NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

FINAL

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 **Linwood Colonial Apartments**

other names/site number Colonial Park Apartments 098-295-02136

2. Location

street & number 4421 E. Washington Street and 55 & 56 S. Linwood Ave. N/A ☐ not for publication

city or town Indianapolis N/A ☐ vicinity

state Indiana code IN county Marion code 097 zip code 46201

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.)

Signature of certifying official/Title 1.30.06. 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:

	Signature of the Keeper	Date of Action
☐ 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:)		

Linwood Colonial Apartments
Name of Property

Marion IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count

Contributing	Noncontributing	
4	0	buildings
1	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: Multiple Dwelling
DOMESTIC: Secondary Structure

Current Functions
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling
DOMESTIC: Secondary Structure

7. Description

Architectural Classification
(Enter categories from instructions)

19th & 20th c. REVIVALS: Colonial Revival
OTHER: garden apartment

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: BRICK
roof: SYNTHETICS: Rubber
other: WOOD

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

Linwood Colonial Apartments
Name of Property

Marion IN
County and State

8. Statement of Significance

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

- ☒ **A** Property is associated with events that have made a significant contriibution 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.

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING &
SOCIAL HISTORY

Period of Significance
1937-1955

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Pierre & Wright
Moynahan Apartment Organization

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:

Indiana State Library

Linwood Colonial Apartments
Name of Property

Marion IN
County and State

10. Geographical Data

Acreage of Property 3.6 acres

UTM References (Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	16	577600	4402580
2	16	577760	4402590
3	16	577800	4402370
4	16	577620	4402370

☐ 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 Julie Zent, Graduate Architect

organization Jacobs Pannicke Architects, Inc. date 08-01-2005

street & number 158 E. 14th Street telephone 317/ 917-9042

city or town Indianapolis state IN zip code 46202

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 Partners In Housing Development Corporation

street & number 2811 E. 10th Street telephone 317/ 633-1861

city or town Indianapolis state IN zip code 46201

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.

Narrative Description

GENERAL

Constructed in the years 1937 through 1938, the three brick buildings are an early example of the "garden apartment complex" style in Indianapolis, Indiana. Situated along East Washington Street (U.S. 40), the Linwood Colonial Apartments (since renamed Colonial Park Apartments) features 106 units, landscaped grounds, off-street parking, access to public transportation and is in proximity to various parks via the Greenway Trail along Pleasant Run Parkway North Drive. Historically, the parkway was part of the George Kessler's 1909 Parks and Boulevards Plan. The largest of the buildings is U-shaped and fronts East Washington Street (*photos 1-35*). The second building (*photos 44-58*) lies to the south across a sizable lawn and features a stepped plan. The third building (*photos 36-43*) is a reflection of the second and is located to the east, across South Linwood Avenue. A paved parking lot is situated to the north of the third building and possesses an original nine-bay garage (*photo 63*). The 3½ acre site slopes to the south and is divided by South Linwood Avenue. (*refer to Site Plan*).

Although left to decline over the last couple decades, the Linwood Colonial Apartments have been in continual use as apartments since their erection. In 2004 through 2005, the buildings underwent an extensive clean-up and renovation as part of a Historic Rehabilitation Tax Credit project (file number: 13512) that was certified as eligible for National Register of Historic Places status. This project was also the first undertaking in the "Blueprint to End Homelessness," an initiative brought about by the Mayor of Indianapolis. Few changes have been made to the architectural fabric, as building exteriors and apartment layouts remain unaltered. Improvements included updates to interior finishes, new appliances and fixtures, upgrades to the exterior building shells, utilities and the site improvements. The buildings also received new amenities to improve living conditions in regard to fire and life safety systems, security systems, improved accessibility and offices for on-site counseling.

SITE DESCRIPTION

The Linwood Colonial Apartments campus features aspects from three types of demographic settings; urban, residential and countrified. The north is bounded by the highly trafficked and commercial thoroughfare, East Washington Street, which is juxtaposed against the quiet Pleasant Run Parkway North Drive on the south, which allows entry to natural environs via the Greenway Trail. Between these two opposites, single and multiple family housing exists to the east and west with four single family homes to the north of the building at 55 South Linwood Avenue (*refer to Site Plan*). Aerial photography illustrates that these houses were in existence at the time of the Linwood Colonial construction (*refer to 1937 aerial photo*).

Each building has an expansive front lawn with the original curvilinear concrete walks (*photos 1-4*) leading from sidewalks paralleling adjacent streets to the building entry points. Strategically planted trees, predominantly evergreens, and abundant green space emphasize garden associations. Based on their maturity, many original trees remain on campus. Scrub shrubs, obvious later plantings and a couple of original trees that died were removed in the most recent renovation to provide a safe and attractive environment for the families that now reside in the apartments. A large, flat, open green space, referred to as "The Commons", exists between 4421 East Washington Street and 56 South Linwood Avenue (*refer to Site Plan & photos 59- 63*). According to aerial photography, few trees were ever planted in this area, thus offering the residents of the Linwood Colonial Apartments a communal backyard where outdoor activities such as picnics and sporting events could take place. Future landscape plans have been developed respecting the original layout. These plans will be implemented when funding is available.

Paved asphalt surfaces consisting of alleys on the east and west of the project site allow vehicular access to each building. While these alleys appear to be part of the original site plan, the small parking areas located to the south of the buildings located at 4421 East Washington Street (*photo 7*) and 56 South Linwood Avenue do not. According to aerial photography, these first appear in 1992. All existing paved or graveled surfaces were improved during the recent renovation; however, no new traffic or parking areas were introduced.

Three of the seventeen original carports (*photo 63*) were retained during the recent renovation through the advice of the National Park Service, Technical Preservation Services Department. The remaining three are located at the southeast end of the L-shaped parking lot which is accessed from South Linwood Avenue. Originally the carports lined both sides of the north-south section of the parking lot with two perpendicular carports located at the north end. The placement of the carports on the site appears to have intentionally kept them out of the apartment building sight lines. While constructed at the same time, the carports lack any architectural details that coordinate with the three apartment buildings. Strictly functional, they are comprised of concrete block bearing walls on three sides that rise to form parapet walls which enclose a rubber membrane shed roof. Each carport is divided into three garage bays with a wood framed front wall and multi-panel garage doors. These structures have been allowed to deteriorate over the years and are not scaled to accommodate contemporary vehicles. The majority of the carports were recently demolished with the area being repaved to create off-street parking, thereby continuing the historic function.

