



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

December 27, 2010

## Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall  
Historian

National Register of Historic Places

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1083



OMB No. 10024-0018

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Pleasanton in Irvington Historic District

other names/site number 097-295-69001 through 097-295-69108

2. Location

street & number Roughly bounded by E. Michigan St., Pleasant Run Pkwy. N. Drive, and Emerson Ave. ☐ not for publication

city or town Indianapolis ☐ vicinity

state Indiana code IN county Marion code 097 zip code 46219

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐ 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 ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James A. Hagan  
Signature of certifying official/Title

11/3/2010  
Date

Indiana Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.  
☐ See continuation sheet  
☐ determined eligible for the National Register.  
☐ See continuation sheet

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

for  
Signature of the Keeper

Edson H. Beall 12-27-10  
Date of Action

Pleasanton in Irvington Historic District  
Name of Property

Marion County, IN  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-state  
☐ public-Federal

### Category of Property

(Check only one box)

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

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
149	23	buildings
1	0	sites
0	0	structures
0	0	objects
150	23	Total

### Name of related multiple property listing

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

Historic Residential Suburbs in the U.S., 1830-1960

### Number of contributing resources previously listed in the National Register

1

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling  
DOMESTIC: multiple dwelling  
RECREATION & CULTURE: park  
COMMERCE: specialty store  
LANDSCAPE ARCHITECTURE

### Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling  
DOMESTIC: multiple dwelling  
RECREATION & CULTURE: park  
COMMERCE: specialty store  
LANDSCAPE ARCHITECTURE

## 7. Description

### Architectural Classification

(Enter categories from instructions)

20<sup>TH</sup> CENTURY REVIVALS: tudor revival  
20<sup>TH</sup> CENTURY REVIVALS: colonial revival  
AMERICAN MOVEMENT: craftsman/bungalow  
OTHER: American four square

### Materials

(Enter categories from instructions)

foundation CONCRETE  
walls WOOD: clapboard  
METAL: aluminum  
roof ASPHALT  
other BRICK  
SYNTHETICS: vinyl  
STUCCO

### Narrative Description

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

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**Section 7. Description**

Pleasanton is a tightly knit trapezoidal plat of ninety primary buildings, located in the center of the far western edge of Warren Township, Marion County. This part of Indianapolis was suburban to the city center at the turn of the last century, and is part of the Irvington neighborhood. The heart of downtown Indianapolis is roughly five miles due west. The land was heavily glaciated during the Ice Ages, forming Pleasant Run Creek. This meandering creek runs diagonally through the area from the northeast to the southwest, eventually finding its way to White River on the southwest side of Indianapolis. The highest point in the district is at the corner of Michigan Street and N. Emerson Avenue (792' above sea level, as marked on USGS Quadrangle maps), with the terrain generally falling away toward Pleasant Run to the south and east (770' above sea level).

The 1915 plat includes a portion of Pleasant Run Parkway, North Drive, along the south and east edges, and borders two relatively busy through streets, Emerson and Michigan, on the north. The plat includes three diagonal streets, the Parkway and Poplar running northeast/southwest; and another, short run of Poplar, angling northwest/southeast. Maple, Norway, and Michigan run east-west. Streets on the interior of the plat are asphalt with brick gutters. Maple and Norway are cut into the land, so that houses on either side are raised above sidewalk level. There are no alleys, but the Ketchams, organizers of the plat, provided for utility easements along rear lot lines. Nearly every house has a side driveway, roughly one-third of the houses have original attached carports (porte-cocheres), and many builders included garages for automobiles along with the main house. Several of the side driveways are still the original two strips of concrete with grass median.

The parkway was part of George Edward Kessler's 1909 Park and Boulevard Plan for Indianapolis, and it includes the largest lots, the largest houses, and the most brick houses. Others are wood frame with various siding systems, stucco, or synthetic siding of various types. All primary buildings are houses, except for one commercial building at Emerson and Michigan. Predominant architectural styles include Arts & Crafts-inspired modes (bungalow, American Foursquare), and period styles like Colonial Revival, Dutch Colonial Revival, and Tudor Revival. Overall, the streetscape of Pleasanton is consistent, with repetition of several common plans, use of porte-cocheres, and other common architectural elements tying the district together. While distinguished by size and expense of building materials, Parkway housing also shares many of these elements.

Nearly all the district's primary buildings are contributing. Non-contributing houses have additions or alterations that compromise the original appearance of the house. The house at



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324 Poplar was totally remodeled recently; only its stud framing remains intact. The house at 309 Poplar now has imitation stone veneer; originally, it had wood siding. Contributing houses retain original form, window and opening placement, porches, windows, and other architectural elements. The addition of artificial siding, such as masonite shingle, vinyl, or aluminum generally does not affect the historical authenticity of most Pleasanton houses. Pleasanton's owners planned the area to accommodate auto ownership and traffic. Side driveways, carports, and garages add to the historical feeling of the district. Therefore, garages are included in the resource count and are evaluated for contributing status.

The district includes 88 contributing houses, 60 contributing garages, and 1 contributing site, for a total of 149 contributing resources. There are 19 non-contributing resources, consisting of 2 houses and 17 garages. Particulars about the non-contributing houses are included below (see 309 and 324 Poplar). One item was previously listed on the National Register, Pleasant Run Parkway, is included within the boundaries of the Indianapolis Park and Boulevard System nomination, listed on the National Register in 2004.

A number of perhaps less tangible elements contribute to the district. The district retains its original street plan, and its streets feature brick gutters.<sup>1</sup> Pleasant Run Parkway itself contributes to the suburban feeling of the district, with its lack of curbs, curving path, and generous width. The layout of the lots also controlled the space between houses and the amount of front yard, both of which contribute to the sense of place of the area. Sidewalk placement encourages walking. Lastly, generations of owners have added street trees and mature plantings that add much to the suburban qualities of the neighborhood. All of these above items are considered to be part of a contributing "site", the district itself.

**Pleasanton Architectural Descriptions**

**5115 E. Michigan St. – Contributing, non-contributing garage**

This two story American Foursquare, built c. 1923, has walls of dark red face brick. A front gabled, full width, one story porch projects about six feet forward of the cubical main block of the house. The porch has brick knee walls with stone copings and a large square brick pier at each outside corner. Aluminum siding fills the gable end. A front door with sidelights and a fixed window are under the porch. The second floor has two symmetrically placed pairs of 3/1 windows with rowlock sills. The main part of the house has a pyramidal hip roof with deep

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<sup>1</sup> Pleasanton's streets always consisted of an asphalt roadbed with flanking brick rain gutters and stone curbing, unlike streets in Old Irvington, most of which were paved entirely in brick during the first decade of the 20<sup>th</sup> century.

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eaves. The east elevation features an exterior chimney that breaks the roofline and terminates with a corbelled top. On the first floor, two small casements flank the chimney. The west elevation has a gabled porte-cochere carried on two square brick piers.

Contractor Kenneth Clark is listed as residing in this home in the 1924 city directory. The following year, hardware salesman John W. Bateman and his wife, Daisy, bought this home and lived here until his death in December 1930.

5121 E. Michigan St. – Contributing, contributing garage (photo 1)

5121 is a one story, wood frame bungalow, with brick foundation and aluminum sided walls. The front gabled main roof has a moderate pitch, the full width, one story, front gabled porch has a shallow pitch, leaving an attic window exposed on the house proper. The east half of the porch/sunroom is an enclosed sunroom and the other is an open porch with main entrance to the house. Dark brick knee walls and square plinths anchor the squat battered wood columns that support the porch's entablature/beam. Above the beam, siding and center knee brace fill the gable end. A side gabled porte-cochere extends west from the porch, its brick plinths and wood columns resemble those of the porch. The west side of the house has a cross-gabled dining room box bay with tripled windows. The garage is a one story, one bay clapboarded building.

City building permits show that Herman Chris Stadtlander, a superintendent with the Prest-o-Lite Co., had this home built in 1922. Stadtlander and his wife, Maude, resided here until the late 1930s.

5125 E. Michigan St. – Contributing, non-contributing garage (photo 1)

Indianapolis builders of the 1920s often used the term "semi-bungalow" to describe houses such as this one – a full two stories in height but otherwise in appearance an Arts & Crafts bungalow. Built c. 1922, this gable fronted house, like most of its neighbors, has a porte-cochere. Walls are covered in wood clapboard. The porch is one story, full width, and extends to become a porte-cochere. Brick knee walls and square brick piers support the porch and drive-through, a section of knee wall links the cochere's piers. The roof of the porch/drive-through is nearly flat. Under the porch, the front wall of the house has a centered entrance with sidelights flanked by pairs of 6/1 windows. The second floor is also symmetrical, with two pairs of 6/1 windows. The attic level has paired windows. The roof has a moderate pitch, and has a plain bargeboard, and open eaves with exposed rafter tails along the sides of the house. The west elevation includes a dining room box bay on the first floor, toward the rear of the house.

The house at 5119 Maple Lane is virtually identical to 5125 Michigan, except that the Maple Lane house has aluminum siding on its walls.

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Charles S. Voorhees, a jeweler with the Herff-Jones Co., and his wife, Maud, are listed as residents of this home in 1924. They owned the home for about a decade.

5129 E. Michigan St. – Contributing, non-contributing garage

Built c. 1922, this house is a one story, wood frame bungalow with a brick foundation and aluminum sided walls. Burnett C. Street, a traveling ball bearings salesman, is listed in the 1923 city directory as the home's first resident. Street served as a first lieutenant in the U. S. Army during World War I and commanded the 214<sup>th</sup> Aero Squadron. He and his wife, Helen, owned this home until the early 1930s.

5133 E. Michigan St. – Contributing, contributing garage

This one story bungalow, built c. 1922, has a brick foundation and its walls are now covered in aluminum siding. Its double gable front design is repeated a number of times in the district, as usual, the porch gable is lower pitched than the main roof. Brick knee walls with stone copings and brick square piers surround and uphold the porch. Central steps with flanking brick walls lead to the centered main entrance, a door with sidelights. Pairs of 3/1 double hung windows stand on either side of the doorway. The porch gable end retains its original stucco with vertical false half-timbering strips and central knee brace. The porch roof and main roof have open eaves and bargeboards on the gable ends. The porch extends in the form of a porte-cochere with gable end facing west. Brick piers linked by a brick knee wall hold the west end. The west elevation of the house has a dining room box bay roughly at the center. The one story, one bay garage is wood framed.

The 1923 city directory shows Fred B. Hollingsworth, proprietor of the Belmont Hotel in downtown Indianapolis, residing at this address.

5135 E. Michigan St. – Contributing, contributing garage

5135 Michigan is nearly identical to 5133, except that 5135 has no half timbering, and its porch has decorative stone blocks on the piers. 5145 Michigan is also similar, but its porch walls have rectangular panels outlined in dark header brick, as well as the stone ornament on the piers, and the stuccoed porch gable has a raised outline triangular panel. Behind the house is a one story, one bay gabled garage.

The house at 5135 was built c. 1922. Frank S. Feeser is listed in the 1923 city directory at this address. He was president-manager of Frank S. Feeser Co., sub dealers of Oldsmobile and Viking automobiles. Feeser and his wife, Katie, owned this home until the mid 1930s.



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5139 E. Michigan St. – Contributing, contributing garage (garage, photo 3)

An American Foursquare type house stands on this site. It has wood clapboard walls, brick porch and brick porte-cochere. The two-bay garage has clapboard siding. City building permits show that Earl L. Cushman had this home built in 1924.

In the late 1920s, city directories list Albert H. Gisler (1889 – 1967) living in this home with his wife and son. Gisler was president of Kothe Wells & Bauer Co. (Ko-We-Ba), wholesale grocers. A graduate of Indianapolis Manual High School, where he excelled in football, baseball, and basketball, Gisler attended Wabash College for two years before beginning a brief career as a professional baseball player with the Central, Three-I, and Bluegrass leagues. Returning to Indianapolis, he started in the grocery trade as a \$15-a-week clerk with a coffee roasting firm, becoming its secretary after six years. He saved his money and bought controlling interest in Grocers Supply Company, which later merged with Ko-We-Ba.

Gisler was active in Indianapolis civic affairs. At various times he served on the board of public safety, the park board, and the metropolitan plan commission. Along with prominent Indianapolis African-American Cleo Blackburn, he was instrumental in establishing Flanner House, a social service center for the city's African-American community.

5141 E. Michigan St. – Contributing, contributing garage (photo 2)

This house is a one story wood frame bungalow with stuccoed walls. Brick walls and piers uphold the recessed porch. The garage is stucco with gable roof. City building permits record that J. T. Smith & Son had this home built in 1923.

Louis Gustave Rexroth (1890 – 1972), along with his wife, Irma, resided in this home during the late 1920s. He was a U. S. Army veteran of World War I and owner of Rexroth Manufacturing Company, a maker of garment hangers. Later, he owned King Typewriter Exchange (later Rex Business Machines).

5145 E. Michigan St. – Contributing, contributing garage (photo 2)

Exterior walls of this one and a half story wood frame bungalow are of aluminum siding, but the porch gable is stucco with raised panels. The brick porch and porte-cochere also distinguish the house. The one-story frame garage has a single bay. City building permits show that contractor A. E. Glidden built this home in 1923 for J. T. Smith & Son, a realty speculator.

The 1924 city directory lists John G. Susman living at this address. He and his wife, Anna, bought this home and lived here through the Great Depression and the Second World War. Susman was a partner in J & J Art Glass Company.

5151 E. Michigan St. – Contributing, contributing garage

Built c. 1923, 5151 E. Michigan is a one and a half story wood frame Art & Crafts bungalow, its walls and foundation veneered with yellow-tan face brick. The complex hip roof



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structure is covered in terra cotta "French Imperial"<sup>2</sup> style tile and deep, car-sided eaves shelter the house. Due to its unusual lot site, located on a triangular parcel at the corner of Michigan and Norway, the designer planned two main entrances and two equally prominent elevations, one facing east, one north. The complex plan includes two projecting hip roofed cubes facing east. A patio with low knee walls of brick fills the space between the two projections. The patio entry consists of wooden multi-paned French doors with a brick soldier header. A hipped dormer is centered on the roof over this entrance. The north cubical projection is a sunroom, lined with triple and quadruple wood casement windows with square transoms, each grouping extends to the eaves with no brick header. The south cubical projection likely opens to a dining area and has a high set wooden box bay with tripled 6/1 windows tucked under the eaves. South of this, a simply massed rear section extends the house to the south, most of its openings are 6/1 double hung units. The north elevation includes the north face of the sunroom to the east and a porch to the west. Simple brackets frame the porch entrance, filling between the piers and the porch beam. The Michigan Street entrance opens off of the porch. The south and west walls of the house are simply designed with functionally placed openings. The garage matches the architecture of the house, with tan brick walls, terra-cotta roof, and original wood swinging doors.

City building permits show that Frederick C. Reichert (1870 – 1935) had this home built in 1923. Reichert, a German immigrant, was born in Wurttemberg and came to the United States in 1885. He was a superintendent for Taggart Bakery Co., and the proprietor of two bakeries on the near north side of downtown Indianapolis. He also had been a baker in Saginaw, Michigan. Reichert and his wife, Stella, lived at this address until his death.

5205 E. Michigan Street – Contributing

This house has an attached garage (not counted separately). It is a one and a half story brick house, built c.1935. The enclosed porch projects outward. The house has a triple band of 3/1 vertical pane windows. There is a hipped dormer over the doorway. The house steps back twice on the west side.

5116 Maple Lane – Contributing, contributing garage

A one story, wood frame, gable front bungalow with full width front porch stands on this lot. Its walls are of wood clapboard. The one bay, one-story garage has an overhead door, but retains its original form. Frank Asher had this home built in 1922 according to city permits.

Downtown restaurateur Frank M. Jamison and his wife, Ola, resided in this home in the late 1920s and early 1930s.

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<sup>2</sup> "French Imperial" is a tile pattern name used by the Ludowici-Celadon Corp., major makers of terra-cotta tile. "French" tiles are flat with two shallow flutes.

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5120 Maple Lane – Contributing, contributing garage

This one story bungalow is of the low gable front porch / high main gable front / porte-cochere type. It has a brick porch. The small garage has a newer overhead door and aluminum siding but retains its simple form. City building permits show that J. T. Smith & Son had this home built in 1920.

James B. Tracy may be found in the 1922 city directory as the first resident of this home. He was an automobile painter. Tracy and his wife, Sylvia, lived at this address until the mid 1930s.

5124 Maple Lane – Contributing, contributing garage

5124 Maple Lane is also a double gabled one story bungalow like 5120, however, it lacks the porte-cochere. Walls are aluminum sided. City building permits show that Frank Asher had this home built in 1923.

World War I U. S. Army veteran Harley N. Edington (1893 – 1968), a real estate salesman, and his wife, Abbie, are shown in the 1930 federal census renting this home.

5130 Maple Lane – Contributing

This is another double gabled one story wood frame bungalow, much like 5124 Maple in design. The porch walls and supports are brick and exterior walls are aluminum sided.

Shortly after this house was built, c. 1922, Walter E. Penrod, a salesman with Bessire & Co., a bakery and confectioners supplier, lived in this home. Later, the 1930 federal census shows World War I U. S. Army veteran Frank L. Mock, together with his wife, Esther, and son, living in this house. An automobile mechanic, Mock was an owner of Mock Brothers Garage, located at 4802 E. New York St.

