

United States Department of the Interior  
National Park Service

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 North Irvington Gardens Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number See continuation sheets

N/A  not for publication

city or town Indianapolis

N/A  vicinity

state Indiana code IN county Marion

code 097 zip code 46219

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Jane C. [Signature]  
Signature of certifying official/Title

5/12/2008  
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:)

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> private      | <input type="checkbox"/> building(s)         |
| <input checked="" type="checkbox"/> public-local | <input checked="" type="checkbox"/> district |
| <input type="checkbox"/> public-state            | <input type="checkbox"/> site                |
| <input type="checkbox"/> public-Federal          | <input type="checkbox"/> structure           |
|  | <input type="checkbox"/> object              |

Contributing	Noncontributing	
1,394	265	buildings
1	0	sites
0	0	structures
0	0	objects
1,395	265	Total

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

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

Historic Residential Suburbs in the United States, 1830-1960

2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

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

**Current Functions**

(Enter categories from instructions)

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

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

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

**Materials**

(Enter categories from instructions)

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

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**Areas of significance**

(Enter categories from instructions)

COMMUNITY DEVELOPMENT & PLANNING  
ARCHITECTURE  
LITERATURE

**Period of Significance**

1863-1950

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

Jackson, Margaret Weymouth

**Cultural Affiliation**

N/A

**Architect/Builder**

Justus, Walter  
Lenhart, George

Sears, Roebuck & Co.

Architect's Small House Service Bureau

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

Bona Thompson Memorial Center, Indianapolis

North Irvington Gardens Historic District  
Name of Property

Marion Co., IN  
County and State

### 10. Geographical Data

Acreage of Property 266

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6
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5	7	8	4	8	0
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4	4	0	4	0	0	0
---	---	---	---	---	---	---

3 

1	6
---	---

5	8	0	5	8	0
---	---	---	---	---	---

4	4	0	3	3	0	0
---	---	---	---	---	---	---

2 

1	6
---	---

5	8	0	5	8	0
---	---	---	---	---	---

4	4	0	4	0	2	0
---	---	---	---	---	---	---

4 

1	6
---	---

5	7	9	3	4	0
---	---	---	---	---	---

4	4	0	3	2	5	0
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See continuation sheet

#### Verbal Boundary Description

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

#### Boundary Justification

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

### 11. Form Prepared By

name/title Paul C. Diebold and Katherine Jourdan with research by Steve Barnett

organization Irvington Historical Society date 1-15-06

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

city or town Indianapolis state IN zip code 46219

#### Additional Documentation

Submit the following items with the completed form:

##### Continuation Sheets

##### Maps

A **USGS map** (7.5 0r 15 minute series) indicating the property's location.

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

##### Photographs

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

##### Additional items

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

#### Property Owner

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

name Various

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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*North Irvington Gardens Historic District, Marion Co., IN*

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**2. LOCATION**

Roughly bounded by portions of 11<sup>th</sup> and 10<sup>th</sup> Street on the north; Pleasant Run Golf Course and Arlington Avenue on the east; Pleasant Run Parkway N. Drive, Ritter Avenue and St. Clair Street on the south; and Emerson Avenue on the west.

**SECTION 7: ARCHITECTURAL DESCRIPTION**

**General Description of Neighborhood**

The North Irvington Historic District lies north of the Irvington Historic District with an irregular boundary line roughly spanning from Sheridan Avenue, just east of Arlington, to Emerson Avenue on the west; and from Pleasant Run Parkway and Ellenberger Park as the southern boundaries, to just north of Tenth Street. The boundary does include a pocket of houses from Downey to Leland between Tenth and Eleventh Streets. The area is primarily residential with a few modern commercial buildings along Tenth Street at Arlington and Emerson Avenues. Two commercial buildings, one with three tenant spaces and another freestanding drive-in restaurant, are included in the district.

The streetscapes primarily follow a grid pattern except for those thoroughfares of Pleasant Run Parkway or Ellenberger Parkway. Along these parkways is open greenspace with trees giving a park like feeling to the neighborhood and assisting some birds and wildlife to thrive. Most of the streets have a green strip between the street and sidewalk permitting a vast variety of trees and evergreens to grow. Pleasant Run Parkway is especially known for its many old sycamore trees. In the 900 block of Campbell Avenue is a circle, similar to those on North and South Audubon Avenue in the Irvington Historic District. Within the circle is one of the older houses in the district, the home associated with the historic Osborn Farm.

Fences are generally confined to the back portions of the lots, and it is rare to find one along the front property line. However, there are fine examples of a cast iron fences at 5705 E. Tenth Street and 5802 E. Pleasant Run Parkway. Due to the hillsides there are some examples of rock, flagstone, brick or concrete retaining walls along the front property lines bordering the sidewalks. In a rare instance, there is an example of a pair of gate posts at the driveway entrance along Pleasant Run Parkway for 5650 St. Clair Street. St. Clair Street also has several intersections with street names cast into old sidewalks.

The dwellings are generally on single lots, and are primarily one to two stories in height. Some properties do have a second side lot. The vast majority of garages are detached and are on the rear section of the lot accessed from either a rear alley or from a driveway connected to the street fronting the property. Although the landscape is primarily flat, there are some rolling hillsides due to the watershed for Pleasant Run Creek allowing for some underground garages.

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North Irvington Gardens Historic District, Marion Co., IN

The majority of styles within the district date from 1910 to about 1955, and reflect styles from the periods when different sections were divided into lots. Some of these lots remained unsold, or double lots were later divided, well into the 1950s and 60s. Some of the architectural styles represented are Colonial Revival, Tudor Revival, Bungalows, American Four Squares, Cape Cods, small to mid-size Ranches, and two Lustrons.

