

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received AUG - 1 1983

date entered

1. Name

historic Apartments and Flats of Downtown Indianapolis *TR*

and/or common Same

2. Location *37*street & number Indianapolis Regional Center
(See Continuation Sheet) *N/A* not for publicationcity, town Indianapolis *N/A* vicinity of

state Indiana code 018 county Marion code 097

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Thematic Resources	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<i>N/A</i>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apartments

4. Owner of Property

name Multiple Ownership (See Continuation Sheet)

street & number

city, town *N/A* vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Center Township/
Marion County Assessor's Office
Room 1301, City-County Building
street & number 200 E. Washington Street

city, town Indianapolis state Indiana 46204

6. Representation in Existing Surveys

title See Continuation Sheet has this property been determined eligible? ☒ yes ☒ nodate ☐ federal ☐ state ☐ county ☐ local

depository for survey records See Continuation Sheet

city, town state

Downtown Apartment Flats Thematic Resources
Indianapolis, Indiana

CONTINUATION SHEET ITEM 2. LOCATION

Page 1

Bounded by Interstate 65 and a line extending west roughly along Fall Creek on the north, Interstates 65 and 70 on the east, Interstate 70 on the south, and the proposed alignment of Harding Street improvements on the west. (See Map 1)

The following properties are included in this nomination:

<u>Map No.</u>	<u>Photo No.</u>	<u>Address</u>	<u>Building Name</u>
1	1	401-403 Massachusetts Avenue	The Sid-Mar
2	2	120-128 North Delaware Street	Delaware Flats
3	3	402 North Meridian Street	The Blacherne
4	4	318-320 East Vermont Street	The Wil-Fra-Mar
5	5	36 West Vermont Street	The Savoy
6	6	109 West St. Clair Street	The St. Clair
7	7	348-356 Indiana Avenue	The Martens
8	8,9	126 East Vermont Street	The Colonial
		402-408 North Delaware Street	
9	10	402-416 North New Jersey Street	The Alexandra
		332-336 East Vermont Street	
10	11	627 North Pennsylvania Street	The Glencoe
11	12	401 North Illinois Street	The Rink (The Link)
12	13	326-330 North Senate Avenue	The Emelie
		301-303 West Vermont Street	
13	14	316 East Vermont Street	The Oxford
14	15	124-128 North East Street	The Harriett
15	16	310 North Alabama Street	The Baker
		341 Massachusetts Avenue	
16	17	829 North Pennsylvania Street	The Lodge
17	18	421-427 Massachusetts Avenue	The Massachusetts
18	19	919 North Pennsylvania Street	The Pennsylvania
19	20	643 Fort Wayne Avenue	The Wilson
20	21	801 North Pennsylvania Street	The Sylvania
		108 East St. Clair Street	
21	22,23	902 North Pennsylvania Street	The Plaza
		36 East 9th Street	
22	24,25	306 East New York Street	The Vienna
23	26	103 East 9th Street	The Cathcart
24	27	615 North Pennsylvania Street	The Grover
25	28	416-418 East Vermont Street	The Mayleeno
26	29	1001-1015 North Delaware Court	Delaware Court
27	30	821-823 North Pennsylvania Street	The Burton
28	31	230 East 9th Street	The Spink (Jefferson)
29	32	1005 North Pennsylvania Street	The Chadwick
30	33	611 North Pennsylvania Street	The McKay
31	34	39 East 9th Street	The Ambassador
32	35,36	825 North Delaware Street	The Shelton
33	37	37 West St. Clair Street	The Alameda
34	38	221 East 9th Street	The Myrtle Fern
35	39	221 East Michigan Street	The Dartmouth
36	40	412 North Alabama Street	The Devonshire
37	41,42	1040 North Delaware Street	The Wyndham

Apartments and Flats of Downtown Indianapolis
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY

Page 2

<u>OWNER</u>	<u>PROPERTY</u>
THE AMBASSADOR APARTMENT COMPANY 423 Massachusetts Avenue Indianapolis, Indiana 46204	The Ambassador 39 East 9th Street Indianapolis, Indiana 46204
GLEN M. ATKINSON 691 Brookview Drive Greenwood, Indiana 46142	The Devonshire 412 North Alabama Street Indianapolis, Indiana 46204
ELVIN CHAPMAN 615 North Pennsylvania Street Indianapolis, Indiana 46204	The Grover (Chez Napoleon) 615 North Pennsylvania Street Indianapolis, Indiana 46204
THE DARTMOUTH APARTMENT COMPANY 423 Massachusetts Avenue Indianapolis, Indiana 46204	The Dartmouth 221 East Michigan Street Indianapolis, Indiana 46204
MICHELL J. & JANETTE S. FREIJE 816 First Federal Building Indianapolis, Indiana 46204	The Shelton 825 North Delaware Street Indianapolis, Indiana 46204
JOHN R. & ANN C. FULTON 1314 East 72nd Street Indianapolis, Indiana 46240	The Pennsylvania 919 North Pennsylvania Street Indianapolis, Indiana 46204
JEFF L. & JAN HAIR 4302 East New York Street Indianapolis, Indiana 46201	The Mayleeno 416-418 East Vermont Street Indianapolis, Indiana 46204
RICHARD R. HAMILTON 500 North Dearborn Street Indianapolis, Indiana 46201	The Burton (Chalet) 821-823 North Pennsylvania Street Indianapolis, Indiana 46204
	The Chadwick 1005 North Pennsylvania Street Indianapolis, Indiana 46204
CURTIS W. HUNTER 5151 East 62nd Street Indianapolis, Indiana 46220	The Spink (Jefferson) 230 East 9th Street Indianapolis, Indiana 46204
BENJAMIN F. JONES State Road 39, R. 6, Box 17 Danville, Indiana 46122	The Myrtle Fern (Mayfair) 221 East 9th Street Indianapolis, Indiana 46204

Apartments and Flats of Downtown Indianapolis
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY

Page 3

THE LOCKERBIE COURT APARTMENT COMPANY
423 Massachusetts Avenue
Indianapolis, Indiana 46204

The Alexandra (Lockerbie Court)
402-416 North New Jersey Street
332-336 East Vermont Street
Indianapolis, Indiana 46204

THE LODGE APARTMENT COMPANY
423 Massachusetts Avenue
Indianapolis, Indiana 46204

The Lodge
829 North Pennsylvania Street
Indianapolis, Indiana 46204

THE 421-427 MASSACHUSETTS AVENUE COMPANY
423 Massachusetts Avenue
Indianapolis, Indiana 46204

The Massachusetts
421-427 Massachusetts Avenue
Indianapolis, Indiana 46204

THE MCKAY APARTMENT COMPANY
423 Massachusetts Avenue
Indianapolis, Indiana 46204

The McKay
611 North Pennsylvania Street
Indianapolis, Indiana 46204

JAMES H. NEWLIN
7105 South McLain Drive
Indianapolis, Indiana 46217

The Sid-Mar (Old Point)
401-403 Massachusetts Avenue
Indianapolis, Indiana 46204

PETER J. PAGE
11210 Lakeshore Drive, East
Carmel, Indiana 46032

Delaware Flats
120-128 North Delaware Street
Indianapolis, Indiana 46204

THE PLAZA APARTMENT COMPANY
423 Massachusetts Avenue
Indianapolis, Indiana 46204

The Plaza
902 North Pennsylvania Street
36 East 9th Street
Indianapolis, Indiana 46204

