

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

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Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Ulen Historic District

Other names/site number: Country Club Addition

Name of related multiple property listing:
Historic Residential Suburbs in the United States, 1830-1960

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

2. Location

Street & number: Roughly Ulen Country Club and Golf Course and houses along Ulen Blvd and East Drive, from E. Ulen Drive to the concrete bridge at roughly 150 Ulen Blvd.

City or town: Ulen State: Indiana IN County: Boone

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

 national x statewide x local

Applicable National Register Criteria:

x A B C D

<u>Matthew K. Zall Deputy Supt</u>	<u>7/24/2015</u>
Signature of certifying official/Title:	Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u>	
State or Federal agency/bureau or Tribal Government	

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

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

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

Patrick Andrews
Signature of the Keeper

9/16/2015
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure
Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>53</u>	<u>16</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>4</u>	<u>0</u>	objects
<u>60</u>	<u>16</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: single dwelling

Recreation and Culture: outdoor recreation

Current Functions

(Enter categories from instructions.)

Domestic: single dwelling

Recreation and Culture: outdoor recreation

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7. Description

Architectural Classification

(Enter categories from instructions.)

20th Century Revivals: Colonial Revival

20th Century Revivals: Tudor Revival

20th Century Revivals: Mediterranean Revival

Modern Movement: Ranch Style

Materials: (enter categories from instructions.)

foundation: Brick

walls: Brick
Stucco

roof: Terra Cotta

other: SYNTHETICS: vinyl
ASPHALT
STONE: slate

Narrative Description

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

Summary Paragraph

The Ulen Historic District is located in the Incorporated Town of Ulen, Boone County, Indiana. The district is an upscale residential enclave next to the Ulen Country Club and golf course, both of which are part of the district. The country club and first nine holes of the golf course were constructed in 1924 and the course assumed its present form in 1927. They are adjacent to the west of the Town of Ulen and the course stretches north of the town's limits. Ulen was officially platted in 1929, although houses were constructed here as early as 1924, previous to the town

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being laid out but following the opening of the country club. Both the town and the club owe existence to Henry C. Ulen, owner of an engineering firm that brought water and transportation to large parts of Europe and South America. The brick clubhouse and 18-hole golf course are visible from the rear yard of Henry Ulen's home, and others that on Ulen Boulevard. The town has three streets: Ulen Boulevard, East Drive, and the short Artman Boulevard, which has only one house on, but is an important pathway to the Country Club from the town. Country Club Drive is the fourth street found within the district; the Ulen Country Club is located on this drive. The Ulen Country Club and the houses in Ulen were constructed beginning in 1924 to the 2000s; the majority of houses here were constructed between 1930 and 1963. Styles range from Tudor Revival, to other revival styles to Ranch. This district retains high integrity; the great majority of elements within its bounds: buildings, sites, objects and structures contribute to the district.

Narrative Description

Driving the streets of Ulen is like stepping back in time. The houses here are substantial and stylish, whether their style is Colonial Revival, Tudor Revival, or Mediterranean Revival style, or the more recent, Ranch. Mature trees line the streets and dot the lawns. There are few detached garages in the district. The curving streets with circular intersections surrounding large raised planters are important aspects of the design. Sweeping lawns, and sidewalks are components of design which date to 1929 when the town was laid out. Driving the streets of Ulen one might notice that there are no overhead wires or telephone lines visible. This is because the town's design, in 1929, called for buried utilities, a point of pride for Ulen dwellers, who believe that theirs is the first incorporated town in the country to try this approach. The site of the Town of Ulen, which includes the curving streets, circular intersections, vintage stop signs, sidewalks, streets, gutters, and curbs is a contributing element to the district. In addition to the Town of Ulen, the district includes the brick, Tudor Revival Ulen Country Club and its Bill Diddle-designed 18-hole golf course. The course is a contributing site and the club house is a contributing building. The concrete arch bridge over the little creek at the north end of town, where Ulen stops and the subdivision of Elm Wood begins, is a contributing structure. Within the district, there are 60 contributing and only 16 non-contributing resources. Two contributing sites, a contributing structure and four contributing objects—the round planters on the streets and stop signs are included within the count, as well as houses, garages and the country club, pro shop and maintenance buildings on the golf course. Generally speaking, houses were considered contributing if they were constructed during the period of significance and if they retained their original windows, cladding and porches and were not subject to additions that are readily visible from the façade. Structures and objects that date to the period of significance were considered

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contributing if they retained their historic appearance. Sites that were considered contributing generally retained their original design.

Houses in Ulen range in construction date from 1924 to the 2000s. The styles are varied, with the earliest homes typically revival styles—Tudor Revival is probably the most common style from the period between 1924 and 1939, but there are French Eclectic and Italian Renaissance style homes from this era. In the decades after 1939, the Ranch house is the predominate style here. There are no homes of modernist designs here, no Art Deco, no International Style, no mid-century modernist houses. The Town of Ulen had cutting edge engineering with its utilities below ground and the residents of Ulen built fine homes following popular trends, but they did not build trend-setting homes. Most of the resources described below are typical homes in the district, a bridge and the country club and golf course are also described.

101 Ulen Boulevard (Photo 1). Constructed circa 1926 for car salesman Fred Siess and his wife, Kate, this home was designed by the Indianapolis architecture firm of [Edward] Pierre & [George Caleb] Wright. The French Eclectic style house faces West onto Ulen Boulevard. Rising from a brick foundation the walls are covered in cream-colored stucco. The two-story house has three sections, the entry door is in round turret at the center of the plan. The second story of the turret has decorative half-timbering on the exterior. The deeply sloped roof is clad in slate. A dormer pierces the roof. An enclosed sunroom is attached to the southern side of the house. The windows are multi-light casements. Others are located at 113, 137 and 122 Ulen (described below), 210, 223, 227 East, all contributing. 130 Ulen Boulevard burned in the historic period and has been rebuilt in a French Eclectic style. It is non-contributing because it is not yet 50 years of age.

102 Ulen Boulevard (Photo 2). Constructed circa 1925 for Eugene C. Pulliam, Sr. and Martha O. Pulliam, this Dutch Colonial Revival style home has three bays on the primary two-story section of the body. A recessed one-story wing on the south side of the house was originally an open side porch which is now enclosed, and a recessed garage attached by virtue of a covered walkway is on the north side. The house rises from a brick foundation to a first story with brick-clad walls and a second story covered in stucco. The lower section of roof line flows over an arched center entry. The door with sidelights is flanked by windows configured with a large fixed center light between narrow double-hung sash windows. These appear to be replacements. The roof is clad in composite shingles. A brick chimney pierces the roof ridge just north of the center of the house and an exterior chimney rises along the southern exterior wall. There are other Colonial Revival houses, but this is the only Dutch Colonial Revival style house in the town. Although a covered walkway and garage have been appended to the house and windows have been replaced, the house retains its original form, cladding and general design and is contributing to the district.

104 Ulen Boulevard (Photo 3). This house, constructed in 1925 for H. Russell Ritchie, a furniture manufacturer, and Jane B. Ritchie, is a Colonial Revival style, two-story, five-bay home with the entrance in the center bay. The house faces east toward Ulen Boulevard. Oscar F. Cook, a Kokomo architect, designed the house. The central entry is shaded by a flat-roof canopy

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supported by round Tuscan columns. The entry is flanked by two sets of multi-light casement windows on each side of the door. Paired short windows are placed in the center bay of the second story above the porch canopy. These short windows are also flanked by two sets of multi-light casement windows matching those on the first story. The walls are clad in wooden shakes, which are original to the house. The roof is clad in composite shingles. A brick chimney pierces the roof at the center of the house; another brick chimney rises along the south side of the house. Although there are several other Colonial Revival style houses in the town, including 121 and 141 Ulen and 202 East Drive (all of which are contributing) this house at 104 Ulen is the only one with a wooden shake exterior. It retains a high level of integrity and contributes to the district.

105 Ulen Boulevard (Photo 4, center house). This Ranch-style house, first owned by Lowell L. "Jack" Hicks, has walls clad in brick and four openings on the main facade. The one-story dwelling has an L plan with the southern-most bay being the projecting bay of the L. The house retains original ribbon windows in each bay flanked by white shutters. The entry door is recessed beneath a porch canopy. Vinyl siding is used beneath the gables on the western facing front and south side of the house. The roof is clad in composite shingles. The house was constructed in 1962. The Ranch is a common style in the town. 105 is contributing, as are other ranch houses at 103, 109, 115, 117, 119 Ulen Boulevard and 202, 206, 208, 209, 211, 213, 219, 221 and 225 East Drive. Ranches at 108, 129, 135 Ulen Boulevard and 213a and 229 East Drive were constructed outside the historic period and are non-contributing.

118 Ulen Boulevard (Photo 5). The Henry C. and Matilda Ulen House was constructed in 1929. Architect R. J. Pfeiffer designed the two-story Mediterranean Revival style house. The house rises from a brick foundation to tan-colored brick walls. The northernmost wing has tan-colored brick on the first story and stucco with a frieze beltline on the second story. Original rectangular leaded-glass casement windows are placed singly or in sets of two or three on the house. Just south of a projecting section is the entry with its limestone surround and original wooden doors. An arcade of five stilted round-arched windows divided by engaged stone columns marks the first floor of the projecting wing. This section also holds a small arched window and an arched door on its northern side where the façade steps back to the final section. The northernmost section holds two sets of wooden multi-light French doors recessed beneath the second story. The roof is clad in clay tile. Gutters and downspouts are copper. Two large square chimneys pierce the roof. An eyebrow dormer peaks above the roof of the northernmost bay. Although 1929 newspaper photos of the Ulen House show it with awnings at nearly every window, some of which nearly hide the architectural detail of the building, the Ulen House has been changed relatively little over the years. It retains high historic integrity and is contributing to the district. An architect named R. J. Pfeiffer shows up in a Battle Creek, Michigan, City Directory in 1951, but otherwise no information could be found on the architect of this house, nor, for that matter, could the Battle Creek Pfeiffer be substantiated as the architect of the Ulen house. 140 and 203 Ulen are also contributing Mediterranean Revival style houses in the district.