The district includes 917 primary buildings. The resource count includes 843 contributing houses, 551 contributing garages and one contributing church for a total of 1,394 contributing buildings. There are 74 non-contributing houses, 189 non-contributing garages and two non-contributing commercial buildings, making a total of 265 non-contributing buildings; or less than 20% of the total count. Non-contributing buildings include houses and garages that fall outside of the period of significance, or buildings that have been too altered to contribute to the district. The count also includes two resources that were previously listed on the National Register. The listing of the Indianapolis Park and Boulevard System in 2003 included the entire width of the right-of-way of Pleasant Run Parkway, from the far bank of the creek to about one foot beyond the north edge of the sidewalk. The boundary includes the portion of the parkway from the north curb to the sidewalk, since this space is immediately part of the environment of the district. Also, the green space between the Ellenberger Parkway drives is included in the district. These two resources are indicated as two previously listed sites. The district as a whole counts as a contributing site. The "site" constitutes the relationship of the houses to their lots, sidewalks, and the streets; street width and alignment; mature tree plantings; and various streetscape elements like historic retaining walls and private walks. There are also several sidewalk corners with street names cast into them that are included as site features.

Non-contributing buildings were dated by using the *Baist's Property Atlas of Indianapolis*, 1941, the *Sanborn Fire Insurance Map* of 1915/1954, and city directories, since the period of significance ends at 1950. The authors also walked the entire district to verify contributing buildings and garages. Total alteration of facade materials (e.g., brick over wood) and major alterations in massing that alter the perception of the front elevation resulted in non-contributing status for pre-1950 buildings. Generally, artificial siding, glazing in of porches, and other simple changes still allowed most such altered houses in the district continue to convey their significance.

Garages are the only secondary buildings shown on the map and included in the count. Garages were included in the count since automobile transportation played an important role in the development of the district. Various sheds or mini-barns were not included in the resource count. The district was surveyed for contributing and non-contributing garages. In some cases, houses were rated non-contributing, however, the garages remained relatively intact. The house at 952 N. Lesley (photo 49), for example, was refaced with colonial style brick at some point, but its garage retained integrity. Garages show an evolution of form from a converted carriage house; to

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purpose-built, free-standing, single car, wood frame garages; to those that mimic the architecture of the house; to breezeway attached; and finally fully attached. Garages that are breezeway-linked or fully attached are not counted separately. Many of the attached garages were incorporated into basement levels in areas near Ellenberger Parkway, where sufficient changes in grade permit it.

**Residential Descriptions**

Following are individual descriptions of representative residences in the historic district. To aid the researcher, the listings are in alphabetical street name order and with ascending house numbers. All residences are considered contributing buildings unless noted.

**Arlington Avenue**

937 N. Arlington Avenue Tudor Revival/Sears House c. 1935 photo 11

One and a half story, 2 bays, red brick with stone details in stack linear pattern at doorway and as a lintel and decorative block above recessed angled entrance. Front door has a shallow arch. Steep gable end at entrance with small 9 light colored glass to each side of doorway. A single 1/1 double-hung sash window is in the gable peak. Side gable ends with asphalt shingle roof and a chimney on the south side. First floor with triple 1/1 double-hung sash windows are over a window box. Long shed dormer on second floor with vinyl siding and triple 1/1 double-hung sash window. To right on the south side of the house is an open hip porch with metal railing. This house adheres to the pattern of Sears' "Lynnhaven." Louis and Hallie Lorenz are listed as residing here as early as 1937, and they remained into the 1950s. Louis owned Lorenz Music Store at 30 S. Pennsylvania, downtown Indianapolis.

940 N. Arlington Avenue Colonial Revival c. 1930

Two story, 3 bays, aluminum siding over clapboard, with center entrance topped by gable portico having Tudor arch resting on Doric columns. Front door with fanlight in top. Paired windows on first floor with 6/1 double-hung sash windows. Second floor with long shed dormer with end single 6/1 double-hung sash and center paired 4/4 double-hung sash windows. All windows have shutters. Asphalt shingle roof. Louis and Irma Rexroth lived here from c.1931 to the 1950s. Rexroth operated Rex Typewriters on Massachusetts Avenue, downtown.

950 N. Arlington Avenue Colonial Revival c. 1930 photo 10 (left)

One story with 4 bays, side screen inset porch with front gable end having elongated slope to left; center brick chimney. Aluminum siding over clapboard facade. Windows to each side of chimney are 8/1 double-hung sash. Curved vents to each side of chimney. This house plan is repeated at least once in the neighborhood, with a flipped version at 936 N. Campbell Avenue. George Waterous was an early resident, but by 1937, Norman and Emma Metcalf owned this house. Norman was a partner in Metcalf, Mahan & Mahan, a shorthand reporter service, downtown Indianapolis.

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956 N. Arlington Avenue Tudor Revival c. 1930 photo 10 (right)  
One and a half story, 3 bay, dark green wood shingle siding, with inset screen porch on the side. Center brick chimney, projecting doorway with round arch door. First floor with paired 6/6 double-hung sash windows. Front gable dormer with jerkin to right side of chimney. Asphalt shingle roof. Fred Hoffman, a manager at Early & Daniel Company, and his wife Ruth were residents in 1930s. Walter Silvey, a bookkeeper, and spouse Velma lived here in the 1940s. The house at 970 Campbell is a mirror image to this one, except that 970 Campbell is brick. Another house at 6000 E. St. Joseph is the same plan with variations in dormer type and chimney placement. All three are likely variants of an Architect's Small House Service Bureau (ASHSB) plan.

**Audubon Avenue**

770 N. Audubon Avenue Colonial Revival / ASHSB c. 1925 photo 40  
Two and a half story, 3 bays with vinyl siding and large front gable end. On left side of front façade is red brick chimney; with shed roof over triple casements on the first floor. Front door on right corner of façade with side windows and vertical panel rail for enclosed porch. Second floor with two pairs of 8 light casement windows, and a single 8 light window in peak on attic floor. One of several house built by the Jenney family, Earl and LaVerne Byrket were the first residents (see Statement of Significance for information about the Jenneys). Earl was an accountant at Central States Envelope Company; the Byrkets lived here on into the 1950s.