RUTH REID
326 North Senate Avenue
Indianapolis, Indiana 46204

The Emelie
326-330 North Senate Avenue
301-303 West Vermont Street
Indianapolis, Indiana 46204

The Martens
348-356 Indiana Avenue
315 North Senate Avenue
Indianapolis, Indiana 46204

RIPPERGER, INNIGER, FISHER & KENNERK
9000 Keystone Crossing, Suite 510
Indianapolis, Indiana 46240

Delaware Court
1001-1015 North Delaware Street
Indianapolis, Indiana 46202

Apartment and Flats of Downtown Indianapolis
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY

Page 4

THE ST. CLAIR APARTMENT COMPANY 423 Massachusetts Avenue Indianapolis, Indiana 46204	The St. Clair 109 West St. Clair Street Indianapolis, Indiana 46204
JAMES T. & MARY R. SCHRAGE 1738 Sweet Gum Drive Indianapolis, Indiana 46260	The Colonial 126 East Vermont Street 402-408 North Delaware Street Indianapolis, Indiana 46204
DONALD E. SHAW 1350 East 116th Street Carmel, Indiana 46032	The Alameda (Shaw Apartments) 37 West St. Clair Street Indianapolis, Indiana 46204
J. ANTHONY & ALLEN SIMMONDS 801 North Pennsylvania Street, Apt. C Indianapolis, Indiana 46204	The Oxford 316 East Vermont Street Indianapolis, Indiana 46204
	The Wil-Fra-Mar 318-320 East Vermont Street Indianapolis, Indiana 46204
FRANK SNYDER 1040 North Delaware Street Indianapolis, Indiana 46202	The Wyndham 1040 North Delaware Street Indianapolis, Indiana 46202
LEO STENZ 341 Massachusetts Avenue Indianapolis, Indiana 46204	The Baker (Massala) 310 North Alabama Street 341 Massachusetts Avenue Indianapolis, Indiana 46204
HERBERT E. STRONG 311 North Alabama Street Indianapolis, Indiana 46204	The Vienna 306 East New York Street Indianapolis, Indiana 46204
THE SYLVANIA APARTMENT COMPANY 423 Massachusetts Avenue Indianapolis, Indiana 46204	The Sylvania 801 North Pennsylvania Street 108 East St. Clair Street Indianapolis, Indiana 46204
CHAUNCEY & ALICE TIMMONS 10239 State Road 26 East Lafayette, Indiana 47905	The Glencoe 627 North Pennsylvania Street Indianapolis, Indiana 46204
RUBY L. WILLOUGHBY 541 East Market Street Indianapolis, Indiana 46204	The Harriett 124-128 North East Street Indianapolis, Indiana 46204

Apartments and Flats of Downtown Indianapolis
Indianapolis, Indiana

CONTINUATION SHEET ITEM 4. OWNER OF PROPERTY (Revised)

Page 5

THE WILSON APARTMENT COMPANY
423 Massachusetts Avenue
Indianapolis, Indiana 46204

The Wilson
643 Fort Wayne Avenue
Indianapolis, Indiana 46204

MARILYN M. WILSON
846 Middle Drive, Woodruff Place
Indianapolis, Indiana 46201

The Cathcart
103 East 9th Street
Indianapolis, Indiana 46204

PAUL TIPPS, GENERAL PARTNER
Blacherne Associates
3038 North Federal Highway
Fort Lauderdale, Florida 33306

The Blacherne
402 North Meridian Street
Indianapolis, Indiana 46204

PAUL TIPPS, GENERAL PARTNER
Savoy-Hoosier Associates
3038 North Federal Highway
Fort Lauderdale, Florida 33306

The Rink (The Link)
401 North Illinois Street
Indianapolis, Indiana 46204

The Savoy
36 West Vermont Street
Indianapolis, Indiana 46204

Apartments and Flats of Downtown Indianapolis
Indianapolis, Indiana

CONTINUATION SHEET ITEM 6. SURVEYS (Revised)

Page 6

The following properties in this Apartments and Flats of Downtown Indianapolis Thematic Resources nomination were listed in the National Register subsequent to this survey.

Title: Massachusetts Avenue Commercial District
Date: December 2, 1982
Depository of Survey Records: National Register of Historic Places
City: Washington
State: DC. 20243

Map No.

1. The Sid-Mar, 401-403 Massachusetts Avenue
4. The Wil-Fra-Mar, 318-320 East Vermont Street
9. The Alexandra, 402-416 North New Jersey Street
13. The Oxford, 316 East Vermont Street
15. The Baker, 310 North Alabama Street
17. The Massachusetts, 421-427 Massachusetts Avenue
22. The Vienna, 306 East New York Street
36. The Devonshire, 412 North Alabama Street

The following properties were excluded from this Apartments and Flats of Downtown Indianapolis Thematic Resources nomination because they were already listed in the National Register as properties in the Chatham-Arch Historic District at the time of this survey.

Title: Chatham-Arch Historic District
Date: March 13, 1980
Depository of Survey Records: National Register of Historic Places
City: Washington
State: D.C. 20243

The Argyle, 617 North East Street
The Aviary, 450-452 East Walnut Street
The Buschmann, 1026-1032 North College Avenue
The Clifford, 709-711 North Park Avenue
The Earl Bert, 919 North Broadway
Fredohema Terrace, 726-728 North East Street
The Kynett, 719-723 North Cleveland (once 721 North Adelaide)
The Pawnee Apartments, 708 East Eleventh Street
The Richelieu, 418-424 East North Street
The Richelieu Annex, 614 North East Street
The Utomin Apartment, 1108 North College Avenue & 668 East Eleventh Street
The Walbrook Apartments, 1104 North College Avenue & 674 East Eleventh Street

Other surveys include:

Title: "Downtown Apartment Flats District," Historic Preservation Workpaper,
Regional Center Plan, Greater Indianapolis Progress Committee
Date: January, 1981
Depository of Survey Records: Indianapolis Historic Preservation Commission
Room 1821, City-County Building
200 East Washington Street
City: Indianapolis
State: Indiana 46204

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

This Downtown Apartments and Flats Thematic Resources nomination brings together a finite group of 37 individual structures related to each other primarily by building type and use. All 37 apartments and flats are located within the six-mile-square Indianapolis Regional Center area, as shown on Map 1. Most of the oldest properties are concentrated in the north half of the original 1821 Alexander Ralston Mile Square plan, now considered the heart of downtown Indianapolis. All known apartments and flats determined potentially eligible for listing in the National Register within the Regional Center area were surveyed and included in this thematic nomination. Structures known to have been built specifically as hotels, row town houses, and duplex doubles, were not considered eligible and were not included in this nomination. This thematic nomination is, therefore, the result of a comprehensive field survey effort and evaluation of all known properties historically built as apartments and flats located within this large, clearly definable geographic area.

The Regional Center area (see Map 1) is largely conditioned today by the original 1821 east-west and north-south grid street layout. Several blocks of the four diagonal avenues radiating from the center circle have been obliterated by modern in-fill construction. The most important topographical or landscape feature is the meandering curve of White River to the west. The block-wide green space between North Meridian and North Pennsylvania Streets, created by University Park and the World War Memorial Mall from Ohio Street north to Saint Clair Street, was designed in the 1920's. The area can be characterized as inner-city urban and primarily commercial. Five large National Register Historic Districts (Chatham Arch, Lockerbie Square, Fletcher Place, the Massachusetts Avenue Commercial District, and the Indianapolis Wholesale District) are located within the Regional Center. There are also numerous individual properties already listed in the National Register.