5132 Maple Lane – Contributing, contributing garage

This one and a half story wood frame bungalow, built c. 1921, has been altered, yet, retains enough character to contribute to the district. The house repeats the low gable front porch / high main gable front / porte-cochere formula of other Pleasanton bungalows. At some point, an owner enclosed the west half of its brick knee walled porch with storm windows, plywood or wood panels, and a flush door. The door is located where concrete steps lead to the porch. The east half of the porch is open and has a pair of windows. The main gable end above has a pair of 3/1 windows. The east elevation of the house has a projecting dining room box bay under the main eaves. The roof has open eaves and is sheathed in asphalt shingles.

5132 Maple Lane was one of the few rental properties in Pleasanton. John H. Berling, an auditor, was listed in the 1923 city directory as the first resident in this home. The Eugene Weesner family is shown renting 5132 in the 1930 census. Weesner, a World War I U. S. Army veteran, was a real estate salesman.

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5136 Maple Lane – Contributing, contributing garage

This house's plan repeats the low gable front porch / high main gable front / porte-cochere layout once again. Half of the front porch was enclosed at some point. Indianapolis downtown garage owner Edward H. Dalby had this home built in 1922 according to city records.

5142 Maple Lane – Contributing

One of the comparatively few side gabled bungalows in the district occupies this lot. Built c. 1922, this one and a half story home has a brick foundation and aluminum sided walls. The front porch is recessed under the broad sweep of the main roof, but forms a definite "crease" in the roofline where the porch roof pitch becomes shallow. Brick knee walls enclose the porch and two large brick piers hold up the porch roof at each outside corner. The large porch beam forms low corner arches over each pier and more distinct arches on the sides of the porch. Concrete steps with brick retaining walls beside them are centered on the porch wall and lead up to the front door, which has a metal storm door. Two pairs of 3/1 sash flank the doorway. The large gable front dormer, centered on the asphalt shingled roof, has three windows. Though panned over with aluminum, the three knee braces still support the dormer eaves. The east elevation has a large, tall exterior brick chimney with small casements on either side toward the front wall, and tripled windows toward the center. The main roofline also has open eaves and aluminum covered knee braces.

The 1923 city directory, and the 1930 census, lists credit manager Charles W. Heathco (1889 – 1980), his wife, Mary, and their three sons residing in this home. A U. S. Army combat veteran, Heathco, a native of Knightstown, IN, had served in France during World War I. Later in his career, Heathco was an inspector at General Motors Division, Detroit Diesel Allison. He was active in various fraternal and veterans organizations.

5146 Maple Lane – Contributing, contributing garage

Yet another example of the low gable front porch / high main gable front / porte-cochere bungalow type, brick veneer distinguishes this home from others of its type. The two bay garage dates to about 1960. City building permits show that this home was built for Van Hood in 1923.

Prominent Indianapolis attorney Othniel Hitch (1885-1949) and his wife, Catherine, lived at 5146 Maple Lane for over 20 years. At various times, Hitch served as judge in one or another of the Indianapolis municipal courts. Active in Democratic Party politics, he was a member of the Marion County election commission and president of the Irvington Democratic Club. Hitch also was a member and official in various Masonic organizations.



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5115 Maple Lane – Contributing

Stucco covers the foundation and all other exterior wall surfaces of this one and a half story gable front Craftsman bungalow built in 1922. The porch is nearly full width and is also gable fronted, but has a pitch closer to 30 degrees compared to the approximately 45 degree pitch of the main roof. Large square piers, battered toward the base, hold up the roof. Knee walls enclose the front and west side; the east side of the porch is the entrance. Aluminum storm windows and storm door enclose the porch. A raised outline diamond panel is centered in the porch gable, which also has knee braces. The main wall over the porch roof has two small, centered windows. A pair of similar windows is on the front section of the east wall of the house. The dining room bay centered on the east side of house has a foundation, unlike most houses in the area, whose bays are jettied beyond the main foundation. Eaves are open and the east roof slope has a large shed dormer with a pair of windows. Roofing is asphalt shingle.

August "Gus" A. Alandt (1896 – 1975) had this home built for his family. Born in Michigan, Alandt came to Indianapolis in 1917. He was a salesman with the H. J. Heinz Co., and later he was sales manager and bookkeeper for Hornaday Milk Company. In the early 1960s, Rev. Walter J. Lantz, executive director of the United Christian Missionary Society resided in this home with his wife, Lillian.

5119 Maple Lane – Contributing, non-contributing garage

Built c. 1921, this two story wood frame semi-bungalow style house has aluminum siding and a brick front porch / porte-cochere. The c.1960 garage is weatherboard sided.

The 1923 city directory lists Alfred F. Lagemann (1885 – 1968), a foreign language teacher of Spanish and German at Indianapolis Arsenal Technical High School (Tech), as the first resident of this home. Born in Missouri, Lagemann was a graduate of the University of Missouri. His career, which spanned 42 years, included teaching in a one room schoolhouse, serving as a principal of a school in Gallatin, MO, and teaching at Caviti High School, the Phillippines, before concluding at Tech. He also was an interpreter for J. D. Adams Manufacturing Co. He lived at this Maple Lane address until his death.

5125 Maple Lane – Contributing, non-contributing garage (photo 4)

5125 is a brick American Foursquare. The one story, full width front porch has brick piers and knee walls with stone copings. Concrete porch steps with brick walls alongside are centered in the porch, with short piers beside the porch threshold. The piers have stone caps and stylized tassel forms in cut stone just under the cap on the front face. A large entablature-beam spans the porch. The porch roof is hipped. Under the porch, the front door with sidelights is centered, with large 4/1 windows on either side. The second floor has two symmetrically placed pairs of 6/1 sash with stone sills. The east side has a large exterior chimney, shouldered



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on either side, with small casement windows beside it on the first floor. There is an at-grade entrance toward the center of the east elevation; it has a small gabled hood. The house's deep eaves are covered with aluminum panels, and a large hipped dormer is centered on the north roof slope. Roofing is asphalt shingle.

This home was built c. 1922. The 1923 city directory shows druggist Joseph G. Glatt as the home's first resident. Glatt and his wife, Lesta, would reside at 5125 Maple Lane for over 30 years.

5129 Maple Lane – Contributing, contributing garage

A side gabled, wood frame bungalow, built c. 1922, stands on this lot. It has a full width brick porch recessed under an extension of the main roof and a large front gabled dormer.

The first resident who appeared in the 1923 city directory was George W. Mickley, an automobile factory worker.

5131 Maple Lane – Contributing, contributing garage (photo 5)

Built c. 1922, this one and a half story Craftsman bungalow has a dark face brick veneered foundation, natural concrete-stucco walls with pebbled finish, wood moldings, and a terra-cotta roof with "imperial" style tiles. Its plan is "T"-shaped, the main body of the house is rectangular capped by a steep side gable roof; the nearly full width front gabled porch forms the stem of the "T." Two square dark brick piers support the front porch and brick knee walls enclose it. Dark stained car siding covers the porch ceiling. Knee walls flank the centered concrete front steps. The front door is centered under the porch; it has three vertical lights on its upper half. The flanking windows are wood 5/1 vertical pane sash. Simple, narrow wood trim surrounds all openings. A wood beam spans atop the porch piers and forms a simple belt around the porch roof. The gable over the porch matches the concrete coating of the rest of the house. A pair of square attic windows are centered in the gable end, a broad wood lintel with backbanding links them. The porch's eaves, like those of the entire house, are open, with exposed rafters, wood knee braces, and simple bargeboards at gable ends. The east side of the house has a box window bay with its own tile-clad shed roof and a set of tripled 5/1 windows. The sides and rear of the house have broad wood belt course with drip molding between foundation and wall. There is a side entrance, with an open shed roof hood sheltering it, centered on this side of the house. It too is covered in roofing tiles. South of it is an individual 5/1 window, and the attic area has a centered triple group of 5/1 sash. The concrete stuccoed garage has a more recent metal overhead door but dates from the time of the house.

Joseph E. Mattingly (1884 – 1973) was the first resident of this home. Born in Kentucky, he came to Indianapolis in 1910 and was employed as an estimator with the Henry C. Smither Roof & Sheet Metal Co. In 1926, Mattingly became the company's president after acquiring controlling interest in the business. A 50-year member of the National Roofing Contractors

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Association, he served as its national director and vice president. Mattingly and his wife, Leila, lived in this home until after the Second World War.

5135 Maple Lane – Contributing, non-contributing garage

This gable front bungalow, built c. 1921, varies from others in the district. Its large brick front porch extends beyond the width of the house to form an extra, open section, where most would have had a porte-cochere.

One of the earliest residents, Frank Carl Buddenbaum (1890 – 1954), can be found in the 1923 city directory. Born in Indianapolis, he began his career in the grocery business at the age of 13 driving a delivery wagon for his father. Later he worked in the mail order grocery department of Hurst & Co. Buddenbaum was treasurer for wholesale grocers Mitchell Cash Grocer Company prior to his founding Regal Stores, Inc., wholesale grocers, in 1921. At the time of his death he was general manager and treasurer of the company which included 256 Regal Stores in Indianapolis and the surrounding counties. Together with his wife, Anna, and their three children, Buddenbaum called 5135 Maple Lane "home" until his death.

5141 Maple Lane – Contributing, contributing garage

Colonial Revival formality marks this two story wood frame gable front house. City building permits show that Harvey E. Rogers had this house built in 1922.

This home's first residents were Madison H. Davis and his wife, Florence. Davis was a clerk with the Railway Mail Service.

5116 Norway Drive – Contributing, contributing garage (photo 6)

A brick porch with hip roof, steep main gable, and aluminum sided walls characterize this one story bungalow.

George Shaner had this house built in 1919 according to city building permits. Otis E. Griner, a U. S. Army veteran of World War I, was one of the first residents of 5116 Norway Drive. He was an engineer.

In 1922 shortly after his marriage, Herschel Whitaker (1885 – 1970) and his wife, Maria, began their long residence in this home. A native Hoosier, Whitaker was born in Owen County and graduated from Indiana State University. He taught industrial arts from 1919 to 1951 at Indianapolis Public Schools 57 and 82.

5120 Norway Drive – Contributing, contributing garage (photo 6)

Built c. 1922, this house is a one story, gable front bungalow with wood clapboard exterior. The porch is gabled and supported by square brick columns. The garage has a replacement overhead door but retains its original configuration.

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A department manager with City Baking Co., Oscar C. Hasse, is the first resident listed in the city directory. He lived in this home through the mid 1920s.

James D. and Hazel Morrison are listed in the 1928 city directory at this address. Morrison was a World War I veteran and sales manager for Gates Manufacturing Co. The Morrisons would reside at 5120 Norway Drive through the Depression and the Second World War.

5124 E. Norway Drive – Contributing, non-contributing garage

Colonial Revival detail combines with the bungalow format in the design of 5124 Norway. The rectangular one story wood frame house, built c. 1922, has a brick foundation, wood clapboard walls and front gable roof of about 35 degree pitch. The front porch is one story, with a shallow hip roof. The original supports have been replaced with decorative aluminum posts and railings, c.1960. Centered over the concrete front porch steps, a cross gable with arched undersurface breaks the roofline of the porch. Under the porch, the front wall consists of a centered door flanked by pairs of 6/1 windows. Above it, a lunette window is centered in the main house gable. Double and triple window groups line the west elevation of the house. The roof is surfaced in asphalt shingles and has open eaves with exposed rafters.

The 1923 city directory records Warren L. Adair, a traveling fireman with the "Big Four" Railroad (Cleveland, Cincinnati, Chicago & St. Louis), living in this home. Adair and his wife, Dovey, lived here until the early 1940s.

5130 Norway Drive – Non-contributing, non-contributing garage

Originally, this house was of the same low gable front porch / high main gable front / porte-cochere formula as other bungalows in the district. Later owners added a permastone style veneer on the porch piers, new vertical board contemporary wood siding and a shed roofed sunroom in front of the main porch. It no longer contributes to the district, however, a restoration effort could change its status. According to city permits, the house was built by C. Olsen in 1925.

Herman W. and Maude Stumph are shown taking up residence in this home after its completion. They would reside at 5130 Norway Drive for most of the next three decades. Stumph was a partner with Otte & Co., grocers.

5132 Norway Drive – Contributing, non-contributing garage (photo 11)

5132 is a two and a half story wood frame American Foursquare with brick foundation built c. 1922. The exterior is covered with aluminum siding. The front porch is a full width, one story, hipped roof structure with brick piers and brick knee walls. The slight variation in porch design here is in the knee wall copings, which continue across the face of the corner piers. The



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front elevation under the porch includes a symmetrical arrangement of front door with sidelights flanked by single 8/1 windows. The second floor over the porch roof has two pairs of windows symmetrically placed toward either corner. The main hip roof probably had open eaves with exposed rafters, but aluminum soffit panels box form the eaves now. The centered dormer with hip roof and two square casements also has deep eaves. Roofing is asphalt shingle. The east side of the house has the usual small casement / exterior brick chimney / small casement grouping toward the front.

The first resident found in the 1923 city directory was Edward M. Popp, a clerk with the A. J. Hueber & Co., a real estate firm. He was a U. S. Navy veteran of the First World War.

William A. and Pearl Shea, together with their two children, can be found living in this home from 1929 through the late 1940s. Shea was a salesman for Tanner & Co., a roofing and sheet metal concern.

5115 Norway Drive – Contributing, contributing garage

Built c. 1922, the designer of this house departed from the Foursquare type by shifting the porch and sunroom location. The deep eaves also give the house a Prairie style appearance. Foundation is brick, walls are aluminum siding. The main mass of the house is a two story rectangular box with deeply overhanging hip roof. The front porch extends forward from the northwest corner, and continues down a portion of the west flank of the house. It has a concrete base, no railings, and square wood posts that join to Tudor arch-shaped beams on each side. The front door is recessed under the porch on the north wall, part of a projecting section on the west side of the house. The front wall of the house has bands of replacement windows. Originally, it had a triple Chicago window on the first floor: multi-paned casements on either side of a wider 1/1 window. The second floor has a pair of windows centered over the triple group. The east side of the house has a one story sunroom, and a parapet masks the room's low pitched roof. Roofing is asphalt shingle. The wood frame garage dates to the time of the house.

William H. Warweg, a patternmaker, and his wife, Helena, appear as the first residents of this home in the 1923 city directory. At various times over the following two decades, the Warwegs rented the home to other families. The 1930 federal census lists Will C. and Lottie Hitz living in the home. Hitz was a salesman for the wholesale fruit and produce firm of George Hitz & Co. In the late 1930s, the treasurer of the Meigs Publishing Co., Ashton C. Wood and his wife, Irma, are shown living at 5115 Norway Drive. By the close of World War II, the Warwegs had returned to this home.

5119 Norway Drive – Contributing, contributing garage

The design of this one and a half story, wood frame, side gabled bungalow was influenced by both Arts & Crafts and Colonial Revival ideas. Built c. 1921, its symmetry and use



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of unfluted Tuscan order wood columns for the porch show Colonial Revival influence, while the bungalow format and bands of "tic-tac-toe" mullioned casement windows were common to Arts & Crafts houses of the period. Walls are covered in wood clapboard siding. The full width front porch has a hip roof and wood columns, but no railings. The columns uphold a plain entablature-like beam. Under the porch, quadruple sets of casement windows flank the single door main entrance. Moldings are plain wide boards. The side gable asphalt shingle roof has two symmetrically placed hip roofed dormers, each with two small four-light windows. The west side of the house has a large exterior brick chimney.

World War I veteran Raymond E. Von Spreckelsen (1897 – 1958) is shown in the 1922 city directory as the first resident of this home. A civil engineer with the mechanical, heating and ventilating engineering firm of Weinshank & Fenstermaker, he lived in the home with his wife, Susan, and son, Raymond. Von Spreckelsen resided here until his death. During his career, he was also employed as an engineer with Refrigerating Equipment Co. and the architectural firm of Allen & Kelley as a draftsman.

5123 Norway Drive – Contributing, contributing garage (photo 7)

5123 Norway is a two story, wood frame, gable front, semi-bungalow style house; exterior walls are sheathed in wood clapboard. The brick front porch extends to form a carport.

This home's first resident, Charles W. Myers, had the house built in April 1922, most likely as a wedding gift for his fiancé, Mabel Shaughnessy, whom he married in July. Tragically, Mabel died within a few years of their marriage.

Myers was a photographer and a department manager for H. Lieber Co., art and photographic supplies.

Close to the end of World War II, Cletus A. Broecker (1907 – 1992) and his wife, Sarah, started their 30 year residency at 5123 Norway Drive. Broecker was vice –president and general manager of Refined Transport. Later, he served as executive vice president and chief operating officer for Amax Coal Co.

5133 Norway Drive – Contributing, contributing garage (photo 7)

Although a later owner enclosed its distinctive semi-octagonal porch with jalousie window panels, this bungalow still contributes to the district. The bungalow, built c. 1922, has a brick foundation and walls of clapboard siding. The main portion of the house is gable fronted, and a porte-cochere extends from the east side of the porch. The east side of the house has a large brick exterior chimney that has been parged.

The earliest resident of this home, listed in the 1923 city directory, was Harry S. Hirschman, general manager of Carr Auto Sales. His brief residency, followed by numerous occupancies of short periods throughout the 1920s and '30s, would seem to confirm the 1930 United States census listing of this home as rental property when Charles Thomas, his wife,

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Ruth, and infant daughter are shown living at this address. Thomas was an assistant manager with the Indianapolis Credit Men's Service.

5135 Norway Drive – Contributing, contributing garage

This two story, wood frame, semi-bungalow has a side gable roof. The offset one story brick porch extends to become a porte-cochere.