122 Ulen Boulevard (Photo 6). The Indianapolis architecture firm of Pierre & Wright designed this house for department store owner, Mark Adler and his wife. The French Eclectic style house

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was built in 1926. The house has a long rectangular plan and steep hip roof. It rises two and a half stories from a brick foundation to stucco clad walls and faces East onto Ulen Boulevard. The southernmost bay projects and holds double wooden garage doors. A segmental dormer is placed in the deeply sloped roofline over the garage doors. The next bay to the south holds a set of tall leaded-glass windows, four windows wide configured with nearly floor-to-ceiling tall rectangular windows above an exposed brick section of wall. The windows rise to a row of square windows and then rising to another row of square windows. Wide wooden mullions and muntins separate the windows. The top row of windows rises into the roof line which is a narrow hip above the windows. The next bay holds the entry door beneath a recessed arch. Above the door on the second floor is a triple window configured with three multi-light wooden casement windows. Like all of the second floor windows, they are set close to the eaves. The final bay holds a pair of wooden multi-light casement windows on the first floor flanked with original wooden shutters. Two multi-light casement windows are placed singly on the second story beneath a wide tall brick chimney. The roof is clad in slate. Copper gutters and downspouts remain. A stucco wall with an arched door is south of the southernmost bay and appears to open into the rear yard. This wall and door opening are not original but appear to have been added in the historic period. This beautiful house is contributing. It is one of a few French Eclectic style homes in the town.

126 Ulen Boulevard (Photo 7). This charming two-story Bungalow/Tudor Revival style house was built circa 1928 for Thomas S. And Essie M Shepperd. Shepperd had risen in the ranks of Ulen Contracting Corp. and was the president of Ulen & Co. in 1928. The house rises from a brick foundation to brown brick walls. The house has three sections and faces east toward Ulen Boulevard. The southern and northern sections project from the main part of the house but are flush with the porch eaves. These sections are configured identically. Each hold three double-hung sash windows with one light over one light on the first story and a single one-over-one light double-hung sash window beneath the gable on the second story. The center bay holds the entry recessed beneath an integral porch with a roof supported by Tuscan columns. North of the door is a large single light window. A false-thatched roof covers the cross-gable roof, including a dormer over the center bay of the house. This is the only house in the town with a false-thatched roof. Other Tudor Revival-style houses in the addition include the houses at 114 Ulen Boulevard, 204, 207 and 223 East Street. All of these houses, including 126 Ulen Boulevard, contribute to the district.

134 Ulen Boulevard (Photo 8). This Italian Renaissance style house was constructed circa 1933 by Donaldson & Company for Clarence E. and Marian W. Gruner. Gruner was a civil engineer with Ulen & Co. The house rises two and a half stories with random-coursed stone on the first story and variegated tan brick on the second story. The house faces east toward Ulen Boulevard. It has seven bays. The entry is in the third bay from the south. A projecting one-story section holds the entry door with a classical entablature beneath a stone arch. Wide round columns flank the door and the walls of this section rise to a cornice with modillions and cornice returns and the roof of this one-story section is clad in clay tiles. Flanking this entry are two sets of multi-light wooden French doors each with a two-light transom above. North of the last set of these windows is a slightly recessed wing which holds a window identical to the other first story

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windows in one bay and a square opening to a porch/patio with a recessed door. On the second story there are tan brick walls. Above the center entry door are two short double-hung sash windows six-over-six lights. In each other bay on the second story there is a double-hung window with eight-over-eight lights in each. The hipped roof is clad in clay barrel tiles. A shed-roof dormer on the roof has two double-hung windows with six lights over six lights in each. A vent is between the two windows. Wide chimneys rise along the southern and northern exterior walls. The house contributes to the historic district. 133 Ulen Boulevard is also a contributing Italian Renaissance style house in the district.

138 Ulen Boulevard (Photo 9). One of a few Neoclassical style homes in the district, 138 Ulen was constructed in 1956 for Physician Ritchie and Mary Louise Coons. The houses rises two stories from a brick foundation to red-brick clad walls. The entry door is in the central bay flanked by sets of six-over-six lights windows. The full-façade porch is also two stories tall, reaching to the cornice line. The roof is clad in composite shingles with chimneys rising above the roof line on the gable ends of the house. 138 Ulen is contributing as are Neoclassical houses at 123 and 132 Ulen.

139 Ulen Boulevard. This house was constructed circa 1976 for John N. Osland. This mansard-roof house rises one and a half stories with brick walls and four bays. The house faces West onto Ulen Boulevard. The entry is in the second bay from the south with a tripartite window in the southernmost bay and a two-car garage in the final two bays. The second story has four segmental dormers in the low hipped roof. A chimney rises along the northern exterior wall of the house. The house retains integrity but is non-contributing to the district because it was constructed well after the historic period. There are no other houses of this type in the district.

148 Ulen Boulevard (Photo 10). Constructed circa 1961 for William J. and Suzie O'Rorke, this is the only Cape Cod style house in the district. The house has had an addition on its southern side, nearly doubling the size of the building. The original building has three bays mostly hidden behind a screened porch on the first floor. Three dormers pierce the side of the gable-end roof. Brick chimneys rise on both sides of this asymmetrical original house. Added to the original house on the south side is a two-bay extension with brick walls. A single window is in the first bay of this addition and two windows are in the second bay of the addition. All windows in the house have green awnings. This is the only Cape Cod style house in the district. It is non-contributing due to additions added after the historic period.

212 East Drive (Photo 11). This one-story Spanish Revival house, built in 1954 for Robert L. and Martha Strowbridge, was reconstructed after a fire in 1972. The house rises from brick foundation to brick walls, some of which are covered in stucco. The house has five openings on the facade with the entry in the second bay from the south. The double door is within an arched surround and is recessed on the porch which has three arched entries in its stuccoed wall. The windows are multi-light casements. Some are within squared openings; others are within arched openings. The roof has a low hip and is clad in wooden shakes. There are no other houses of this type in the district. The house was reconstructed after a fire, has new windows and other new

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elements; therefore it is non-contributing to the district. It is the only one of its type in the district.

215 East Drive. This split-level house was constructed in 1957 for Neil E. and Lucille D. Geisler. It is the only one of its type in the district. The houses rises from a light-tan brick one-story wing, which holds a tripartite window, on the south to a vinyl-clad two-story section on the north, which holds two garage doors and a recessed entry door on the first story and six, one-over-one light double-hung windows on the second story. A brick chimney pierces roof at the divide between the two-story and one-story sections. The roof is hipped on the two-story section and has a gable end on the one-story wing. The entire roof is clad in composite shingles. This is the only house of its type in the town. It retains integrity from its period and it is contributing to the historic district.

Bridge carrying Ulen Boulevard (Photo 11). This simple slab, reinforced concrete bridge, circa 1930, has arched handrails with square post planter boxes on each end. Concrete wing walls extend from the bridge. The deck is asphalt covered. The bridge is contributing to the district.

Ulen Country Club (Photo 13). Opened on May 1, 1924.¹ The Ulen Country Club building faces south. The central seven-bay section of the building is two stories tall. There are one-story wings flanking the central section. The wings and central section are original to the building, a one-story addition has been appended to the eastern wing; this was added in the historic period. The building rises from a brick foundation to dark-red brick walls laid in Flemish bond. On the first floor, five bays of the central section of the building are recessed beneath a porch canopy. The multi-light entry door with multi-light sidelights is in the center bay beneath the canopy. The other bays in this recessed section each hold two-light casement windows. These windows appear to be modern replacements. Each window opening has a stone sill and soldier course lintel. There is one bay each in the two projecting sections of the building. On the first floor of the projecting bays there are replacement three-light casement windows. Beneath the windows are flower boxes. On the second floor of each of these projecting bays are replacement four-light casement windows. Above the central five bays of this section the brick walls rise to a low, clay-tile roof. There are three segmental dormers in the roof, each holding short replacement casement windows. On the two projecting bays the walls rise above the second-story windows to limestone cornice returns and then to the metal faux clay-tile roof with jerkin-heads. The two one-story wings have brick walls with six-over-six light double-hung windows in each bay. These windows appear to be original. The roof is hipped over both of these wings. The roof is clad in metal that resembles clay tile. The one-bay addition to the eastern wing has a flat roof and no openings on the southern side; the eastern side has a single-door pedestrian door and a double-door pedestrian door. Also as part of the County Club, there is a separate pro-shop. This building was constructed in the historic period. It faces southwest toward the Country Club. The walls are dark red brick. The primary façade hold a pedestrian door and a single-light, fixed sash window beneath a deep porch canopy, which is supported at the two front corners by square brick columns. The hipped roof is clad in composite shingles. The south side of the building has two

¹ *The Ulen Country Club Golden Anniversary: Commemorating 50 Years Of Memories To Be Treasured, 1924-1974*, (Lebanon, IN, 1974), 3.

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single-light fixed sash windows. An addition on the north side holds a garage door. Both the Ulen Country Club and the pro-shop have been altered somewhat, primarily with the addition of new windows; however both retain their original locations, most of their original materials and workmanship. The country club also retains very high integrity on the interior with original floor plan present in most of the central section of the building and original elements of design such as monogrammed wall sconces, hardwood floors, and fireplaces. The Country Club and the pro shop are contributing to the historic district (Photo 14).

Ulen Country Club Golf Course (Photo 15). Indianapolis golf course designer, William (Bill) Diddle, designed the Ulen Country Club golf course in 1923. This course was Diddle’s first project as a professional golf course designer. At Ulen Diddle initially designed a strategic nine-hole course making use of natural terrain as much as possible, adding bunkers, pushed up greens and multiple approach types to the holes. In 1927, the country club again hired Diddle to return and add nine additional holes to the course and then reroute the entire course. While some holes stayed the same, others were rerouted into the larger course; for instance, No. 2 became No. 15, No. 3 became No. 12. The country club is proud of retaining its Diddle design to this day and displays original blue prints of the course and of many individual holes in its hallway (See photo of blueprint attached). The club history notes that shortly after the course opened in 1924, landscaping began and within a few years groundskeepers had planted hundreds of trees, shrubs and flowers; a tree-planting program continues today, its success made easier after the installation of a watering system in 1969.² Aerial views of the course (attached) verify that the course’s structure and layout retains high integrity and it is contributing to the district.