The earliest structure in the thematic group is the Sid-Mar ^(map) number 1) built in 1887. The latest building is the Wyndham (number 37) which dates from 1929. This roughly 40-year period constitutes the unifying chronological framework for this nomination. The period from 1890 to 1930 represents, in the history of Indianapolis, the time of greatest economic growth. The population of the city grew from 105,436 in 1890 to 364,161 in 1930. The construction of new housing units, apartments and flats, reflects that significant growth. The Indianapolis News in 1905, for example, listed 166 flats and apartments. Only a few of these properties have survived in the downtown Indianapolis area. Twelve from the 1905 list are included in this nomination.

As building types, apartments and flats were similar, but not exactly the same. From that 1905 list the Emelie (number 12) is a representative surviving example of the apartment type, where the plan is arranged as a suite of smaller rooms without a kitchen. The St. Clair (number 6), on the other hand, was a flat. Its larger rooms were more formally arranged and a sizable kitchen was included. The size, the number, and the arrangement of the rooms, and whether or not a kitchen was included (flats had kitchens) usually distinguished one building type from another.

All buildings in this thematic nomination were built of brick. In 1904 the Indianapolis City Council passed an ordinance outlawing frame buildings within the downtown area. Indiana limestone was used extensively for lintels and sills, and for stylistic detailing. The quality of materials and construction in this group is outstanding. Many of Indianapolis' best construction firms (Spink, Brown, Jungclaus, for example) were responsible for building these structures. The majority of these buildings were modestly scaled. Most are only three stories high. The Blacherne (number 3), the Savoy (number 5), the Rink (number 11), the Spink (Jefferson) (number 28), the Ambassador (number 31), the Shelton (number 32), the Dartmouth (number 35), and the Wyndham (number 37), are multi-story, "high-rise" exceptions. The range of architectural styles found in these apartments and

flats is rather limited. The emphasis is on classical revival vocabulary—geometric plans with symmetric facades, columns, pilasters, keystones, dentil and modillion cornices. The Wilson (number 19) is an excellent example with its classical terra cotta Renaissance Revival style entrance facade. There are no examples of the more exuberant eclectic styles of the late nineteenth century, such as the picturesque Venetian of the Chateausque Gothic Rival, or even the colorful Victorian Gothic. Some elements of the massive Richardsonian Romanesque can be found in the Blacherne, but there are no Second Empire Style structures. An occasional upper story polygonal bay is a reminder of the Queen Anne. The predominant mood is classical, ranging from Renaissance to Colonial and Georgian Revival, which clearly parallels the preferred conservative domestic house styles of the time. The English Tudor Gothic Revival style begins to emerge in the 1920's. The Dartmouth and the Wyndham are excellent examples of this popular, twentieth century style. The McKay (number 30) is the only example in this thematic group, with Art Deco detailing.

SURVEY METHODOLOGY

A comprehensive Regional Center Plan was completed by the Greater Indianapolis Progress Committee in August of 1981 and published as Indianapolis 1980-2000. An important component of that plan was Historic Preservation. An Historic Preservation Subcommittee, comprised of Sallie Rowland, President of the Indianapolis Historic Preservation Commission, Chairman; Reid Williamson, President of Historic Landmarks Foundation of Indianapolis, Vice-Chairman; and seven other team members working with the professional staff of the Preservation Commission, produced an Historic Preservation Workpaper (January, 1981), which identified in Part IID of their Field Survey Report six potential thematic districts in the Regional Center, a six-milesquare area of inner-city Indianapolis bounded by I-65 and a line extending west, roughly along Fall Creek on the north, I-65 and I-70 on the east, I-70 on the south, and the proposed alignment of Harding Street improvements on the west. Thematic District Number 2, the "Downtown Apartments and Flats District," listed 47 properties.

This initial list compiled by the Historic Preservation Subcommittee served as the basis for a more intensive, in-depth field survey of the entire Regional Center area by two Indianapolis preservation firms, the Acquisition and Restoration Corporation and Samuel A. Roberson & Associates, under the sponsorship of Historic Indianapolis, Inc. As a result of that search, 24 additional structures were identified and added to the Workpaper list of 47, for a new total of 71 buildings to be evaluated. Only buildings which could be proven historically to have been constructed as apartments or flats were considered for this thematic nomination. Six structures, built originally as hotels, were removed from this new list of 71. See TABLE 1: EXCLUSIONS FROM REGIONAL CENTER AREA under I. HOTELS. Three structures, built originally as row town houses, were also removed from consideration. See EXCLUSIONS under II. ROW TOWN HOUSES. The brick Italianate style building at 614-616 North Senate Avenue was constructed as a Duplex Double, not an apartment flat. This building was taken out. See EXCLUSIONS under III. DUPLEX DOUBLE. One site, the Delmar, at 221 West Vermont Street, was demolished while this nomination was in progress. See EXCLUSIONS under IV. DEMOLISHED. Another property, the Martens, which had an address at both 348-356 Indiana Avenue and 315 North Senate Avenue, was mistakenly listed twice, once for each street address. See EXCLUSIONS under V. LISTED TWICE.

Twelve apartments and flats in the Chatham Arch Historic District were not considered for this thematic nomination since they were already listed (March 13, 1980) in the National Register. See EXCLUSIONS under VI. CHATHAM ARCH HISTORIC DISTRICT. These exclusions reduced the potential number of structures for consideration to 47. Eight buildings which are included in this thematic nomination were subsequently listed (December 2, 1982) in the National Register in the Massachusetts Avenue Commercial District while this thematic nomination was in progress. See ITEM 6. SURVEYS. After numerous on-site field inspections and careful application of the National Register's standards for determining the significance of historic properties, which is explained in more detail below, ten apartments and flats were determined as not meeting the Register's criteria. See EXCLUSIONS under VII. APARTMENT FLATS NOT MEETING NATIONAL REGISTER CRITERIA. The results of this in-depth and comprehensive survey confirmed a definable thematic group of 37 apartments and flats unified by a specific historical and cultural urban context, as well as by thematic building type.

TABLE 1

EXCLUSIONS FROM REGIONAL CENTER AREA

I. HOTELS

The Barton, 505 North Delaware Street
The Haugh, 127 East Michigan Street
The Hoosier, 430 Massachusetts Avenue
The Pennsylvania, 947 North Pennsylvania Street
The Seminole, 920 North Alabama Street
The Spink Arms, 410 North Meridian Street

II. ROW TOWN HOUSES

The Apollo, 1101 North Alabama Street
Ninth Street Court, 902-914 North Alabama Street
211-223 West 9th Street

III. DUPLEX DOUBLE

614-616 North Senate Avenue

IV. DEMOLISHED

The Delmar, 221 West Vermont Street

V. LISTED TWICE

The Martens, 348-356 Indiana Avenue and 315 North
Senate Avenue

VI. CHATHAM ARCH HISTORIC DISTRICT

The Argyle, 617 North East Street
The Aviary, 450-452 East Walnut Street
The Buschmann, 1026-1032 North College Avenue
The Clifford, 709-711 North Park Avenue
The Earl Bert, 919 North Broadway
Fredohema Terrace, 726-728 North East Street
The Kynett, 719-723 North Cleveland (once 721 North
Adelaide)
The Pawnee Apartments, 708 East Eleventh Street
The Richelieu, 418-424 East North Street
The Richelieu Annex, 614 North East Street
The Utomin Apartment, 1108 North College Avenue and
668 East Eleventh Street
The Walbrook Apartments, 1104 North College Avenue and
674 East Eleventh Street

