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NAME: Delaware Flats  
LOCATION: 120-128 ~~North Delaware Street~~  
OWNER: Peter J. Page  
ADDRESS: 11210 Lakeshore Drive, East, Carmel, Indiana 46032

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MAP NUMBER: 2

7. DESCRIPTION:

Along the west side of North Delaware Street between Market and Ohio Streets are several contiguous commercial buildings which, according to the Sanborn (1887) and Baist (1899) maps, were built on Dancy's Subdivision. The three-story, ten bay brick (now painted) and limestone (also painted) commercial flats building (Photo 2 of 42) at 120-128 North Delaware was built about 1887 in the late nineteenth century Classical Revival style. The first story street level is still used for small commercial shops. Much of the original cast iron framing with its dentil cornice and wood window framing survives. At 126-128 the cast iron is covered over with painted aluminum. The second and third story fenestration is organized as slightly projecting 1/1 paired bay windows in an A-B-A-A-B-A rhythm. A two story blank arch supported on Corinthian pilasters, the B unit, separates the paired A units. The second story is divided from the third by checkerwork panels. The attic above the third story has a dentil cornice with an interlaced frieze.

8. SIGNIFICANCE:

Part of this building's significance lies in the location of the structure. It is one of the few buildings of its type to survive in the heart of downtown Indianapolis. It is also an excellent example of the dual purpose flat with commercial space on the street level and rooms on the upper stories. The building also possesses significance in its role in the commercial/real estate development of the city. Because of its location directly across from the City Market (National Register), the County Courthouse, and Tomlinson Hall, the commercial spaces have been continuously rented to thriving small businesses. At one time in the early part of the century, probably due to the proximity of the Market, both commercial spaces were occupied by successful restaurants. Carl B. Nimal operated the restaurant at 122 while Fred A. Worth, who also lived in the building, had his establishment in 126. The renters of the flats, like those of the commercial spaces, took advantage of the building's central location. Many owners of stands and small businesses in the Market and adjacent Tomlinson Hall lived in the building. Mary J. Carlisle, a widow and dealer in pickles, butter and produce, lived here from 1897 until 1914.

Appearing as "under construction" on the Sanborn Insurance Map of 1887 the original owner/builder is not clear. The Building Permit Fee Book index lists four permits issued from September of 1886 to May of 1887 for new construction in the block of Delaware Street located between Market and Ohio Streets. Each of these permits lists the proposed new structure as a "business and houses block." Two of the permit purchasers, Margaret Grote and C. Mauer, do not appear in the City Directory. P. Lieber, purchaser of a May, 1887 permit, owned and operated a brewery. The last, a Francis M. Rottler, manufactured harnesses and was a dealer in turf goods.

Downtown Apartment Flats Thematic Resources  
Indianapolis, Indiana

CONTINUATION SHEET

Page 25

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10. GEOGRAPHICAL DATA:

Acreage: Less than one acre

Quadrangle Name: Indianapolis West

Quadrangle Scale: 1:24,000

UTM REFERENCES:

16          572420          4402240

Zone          Easting          Northing

BOUNDARY DESCRIPTION:

Parcel 1-01-15487. Dancy's Subdivision, Lot Four, Block Forty-four. Key Code 81-017-016.