<u>Street</u>	<u>Address #</u>	<u>Building Type</u>	<u>C/NC</u>	<u>Secondary Bldg 2</u>	<u>C/NC</u>
Neighborhood Plan (Site)	Ulen HD		C		
Ulen Boulevard					
	101	House	C		
	102	House	C		
	103	House	C		
	105	House	C		
	104	House	C	Garage	C
	109	House	C		
	108	House	NC		
	110	House	NC		
	113	House	C	Garage	C
	114	House	C		
	115	House	C		
	117	House	C		
	118	House	C		
	119	House	C		
	121	House	C	Garage	C
	122	House	C		
	123	House	C	Garage	C
	126	House	C		
	127	House	C	Garage	C

² *The Ulen Country Club Golden Anniversary, 24.*

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	129 House	NC		
	130 House	NC		
	131 House	C		
	132 House	C		
	133 House	C		
	134 House	C		
	135 House	NC		
	137 House	C	Garage	C
	138 House	C	Garage	NC
	139 House	NC		
	140 House	C		
	141 House	C	Garage	C
	148 House	NC		
	Bridge	C		
East Drive				
	202 House	C		
	203 House	C		
	204 House	C		
	206 House	C		
	207 House	C	Garage	C
	208 House	C		
	209 House	C		
	210 House	C		
	211 House	C		
	212 House	NC		
	213 House	NC		
	213a House	NC		
	215 House	C		
	217 House	C		
	219 House	C		
	221 House	C		
	223 House	C	Garage	NC
	225 House	C		
	227 House	C	Garage	C
	229 House	NC		
Artman Avenue				
	301 House	C		
Country Club Drive				
	100 Country Club Golf Course	C C	Pro shop	C

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

- Architecture
- Community Planning & Development
- Engineering
- Entertainment/Recreation
- _____
- _____
- _____

Period of Significance

1924-1963

Significant Dates

1924
1929

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Ulen, Henry

Cultural Affiliation

Architect/Builder (last name, first name)

Pierre & Wright
Cook, Oscar
Donaldson & Co.
Pfeiffer, R. J.

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Diddle, William (Bill)

Period of Significance (justification)

The Ulen Historic District's period of significance begins in 1924 when the Ulen Country Club and the Ulen Country Club golf course opened and ends in 1963, the year that Henry C. Ulen died and the end of the historic era. By 1963, nearly all the houses within the Town of Ulen had been constructed.

Criteria Considerations (explanation, if necessary)

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

Ulen, Indiana, is a planned community that functioned as a suburb of Lebanon, Indiana. The district comprises a country club with intact, Bill Diddle-designed golf course and a historic clubhouse, as well as two winding streets of high-style, period revival housing set on spacious lots. The Ulen Historic District is eligible for the National Register of Historic Places under Criterion B with a statewide level of significance due to its association with Henry C. Ulen the head of an internationally known construction and engineering firm. As one of Central Indiana's better examples of an interwar planned suburban community, Ulen meets the registration requirements of the Historic Residential Suburbs in the United States MPDF. The district meets Criteria A, B and C. The Ulen Historic District meets Criterion B for its close association with Henry Ulen, an internationally-known infrastructure builder whose firm planned and developed the district. The district is also eligible under Criterion A for its association with the Community Planning & Development in Boone County, Indiana. Finally, the district is eligible under Criterion C for its intact domestic architecture, two significant designed sites and the engineering that placed all services and utilities underground. The period of significance begins in 1924 when

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Ulen Country Club and golf course opened and ends in 1963 when Henry Ulen died in his home in Ulen, Indiana. By then the majority of homes had been constructed in the district.

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

The district meets Criterion B significance for its association with Henry C. Ulen. The district reflects his successful career, as his firm planned, platted, and engineered the infrastructure for town, and Ulen established the country club as a benefit for his firm's executives. The Ulens lived here from 1930 until their deaths.

Association with Henry C. Ulen.

Henry C. Ulen was born in New Brunswick, Boone County, Indiana, in 1871.³ His father was a storekeeper and became the postmaster of Lebanon. Young Henry exhibited a disdain for standard education, a strong independence and a flair for accomplishing his wishes to visit far flung places. He became known in Lebanon as a boy who skipped school and jumped trains. His flair for adventure became part of his early mystique; a part that did not particularly impress the mothers of Lebanon.⁴

Despite a general concern about his character, a concern shared in the local newspaper, *Thorntown Argus*, by his new in-laws, Henry Ulen convinced Mary Dutch that he had potential as a mate and the young couple wed at her parents' home in Thorntown, Indiana, in 1890; their marriage would last more than 60 years, until her death. By 1894 Henry's potential was being realized. That year, the kid who never completed high school passed the bar exam and began practicing law.⁵

³ *Ulen Country Club: 75 Years of Golf, Gracious Living, and Hoosier Hospitality*, (Lebanon, IN, 1999), 14.

⁴ Edith Carew, "Hoosierland his Home; the Wide World his Field," *Hoosier Magazine*, Mid-Winter Issue, 1931, 14.

⁵ *Ulen Country Club: 75 Years*, 14.

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In 1899 Ulen moved to Indianapolis and organized his own company, the American Light & Water Company. The following year he formed a construction company. In 1903, Ulen moved his company to Kansas City and then in 1908 to Chicago.⁶ By 1912 he was a Chicago banker being written about in the *New York Times*.⁷ In 1913 Henry Ulen opened Ulen Contracting Company.⁸

In 1916, Ulen Contracting Co. obtained a contract to construct modern water systems for several cities in Uruguay. Ulen found a unique way to bid on the project that would lead the way to an international career in public works construction. The project was funded with \$5 million in bonds and set up so that Ulen purchased securities in the project through Stone & Webster a construction firm from Boston. Ulen sent men in three consecutive groups to do the engineering and project management on the Uruguay projects. They hired local workers for the contracts. When it became clear that transporting the necessary machinery to the project areas would be nearly impossible overland, Ulen purchased an American sailing schooner, the *Alice M. Colburn*, to transport the machinery South America. According to one historian, "This incident of trade [the first of many similar projects that Ulen would undertake worldwide] may be regarded as somewhat epochal for United States trade in South America."⁹

In 1921 Ulen Contracting signed an agreement with the Bolivian government to construct a railroad, including stations and terminals through the country. The project had an expected completion date in 1927 and a cost of \$10 million dollars.¹⁰ With his feet wet in this large project, in 1922 Ulen organized Ulen & Co. in New York City with authorized capital of \$5 million. He retained ownership of Ulen Contracting Co. and was president of both companies. He was Vice President of the Shandaken Tunnel Corp of New York and Ulen Contracting Corp. was in the process of constructing the Shandaken Tunnel through the Catskill Mountains, which would provide New York City with consistent drinking water. It was the longest tunnel in the world at the time. The officers of the newly formed Ulen & Co. were President Henry C. Ulen; Vice Presidents C. M. Bounell and Thomas Sheppard; Treasurer, T. F. Devaney; and Secretary, Earl C. Ulen. Ulen Engineering and Ulen Management were both owned by Ulen & Co.¹¹

Ulen was also moving in the circle of important businessmen. He was a member of the Banker's Club, New York, a life member of the Hamilton Club, Chicago, a member of the South Shore Country Club, Chicago and member of the Evanston Country Club, Evanston, Illinois.¹² The latter memberships reflected his love of golf and the social life found in country clubs; it was a love he would soon fulfill in his hometown of Lebanon.

⁶ *Engineering World*, November 1922, 340-341.

⁷ "Banker saw World first as a Tramp," *New York Times*, October 19, 1912.

⁸ George Derby, James Terry White, *National Cyclopedia of American Biography*, (New York: James T. White & Co. 1971), 48.

⁹ *The Americas* Vol. 2., New York: National City Bank, May 1916), 25-26.

¹⁰ *Engineering News Record*, June 15, 1922, 1018.

¹¹ *Engineering News Record*, February 23, 1922, 334; Ulen & Co. Newsletter, October 1929.

¹² *Engineering World*, November 1922, 340-341.

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In 1922, the idea to create a golf club in Lebanon was put forth at a meeting of the “Fortnightly Club” gathering at the home of Mrs. Carrie McDaniel. A member of this club, J. Walter Shumate, decided to contact Henry Ulen in New York because Ulen had expressed interest in building a golf club in past discussions when he was in his hometown. Ulen agreed to build a \$50,000 clubhouse once the site for the course was determined. He also agreed to become a member of the club’s first board of directors, along with Morris Ritchie, Lester F. Jones, Isadore Eichman, James R. McCann, Mark Adler, Carl Davis, J. Walter Shumate, Fred Siess, and Frank Coombs, many these local businessmen would be among the first homeowners in the Town of Ulen after it was platted in 1929.¹³ In 1923, Henry Ulen and his wife bought a house on East Washington Street in Lebanon and moved, at least part time, back to their home state.¹⁴

Meanwhile, Henry Ulen’s companies were gaining work across the globe. Negotiations often required Henry and Mary Ulen to travel to far parts of the world to secure contracts and check on Ulen & Co.’s progress, which given the nature of the work and the political unrest in some parts of the world, did not always progress smoothly. In 1924, Ulen began work on water and sewer projects in ten Polish cities. Arthur W. (Bill) DuBois signed on as General Manager of Ulen & Co.’s work in Poland. In a pattern that would become the norm for many of Ulen & Co. upper-level employees, Dubois went to Poland to set up housekeeping and begin work and then his family sailed to Europe – in style-- to meet him. DuBois’ son, Arthur, recalled in a book about his father written decades later that their ship was the *President Roosevelt*. “Our cabin was huge and mother had a big steamer trunk.” In Poland, the family had a maid, a gardener and “a groom for the horses.”¹⁵ A chaotic political situation led to fighting in the streets while the family was in residence. DuBois personal secretary, who had traveled with his family from America, was shot and killed by a sniper’s bullet in the Ulen offices.¹⁶

Setbacks and tragedies did not slow the steady flow or Ulen & Co. projects. Nor did they long hinder progress on the country club and golf course in Lebanon. Although the country club building construction cost twice what Henry Ulen had pledged toward it, he covered the inflated cost and the club opened in 1924 -- the same year that Bill DuBois was building waterworks across Poland. The country club hosted U. S. Senator Samuel Ralston at the opening. He was, at the time, favored as the next presidential candidate. Henry Ulen was the toastmaster of the event. That year Henry Ulen purchased 62 additional acres of land directly north of the golf course with an eye toward expansion.¹⁷

In 1928 Ulen & Co. landed a huge project in Persia to construct 800 miles of railroad from the capital of Teheran to the Persian Gulf. Bill DuBois became General Manager for the Ulen & Co. project. Ulen ultimately encountered problems with the Reza Shah authoritarian government and

¹³ *Ulen Country Club Golden Anniversary*, 12.

¹⁴ “Ulen Clipping File,” Lebanon, Indiana, Public Library.

¹⁵ Arthur W. DuBois, *Behind the Façade and a Peek at Panagra*, (Xlibiris Corporation: unknown, 2009), 14.

¹⁶ *Ibid.*, 14.

¹⁷ *Ulen Country Club Golden Anniversary*, 3.