VII. APARTMENTS AND FLATS NOT MEETING NATIONAL REGISTER CRITERIA

The Avondale, 545-551 North Senate Avenue
The Celeste, 402-404 East New York Street
The Coburn, 205 East New York Street
The Deauville, 548 North Senate Avenue
The Eugenia, 302-310 West New York Street
The Legacy, 615 Madison Avenue
Rafert Flats, 1014-1018 North Alabama Street
The Spink (Conquistador), 234 East 9th Street
824 North Capitol Avenue
1036-1044 North Illinois Street

For this Downtown Apartment and Flats Thematic Resources nomination, the National Park Service Publication 171, "How to Complete National Register Forms," and the Interim Guidelines entitled, "How to Complete National Register Thematic Group Nomination Forms," were closely followed. In addition, the recent June, 1982, guidelines, "How to Apply the National Register Criteria for Evaluation," were used specifically to evaluate those initial 71 buildings located within the Regional Center area. Properties were evaluated according to Criterion C to determine whether they embodied the distinctive characteristics of a specific type, period, or method of construction.

As explained above, only buildings which were built historically as apartments or flats were considered for this nomination. Hotels, row town houses, and duplex doubles were not considered eligible for inclusion. Apartments and flats within the Regional Center area, but which were already listed in the National Register in

the Chatham Arch Historic District, were also excluded. One apartment has been destroyed and one had been listed twice. Starting with an initial 47 common use properties, ARC and SAR & A examined each building in order to determine each property's physical integrity, using the National Register's criteria of location, design, setting, materials, workmanship, feeling, and association. The principal test used to determine eligibility on the basis of physical integrity was whether a specific property still retained a high percentage of its original historic physical materials (brick, limestone, leaded glass, etc.), and its architectural design features (cornices, moldings, doorways, etc.). Properties which no longer possessed their essential historic materials and design features were excluded. For example, the Coburn, at 205 East New York Street, had its large, projecting metal cornice removed and its street level windows had been radically altered. Other properties, such as the Avondale, the Deauville, and the Eugenia, also did not meet the integrity test because they had lost many of the original exterior and interior features that determined their style and quality. Another exclusion, Rafert Flats, had been considerably altered by later in-fill brickwork in the doors and windows and by removal of its architectural cornices and moldings. The Celeste, at 402-404 East New York Street, was excluded on the basis of the fact that its original facade bay windows had been replaced by later aluminum panels. Several properties, such as the Legacy, and the Spink (Conquistador), 824 North Capitol Avenue, and 1036-1044 North Illinois Street, simply lacked the overall quality of architectural design and workmanship needed to be eligible. In general, to be included in this nomination a property had to possess enough of its essential historic physical features to convey clearly its past purpose, character and style, and its quality of design, workmanship, and materials. Evaluation of integrity was based, also, upon the technical knowledge and professional training and experience of the two preservation firms involved, ARC, and SAR & A.

The nomination format was developed in cooperation with the State Historic Preservation Office. The 37 thematic properties which follow are arranged chronologically by their known year or approximate (circa) year of construction. For instance, an apartment or flat documented to have been built in 1905 was considered older than an apartment or flat where only an approximate construction date of 1905 could be determined. The documented 1905 structure was placed ahead of the circa 1905 building on the final chronological list.

Once this final chronological list was established, each structure was assigned a sequential number from 1 to 37. Number 1, the Sid-Mar of 1887, was the earliest documented structure in the thematic group; the 1929 Wyndham, number 37, was found to be the most recent. These numbers were also used to identify the exact location of all the apartments and flats on the detailed site map used by the Regional Center Historic Preservation Subcommittee in 1981. It should be understood that precise dates would replace approximate circa dates, if new information becomes known. This chronological list should be considered alterable, although great effort was expended, initially, to provide historical accuracy. See property list under Item 2. Location.

The essential physical, historical, and geographical data for each of the 37 thematic structures is presented, all together, on one or two continuation sheets. The historic name and site address of each property is provided, along with the name and address of the current owner. Each property has its own brief physical description and short summary statement of history and significance. Every property lists its specific geographic data, including acreage, quadrangle name and scale, UTM references, and legal verbal boundary descriptions. At least one recent 8" x 10", black and white glossy photograph is provided for each property, and where useful historic photographs were available, these are included, as well.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
				Real Estate Development
Specific dates	1887-1929	Builder/Architect	Various	

Statement of Significance ~~(in one paragraph)~~

The many apartment buildings and flats surviving in Indianapolis' Regional Center provide a clear illustration of the city's transition, during the last quarter of the 19th century and the first quarter of the 20th, from a small, slow-growing community to a rapidly expanding metropolitan area.

Between the years 1890 and 1920 the population of the City of Indianapolis grew approximately 200%, climbing from 105,000 to 314,000. The percentage of foreign born residents dropped steadily during this period to only 8% of the population, although this was during the peak immigration years of 1900-1910. This suggests that the increase in population was due to the migration of rural dwellers looking for opportunities in the city. Housing for these new residents was a priority problem and multiple-dwelling housing, apartments and flats convenient to the economic and social hub of the downtown community, was a practical solution.

The growth of the city during most of the 19th century had done little to prove any short-sightedness in Alexander Ralston's 1821 Mile Square city plan. An unstable economy kept growth at a minimum with only 6,000 residing in the city in 1847. The Panic of 1855 brought growth to a standstill and in 1860, with many vacant lots still within the Mile Square, the population was only 18,611. The Civil War was the catalyst for the future growth of the city: Indianapolis was the recruiting area for the entire state. New railroads were built, and trade flourished due to the influx of soldiers and war officials. By war's end, the economy had stabilized and the city's future looked bright. Post-war speculation, however, brought about the Panic of 1873 which shook the new economic foundation of the city and severely curbed business growth until about 1884.

With the stabilization of the economy and the growth of industry and public services in the fourth quarter of the 19th century came the founding of the educational, medical, governmental and cultural institutions that further stimulated growth. These factors formed the solid base that resulted in rapid and steady population increases after 1880.

Industrial development in Indianapolis was based on the phenomenal growth of the railroads throughout the state in the 19th century. Twentieth century financial growth was stimulated by the frenetic development of the automobile industry in the city, with 44 auto manufacturers operating between 1899 and 1930. Industry, led by Eli Lilly & Co., grew steadily and banking, savings and loan, and trust institutions sprang up. The city's retail business grew significantly during this period and in 1901 its first retail merchants' association was formed. Indianapolis entered the 20th century with a fine public school system, two high schools and two colleges. The Indiana Law School, the Indiana Dental College, John Herron Art Institute, and the Indiana Medical School were all founded during this period and offered impressive educational opportunities.

Impressive public services were also developed during this period. Three telephone companies served the city by 1904. In 1881 Indianapolis Power & Light Company was founded, followed by Citizen's Gas (1890) and Indianapolis Light and Heat (1905). The Citizens Street Railway (1888) boasted of one hundred miles of track in the city by 1897.