The home was built c. 1922, probably by its first resident, contractor William C. Brydon (1869 – 1932) who is listed at this address in the 1923 city directory. As with 5133 Norway Drive, this home appears to have been rental property as evident by the numerous short occupancies after 1925 when Brydon had moved. The 1930 federal census shows the Cour family, Frank C., his wife, Ruth, and daughter, Jeanne, renting this home. Cour was the purchasing director for a utility service firm, Public Service Co.

319 N. Emerson Avenue – Contributing, contributing garage

A simple two and a half story, wood frame semi-bungalow, built c. 1923, with gable front roof, stands here. The flat roof, full width brick porch faces Emerson. Walls are wood clapboard. The roof line features knee braces and the attic windows have Craftsman detailing.

The 1924 city directory lists Louis R. Sereinsky (1888-1951) living in this home. Sereinsky, a Russian immigrant, was secretary-treasurer of Standard Brands Tool Steel Co. Later he was president of Success Plastic Recovery Works, Inc. and American Cellulose Co. His wife, Esther, was the manager of the Universal Cinema Co., producers of educational motion pictures.

325-327 N. Emerson Avenue – Contributing, contributing garage (photo 8)

City building permit records show that James B. Mahan had this wood frame American Foursquare double residence built in 1922. For many years, it was sided with insulbric style material, but in about 2004, the owner installed hardieplank style shingle siding. The house still retains its massing, 6/1 windows, and porch. It has a brick foundation. The front elevation has pairs of French doors under the porch. The porch has a concrete base and round wood columns. Over the porch, pairs of windows are placed close to each corner. The south elevation of the house has a small sunroom, toward the rear of the north side of the house, an extension projects forward several feet and continues east several bays to the rear of the house. The hip roof is covered in asphalt shingles and has deep boxed eaves. The dormer window typically associated with this type is lacking on this house. The two bay garage has narrow wood clapboard siding.

After having this double residence built, the 1923 city directory shows Mahan living in the "325" side. A member of Mahan & Mahan, shorthand reporters, he is listed in the 1930 federal

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census as the owner residing here with his wife, Julia, and their four young daughters. The Mahans lived in this home until the early 1960s.

The north side of this double residence, 327, appears to have been rented out over the years.

337 N. Emerson Avenue / 5108 Norway – Contributing (photo 8)

337 Emerson is a front gabled double house that was originally a single family home built c. 1922 and altered in the late 1930s. Like other Colonial-inspired houses in the district, the builder placed the house sideways on the narrow lot, so that the Emerson Avenue side presents a gable front, but the Norway Drive elevation has the true main entrance. It has a brick foundation, and aluminum sided walls. The Emerson Avenue side has a one story, full width porch with flat roof and concrete base. Doric order wood columns, doubled in the center and tripled at the corners, support the porch, which also has a plain entablature. Under the porch, a massive brick exterior chimney is centered on the wall and rises through the second story and roofline. Paired French doors stand on either side of the chimney, on the second floor, 6/1 windows flank it. Shutters are of wood. The gable front of the attic level has small vents on either side of the chimney. Deep cornice returns extend almost to the chimney. The south elevation fronts to Norway and has two entrances, one to each unit, each treated differently yet in the same vocabulary. The western entrance is a small stoop with open gabled hood carried on two wood columns. A pair of windows divides it from the east entrance, which is sheltered under a flat roofed porch, supported on wood columns. The long gable roof is clad in asphalt shingles.

World War I U. S. Army veteran William Otto Yagerline, a traveling glass salesman, is listed in the 1923 city directory as the first occupant of this house. Yagerline and his wife Jewell, owned this home until the mid 1950s with one major change. In the late 1930s, when the home was converted into a double, they moved to the Norway Drive address.

411 N. Emerson Avenue – Contributing, non-contributing outbuilding

The insulbric style siding of this house blends well with its style, especially since the district includes other "true" brick American Foursquares. This wood frame Foursquare, built c. 1922, has a brick foundation and cubical plan. The front elevation has an offset, partial width, one-story porch with hip roof. The porch floor is a concrete slab; narrow tripled wood columns uphold the entablature. The roof is hipped. The front door is under the porch and a pair of 6/1 windows stands north of the porch. The second floor has two symmetrically placed pairs of 6/1 windows. The roof is pyramidal and asphalt shingles cover it. Deep, boxed eaves shelter the house. The south wall of the house has a double hung window / chimney / double hung window grouping close to the front (west wall). The chimney is brick and is exterior to the house, and



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breaks the roofline with its corbelled top. A garage or workshop building behind the house may include a historic garage within its walls, but a sizeable addition renders it non-contributing.

Carpenter contractor Walter E Morrison is listed in the 1923 city directory at this address and is the home's first occupant. He may have also been its builder since records show he built 415 N. Emerson Avenue.

George C. and Cora Schiek lived in this home from the mid-1920s until the late 1940s. Schiek was an assistant general foreman for the New York Central Railroad.

415 N. Emerson Avenue – Contributing, contributing garage

City building permits show that Walter E. Morrison built this home in 1923. This house is similar to its neighbor, 411. It is a Foursquare with aluminum siding. The porch is brick and partial width.

Initially, this home may have been a rental. Railroaders Charles A. Livingston, a conductor, and Chester R. Cassel, a trainman, are listed in the 1925 city directory as the home's first occupants. The following year, Morrison, now in the grocery business with a retail store at 3125 E. New York Street, is shown living at this address.

Merrill B. and Charity Hile bought this house in late 1920s and would live here for over 30 years. Hile was superintendent for Citizens Gas Co.

419 N. Emerson Avenue – Contributing, non-contributing garage

This one and a half story, gable front bungalow is sided with artificial shingles. A porch / sunroom extends across the front; the north portion is an open porch with front gable roof, the southern 2/3rds is a shed roofed sunroom. The non-contributing garage is sided with T-111 type siding.

Records indicate that this home was built c. 1924.

423 N. Emerson Avenue – Contributing

This house is a two story, wood frame, gable front house sheathed in aluminum siding. Its vocabulary is Colonial Revival, including a full width, flat roofed porch with square wood columns, tripled at the corners and cornice returns on the main roof.

425 N. Emerson Avenue – Contributing, non-contributing garage (photo 9)

This house resembles 337 Emerson in style. It too is placed short-side-front on its lot. It has a brick foundation and its walls are wood weatherboard. The side porch, originally likely similar to 337's, has been enclosed with T-111 type wood siding, with windows cut into the siding. The second floor has 6/6 windows on either side of the large brick exterior chimney that is centered in the wall. Window units appear to be replacements. The cornice returns and vents also repeat the design of 337. Being a single family house, the south wall, however,



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varies. It is symmetrical, a central entrance with paired 6/1 windows on either side. The front door stands under a small gabled portico supported by two wood columns. The second floor repeats this formula, save for the central bay, which has a pair of short casements over a window flower box; the flower boxes appear to be original. Roofing is red terra cotta tile. The wood sided garage dates to about c.1960. Building permit records show that T. Paul Jackson had this house built in 1923.

The home was bought by Edward E. Greene (1885 – 1967) and his wife, Florence. An educator, Greene was vocational director and vice-principal at Indianapolis Arsenal Technical High School (Tech). He helped establish the vocational and industrial curriculum at the high school.

441 N. Emerson Avenue – Contributing, contributing garage

Built c. 1924, this home is another example of the low gable front porch / high main gable front / porte-cochere bungalow type. This one has geometric raised panels in the porch gable and wood clapboard walls.

The 1925 city directory shows railroad engineer Joseph D. Martin and his wife, Elizabeth, as the home's first occupants.

445 N. Emerson Avenue – Contributing, contributing garage (photo 10)

445 is also a low gable front porch / high main gable front / porte-cochere bungalow. Again, the porch has geometric panels on its stuccoed gable end. Exterior walls are of wood clapboard. J. T. Smith & Son had this house built in 1924 according to city permits.

George W. and Jane Maurer were the first owners of this home. The 1926 city directory shows Maurer was a railroad engineer. Following her husband's death, Jane Maurer was a beauty operator at L. S. Ayres & Co.

451 N. Emerson Avenue – Contributing (photo 10)

This house differs from its two neighbors to the south in that it lacks the carport, and its porch gable end panels are different, and it is enclosed with aluminum siding.

The 1924 city directory lists George W. Stamm as this home's first resident. Stamm, a building contractor, may have built this house, c. 1923. He and his wife, Clara, lived in this residence until her death in 1943.

In the mid-1950s, E. James and Maxine Arbogast are shown living in this home. A florist, Arbogast had a floral shop in the adjacent commercial building.

453-455 N. Emerson Avenue – Contributing (photo 10)

Although Pleasanton included a prohibition on business uses, the owners of this lot requested and received permission from all lot owners in the plat to build a "gasoline filling

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station" in 1925.<sup>3</sup> However, this building never served as a filling station, instead, it was simple convenience commercial space. Baists' Atlas of 1927 shows no structure, but it appears as a three-bay commercial block in the 1915-1950 Sanborn map. Erected shortly after the end of World War II, it is a one story, brick commercial block fronted close to the sidewalk on Emerson and Michigan. Its windows are now infilled with glass block and large plate glass fixed windows. The pent roof is likely an addition to the structure.

City directories show that this building has housed a variety of small businesses including a cabinet and tile company, a sporting goods store, insurance and realty offices; a florist shop; and a doctor's office.

302 N. Poplar Road – Contributing, contributing garage

This house faces east. The corner lot is level and includes mature pine and deciduous trees. The house is two and a half stories tall, has a brick foundation, and is of wood frame construction. Walls are sheathed in wood clapboard. The house presents a symmetrical Colonial Revival composition on its main façade. A wide wood belt with drip molding runs atop the foundation. The centered main entry is sheltered under a small open pediment portico supported by two simple Roman Doric columns with plain entablature-like beams projecting forward from the walls of the house. The underside of the pediment is segmental arched. Sidelights flank the front door, which has a recent aluminum storm door. A group of tripled 6/1 wood windows flank either side of the entrance. The second floor has two individual 6/1 windows with early or original paneled wood shutters, and a central composition of tripled multi-pane casement windows. The original green-painted window flower box still rests on three simple corbels under the triple casements. All openings have simple board surrounds. The house is side gabled with a moderate pitch roof. On the main and rear elevations, the eaves are enclosed with car-siding but the north and south sides have pent returns. Two symmetrically placed small dormer windows mark the roofline on the main façade. Each has an overhanging gable roof and small multipaned windows. The roofing is Dutch lap asphalt shingle. The southeast side of the house faces toward Pleasant Run Parkway and is a secondary elevation. It has a one story, full-width, hip roofed porch with simple Roman Doric columns. French doors are under the porch. Other sides of the house are more functionally designed. The property includes a small, clapboard sided, hip roofed garage that is accessed from an alley, its vehicular door opening to the northwest.

Originally, 5160 E. Pleasant Run Parkway when built c. 1923, the address was changed in the mid-1950s to its present Poplar Road designation. The 1924 city directory lists Indianapolis Arsenal Technical High School (Tech) drafting teacher Herman Z. Denzler (1898 –

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<sup>3</sup> Abstract of Title, 5210 Pleasant Run Parkway North Drive

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1993) living in the home with his widowed mother, Anna, and his sisters Bertha (1887 – 1970), who also was a teacher at Public School 57, and Anna Verena, principal at Indianapolis Public School 48 and 66. The Denzlers lived in this home until George G. and Elizabeth Fassnacht became residents in 1955. Fassnacht was a sanitary engineer with the State Board of Health.

320 N. Poplar Road – Contributing, contributing garage (photo 11)

H. C. Hanna had this home built in 1929 according to city records. This house is a two story brick Colonial Revival with side gable roof. Its walls are laid with smooth red brick and all four main corners have raised brick quoining. Like a number of other houses in Pleasanton, its corner site dictated two principle elevations and a tight back yard. The main entrance elevation faces northeast to Poplar Road. The front wall is symmetrically balanced, with a recessed front door centered in the façade. The doorway has a wood surround with simple pilasters, entablature and full pediment. The paneled wood front door has sidelights on either side. A set of paired 6/1 windows divided by wood mullion, with stone sill, soldier brick flat arch lintel and stone keystone, flanks either side of the entrance. The second floor has three equal size 6/1 windows with stone sill; the lintels are abutted to the narrow wood frieze that runs across either long side of the house. The wood cornice above this is shallow, but, on the gable ends of the house, the frieze and cornice form returns. The northwest end of the house originally had an open porch with round wood columns. The porch was enclosed with windows in c.2002 and now has brick piers. The second floor of this side has two symmetrically placed 6/1 windows with brick flat arches and stone keystones. The gable end has two quarter-round windows. The otherwise featureless asphalt shingle roof has a single flush chimney centered on this elevation. The southeast elevation has a one story, semi-octagonal breakfast room at the southwest corner.

Roy C. Fulcher, president of the Aircraft Corporation of America, and his wife, Clay Boyd, were the first occupants of this home. In the mid-1960s, Wade D. and Margaret Rubick made this their family home. Rubick was legal counsel for the United Christian Missionary Society.

324 N. Poplar Road – non - contributing, non - contributing garage (photo 16)

This house was a simple, three bay, center-hall Colonial Revival plan, 2 story frame house. In 2006, recent owners completely altered the house, changing window openings, replacing siding with hardiplank-type siding, and changing the roofline, and adding rooms. Though in excellent condition, it no longer contributes to the historic character of the district. The core home was built c. 1921.

Nelson F. Wetzel and his wife, Marie Skinner, are listed in the 1923 city directory as this home's first residents. They lived here until the mid-'40s. Wetzel was a mechanical engineer with the New York Central Railroad. For a brief time, James O. and Elnora Skinner, Wetzel's in-laws, are also listed as residents.



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In the early 1950s, Mallory W. Bransford (1912 - 2001) and his wife, Helen Zahn, were the third family to reside in this home. A native of West Virginia, Bransford was a noted central Indiana organist and music instructor. He was chair of the organ department, Jordan College of Fine Arts, Butler University for 55 years, retiring in 1997. He was also a music specialist for Indianapolis Public Schools. A member of Zion Evangelical United Church of Christ, Bransford was the church's long-time organist and choirmaster. He was a Mason and served as an organist for the Masonic Grand Lodge of Indiana and the Scottish Rite Cathedral.

420 N. Poplar Road – Contributing, contributing garage

Similar in design to 324 and 320 Poplar, a stucco exterior distinguishes this house from others like it, as does its arched pediment portico and eyebrow dormer. The second floor rear has a recent addition sheathed in T-111 type siding.

This house was built c.1921. William and Emma Tichenor are shown in the 1922 city directory as the home's first occupants. Tichenor, a claim adjuster for the Indianapolis & East Traction Co., died in the late 1920s, and his widow moved out in 1930.

James A. Matthews, president of Matthews Manufacturing Co., dressmakers, and his wife, Bertha, lived in this home for a short time in the early 1930s, but through most of the Depression years and the Second World War, it appears that they rented the home out. Matthews returned in the mid 1940s and lived here until the early 1950s when pharmacist James R. Sullivan and his wife, Joan, made 420 Poplar Road their home. Sullivan owned a drug store in Broad Ripple.

309 N. Poplar Road – Non-Contributing, non-contributing garage (photo 12)

Norman N. Lee had this house built in 1925 by contractor K. W. Quillin. A later owner of this bungalow covered it completely in Permastone-style artificial stone siding. Due to the angle of Poplar Road, the front of the house faces southwest. The house is a simple rectangular front gabled mass with slightly lower front gabled porch. The porch has square piers and a knee wall enclosing the front and north side of the porch; its steps and entrance are to the south. The southeast flank of the house has a projecting box bay extending to the uninterrupted eaves. Because the siding is out of character with the period of significance, this house is considered non-contributing.

Records show that for most of this home's history, it was rental property. Machinist, salesmen, postal clerks, and truck drivers resided at 309 Poplar Road for short periods following the home's first resident, conductor George E. Dienhart.

In the late 1970s the city directory lists Jack L. Cottey (1939 - ) and his wife, Sandy, living in this home. Raised in Perry Township (Marion County, Indiana), Cottey graduated from Southport High School and then served four years in the United States Marine Corps. He joined

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the Marion County Sheriff's Department upon completion of his enlistment, but then transferred to the Indianapolis Police Department in 1965. During his service with the city department, he

was appointed deputy chief in 1976. Cottey was the Republican nominee for Marion County Sheriff in 1982, but lost the election. The following year, he was appointed to fill a State Representative vacancy in Indiana House District 50, and he was elected to a full term in 1984. He was re-elected state representative in 1986. In 1987 Cottey re-joined the sheriff's department as administrative assistant to the sheriff. He continued serving in the Indiana House until 1994 when he was again nominated by the Republican Party for Marion County Sheriff and elected. He was re-elected to this position in 1998 leaving office at the end of 2002 upon the expiration of his term.

325 (some documents list as 323) N. Poplar Road – Contributing, contributing garage

This house dates from c.1940. It is a brick, one story house with hip roof and gabled projection on the north half of the front elevation. This projection was likely a porch originally. A matching brick garage stands behind the house.

Listed in the 1941 city directory, Jesse L. and Helen Hall were the first residents of this home. Hall was a salesman for the Indianapolis Wire Bound Box Co.

327 N. Poplar Road – Contributing, contributing garage

S. L. Montgomery had this house built in 1923 according to city permits. A one story, wood frame, aluminum sided bungalow stands on this lot. Both the brick front porch and higher main roof gable are jerkin-headed. The period garage has a matching jerkin head roof.

The city directory shows that William H. and Myrtle Schneider moved into this home shortly after it was built. Schneider, an accountant with Ford Motor Co., lived in this home until his death in the 1950s. His widow resided in the home until the early 1970s.