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had to leave the project, seeking but not receiving help from the United States State Department to recover the money owed the team for the construction of the southern leg of the railroad.¹⁸

By this time Henry Ulen had decided to move his company's headquarters to the tiny town of Lebanon from New York City. The new country club may not have been enough incentive to make his top executives and board of directors happy about the move, so Henry Ulen began to build them a town full of high-end homes right next to the country club to sweeten his persuasion. By 1928 several of his executive and a handful of Lebanon's upper-crust business community had already constructed a number of homes on land that Ulen had purchased.¹⁹ In 1929, Ulen spun off the firm of Donaldson & Co. as a Ulen & Co. subsidiary charged with the sale of land and the construction of homes in the newly incorporated Town of Ulen. Donaldson & Co. shared office space with Ulen & Co. in what had been the Henry Ulen home on Washington Street.²⁰

By 1929, the year that the Town of Ulen incorporated, Ulen & Co. had completed contracts totaling one billion dollars in the 30 years that Henry Ulen had been in business. Principal stockholders in the firm were American International Corporation, organized in 1915; Field, Globe & Company (a banking concern run by Marshall Field, son of the Marshall Field retail magnate); Stone & Webster, one of the largest engineering contracting companies in the world; and Ulen Contracting Corp. Ulen & Co. had completed the construction of the Marathon Dam in Athens, Greece, and its men were working on railroads and water and sewer facilities in Bogota, Columbia. According to that year's company newsletter, Ulen & Co. provided comprehensive financial, engineering, construction and management. Ulen Engineering, a wholly owned subsidiary of Ulen & Co. offered the "Ulen Plan of Financing." The plan was a method of financing projects by issuing bonds and securities, which, according to the company's newsletter "in many instances exceeded the fee paid the Ulen organization." Ulen & Co. acted as agents of the municipality involved on a fee basis to find funding without resorting to tax increases.²¹ Ulen neighbor, Charles Jones, remarked that in his later years Henry Ulen would had leather satchels full of "millions of dollars" in the bonds that ultimately failed on some of these project, but at the time Ulen was pioneering a method of financing that would become a standard for public projects across the world.²²

By 1930 the country had entered the Great Depression. Ulen answered the economic crisis with a new precedent. According to Time magazine that year, "Manhattanite directors of Ulen & Co., international engineers, traveled to Lebanon, Ind., in a specially chartered Ulen & Co. [rail] car. There Henry Charles ("HC") Ulen extended them the hospitality of Lebanon's Ulen-built country club, entertained them in his Florentine mansion at Ulen, suburb of Lebanon, and held a directors' meeting at which was declared the company's first common dividend — 40¢ for the

¹⁸ DuBois, *Behind the Façade*, 30; Ulen & Co. Newsletter, November 1929.

¹⁹ *75th Anniversary: Town of Ulen*, (Unknown: unknown, 2004); 1927 Ulen & Co Newsletter, 25.

²⁰ *Engineering News*, Volume 102), 83.

²¹ Ulen & Co. Newsletter, November 1929.

²² Charles Jones phone interview with Connie Zeigler, July 24, 2013.

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quarter on a \$1.60 annual basis. It was also announced that the company's first quarter net was \$231,235.”²³ The following year, an Indiana magazine reported that in 1931 Ulen & Co. was the “largest engineering and contracting corporation in the world” with millions of dollars in contracts each year. Ulen’s work had taken him around the globe 30 or more times, which must surely have seemed exotic and extravagant to Hoosiers caught up in the midst of the depression. At the time the article was written Ulen & Co. was constructing a 90 mile canal for irrigation and hydropower in Texas.²⁴

As the financial times remained hard, Ulen personally took on the mission of keeping what was now known as “Ulen Country Club” in the black. In 1933 when loss of membership and finances forced the club to dissolve and reorganize Ulen provided cash infusion by underwriting newly issued shares of stock in the club, almost single-handedly meeting the club’s expenses through 1938.²⁵

When the U. S. entered World War II, Henry Ulen began to wonder about what the war might do to the projects his company had constructed in Greece, Poland and other locations. This thoughtfulness was not totally altruistic though. In 1943 Ulen was hoping for an opportunity for rebuilding and the potential for millions of dollars in new contracts that could rise out of the destruction at war’s end.²⁶ But by the time the war ended, Ulen was no longer a major player in construction projects. An article in the *Indianapolis Star* referred to Henry Ulen’s work in the past tense. Ulen & Co. had “financed, planned and constructed big projects...No job was too big.”²⁷ And by 1950, the *Indianapolis News* noted that Ulen just handled routine business affairs and “no longer undertakes construction work.”²⁸ Mary Ulen died in 1951, but Henry lived on in the large house they had built in Ulen, Indiana, with his chauffeur, Joseph Carpenter and Joseph’s wife, Alice, Henry’s cook.²⁹ By 1959, Henry had remarried. His wife was Eloise Monahan from Indianapolis.³⁰

When Charlie Jones met him after Jones moved to Ulen in 1959, Henry Ulen still kept a Ulen & Co. office in Lebanon, in fact Jones’ abstract and title firm rented space in the Ulen & Co. building. Jones recalls that Henry Ulen would invite him over to the Ulen home to tell him about

²³ Business: On to Lebanon, Monday, June 23, 1930, <http://www.time.com/time/magazine/article/0,9171,739631,00.html#ixzz2YXngJX2h> (accessed June 2, 2013).

²⁴ Edith Carew, “Hoosierland his Home; the Wide World his Field,” *Hoosier Magazine, Mid-Winter Issue, 1931, 5-6.*

²⁵ *Ulen Country Club, 19.*

²⁶ “Henry Ulen, Famed ‘Construction Man,’ Would Like to Help Rebuild Ruined Europe,” in “Ulen, Henry C. and wife,” *Indiana Biography File, Indiana State Library, Indianapolis, Indiana.*

²⁷ “Loyalty builds a Club,” in “Ulen, Henry C. and wife,” *Indiana Biography File, Indiana State Library, Indianapolis, Indiana.*

²⁸ “60 Happy and Useful Years Together, September 1, 1950, *Indianapolis News* in “Ulen, Henry C. and wife,” *Indiana Biography File, Indiana State Library, Indianapolis, Indiana.*

²⁹ Phone interview with Charles Jones.

³⁰ *Ibid.*

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the day's happenings. At that time the Ulen & Co.'s main offices were once again in Chicago and the company's executives who were early Ulen, Indiana, residents had either died or moved away. Earl Ulen, Horace (Horrie) Fosdick and Henry Ulen, all of whom were well past retirement age, were the only "employees" staffing the office by then.

The demise of Ulen & Co. probably as a merger into a larger firm, took place in what seems to be a historical vacuum. No record of the end of the company has been found, although there is some indication that the American International Corporation, which had partnered with Ulen beginning at least as early as 1922, purchased the company.³¹ The end of Henry C. Ulen is, on the other hand, well documented. Newspapers far and wide published Ulen's obituary in May 1963, including the *Nevada State Journal*, *Montana Standard*, and the *Kittaning, Pennsylvania, Simpson's Leader-Times*. Ulen & Co. survived its owner but then faded into a merger or closed not long after his death. Henry C. Ulen passed from the world on May 16. He was 92. His legacy was worldwide, including water and sewer works, dams, and railroads from South America to Iran, numerous philanthropic gifts, and the still swanky town, country club and golf course named for him. He is buried next to his first wife, Mary, in Oak Hill Cemetery, Lebanon, Indiana.

Architectural and Engineering Significance.

The Ulen Historic District is filled with significant domestic architecture from the second decade to the middle of the 20th century. Several, probably more than are documented as such, were architect-designed. The district also has two significant sites, the planned town of Ulen and the Ulen Country Club Golf Course, which was designed by William (Bill Diddle), arguably Indiana's most famous golf course designer of the 20th century prior to the 1970s.

Local lore holds that Ulen, Indiana is the first town in the nation with buried utilities and certainly it must be one of the earliest towns to have taken this very modern approach, a significant engineering accomplishment. Henry Ulen had at hand some of the world's best engineers. He made good use of the talented men in his employ in the town designed specifically for him.

The district is the best and only significant concentration of high-style period revival homes in Boone County, Indiana. In quality, the district equals similar housing in Indianapolis's North Meridian Street, Golden Hill and Washington Park Historic Districts, all National Register-listed suburban areas. Although a separate town, Ulen embodied the early 20th century planned suburb type with its winding streets, deep setbacks, sidewalks, and landscape amenities.

Indianapolis architects, Edward Pierre and George Caleb Wright of the firm, Pierre & Wright, designed at least a few of the houses in the district; records have been found that verify the firm

³¹ "American International Corporation," http://peswiki.com/index.php/Site:LRP:American_International_Corporation (accessed July 1, 2013).

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as the architects of the house at 101, 114 and 122 Ulen Boulevard. All three of these houses are revival style designs. 101 and 122 are French Eclectic with the hallmark of a predominant roof. 101 Ulen is a “towered” type. 101 has decorative half-timbering elements, also common to the style. French Eclectic design was popular from 1915 to about 1945. Troops returning from World War I saw homes of this type in the cities and countryside of France and brought an appreciation for the style, as well as the similar Tudor Revival and the Italian Renaissance style, back to the U. S. with them after the war. The architects, Pierre & Wright, designed many homes, office and retail buildings and schools in Indianapolis. Among their buildings already listed on the National Register of Historic Places are the Indiana State Library Building and the Stuart Memorial Hall at Arsenal Tech High School, both in Indianapolis.³²

Pierre and Wright’s Tudor Revival 114 Ulen Boulevard is a good example of the style with the prominent gable front roof line, decorative half-timbering and brick wall cladding. Other versions of the style in the district, not known to be designed by Pierre & Wright, include one with a false thatched roof at 126 Ulen and others, such as those at 204 and 217 East Street (actually designed by R. J. Pfeiffer, architect of the Henry Ulen home). Both 204 and 217 East Street feature the elaborate chimneys common to the style. Popular from about 1890 to about 1940 the Tudor Revival style homes in Ulen date from about 1925 to about 1935, squarely in the middle range of the style’s popularity.³³

Colonial Revival style houses are also found in the district. This style was common in the U. S. from about 1880 to about 1955. Side-gabled and Gambrel Roof variants are found here dating from 1925 to about 1940. This style was revived in popularity by the 1876 Philadelphia Centennial and the work of architects McKim Mead and White.³⁴ Kokomo architect Oscar F. Cook, designed the Colonial Revival style house at 104 Ulen Boulevard.³⁵ Cook’s Howard County Courthouse is listed on the National Register of Historic Places.

Also a revival style and one similar to Colonial Revival style, Neoclassical traces its roots to the earlier American Greek Revival style. This style was popularized following the World’s Columbian Exposition of 1893, where many buildings of the fair’s “White City” were designed in the style. Neoclassical style was popular in the U.S. from 1895 to 1950. Within the district, Neoclassical style homes were constructed from the 1920s to 1956 (138 Ulen Boulevard) and in every decade between these dates. Houses here include subtypes with full-heights entry porches, those with front gables, and those with full-façade porches.³⁶ Oscar F. Cook, Kokomo architect noted above, designed the Neoclassical style house at 123 Ulen Boulevard.