GENERAL BUILDING DESCRIPTION

Holding true to the Colonial Revival Style, Linwood Colonial Apartments (Colonial Park Apartments) have red brick exterior walls laid in a running bond pattern with classical wood detailing painted white at all building entries(*photos 10, 11 & 40*). A parapet wall conceals the flat membrane roof except on elevations where the downspouts and gutters are located. A new membrane roof was installed as part of the recent renovation. The parapet wall is capped by metal flashing. The base of the parapet wall features brick banding with a dentil pattern (*photo 49*). Building corners are articulated with brick quoins.

Building elevations feature large multi-lite double-hung windows. The majority of the original wood windows were replaced during the recent renovation due to their poor condition. However, all lower level (basement)windows were repaired and retained upon the advice of the Historical Architect at the Indiana Division of Historic Preservation and Archeology, who also aided in the selection of the upper level replacement windows (*photos 14 & 26*). The new double-hung aluminum-clad wood windows with simulated divided lites and specially designed historic sills were selected to match the original as closely as possible (*photos 15, 43 & 57*). All windows have masonry sills composed of projecting rowlock bricks with steel lintels above.

Several double-hung window sizes are found on the buildings. The size of the window directly correlates to the function of the room within. Tripled windows indicate a living room (*photos 15 & 43*). These windows feature a six-over-six lite window flanked by two narrower four-over-four windows. Bedrooms have either single or doubled windows (*photos 5, 49 & 57).* The single window has a six-over-six lite pattern and the double features two sizes, six-over-six or four-over-four windows, depending on the size of the bedroom. The six-over-six window is the most common on the buildings' facades, not only is it found in some bedrooms but also in dining rooms and stair towers (*photo 15*). Stair tower windows are easily identified by their location over entry doors that do not align with the adjacent windows. Bathroom (*photos 14 & 15*) and kitchen (*photos 15 & 55*) windows are shorter in length and feature a four-over-four or six-over-six lite pattern, respectively. Lower level (basement) public spaces possess a square six-over-six window (*photos 5 & 26*).

Four distinct door types are found on the exterior of the buildings. Decorative original "colonial" styled wood door surrounds featuring segmental arch or pediment designs with supporting pilasters are located at each building stair tower entry (*photo 11 & 40).* The central entry on the building located at 4421 East Washington Street features a triangular pediment with leaded glass side-lites (*photo 10*). Non-original aluminum storefront doors were replaced during the recent renovation and replaced with simple half-lite doors. The original doors were most likely wood paneled doors with a multi-pane half-lite. The second door type is a full-lite multi-pane wood door with transom providing direct exterior access at four apartment units (*photo 12*). These original doors were retained and repaired. Type three door features a half-lite door with transom (*photo 13*), both examples of this door are located on the south side of 4421 East Washington Street. The fourth door type is a flush door accessing a mechanical room on the west side of 4421 East Washington Street.

4421 EAST WASHINGTON STREET

The legs of this U-shaped building stretch north toward East Washington Street (*photo 1*). A large grass courtyard exists in the center of the 'U' with an oval sidewalk linking five building entries entering at grade level. Two mature evergreens are symmetrically located within the oval. Courtyard elevations possess a balanced appearance. The focal point of the north courtyard elevations (*photo 3*) the center entry (*photo 10*), which is the most elaborate featuring the original large triangular pediment and leaded glass sidelights. Two doors with segmental arches (*photo 11*) are located at the corners of the north elevation. Window placement stacks (*photo 15*) on the upper three levels with eleven bays. The window pattern from left to right is: stair tower single, single, short-single, short-single, triple, stair tower single, triple, short-single, short-single, short-single, triple and stair tower single. Two lower level square windows are adjacent to the corner doors.

The west courtyard elevation (*photo 4*) features a centralized door with a segmental arch (*photo 11*) and seven windows stacking at the three upper levels in a pattern from left to right of: triple, double, double, triple, stair tower single, triple and single. Two lower level windows are located under the tripled Living Room windows south of the entry door. The east courtyard elevation (*photo 2*) is a mirror image of the west with the exception of two additional windows at the lower level consisting of a single and triple window at north end looking into a lower level apartment unit.

The north elevation (*photo 5*) of each of the legs features eight single windows with two bays at each of the four levels. On the east leg, the lower level windows are full size bedroom windows while on the west leg, the lower level features two small square office windows.

The west elevation (*photo 6*) is the least visible with only a narrow alley separating the building from the neighboring properties. The upper level window placement reflects the function of the apartments inside with fourteen window bays stacking at three levels in a pattern from left to right of: single, short-single, single, short-single, short-single, single, short-single, double, double, short-single, single, short-single, triple and single. The lower level fenestration accesses purely functional spaces and features a new flush door in the third bay from the south opening into the electrical equipment room. The original door was removed at an unknown time and was most likely plain in style due to its functional nature. Five, single windows are located at the lower level with four windows located to the north of the door and one to the south. The lower level windows are oriented with the bays above, however they do not align exactly with the above fenestration, reflecting a placement based on function rather than aesthetics.

The east elevation (*photo 9*) faces South Linwood Avenue. Fourteen bays stack at the upper three levels and the pattern is a mirror image of the west elevation. The lower level fenestration opens into apartment units and the windows match the established pattern above with the following exceptions: the second bay from the south features a full-lite original door with a pair of windows to its right (*photo 12*). No windows located are in the fifth and tenth bays, and single window is located in the seventh bay where double windows are above.

The south elevation (*photos 7-8*) looks upon the expansive greenspace referred to as the Commons and is divided into three sections. The west portion features six bays stacking at the upper three levels with a window pattern from left to right of: single, short-single, single, short-single, triple and double. A door (*photo 13*) with original transom and louvers is located below the triple window bay. This door enters into the community room kitchen, formerly, accessing the boiler room. The center section is recessed with five stacking bays at the upper levels with a window pattern from left to right of: double, short-single, double, short-single and short-single. A door with transom is located in the center bay at the lower level. This door opens into a common entry vestibule. A single window is located to the left of the door and short-single bathroom window is found on the right in the last bay. The east section features six stacking bays at all levels with a window pattern of: double, triple, short-single, single, short-single and single. The lower level differs with an original full-lite door with a pair of windows to its right located below the triple window bay and the short-single and single windows are reversed in the third and fourth bays. Five downspouts are equally dispersed along the elevation and a former chimney stack is located between the west and center sections. New additions to the elevation include electric meters located at the west corner, a camera by the center door and two wall-pack light fixtures at the east and west ends.