333 N. Poplar Road – Contributing, non-contributing garage

This bungalow is of the double gable formula; the stucco and half-timbered porch gable having a lower pitch than the main gable. Porch posts are square, battered wood columns on brick piers. Walls are aluminum sided. The non-contributing garage is a two-bay, c.1960 model.

Raleigh "Rollie" A. Woolery, a salesman for Hatfield Paint Co, had this house built in 1924. He lived here for a short time with his wife, Mary, before the home was passed to retired police officer Edward C. Murphy and his wife, Catherine.

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337 N. Poplar Road – Contributing, contributing garage (photo 13)

This one story wood frame bungalow, built c.1924, repeats the same geometrical panels in the porch gable as found on very similar bungalows at 441, 445, and 451 N. Emerson. All houses share a simple front gabled rectangular form with lower pitched front gabled porches. 337 Poplar has a dark brick foundation and porch. Walls are vinyl sided; eaves and knee braces on the front are covered in aluminum panels. The full width front porch has brick knee walls and square piers at either main corner. The knee walls have rectangular panels outlined in slightly raised rowlock brick with stone corner tabs. The porch steps are flanked by low walls and low piers, along with the porch walls, all capped by stone slabs. A heavy cased beam spans the entire porch front, the upper gable end of the porch is stuccoed, with raised geometrical panels: a central disk flanked by triangles, the triangle face toward the disk is concave. The main front wall under the porch has a front door framed by sidelights. Pairs of narrow 3/1 wood windows are on either side of the front door. Simple wide wood boards trim out window and door openings. The gable wall above the porch roof has a five vertical pane casement window. The south wall of the house has an internal chimney flanked by small, high-set casement windows. The chimney breaks the roof line and is built of the same dark brick as the porch. This elevation also has a dining room box bay with triple windows. The roof is asphalt shingle.

The 1925 city directory lists James C. and Ruby Kiger as the first residents of this home. Kiger was a shoes, leather, and belting salesman with the firm of Nutz & Grosskoff.

The beginning of the Second World War saw the home's second family, Louis A. and Gertrude Brunke, in residence. Brunke was an owner of Anchor Serum Co.

339 N. Poplar Road – Contributing, contributing garage (photo 14)

John H. and Nellie Tull had this one and a half story bungalow, that combines formal Colonial Revival or Classical Revival elements with the informal Arts & Crafts style, built in 1924. The house has a rectangular footprint that does not belie the complex roof forms and rich building materials its designer utilized. Walls are veneered in a variegated honey colored face brick, moldings and columns are wood, while the roofing is "imperial" style terra cotta tile. The house was built just above grade level, so that its porch and entries wed the house to its site. A side driveway runs along the south edge of the lot. A shallow shed roof pitches forward to cover the porch. Tuscan order wood columns support a simple cased beam around the perimeter of the porch. Intercolumnation intervals frame the main entrance, windows, and the columns are doubled at the porch corners. The low porch base and lack of railings emphasize the open feel of the porch. The front wall under the porch has a pair of wood multi-paned French doors in the center, with symmetrically placed 3/1 vertical pane sash pairs on either side. Triple track brushed aluminum storms and recent storm doors protect the fenestration. The south side of the house has a side entrance with a small tile-roofed gabled portico and Tuscan columns; the



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underside of the porch gable has a stilted segmental arch shape. Further to the east, this elevation also has a stuccoed dining room box bay under the main eave line. The house has boxed eaves. The roof massing is hipped at the central core of the house, with a jerkin-headed side gable roof covering the front living room area, and the porch shed roof projecting forward from the side gable. Two symmetrically placed jerkin-headed dormers, each with a vertical pane casement, augment the formal front elevation. The garage has a terra cotta tile roof as well.

Tull, the stage manager for Central Amusement Co., and his wife lived in this home until around 1927 when they went to Los Angeles, California, where he worked as a theater carpenter.

Following the Tulls, Thomas A. and Julia Theard resided in this home during the early years of the Depression. Theard operated a meat stand in the City Market House and a restaurant on N. Illinois Street.

Layman Dwight Kingsbury (1888 – 1969) and his wife, Mildred, lived at 339 Poplar Road for almost 20 years beginning in the early 1950s. Kingsbury lived in Irvington his entire life. A graduate of Butler College, where he excelled in basketball, baseball, track, and tennis, Kingsbury began his career with the *Indiana Farmer*, a family owned paper. Later he wrote for special publications and was the advertising manager of *Construction News*. Active in social and civic organizations, Kingsbury was a past president of the Irvington Dramatic Club.

341 N. Poplar Road – Contributing, contributing garage

S. L. Montgomery had this home built in 1923 according to published accounts. A hip roof and hipped dormer on the front make this bungalow stand out from its neighbors. Montgomery used Scotch stone on the exterior, a permastone style veneer. The porch is brick.

The first occupant listed in the 1924 city directory was machinist John Z. Mowry. His short stay was followed in 1925 when Elmer H. and Lena Landers bought this home. Landers was general storekeeper with the New York Central Railroad.

In the late 1930s, 341 Poplar Road saw Mrs. Ella G. Niman, president-treasurer of Niman Transfer & Storage Co., in residence. Later in the mid 1940s, Paul and Frances Hailway may be found living in this home. Hailway was secretary of the transfer and storage company.

345 N. Poplar Road – Contributing, contributing garage

This bungalow and its neighbor to the north are nearly identical. This house is one story, wood frame with clapboard sided walls, and it rests on a brick foundation. The house has a rectangular plan with front gable roof. The porch has a lower pitched front gable roof. The porch is full width and is enclosed on two sides by brick knee walls with plain stone copings. Short piers mark the Poplar Road porch steps, while another set of steps allows access from the side driveway. The corner piers support stout battered square wood columns, which uphold a

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heavy cased beam that upholds the porch roof perimeter. The porch gable is infilled with wood clapboard. Simple knee braces spring from the columns and from the porch gable to support the deep, open eaves. The main house gable has knee braces and both gables have wide plain bargeboards with a wood "keystone" at the center. The front wall under the porch has a Chicago window group to the north (double hungs flanking a square center fixed window), and the multi-light front door with multi-paned sidelights to the south. The south side of the house has a high-set triple casement group to the west, with a cross-gabled dining room box bay toward the center. Eaves are open with exposed rafter tails along the sides of the house. Roofing is asphalt shingle.

Built c. 1922, this home's first occupants were Norval H. and Dale Dixon according to the 1923 city directory. Dixon was a linotype machinist and had a company specializing in linotype machine parts. The Dixons lived in this home through the mid-1940s.

401 N. Poplar Road – Contributing, non-contributing garage (photo 15)

Built c. 1922, 401 Poplar is similar to 345 Poplar, except that this house has a porte-cochere extending off the porch. Its walls are covered in aluminum siding.

Retail grocer William F. Arnold is listed as the first resident of this home. He lived at this address nearly a decade.

407 N. Poplar Road – Contributing, contributing garage (photo 17)

Again, the builder of this house, erected c. 1922, used the low gable front porch / high main gable front / porte-cochere format with this bungalow. In this case, the porch roof is flat and the main gable is jerkin-headed. Its walls are aluminum siding.

Samuel L. Montgomery (1876 – 1946), Marion County assessor, is shown in the 1923 city directory living at this address. He and his wife, Gertrude, resided in this home until the early 1930s.

A farmer and sales manager for Prest-O-Lite in his early professional career, Montgomery spent most of his life engaged in the real estate business. From 1923 to 1933, he was Marion County inheritance tax appraiser. Active in Republican politics, Montgomery was elected Marion County Assessor in 1942 and died shortly after his re-election.

411 N. Poplar Road – Contributing, non-contributing garage (photo 17)

This house, built c. 1922, is of wood frame construction with aluminum siding on the exterior. The house is an American Foursquare, two and a half stories high, with a full width, flat roof porch that extends into a carport.

The 1924 city directory lists the home's first occupant as Edgar S. Waddell. A Buick automobile dealer, he lived at this address about a year.

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Thomas C. and Ethel Osborne owned this home from the mid-1920s through the mid-1930s. Osborne was a wholesale broker of fruits and produce.

After her husband's death in 1936, Ethel continued to live in this home and was re-married to Rev. Joseph C. Edwards, pastor of Shelby Street Methodist Church.

421 N. Poplar Road – Contributing, non-contributing garage

Built c. 1924, this is another low gable front porch / high main gable front / porte-cochere bungalow, this time with aluminum siding on the exterior.

Paul E. Crosier (1886 – 1973) and his wife, Elysee, were the first owners of this home. A professional engineer, Crosier was assistant manager and chief engineer of Citizens Gas & Coke Utility for 20 years. He also owned the Parkway and Uptown Bowling Lanes and served as secretary-treasurer of the Fountain Square Recreation Center. The Crosiers lived in this home until the early 1950s.

425 N. Poplar Road – Contributing, contributing garage (photo 17, garage, photo 18)

J. T. Smith & Son had this home built in 1924. The low gable front porch / high main gable front / porte-cochere type; in this case the porte-cochere extends to the north. Aluminum siding sheaths the walls.

Clothing salesman Albert R. Lamb was the first owner of this home and would live here until the late 1940s.

435 N. Poplar Road – Contributing, contributing garage (photo 17, garage, photo 18)

This American Foursquare, built c. 1924, has a more impressive appearance than others off of the parkway, thanks to its brick exterior with limestone geometric ornament, sills and porch copings. The porch is similar to other flat roof porch / porte-cochere combinations used on the houses to the south on Poplar.

Roy C. and Grace Sims bought this home in the mid-1920s and lived at this address for a decade. Sims was an assistant superintendent with Prudential Insurance Co.

5106 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 20)

The designer of this house, built c. 1922, called for a dark brick first story and wood clapboard second story. The house is Arts & Crafts in style. The main block of the house is a rectangular gable fronted mass, and the gable fronted porch is partial width and offset to the southeast corner of the house. Square brick piers with battered bases support the porch, and wood clapboard infills the porch gable. Double windows and triple "Chicago" window groups fill most of the first and second floor walls on the south and west elevations. The Chicago window groups include several variations: the south first floor wall has multipane casements flanking a 1/1 window that is topped by a multipaned transom. The second floor windows on the south



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side may have been similar, now they are narrow 1/1 windows flanking a wide 1/1 unit. The western window group of the south (front) side is part of a rectangular oriel bay that jetties over the first floor, and has its own gable roof within the main gable. Both gabled roofs have open eaves and a bargeboard that flares at each corner, and the east and west sides have wood sided enclosed eaves. The west elevation has a projecting window bay with tripled multipane casements toward the front and a pent roof runs between the first and second stories. This side also has a porte-cochere with gable roof facing west, and a secondary entrance underneath. Brick piers similar to the porch support it. The second floor is symmetrical. A window group similar to the front second floor groups is toward the south, the center area is punctured by a pair of multipane casements with small square high-set casements on either side. The north area has an original window group of multipane casements on either side of a 1/1 window, with multipane transom over all three. Roofing is asphalt shingle.

Marion County Assessor James Charles Douglas (1879 – 1927) and his wife, Jessie, are listed in the 1923 city directory living in this home. Douglas was born in Wyoming, Illinois, and came to Indianapolis around 1900 while a clerk with the Pennsylvania Railroad. Later he established Douglas Excavating Co. and also held an interest in the Bates Street Coal Co. Having aligned himself with the Marion County Republican Party, Douglas was elected in 1914 to the Indiana General Assembly as a state representative, and in 1918 he was elected Marion County Assessor. He was re-elected to that office in 1922 and 1926. Douglas married Jessie L. Grimes in 1902, and following his death, she continued residing at this address until the beginning of World War II. For a brief time in the late 1930s, artist O. Stewart Imhoff (1887 – 1968) also lived in this home. An Ohio native, he began his career as a figure and commercial artist. Later, Imhoff was an illustrator for the Indiana State Highway Department magazine.

James Osborn, a Marion County Superior Court Judge, and his family are the current residents of this home.

5110 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 20)

This side gabled brown brick bungalow has a low sweeping roof that includes a full width front porch. A symmetrical pair of low-pitched gabled dormers face to the front. The main roof side gables are jerkin-headed.

Built c. 1922, this home's first owners were William H. and Dora Young according to a listing in the 1923 city directory. Young was manager of the William H. Young Co., an excavating business. The Youngs lived in this home until the late 1930s.

5120 Pleasant Run Parkway North Drive – Contributing, contributing garage

Built c. 1923, the simple exterior of this two story side gabled Arts & Crafts house has an offset partial brick porch to the east. Walls are aluminum sided.

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The 1924 city directory shows Frank Fodrea as the first resident of this home. Fodrea was a salesman for the Hide, Leather & Belting Co. In 1926 railroad machinist Frederick E. Schad and his wife Amelia are listed in this home. Following their ownership, 5120 Pleasant Run Parkway has been the residence of, among others, a chiropractor, a physician, and a teacher.

5124 Pleasant Run Parkway North Drive – Contributing, non-contributing garage

This diminutive example of Dutch Colonial Revival has a brick foundation and aluminum sided walls. The most salient characteristic of this compact house is its lofty side gambrel roof, making it one and a half stories high. The front entrance is centered under a later aluminum awning upheld by decorative aluminum posts at either outside corner. Pairs of narrow multipane casements are symmetrically placed on either side of the door. The north and south eaves line projects slightly, while the eaves line on the gambrel ends is minimal. The attic level of the south side of the roof has a nearly full width shed dormer centered on it, its wall punctured by three small multipaned double hung windows. The east wall of the house has two pairs of French doors under an aluminum porch awning, and two double hungs at the attic level.

City building permits show that Forest Loy had this house built in 1919 making this home, probably, the first one built in Pleasanton. An early resident listed in the city directory was mechanical engineer James S. Bray.

In the mid-1920s, George Brinton McClellan and his wife, Ethel, moved into this home. Ethel DeVaney McClellan (1892 – 1928) was an Indianapolis newspaper woman. Born at Arcadia, Indiana, she attended Butler University, and then following her graduation, she taught school for a while. She began her career as a newspaper reporter in Sunnyside, Washington, and continued in that field upon returning to Indianapolis. George McClellan was in a newspaper advertising department and a writer. Following his wife's death, he continued living in the home until the mid-1930s.

5130 Pleasant Run Parkway North Drive – Contributing, contributing garage

A brick American Foursquare stands at this address. It has a full width, brick porch and porte-cochere on the east side. City permits show that railroad engineer James A. Skinner had this home built in 1923 and briefly lived in it.

Ben Cones (1887 – 1966) and his wife, Fanette, began their 40 year residency at this address in 1926. Cones received his degree in mechanical engineering from Valparaiso University in 1909, and he was one of the first registered professional engineers in Indiana (registration no. 180). He made his career in the field of heating and ventilating, and from 1926 – 1952 he was Indiana branch manager for Powers Regulator Co. An inventor, Cones received numerous patents for innovations in heating, ventilating, and mechanical devices. He was president of Cones Jet Air System, a company he founded to market one of his inventions, a jet

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ventilating system used in many schools throughout Indiana. Later he was secretary-treasurer of National Engineering Co., specialist of temperature regulation control. During the First World War, Cones was a government civilian worker at Nordyke & Marmon stationed at Nashville, Tennessee, where he worked on special projects. In the late 1950s, Cones became owner of the Sun-Dial Motel, 6635 E. Washington Street.

5136 Pleasant Run Parkway North Drive – Contributing, contributing garage

This house, built c. 1922, is a two story, brick Arts & Crafts style house, or in builder's terms of the period, a "semi-bungalow." The house is a rectangular mass with moderately pitched front gable roof. The symmetrical south front has a full width, one story porch with flat roof, wood posts and a wood railing. Under the porch, two widely spaced pairs of French doors open to the house. The second floor has paired 3/1 sashes, one set toward each corner. Lintels are brick soldier course and sills are limestone. The attic has a large lunette window with radiating muntins. Eaves are open at the front, with bargeboards that flare toward the bottom, masking the boxed eaves along the sides of the house. The east side of the house has the primary entrance, concealed in a one story half gabled projection. The north half of this side of the house projects out several feet.

Ernest C. Goble appears in the 1923 city directory as the first occupant of this home. Goble, a molder with Indianapolis Stove Co., and his wife, Anna, lived at this address through the mid-1930s.

5144 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 19)

This Foursquare, with its variegated brown brick exterior, differs from others in the district in that it lacks a front porch. Instead, a small gabled hood resting on corbels shelters the front door. The east side of the house has a porte-cochere.

Ora and Ethel Postlewaite had this home built in 1922 according to city building permits. Born in France, Postlewaite came to the United States when he was about two years old. During his short residency in this home, he was superintendent of the Keyless Lock Co.

Following the Postelwaites, the next owners of 5144 E. Pleasant Run Parkway were Earl R. Bebout (1886 – 1971) and his wife, Gladys. Bebout received his doctor of chiropractic from the Pittsburgh (Pennsylvania) College of Chiropractic and a law degree from the Benjamin Harrison Law School, Indianapolis. Shortly after he began his chiropractic practice in downtown Indianapolis, Bebout founded the Central State College of Chiropractic in 1921, and in 1946 he founded the Bebout College of Chiropractic. He was past president of the Indiana Bureau of Chiropractic and a charter member of the Indiana State Chiropractic Association and the International Chiropractics Association. The Bebouts resided in this home from the late 1920s through the Depression years.