³² Indiana State Historic Architectural and Archaeological Research Database (SHAARD), <https://secure.in.gov/apps/dnr/shaard/welcome.html> (accessed July 31, 2003); Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 387-95.

³³ McAlester, *Field Guide to American Houses* 355-71.

³⁴ *Ibid.*, 324-26.

³⁵ Abstract of Title in owner’s possession.

³⁶ McAlester, *Field Guide to American Houses*, 343-49.

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A few houses in the district, including the Henry C. Ulen house, are Mediterranean Revival style homes. R. J. Pfeiffer, an architect from Michigan was the designer of Ulen's house.³⁷ A subtype of the Mediterranean style is the Italian Renaissance style and there are a handful of Italian Renaissance style houses in Ulen. This revival style first came to popularity in the U. S. in the 1880s and became even more popular in the early years of the 20th Century. It is a less common style than most revivals in the U. S. The New York architectural firm of McKim, Mead and White made this style popular in the U. S. Masonry veneering, perfected after World War I made it possible to create the dramatic effects of Italian Renaissance even on modest houses. However, the Italian Renaissance style houses in Ulen are not modest. They are large impressive homes. Spanish Eclectic and Cape Cod styles are represented in single instances here.

The last architectural style found in the district in large numbers is the Ranch style. Considered a modern style, the ranch is a style with American antecedents, in this case, the actual ranch houses of the American west. Ranch was the most popular style constructed in the U. S., especially after World War II when the young families of returning G. I.'s built these single-story, open plan homes for their families. Ulen reflects the popularity of the ranch house. Most of the homes constructed in the district after 1950 are in this style.

The Ulen Historic District includes nearly every popular domestic home style from the 1920s to the 1960s. Both the early homes here and the later ranches tend to be upscale examples of the style. There are few modest homes in the Ulen Historic District. Homeowners here expressed their middle to upper class affluence in substantial houses constructed in the popular styles of the day.

Finally, and importantly, Ulen Historic District contains a golf course designed by Indiana's William (Bill) Diddle. He landed this project after he had completed the design of Highland Country Club Golf Course in Indianapolis, which had been started by another designer. Diddle went on to become Indiana's best-known course designer of his day after he completed the first nine holes of the Ulen golf course. At least two of Bill Diddle's golf courses are listed on the National Register, the Hillcrest Country Club and the Kokomo Country Club courses. Bill Diddle was a golf course designer in an era of player/architects. In the 1920s, when Diddle began his career, there were no degrees in golf course architecture. Designers of Diddle's time used their understanding of how to play the game and hands-on experience to create workable designs. Despite, or perhaps because of, their lack of academic training, their designs were so challenging, the 1920s and 1930s has become known as the Golden Era of golf course design.

Diddle learned how to lay out, or "route" golf courses by playing on them, and he was a champion player. Diddle's professional work as a course designer began here when he created the golf course at Ulen Country Club in Lebanon, Indiana. In 1927, Diddle returned to Ulen to reroute the course and expand it into 18 holes. Diddle designed over 250 golf courses, most in Indiana, but also elsewhere in the U. S., in his career.³⁸ Few of his courses retain historic integrity; most have been updated by younger designers. In addition to Ulen, three other Diddle

³⁷ 75th Anniversary: Town of Ulen.

³⁸ Indianapolis Business Journal, "Indiana Golf Course Guide" 2003.

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courses in Indiana that are known to retain integrity are Hillcrest Country Club in Indianapolis, Kokomo Country Club, and Forest Hills Country Club in Richmond, Indiana, the first two are listed on the National Register of Historic Places, the latter is preparing a nomination for that status.

Developmental History/Additional historic context information

The Town of Ulen and Ulen Historic District is tied inextricably to the development of the Ulen Country Club Golf Course. In 1922 members of the Lebanon Fortnightly Club meeting at the home of Mrs. Carrie McDaniel began a discussion about building a golf club. Henry Ulen, who had never severed his ties with Lebanon, had expressed in previous discussions his desire for Lebanon to construct a course and club house and so a member of the Fortnightly Club. J. Walter Shumate, volunteered to contact Ulen to gauge his interest. Ulen was more than receptive to the notion. He agreed to build a \$50,000 clubhouse once a site was determined. He also agreed to serve on the board of directors along with a number of Lebanon's businessmen.³⁹

The club filed incorporation papers in 1922 and purchased a site for the course on January 11, 1923. As quickly as January 25, the board was interviewing golf course designers. Harry Schoff, who designed "a public golf course in Indianapolis," made a trip to Lebanon to present his proposal for a course design for the Ulen Country Club.⁴⁰ In the end, Schoff's experience was trumped by the ideas of a champion golfer with very little experience. Bill Diddle landed his first professional job designing a golf course for the club. Henry Ulen signed a memo of agreement to build the club house.⁴¹ Not long afterwards Ulen and his wife Mary purchased a home on Washington Street and moved town, at least part-time while Ulen maintained his company office in New York.⁴²

Although the club house building cost twice the amount that Ulen had offered to spend but he covered the overage, as well, and the Ulen Country Club opened its doors officially in May 1924. That year Henry Ulen also purchased 62 acres north of the club with an eye toward expansion. By 1925, he had also picked up land east and north east of the country club, setting the stage to plat a town.⁴³ The early map of the area, prepared by John W. Fulwider, a Lebanon Civil Engineer, call this land "Country Club Park."⁴⁴

³⁹ *Ulen Country Club: 75 Years of Golf, Gracious Living, and Hoosier Hospitality*, (Lebanon, IN, 1999), 12, 2.

⁴⁰ "To Outline Plans for Nine Hole Course," *Lebanon Reporter*, January 25, 1923, in "Ulen Clipping File," Lebanon, Indiana, Public Library.

⁴¹ *Ulen Country Club*, 2-3.

⁴² "Ulen Clipping File," Lebanon, Indiana, Public Library; *Ulen Country Club*, 2.

⁴³ Abstract of Title in possession of Josephine Kerr and Jerry Kerr.

⁴⁴ "Water and Sewage Works," *Municipal Engineering*, (Indianapolis: Municipal Engineering Company, January to June, 1907) 210.

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At least three homes went up in the Country Club Addition in 1925. A local history holds that Dr. John Porter built the first home in the area at what is now 113 Ulen, Eugene C. and Martha O. Pulliam had 102 Ulen constructed and H. Russell, and Jane B. Ritchey constructed 104 Ulen that same year, the latter hiring Kokomo architect, Oscar F. Cook, to design a fine Colonial style home for them.⁴⁵

In 1926, Henry Ulen deeded 43 acres to the Ulen Country Club and agreed to add a second 9 holes to the golf course.⁴⁶ That year Mark L. and Jeannette Adler hired the Indianapolis architects, Pierre & Wright to design their "English Cottage," style home. Pierre & Wright were also hired to design another home in the addition that year. It was mentioned in newspaper article as a "Ulen Company residence." The owner was not yet known but the house was being built for use by a Ulen executive. The article about it mentioned that it had three bathrooms, which was noted as being unusual among the houses built up to that time in the Country Club Park Addition.⁴⁷

On May 1, 1927, the golf course that Bill Diddle had expanded and rerouted opened. In August, Henry Ulen brought the Ulen & Co. executives and board members to Lebanon for a golf tournament, which would become an annual event at the club. The company newsletter noted that "Meals were served on the "enclosed veranda" of the country club. "Don Enrique and Mrs. Ulen" distributed the guests "among the good people of Lebanon." The tournament program had the following entry for 9:00 August 16, 1927: "walk around and locate your lot [in the Country Club Park Addition]. Lecture by the salesman." At 10:30: "automobile trip about town."⁴⁸ Henry Ulen, affectionately called "Don Enrique" in the newsletter, had apparently already made it clear to his executives that the firm was moving to Lebanon, or to be more exact, to the addition to Lebanon that would soon become the incorporated town of Ulen.

The following year, the company newsletter reported that the Board of Directors of Ulen & Co. took a private train attached to the *Spirit of St. Louis* to Indianapolis where they were met by Henry Ulen and driven to Lebanon by car. The newsletter mentioned that the purpose of the trip was in respect to the Ulen & Co. recent vote to move its headquarters to Lebanon, and to see the "Ulen" Country Club and the County Club Park "here where 12 Ulen executives are building new homes." Ulen's home was still under construction, but "Among the homes inspected by the Board of Directors today are those of Thomas Shepperd, president of the company and M. D. Carrel, vice president." "You have everything here conducive to good health and good life," Matt Brush, American International Corporation, and Ulen & Co. board member told the gathering. A business meeting was held in Mr. Ulen's private suite in the Country Club. While the Ulen home was being constructed Ulen & Co. bought the home that Henry and Mary had been occupying and began reconfiguring it into the company's headquarters building.⁴⁹ At least

⁴⁵ 75th Anniversary: Town of Ulen, (Unknown: unknown, 2004); *Ibid.*

⁴⁶ *Ulen Country*, 3.

⁴⁷ "Work started on Two New Houses in Country Club Addition," Scrapbook, Pierre & Wright Collection, Ball State Drawings and Document Archives.

⁴⁸ 1927 Ulen & Co Newsletter, 25.

⁴⁹ Ulen & Co. Newsletter, October 1928.

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five new homes were constructed in the addition that year, including businessman Samuel Artman's home on Artman Drive, as well as 123, 126, 127 and 130 Ulen Boulevard.⁵⁰ The house at 123 Ulen belonged to Merle B. and Bertha Carrel. Oscar F. Cook was the architect. The abstract of title noted that the land was purchased from the Country Club Park Company. Carrel was a Ulen employee; he was mentioned in the 1927 Ulen Company newsletter, as having just returned from work on a project in Europe.⁵¹

It is difficult to know exactly how the land purchases were arranged here but it does not appear that the company employees, forced to give up their homes in New York and move to Lebanon, Indiana, received the land for free. The Carrel abstract indicates that he paid for the land. However, the article about the Pierre & Wright house for a Ulen employee, published in 1926, seems to indicate that Ulen & Co., or perhaps Henry Ulen, built at least some houses for his employees.⁵² The details of these transactions would be fascinating bits of information but no original residents are surviving and to date no historical records reveal the terms of the moves for these Ulen executives. By 1929 Donaldson & Co., Builders, a Ulen subsidiary, was building most of the homes here. Both companies were housed in the same headquarters building in Lebanon. It would appear that Ulen & Co. was benefitting to some degree at least from the sale of some lots and the construction of homes for non-Ulen employees.⁵³

In 1929 the residents of Ulen prepared a notice to the Board of County Commissioners of Boone County seeking permission for "incorporation of land by property owners in what would become the town of Ulen. Part of the east half of the west half of section thirty (30) township, nineteen (19) north, range one (1) east...containing 39.08 acres as the town of Ulen."⁵⁴ Residents held their first elections that year. Kate Siess, Bailey Carrel, and Samuel R. Artman were elected as inspectors to open the polls. Eighteen ballots were cast in favor of incorporating. No ballots were cast opposed. The "heads of families" residing in the town at that time were Mark Adler, Samuel R. Artman, M. Drew Carrel, Noble P. Shelby, John D. Coons, Merton R. Keefe, John R. Porter, Eugene C. Pulliam, H. R. Ritchie, Thomas S. Shepperd, Fred Siess.⁵⁵

Notably missing from that list was Henry C. Ulen. The house that Ulen was building was still under construction, although a Herculean effort was being undertaken to complete it. On April 1, 1929 the construction was complete on Henry Ulen's "house within a house."⁵⁶ The "millionaire contractor" had the worksite "enclosed in a large wooden shell in order that workmen could continue construction work during the severe winter months."⁵⁷ When the construction of the house was complete the wooden shell was removed "while news reel cameramen took motion

⁵⁰ *75th Anniversary: Town of Ulen*, (Unknown: unknown, 2004).

