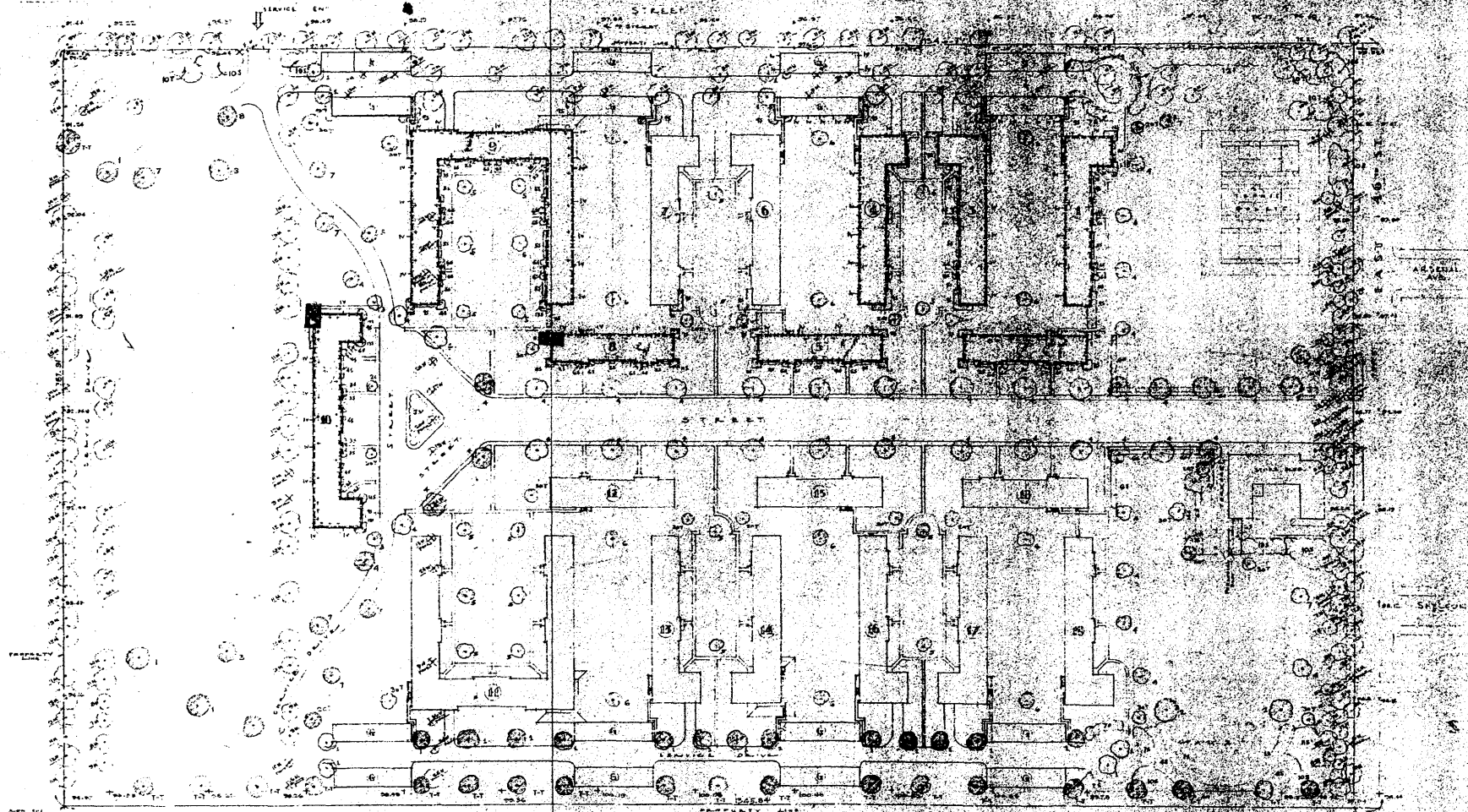
SITE PLAN III (of 3)
COMMERCIAL BUILDING