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5148 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 19)

Placed gable end front on its lot, this house was built in the traditional Colonial Revival style. It is a brick, two story, rectangular plan house with one story, full width porch with a nearly flat roof. Decorative metal posts support the porch, however, original wood pilasters are still in place against the house wall. The front wall under the porch has the usual French doors / exterior chimney / French doors arrangement, while the second floor has 6/1 windows flanking the chimney. Most openings have soldier course headers and rowlock sills. The attic level has quarter-round windows on either side of the chimney. The moderately pitched gable roof has open eaves on the front, with returns. The roof line was altered in about 1995 with the addition of a large nearly full width shed dormer on each roof slope. Sides of the house have enclosed eaves. The east side of the house is the usual three bay symmetrical arrangement, with central doorway under a small, flat roofed portico, flanked by pairs of 6/1 windows. The second floor has single windows and a small window over the portico. Roofing is asphalt shingle.

Built c. 1923, David Fisher, superintendent of the Marion County Construction Co. is listed as this home's first resident in the 1924 city directory.

In the late 1920s, realtor William T. Ayres and his wife, Grace, called 5148 E. Pleasant Run Parkway home for about a decade. Their residency was followed, as shown in the 1937 city directory, by Alvy F. and Mary Golay. Golay was vice-president of Circle Engraving Co.

Briefly during the Second World War, Indiana state budget director C. Anderson Ketchum and his wife, Roweta, lived in this home. They were followed in the mid-1940s by pharmacist Paul Lincoln Wyand (1895 – 1976) and his wife, Elsie. A U. S. Navy veteran of World War I, Wyand owned a neighborhood drug store at 5066 E. Michigan Street. He was a member and past president of the Indianapolis Association of Retail Pharmacists.

5152 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 19)

The design of this house is similar to 5148, except that it is wood frame (aluminum siding), its porch has Tuscan order wood columns, its roof pitch is lower, and the side entry portico has a full pediment and columns. The house was built c. 1923.

The 1924 city directory lists Charles H. and Eva Kuhlman as the first residents. A supervisor with Indiana Bell Telephone Co., Kuhlman lived in this home until the mid-1930s. For nearly the next three decades following the Kuhlman's, independent insurance agent Paul J. Kervan (1902 – 1968) and his wife, Velma, called 5152 E. Pleasant Run Parkway "home." Kervan was a former president of the Indiana Mutual Insurance Agents Association and a former director of the National Association of Mutual Insurance Agents.

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5204 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 21)

Built c. 1922, this brick American Foursquare fills this corner lot. The hip roofed front porch has a sunroom section, open porch, and carport extension. The brick porch piers have battered buttresses on the lower half.

Listed in the 1923 city directory, Emil F. Burkle (1884 – 1935) and his wife, Ethel, were this home's first occupants. A native of Stuttgart, Germany, Burkle came to America when he was 12 years old. He lived on a farm near Lafayette, Indiana before coming to Indianapolis where he became the proprietor of a feather business.

5210 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 21)

Houses along the Parkway typify the sort of upper middle class to wealthy single family home development that George Kessler sought to promote along the city's riparian drives. Built c. 1922, 5210 E. Pleasant Run Parkway, an excellent example of Dutch Colonial Revival, is no exception. This house is a larger, more finely detailed example of "gable end" variant of Colonial Revival homes – builders optimized space on lots by placing the traditional center passage, usually symmetrical plan perpendicular to the street. The house is a rectangular, gambrel-front plan with one story, shed roof porch across the front. The foundation and first floor are dark red brick, and the upper floor is stucco. Wood Tuscan order columns, tripled at each corner, support the porch. Lattice railings are between the columns. Under the porch, pairs of wood French doors with aluminum storms stand beside a broad, tapered chimney. The chimney rises to the second floor, where it divides two 1/1 windows with green wood shutters. The shutters (and others on the house) appear to be original and have crescent moon cutout upper quarter panels and louvered areas below. The attic is marked by quarter round windows with radiating muntins; the chimney between them breaks the roofline, but not the bargeboard of the massive gambrel roof. The main roof has pent returns at each front and rear corner. Each long flank of the house has banks of 4/4 windows on the first floor, but the south side has a principal entrance, with open gable hood breaking the gambrel roof, centered on it. Banks of multi-paned double hung sash are on either side of the entrance, each with two-panel hinged shutters to span the opening. Each side of the house has large, nearly full width, shed dormers, with symmetrically placed double hung windows and stucco siding. The roof is clad in asphalt shingles.

The 1923 city directory lists Marion County Superior Court reporter Paul C. Carpenter as this home's first occupant. He was followed in 1928 by Latham A. DeMilt (1886 – 1950) and his wife, Ruth. A native of New York and an architect by training, DeMilt came to Indianapolis in 1913 to work with D. A. Bohlen & Son, where he became the firm's chief designer. During his career DeMilt designed many of the city's most outstanding buildings. Among those to his credit are Emmerich Manual High School, the façade of Sts. Peter and Paul Cathedral, Crown Hill

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Cemetery Mausoleum, and the 38<sup>th</sup> Street branches of Indiana National Bank and Merchants National Bank. Outside of Indianapolis, DeMilt designed St. Mary of the Woods College in Terre Haute, Indiana, and the Shelby County Courthouse in Shelbyville, Indiana. The DeMilts lived in this home until the early 1940s.

Fred H. and Florence Lehr began their long residency at 5210 E Pleasant Run Parkway in 1943 according to the city directory. Lehr was president-treasurer of Liberty Electric Co.

5214 Pleasant Run Parkway North Drive – Contributing, contributing garage

A brick foundation and stucco walls augment the simple lines of 5214 Pleasant Run. The house is one and a half stories high, capped by a massive side gable roof. The rear of the house has a one story hip roofed section. The sweep of the gable roof carries forward to shelter the recessed full width porch, its eaves at one story in height. Four Greek Doric columns, crafted of sheet metal, support the porch. The first floor wall, recessed under the porch, has a doorway to the north and bank of windows to the south. The main roof has deep pent returns the depth of the porch along each side. The second floor has a recessed balcony area cut into the main roof. Two sets of multi-paned French doors open to the flat floor/roof area, each with wide simple board surrounds found on most openings. A short span of shallow pitched shed roof runs atop the wall section with the French doors. The north face of the house is a secondary elevation, with a shed roofed, hooded side door centered under the main gable ridge. Other openings and elements are functionally placed, including a small multi-pane casement east of the door, a large exterior brick chimney further east, a 6/1 window closest to the corner, and two small high-set windows west of the door. The chimney has two stone drip moldings, one at its broad base, another one at the narrower second floor level. A pair of windows marks an intermediate level, offset over the side door. The second floor proper has a full 6/1 window immediately east of the chimney, and a small high-set multi-pane casement on the other side. Toward the west corner of the second floor is a 6/1 window. The gable apex has a round arch vent with louvers. The chimney continues, breaks the roofline, but does not interrupt the bargeboard. Eaves are roughly 1 ½ feet deep. The south elevation is more symmetrically arranged, especially the second floor, with two small multi-paned casements in the center, and large single windows toward either corner. The steeply gabled garage is contributing.

This home was built c. 1923, and the first residents listed in the 1924 city directory were Welmer E. Bushong (1879 – 1967) and his wife, Blanche. After her marriage in 1925, their daughter, Helen, and son-in-law, James E. Slaughter, moved in with them. Slaughter operated a neighborhood grocery at 2159 E. New York.

A native of Dayton, Ohio, Bushong specialized in banking and real estate during his professional career in Indianapolis. He was with the Indiana Trust Co. for a number of years before becoming a realtor. During his years in real estate, he helped develop properties on the



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north side of Indianapolis including Williams Creek and Meridian Hills. When he returned to Indiana Trust in the early 1940s, he managed the real estate and rental department.

The Bushongs and Slaughters resided in this home until the mid-1960s.

5224 Pleasant Run Parkway North Drive – Contributing, contributing garage

This front gable Colonial Revival house is of wood frame construction, with wood clapboard walls. The front porch has slender round wood columns, tripled at the corners.

Built c. 1922, physician Arthur M. Hetherington (1880 – 1961) is listed as the home's first occupant in the 1924 city directory. A native of Noblesville, Indiana, Hetherington was a 1910 graduate of Indiana University Medical School. From 1911 – 1912 he was a ship's physician aboard a liner that completed a world cruise. Upon returning to Indianapolis, Hetherington established his practice downtown in the Hume Mansur Building and at 4121 E. New York Street. Between 1942 and 1950, he was commissioner of the Marion County Board of Health. While holding this position, Hetherington was a strict enforcer of the city health ordinances. He and his wife, Gladys, lived in this home for 30 years.

5228 Pleasant Run Parkway North Drive – Contributing, contributing garage

While similar in fenestration pattern to its neighbor to the south, this house has a hip roof, categorizing it as a Foursquare. Elements like the wood columned front porch are Colonial in inspiration.

Built c. 1922, Alvin D. Ambrose, a salesman with Crescent Oil Co., and his wife, Lottie, are the first residents found in a 1923 city directory listing. Their brief residency was followed in the mid '20s by Leo D. Bell and his wife, Marie. Bell was general agent for Connecticut General Life Insurance Co.

Frank L. Mock and his wife, Esther, are listed in the 1939 city directory at this address. Mock operated a neighborhood garage and filling station at 4802 E. New York Street.

5236 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 22)

This house is a brick American Foursquare with full width porch.

This home was built in 1925. A notice in the December 27, 1924, issue of the *Indiana Construction Recorder* states that the house was designed by architect John Hagel for Frank Mayer and it was built by contractor Nicholas Staub. Mayer probably had the home built as a wedding gift for his wife, Stella M. Paetz. The couple married June 25, 1925.

Frank B. J. Tenger Mayer (1893 – 1983) and his wife, Stella, lived together in this home until her death in 1981. Mayer was born in Cincinnati, Ohio, and came to Indianapolis as a boy. A U. S. Army veteran of World War I, Mayer worked for the New York Central Railroad for 53 years and retired as chief clerk to the freight agent.

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5246 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 22)

This brick American Foursquare is two stories high. It retains nearly all of its original materials and features. A one story, hip roofed, full width porch with square brick piers, brick knee walls and stone copings dominates the front elevation. The upper pier front faces are ornamented with Arts & Crafts style, geometric, abstracted tassels in relief, formed by raised brick, stone squares and stone triangles. Knee wall height piers and short walls flank the centered porch steps. Also, under the porch knee wall copings, alternating raised rowlock brick form a dentil course. The porch has a large wooden entablature-beam spanning atop the piers, car sided eaves, and a terra cotta barrel tile roof. A projecting rowlock belt course divides the first and second floors, forming a continuous sill for window openings. The second floor front maintains the strict symmetry of the first floor, with a small single 3/1 window flanked by paired 3/1 groups. The shutters and aluminum storms are later additions. The deep eaves of the main pyramidal hip roof are covered with aluminum panels. The main roof has the same terra cotta barrel tile as the porch roof. The north side of the house has a projecting entrance at grade; the south side of the house has a large exterior chimney with small high-set windows flanking it. The large period (contributing) garage is two vehicular bays wide.

Built c. 1924, George L. Paetz (1864 – 1950) was the first resident of this home, according to city directories. His daughter, Stella, and son-in-law, Frank Mayer, lived next door at 5236 E. Pleasant Run Parkway.

Paetz owned George L. Paetz & Sons, an upholstery and automobile trim company. Following his death, his son, Leonard, who was vice president of the company and a U. S. Army veteran of World War I, continued living in this home until his death in 1964.

5250 Pleasant Run Parkway North Drive – Contributing, contributing garage

Yet another variation on the American Foursquare, this time with variegated brown brick exterior.

Shortly after it was built, c. 1926, railroad locomotive engineer Ernest N. Martin and his wife, Anna, took ownership of this home according the 1927 city directory. They lived at this address until the early 1950s.

5260 Pleasant Run Parkway North Drive – Contributing, non-contributing garage

This house is Dutch Colonial Revival in style, its steep gable with massive centered chimney and close eaves faces the street. The side eaves are flared. The one story hip roof porch has been enclosed. Both north and south roof slopes have large stuccoed shed dormers.

City permits show that Archibald "Arch" M. Fodrea (1880 – 1970) had this home built in 1922. A salesman for the Hide, Leather & Belting Co., Fodrea and his wife, Velma, lived here until the mid-1930s.

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World War I U. S. Army veteran William A. Schofield and his wife, Henrietta, began their three decade residency in this home in the midst of the Great Depression. Schofield owned a neighborhood hardware store on the near east side of Indianapolis.

5264 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 23)

This house, built c. 1926, is a brick American Foursquare. Albert C. Schaub (1887 – 1953) and his wife, Frieda, are listed in the 1927 city directory as the first owners of this home. A traveling wholesale drug salesman for many years with the Kiefer-Stewart Drug Co., Schaub retired as Indiana sales representative of the Rexall Drug Co. He lived at 5264 E. Pleasant Run Parkway 26 years.

5270 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 23)

The design of 5270 is identical to Architects Small House Service Bureau (ASHSB) design 6-A-58, a Tudor-inspired brick house. It is a two and a half story wood frame house veneered in stretcher bond red brick. The brick is in a range of reds, adding to the "aged" look of the house. Two intersecting gabled blocks form the basic massing of the house. Despite its picturesque appearance, the basic floor plan is a compact rectangle. The front elevation has a massive, steeply pitched gable roof offset to the north, with a "catslide" entry pavilion forming a continuation of the roofline to the first story level to the south. The recessed entry has a round arch with header brick, a small brick open air vestibule leads to the front door. The first floor north section of the house features a one story large semi-hexagonal sunroom with brick knee walls and banks of multi-paned casement windows. A hip roof caps the bay, which is centered under the apex of the main roof gable. The second floor above the bay has a pair of 6/6 windows with soldier brick lintel and rowlock sill. A small 4/4 round arch window marks the center of the gable end at the attic level. The brick veneer is corbelled several courses at main corners. The eaves of the house project about one foot and are covered in aluminum. The south face of the house is less formal. To the east, beside the entry on the first floor, are two smaller windows, set high on the wall, again with soldier header and rowlock sill. The next opening is an at-grade side entry with bellcast hip roof hood. A set of double hung windows is next to the east. A window above the side entry is at an intermediate level, probably to light a stairway, and another window is to the south at the true second floor level. The attic repeats the same round arch window.

Henry William Laut (1876 – 1957) and his wife, Marian, are listed in the 1926 city directory as the first residents of this home. They began their more than 30 year ownership shortly after the home was built c. 1925. Laut and his brother were the co-owners of H. W. Laut & Co. Sheet Metal Contractors, a firm founded by their father. A lifelong resident of Indianapolis, Laut was a baritone soloist and choir director for many churches including Second



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Presbyterian Church, Central Christian Church, Christ Episcopal Church Cathedral, and Roberts Park Methodist Church. Marian Laut taught music for many years.

5276 Pleasant Run Parkway North Drive – Contributing, contributing garage (photo 23)

This one and a half story brick English Cottage style house is similar to several ASHSB designs of the late 1920s-early 1930s. An ad placed for the house in 1929 gives some details.<sup>4</sup> The house has a steeply pitched side gabled main block with a cross gable front projecting section that is offset to the north. A large exterior chimney rises at the junction of the two sections, just behind and south of the main entrance. The gable roof of the front section is asymmetrical; one side's eaves are a full story above grade while the other has a lower "catslide" extension beside the doorway. The lower side's exterior walls rise only to a scant half story above grade. Wood console-shaped blocks support the eaves at principle corners. The front door has quoined limestone round arched surround. The door itself is round topped with multi-panes in the top section. Windows throughout are 4/4 double hung sash, with no lintel treatment but each group has rowlock sills. A triple group is beside the front door. A small single window is at the apex of the front gable. Beside and behind the doorway, the chimney steps back from broad firebox to flue, with stone copings on the angled chimney section. The front door and the area beside the chimney are filled with a concrete patio area, raised several feet above grade. A double window group is beside the chimney, on the east face of the main section's wall. The south wall of the house has three triple window groups, two on the first floor, one on the half story, and a slit window at the attic story. Eaves are close on gable ends, but project slightly along the sides of the gable roofs. Roofing is variegated slate, ranging in color from dark purple, to pinks, to grays, all randomly laid. The two-car garage is contributing.

This house was built c. 1927. The first resident, listed in the 1928 city directory, was William H. Daly, vice president of Keystone Securities. His brief residency was followed the next year by George M. Cornelius (1866 – 1946) and his wife, Alice.

Cornelius was founder of the Cornelius Printing Co. Prior to establishing the printing company, Cornelius worked as a typesetter, compositor, proofreader and linotypist for various Midwestern newspapers. He was an organizer, the first secretary, and a past master of the Irvington Masonic Lodge.

His wife, Alice M. Cornelius (1870 – 1957), was born in England and came to the United States in 1889. An active Indiana clubwoman, she was past president of the 7<sup>th</sup> District, State Federation of Women's Clubs. Alice Cornelius was a member of the Irvington Chapter of the

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<sup>4</sup> The *Indianapolis Star*, 4-28-29, p. 28, ran a sales ad for the house, stating that the owner needed to sell on account of leaving the city. The ad also describes copper gutters and downspouts, since replaced. The ad also mentions a "double garage" on the lot.

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Eastern Star and the League of Women Voters. George and Alice Cornelius lived in this home until the late 1930s.

Attorney Clarence R. Cowger (1882 – 1962) and his wife, Janet, moved into this home during the early years of World War II. Raised in Monticello, Indiana, he was a graduate of Indiana University law school. During his years in the practice of law, Cowger received recognition as a damage and estate attorney. He was also attorney for both the Monon and Pennsylvania Railroads. In business, he was attorney and director for the State & Savings Bank in Monticello. He was also an early and consistent supporter of the White County Memorial Hospital. Cowger was a veteran of World War I having served in the U. S. Army Judge Advocate General Corps.