⁵¹ Abstract of Title in possession of Josephine Kerr and Jerry Kerr.

⁵² "Work started on Two New Houses in Country Club Addition," Scrapbook, Pierre & Wright Collection, Ball State Drawings and Document Archives.

⁵³ *Indiana Telephone News*, Vol. 18, 1929), 10.

⁵⁴ Transcription of original document in *75th Anniversary: Town of Ulen*, (Unknown: unknown, 2004).

⁵⁵ *Ibid.*

⁵⁶ "Millionaire Builds House within House," *New Castle News*, April 1, 1929.

⁵⁷ *Ibid.*

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pictures.”⁵⁸ It probably surprised no one that Ulen, the man who had purchased his own sailing schooner to ship equipment to Uruguay in the 1910s, made the construction of his own home another can-do effort. Ulen had a deadline. It was met. By the end of the year, some 25 families called Ulen home.⁵⁹

In 1930, the Indianapolis Home Show featured a scale model of the model Town of Ulen as an exhibit. A brochure that went with the exhibit showed photographs of 21 fine homes in the new town.⁶⁰ Ulen had become a town of well-off businessmen and company executives, just in time for the Great Depression to toss the country into financial strife. Most residents of Ulen were not yet feeling the pinch that the depression would eventually bring to nearly every American, however.

The 1930 Census revealed some interesting information about the town and about the Ulen employees living there. Please note that not all children are recorded below, but the instances where the child's location of birth was interesting is recorded. That year the census asked for information about house values, as well as occupations and occupants. The census recorded the following information about those living in Ulen. Richard Porter (age 36) and wife Ethel L. Physician; value of home, \$8,000. Both were born in Indiana (113 Ulen). John D. Coons (36) and Helene Coons, he was a physician; value of home, \$22,000. He was born in Indiana (121 Ulen). Samuel Artman (63) and Hattie Artman. He was born in Indiana; value of home, \$10,000. (301 Artman). Thomas Devaney (36) and Lottie Devaney; value of home, \$33,000. He was born in Massachusetts and was the Vice President of a construction company (Ulen & Co.) (140 Ulen). Fred Hoit (39) and Helen Hoit. He was born South Dakota; value of home, \$25,000. He was a civil engineer at a construction company (Ulen & Co.) their daughter, Myrtice, had been born in South America. Daughter Josephine had been born in Texas, Dorothy Merriott (19 and white) was their servant (207 East Drive). Merton Keefe (49) and Merle Keefe. He was born in Indiana; value of house, \$25,000. They had a servant, Eunice, a negro, (114 Ulen). Noble Shelby (40) and Margarette Shelby. He was born in Indiana. Retail Merchant at a hardware company. House value, \$16,000 (127 Ulen). Fred Siess (39) and Kate Siess. Home value, \$12,000. He was a salesman of automobiles (101 Ulen). Thomas S. Shepperd (49) and Essie. Home value, \$22,500. He was president of a construction company (Ulen & Co.) He was born in Colorado. Son William (21) was born in Mexico. Ida Roberts (46) was a servant, negro, living in the house (126 Ulen); Russell Ritchie (41) and Jane; house value, \$15,000. Born in Indiana. He was a manufacturer of furniture (104 Ulen). Mark Adler (42) and Janette. House value, \$10,000. Born in Indiana. He was a merchant for a department store; Barbara Sternberger, mother-in-law, lived with them and so did Helen Minter (22) a Negro servant (122 Ulen). David Trier (34) and wife Elizabeth. Born in Illinois; house valued, \$35,000. He was a purchasing agent for a construction company (Ulen & Co.?) (204 East Drive). Morton Carrel (53) and Bertha. House valued at \$36,000; born in Michigan. Vice president, construction company (Ulen & Co.). Son, Bailey, and daughter in-law lived with them. Perry and Hattie Herring were servants (negro) living with

⁵⁸ *Ibid.*

⁵⁹ "Loyalty builds a Club," in "Ulen, Henry C. and wife," Indiana Biography File, Indiana State Library, Indianapolis, Indiana.

⁶⁰ 75th Anniversary.

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them, they were waiter and cook 51 and 45, respectively (123 Ulen). Clarence Gruener (45) and Marian. House valued at \$30,000. Born in New York. Civil engineer, construction company (Ulen & Co.). Julia White, 19, servant, negro, lived with them (134 Ulen). Henry E. (58) and Mary M. Ulen. House value, \$50,000. Contractor, construction company (Ulen & Co.); Joseph Carpenter, negro servant, chauffer, 34 and Alice Carpenter, cook lived with them (118 Ulen). George E. Hines (47) and Helen. House valued at \$30,000. Born in Kansas; Civil Engineer, construction company (Ulen & Co.). Ruth White, negro, 17 is servant, maid (130 Ulen). Eugene S. Pulliam (40) and Martha. House valued at 22,500. Born in Kansas. Publisher, newspaper (Indianapolis News). Servant Nellie Dickinson (white) 19, maid, lived with them (102 Ulen).⁶¹

An article about Henry Ulen in an Indiana magazine recorded that six additional residences were constructed in Ulen in 1931. A different article that year, in the Appleton, Wisconsin, newspaper reported that "Out on the east side of Lebanon he built a subdivision with boulevards and fine English-type homes. He put in sewerage systems, electric lights, started a nursery to grow shrubbery, built an 18-hole golf course, and splendid club house..."⁶²

Although at least four new homes were constructed in Ulen in 1932, by 1933 the Great Depression was beginning to affect even the affluent. It was having an impact on the Ulen Country Club as well as the town. The history of the country club records that economic difficulties brought on by the Depression took its toll on the country club's membership and eventually on the club. In 1933, lack of funds forced the club to dissolve and reorganize. Henry Ulen provided the cash infusion to keep it going by underwriting newly issued shares in stock, in a move which was intended to meet the club's expenses over the next five years.⁶³ Charles Jones, the only living Ulen resident in 2013 who knew Henry Ulen, recalls hearing that Ulen also paid dues for several of the members who could not afford them during these tough times.⁶⁴

Only two homes were constructed in Ulen in 1933. In 1936 Ulen & Co. merged with Merkle Construction. The office of Merkle moved to Lebanon but no new house construction seemed to occur in Ulen after this merger.⁶⁵ It was 1939 before another new house was built in the town. That home at 132 Ulen Boulevard was built for Horace (Horrie) Fosdick, who had been a Ulen employee since at least 1927.⁶⁶

By 1940, the census shows that fewer Ulen & Co. employees lived in the town than had been here in 1930. It also demonstrated that some of the early occupants of Ulen had moved past

⁶¹ 1930 *Census of Population*.

⁶² Edith Carew, "Hoosierland his Home; the Wide World his Field," *Hoosier Magazine*, Mid-Winter Issue, 1931, back cover; "Moves Business to Small Village to Find Peace," *Appleton Post Current*, June 24, 1931, ancestry.com (accessed July 12, 2013)

⁶³ *Ulen Country Club: 75 Years of Golf, Gracious Living, and Hoosier Hospitality*, (Lebanon, IN, 1999), 19.

⁶⁴ Phone interview with Charles Jones.

⁶⁵ "Ulen Company is Merged with Kansas City Firm," *Kokomo Tribune* April 8, 1936, ancestry.com (accessed June 3, 2013).

⁶⁶ Ulen Company Newsletter, 1927; 75th Anniversary.

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retirement age. Eugene C. Pulliam, Martha D., Eugene S., Martha C., Suzanne, and Margaret (maid); Russell H. and Jane B. Ritchie (manufacturer, Cabinet Industry); Mitchel J. (salesman, manufacturer of jewelry), Sally O., Virginia A., Mitchel, Margareta, Sally Sue, Grady Humble (negro, servant); Herman E Winkler (manufacturer, W. S. Machine Co.), Gertrude E. Suzanne, Mary, Sally, Bertha (white, maid); Earl C. Ulen, Henry's nephew (contracting, Municipal contracting (Ulen & Co.), Katherine B., Clay, Suzanne; Walter A. Taylor (executive, merchandise), Amy A., Grace C., Peggy Scott (negro maid); Calvin W. Lenox (owner, Firestone), Ruth L., Suzanne, Calvin III, Alice Kernodle (white, maid); Carl J. Winkler (manufacturer, W.S. Machinery Co.), Pearl, Phyllis, Carl Jr., Prentice Humble (servant, negro), Helen Humble (maid, negro); Claude A. Potts (salesman, heating company), Dorothy M., Ruth, Wilma M. Selm (maid, white); Ralph S. Crowl (broker, stocks and bonds), Marie, Jane, Frank; William Spieth (M.D., private practice), Viva; John Baumeister (nurseryman, retail sales), Eloise, Horace Fosdick (public accountant), Blanche Fosdick; Chessie Shepperd (Ulen & Co.'s Thomas S. Shepperd had apparently died, or divorced, between 1930 and 1940. His wife is now listed as head of household, 57), Thomas Shepperd, Jr. (son, 32, farm manager, agriculture); Noble Shelby (Dealer, machinery), Margaret H., Mary H. Willard H.; Mark Adler (owner, Adler Store), Jeanette, Philip, Cordelia White (maid, negro); John R. Coone (M.D., private practice), Helen H., Robert N., Ritchie; Merton Keefe (civil engineers, highway (Ulen & Co.)), Merle, Betty, Addie McAfee (maid, negro); John R. Portor (M. D., private practice), Ethel, John R. II, George R., Susan; Fred C. Seiss (dealer, automobile), Kate, Donna; Fred Donaldson (lumberman, lumber co.), Esther, Frank, John, George, Mary Gordon (maid, negro); Harvey Whiffing (veterinarian), Ana, Morris; Jack Brett (Club Manager), Louise; Henry Ulen (no work given), Mary, Joe Carpenter (servant, negro), Alice (maid, negro); Glenn Mckenzie (bookkeeper), Frances, Harold, Mary Francis.⁶⁷

In 1941, Donaldson & Co., a wholly owned subsidiary, reported to the Securities & Exchange Commission that its sole assets consisted of "20 building lots in Ulen, Ind., which have been selling for approximately \$750 apiece. The company has no debts other than a \$3,300 account due Ulen & Company."⁶⁸ The 1950s brought another period of growth to Ulen, Indiana, and undoubtedly added to the assets of Donaldson & Co. New homes infilled Ulen Boulevard and filled out East Drive. Many of these nice homes in this period were designed in the Ranch style popular across the U. S. with young families. At least seven homes were built in Ulen in the 1950s. New families also moved into the homes of some original Ulen residents as they died or grew too old to live alone. Charles Jones and his wife Elizabeth had considered buying the former Thomas Shepperd house at 126 Ulen, but decided ultimately to build their own ranch at 208 East Drive instead; Carl and Rhea Lang purchased the Shepperd's Tudor Revival home in 1959, the same year that the Jones moved to Ulen.⁶⁹

The 1960s brought another half-dozen homes to Ulen, nearly filling all the available lots in the town by the end of the decade. Henry Ulen, who died in 1963 at the end of the historic period, outlived or outlasted all the Ulen employees he had brought to his namesake town. But by the

⁶⁷ 1940 Census of Population.