source: Architects Plus, Greenwood IN

MARCY VILLAGE APARTMENTS
 Indianapolis (Marion County) Indiana

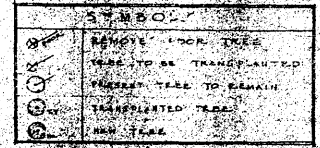


APPENDIX A - PLANNING PLAN (1935)
 MARY VILLAGE APPTS. - Indianapolis IN



SCHEDULE OF PLANTS

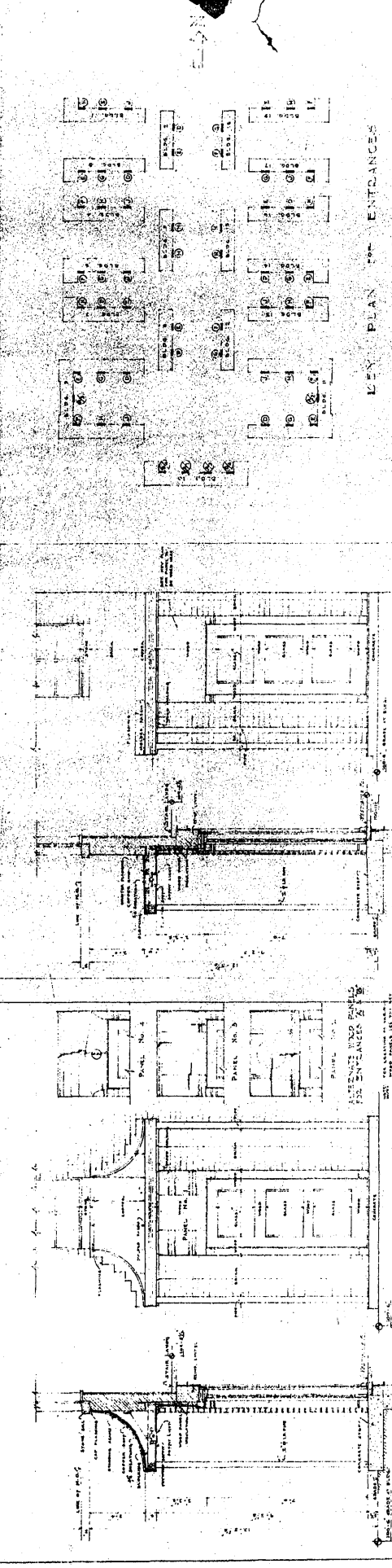
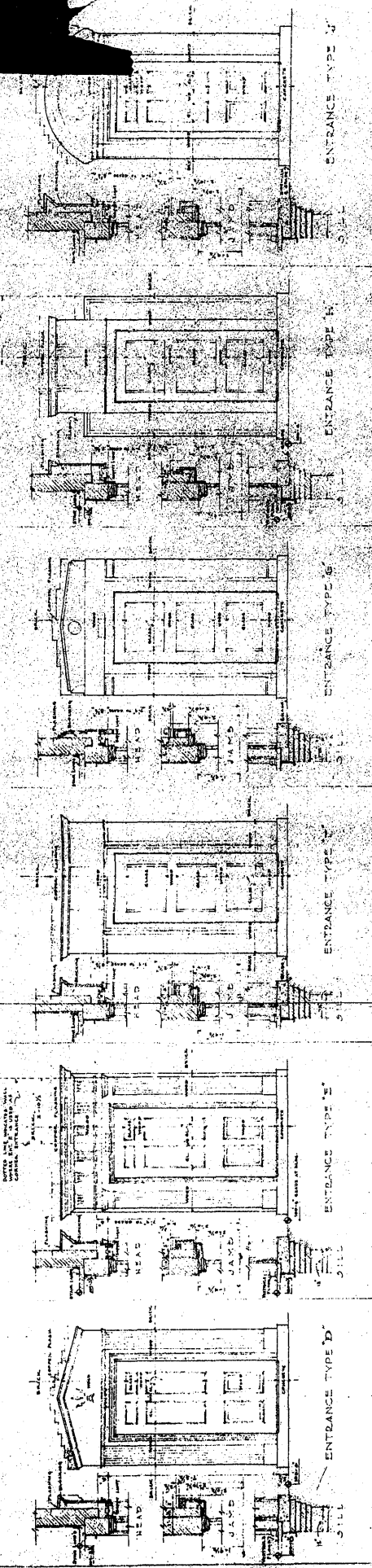
NO.	QUAL.	NAME	COUNTRY NAME	HEIGHT	NO.	QUAL.	NAME	COMMON NAME	HEIGHT
15	75	DELETERIS THUNDERBOLT	JAPANESE BAKEDAR	25'	101	22	CERCIS CANADENSIS	AMERICAN REDBUD	6'0"
25	212	CYDONIA JAPONICA	JAPANESE QUINCE	25'	201	14	CORNUS FLORIDA	WHITE DOGWOOD	6'0"
35	90	EUONYMUS ALATUS	WINGED EUONYMUS	4'0"	202	9	CRATAEGUS CORDATA	WILDING CRATAEGUS	6'0"
45	31	EUONYMUS PATERNS	SPREADING EUONYMUS	25'					
55	212	FOSTYRIA INTERMEDIA	SPONGE BERRY EASTWIND	3'0"	1	24	ACER DISTICARUM	SILVER MAPLE	8' DIA
65	312	LOMBARDIA IBOYA	REGENT PALMETTO	4'0"	2	2	ACER DISTICARUM	WATER BEECH	8' DIA
75	188	LOBLOZIA FRAGRANTISSIMA	WHITE BELLFLOWER	4'0"	3	2	ACER PLATANOIDES	WINGED MAPLE	8' DIA
85	10	LONGICORN TATARICA	TARTARIAN HORSE-CHESTNUT	4'0"	4	43	ULMUS AMERICANA	AMERICAN ELM	8' DIA
95	204	PHILADELPHUS CORONARIUS	SWEET WOOD GARDEN	4'0"	5	24	ULMUS AMERICANA	WATER BEECH	8' DIA
105	75	RUBUS COPALINUS	SURINAM RUBUS	5'0"	6	12	ULMUS AMERICANA	WATER BEECH	8' DIA
115	31	SPERULA VANHOUTEI	VANHOUTEI SPIREA	4'0"	7	8	ACER SACCHARINUM	SUGAR MAPLE	8' DIA
125	75	SYRINGA VULGARIS	COMMON PURPLE LILAC	4'0"	8	2	PLATANUS ORIENTALIS	WESTERN PLATANUS	8' DIA
135	80	VIORUM CRANBERRY	CRANBERRY VIOLET	4'0"	11	22	AMPELOPS VITICULATA	CROPSTON VITIS	8' DIA
145	10	VIORUM CRANBERRY	CRANBERRY VIOLET	4'0"	150		SHRUBS AND VEGETABLES		
155	10	VIORUM CRANBERRY	CRANBERRY VIOLET	4'0"	200		ASSORTED PERENNIALS		