City government responded to the needs of the growing community, supporting a fine police department which by 1902 employed one hundred eighty-nine persons. The city was divided into forty-two police districts and each was patrolled twenty-four hours a day. The fire department grew in response to two disastrous fires in the 1890's-- the Bowman-Merrill fire which killed twelve and the Surgical Institute fire which killed nineteen patients, mostly children. These disasters prompted the City Council to pass fire codes requiring accessible exits and abundant fire escapes. In 1904 the Council passed a law prohibiting the future construction of frame buildings in the central city area and, in fact, all apartments in this nomination are constructed of brick. By 1902 the city was divided into thirty-two fire districts with a fire company serving each.

With the framework of government for stability, police and fire departments for protection, a stable economic base with opportunities for employment and advancement, institutions of higher learning for education, and public services for daily comfort, the city of Indianapolis was an inviting place to locate and build a better life. These factors, developing between 1880 and 1900, were directly responsible for the rapid population growth revealed in the census figures for 1890-1920 and the subsequent construction of much-needed apartment flats.

The post Civil War years, of increasing economical stability and growth saw a steady increase in the population of the city, with an increase of approximately 55,000 persons over the period between 1870 and 1890. Beginning with 1890, however, the population increased at an average rate of 43% over each ten year census period to 1920 (see Table 2). This pattern in itself reflected a similar national growth pattern. The difference in the case of Indianapolis was that the percentage of foreign born population was decreasing for those years.

Indianapolis, like the rest of the nation, had experienced a large foreign immigration to the city during the 1840's and 50's. Due to political instability and the disastrous economic situation of those decades, many Europeans, especially those from Germany and Great Britain, fled to the United States. The city welcomed these immigrants who quickly became successful and productive citizens. Early immigrants, though U.S. citizens by the time of the census period of 1890-1920, were counted as "foreign born" and their numbers are reflected in the percentage of foreign population for those years. As the immigrants of the 1840's and 50's died the foreign born population declined (see Table 3). The city continued to welcome new citizens, with significant numbers of Eastern Europeans coming to the city between 1900 and 1915, but the large numbers of the previous immigration period were never repeated.

Population growth after 1880 was due almost entirely to the movement of rural dwellers to the city and its opportunities for financial advancement. The "coming of age" of the American Industrial Revolution offered the opportunity of education, financial and social advancement as never before. Indianapolis, with all the institutional means for success securely in place, was a very inviting city in which to locate.

Housing for the new city dwellers and for the significant numbers of young from city families who wished to establish themselves in homes and careers was obviously needed. In the years after the Civil War those not owning homes depended on rental property, especially row houses and boarding houses, for living quarters. With the increased

TABLE 2
INDIANAPOLIS POPULATION FIGURES, 1890-1920

CENSUS YEAR	TOTAL		MALE	FEMALE
	Number	Percent Increase	Number	Number
1890	105,436	40.4	52,303	53,133
1900	169,164	60.4	83,523	85,641
1910	233,650	38.1	116,069	117,069
1920	314,194	34.4	155,839	158,355

SOURCES: Indiana's Changing Population 1880-1980,
Indiana State Board of Health, 1982; Census of
Population, 1890-1920, U.S. Bureau of the Census.

TABLE 3
INDIANAPOLIS FOREIGN BORN POPULATION FIGURES, 1890-1920

CENSUS YEAR	TOTAL POPULATION	FOREIGN BORN	
	Number	Number	Percent of Total
1890	105,436	14,487	13.7
1900	169,164	17,122	10.1
1910	233,650	19,767	8.4
1920	314,194	16,958	5.4

SOURCE: Census of Population, 1890-1920, U.S.
Bureau of the Census.

#3

numbers of potential renters came the need for other forms of housing. According to an Indianapolis News article of December, 1905, entitled, "Indianapolis Keeps Building Apartments," the city's first "modern" apartment, the Delaware, was constructed about 1885 at the corner of Delaware and Michigan Streets. It has since been destroyed. The great popularity of these buildings began with the construction of the Blacherne in 1895. Owned by Gen. Lew Wallace and said to have been constructed with the royalties from Ben Hur, the Blacherne immediately became a fashionable residence for the city's social and financial leaders, evidenced by 42 entries in the 1906 Blue Book—the city's Social Register—under the heading, "The Blacherne." Gen. Wallace, himself, lived there during the winter social season—rather unusual because Indianapolis apartment owners seldom lived in their buildings.

The quick success of the Blacherne assured the future success of apartments in general, and forward-looking investors and developers began a building boom that lasted for ten years. A News article appearing in January of 1905 lamented the rapid growth in numbers of apartments and flats and questioned the advisability of such dwellings, voicing a concern for the negative effect these dwellings had on the cityscape. Recalling that Indianapolis was known as "a city of homes," the unidentified author feared the title might be lost if the rate of apartment construction continued at its current rate. The article concludes with the listing of 165 flats that were within the downtown center. Twelve of the first 14 buildings in this nomination were included on that list. Only the commercial/flats Sid-Mar and Delaware Flats were excluded.

The warning of dire consequences seems not to have been heeded by investors and renters, for the Indianapolis News ran a full page article at the end of the year, again discussing the apartment boom. The December 9, 1905, article states that the striking feature of that year's apartment growth was the extension of construction beyond the so-called "flat district" bounded by New York, New Jersey, Illinois and North Streets into the residential areas. Citing that "52 temples of concentrated life have been added to the City during the past year," the article states that 27 brick or stone flats, 16 frame flats, and nine commercial/flats were built during the year with a total value of \$676,000. Seventeen, nearly half of the apartments in this nomination, had been constructed by the time this article appeared, with 12 built between 1900 and 1905. Again, the negative consequences of apartment dwelling were discussed and this time the author cited a collapse of the family and the loss of the joys of home ownership. The editors of the newspaper seemed to feel the world was in danger of losing "the art of fire-building" and the joys of lawn mowing due to the increased numbers of people choosing to live in apartments. It is evident that no one else saw these losses as particularly alarming and the paper ceased to comment further on the apartment increases.

That life in America was changing in the first quarter of the 20th century is fact, and that family life in particular was affected has also been noted. The large families needed and welcomed on the farm were less desirable in the city. The Indianapolis census figures for the years 1890-1920 mark a small but steady decline in family size (see Table 4). Whether or not increased apartment dwelling was responsible for the decline is debatable. Apartments did, however, offer affordable, decent housing for those wishing to establish a career before marrying or having children.

TABLE 4
INDIANAPOLIS FAMILY SIZE AND DWELLINGS FIGURES, 1890-1920

CENSUS YEAR	FAMILIES		DWELLINGS	
	Number	Persons Per	Number	Persons Per
1890	23,063	4.5	21,138	4.9
1900	39,710	4.3	36,160	4.7
1910	58,645	4.0	53,359	4.4
1920	81,256	3.9	71,648	4.4

SOURCE: Census of Population, 1890-1920, U.S. Bureau
of the Census.

Beginning in the early part of the century apartments became increasingly attractive to single women who were just emerging as an important element in the work force. By the First World War, when womanpower in the workforce was most desperately needed, apartment dwelling had become an acceptable choice for single working women. Between the years 1887-1929 (as represented by these thirty-seven apartment buildings) the impact of women on rental property had drastically increased. In the early years of apartment popularity, single women residents tended to be widows and they were far outnumbered by couples and single men. By the 1929 construction of the Devonshire, women had become an important segment of the renting public. Of the Devonshire's thirty-four original occupants, one-half were single women.