⁶⁸ Securities and Exchange Commission, *Decisions and Reports*, 1941), 591.

⁶⁹ Phone interview with Charles Jones, 75th Anniversary.

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time of his death he had the satisfaction of seeing Ulen, Indiana, nearly filled to capacity with young families in the homes his former employees had built and in the numerous new homes constructed during the 30 plus years since he had started his own town.

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9. Major Bibliographical References

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

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"Ulen Company is Merged with Kansas City Firm." *Kokomo Tribune* April 8, 1936.
ancestry.com (accessed June 3, 2013).

*Ulen Country Club Golden Anniversary: Commemorating 50 Years Of
Memories To Be Treasured, 1924-1974*. Lebanon, Ind. 1974.

U. S. Census of Population, 1930, 1940.

"Work started on Two New Houses in Country Club Addition." Scrapbook,
Pierre & Wright Collection, Ball State Drawings and Document Archives.

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): 011-149-29001-052

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10. Geographical Data

Acreeage of Property approximately 146 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 16	Easting: 545279	Northing: 4435826
2. Zone: 16	Easting: 545905	Northing: 4435851
3. Zone: 16	Easting: 545920	Northing: 4434605
4. Zone: 16	Easting :545294	Northing: 4434572

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

The Ulen Historic District includes all properties within the boundaries of the Town of Ulen, Indiana, including the Ulen Country Club and golf course, and all parcels in the original Country Club Park and the Addition to Country Club Park. The boundary begins at a point on the southeast corner of the property at 101 Ulen Boulevard where the property meets the western right of way of E. Ulen Drive. The boundary then travels north along the western edge of East Ulen Drive and then along the western edge of Elizaville Road after E. Ulen Drive turns into this road. The boundary continues along the western edge of Elizaville Road to a point at the northeastern corner of the property at 141 Ulen Blvd. Here, the boundary

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turns west and travels along the northern edge of the property at 141 Ulen Boulevard, to the bridge at the northern edge of the Town of Ulen. At the southeast corner of the bridge right of way the boundary turns north and continues along the eastern edge of the bridge right of way to the northeasternmost point of the bridge's right of way; here the boundary turns west and travels along the northern right of way of the bridge to its northwesternmost point, where it turns south and travels along the western right of way of the bridge to the southwesternmost point of the bridge's right of way. Here it turns once again west and continues across the northern edge of the property at 148 Ulen Boulevard until it reaches the northeast corner of this property. Here the boundary turns north and continues along the eastern edge of the Ulen Country Club golf course, to the northeast corner of the golf course where the boundary turns west and travels along the northern property line of the Ulen Country Club golf course, continuing to the northwest corner of the property. Here the boundary turns south and continues along the western edge of the golf course property until it reaches a point on the western edge of the golf course directly aligned with the northwesternmost point of the property at 148 Ulen Blvd. At this location the property boundary turns due west and continues for approximately 150 feet where it turns south. Then the boundary continues in a southerly direction along the western edge of the golf course until it reaches a point where the southwest corner of the Ulen Country Club golf course meets the northwest corner of the right of way of Memorial Drive, here the boundary turns east and continues along the southern edge of the Ulen Country Club golf course and then east across Ulen Boulevard to the southwest corner of the property at 101 Ulen Boulevard, here the boundary turns in a southeasterly direction, continuing along the southern edge of the property at 101 Ulen Boulevard until it reaches the starting point.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries for the Ulen Historic District encompass all of and only the incorporated Town of Ulen, including all the properties and houses within the town, and the Ulen Country Club and golf course, plus the bridge at the north end of Ulen. This includes all of the houses, structures, objects and sites within the Town of Ulen. While houses to the southeast and northeast may date to within the period of significance, they are not within the historical boundaries of Ulen and therefore are not part of the development of the town.

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11. Form Prepared By

name/title: Connie Zeigler
organization: C. Resources
street & number: P.O. Box 2948
city or town: Indianapolis state: IN zip code: 46206
e-mail connie@cresourcesinc.com
telephone: 317-908-6046
date: 12/6/2013; revised 2/22/2015

Additional Documentation

Submit the following items with the completed form:

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

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Photographs

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

Photo Log

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: 101 Ulen Boulevard looking East, 0001.

1 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: 102 Ulen Boulevard looking West. Photo 0002.

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Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Streetscape showing 104 and 108 Ulen Boulevard looking Northwest. Photo 0003.

3 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 103, 105, 109 Ulen Boulevard. Photo 0004.

4 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Ulen Historic District
Name of Property

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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 118 Ulen Boulevard showing Ulen Country Club in background. Photo 0005.

5 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: 122 Ulen Boulevard looking West. Photo 0006.

6 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: 126 Ulen Boulevard looking southwest. Photo 0007.

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Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Ulen Historic District
Name of Property

Boone County, Indiana
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Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: 134 Ulen Boulevard looking Northwest. Photo 0008.

8 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Streetscape looking northwest at 138 Ulen Boulevard with Ulen Country Club golf course in background. Photo 0009.

9 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 148 Ulen Boulevard. Photo 0010.

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Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

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Name of Property

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Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at 212 East Street. Photo 0011.

11 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at Bridge on Ulen Boulevard. Photo 0012.

12 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at Ulen Country Club. Photo 0013.

13 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

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Name of Property

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Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Ulen Country Club interior, looking west at original fireplace with UCC monogram inside lobby. Photo 0014.

14 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at Hole No. 1 of the Ulen Country Club golf course. Photo 0015.

15 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Streetscape looking northeast from East Drive to Ulen Boulevard, showing 113 Ulen Boulevard in background, vintage stop sign, Photo 0016.

16 of 19.

Name of Property: Ulen Historic District

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City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Streetscape looking north at intersection of Ulen Boulevard or East. Photo 0017.

17 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Streetscape looking south at roundabouts and center planter on Ulen Boulevard; 123 Ulen Boulevard in background on left Photo 0018.

18 of 19.

Name of Property: Ulen Historic District

City or Vicinity: Ulen

County: Boone State: Indiana

Photographer: Connie Zeigler

Date Photographed: May 16, 2013

Description of Photograph(s) and number, include description of view indicating direction of camera: Streetscape looking southeast at 123 Ulen Boulevard in foreground, 121 Ulen Boulevard in background. Photo 0019.

19 of 19.

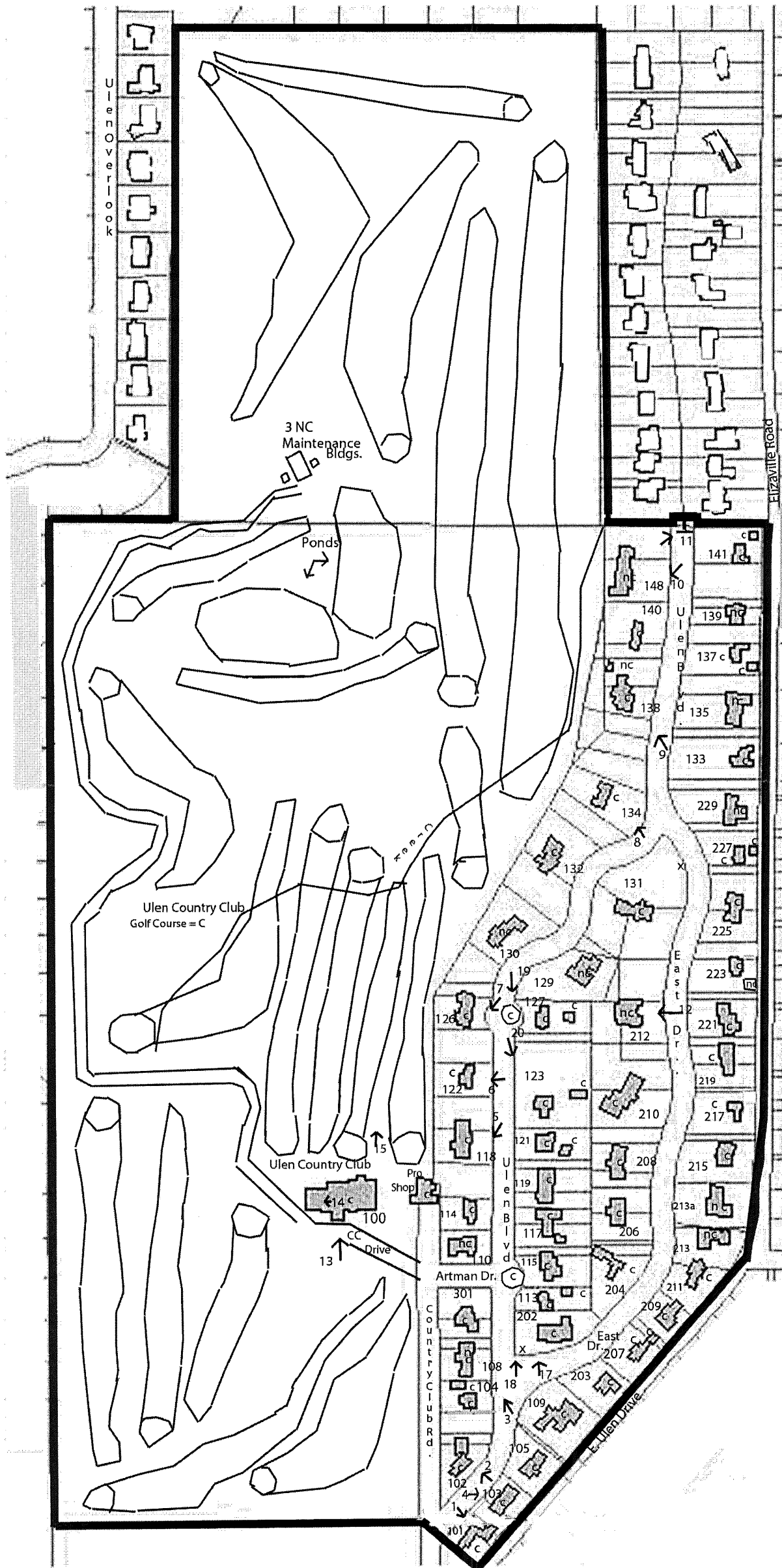
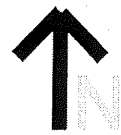
Ulen Historic District
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties,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