5282 Pleasant Run Parkway North Drive – Contributing, contributing garage

5282 is a two and a half story, wood frame, Craftsman style house with wood clapboarded walls that was built in 1921. The house has a brick foundation, and consists of a side gabled main rectangular block with front gabled one story porch. The full width porch has brick corner piers with stone diamond ornament on the front face and brick knee walls with stone copings. The brick was whitewashed, painted, or parged at some point, so that a white haze hides the original red color. Short walls also buttress the centered front concrete steps. Two battered, recessed paneled square wood columns stand atop the short piers flanking the steps. The columns also have small corbels on each face at the capital. The heavy entablature beam has a top edge drip mold, and wood knee braces support the open porch eaves at each corner. The gable is covered in wood clapboard and has a small vent near the apex. Under the porch, the first floor wall has two large fixed windows with transoms on either side of the front door, which has large sidelights. Above the porch roof, the second floor is dominated by two large box bay projections, each with a variation of the Chicago window. Here the groups have two narrow one-pane casements flanking a small square fixed window with multi-pane transom. The asphalt shingle side gable roof has a broad shed roof dormer with three six pane casement windows and corner knee braces. It is possible that the main roof eaves were "shaved", since the moderate depth of the eaves is inconsistent with the dormer eaves and with the style of the house in general. The south elevation of the house has a large exterior brick chimney. A small, high-set window is east of the chimney, and a dining room box bay with shed roof and transomed triple window group is west. The second floor has another Chicago window group toward the front wall, and two smaller windows to the west. The wood frame gable front garage has two separate bays and is contributing.

Indianapolis downtown jeweler Charles C. Peek is shown in the 1922 city directory as the first occupant of this house. In the late 1920s, livestock broker Frank O. Downs (1884 – 1958) and his wife, Effie, took ownership of 5282 E. Pleasant Run Parkway. They lived in this home for the next three decades. Downs was president of Tarr-Downs & Co. for more than 40 years.

Pleasanton in Irvington Historic District  
Name of Property

Marion County, IN  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

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

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significant within the past 50 years.

### Narrative Statement of Significance

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

### Areas of significance

(Enter categories from instructions)

COMMUNITY DEVELOPMENT & PLANNING  
ARCHITECTURE

### Period of Significance

c.1915 - 1959

### Significant Dates

N/A

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Architect's Small House Service Bureau  
Hegel, John

## 9. Major Bibliographical References

### Bibliography

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

### Previous documentation on file (NPS):

- ☐ preliminary determination if individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey  
# \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record  
# \_\_\_\_\_

### Primary location of additional data:

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

Name of repository:

Bona Thompson Memorial Center, Indianapolis



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5288 Pleasant Run Parkway North Drive – Contributing, contributing garage

A two and a half story brick house with full width porch stands on this lot. The porch has been enclosed, and windows have been replaced, but the house retains much of its Craftsman character. Original red terra cotta tile covers the roof.

Built c. 1922, Lewis Albert Snider (1883 – 1927) and his wife, Besse, are listed in the 1924 city directory as this home's first residents. Snider was a consulting engineer with Snider & Rotz. Following his death in 1927, his widow continued living in the home until the late 1940s. Besse Z. Snider was a public school teacher.

5294 Pleasant Run Parkway North Drive – Contributing, contributing garage

This house, built c. 1926, is a variation on the American Foursquare type. It is two and a half stories high, brick veneered, with a centered hip roofed porch. Tripled wood square columns at the corners support the porch roof. The front door is centered and has sidelights. Windows are wood 6/1 sash in pairs. The main roof is hipped, with hipped dormers having triple 6 light windows. The roof material was green terra-cotta tile until 2007, at which time it was changed to fiberglass type imitation barrel tile sheets. The brick garage was built at the same time as the house.

Martin Earl Lowish and his wife, Emma, are listed in the 1927 city directory as the first residents of this home. Lowish was president-treasurer of Dixie Vein Coal Co. A Spanish-American War veteran, Earl Lowish had served as a private in Co. B, 159<sup>th</sup> Indiana Volunteer Infantry.

In the late 1930s, Clayton Beasley Johnson (1877 - 1959) and his wife Emma were the next couple to live in this home. Johnson was secretary-treasurer of Fairmount Glass Works. Born in Grant County, Indiana, Johnson attended Fairmount Academy and Indiana State Teachers' College in Terre Haute. He taught school for eight years, marrying, in 1904, Emma Rau whose family founded Fairmount Glass Works. Johnson was active in religious and educational work through his membership in the American Friends Service Committee, the National Council of Churches, and Friends Educational Fund for Negro Students. He also was a supporter of Earlham College, Richmond, IN.

Emma Johnson was treasurer of the American Friends Service Sewing Committee and was a founder and first president of the Warren Township Lowell School PTA. The Johnsons lived in the home for the next two decades.

**Section 8, Statement of Significance**

Pleasanton in Irvington Historic District meets National Register Criteria A and C. In its plat and development pattern both within the city and within its boundaries, the district is a

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significant example of the residential development of Indianapolis in the 20<sup>th</sup> century. In particular, Pleasanton is associated with the city's concept of residential development along its scenic creeks and rivers, as envisioned in George Edward Kessler's 1909 Park and Boulevard Plan. The district includes significant examples of American residential architecture from the early 20<sup>th</sup> century, from Arts & Crafts bungalows and American Foursquares to period-inspired houses in the Colonial Revival and Tudor Revival styles. The district fits within the parameters of the Historic Residential Suburbs in the United States-Multiple Property Documentation Form.

**Irvington and Suburbanization in Indianapolis**

In the late 1860s, Indianapolis was emerging as a growing Northern industrial city. The city's industrialists had supported the Union cause and profited from it. Railroads were the lifeblood of the city, succeeding where promised canals had failed. By 1870, the population of Indianapolis would reach just over 48,000, making it the thirty-seventh largest city in the nation. Indianapolis had become an impressive place. Brick and stone buildings filled the streets leading to Union Station. Compared to the mud-choked paths lined with an assortment of log and simple frame buildings that characterized the appearance of the city in the 1830s and 1840s, it must have seemed remarkable.

The Indianapolis and Madison Railroad had reached downtown Indianapolis in 1847. Before this, roads were the best source of communication. The National Road, Brookville Road, and Michigan Road all connected to the capital city by the 1830s. The small, family operated grain and wool millers along White River now had access to markets outside of the local economy. Nearly every major U. S. rail line would reach Indianapolis within a decade, including the nascent Pennsylvania and Big Four lines. Agricultural-related industries were first to benefit from the rail revolution, and pork packing and grain mills flourished in the capital city. Heavy manufacturing, such as iron foundries, soon set up shop in Indianapolis. Nearly one-quarter of the population worked in heavy industry by 1880.

Still, there had been no planning for the growth, not since Alexander Ralston laid out the Mile Square plat in 1821. Ralston's plan was generous, with its wide streets, central circle and radiating Neo-Baroque diagonal avenues. But a decade later, land owners used the frontier expedient of the orthogonal grid for their newly platted neighborhoods. Investors peddled lots to merchants or workers and the sporadic growth of the city was reflected in the variety of cottage and high-style homes packed into the "walking" city. In 1864, the Citizen's Street Railway

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Company opened lines in the city. Using mule-drawn cars, the firm gradually expanded the system.<sup>5</sup>

Now, with access to transportation, new lands were open to development. Ovid Butler, for example, began development of what is known today as the Old North Side neighborhood in the 1860s. Satellite commercial areas like Fountain Square, located on the trolley line that ran diagonally southeast of downtown on Virginia Avenue, took hold.

Post war optimism fueled the real estate boom taking place in Marion County. Three of the better-known suburbs of Indianapolis date from this time.<sup>6</sup> Clement Greenleaf, an inventor and rail industrialist, led a group of investors that platted Brightwood in 1872. Brightwood is located northeast of downtown, along the former "Bee Line" Railroad, and Greenleaf planned rail car service yards, worker housing, and related industrial sites for the development. Woodruff Place was planned to be exclusively upper class residential in nature. James O. Woodruff, first president of the Indianapolis Water Company, platted the area in 1872. At first, Woodruff had laid out an identical neighborhood due south of downtown in the 1500 block of South New Jersey, but, rail line locations made access to that side of town difficult in the 1870s. He chose a new site for the development on the east side, adjacent to the U. S. Army Arsenal. Other suburban developments of the period included Golden Hill, another exclusive residential area (northwest, near present day 38th Street and Michigan Road). Industrial leaders organized West Indianapolis and Haughville as worker suburbs in the early 1880s.

Several of these new developments broke tradition with the gridiron neighborhoods of the city. Irvington is probably best known for its distinctive, winding street plan. Irvington developed not from within Indianapolis, but, by leadership from outside Central Indiana. Jacob Julian and Sylvester Johnson, from Centerville, in Wayne County, Indiana, hoped to create an ideal community that would reflect their values. Both had decided to leave Centerville, since nearby Richmond had acquired coveted county seat status from Centerville in 1869. In 1870, the two bought 320 acres of land astride the National Road in Warren Township, and hired Wayne County surveyor Robert Howard to lay out a formal, Victorian street plan. They were inspired by the plan of Glendale, Ohio, itself an early suburb of Cincinnati. Irvington was five miles east of downtown, and at least three miles from the edge of town.

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<sup>5</sup> Encyclopedia of Indianapolis, p. 1305; also, generally, Marlette

<sup>6</sup> Timothy J. Sehr, "Three Gilded Age Suburbs of Indianapolis, Irvington, Brightwood, and Woodruff Place," *Indiana Magazine of History*, Vol. 77, December, 1981, pp. 305-332.



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Developers of early twentieth century suburbs in Indianapolis more readily adapted deed restrictions for their plats. Such deed restrictions reflect popular interest in City Beautiful and other progressive-era reforms. A short list of common restrictions of the period includes rules against non-conforming land uses, number of families per unit, setbacks, and minimum house value. Progressive-minded physical amenities might include provisions for public spaces, accommodations for the auto and paved streets. Certainly, many other land holders were content to simply follow the grid and lay out lots with little forethought. Even with the advent of zoning in Indianapolis in 1922, the private deed restrictions, or lack thereof, in individual plats would shape the quality of life in neighborhoods.

The remarkable growth of Indianapolis continued in the early 20<sup>th</sup> century. A steady manufacturing base underpinned the rising population of the city. The rise of the auto industry in Indianapolis brought both manufacturing and housing needs together. Carl Fisher and James Allison moved their Prest-O-Lite auto headlamp factory to a new building on the west edge of Indianapolis in 1909. The two platted a company town, Speedway, to house workers and managers at the auto parts plants they lured to the area. Beech Grove was an existing independent town just south/southeast of the Indianapolis city limits. However, it became an industrial suburb in 1906 when the Big Four Railroad built a 640-acre rail shop and maintenance yard there, employing thousands.

Some parts of Indianapolis, by location, were bound to be developed. The northside, for example, had its prestigious streets, such as Meridian, Illinois, Pennsylvania, Delaware, and Washington Boulevard. Even far north of the old city limits, land owners continued the alignment of these streets. Few of the plats between Fall Creek and the ever-northward marching city limits had innovative design features, though many featured restrictions; guidelines for setbacks, limitations on use, and minimum values for new buildings. Meridian, Pennsylvania, and Washington Boulevard attracted upper middle class and wealthy owners. Many were city leaders in industry, finance, and politics. The pre-existing canal town of Broad Ripple began to attract homeowners in the first two decades of the 1900s, likely thanks to its location on an interurban line. The village's White City Amusement Park had attracted pleasure seekers for years.

The eastside had its own development pattern. Neighborhoods with independent town status, unique street patterns and land use restrictions like Woodruff Place (1872), Irvington (1870), or the Windsor Park area (1880s) took hold first; then owners platted surrounding areas in more conventional layouts. The Belt Railroad (built in the 1870s, roughly 20 blocks from the center of town) introduced a north-south industrial corridor across the eastside. The Pennsylvania Railroad added spurs and additional lines to their original route, just a few blocks

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south of and parallel to Washington Street. In 1917, the Pennsylvania Railroad built a large rail marshalling yard on their line, just south of Irvington.

The success of Irvington lured many to plat adjacent areas, especially after annexation in 1902. The founders of Irvington Terrace, extending east of Arlington Avenue, borrowed liquor and land use restrictions for their 1914 plat from the 1870 Irvington plat. Developers of Emerson Heights (1910), adjoining old Irvington and Pleasanton to the west, across Emerson Avenue, openly claimed that their development would emulate Irvington. Emerson Heights' distinctive esplanaded streets and uniform setbacks could also be thought of as a twentieth-century version of Woodruff Place. So it was that these areas grew toward Indianapolis as Indianapolis grew to the east.

The Citizen's Railway trolley lines and the various interurban lines helped focus residential development along corridors. The eastside was well served by trolleys; a main line down Washington Street ended at Irvington; another running to downtown on Michigan Street served the area north of Washington Street. An interurban line on Washington Street was another option. For those in need of long distance travel, the Irvington Depot offered steam rail passenger service on the Pennsylvania Railroad, at least until the railroad terminated the depot in 1922.

But the dramatic popularity of auto ownership would also affect suburban development in Indianapolis. Park and parkway infrastructure fostered suburban growth away from chartered streets and added the amenities of country life to the city. In 1909, the City of Indianapolis unveiled George Edward Kessler's ambitious Park and Boulevard Plan. The plan included auto parkways along the city's many waterways that linked major parks for each side of town. In Irvington, Pleasant Run Parkway would provide a welcome addition to the small Irving Circle Park. Kessler also recommended that the city acquire the community picnic grounds on the old Ellenberger family farm, immediately northeast of Pleasanton. The site became Ellenberger Park in 1909, and the city developed the parkway road bed, along both north and south banks of the creek, by about 1920. Kessler often remarked that his parkways were intended to attract residential development. Certainly, the parkway and Ellenberger Park would make Pleasanton attractive to Indianapolis homeowners. While firmly placed close to established trolley lines, the founders of Pleasanton clearly also made accommodation for the auto – evidenced in the immediate use of side drives and porte-cocheres by builders in the district, and access to one of the new Kessler-designed parkways. If one recalls that the meteoric success of Ford's Model T was only about six to seven years prior to its platting, Pleasanton (1915) is among the first wave of auto-oriented suburbs in Indianapolis.

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**Pleasanton and Irvington, Twisted Streets, Twisted Tale**

The story of the development of Pleasanton, and its niche within the suburban development of Indianapolis, begins with the settlement era, and came to fruition during the early automobile era. Granted Pleasanton's location, within sight of the National Road and within the 1870 suburb of Irvington, the Pleasanton neighborhood should have developed during the late 19<sup>th</sup> century. But events and over-optimistic ambition conspired against the owners of this prime parcel of land.

In 1869, Jacob Julian and Sylvester Johnson traveled west from Centerville, Indiana, to the rural eastside of Indianapolis. Johnson was the Wayne County assessor, and avid abolitionist. His business partner, Julian, was a well-known attorney. Both had had successful careers in the county seat town of Centerville, but this quiet prosperity was now challenged by a powerful contingent of Richmond officials and business leaders. The Richmond group had finally won a long and occasionally violent struggle to remove the county seat from Centerville to Richmond. One day in the spring of 1869, the two met with Rev. James Goodwin, a real estate agent, to look over the old Sandusky Farm on the west center edge of Warren Township, Marion County. The Sandusky place held all the features that the Centerville men were looking for: it straddled the National Road, the Panhandle Railroad, and bordered the B&O line, so transportation to downtown Indianapolis would not be a problem. The site was elevated above the capital city and east of it, so none of the soot and smoke would make its way here. Lastly, the softly rolling land with its picturesque creek held many design possibilities for the ideal community they hoped to create.<sup>7</sup>

Since the Sanduskys lived in Kentucky and had the place tenant-farmed, Goodwin had to travel there and secure the signatures for the sale. In 1870, Johnson and Julian filed the plat for Irvington and lot sales began. The two immediately began building large brick mansions on the main street of the plat. However, a nationwide financial panic disrupted sales and left investors in debt, including Jacob Julian, co-founder of the community. Despite this setback, town leaders managed to lure Northwestern Christian University to Irvington. The college had advertised to relocate to any Central Indiana town that could make the best offer. The town had incorporated in 1873, and by 1875, college officials had completed a Main Building and opened it to students. The institution changed its names to Butler University shortly after the move to Irvington. It became a major cultural attraction in Central Indiana, and contributed greatly to the life of the Irvington community.

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<sup>7</sup> This discussion summarized from Diebold, *Greater Irvington*; *Encyclopedia of Indianapolis*; and numerous other sources.



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The plat of Irvington and its early additions were unlike any previous suburban developments in Central Indiana. Julian and Johnson hired Robert Howard, surveyor of Wayne County, to design the winding streets of the area. Additions to the original plat followed the winding street pattern. Housing developed gradually and included a variety of types and styles, from simple wood-frame cottages to large brick mansions. The financial panic had encouraged owners to subdivide the original large lots into smaller units.

The land comprising Pleasanton should have been caught up in the late 19<sup>th</sup> century development of Irvington. Aquilla Parker, an early settler and operator of an inn at the northwest corner of present-day Washington Street and Butler Avenue, had owned the land since 1853. In the 1870s, Parker's holdings included a larger tract bound by present-day 10<sup>th</sup> Street, Washington Street, Emerson Avenue, and a north-south line close to the position of Hawthorne Lane.