780 N. Audubon Avenue Colonial Revival / ASHSB c. 1925 photo 41  
One and a half story, 3 bays, with brick on first floor and stucco on long second floor dormer. Center entrance with projecting bay and round arch overhang. Side 6/6 double-hung sash windows with second floor having small 6/6 windows to each end and center window. Side gable end roof with chimney on south side. This house is similar to 957 N. Audubon. Another Jenney investment property, Robert Saltzman, a cabinetmaker, lived here with spouse Sadie from c.1925 to c.1937. Margaret Saltzman, likely a daughter, was the next occupant; she was an operator for Indiana Bell.

804 N. Audubon Avenue Tudor Revival / ASHSB 1925 photo 42  
One and a half story, 3 bays with gable end entry with round arch door having brick surround. Brick used on the façade for part of the first floor, the rest is stucco. Red brick chimney on front. Small round arch vent in peak. To right of door are metal horizontal light windows with 3 panes. Side end gable roof with asphalt shingles. R.H. Shelhorn, an Indianapolis builder, took out a permit to build this house in 1925. David and Irene Burgess were the first residents. David was a teacher at Arsenal Technical High School, and later in the 1940s, Irene worked for Lukas-Harold (Naval Ordinance Depot).



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917 N. Audubon Avenue American Four Square c. 1925 photo 43 (center)  
Two and a half story, 2 bays, with brick façade and full hip screened porch across front façade, with brick rails and supports. Door to left with paired window to right. Second floor with three 8/1 double-hung sash windows under metal awnings. Hip asphalt shingle roof with center hip dormer on front with two 6 light casement windows. Carroll Smith, no known occupation, was the first resident.

957 N. Audubon Avenue Colonial Revival c. 1930 photo 44  
One and a half story, 3 bays, with brick on first floor and stucco on shed dormer. Center entrance, with plank round arch door having rectangular light. Round arch entry with small porch. Windows to each side of porch with 10/10 double-hung sash. Long dormer across front with three openings. To the ends are paired 6 light short casements, and centered is 6/6 double-hung sash window. Chimney is to south side. Side gable ends with asphalt shingle roof. This house was listed as vacant in 1931. Dennis Sweeney, Executive Secretary for Indianapolis Typothetae (a typesetter firm) in downtown Indianapolis, lived here with wife Ethel in the late 1930s through the 1950s.

968 N. Audubon Avenue Tudor Revival c. 1930 photo 45  
Two and a half story, 3 bays, red brick, center projects out with gable end and door with stone surround over round arch and with side colored blue/green glass windows; rectangular window in the peak. Paired 6/1 double-hung sash windows on first floor and 6/1 windows on second floor with gable dormers with stone diamond design in peak. Chimney on south side. Asphalt shingle roof. Everett Stehman, owner of Stehman Engraving on N. Delaware downtown, was an early resident.

**Bolton Avenue**

715 N. Bolton Avenue Colonial Revival /ASHSB c. 1935 photo 26  
One story, 3 bays, with clapboard siding and hip asphalt roof. Two paired casement windows to right with small diamond lights. Center door with round arch and round arch overhang supported by brackets. To left side is 1/1 double-hung sash window with diamond lights. Gable end with peak having rectangular vent. Asphalt shingle roof. Lester and Dorothy Theobald were the first residents. Lester was office manager at the downtown Wasson's Department Store.

754 N. Bolton Avenue Tudor Revival c. 1940 photo 28  
One and a half story, 3 bays, with rounded entrance with turret and round arch door. Small side windows. Other windows are casement with sidelights and transom lights. Side chimney to south side. Façade is a rich brown stone with brown asphalt shingles and irregular hip roof. Rear garage with similar stone and tall hip roof. Everett Snick, a podiatrist with downtown office, was an early resident.

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902 N. Bolton Avenue Colonial Revival c. 1940 photo 30 (left)  
Two story, 3 bays, with center door with pilasters and entablature. Front façade is ashlar with sides and rear being clapboard. Small bulls eye window over door on second floor. Single window to each end of first floor and second floor with 8/1 double-hung sash with shutters. Chimney to south end. Gable end asphalt shingle roof. There are many houses in the area similar to this one, but most have brick on the first floor and clapboard on the second floor, i.e., 801 N. Bolton Avenue. Lloyd and Mary Tucker are first known residents in the mid-1940s. Lloyd was the art director at General Outdoor Advertising Company.

950, 956, 960 N. Bolton Avenue Massed Ranch - Non-contributing c. 1955 photo 32  
One story, 3 bays, medium sized brick ranch house with end gable roofs. Large picture windows, center door. 950 has a metal edged porch roof, and 956 a flat metal portico and metal awnings at windows. It also has an attached garage. 960 has an ashlar façade. In the 1950s, Rev. Walter Smith, pastor at Park Avenue United Brethren Church, lived at 950; John Furry, a "special technician" with the Indiana State Police, lived at 960. All are non-contributing.

**Butler Avenue**

831 N. Butler Avenue Colonial Revival/Bungalow c. 1935 photo 94 (center)  
One and a half story, 3 bays, with aluminum siding. Full hip porch with Doric columns. Round arch door with triple windows to right and 4 vertical light/1 double-hung sash, single window to left. Front gable end with paired double-hung sash windows, covered with metal awning. Cross gable asphalt shingle roof. Large brick chimney to north side.

911 N. Butler Avenue Tudor Revival c. 1940 photo 95  
One and a half story, 2 bays, brick exterior with stone details at porch and chimney with stone surround over entry. Two front gable ends. Door to right with triple window to left with lead design in upper sash. Small diamond stones in gable ends. Asphalt shingle roof. Harold and Bernice Erbrich were early occupants. Harold owned Erbrich Products, a condiment factory, at 1120 E. 32<sup>nd</sup> Street. This house is very similar to 937 N. Ritter, a known Justus Realty design.