LANDSCAPE ARCHITECT
 100 BROADWAY
 NEW YORK, N. Y.

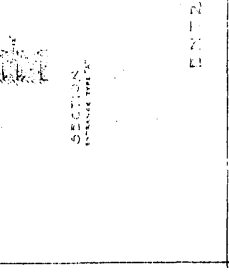
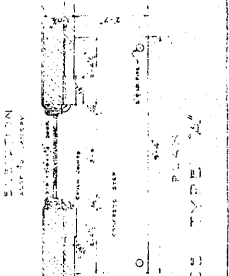
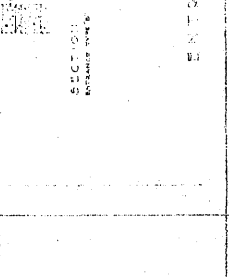
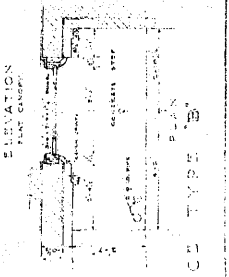
MARY VILLAGE HOUSING PROJECT
 INDIANAPOLIS, IND.
 LANDSCAPE ARCHITECT
 3

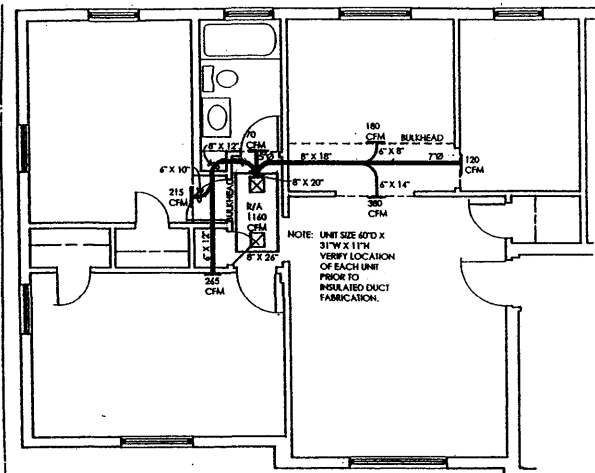
APPENDIX B - ENTRANCE DETAILS (1935)
 Marcy Village Apts. - Indianapolis, IN