#12 Young men moving to the city from rural areas had traditionally been boarders in private homes during the nineteenth century. The advent of apartments and flats provided an alternative. Apartments, which at the writing of the December, 1905 News article, were strictly defined as a "suite of 2-3 rooms" and excluded a kitchen, were extremely popular with young men. The Emelie and the #7 Martens contained apartments. Young married couples and retired couples favored flats. These usually consisted of five to seven rooms including a kitchen and dining room and allowed a life style similar to a single family dwelling. Newly married couples that twenty years before might have been forced by economic necessity to live with parents now had the alternative of flats. Retired couples, widows and widowers no longer wishing to maintain the family home but not wishing to surrender the independence of a residence of their own also found flats a desirable alternative. #9,6,8 The Alexandra, the St. Clair and the Colonial are all excellent examples of the early twentieth century flats found in this nomination.

#10,20 Slowly, during the next few years the definitions of apartment and flat began to draw closer together. In the 1910 Indianapolis Blue Book a separate list of fashionable "Apartment Houses" is presented. Listed among the sixty-two buildings are the Glencoe and the Sylvania. Both are "Eastern" flat types and appeared in earlier City Directories as "flats." By the 1920's the word apartment was the # accepted label given to multi-unit rental properties and the usage of "flat" 36,35, disappeared. The Devonshire, the Dartmouth, and the Wyndham were all advertised as 37 "apartments" and all included kitchens.

In a 1926 article appearing in the Indianapolis News, William Herschell wrote of apartments and apartment life over its thirty-year history in the city, noting that although the rapid construction of apartments seen in the early part of the century had slowed, the popularity of apartment living had continued. He described typical apartment dwellers as single workers or young marrieds and even commented on a change in social customs that he felt was brought on by apartment dwelling. He saw the increased popularity of clubs as a direct result of the limited space for entertaining in apartments. "Meeting at the club," he felt, had become an acceptable and popular alternative to home entertaining.

The apartment buildings in this nomination fall into three building type categories.

1. Commercial/Flat--buildings utilizing the street level as commercial space with upper stories divided into apartments.
2. "Eastern" Flat--buildings designed after the three-story, two-flat-per-floor type popular in the eastern United States.

3. Multi-Storied Apartment--buildings of over three stories with more than ten flats per floor.

- #1,2 The commercial/flat building type is represented in the earliest buildings in this nomination. The Sid-Mar and Delaware Flats, both built in 1887, are excellent examples of this dual-use building type. In Indianapolis the commercial/flat was especially favored for high-traffic, multi-purpose, secondary commercial streets. Away from the banking/business areas of the Circle, Washington and Pennsylvania Streets, the upper stories were less desirable as office space and more readily used as flats. The street level, because of heavy foot-traffic, was still most advantageously used for commercial space.
- #12,7 The Emelie and the Martens are excellent examples of early twentieth century commercial/flats. Less common as the century progressed, especially as the automobile was changing the daily life of America, the Alameda is the only example of the commercial/flat building type found in this nomination that was built after 1920.
- #33 The "Eastern" flat is so named from a 1905 Indianapolis News article where it is described as "a form of apartment-house....in favor in the east." The article continues to describe it as "...consisting of two flats of five to seven rooms on each of the floors" with two to three stories the standard. The St. Clair, the Lodge, and the Pennsylvania are excellent examples of the basic "Eastern" flat, popular with the owner/investor as it required only a standard city lot and the expense of an elevator could be avoided. The variations on this basic configuration were many and diverse. The first was the flat plus sleeping rooms combination. This type was usually of three stories with the prescribed two flats of five to seven rooms on the first floor. The upper stories were given to sleeping rooms that were rented along with the first floor flat directly beneath. These sleeping rooms were then let by the occupant of the first floor flat. An example of this type "Eastern" flat is the Wil-Fra-Mar, built after 1887. The "Eastern" flat type was also easily enlarged as the owner/investor's means allowed. The Alexandra is an excellent example of an enlarged "Eastern" flat. This large building with multi-entrances has but two flats per floor at each entrance. As the century progressed the "Eastern" flat type remained as only two to three stories high and only two apartments wide but it began to extend back from the street allowing for four to eight apartments per floor. The Devonshire and the Chadwick are excellent examples of the later version of the "Eastern" flat type.
- #6,16
#18
- #4
#9
- #36,
29
- #31,28
37,35
- The multi-storied apartment building type utilizes the improved building materials and techniques common in Indianapolis after the First World War. The increased financial means of the large apartment developers of this period allowed them to construct buildings far beyond the means of the small, single building investors more common prior to the war. The Ambassador, the Spink, the Wyndham, and the Dartmouth were all constructed by real estate developers or investors of considerable means. Requiring longer construction periods and greater numbers of workers with increased skills, the financing of these buildings demanded the workings of corporations. The popularity of this building type heralded the end of the small six to twelve unit building and ended active participation by the small owner/investor in the development of downtown apartment real estate.

In the earliest days of the city building tended to be haphazard, developing along

the most traveled roads. Washington Street quickly became the major business thoroughfare and residences sprang up randomly around the emerging business district. One of the earliest developers of real estate was John S. Spann. The firm he organized, John S. Spann & Co., was the leader in residential development in the city throughout the nineteenth century. As the popularity of apartments and flats grew at the end of the century, Spann & Co. also became involved in the sale and management of apartments. Although only one apartment yet identified, the Argyle (National Register Chatham Arch Historic District), was actually constructed by the firm, it did own and manage many apartments, since demolished, in the downtown area. It was the success of this firm that encouraged two of the major apartment developers represented in this nomination.

- #18 George William Brown, whose Pennsylvania apartment at 919 North Pennsylvania is the earliest building in this nomination representing the efforts of a major apartment developer, began his business career as a clerk and bookkeeper in Bowen and Stewart bookstore. Later working in the family grocery and founding a family shoe store, he did not enter the real estate business until 1890. That year he organized the German-American Building Association, serving as secretary for twenty years. During this time he became actively involved in the development of real estate, especially in the area of apartment construction. Represented in this nomination are the Pennsylvania (1906), the Vienna (1908) and Delaware Courts (1916-1917). A native of Indianapolis, son of German immigrants of the 1850's, Brown was active in city politics and social activities until his retirement in the 1920's.

- #16 The second major developer of Indianapolis apartments, E. G. Spink, arrived in the city in 1904 to supervise the construction of Dr. Fletcher's sanatorium, Neuronhurst. Edgar George Spink's sister was Dr. Fletcher's partner and was instrumental in his appointment to construct the facility. Spink organized the Home Building & Realty Company soon after his arrival and immediately began contracting for the construction of apartments. The Lodge (1905), the earliest apartment representing Spink's involvement in Indianapolis apartment development, was built for Caleb N. Lodge. By 1912 Spink had organized the E. G. Spink Company and by 1914 the company was solely involved in the construction of apartments and hotels. In 1923 Indianapolis Men of Affairs stated that E. G. Spink Company "was one of the few building organizations of Indianapolis that continued without cessation to erect additional apartment buildings to meet the urgent demand of the public." The Spink (Jefferson) of 1921-22 is an excellent example of his buildings. The same publication states that by 1923 Spink had constructed sixty apartments in the city and fifty-seven were under his management. These buildings were "occupied by more than 4,000 residents of Indianapolis." Spink is credited with strengthening the popularity of the apartment in the city, especially responding to the needs of single women, older couples and the newly married by providing comfortable, attractive residences at affordable rents. At the time of Spink's death in 1927 the value of the buildings he had erected in Indianapolis was estimated at \$11,000,000. Earlier that year he had sold twenty of his apartment buildings to T. A. Moynhan for \$1,800,000.