The Parkers had witnessed the transformation of the original plat of Irvington from farm land to suburban village. From filing of the plat and additions in 1870, workers had graded and cleared roads, and lots were selling. Julian and Johnson had built grand brick mansions and had moved their families into them. Other houses were being built or were underway. A copy of a short-lived newspaper called *Real Estate Gazette* focused on Irvington for its August 1873 edition, and included an elaborate etching showing buildings completed and contemplated.<sup>8</sup> The paper states that the schoolhouse and Methodist Church were under construction, along with the house of Jacob Julian's brother, former U. S. Representative George W. Julian. In 1873, the community filed for incorporation. The publicity and rapid progress of Irvington generated interest that the Parkers could not have overlooked.

In March 1873, the Parkers sold their holdings, except for "One acre...South of and adjoining the National Road, enclosing a family grave yard, and my son's house, and Blacksmith shop.." to Chester G. and Ann Bartholomew.<sup>9</sup> Bartholomew was a local land speculator. He owned many lots in and around the Irvington area. His Italianate house, likely the house located at 352 N. Ritter, was pictured in the *Real Estate Gazette* article mentioned earlier. One month later, in April 1873, Bartholomew sold an undivided one-third interest in the site to Samuel J. Pickerill by warranty deed. The same day, the Bartholomews sold another undivided one-third interest to Lewis Bledsoe. The terms of the sale, "undivided," meant that each owned interest in

<sup>8</sup> *Real Estate Gazette*, Vol. 1, No. 8, August, 1873

<sup>9</sup> Abstract of Title, 5210 E. Pleasant Run Parkway. The grave yard site still exists.

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the land as a whole, not a specific parcel. This would prove to be significant in due time. Bartholomew offered to pay Parker by way of installments, recorded on five different promissory notes, the total price being close to \$39,000.<sup>10</sup> Evidently, Bartholomew hoped to pay the Parkers by selling sub-parcels for cash.

In 1873, the Pickerells deeded their undivided one-third interest in the property to three parties: the Payne, Baldwin, and Pritchard families.<sup>11</sup> Immediately, these three sold their interest back to Bartholomew. Within a short period of time, an associate of Chester Bartholomew's, one Lewis S. Bledsoe, was co-owner of the entire parcel along with the Bartholomews. Bledsoe filed a quitclaim deed to the Bartholomews for his interest in December 1873. Nearly at the same time, the Bartholomews filed the Euclid Place Addition with the Town of Irvington in December 1873.<sup>12</sup> They sold lots almost immediately to a number of parties.

The Euclid Place plat followed the curvilinear street pattern of the rest of Irvington. The owners set aside a large lot as a public park, the community's second, along the low-lying creek. Eighteen large lots faced diagonal or curving streets, larger out lots allowed for later growth, and a large, undefined parcel extended north to 10<sup>th</sup> Street (see maps).<sup>13</sup>

Meanwhile, Parker had sold at least one of the promissory notes. Much in the way present-day mortgages are sold to investors after initial filing, during the 19<sup>th</sup> century, promissory notes were marketed to investors. It appears that Parker sold one of the notes to a bank in Cambridge City, Indiana, who in turn sold it to Merchant's National Bank of Indianapolis. Two Boston investors, Curtis and Reed, evidently bought the note from Merchant's as an investment. The Bartholomews were able to meet the obligations of the other notes, but,

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<sup>10</sup> Abstract of Title, 5210 E. Pleasant Run Parkway. The notes were: 1) \$7,000, due May 1874; 2) \$8,000, due March 1874; 3) \$8,000, due March 1875; 4) \$8,000, due March 1876; 5) \$8,000, due March 1877. Each had 8% interest (not known if compounded or not), bringing the total close to \$39,000.

<sup>11</sup> The Pritchards also platted North Euclid Place, comprised of a part of large outlot #2 of Euclid Place. North Euclid Place was unaffected by the 1877 court ruling (see next page) and is part of the North Irvington Gardens Historic District.

<sup>12</sup> Plat of Euclid Place, Plat Book 5, p. 28, recorded 2-12-1874.

<sup>13</sup> Ibid.

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evidently, not the sold note. The fact that the Bartholomews had not linked specific portions of the plat to specific notes, and that they likely used the entire parcel as collateral, was their and Irvington's undoing for the development of Euclid Place. In April 1877, Curtis and Reed won a judgement against the Bartholomews and a host of other parties for foreclosure, all totaling \$11,165.<sup>14</sup> The Bartholomews did not pay the settlement, so, Reed sued again (Curtis had died by this time). In June 1879, Marion County courts found in favor of Reed and Curtis' heirs. The Marion County Sheriff was forced to sell the land. Reed bought the land at the sale. The Euclid Place plat was null and void, as were all lot sales. The court had dealt a double blow to Irvington, putting the town fathers partly at fault, and squelching any possibility of development in a desirable part of the community. Maps from the 1880s and 1890s show that no streets were built in the area, however, one deed records that New York Street was opened across the tract; there was a bridge crossing at Pleasant Run.<sup>15</sup> The only visible mark left from the Euclid Place plat is that in delaying development, the debacle meant that Pleasanton would grow swiftly and uniformly in the twentieth century.

Development would have to wait until memories faded and the growth of Indianapolis made exploitation of the land inevitable. Various members of the Reed and Curtis families continued to own the land; one can imagine that Irvington Town Council members would have been reticent to see the easterners profit after the failure of Euclid Place. Irvington was annexed to Indianapolis in 1902, and an interurban line (1890s) and trolley line (1880s) extended down Washington Street. Ms. Sarah Hibben platted a portion of the land considered in the lawsuit, called Pleasanton Heights, in 1917.<sup>16</sup> This plat included land between Washington, Emerson, Pleasant Run Creek, and Hawthorne Lane.

In 1906, the Curtis family sold the rest of the land to William and Flora Ketcham of Indianapolis. The Ketchams were well-known and respected in the city. William was a life-long resident of Indianapolis and became national president of the Grand Army of the Republic (G.A.R.) in 1920. He served in the 13<sup>th</sup> Indiana Volunteer Infantry (part of the Army of the Potomac) in the Civil War, reaching the rank of captain. After graduating from Dartmouth, Ketcham became a lawyer and eventually served as Indiana Attorney General. Flora (McDonald) Ketcham came to

<sup>14</sup> Abstract of Title, 5210 E. Pleasant Run Parkway North Dr. Irvington was named probably due to the town's certification of the plat and its land sales.

<sup>15</sup> Abstract of Title, 5129 Maple. Furthermore, this source states that the land had been rented for farming for years, and that some sand and gravel mining had occurred.

<sup>16</sup> Plat of Pleasanton Heights, Plat Book 19, p. 60. Plat records cite Hibben Wiles Realty Company as owners of the plat; Abstract of Title for 5210 E. Pleasant Run Parkway North Dr. identifies Sarah Hibben as owner of the land.



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Indianapolis with her family in 1856. She attended McLean Seminary and Miss Katharine Merrill's School for Girls, and later taught a women's bible class at Fourth Presbyterian Church.<sup>17</sup> William Ketcham, with his legal background and national standing in the G.A.R., was in a good position to bargain for the land. Additionally, since the Ketchams lived at 40<sup>th</sup> and Illinois on the northside of Indianapolis, they brought no Irvington baggage to the transaction.

The Ketchams filed their plat for Pleasanton in 1915. They followed the lead of other progressive early twentieth century plats in Indianapolis by adding deed restrictions to the development. Alleys, long considered to be a source of filth and disorder in cities, were not to be included or built. Instead, a four foot right-of-way behind each lot would allow unsightly utilities to pass through the area. Construction was prohibited in the right-of-way. The lack of alleys would shape the architecture and landscape of the area; leading builders to include porte-cocheres and side driveways in their designs.

Other restrictions helped guide the appearance of Pleasanton. Restriction 2(a) states that "no house or other building except for residence purposes and appurtenances shall be placed upon said Lot."<sup>18</sup> Restriction 2(b) explains that houses should not be "less than or more than" two stories plus or minus attic. This restriction must have been treated liberally, since Pleasanton does have its share of one and one-half story bungalows. However, the next restriction, prohibiting apartments, flats, or double houses must have been taken seriously, since few exist in the area. Those that do exist were designed with separate entries and two main facades, perhaps in response to this restriction. Owners could request deviations from these guidelines by obtaining written permission from all owners. One builder did this for the commercial building at the southeast corner of Emerson Avenue and Michigan Street.<sup>19</sup> This gives weight to the idea that the deed restrictions had an active role in shaping Pleasanton. Additional restrictions called for uniform setbacks; this was obviously followed.

As a side note, the deed restrictions are as noteworthy for what they did not restrict as for what they did restrict. It was common for early twentieth century Indianapolis suburban subdivision restrictions to prevent land sales to African-Americans or other ethnic groups. The Ketchams did not include such restrictions for Pleasanton. Perhaps this reflects William

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<sup>17</sup> Information on William from "Grand Army of the Republic, William Alexander Ketcham, Commander-in-Chief, 1920/1921," <http://suvvcw.org/garinc/waketham.htm> Information on Flora from "Pioneer Indiana Woman, 92, Dies," *Indianapolis Star*, 9-12-38, p. 5.

<sup>18</sup> Plat of Pleasanton, Plat Book 17, page 94.

<sup>19</sup> Abstract of Title, 5210 E. Pleasant Run Parkway North Dr.

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Ketcham's outspoken disgust of the policies of the Ku-Klux-Klan, both in its old and then-ascendant versions.<sup>20</sup>

The Ketchams and their unknown civic engineer clearly drew inspiration from the plat of Irvington. Lots facing the parkway were ten feet deeper than those abutting and facing Poplar Road. Rather than the generous park of the Euclid Place plat, Pleasanton's parkway frontage would have a dramatic sweeping curve at the southeast corner, and a diagonal run that merged with Michigan Street at the northeast corner. Poplar Road would carry the diagonal pattern to the interior of the plat, where Maple Lane and Norway Street would blend with the gridiron areas to the west.

Pleasanton is a noteworthy example of an early twentieth century suburb in Indianapolis. Its implementation of Progressive era restrictions are evident. It is a prime example of a neighborhood influenced by George Edward Kessler's Park and Boulevard Plan. Lastly, its unique plat places it within the context of development on the east side of Indianapolis.

**Architecture in Pleasanton**

After the Ketchams filed the neighborhood plat in 1915, development of the land seemed to stall. Very likely, high building supply costs and restrictions due to U.S. involvement in World War I put a damper on sales. Nonetheless, the 1916 Baist Atlas shows that the streets had been dedicated and built, yet it shows no houses. Property abstracts and title records show that the Ketchams were selling lots during this lull. Evidently by May 1919, conditions had turned around sufficiently for the Ketchams to place a large ad in the *Indianapolis Star*.<sup>21</sup> The ad showed houses adjacent to Pleasanton, and one view looking northwest on Poplar. Well-known Irvington real estate man Charles Cross was the sole agent for lot sales, and the ad described the beauty of adjacent parkland, and the advantageous location of the development.

No claims of Pleasanton's beautiful homes were made in the ad, probably because none existed. That would change quickly. In November 1919, J.S. Cruse Realty Co. placed an ad in the Sunday *Indianapolis Star* citing that "several modern homes are in course of erection" in Pleasanton, and further, Cruse could "arrange a home for you" there.<sup>22</sup>

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<sup>20</sup> Ketcham expressed his views during anti-Klan speeches in the early 1900s, see <http://suvchw.org/garinc/waketcham.htm>

<sup>21</sup> "Pleasanton in Irvington," (ad) *Indianapolis Star*, May 25, 1919, p. 12.

<sup>22</sup> "Pleasanton," (ad) *Indianapolis Star*, November 16, 1919, p. 33. "Arrange" likely means "build" in this context.

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Therefore, 1919 was the first year of home construction in Pleasanton, some four years after the plat was filed. But within eight years, all but five of the houses in the district would be built. The 1927 Baist's Atlas shows all but four houses on Norway and the commercial building at 453 N. Emerson were in place by that time. Pleasanton's pace of development in fact outstripped some parts of Irvington proper; the Pleasanton lots on Pleasant Run Parkway were filled before most of the lots on Pleasant Run Parkway South Drive, directly across the creek.

The quick development had ramifications for the architectural quality of Pleasanton. Though it is not clear in most cases who the draftsmen or architects responsible for the neighborhood's houses were, it is clear that they sought a commonality of housing forms that drew the neighborhood together. This is most clearly seen in the use of matching porte-cocheres. The houses at 425 and 435 N. Poplar (photo 17) demonstrate how the use of extending porte-cocheres provides a strong link from one house to the next.

A strong majority of Pleasanton's housing shows influence of the Arts & Crafts movement, and the two primary housing forms of that movement: the bungalow and the American Foursquare. The bungalow had been popular in Indianapolis for just under ten years when home builders started filling Pleasanton with houses in 1919. An article in the 1910 *Indianapolis Star* boasted that the bungalow was "here to stay" and informed readers of the new "lifestyle" related pleasures that defined bungalow ownership.<sup>23</sup> Only a year before, the *Indianapolis Star* was publishing Queen Anne house designs. While not on the cutting edge of home design for their time, Pleasanton's bungalows certainly have all the key characteristics of this pervasive house type: broad roofs with deep eaves, large porches, and modest architectural details such as knee braces, exposed rafters, contrasting brick coursing on porch walls, and so forth. Their distinction versus other bungalow neighborhoods in Indianapolis lies in their cohesiveness; few similar areas in the city have such a commonality of porches, drive-throughs, window openings, and spacing between the houses. As noted earlier, a measure of credit for this architectural uniformity falls to plat and deed restrictions of Pleasanton; they determined building envelope and placement. But a substantial portion of credit also needs to fall to purely design considerations as well.

Several houses in Pleasanton are a hybrid of the bungalow: a full two story house with bungalow characteristics, with gabled roof. Indianapolis home builders called them "semi-bungalows" as a term of art. They are clearly distinct from the American Foursquare. Photograph 1, of 5125 E. Michigan, shows an average size semi-bungalow. Larger examples line Pleasant Run Parkway, such as 5106 (photo 20) or 5282 Pleasant Run Parkway. These

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<sup>23</sup> "Are You Bungalowing?" *Indianapolis Star*, April 24, 1910



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have more complex massing and larger scale, but continue the Arts and Crafts sensibility of the smaller bungalows.

The American Foursquare was also recognized by Indianapolis builders as a distinctive type. Local newspaper reporters used the terms "square house", "of square construction", and one, in a taste of thoughts to come, used the term "square type American house."<sup>24</sup> The house at 5132 Norway (photo 11) is a classic example that shows all the key features of this housing type: two-story, cubical massing, hip roof, large porch, and simple Craftsman detailing. In the district, these too often have the porch/porte-cochere combination and so sustain the overall image of the area.

Architecture along Pleasant Run Parkway maintains similar character to that on other streets in the neighborhood. However, because of the greater size, expense and prestige of these parcels, houses on these twenty-six lots are larger and more elaborate. All but three houses are a full two stories high, a majority are two and one-half stories tall. Brick veneer exteriors, terra cotta tile or slate roofing, and liberal use of limestone detail are typical of the richer material palette on the parkway. Roughly one-third of these parkway houses are period revival houses rather than Arts & Crafts; their builders took inspiration from primarily one of two historical precedents: the Tudor era or the American Colonial period. Colonial Revival is well-represented by houses such as 5152, 5148 and 5144 Pleasant Run (photo 19). These two have a gable-front orientation, with "non-public" doors or French doors facing the street under the front porch, and the main entrance oriented to the side drive of the house. Essentially, this house type is the two-story center-passage of American Colonial or Federal days, turned 90 degrees to accommodate the Ford Model A of Interwar America. These feature classical columned porches, symmetrically placed openings, and cornices with returns. Builders of Dutch Colonial Revival homes also used this "turned 90 degrees" format. A fine example is at 5210 Pleasant Run Parkway. Here, the exterior is stucco with refined Colonial detail executed in wood.

The house at 320 Poplar is not along the parkway, but nonetheless embodies many Colonial Revival elements, in brick and limestone-trimmed construction (photo 11, left). By the late '20s, bungalow designers were freely adopting Colonial sources to keep the bungalow popular. The unique design at 339 N. Poplar (photo 14) has such refinements as classical columns, tan brick veneer, and red terra cotta tile roof. Aside from these Colonial-inspired

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<sup>24</sup> "Square Type American House Is Built by T.P. Templeton," *Indianapolis Star*, June 24, 1928. pt. 3, p. 31.

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homes, Tudor Revival was clearly the most popular choice for home builders in Indianapolis. Two side-by-side houses on Pleasant Run Parkway are fine examples of the style, at 5270 and 5276 (photo 23). The house at 5270 matches exactly design 6-A-58 from catalogs of the Architect's Small House Service Bureau. In terms of refinement, quality of materials and setting, Pleasanton's stretch of parkway architecture compares favorably to any of Indianapolis' prestigious streets of the interwar era. Indeed, it was a prestige address.

Even after newer post war development bypassed Irvington and Pleasanton in the 1950s, the area retained and continued to attract middle class/upper middle class residents. Most residents cite the area's connections to Ellenberger Park and Pleasant Run Parkway as prime advantages, as did Pleasanton's first homeowners. Access to work, downtown or suburban, also ranks high with residents, and Pleasanton retains its easy travel time to downtown, now augmented by ready access to suburban employment. With the passage of time, Pleasanton residents of today now can add another asset to the list, its heritage.