With forty units, the building at 4421 East Washington Street is the largest of the three buildings that comprises Linwood Colonial Apartments (Colonial Park Apartments). The three upper floors have twelve apartments apiece, stacking at each level, while the lower level (basement) houses four accessible units. The building footprint is U-shaped, with three two-bedroom units in each leg, and six one-bedroom units in the base of the "U" (parallel with East Washington Street). The building is organized by vertical circulation with five stair towers. Towers are accessed from five exterior entries or via a corridor on the lower level (*photos 25 & 41*). Stair towers located at the center of each leg access two, two-bedroom apartments at the first, second and third floor levels. Towers at the crux of the east and west legs provide entry to three apartments per upper floor with a mix of two, one-bedroom units and one, two-bedroom unit. The center stair tower in the base of the "U" serves two, one-bedroom units at the three upper levels.

Each dogleg staircase (*photos 27-29*) is enclosed by fireproof masonry construction that opens into a small hallway leading to the apartment units. Original wood apartment doors covered in sheet metal provide access to each unit along with a small wood milk door, also original to the structure (*photo 29*). Stair landings receive natural light from large double-hung windows. The walls and ceilings feature the original rough finished painted plaster. New rubber treads and risers cover concrete stairs with new vinyl composition tile at the landings. Stairs leading to the lower level are exposed concrete. Original tile floors (*photo 28*) at each grade level entry point were retained and feature a mix of small square and rectangular ceramic tiles in earth tones.

The lower level (basement) is reached by descending a half flight of stairs from the grade level at each of the stairs towers or via a common entry vestibule located at the center of the south elevation. The lower level has four accessible apartment units on the east side (*photos 33-35*). These units received minor floor plan modifications to the bath and kitchen areas in order to accommodate the *Americans with Disabilities Accessibility Guidelines*. New functional space was added to the west leg and center portion during the recent renovation including: eight offices (*photos 16-17*), a computer room, three conference rooms, laundry facilities (*photo 18*), two accessible restrooms (*photo 19*), mechanical and maintenance rooms, a community room with kitchen (*photos 20-21*) and a leasing office (*photo 22*). New office and community room spaces were created from underused storage areas in the west leg and from the former boiler and coal rooms in the base of the 'U'. All original masonry walls remain intact with minimal disruption occurring only to provide new room entry points. New walls created during the renovation are wood frame with painted drywall finish and rubber base.

The lower level building entry vestibule (*photos 23-24*) features the original wood paneled walls and ceiling with simple "colonial" detailing. New vinyl composition tile is located at the floor and new mailboxes were installed along the north wall. A new interior window is located at the west wall permitting visual and verbal communication with the leasing office. The leasing office has painted concrete block, brick and new wood framed walls with acoustic tile ceiling and carpeted floors.

Finishes are consistent throughout the lower level (*photo 25*) with the original concrete floors, block and brick walls surfaces being painted during the recent renovation. The new wood frame walls are also painted and new acoustic tile ceilings were installed to conceal the first floor framing that was formerly exposed. New flooring was laid over the concrete with carpet in the offices and community room. New vinyl composition tile is located in the community room

kitchen and public restrooms. The apartment units are finished with the original strip wood flooring in the main spaces and new vinyl composition tile in the kitchen and bathrooms. Kitchens floors formerly featured a mixture of materials consisting of vinyl, vinyl composition tiles, linoleum and carpeting. Painted plaster or drywall covers the walls and ceilings.

Each of the four lower level apartment units' floor plans are unique in design. The northeast unit (*photos33-35*) is a two-bedroom unit, which can be adapted for a handicapped tenant's use. The adjacent unit to the south is a one-bedroom unit, which is also adaptable. The southeast corner unit has an exterior entry as well as one from the lower level corridor. It is a one-bedroom unit that is completely accessible, including a new exterior ramp. Immediately adjacent and west of the corner unit is a one-bedroom unit that is also fully accessible and possesses an exterior entry door that enters at grade.

The first, second and third floor apartment unit configuration is repeated on each level (*photos 30-35*). There are twelve units per floor with an even dispersion of one- and two- bedroom units. Two-bedroom units are located along the legs of the building and one-bedroom units are located along the base of the "U." All units are mirrored along the center axis except for the two located off the center base stair tower, which are two small one-bedroom units.

The units feature original cedar closets in each bedroom; a linear bathroom with the original tub/shower combination, new toilet and new wall hung sink; kitchen with separate dining area and large living area (*photos 30-32*). Inconsistent updates to cabinetry and appliances had occurred prior to the renovation. Therefore, minor floor plan modifications were confined to the kitchens (*photos 31, 34, 51 & 55*) and mechanical rooms (*photo 54*) to provide improved spaces. The units receive natural illumination and ventilation from double-hung windows in each room, often in groupings of two or three (*photos 43*). Walls and ceilings are the original painted plaster or drywall. Original strip hardwood floors are found throughout the units with the exception of the kitchens where new vinyl composition tile is located and the bathrooms which possess the original black and white ceramic tile in a basket weave design (*photo 56*). New white wall tile in the bathrooms with black accent rows which coordinates with the floor tile replaced a myriad of different ceramic wall tiles that had been added over the years. The original simple wood base, door and window trim is found throughout the units. Original unit entry doors (*photo 30, 33, 50 & 52*) feature a recessed center panel and are wood sheathed with a sheet metal skin, an early form of fire-rating doors. Original interior unit doors are wood with two recessed wood panels (*photos 30, 50 & 57*). The majority of unit interior doors remain and were retained. Damaged or missing doors were replaced with flush wood doors during the recent renovation. All new interior doors are also flush wood doors (*photo53*).

The common living space of the one-bedroom units differs from the two-bedroom units by the size or existence of a dining room. The one-bedroom units located off the center stair tower are unique in that they feature bathrooms with a slightly different configuration.

55 SOUTH LINWOOD AVENUE & 56 SOUTH LINWOOD AVENUE

The buildings located at 55 & 56 South Linwood Avenue are mirror images of each other flanking either side of north-south avenue (*refer to Site Plan*). Each building contains thirty-three units with a mix of twenty-nine one-bedroom units and four two-bedroom units. The stepped floor plan of each building design consists of two east-west legs stacked off-center and a third leg adjacent and running perpendicular to the others. Two stair towers are located at the north and south ends of the building with a third central tower.