During the early years of this century private investors were actively involved in the development of this area of Indianapolis real estate. The majority of the buildings in this thematic group represent their private efforts. Most of them were

wealthy, politically and socially prominent citizens of the city. The apartments constructed by them most often represent a single venture into real estate and several of the city's largest contracting firms were involved in the construction of the buildings. Investors such as Mrs. Robert Zener (the Colonial, 1900), Frederick Schmid (the Emelie, 1902) and Elizabeth Palmer (the Sylvania, 1906) relied on the established contracting firms of the city for design and construction.

John A. Schumaker, the earliest contractor identified as a builder of an apartment in this group (the Colonial, 1900), was born in Germany and came to this country in 1861. Arriving in Indianapolis to form a partnership with his brother-in-law William Jungclaus he began a career known for high quality work. In 1895 the partnership of Jungclaus & Schumaker was dissolved so that each man could bring a son into the business. Schumaker and his sons continued as John A. Schumaker Co. and it was their firm that constructed the Colonial for Mrs. Zener. A large building of fine design, it to this day attests to the quality of the work executed by the father and son business.

William Jungclaus was probably the city's foremost contractor of the age. The German born builder was responsible for the construction of the Majestic Building (National Register) in 1896, Merchant's National Bank (National Register), 1906-1910, and the Masonic Temple. President of William Jungclaus & Sons after the dissolution of his partnership with Schumaker, he constructed the Sylvania (1906) for Elizabeth Palmer. The firm serves today as Jungclaus and Campbell.

Brandt Brothers & Co., organized in 1899, were contractors for the construction of the Emelie (1902) and George W. Brown's Vienna (1908). The brothers, Louis and Henry, were German immigrants and were especially involved in fine residential construction. Besides constructing the Lilly Mansion on Sunset Lane and the Frederick Ayres home on North Meridian Street, Brandt Brothers Co. constructed the John Herron Art Institute which survives today as Herron School of Art.

Nuerge & Reinking was chosen by developer George W. Brown to construct the Pennsylvania (1906). Charles Nuerge and Henry Reinking, both sons of German immigrants to Indiana, came to the city in 1871 to begin contracting work. One of the largest contractors in Indianapolis at the end of the nineteenth century, they were active through the Midwest constructing buildings and factories as far away as Des Moines, Iowa.

With advanced building techniques and materials and a demand for larger buildings developing in the twentieth century, the role of private investors in the development of apartment real estate diminished. Large firms involved in the total development of property began to control the industry. Edgar Spink pioneered the concept of combined apartment building and management, and in the 1920's two newcomers in apartment development emerged. The first, Thomas A. Moynahan, began as a contractor with Moynahan Construction Co. By 1923 and the construction of the Ambassador, Moynahan Properties, Inc. had begun to construct and acquire apartments for management. In 1927 Moynahan purchased twenty apartment buildings from the retiring Spink. Two years later he built the second of his apartments which are represented in this thematic group, the Devonshire. During his long career

#31 Moynahan built the Chamber of Commerce building as well as the interior of the Indiana World War Memorial. At his death in 1957 Moynahan Properties owned and managed twenty apartment buildings from the firm's office located in the Ambassador.

#32 Two of the most recent apartments in this group are outstanding examples of the efforts of the Foster Engineering Company's work for developer and investor F. Rolland Buck. Buck, Indiana representative for the Joseph T. Reyerson Company, Chicago, was the son of a wealthy Michigan industrialist. Using capital received from his father, Buck formed corporations for the financing and management of each of the four large apartments he constructed in downtown Indianapolis. The Shelton, built in 1925, was Buck's first apartment in the city. The collaborative efforts of Buck and Foster Engineering (the Shelton's contractor) also produced large apartments in 1927 and #37 1928. The final apartment in this group, the Wyndham, was the last building constructed by the team. Buck managed to retain ownership of the Wyndham, built in 1929 and completed just weeks before the Stock Market Crash, and the three earlier apartments throughout the Depression. Having lost his job and a great deal of his fortune, Buck personally managed and maintained the apartments until he was able to recover financially. At his retirement in the 1960's, the four buildings were sold.

Foster Engineering was the result of the collaborative efforts of Charles B. Foster and his son C. Wilbur. Charles, a close friend of Frank Lloyd Wright, worked with the architect as mechanical engineer for the Larkin Building in Buffalo, New York and in the rebuilding of the Wright home, Taliesin, in Spring Green, Wisconsin. Arriving in Indianapolis in 1919, Charles was the designer and patent holder of a structural concrete system called "unit slab construction." He was actively involved in construction of all types in the city until his death in 1932. At that time, his nephew, Charles E. Nourse, who had been active in the business since 1923, entered into a partnership with C. Wilbur and the firm survives under the management of grandson C. Wayne Foster.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property See Individual Properties

Quadrangle name Indianapolis West

Quadrangle scale 1:24,000

UTM References See individual properties

Regional Center:

A

1	6	5	6	9	1	4	0	4	4	0	4	0	6	0
Zone			Easting				Northing							

C

1	6	5	7	3	2	9	0	4	4	0	0	4	4	0
Zone			Easting				Northing							

E

Zone			Easting				Northing							

G

Zone			Easting				Northing							

B

1	6	5	7	3	5	9	0	4	4	0	3	7	3	0
Zone			Easting				Northing							

D

1	6	5	6	9	1	5	0	4	4	0	0	6	6	0
Zone			Easting				Northing							

F

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification The thematic boundaries correspond with those of Indianapolis' Regional Center, as outlined on Map 1. Individual property boundaries are given on the inventory sheets.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Karen S. Niggle, Samuel A. Roberson
Sheryl D. Roberson, for

organization Historic Indianapolis, Inc.

date February 28, 1983

street & number 4611 N. Pennsylvania Street

telephone 317/283-1979

city or town Indianapolis

state Indiana 46205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

James M. Roberson

7-21-83

title Indiana State Historic Preservation Officer

date

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

date

Attest:

date

Chief of Registration

-
- Baist, G. William (compiler). Real Estate Atlas of Surveys of Indianapolis and Vicinity, Indiana; compiled and published from Official Records, Private Plans and Actual Surveys. Philadelphia: G. William Baist, 1899, 1908, 1916, 1927, and 1941.
- Bass Photo Company, W. H. Selected historical photographs from Indianapolis Buildings file.
- Bicknell, Ernest P. (writer) and Edgar H. Evans (editor). Indianapolis Illustrated. Indianapolis: Baker-Randolph Lithography and Engraving Company, 1893.
- The Blue Books of Indianapolis. New York and Indianapolis: The Blue Book Publishing Co., random years 1894-1929.
- Building permit fee registers and indexes, City Microfilm Division, City of Indianapolis, 1881 to 1930.
- Cathcart, Charlotte. Indianapolis From Our Old Corner. Indianapolis: Indiana Historical Society, 1965.
- Citizens Historical Association. Biography file for Marion County. Indiana Division, Indiana State Library.
- "'City of Homes' . . . In Apartments and Flats." Indianapolis News, January 28, 1905.
- The Columbian, August, 1964.
- Consolidated Illustrating Company (compilers). Indianapolis of To-Day. Indianapolis: Consolidated Illustrating Company, 1896.
- Cottman, George S. (compiler). Indiana Scrapbook Collection. Indianapolis: 1891-1928.
- Cumback, Will and J. B. Maynard (editors). Men of Progress--Indiana. Indianapolis: Indianapolis Sentinel Company, 1899.
- Dunn, Jacob Piatt. Greater Indianapolis, Vol. 1. Chicago: The Lewis Publishing Company, 1910.
- Dunn, Jacob Piatt. Indiana and Indianans, Vols. 4 & 5. Chicago: The American Historical Society, 1919.
- Dunn, Jacob Piatt. Indianapolis, the Industries, the Institutions and the People of a City of Homes. Chicago: Lewis Publishing Co., 1910.