**Campbell Avenue**

725 N. Campbell Avenue American Four Square c. 1925 photo 20  
Two story, 2 bays, brown brick façade with hip asphalt shingle roof. Full screened porch with hip roof and decorative brick railing with half circle design. Corner quoins with dark red brick. Two pairs of French doors on first floor. Second floor with paired 1/1 double-hung sash windows with lead design in upper sash. Chimney on south side. Matching brick garage to southeast of house (right in photo). Charles Sabins, occupation unknown, lived here in the early 1930s. During the '40s, Howard Mote, a locomotive engineer for the Pennsylvania Railroad, lived here with wife Faye.

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801 N. Campbell Avenue French Eclectic c. 1940 photo 19  
Two story, 3 bays, center door under flat roof portico with iron railing. Left side extends with hip roof. Most windows are 6/6 double-hung sash except some on the first floor which are 8/8 double-hung sash. All window openings have shutters. Light color ashlar facade, hip asphalt shingle roof. Earl and Alice Ensinger lived here in the 1940s. Earl taught at Arsenal Technical High School.

920 N. Campbell Avenue Craftsman Bungalow c. 1915 photo 18  
One story, 3 bays, with stucco façade and river rock posts on porch and on the north and south chimneys. Windows are paired with large diamond lights on front windows. Center door with diamond lights and side windows. Iron fencing as railing on porch. Roof overhangs on front for porch with center extension having cut decorative rafter ends. Windows on side of house new 1/1 double-hung sash. This house could possibly be a catalog home, or was inspired by periodical literature. Mark and Gem Reasoner were the first residents. Mark ran M.H. Reasoner's Teacher's Agency, employment agents, on Market Street downtown. The Reasoners lived here for decades.

929 N. Campbell Avenue Tudor Revival/Sears House c. 1925 photo 17  
One and a half story, 2 bays, red brick with extended gable end to right with triple windows and shutters; fanlight window in peak. Second gable end is recessed to left with long slope, round arch door and sidelight. Chimney with stone details on side of front gable. Side metal porch on south side. Cross gable asphalt roof. May have lower level garage in rear. Ora and Grace Fisher lived here in the 1940s. Ora was a foreman at E.C. Atkins & Co., industrial saw makers.

955 N. Campbell Avenue Craftsman 1905 photo 14  
Standing in Campbell Circle, the two and a half story house is associated with the Osborn Farm. The first floor is river rock and the second floor is stucco, with an asphalt shingle gable roof. A porte cochere is on the north side with exposed timbers, recessed center entrance with sidelights and with triple windows to each side. A long porch is on the west side with exposed timbers, and a gable peak is centered over steps. French doors lead out to this porch. The house appears to have replacement windows with elongated casements on the first and second floor, some with an upper transom. Large river stone fireplace on west side. Attic floor with shed dormer on north side.

965 N. Campbell Avenue Dutch Colonial Revival c. 1929 photo 15  
Two story, 3 bays, red brick on first floor with clapboard on second floor, now covered with aluminum siding. Center entry under portico with Doric columns and Tudor arch. Front door with fanlight. Paired 6/1 double-hung sash windows to each side. Over first floor is shed roof with exposed decorative cut brackets. Second floor with three 6/1 double-hung sash windows with center being shorter. End gable roof with chimney to north end. This house was listed as

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vacant in 1929 directories. Homer and Hazel Chenoweth resided here from 1931 to at least 1952. Homer taught at Arsenal Technical High School.

**Ellenberger Parkway**

835 Ellenberger Parkway Modern c. 1935 photo 69

Two story, 2 bays, exterior is square concrete block. Front rounded bay with glass block and side double-hung windows. Balcony on second floor. Rounded flat roof overhang to left of bay for front entry. The windows are all 2 horizontal lights/2 double-hung sash. On lower level of north side is two bay garage creating a terrace off side entrance on first floor. John and Hazel Davis lived here in the 1940s. John was Executive Secretary of the Board of Higher Education for the Disciples of Christ (Christian Church), then headquartered in Irvington.

905 Ellenberger Parkway Modern/Ranch c. 1950 photo 68

Two story, multi bay wide house with heavy stucco exterior and attached garage on SW corner. Long porches on both levels with elongated casements and fixed picture windows on west side - 9 bays on first floor and 8 on second floor. Hip roof with asphalt shingles.

914 Ellenberger Parkway Cape Cod c. 1940 photo 75

One and a half story, 3 bays, aluminum siding, center door with broken pediment and side pilasters. Windows to each side are 8/8 double-hung sash. Two gable dormers with 6/6 double-hung sash openings. To right or north side is an underground garage with flat roof and concrete block sides. Rear screen porch. Chimney on north side. Asphalt shingle roof.

953 Ellenberger Parkway Colonial Revival c. 1940 photo 66

Two story, 3 bays, brick, lower level garage with single bay door. First floor with center door with sidelights and broken pediment trim. Small half circle portico with two story Doric columns and metal rail at top. Paired windows to each side with 1/1 double-hung windows with shutters. Side gable end roof with asphalt shingles. End chimney on north side. Michael and Marie Tamer lived here in the 1950s. The Tamers ran a bar at 669 E. 23<sup>rd</sup> Street.

**Ellenberger Court**

photo 76

This small cul-de-sac is off the west drive of Ellenberger Parkway. There are five small houses, all one story. Three of the homes (5422, 5426, and 5438) are similar in style with a center gable end over the entrance and windows to each side. There is an attached garage either off the rear or side. The other two homes (5430 and 5434) are small modern cottages and appear to have been built post WWII - c. 1947. All the homes vary in materials. The following are short descriptions going left to right around the circle.

5422 Ellenberger Court - Brick with stone veneer entry, casement windows to each side, rear attached garage.

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5426 Ellenberger Court - Aluminum siding with center stone veneer and glass block sidelights at entry. Casement windows to each side. Hip roof with chimney to right side. Rear attached garage.

5430 Ellenberger Court - Aluminum siding with cottage design. Door with upper lights under shed overhang. Windows 6/1 double-hung sash. Right side with sun porch addition. Side gable end roof with center chimney. Detached original garage with aluminum siding, one bay.