55 South Linwood Avenue possesses three common entries with wood surrounds topped by segmental arches. Each door opens onto Pleasant Run Parkway and South Linwood Avenue. Curved sidewalks traverse a triangular lawn on the southwest side of the building with a large cottonwood tree, most likely a part of the original site plan, at the corner (*refer to site plan*). Several mature evergreens are strategically planted on the south side of the building. The west and south elevations (*photos 36*) form a series of stepped façades, each of which is divided into four sections. Beginning at the northwest corner, the north elevation features three bays stacking at all four levels with single windows in the outer bays and short-singles in the center. Turning the corner, the first portion of the south elevation also features three bays with single windows in the left and triples in the middle at all four levels. The third bay features a door with two stair tower single windows above. Concrete stairs lead to a landing that accesses the entry door of the north stair tower. Turning south, the next section of the west elevation has four bays with windows alternating between short-single and single at all four levels. The building angles ninety degrees to reveal the longest section of the south elevation with seven bays. The window pattern from left to right at the upper three levels consists of: single, triple, short-single, single, short-single, double and triple. The lower level (basement) fenestration alters from the above pattern with square singles located in the fourth, sixth and seventh bays, and there are no windows in the third and fifth bays. The third section of the west elevation features the door (*photo 40*) to the center stair tower atop a set of concrete stairs at the corner with two stair tower single windows above. Single windows are located in the center bay with short-singles in the right bay at all four levels. A single bay south elevation section features four short-single windows at each level. The last section of the west elevation has three bays with a concrete stair, door and two stair tower singles in the center bay accessing the south stair tower. Triple windows are located in the flanking bays at all four levels with the exception of a single window located in the lower level left bay. The fourth portion of the south elevation has two bays at the upper three levels with at short-single in the left bay and a single in the right. The lower level features a full-lite original apartment door with transom with a short-single in the center bay and single in the right bay.

The east and north elevations possess a simpler stepped configuration being only divided into two sections each. An alley is adjacent to a portion of the east elevation (*photo 37*) consisting of eleven bays. The window pattern at the upper three levels consists of: single, short-single, double, short-single, short-single, double, triple, single, single, short-single and single. The lower level (basement) windows differs in the five center bays with square singles located in the fifth, sixth and eighth bays, no window located in the fourth bay and electric meters in the seventh bay. Between the fifth and sixth bays the building jogs slightly to the west. Seven bays are found in the east portion of the north elevation (*photo 38*) with a window pattern from left to right of: single, triple, short-single, single, short-single, double and triple. The lower level features a single and triple window in the first and second bays. Two downspouts are equally spaced on this portion of

the elevation. The second section of the east elevation features three bays at all four levels with double windows in the outer bays and a short-single in the center. This façade also has two equally spaced downspouts. The second portion of the north elevation (*photo 39*) features six window bays at all four levels with a pattern from left to right of: triple, single, short-single, single, short-single and single.

The lower level (basement) is reached by descending a half flight of stairs from the grade entry level at each of the stairs towers. The lower level space of each building has six apartment units. Located in the center portion are two new offices, laundry facilities (*photo 42*), a new accessible restroom (*photo 19*), mechanical and maintenance rooms. The new office area was carved from the former boiler room and the laundry was relocated to the former coal room during the recent renovation. All original masonry walls remain intact with minimal disruption occurring only to provide new room entry points. New walls created in the renovation are wood frame with painted drywall finish and rubber base. The apartment units are finished with the original strip wood flooring, plaster or drywall walls and ceilings.

Finishes are consistent throughout the lower level with sealed concrete floors, painted concrete block, brick or wood frame walls and acoustic tile ceilings (*photo 41*). New floor coverings were added with carpeting in the offices and vinyl composition tile in the public restroom. The apartment units are finished with the original strip wood flooring in the main spaces and new vinyl composition tile in the kitchen and bathrooms. Painted plaster or drywall covers the walls and ceilings.

The first, second and third floor apartment unit configuration is repeated on each level (*photos 43, 50-58*). There are nine units per floor divided into eight, one-bedroom units and one, two-bedroom unit. The north stair tower provides entrance to three lower level units that stack with those above. Four units per floor are accessed on each of the upper three levels. The two-bedroom units are located at the north end of the buildings. Three units per upper floor level are accessed from the center stair with two units at the lower level. The south stair tower enters into two units per upper floor level with one unit at the lower level. One accessible unit is located in the southern end of the lower level of 56 South Linwood Avenue.

The unit finishes meet the same description as those found in 4421 East Washington Street with the only difference being original parquet wood floors (*photo 43*) are found in the upper level units. The stair tower descriptions from U-shaped building also apply for these two buildings.

The building located at 56 South Linwood Avenue (*photos 44-49*) matches the description of 55 South Linwood Avenue but mirrored on the north-south axis. Several strategically planted evergreens and oak tree are located on the south side of the building were likely part of the original site plan. A smaller maple tree, also on the south side, was planted at an unknown time. A small parking are is located at the southwest corner of the building provides handicap accessibility to a lower level unit. The north elevation faces the Commons.

Statement of Significance

GENERAL

Linwood Colonial Apartments (since renamed Colonial Park Apartments) located in Indianapolis, Indiana was the first Indiana Federal Housing Administration (FHA) influenced "garden apartment complex" and the second largest constructed by the private sector in Indiana under the second National Housing Act of 1937-1938. The conditions under which these apartment buildings were constructed existed only for a short time at the end of the Depression. New Deal legislation permitted private developer-owners to net a profit for multi-family housing. By 1940, Linwood Colonial was one of five for-profit FHA-sponsored "garden apartment complex" projects constructed in Indiana. The prospect of World War II brought about further revisions to the National Housing Act that redirected the FHA's activity toward providing housing for war workers. Linwood Colonial was designed by the Indianapolis architecture firm Pierre & Wright and built by the Moynahan Apartment Organization in the years of 1937 through 1938.

Linwood Colonial Apartments is an excellent example of the impact of Federal Housing Administration's policy on design, scale, location, financing and management of for-profit multi-family housing. As a locally significant example, Linwood Colonial meets the National Register of Historic Places Criterion A by illustrating the effect of the New Deal government policy on apartment construction during the Depression. Linwood Colonial also meets Criterion C by embodying high quality "garden apartment complex" design, with its typically Americanized echoes of the Garden City movement including large project scale and low site coverage. Linwood Colonial qualifies under Criterion C, being designed by the prominent Indianapolis architecture firm of Pierre and Wright.

FHA FOR-PROFIT MULTI-FAMILY HOUSING

In 1937, local builder, the Moynahan Apartment Organization brought the designs of Pierre and Wright to fruition with the construction of the 'U'-shaped building located at 4421 East Washington Street. The two coordinating stepped shaped structures on South Linwood Avenue "...formed the second and third units of an apartment group."[1] The buildings at 55 and 56 South Linwood Avenue were completed in 1938 through a collaboration of the above two groups at a cost of $254,000.[2] Co-owner, Arthur Wolf procured the original FHA-insured loan for nearly one-half million dollars.