Dunn, Jacob Piatt. Memorial Record of Distinguished Men of Indianapolis and Indiana. Chicago: The Lewis Publishing Company, 1912.

Herschell, William. "Crosstown Journey of Large Brisk Apartment House and Hotel Give Evidence of Demand for Living Quarters in City's Central Area." Indianapolis News, November 27, 1926.

Historic building files, Indianapolis Historic Preservation Commission.

Hyman, Max R. (editor). Hyman's Handbook of Indianapolis. Indianapolis: M. R. Hyman, 1897, 1907, and 1909 editions.

Hyman, Max R. (editor). Journal Handbook of Indianapolis. Indianapolis: The Indianapolis Journal, 1902.

Indiana Division, Indiana State Library (compilers). "Indiana Biography Series," Vols. 1-83, a scrapbook collection containing biographical clippings c.1898 to date.

Indiana Gazetteer. Indianapolis: (various publishers), random years 1849-1870.

Indiana Historical Society Library, Photograph Collection--Indianapolis Apartments.

Indiana State Board of Health. Indiana's Changing Population. Indianapolis: Indiana State Board of Health, 1982.

Indianapolis and Its Resources; a Souvenir of the Indianapolis Sentinel. Indianapolis: Indianapolis Sentinel, 1891.

Indianapolis City Directories. Indianapolis: (various publishers), 1855 to 1877, inclusive.

Indianapolis Illustrated. Indianapolis: H. R. Page and Company, 1889.

Indianapolis Illustrated, the Capital City of Indiana. Indianapolis: Consolidated Publishing Company, 1893 (?).

"Indianapolis Keeps on Building Flats, Has Built More This Year Than Ever and is Now Erecting Them Far from the City Center." Indianapolis News, December 9, 1905.

Interviews with C. Wayne Foster, Charles E. Nourse and Frank Snyder.

Leary, Edward A. Indianapolis, The Story of a City. Indianapolis: Bobbs-Merrill Company, Inc., 1971.

Memoirs of Indianapolis and Marion County, Indiana. Chicago: Goodspeed Brothers, Publishers, 1893.

National Register of Historic Places. Nomination forms for the Hammond Block, 1978; Indianapolis Wholesale District, 1982; Marrott Hotel, 1981; Massachusetts Avenue Commercial District, 1981.

Nowland, J. H. B. Sketches of Prominent Citizens of 1876, with a Few of the Pioneers Who Have Passed Away. Indianapolis: Tilford and Carlon, 1877.

Polk and Company, R. L. Indianapolis City Directories. Indianapolis: R. L. Polk and Company, 1878 to 1970, inclusive.

Rabb, Kate M. and Herschell, William (editors). Indianapolis and Marion County, Vols. 3 & 4. Dayton, Ohio: Dayton Historical Publishing Co., 1924.

Sanborn Map Company (compilers). Insurance Maps of Indianapolis, Indiana. New York: Sanborn Map Company, 1887, 1898 (corrected to 1913), and 1956 (corrected to 1969).

Stein, Theodore. Our Old School. Indianapolis: The Cheltenham-Aetna Press, 1914.

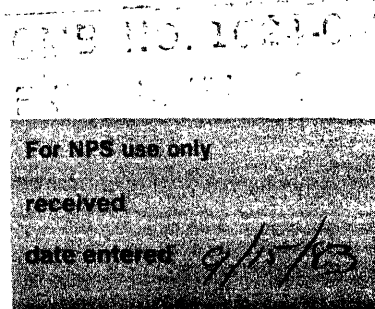
Sulgrove, B. R. History of Indianapolis and Marion County, Indiana. Philadelphia: Everts & Co., 1884.

United States Bureau of Census, Vol. 1, 1880, 1890, 1900, 1910, 1920 inclusive.

United States Federal Census, Microfilm of Indiana Census, 1880 and 1900. Indiana State Library, Geneology Division.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page 1 of 1

Multiple Resource Area
Thematic Group

dnr-11

Name Apartments and Flats of Downtown Indianapolis Thematic Resources
State INDIANA

Nomination/Type of Review

Date/Signature

- | | | | |
|---------------|-------------------------------------|--------|--------------------------------|
| 1. Alameda | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 2. Alexandra | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 3. Ambassador | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 4. Baker | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 5. Blacherne | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 6. Burton | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 7. Cathcart | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 8. Chadwick | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 9. Colonial | Entered in the
National Register | Keeper | 9/15/83 <u>Melrose Byers</u> |
| | | Attest | |
| 10. Dartmouth | Substantive Review | Keeper | Patrick Andrews accept 9/15/83 |
| | | Attest | |

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered 9/15/83

Continuation sheet

Item number

Page 2 of 4

Multiple Resource Area
Thematic Group

Name Apartments and Flats of Downtown Indianapolis Thematic Resources
State INDIANA

Nomination/Type of Review

Date/Signature

11. Delaware Court

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

12. Delaware Flats

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

13. Devonshire

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

14. Emelie

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

15. Glencoe

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

16. Grover

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

17. Harriett

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

18. Lodge

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

19. Martens

Entered in the
National Register

for Keeper

9/15/83 Deborah Byers

Attest

20. Massachusetts

Substantive Review

for Keeper

accept Patrick Andrews 9/15/83

Attest

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered 9/15/83

Continuation sheet

Item number

Page 344

Multiple Resource Area
Thematic Group

Name Apartments and Flats of Downtown Indianapolis Thematic Resources
State INDIANA

Nomination/Type of Review

Date/Signature

21. Mayleeno

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

22. McKay

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

23. Myrtle Fern

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

24. Oxford

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

25. Pennsylvania

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

26. Plaza

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

27. Rink

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

28. Savoy

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

29. Shelton

Entered in the
National Register

for Keeper

9/15/83 *Shelton Byers*

Attest

141 30. Sid-Mar

Substantive Review

for Keeper

Patrick Anderson accept 9/15/83

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

9/15/83

Continuation sheet

Item number

Page

424

Multiple Resource Area
Thematic Group

Name Apartments and Flats of Downtown Indianapolis Thematic Resources

State INDIANA

Nomination/Type of Review

Date/Signature

31. Spink

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

32. St. Clair

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

33. Sylvania

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

34. Vienna

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

35. Wil-Far-Mar

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

36. Wilson

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

37. Wyndham

Entered in the
National Register

for Keeper

9/15/83 Delores Byers

Attest

38.

Keeper

Attest

39.

Keeper

Attest

40.

Keeper

Attest