5434 Ellenberger Court - Permastone, square box with side gable ends. Center door with picture window to left and 1/1 double-hung sash window with shutters to right. Metal awning over front porch. Detached garage with permastone on front and aluminum sides.

5438 Ellenberger Court - Aluminum siding, with brick projecting entrance and side window to right. Roof sweeps down to porch entry but otherwise is a side gable end with asphalt shingles. Multilight casement windows. Attached garage to right.

**Emerson Avenue**

823-825 N. Emerson Avenue Bungalow c. 1935 photo 103

One and a half story, 4 bays, double house with red brick exterior, full porch is inset under hip asphalt shingle roof. Front doors have multilights and are on the outside edges of front façade with two paired 3 vertical lights/1 double-hung sash windows in the center. Center hip dormer with triple window with 3 vertical lights. The house was occupied by the mid-1930s. In the 1940s, James McClarren, an office worker at Lukas-Harold (Naval Ordinance Depot) lived here with wife Erma.

**Graham Avenue**

734 N. Graham Avenue Colonial Revival c. 1917 photo 39 (left)

Two and a half story, 5 bays, with stucco façade. Dominating red brick chimney on front with arch opening to entry. Windows beside chimney on first floor are 8 light casements with paired 12 light casement above door, short window next to chimney and 6/1 double-hung sash opening on far left. Shed screen porch on first floor of south side. Walls of façade taper out at first floor and right side drops back with single 12 light window. L-shape plan with gable roof with asphalt shingles in diamond pattern. Charles and Hazel Flowers were the first residents. Charles sold insurance from a downtown office. In the '40s, Edward and Helen Straith-Miller lived in the house; Edward too worked in the insurance trade as an adjuster for American-Associated Insurance Company.

738 N. Graham Avenue Craftsman c. 1920 photo 39 (right)

One story, 3 bays, with wood shingle façade. Center door with multi-lights and sidelights. Gable end overhang at doorway with knee brackets. To each side are paired windows with 3 vertical

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lights/1 double-hung sash openings. To south side is hip porch with exposed rafter ends and wood posts. Brackets under front window probably once supported window boxes. Side gable ends with jerkins. Original garage on rear of lot with narrow clapboard. Pair of wood doors for garage bay with 6 lights in top and 3 vertical panels below. Side end gable roof with jerkins. Charles and Evelyn Thomas lived here from c.1925 to at least 1952. Charles was salesman with Peoples Bank and later an agent for Traveler's Insurance.

820 N. Graham Avenue Colonial Revival c. 1930

One and a half story, 2 bays, aluminum siding over clapboard, projecting entry with sloping roof and wood door with four vertical lights and 2 vertical panels. Front gable end with long slope to left side. Behind is a shed dormer on each side. In gable end are 3 windows - the first floor with 4 vertical lights with rectangular lights /1 double-hung sash. Second floor with two individual 4 vertical/1 sash. Asphalt shingle roof.

824 N. Graham Avenue Colonial Revival c. 1930 photo 38

A tall one and a half story, 2 bays with gable end portico at entry with wood supports and wooden lattice. Door is wood with fanlight in top. Projecting bay to left side with four 1/1 windows. Second floor with 2 gable dormers with single 1/1 window. First floor of house and south chimney with tan brick having unusual pressed "fake Flemish bond" design. This brick type, used on several houses in the district, has a stamped header texture in the center, so that bricks laid stretcher bond appear to be laid Flemish bond. Second floor with stucco; side gable roof with asphalt shingles. James Carr, Secretary of the James Whitcomb Riley Memorial Association, was an early occupant.

902 N. Graham Avenue Bungalow c. 1925 photo 37

One and a half story, 3 bays, brick, full hip porch with brick supports and railing. Door to far right with multilights. Two sets of paired windows on first floor with triple sets of paired windows on first floor with triple set on second floor under jerkin with side knee brackets. Asphalt roof with cross gable with jerkin ends. Chimney on south side with stone square and diamond pattern set inset. Robert and Alma Gertsner lived here in the mid-1930s to the 1950s. Robert was Secretary of the Mutual Fire Insurance Company, and held the same post with the Insurance Savings and Loan Association.

939 N. Graham Avenue Tudor Revival 1937 photo 35

One and a half story, 3 bays, tan brick with stone on center projecting entry that has slope to right side. Wood plank door with small rectangular light with diamond pattern. Round arch window with fanlight in top and casement below to left. Chimney on north side in gable end. Rear of house with side gable dormer with aluminum siding. To right of entry is open porch with round arch in gable end. Asphalt shingle roof. Klee and Sons designed and built this home for an American Legion raffle in 1937. Edwin Jackson and wife Rosepayne won the house, and stayed well into the 1950s. Edwin owned and operated a Shell gas station at 38<sup>th</sup> and College.

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948 N. Graham Avenue Dutch Colonial Revival c. 1925 photo 34  
Two story, 2 bays with aluminum over clapboard siding. Full porch with red brick supports and railing. Front door to left. To right of door are triple windows with 1/1 double-hung sash. Front shed dormer with two 1/1 double-hung sash windows. Gambrel roof with asphalt shingles. Charles Herman, foreman with an unknown company, was an early resident.

961 N. Graham Avenue Massed Ranch - Non-contributing c. 1955 photo 33  
One story, 3 bays, red brick with left side projecting out with center door under shed metal awning. Metal edge windows to side with pair on left and picture window with side casement to right under metal awning. Hip asphalt shingle roof. Chimney on south side. Front door with small square multilights at top. Richard Smith, supervisor at Bell Telephone, was the first resident. These later houses are non-contributing.

**Hawthorne Avenue**

846 N. Hawthorne Avenue Tudor Revival c. 1940 photo 89  
One story, 3 bays, brick with aluminum siding in side gable ends, screened porch to left side, center front chimney with gable dormer to left and projecting gable end entrance to right. Windows all 6/6 double-hung sash. Asphalt shingle side gable roof. One of nearly 50 brick cottages built in this area by contractor-designer George Lehnert. Everett Lehnert, a railroad baggage agent, lived here in the 1940s and '50s.

