

United States Department of the Interior
National Park Service

FILE COPY
FINAL

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 Campbell, Henry F., Mansion

other names/site number Estates Apartments 097-296-55156

2. Location

street & number 2550 Cold Spring Road N/A ☐ not for publication

city or town Indianapolis N/A ☐ vicinity

state Indiana code IN county Marion code 097 zip code 46222

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 36CFR 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.)

Pat R. Ralston
Signature of certifying official/Title

2-2-97
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:) _____

Signature of the Keeper

Date of Action

Campbell, Henry F. Mansion
Name of Property

Marion 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
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5	0	buildings
0	0	sites
0	0	structures
0	0	objects
5	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

19th & 20th c. REVIVALS: Italian Renaissance

Materials

(Enter categories from instructions)

foundation CONCRETE
walls BRICK
TERRA COTTA
roof TERRA COTTA
other STONE: Marble

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

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 significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1916-1942

Significant Dates

1916

1942

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bohlen, D. A. & Son

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Campbell, Henry E., Mansion
Name of Property

Marion IN
County and State

10. Geographical Data

Acreage of Property 5.7

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 6 5 6 8 0 4 0 4 4 0 5 8 8 0
Zone Easting Northing
2

3
Zone Easting Northing
4

☐ 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 Christie McAuley
organization date 11-24-96
street & number 2550 Cold Spring Road #209 telephone
city or town Indianapolis state IN zip code 46222

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 Tom Craig, Jr.
street & number 2550 Cold Spring Road #301 telephone 317/921-8163
city or town Indianapolis state IN zip code 46222

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Campbell, Henry F., Mansion
Marion County, Indiana

Section 7 -- Architectural Description

The Henry F. Campbell Mansion is a two-and-a-half story cream-colored brick and glazed terra cotta residence situated on 5.66 acres. It has a hipped roof is covered in green glazed terra-cotta tile. The east elevation is divided into four major bays, the southernmost bay of which forms a wing. The three remaining bays comprise a formal facade whose central section is recessed. The first or ground floor of this facade is dominated by a semi-circular entry portico supported by ten marble Tuscan columns. The house is structurally of steel and concrete construction with the first and second floors made from 12 inch poured concrete plates. Steel footers on a concrete base support the center of the house. The roof is also reinforced concrete rendering the house completely fireproof. Construction of the Renaissance Revival mansion began circa 1916 and lasted almost six years. Four outbuildings contribute to the property; a gardener's house, six-car garage, barn, and a garden shed.

The walls are built of cream-colored brick over brick block (Photo # 1). The brick wall surfaces are enriched by terra cotta quoining, string courses, friezes and cornices of a lighter cream color. A terrace extends across the facade bays and is defined at its ends by a glazed terra cotta balustrade. The columned portico comprises its center section. Semi-circular concrete stairs extending from the portico and terrace give access to the main entrance. Double French doors, of ten panes each, form the main entrance to the foyer.

A port-cochere projects from the north elevation (Photo #5). It is supported by two scroll brackets and two brick square columns and is enriched by a glazed terra cotta balustrade above its flat roof. There are various types of window throughout the residence, most which have glazed terra cotta surrounds. On the first level of the facade are two segmental arched window openings divided by heavy moldings into a main light with flanking sidelights and three transom lights. Other windows throughout the main body of the house include six-over-one double hung sash, multi-paned casement windows with overhead six-light transoms, six-paned casement windows with semi-circular fan lights, oval windows with keystone surrounds. All dormer windows are six-over-six double hung sash. All ground-level external window sills are constructed of Italian marble.

The mansion's hipped green terra cotta tile roof is capped in copper at its ridge. The facade, south wing, and rear elevation of the house each have one gabled dormer with copper horizontal and raking cornices. The north elevation has three dormers each with copper cornices. Three brick chimneys with glazed terra cotta caps extend from the roof at the north and the east elevations and at the ridge. The guttering system is made entirely from copper with copper downspouts that empty into two cisterns which hold water for a lawn water supply. The modillioned cornice that conceals the gutter system is entirely made of hand-hammered copper.