The construction of Linwood Colonial Apartments by a private developer greatly aided employment in Indianapolis. An *Indianapolis Star* newspaper article read "More than 75 craftsmen are at work in construction of the first major apartment building project in Indianapolis this year under supervision of the Federal Housing Administration..." The article further states "One of the chief objectives of the Federal Housing Administration is to put men to work on private pay rolls in the

[1] "75 Craftsmen Busy on First Apartment Project of Year." *The Indianapolis Star.* May 1, 1938, pt.1, p.13, c.3.
[2] Jeffery L. Huntington. The Indianapolis Firm of Pierre and Wright: a history of the firm, discussion of major works and index of known commissions. (Muncie, Indiana: Ball State University) 1994, p.97.

construction industry."[3] Early in the Depression, the collapse of the mortgage market had led to mass foreclosures and homelessness as well as a sharp decline in construction activity. Nearly one-third of the unemployed Americans were in the construction industry. Housing projects provided both jobs and stimulated industry and sales in all aspects of the construction industry from steel to interior finishes and furnishings. Linwood Colonial was the second largest FHA-sponsored for-profit project in Indiana, second only to the 277-unit Marcy Village Apartments of Indianapolis (National Register-2004). Linwood Colonial not only set the standard as the first of these projects in Indiana, it also generated thousands of employment hours, increased manufacturing, increased transport services and provided affordable housing.

For-Profit Rental Housing Projects in Indiana Using FHA Loans, 1937 – 1940 [4]

Name of Project	No. Units	City	Construction Start
Linwood Colonial Apartments	105	Indianapolis	1938
Valley View Court	40	New Albany	1938
Farifield Colonial Apartments	54	Indianapolis	1939
Marcy Village Apartments	277	Indianapolis	1939
College Colonial Court	10	Indianapolis	1940

Note: Dates reflect period beginning 1937, the earliest date for-profit, multi-family housing loan agreements in Indiana under the National Housing Act (1937), and ending when the Act was extensively reworked in 1940 to accommodate wartime housing needs. From 1941 until construction of the 640-unit Meadowbrook (Indianapolis, 1948), the FHA sponsored only three small privately owned apartment projects in Indiana. Sources of data: Coleman Woodbury, ed., *Housing Yearbook 1938* (Chicaco: National Assn. of Housing Officials, 1938), 124; National Assn. of Housing Officials, *Housing Directory 1946-1947* (Chicago: NAHO, August 1946), 141-143.

The FHA considered their foremost project in Indiana a huge success and an example of how future ventures were to occur. "The Moynahan apartment buildings are the first of several which will be constructed through the FHA this year and we (the FHA) are gratified at the large number of men who have already received employment on this project." "The apartments were financed under Section 207 of the National Housing Act and form the second and third units of an apartment group, the first of which was constructed by the Moynahan organization at Linwood Avenue and Washington Street last year." "Grounds of the apartment buildings are to be landscaped elaborately. . ."[5] with stately oaks and evergreens, several of which are still found on the site today, although after over 65 years, many are at the end of their lifespan or have since been removed.

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[3] "75 Craftsmen Busy on First Apartment Project of Year." *The Indianapolis Star.* May 1, 1938, pt.1, p.13, c.3.
[4] Federal Housing Administration, *Fifth Annual Report.* (Washington, DC: Government Printing Office) 1939, Table 52.
[5] Ibid.

The creation of the Federal Housing Administration, under the original National Housing Act in 1934 was probably the most far-reaching of the Act's provisions. FHA provisions led to a complete restructuring of mortgage lending in the United States. Building loans before the 1930s were short term and paid off by a final balloon payment rather than amortization. Often, these loans were encumbered by one or more foreclosable devices. Moreover, the total loaned sum rarely amounted to more than half the cost of construction. The FHA, building on earlier innovation begun by Herbert Hoover's influential Planning Committee of 1931 and continued by the Home Owners' Loan Corporation of 1933, set the standard for the modern mortgage: a long-term, primary, amortizable loan at controlled, low rates for a large percentage of principal.[6]

The impact of the National Housing Act on the mortgage market was just as significant. One of the goals of the Act, building on earlier Depression policy, was to stimulate investment in housing. Using the power of the federal government to borrow money at low interest rates, the FHA would both insure mortgage loans (Title II) and establish a national mortgage association to buy mortgages with funds raised by issuing bonds and other instruments (Title III). Over time, the FHA also created the first national, rather than localized, market in buying and selling mortgages through its program of standardization underwriting appraisals. An approval of a property now meant the same thing in any part of the country and did not have to rely on local knowledge.

The provisions of the 1934 Act for multi-family housing, applied only to housing intended for "persons of the small-income group who otherwise would be compelled to occupy undesirable and not infrequently unhealthful, living quarters."[7] This provision, a remnant of the slum-clearing movement begun in earlier decades, focused the FHA's multi-family housing activity on subsidized "public housing," such as the Lockefield Garden Apartments (National Register-1983) built in Indianapolis between 1935 and 1937. Such housing was owned either directly by a state or local government – court rulings in 1935 prohibited use of eminent domain by the federal government or a limited-dividend corporation. Under not-for-profit conditions, FHA operations during the previous three and a half years since the FHA's founding has totaled only 15 mortgages on rental housing for a loan total just over $15 million.[8]

Only under the second National Housing Act of 1937 and its 1938 amendments, could a for-profit project like Linwood Colonial be constructed. Rents still had to be set for a mid-level wage earner's income. However, during the first twelve month period, the for-profit amendment stimulated a jump in FHA-insured loan closings on rental projects nationwide to 131 projects with mortgages totaling $61.2 million.

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[6] Gertrude S. Fish and Carey Winston, "Housing Policy During the Great Depression," *The Story of Housing*. (New York: Macmillan) 1979, p.177-241.

[7] Stewart McDonald, "The Federal Housing Administration's Work in 1935," ed. Colemans Woodbury, *Housing Officials' Yearbook 1936*. (Chicago: National Association of Housing Officials) 1936, p.10-11.

[8] Stewart McDonald, "FHA 1938 Activities," ed. Coleman Woodbury, *Housing Yearbook, 1939*. (Chicago: National Association of Housing Officials) 1939, p.116.