1029 Hawthorne Avenue Lustron c. 1950 photo 83  
One story, 3 bays, Westchester Deluxe - O2 Model with standard features of square porcelain enameled steel panels, two front picture windows with side casements, side inset porch to left with steel door. Corner support includes original zig zig design. Vertical grooved steel panels in gable ends and metal shingle roof. Linked by a breezeway is a double bay Lustron garage. House appears to have the original maize yellow paint color with dove grey trim. Another Lustron in the Westchester Deluxe model is located at 5440 E. St. Joseph Street. This also appears to have the original paint in the surf blue color. James and Pearl Davis were the first owners. James was a dentist with offices in the 2500 block of E. 10<sup>th</sup> Street.

**Irvington Avenue**

935-937 N. Irvington Avenue Dutch Colonial Revival c. 1940 photo 77  
One and a half story, 7 bays, double, first floor is river stone with wood shingle siding in gable ends. Full porch with double wood posts and rail. Center projecting stone wall with door to each side. Next to this on each side is a picture window with side casement openings. Wooden door with panel design is on outer edge of main house with casement window over lower level garage. Two gable dormers with triple casement windows are on the second floor. Two stone chimneys. Side gable ends with asphalt shingle roof.





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Albert and Marie Satters lived here in the mid-1940s through the 1950s. Albert was a technician with Eli Lilly & Company.

952 N. Lesley Avenue Indeterminate - Non-contributing photo 49  
One story, 3 bays with brick façade and hip asphalt shingle roof. Projecting porch with brick supports. Center door with side 2/2 double-hung windows. Chimney on south side. Appears to have been a 1930s house, resided completely with brick about 1970.

**Ninth Street**

5115 E. Ninth Street Craftsman/Bungalow c. 1935 photo 105  
One and a half story, 3 bay, with aluminum siding, stone porch supports and rail. Paired front door to right side with solid lights and decorative iron design. Single 6/1 double-hung sash window to left. Center gable dormer with three 6/1 double-hung sash windows and knee brace in peak. Side gable end to roof with asphalt shingles. Arthur Miller, a master mechanic at Hugh J. Baker (a heating engineering firm), lived here in the 1940s.

5204 E. Ninth Street Ranch - Non-contributing c. 1960 photo 93  
One story, 4 bays, L-shape plan, brick exterior, simple doorway with concrete slab, picture window to left. To right are two short 1/1 double-hung windows, hip asphalt roof, Chimney on south side of house, attached garage.

5222 E. Ninth Street Colonial Revival c. 1940 photo 92 (center left)  
One and a half story, 3 bays, with brick on first floor and wood siding in side gable ends and on the two front gable dormers. Full open porch with wood post supports. Wood door to right with panel design. To left are two single 6/6 double-hung windows and shutters. Dormer windows are 6/6 double-hung sash. Chimney to south side. Howard and Effie Lewis were the first occupants. Lewis owned a roofing company on Roosevelt Avenue in Brightwood. In the 1950s, Stanford O'Haver, a superintendent at International Harvester, lived here.

5233 E. Ninth Street Tudor Revival c. 1940 photo 91  
One and a half story, 4 bays, sand colored stone veneer with three front gable ends on west side, the largest over the front door that faces the side street. Front chimney to the left of door and 6/6 double-hung windows across the façade with flat voussoirs. Attached double garage with flat roof to far right on front facade. Side gable asphalt shingle roof on main body of house. Open terrace on north side with French doors and paired 6/6 windows on first floor. Second floor with single window and small iron balcony. Both this house and 5253 were designed and built by George Lehnert. Ray and Mildred Sparks were early residents of the house. Ray was an insurance counselor with Phoenix Mutual Life.

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5253 E. Ninth Street Tudor Revival c. 1945 photo 90

One and a half story, 3 bays, brick exterior with center projecting gable end entry with stone veneer on front wall. No porch but flush entry with rounded arch doorway. To right of door are paired windows going to floor level with 5 horizontal lights. Another elongated opening around the corner confirm that this is a former porch that has been enclosed. To left of door are paired windows with 1/1 double-hung sash windows. Asphalt shingle roof. Harold and Ima Henniger lived here in the '40s. Harold was a salesman.

6102 E. Ninth Street Tudor Revival c. 1935 photo 7 (left)

One and a half story, 3 bays, with two gable ends having half round arches for inset porch and window above in peak. Triple window to right with chimney to side of gable end. Tan brick with stone keystone details and diamond design. Arched door, windows 1/1 double-hung sash, cross gable asphalt roof. Justus Realty designed and built this house. Oscar and Lillie Haislup were the first occupants. Oscar was a transfer supervisor with the C.C.C. & St. L. Railroad. A mirror image of this house stands around the corner at 931 N. Arlington.

**Pleasant Run Parkway**

5754 E. Pleasant Run Parkway Colonial Revival c. 1925 photo 25 (right)

Two story, 3 bays, large tan brick house with hip green tile roof. Full porch with angled center extension with full Doric columns; all other porch supports are half columns with brick bases and the railing has stone or concrete balusters. Iron fencing as railing on porch roof. Center entrance. All windows are paired 1/1/ double-hung sash. Chimney to east side. On rear of property is brick garage with green tile roof and flat roof extension for second bay opening. Henry and Emma Schlosser lived here in the 1920s, later, Emma was widowed but continued to stay into the 1940s. Henry was Vice President of Schlosser Brothers, a dairy.

5802 E. Pleasant Run Parkway Tudor Revival c. 1935 photo 23

One and a half story, 2 bay with red tile roof and brown stone façade. Extended portico with stone supports by front door. Windows are large picture windows with sidelights, possibly casement but look fixed. Bay for breakfast room to west rear. Cross gable roof with extra gable end on rear. Rectangular vents in gable peaks. Rear attached garage with flat roof. Frank and Emilla Best built this house. Frank owned Best Universal Lock Company on Senate Avenue downtown.