The house has three balconies at the second floor. The east elevation balcony is the roof of the portico and thus curves outward (Photo #7). The west elevation of the house contains two smaller balconies; that at the north end is rectangular while that on the south end of the rear elevation is semicircular. Both the north balcony and the main balcony had doors installed after the home was remodeled into apartments. The semi-circular balcony is reached by double French doors.. An open loggia-like space is created between the two sections of the south wing at the second floor level (Photo #3). The entrance to this space is defined by a stilted segmental arch supported by a pair of Ionic columns.

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Section number 7 Page 2

Campbell, Henry F., Mansion
Marion County, Indiana

Interior

The interior of the residence is simple in style yet has integrity of materials and workmanship consistent with the exterior. Originally designed as a single-family residence, the Campbell mansion was never completed as such, and was converted to multiple dwelling units in 1942.

The foyer of the mansion is an open area with dual-colored terrazzo marble floors and a branching stairway leading to the second floor (Photo #9). Two curved steps flanked with a cast iron railing lead to the terrazzo marble stairs. The light fixtures, two on each side, are replacement wall sconces which typify the architectural period.

The basic layout of the home is simple. The basement of the mansion has a laundry room, storage room and one subterranean apartment. On the first floor are four apartments with entrances accessible from the foyer. The second floor contains a large, open hall to which all four apartments are accessible. All apartments have different layouts, each with one bedroom. A small hallway off the foyer exits on the north end of the home. The original floor plans indicate that the first floor was scheduled to serve several different functions: sun parlor, dining and kitchen areas, music room, lounge, Japanese room, and main hall. The second floor was intended to have two bedrooms and a master suite with a sitting room and a storage/utility area. The third floor was originally designed to be the grand ballroom.

There are two primary staircases in the interior of the mansion. The larger staircase is in the first floor foyer and leads to the second floor hall. It is a branching stairway with terrazzo marble steps. A secondary staircase, found in the hallway off the foyer, leads to the second floor and penthouse apartment on the third floor. Both staircase railings are wrought iron with stylized curves. The burnt orange color of the main staircase railing pulls together the same-color detailing from the walls and the terrazzo floors. Another stairway with a cast iron railing is found in the southwest apartment on the first floor. The stairway, uniquely placed in the bedroom, curves downward on both sides and exits to the backyard of the mansion.

All apartments have nine foot ceilings with walls of sand-finished plaster over brick block. Oak hardwood floors, crown molding and paneled doors comprise first and second floor apartments with the exception of the penthouse apartment, which has maple hardwood floors. Each bathroom maintains the original marble floors and cast iron tubs. Small doors which lead to each first and second floor apartment are package receivers, originally used for fresh milk delivery. Telephone nooks and cast-iron radiators with steam heat are also found in each apartment. The second floor hall has a fireplace with a wooden mantle and ceramic floor tile. Fireplaces with wooden mantles are also found in 4 apartments. A unique detail of the mansion is the intricately hand-carved circular wood cut set in the second-floor ceiling looking above from the main staircase (Photo #11).

The penthouse apartment stretches the length and width of the mansion and has a fireplace, two bedrooms, one den, three bathrooms and large living/dining area. Small doors open to roof access near the south end of the apartment.

Outbuildings

Four outbuildings on the Campbell Estate property contribute to the integrity of the home. Originally included in the building plans, the buildings are: a two-story home, a six-car garage with an overhead carriage house, a barn, and a garden shed.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Campbell, Henry F., Mansion
Marion County, Indiana

Constructed at the same time as the mansion, a Craftsman-style home sits behind the mansion to the southwest. The roof of the home is a standard asphalt gabled roof with a chimney, gabled front and front porch (Photo #13). The exterior of the home is wood siding with decorative wood cuts, spindle work and verge boards reminiscent of a Swiss chalet (Photo #12). The interior of the house has oak hardwood floors and a fireplace. All windows are nine-over-nine double hung sash and six-over-six double-hung sash. Originally the home was built for the gardener; however, the foreman of the mansion's construction crew resided here until it was converted into two apartments, one upper and one lower, in 1942.