Indianapolis, like most other metropolitan cities elsewhere in the country, needed housing. The vacancy rates dropped from 12.1 percent in 1932 to 3.0 percent in 1936.[9] Even with the for-profit amendment coming into effect, Linwood Colonial Apartments as an FHA sponsored project had to rent for prices available to the "medium" or "lower" income groups. In 1940, the tenants residing in these project types were typically a higher income group consisting of middle managers, clerks and salesmen.[10]

Fiscal year 1938-1939 was the high watermark nationally for number and value of for-profit complexes financed by FHA-insured loans. In June 1939, a further amendment to the National Housing Act began to curtail the FHA's non-defense related housing activities. Then the "Defense Amendment," passed in June 1940, combined the FHA with other agencies in an all out effort to provide housing for military personnel and war workers. In spite of the small number of comparable housing units, Linwood Colonial offered relatively inexpensive housing in comparison to its counterparts. FHA administrators calculated the per-unit mortgage cost of Marcy Village at $1,777, Fairfield Colonial at $1,087 while Linwood Colonial was much lower at $1,000 per unit.[11]

In 1951, the Linwood Colonial Apartments were sold to an undisclosed new owner for approximately $400,000 according to an *Indianapolis Times* article. At this time, lower mortgage rates were available for non-insured loans outside the FHA. The investment firm that handled the sale of the building also managed the renting of units for the new owner.[12]

Presently, the buildings continue to function as apartment units serving veterans, low-income and recently homeless individuals and families. They are once again at full occupancy after an extensive clean up and renovation in 2004-2005. Prior to the renovation they were only at approximately one-third occupancy. A combination of lack of maintenance, antiquated utilities and poor security had made the units an undesirable place to live. Improvements occurred to the site, exterior building shells, interior finishes, utilities, amenities, security systems as well as life and safety systems. Each apartment building also includes social services offices. These apartments are another first for Indiana. Under the directive of the Mayor of Indianapolis Administration: "The Colonial Linwood project represents the first major move toward the goals outlined in the 10-year "Blueprint to End Homelessness in Indianapolis"."[13]

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[9] Catherine Bauer, "We Face a Housing Shortage," *Housing Officials' Yearbook, 1937*, ed. Coleman Woodbury (Chicago: National Association of Housing Officials) 1937, p.62.
[10] Edward Peyton Curl, "Private Capital in Large-Scale Housing." *Housing Officials' Yearbook, 1937.* (Chicago: National Association of Housing Officials) 1937 p.110.
[11] FHA. *Fifth Annual Report (1938).* Table 53.
[12] "Indianapolis Apartments are Sold." *The Indianapolis Times*, October 28, 1951, p.44, c.3.
[13] Wood, Summer, "Blueprint to End Homelessness," *NUVO* (June 18-25, 2003, Volume 14, Issue 16) p. 12.

ARCHITECTURAL STYLE

Large scale rental projects, like Linwood Colonial, were patterned on pioneer FHA-sponsored apartment complexes started in 1935. FHA's underwriting manuals, spelling out the rating system applicable to loan approval, exerted a decisive influence on apartment design and construction. FHA standards strongly emphasized location, site characteristics, construction quality, economic soundness, marketability and professional management. The FHA apparently did not attempt to influence architectural style directly beyond insisting on a professional level of design.[14] However, the Colonial Revival style was prevalent during this period and was reflected in the Linwood Colonial Apartments (1937-1938), and is evident in the four other complexes of this type completed in Indiana including: Linwood Colonial Valley View Court (1938), Fairfield Colonial (1939), Marcy Village (1939) and College Colonial Court (1940).

The architecture firm, Pierre and Wright (1925–1944), was one of the most prolific firms in Indianapolis during the second quarter of the twentieth century. Significant commissions for the firm included: the Indiana State Library and Historical Building (National Register-1995), the Milo Stuart Memorial Hall at Arsenal Technical High School (National Register-1976) and the Old Trails Insurance Building. They created designs for various building types from civic to residential to commercial. Their repertoire included schools, fire stations, gas stations, supermarkets, office buildings and even the Perry Baseball Stadium (now Bush Stadium, National Register-1995) as well as private and multi-family residences. The firm is credited for innovation in architecture and site planning as illustrated in the former Kroger at 46th and College, which was a drive-in supermarket. A grocery "surrounded by automobile parking was a new building type on the American streetscape and believed to be the first of its kind in Indiana.[15]

Pierre and Wright had previous experience with the garden apartment type. In 1927, the two architects completed Oxford Gables, an upper middle class apartment building on East 38th Street. Oxford Gables is in the pre-war garden apartment mode, with refined leaded glass and elaborate stone work. It is also evident that Pierre and Wright were acquainted with garden apartments, since their firm owned R.W. Sexton's book *American Apartment Houses of Today* (1926).

Pierre and Wright survived the Great Depression while other firms around them folded. This financial crisis brought to the forefront the need for affordable housing with a focus on building safety. The firm presented innovative designs which exemplified the latest methods for fireproof construction in the plans for Linwood Colonial Apartments. The buildings feature vertical circulation towers or "pods". Floors are not linked by horizontal corridors on each floor as is customarily found in apartment buildings. Each "pod" is contained within a "fireproof" masonry shell thus restricting the spread of fire. Several pods are linked at the lower level to create a building with shared amenities and utilities.

Linwood Colonial Apartments appears to have been the prototype for subsequent low- to mid-income apartment complexes designed by Pierre and Wright. These projects offered affordable housing, quality materials through a public/private developer partnership. In 1938, the firm completed plans for a housing project in Dunkirk, Indiana as well

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[14] Abner H. Ferguson, "Housing Progress of FHA," *Housing Progress 1:2.* (Summer 1945) p.17-18.
[15] Jeffery L. Huntington. The Indianapolis Firm of Pierre and Wright: a history of the firm, discussion of major works and index of known commissions. (Muncie, Indiana: Ball State University) 1994, p.10.

as the Mason-Berkeley Development in Indianapolis, Indiana. Another Indianapolis development, the 53rd and Graceland Development, was completed in 1939. Working under the name of Allied Architects and Engineers, the 750-unit Hawthorne Village was built in 1942 in Indianapolis, Indiana for the National Housing Agency of the Federal Public Housing Authority. Construction commenced for a 1,500-unit housing complex in Evansville, Indiana in 1943.[16] Natives of Virginia, brothers John R. and Thomas A. Moynahan moved to Indianapolis, Indiana and formed the Moynahan Apartment Organization. They were renowned for the erection of numerous apartment buildings in the Indianapolis area such as the Admiral and Commodore (North Meridian Street Historic District-National Register-1986) as well as the garden apartment complexes of Linwood Colonial and Fairfield Colonial. Their most noted accomplishment is the construction of the interior of the Indiana World War Memorial. Other commissions included: the Chamber of Commerce Building, Union Title Building and Bloomington Salvage Disposal Plant.[17]

The simplified Colonial Revival style was undoubtedly connected to its marketability. This style of architecture was popularly known and predominantly accepted for both individual and multi-family housing of the 1930s and early 1940s. The bias toward the aesthetically tried and true was to be expected in smaller urban markets such as Indianapolis. A Modern Style example might be chosen for subsidized housing, such as Lockefield Gardens where competitive rental choice was not an issue. However, in late 1930s Indianapolis, the only for-profit apartment projects carrying FHA insured loans were rendered in the "Colonial" style as can be seen in the five Indiana examples mentioned above. Use of the word "Colonial" in the apartments' name also speaks of the level of acceptability of the style. As in the case of Linwood Colonial, along with other apartment complexes and college administrative buildings alike, the ability to convey tradition through the use of red brick with white trim with identifying details confined largely to entryways, allowed "Colonials" to capture desirable association while allowing for a larger building size.