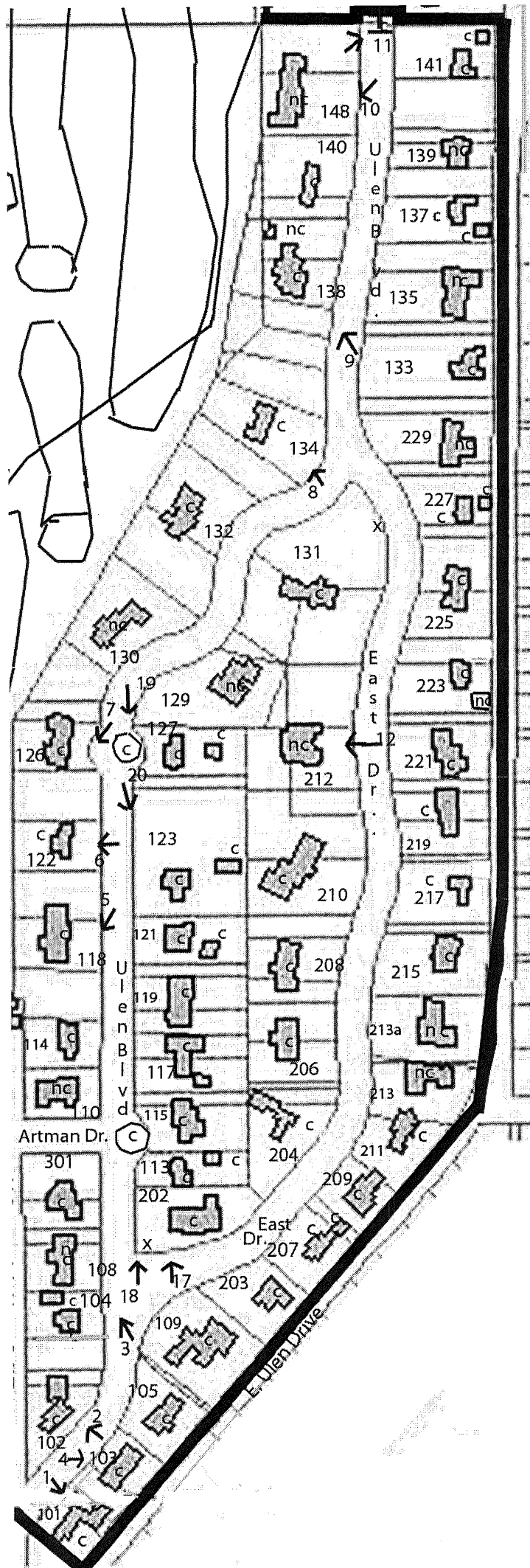
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

Ulen Historic District, Boone Co., IN



- ↖ Photograph
- C = Contributing
- NC = Non-contributing
- District Boundary
- x = Stop Sign (2, Contributing)
- = Planter (2, Contributing)

Ulen Historic District, Residential Area Cropped-Out Map



↑ # Photograph

Ulen Historic District
Name of Property

Boone County, Indiana

County and State



Current Aerial



1950 Aerial

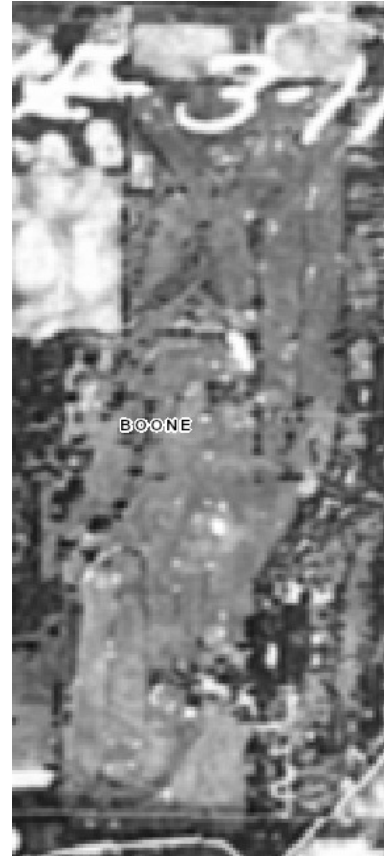
Ulen Historic District
Name of Property

Boone County, Indiana

County and State



c.1945 Aerial



1939 Aerial

Ulen Historic District

Name of Property

Boone County, Indiana

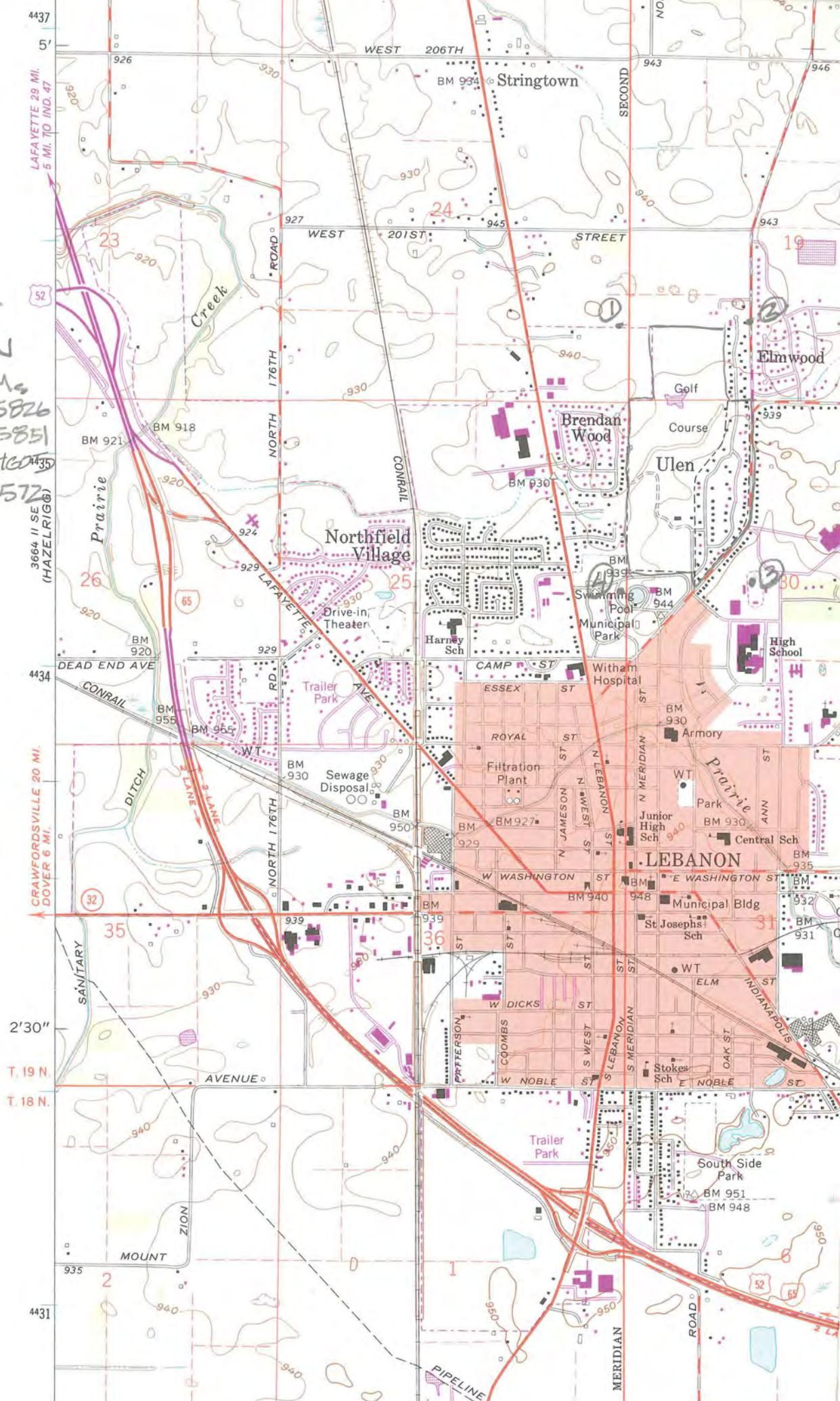
County and State



1926 Blue Print in Ulen Country Club Collection

ULEN HISTORIC DISTRICT
BOONE CO., IN
NAD 83 UTM's

- ① 16 545279 4435826
- ② 16 545905 4435851
- ③ 16 545970 4434635
- ④ 16 545294 4434572



4437
5'
LAFAYETTE 29 MI. 5 MI. TO IND. 47
3664 II SE (HAZELRIGG)
4434
CRAWFORDSVILLE 20 MI. DOVER 6 MI.
2'30"
T. 19 N.
T. 18 N.
4431



101





104















TALK TO
TUCKER
Tucker@tuckermc.com
617-337-3377



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ulen Historic District
NAME:

MULTIPLE Historic Residential Suburbs in the United States, 1830-1960
NAME: MPS

STATE & COUNTY: INDIANA, Boone

DATE RECEIVED: 8/07/15 DATE OF PENDING LIST: 8/28/15
DATE OF 16TH DAY: 9/14/15 DATE OF 45TH DAY: 9/22/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000591

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/16/2015 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A, B, C
REVIEWER Patrick Andrews DISCIPLINE Historian
TELEPHONE _____ DATE 9/16/2015

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.

DNR

Indiana Department of Natural Resources



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

RECEIVED 2280

AUG - 7 2015

Nat. Register of Historic Places
National Park Service

July 27, 2015

Dr. Stephanie Toothman
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: Ulen Historic District, Boone County, Indiana

Dear Dr. Toothman,

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

The enclosed disc contains the true and correct copy of the nomination for the Ulen Historic District, (Boone County, Indiana) to the National Register of Historic Places.

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

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package