**Ritter Avenue**

631 N. Ritter Avenue Tudor Revival c. 1935 photo 59

One and a half story, 3 bays, green aluminum siding, center projecting stone entry with Tudor arch door and stone chimney on front façade. To the right of door is multi-light window; to left is front gable end with paired window on first floor and single in the peak on the second floor, all 6/6 double-hung sash openings. Asphalt shingle roof. Ralph and Lucille Hart were early residents here. Ralph was an engineer.

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821 N. Ritter Avenue Bungalow c.1935 photo 60 (right)  
One story, tan brick, with almost full-width gabled front porch. Main roof is hipped. Heavy square piers support porch. Tall chimney on north side. Walter Stace was the contractor/designer of this bungalow.

825 N. Ritter Avenue Tudor Revival c. 1935 photo 60 (left)  
One story, 4 bays, brick with rough surface, front chimney centered between single 6/6 double-hung sash windows. Front door to right with Tudor arch with stone surround under front gable end. T-shape plan for gable roof with asphalt shingles. Front concrete terrace by door with metal railing. Howard and Bernice Bower were likely the first occupants of this house. Howard was a shipping clerk with Hollenbeck Press.

933 N. Ritter Avenue Bungalow c. 1925 photo 61  
One and a half story, 3 bays, clapboard with wood shingles in front center gable dormer with jerkin and exposed rafter ends. Side gable end roof with extended shed over porch, side knee braces. Full porch with triple wood posts at corners. Center door with multilight side windows. Chimney on south side. William Mortimer, a salesman, was the first known resident. By 1945, Homer Carter and wife Irene had moved in to the house. Carter owned a dental supply company on Massachusetts Avenue downtown.

937 N. Ritter Avenue Tudor Revival c.1935  
One story, brick, steep side gable roof, with two offset cross gables to front. One cross gable extends to cover porch, supported on brick piers with broad Tudor arch. Triple window group on main wall under porch. Entry vestibule with gable projects forward of porch, round arch opening with stone voussoirs and recessed doorway. Paired half-arch topped casements to south of entry. Rear section has perpendicular gable roof of moderate pitch, with gabled projections. W.G. Justus designed and built this house.

952 N. Ritter Avenue Tudor Revival c. 1935 photo 62  
One and a half story, 4 bays, with brick exterior and stone veneer at entry and lower portion of chimney. Round arch to porch with center round arch doorway. Arch in inset porch to left with stone details. Paired 6/1 windows. Gable end over porch with narrow round arch window with small iron balcony and stained glass light. To right of wide chimney are 2 pairs of casement windows with small multilights. Side window with 6/1 double-hung sash with two bay lower level garage. Asphalt shingle roof.

**Sheridan Avenue**

971-973 N. Sheridan Avenue Colonial Revival/Craftsman c. 1940 photo 2  
Two and a half story, 2 bays, double house, red brick, cross gable roof with one entrance facing west and one to the south. Both with gable end porches with brick supports and rail; decorative stone at bottom corners. The porch on 973 is screened. Irregular plan with chimney on north

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and west sides with decorative brickwork in rectangular design, and stone details of squares as the corners. Windows are all 1/1 double-hung sash. Original garages, one on each side of residence, are one story, one bay, wood clapboard with gable ends, asphalt roof. Lester Theobald moved to one side of this double in the 1940s (see 715 Bolton), while Graham and Gladys LeVay lived in the other half in the '40s. LeVay worked in advertising.

975-979 N. Sheridan Avenue Colonial Revival c. 1940 photo 2  
Two and a half story, 4 bays, double house, red brick façade with side gable asphalt roof. Hip porches at each end extend out. Doors under porch. In center are two 3 vertical/1 double-hung sash windows with same paired on second floor. Gable dormers on roof with wood trim and three casements. End chimneys. Original garages, one on each side of residence of red brick, one story, one bay, hip asphalt roof, side 4 light windows. Both residents of this double worked for Lukas-Harold (Naval Ordinance Depot) in the 1940s.

**St. Clair Avenue**

5430 St Clair Avenue Modern - Noncontributing c. 1970 photo 72  
One and a half story, 5 bays, split-level, with brick on lower level and yellow vinyl siding on first floor. Center recessed entrance with single sidelight. Paired windows on first floor with elongated vertical lights and shutters. Shorter version as lower level windows. Side gable roof with asphalt shingle roof.

5454 St. Clair Avenue Colonial Revival c. 1940 photo 71 (right)  
One and a half story, 2 bays, red brick with vinyl siding in gable ends and on two front gable dormers. Full screened porch with extended shed roof from side gable-ends. Door to left and two windows to right are 6/6 double-hung sash with shutters. Dormer windows are 6/6 double-hung sash. Asphalt shingle roof. George and Mildred Gensch were the first residents. George was an auditor, the Gensches lived here on into the 1950s.

5650 St. Clair Avenue Craftsman Bungalow 1925 photo 53  
One and a half story, 4 bays, stucco with red brick quoins at corners, hip asphalt shingle roof. Door with round arch portico supported by thin Doric columns. Glass enclosed porch inset to right. Thin casement paired window with two panes at top. The driveway for this house also exits onto Pleasant Run Parkway and has a pair of gate posts. Walter and Alice Jenney built this house on a large parcel extending to Audubon. The two ran Jenney's Irvington Gardens, a plant nursery. Later, Margaret Weymouth Jackson, a well-known Indiana author of the period, lived here.

**St. Joseph Avenue**

6105 E. St. Joseph Avenue Colonial Revival c. 1935 photo 5  
One and a half story, 3 bays, red brick with extended entry with fluted wooden pilasters and entablature. Side bays with single 8/8 double-hung sash windows. Entry has rectangular

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window on east side with 8 lights. Chimney is off center at roof ridge. End gable asphalt shingle roof. Harry and Helen Mahan lived here in the 1940s. Harry was a salesman.