A second outbuilding is a six-car garage with a second floor carriage house (Photo #16). The structure is constructed of cream colored brick with a base-level limestone string course. The hipped roof is asphalt with wooden scroll brackets and open eaves. Having six bays plus a rear workroom and bathroom, the garage's style is influenced by the architecture of the mansion. A glazed terra cotta tile string course with detailed embellishments lies below the ceiling in the inside brick wall. The lower floor windows are industrial steel sash with multi-paned awning windows with limestone sills. Above the six bays and workroom is the carriage house. Originally intended as an apartment for the butler, the area has maple hardwood floors, plaster walls and a tray ceiling in the living room. All windows are six-over-six double hung sash, with the exception of the bathroom, which has four-over-four double hung sash windows.

A third outbuilding is a barn, which sits behind the garage (Photo #15). It is typified by a Craftsman style architecture, with clean, straight lines and a simpler style. The exterior walls are painted adobe cement and brick. The roof is hipped with terra cotta tile, a brick chimney and a decorative venting resting atop. It also has a gabled dormer with double doors, each of which has four-paned casement windows- the rear of the gable has ribbon windows, each with four-paned casements. Below the roof are open eaves with simple wooden brackets. Windows on the first level are four- and six-paned casement with side hinges. The upper level has original exposed support beams and a wooden floor; the lower floor is concrete.

Behind the mansion is a small Craftsman-style garden shed (Photo #14) that was probably built c.1942. It has a small gabled asphalt roof with asphalt siding, open eaves and exposed rafters. It has a Craftsman wood and glass door in the gable end with a four-paned window directly above. The door and window trim, corner boards, and sill plate are painted white, and the exterior is covered in asphalt shingles. The wooden structure of the shed was built from munitions crates from the Allison company, and the lettering is still visible on the interior of the shed.

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Continuation Sheet**

Section number 8 Page 4

Campbell, Henry F., Mansion
Marion County, Indiana

Section 8 -- Statement of Significance

The Campbell Mansion is eligible for the National Register under Criterion C for its outstanding architecture. Part of the mansion's architectural significance lies in its high-style features and its integrity on both the interior and exterior. Another significant feature is that the house was solidly constructed with steel and concrete; common in industrial buildings, but very unusual in a private residence. The property is also interesting in that it was originally designed as a single-family home, but was never occupied as such. Its conversion to apartments was done historically and its current interior appearance is much the same as when it was opened in 1942. It is rated as outstanding in the Wayne Township, Marion County Interim Report.

The house was designed for prominent businessman Henry F. Campbell (1882-1936). Born in Williamsport, Pennsylvania, Campbell attended public schools there and graduated from Lehigh University where he earned a degree in civil engineering in 1904. Four years after graduation, he came to Indianapolis to pursue business endeavors in the Overland Automobile Company and the Marion Motor Car Company.

Campbell joined Harry C. Stutz in the organization of the Stutz Auto Parts Company in 1909 and gave up his previous business interests. He became president of the Ideal Motor Car Company, organized to market the Stutz car in 1911, and became secretary-treasurer of the Stutz Motor Car Company in 1913. Later Campbell and Stutz sold a controlling interest in the company to New York bankers. Together, they later formed the H.C.S. Motor Car Company in 1919. Many Indiana auto companies went out of business in the 1920s due to competition from Detroit's larger auto makers. The H.C.S. Motor Car Company went out of business in 1927, after several years of decreased sales. Campbell probably did not finish construction of his home due to the loss of his business.

Campbell was active in club life and was a leading force in organization of the Indianapolis Athletic Club, where he was elected first president. He was also a member of the Columbia Club, Highland Golf and Country Club, and the Woodstock Club. Additionally, he was affiliated with the Scottish Rite and the Shrine.

The Campbell Mansion is situated on the (at that time) outskirts of Indianapolis, near the White River. There are five mansions on the west side of Cold Spring road, all of which belonged to men who were influential in the automobile industry. Campbell's neighbors on "Mansion Row" included James Allison, Frank Wheeler, and Carl Fisher, the three men who founded the Indianapolis Motor Speedway. All three also owned one or more companies devoted to the manufacture of automobiles or auto parts. The fifth mansion was built by Charles Sommer, president of two Indianapolis automobile manufacturing companies. Sommer's home and the Allison Mansion are listed on the National Register.