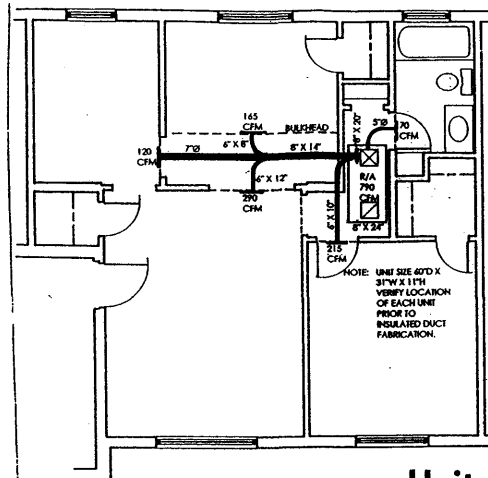
DATE	17
TITLE OF DRAWING	ENTRANCE DETAILS
PROJECT	MARCY VILLAGE APTS. - INDIANAPOLIS, IND.
ARCHITECT	GRANGER & BOLLENBACHER, ARCHITECTS
ADDRESS	1311 N. WASHINGTON AVE. CHICAGO, ILLINOIS

NOTES:
 1. SEE SECTION TO BE CONSULTED FOR DETAILS OF THE DOOR.
 2. DIMENSIONS AT CORNERS TO BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

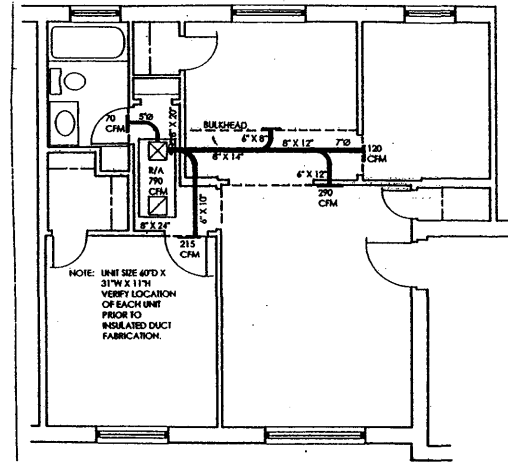




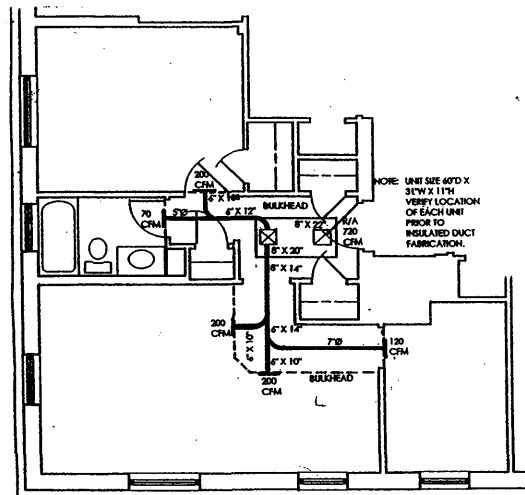
Unit A



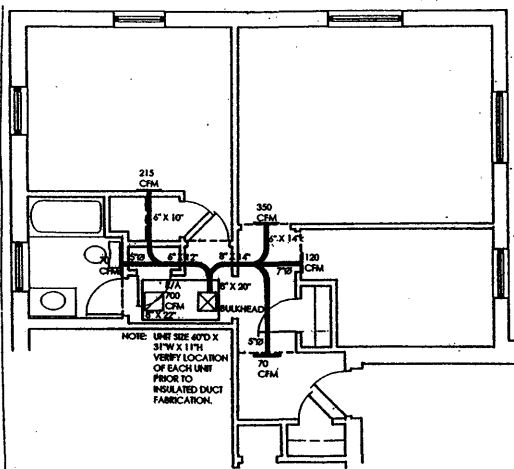
Unit B



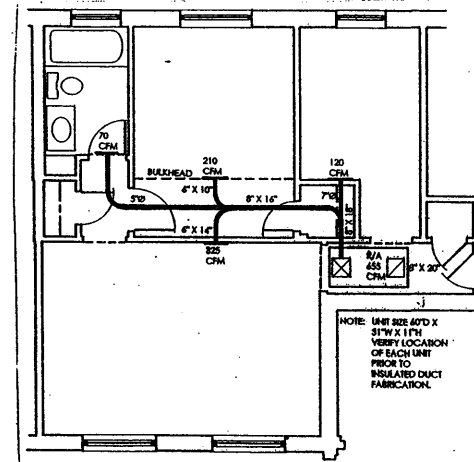
Unit C



Unit D



Unit E



Unit F

APPENDIX C - MECHANICALS DIAGRAM
 SHOWING APT LAYOUTS (2001)
 Marcy Village Apts. - Indianapolis, IN