The element of popularity most directly affecting the choice of Linwood Colonial's architectural style, however, may have been the example of Colonial Village. Begun in 1935 in Arlington, Virginia, the FHA's first and arguably most successful large-scale, for-profit apartment complex firmly tied Colonial styling to the more meaningful design elements of the "garden apartment complex." These elements included low site coverage with multiple buildings of few stories each and a sheltered ambiance created by arranging the buildings coherently within a well landscaped green space. These types of complexes suggested community and self-sufficiency, ideas taken from the Garden City movement begun circa 1898 in England.[18]

Ebenezer Howards' utopian book published in 1898 allowed for the dissemination of the Garden City concept. Howard's advocacy of community land ownership was not popularly accepted in the United States. However, the idea that physical planning could be the basis for a better society inspired generations of planners. Richard B. Watrous of the American Civic Association toured English worker communities in 1914 which featured inexpensive, low-density, clean-air model towns at the edges of industrial cities. Upon his return to the United States, he championed the idea of such developments in America, beginning in Washington, D.C.

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[16] Ibid, p. 98-99, 177-178.
[17] "J.R. Moynahan Dies; Building of Apartments." *The Indianapolis Star*, December 23, 1964, p.23, c.1.
[18] Stanley Buder. *Visionaries and Planners.* (New York: Oxford University Press) 1990, p.157-180.

Simultaneously with garden cities, "garden apartment complexes" gained some initial popularity during the 1920s. However, advances were undercut by the Depression. Baltimore developer Gustav Ring re-popularized the influence of the Garden City movement with the creation of Colonial Village in 1935, which was FHA financed. With the success of Colonial Village, the FHA requested Ring to explain the development's principles in a series of articles. Ring's advice was a mixture of marketing savvy and an apparently sincere dedication to the aesthetic and humane principles of the Garden City movement. The American Garden City ideal followed "architect Henry Wright's "Six Planks for a Housing Platform," which include: design comprehensively, allow ample site room, plan buildings in relation to each other, minimize danger, noise and inconvenience in transportation, placement of factories, and services like trash collection, and arrange for occupancy of houses on a fair basis relating to cost."[19]

Linwood Colonial exemplifies several of the principles defined at Colonial Village. The affordable apartment units are situated in attractive buildings that feature no more than a two-story walk-up. This feature is important as the elevators increased construction and maintenance cost beyond profitability. However, having tenants traversing over two-stories in height would decrease marketability. Linwood also features ample landscaped greenspace that offers the residents a buffer from the urban environment and presents the perception of backyard and exterior community gathering space in a parklike setting. Advantages of urban and suburban life are combined and met in the "garden apartment complex." The units are within close proximity to amenities such as groceries, schools, work, downtown and public transportation. However, the large landscaped yards offer a distinctly "country" atmosphere with "city" conveniences not far beyond the perimeter. Also, originally there were small garage units located to the north of 55 South Linwood Avenue. While these garages do not accommodate today's larger scaled vehicles, the area has since been converted to a parking lot with nine original garage bays remaining to function as owner storage. Originally such off-street parking capabilities contributed to the appeal of urban apartment living yet do not disrupt the visual appearance of the apartment complex.

Pierre and Wright's plans for Linwood Colonial took full advantage of the Pleasant Run Parkway greenspace. The City of Indianapolis hired George Kessler to create a park and boulevard plan for Indianapolis in 1909. By about 1915, the City had completed the south leg of Pleasant Run Parkway in the vicinity of the future site of Linwood Colonial. By staggering the 55 and 56 South Linwood Avenue buildings, and placing a commons of the park, Pierre and Wright's design clearly brings the public space of the parkway into the site.

Lockefield Gardens represents the Garden City ideal in Indianapolis and it shares many common characteristics with the privately funded garden apartment complexes even though its conception relied on differing governing principles and funding sources. With 748 units in twenty-four buildings, Lockefield Gardens dwarfed Linwood Colonial which possesses a mere 106 units in three buildings. However, during construction, both projects were touted for stimulating employment in Indianapolis and providing safe, sanitary, uncrowded, low-cost housing. While, Linwood accommodated mostly mid-income families of any ethnicity in accordance with the Garden City ideal, Lockefield Gardens was designed

[19] "Philosophy of a Greenbelt." *Prince George's Information Commons, Green Belt, Maryland.* http://www.princegeorges.org/miniwebs/Greenbelt/erin-2005/greenbelt-philosophy.html

as a segregated community for low-income black families.[20] In 1983, the majority of buildings were demolished at Lockefield Gardens, leaving only six of the original twenty-four. Linwood Colonial on the other hand, has remained intact with all buildings and most interior materials in situ. [21]

Similar principles of design were utilized at both apartment complexes including: open space, light and cleanliness. Both complexes consisted of multiple flat roofed brick buildings with large landscaped areas and close proximity to schools, work and shopping. Lockefield Gardens was so expansive that it actually included an elementary school and several commercial buildings within the campus. The highly organized building layout of Lockefield contrasts with the less contrived site plan found at Linwood. However, both sought to maximize vistas, reduce street noise and provide protected play areas via building placement. Architecturally simple in design, many similarities can be found within the buildings such as large windows offering cross ventilation in each unit as well as easy to clean materials such as tile in the bathrooms, hardwood floors throughout and linoleum in the kitchens. Modern plumbing, electrical fixtures and appliances along with central heating kept families comfortable in these two to three story housing complexes. Both complexes provided off-street parking, separated from the buildings.[22]

Linwood Colonial presented an Americanized version of the Garden City ideal. While the buildings do not meet every aspect of the "garden apartment complex" ideal many of the principles are in place and employed. Linwood Colonial also offered past and present residents amenities not found in typical urban apartment complexes and features additional conveniences that are not necessarily part of the "garden complex apartment" ideal. The pod design is one of these features. Besides being fireproof, multiple entry points at each building promote the feeling of intimacy as not all residents enter at the same point. Cedar closets, high ceilings and on-site laundry facilities also contribute to the appeal of these apartments.