The Campbell Mansion is significant as a fine example of Italian Renaissance Revival architecture. The mansion was designed by the firm of D.A. Bohlen & Sons, the most prominent regional architectural firm during this time. Architect D.A. Bohlen, at first individually and later in partnership with his sons, designed many of Indianapolis's most important public buildings among them the Morris-Butler House, the Indianapolis City Market, St. John's Church & Rectory, and Foley Hall at St. Mary-of-the-Woods College, all of which are listed in the National Register of Historic Places. The firm designed the Campbell Mansion as a fireproof building of concrete and steel, containing no structural wood. This concept was novel in a single-family residential building and adds to its architectural significance.

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**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

Campbell, Henry F., Mansion
Marion County, Indiana

In the mid-1920s, Campbell halted construction of the twenty-five room mansion which had been under construction for over six years. Never inhabited by Campbell, the home was left vacant and unfinished. In 1939, the "Colored Lodge" of the Indianapolis Elks' Club announced that it had completed plans to purchase the property and convert it into a children's home and industrial training school for African-American youth. After an article regarding the proposed school appeared in a local newspaper, the plans apparently fell through and the house sat vacant for another two years.

Plumbing and heating contractor William Steck purchased the mansion in 1941 and divided it into 10 apartments. Steck had the interior completed in a style combining elements of Art Deco and Moderne, which have remained to this day. The apartments boasted all of the latest innovations: built-in medicine cabinets with fluorescent lights, chrome trim on the bathroom fixtures, Murphy beds, built-in telephone niches, and all-electric kitchens. The building's solid, fireproof construction became an important selling point for the apartments, which were completed just as the U.S. entered World War II. A newspaper article published in January, 1942, stresses the basement's two-foot thick concrete walls as providing "the best air-raid shelter of any multi-family building" in the central part of the state.

Steck owned the Campbell Mansion until 1983. It then changed hands twice before the current owners, Thomas and Teresa Craig, bought the property in 1994. The building retains the appearance of a high-style mansion on the outside, and the interior is much the same as when the apartments were finished in 1942.

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National Register of Historic Places Continuation Sheet

Section number 9.10 Page 6

Campbell, Henry F., Mansion
Marion County, Indiana

Section 9 -- Bibliography

"2-Story Brick Building Given Formal Yet Pretentious Look by Classic Architecture." *Indianapolis Star*, 11 January 1942.

Baker, David. *Indianapolis-Marion County Automobile Industry, 1890-1940: Historic Context Study & Property Type Analysis*. Indianapolis: Indianapolis Historic Preservation Commission, 1990.

Conant, Alan & William L. Selm, et al. "Indianapolis Automobile Industry Thematic Resources." National Register Nomination Form, 1984.

"First Head of I.A.C. Was Active in Clubs Here, Organized Stutz Firm." *Indianapolis Star*, 5 September 1936.

Historic Landmarks Foundation of Indiana. *Wayne Township, Marion County Interim Report*. Indianapolis: Historic Landmarks Foundation of Indiana, 1993.

Section 10 -- Geographical Information

Verbal Boundary Description:

A part of the Southeast quarter of Section 28, Township 16 North of Range 3 East in Marion County, Indiana, described as follows:

Beginning at the Northwest corner of the Southeast quarter of Section 28, Township 16 North of Range 3 East, thence East 907.5 feet to the West line of Meyer's free gravel road; thence South along the West line of said gravel road, 264.8 feet; thence West parallel with the North line of the Southeast quarter 907.5 feet; thence North 264.8 feet to the place of beginning.

Boundary Justification:

This is the historic boundary of the property.

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Section number 10 Page 7

Campbell, Henry F., Mansion
Marion County, Indiana

Sketch Map -- not to scale



Barn



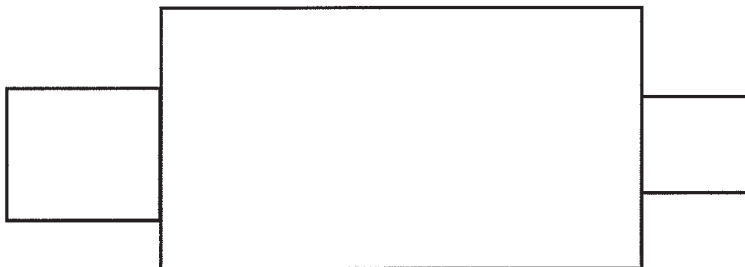
Garden Shed



Caretaker's house



6-car garage & carriage house



Campbell Mansion