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Pleasanton in Irvington Historic District  
Name of Property

Marion County, IN  
County and State

## 10. Geographical Data

Acreage of Property Approximately 18.5 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

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Zone Easting Northing

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4	4	0	2	9	0	2
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Zone Easting Northing

2 

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5	7	8	8	7	9
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4	4	0	2	8	3	6
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4 

1	6
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5	7	8	5	0	8
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4	4	0	3	1	8	8
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☐ See continuation sheet

### Verbal Boundary Description

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

### Boundary Justification

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

## 11. Form Prepared By

name/title Paul C. Diebold, Steve Barnett, Katherine Jourdan

organization Irvington Historical Society date May 26, 2009

street & number 5350 University Avenue telephone 317-353-2662

city or town Indianapolis state IN zip code 46219

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

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

#### Additional items

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

### Property Owner

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

name Various

street & number telephone

city or town state zip code

**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 listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

**Estimated Burden Statement:** Public reporting burden for this is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section 9 & 10

Page 52

*Pleasanton in Irvington Historic District, Marion Co., IN*

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U.S. Bureau of the Census. U.S. Census data, various years.

**Section 10 – Geographical Data, Verbal Boundary Description**

Beginning at the southeast corner of the intersection of N. Emerson Ave. and E. Michigan St., follow the south curb of E. Michigan St. east, across Poplar Rd., to the east edge of Pleasant Run Parkway North Dr. Then turn south and go south along the east/south edge of Pleasant Run Parkway North Dr., heading southwest, then following the parkway's west curve, and go to the east curb of N. Emerson Ave. Then turn north and follow the east curb line of N. Emerson Ave. north, crossing Norway St. and Maple Lane, to the place of beginning.

**Boundary Justification**

The boundary includes all of the original Pleasanton plat of 1915. To the east and southeast, the NR listed Irvington Historic District helps define the boundary. To the north, the SHPO-sponsored survey of Warren Township (*Warren Township Interim Report*) identified a separate, eligible historic district. To the west, Emerson Heights, whose east boundary is Emerson Avenue, was placed on the National Register in early 2010. The viewshed of the parkway is highly significant to the character of the district. Historically, the district's location on the parkway contributed greatly to its prestige. Because the viewshed and environment of those houses on Pleasant Run Parkway is defined by the parkway itself, the far right-of-way of the parkway is the boundary, rather than the near edge.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section photos Page 53

*Pleasanton in Irvington Historic District, Marion Co., IN*

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Photographs

The following is common information for all photographs:

Pleasanton-in-Irvington Historic District  
Marion County, Indiana  
Paul C. Diebold, photographer  
CD with .tif images on file at Indiana Division of Historic Preservation and Archaeology  
Photos taken April, 2009

Photo number and description:

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0001  
View of Michigan Street, 5121, 5125 E. Michigan are closest to camera, camera facing southwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0002  
View of Michigan Street, 5145 E. Michigan to left, camera facing southwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0003  
Porte-cochere and historic garage, 5139 E. Michigan, camera facing south.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0004  
View on Maple Lane, 5125 Maple Lane to left, camera facing south/southwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0005  
5131 Maple Lane, camera facing southwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0006  
View on Norway, 5118 to left, camera facing northeast.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0007  
View on Norway, 5133 to left, camera facing southwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0008  
View on Emerson Avenue, 325 N. Emerson to far right, camera facing northeast.



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

Section photos Page 54

*Pleasanton in Irvington Historic District, Marion Co., IN*

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IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0009

425 N. Emerson, houses on north side of Maple in background, camera facing east/northeast.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0010

Corner of Emerson and Michigan, commercial building at 453 N. Emerson to far left, houses at 451, 445, 441 N. Emerson to right. Camera facing southeast.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0011

View northwest on Poplar, 320 Poplar to left, house at 5132 Maple Lane to center/right. Camera facing northwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0012

Non-contributing house at 309 Poplar, camera facing southeast.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0013

Houses on Poplar; 339 and 337 Poplar, camera facing northeast.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0014

339 Poplar, camera facing east.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0015

View on Poplar, 401 Poplar to left, camera facing south.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0016

View down Poplar, non-contributing house at 324 Poplar to center, camera facing southwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0017

Houses along east side of Poplar, 435 Poplar to left, camera facing south.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0018

Porte-cocheres and garages, 435 and 425 Poplar, camera facing southeast.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0019

Houses along Pleasant Run Parkway, 5152 Pleasant Run closest to camera, camera facing west/northwest.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section photos Page 55

*Pleasanton in Irvington Historic District, Marion Co., IN*

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IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0020

5106 and 5110 Pleasant Run Parkway N. Drive, camera facing northwest.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0021

View of Pleasant Run Parkway houses, 5210 at right center, camera facing west.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0022

5236 Pleasant Parkway to left, 5246 and other houses to center and right, camera facing north.

IN\_MarionCounty\_PleasantoninIrvingtonHistoricDistrict\_0023

View on Pleasant Run Parkway, left to right, 5264, 5270 and 5276 Pleasant Run Parkway, camera facing north.

ELLENBERGER  
PARK



PLEASANTON  
IN  
IRVINGTON  
HISTORIC  
DISTRICT  
MARION CO., IN

- 1234 CONTRIBUTING
- NON CONTRIBUTING
- 1234 PHOTO # & DIRECTION
- BOUNDARY

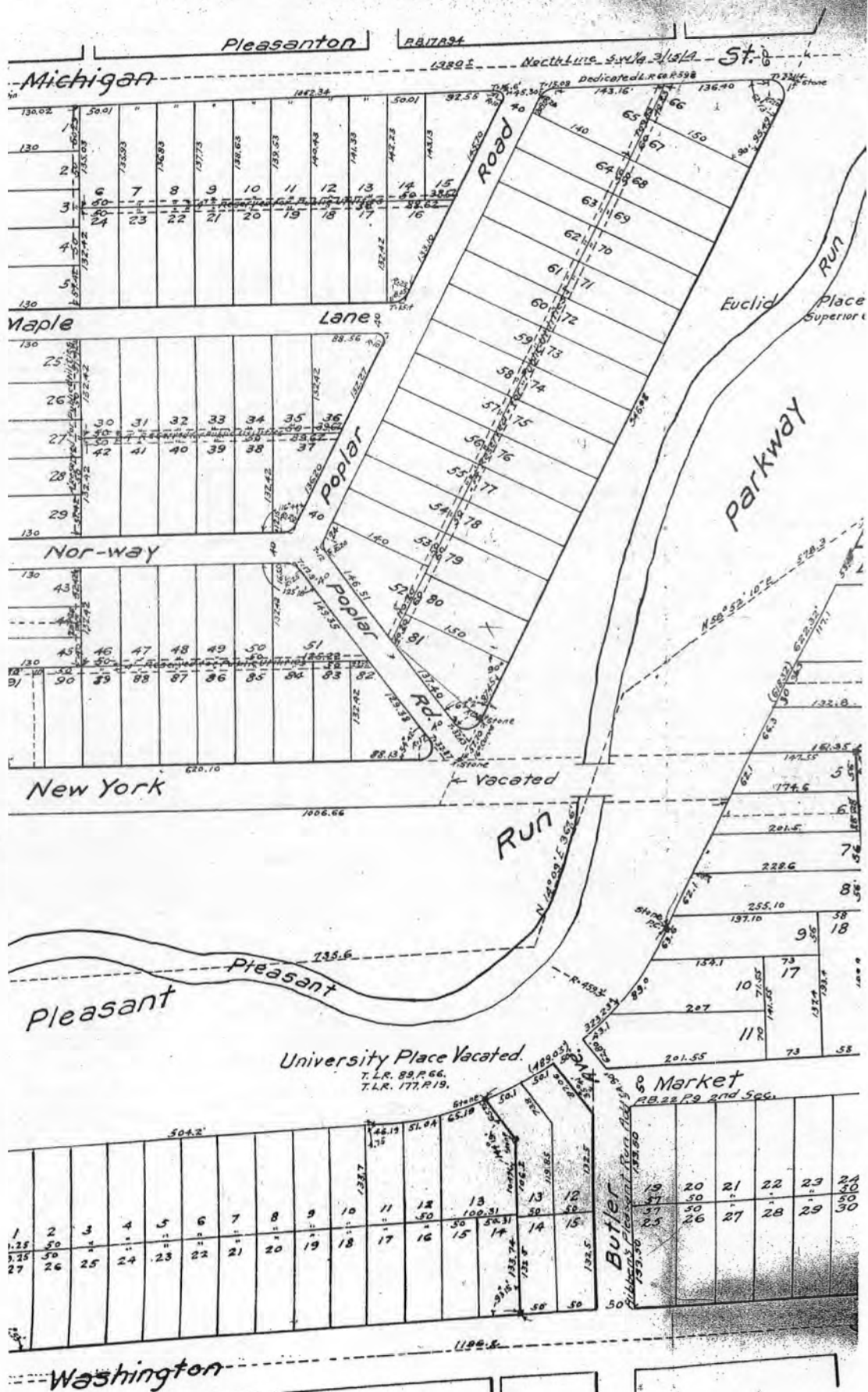
2/15/04 7109





EUCLID PLACE PLAT, PLAT BOOK 5, P. 28 2-12-1874

Pt., S.W. 1/4 Sec., 3 Twp., 15 N. R. 4 E.





**Aetna Cabinet Co**  
 Display Rooms 212-218 W. Maryland St.





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pleasanton in Irvington Historic District  
NAME:

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

STATE & COUNTY: INDIANA, Marion

DATE RECEIVED: 11/09/10 DATE OF PENDING LIST: 12/13/10  
DATE OF 16TH DAY: 12/28/10 DATE OF 45TH DAY: 12/25/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001083

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12.27.10 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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.



Pleasanton in Irvington Historic District, Marion Co., IN #1



Pleasanton in Irvington Historic District, Marion Co., IN #2





Pleasanton in Irvington Historic District, Marion Co., IN #3



Pleasanton in Irvington Historic District, Marion Co., IN #4



Pleasanton in Irvington Historic District, Marion Co., IN #5



Pleasanton in Irvington Historic District, Marion Co., IN #6



Pleasanton in Irvington Historic District, Marion Co., IN #7



Pleasanton in Irvington Historic District, Marion Co., IN #8





Pleasanton in Irvington Historic District, Marion Co., IN #9



Pleasanton in Irvington Historic District, Marion Co., IN #10



Pleasanton in Irvington Historic District, Marion Co., IN #11



Pleasanton in Irvington Historic District, Marion Co., IN #12



Pleasanton in Irvington Historic District, Marion Co., IN #13



Pleasanton in Irvington Historic District, Marion Co., IN #14





Pleasanton in Irvington Historic District, Marion Co., IN #15



Pleasanton in Irvington Historic District, Marion Co., IN #16



Pleasanton in Irvington Historic District, Marion Co., IN #17



Pleasanton in Irvington Historic District, Marion Co., IN #18





Pleasanton in Irvington Historic District, Marion Co., IN #19



Pleasanton in Irvington Historic District, Marion Co., IN #20





Pleasanton in Irvington Historic District, Marion Co., IN #21

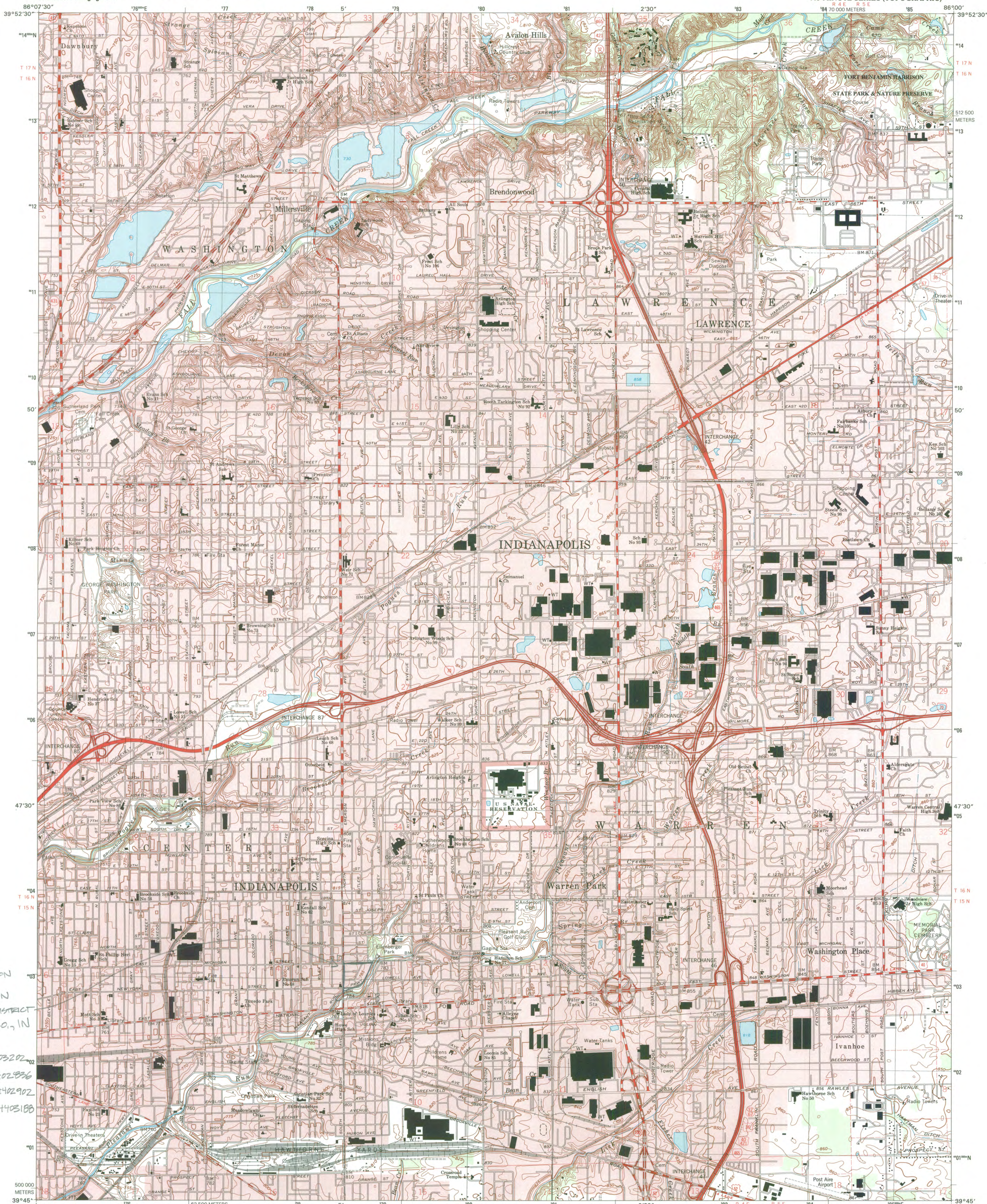


Pleasanton in Irvington Historic District, Marion Co., IN #22



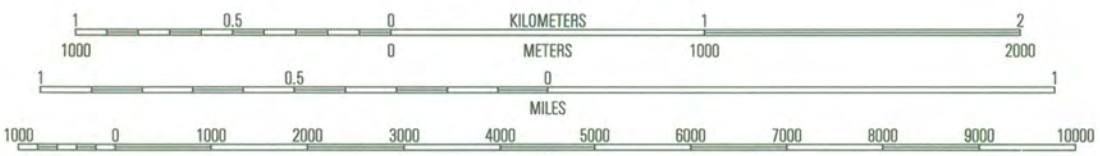
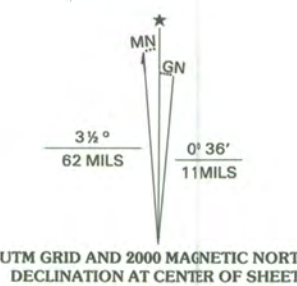
Pleasanton in Irvington Historic District, Marion Co., IN #23





PLEASANTON  
IN  
INDIANAPOLIS  
HAMILTON COUNTY, IN  
UTMS:  
1) 16578879 4403202  
2) 16578879 4402836  
3) 16578515 4402902  
4) 16578508 4403188

Produced by the United States Geological Survey  
Topography compiled 1966. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1967.  
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 16 500-meter ticks: Indiana Coordinate System of 1983 (east zone).  
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.  
There may be private inholdings within the boundaries of the National or State reservations shown on this map.  
Landmark buildings verified 1967.



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

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



1	2	3	1 Carmel
			2 Fishers
			3 McCordsville
4		5	4 Indianapolis West
			5 Columbus
			6 Maywood
6	7	8	7 Beech Grove
			8 Acton

ROAD CLASSIFICATION  
Primary highway hard surface ..... Light-duty road, hard or improved surface .....  
Secondary highway hard surface ..... Unimproved road .....  
Interstate Route ..... U.S. Route ..... State Route .....

INDIANAPOLIS EAST, IN  
1998

NIMA 3763 1 SE-SERIES V851



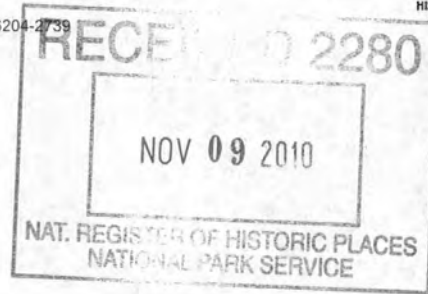


# DNR

Indiana Department of Natural Resources

Mitchell E. Daniels, Jr., Governor  
Robert E. Carter, Jr., Director

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



November 4, 2010

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

Re: Pleasanton-in-Irvington Historic District, Marion County, Indiana.

Dear Ms. Shull,

Enclosed is a National Register of Historic Places nomination for the Pleasanton-in-Irvington Historic District, Marion County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted in favor of recommending its approval for the National Register of Historic Places.

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

Sincerely,

Robert E. Carter, Jr.  
State Historic Preservation Officer

REC:PCD:pcd

enclosure: nomination package