In the long run, however, sites that met FHA standards for low site density, greenspace and avoidance of nearby industry or run-down existing neighborhoods were increasingly far from city centers. Inevitably, building outside of the urban core contributed to urban disinvestment concurrently with the stigmatization of public housing. Perhaps this stigma, along with restructured FHA economic objectives and operating principles after World War II, contributed to the definitive postwar choice for single-family houses over multi-family housing. However, the "garden apartment complexes," still provide investor return and middle-class residential space over 65 years later. Linwood Colonial, as Indiana's first FHA sponsored and second largest example of the private-sector garden apartment complexes, complements and completes the Depression-era history of multi-family housing.

Information for this nomination was taken from the "Marcy Village Part 1 Historic Preservation Certification Application". Linwood Colonial and Marcy Village are both "garden apartment complexes" constructed in Indianapolis during the same time period under FHA for-profit policy. They feature a similar history, funding source, architecturally styling and site characteristics.

[20] Ibid. p.H-6 & H-7.
[21] Ibid, p. H-18.
[22] Ibid, p. H-6 & H11.

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Geographical Data

VERBAL BOUNDARY DESCRIPTION

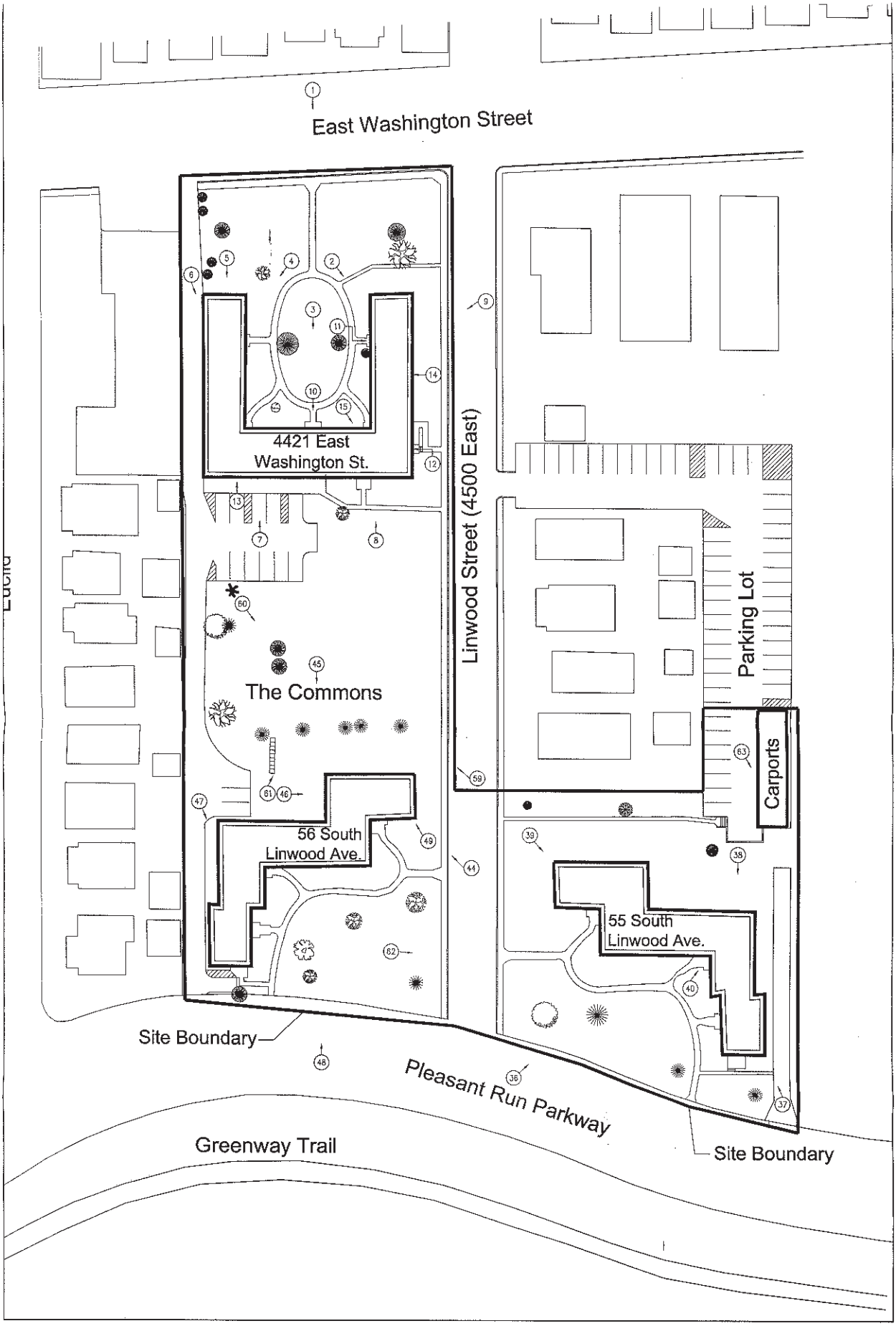
Linwood Colonial Apartments is located on Lots Numbered 1, 6, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20 in Fink's Pleasant Ripple Addition in the City of Indianapolis, Indiana as per plat thereof recorded in Plat Book 22, Page 86 , in the Office of the Recorder of Marion County, Indiana

The 3½ acre 'L'-shaped site is bounded by an alley on the west. The alley is part of the property with adjacent property owners to the west. The northern most section of the boundary wraps around the 'U'-shaped building with East Washington Street on the north and South Linwood Avenue on the east, the boundary angles 90 degrees crossing South Linwood Avenue and running along the property line of an adjacent single-family residence. The boundary turns north to include three carports. The east boundary is formed by a parking lot of an adjacent owner with the southern boundary of Pleasant Run Parkway North passing alongside the two stepped-shaped buildings.

Refer to Site Plan.

BOUNDARY JUSTIFICATION

The boundary is base on the legally recorded property lines and encompasses all of the buildings associated with the Linwood Colonial Apartments.



JACOBS PANNICKE architects
158 East 14th Street Indianapolis, IN 46202
p : 317 - 917 - 9042 f : 317 - 917 - 9062
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PROJECT LINWOOD COLONIAL APARTMENTS (Colonial Park Apartments PROJECT NO. 02028.000
MARION COUNTY, INDIANA
Site Plan & Photo Index
ADDENDUM PROPOSAL REQUEST A.S.I. SCALE Not to Scale
DATE June 2005 DRAWN BY jz SHEET NO. 1 OF 13