**Tenth Street**

5109, 5115 E. Tenth Street and 935 N. Emerson Commercial c. 1930 photo 102  
Row of storefronts on the corner of Tenth and Emerson; some stores have been combined with entrances blocked; brick exterior with stone details of square blocks at door and window corners. Gable ends with either brick design and half timbering, or covered with wood shingles. Large display windows, some partially covered with T-111-type siding panels, steep gable roof with asphalt shingles along front. Transoms also covered. The building is located flush with sidewalk with parking in the rear. Various tenants, including a drug store, tavern, and cafeteria occupied these storefronts in the 1930s, '40s, and '50s.

5130 E. 10<sup>th</sup> Street Harold's Steer-In Modern c.1951 photo 98  
Though it dates from at least one year beyond the period of significance, this building contributes to the district. Along with garages and street widths, the Steer-In also helps illustrate the rising importance of the automobile in the district. Its date of c.1951 is within a reasonable time frame for the period of significance. 1951 city directories show that Northways Restaurant was in business here. Sanborn maps cut off this intersection, however, a 1956 aerial photo shows that the center core of the present building was the Northways building. A circular drive-up area surrounded the small structure, so that autos could face pointing inward. The next available aerial photo, 1962, shows that the owners added the present drive-up canopy by that time, as well as a side and rear addition. Laughner's Cafeteria (located across 10<sup>th</sup> Street) bought the building in the mid-1950s, and renamed it Laughner's Steer-in. In about 1960, another owner bought it and it became Harold's Steer-in. One of Indy's last surviving authentic drive-ins, the Steer-in was a very popular hang out for teens in the 1950s and '60s. The building once again gained fame in 2005, when a credit card commercial featuring Colts quarterback Peyton Manning was filmed inside the restaurant.

One story, flat roofed building. Deep roof overhangs. Large plate glass banks of windows, angled inward toward the bottom. Large auto canopy extending to the east with parking spaces facing north and south.

5201 E. 10<sup>th</sup> Street; 929-931 Leland Avenue Bungalow c. 1935 photo 97  
This triple house faces two street with varying addresses. One and a half story, irregular plan, red wire brick exterior, open hip porches for each entrance, windows all 1/1 double-hung sash, some paired. Second floor over 931. Hip asphalt shingle roof. Double and triple houses are more common on the streets from Emerson to Ritter.

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5301 E. Tenth Street      Tudor Revival      c. 1935      photo 84  
One and a half story, 3 bays, stucco with stone details at doorways. Round arch door set in steep gable end. Two short single 1/1 double-hung sash windows are to the left of doorway. Small single 1/1 window is set back to right of door. Steep gable end asphalt shingle roof. Cast iron fence across front yard but does not enclose property. William and Lillian Fisher are listed as occupants by the mid-1930s. They ran a floral shop at 844 N. LaSalle. Later, Larry and Ethel Fox, who owned a steakhouse at 1201 E. Washington Street, lived here.

5302 E. Tenth Street      Queen Anne/Craftsman      c. 1905      photo 85  
Two and a half story, 3 bays, asbestos shingle siding with L-shaped porch having brick supports and rail. Front door is centered with triple windows to right and single to left, all windows 1/1 double-hung sash. Front gable end to side with rectangular vent in peak, rest of roof is hipped with asphalt shingles. Rear extension. Morton or Martin Staub, with wife Anna, owned the house in the 1920s. It appears that it was a dairy operation with farm structures at that time. By 1929, the house appears to have been rented by the then-widowed Mrs. Staub to various families, with occupations including a grocer and factory manager for Martin-Parry Corporation.

Ellenberger United Church of Christ  
5520 E. Tenth Street      Late Gothic Revival 1948-1950      photo 64  
The basement level was constructed first in 1948 and congregation used it for a year or two before building upper floors. One and a half story, L-shape plan with formal entrance on west side of building, but east side is generally used by the public and congregation. Main doors are paired with vertical wood and diamond rectangular light and triple gothic arch in wood over door. Dressed stone surrounds doorway. The sanctuary is located in the north wing with bays divided by flying buttresses with triple or double stained glass windows, predominant in dark blue colors. The west end of this wing has extensions with gable ends [service rooms off the altar area]. Centered on the west end is a round stained glass window portraying Jesus kneeling. The education wing is on the east with 3 bays also divided by flying buttresses. Paired 1/1 double-hung sash windows with three hip dormers on each side. On the south end gable are three paired windows with long round arch window in peak.

5602 E. Tenth Street      Italianate/Craftsman 1863/1919      photo 54  
Built by John Ellenberger in 1863, the home was updated by his daughter Ella in 1919. The original brackets can still be seen under the eaves and the basic footprint of the brick house remains relatively unchanged, although the porte cohere and sun porch have been added. The windows have also been changed in both size and in some locations. The current house is described thus: Two story, 2 bays, with porte cohere to east side with brick supports. To west side is one story porch with multilight sash window. Body of house is stucco with hip asphalt roof. Front façade has two sets of paired 6/1 double-hung sash windows on each floor. Chimney is to west side. Red brick headers over windows. Contributing 19<sup>th</sup> century (?) carriage house, now serving as garage, located behind house (right).

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5709 E. Tenth Street      Bungalow      c. 1930      photo 47 (right)  
One story, 2 bays, tan brick with aluminum siding in the gable end over porch. Full enclosed brick porch with hip roof. Front door to left with paired 6/1 double-hung sash window to right. Asphalt shingle roof. Charles Carter, an inspector, lived here in the '30s. Later, Louis McIntyre, Secretary of the Belt Railroad & Stock Yards Company, lived here with wife Anna.

5715 E. Tenth Street      Tudor Revival      c. 1940      photo 47 (center)  
One and a half story, 2 bays, brick, side gable asphalt shingle roof with projecting portico with brick supports and stucco in peak with decorative wood trim. Front door to right with fanlight in top. To left are triple windows with 3 vertical lights/1 double-hung sash windows with shutters. Half of porch is open. Lawrence and Marjorie Marriott were early occupants of this brick cottage. Lawrence was the manager of the Republic Pictures Corporation.

**Whittier Avenue**

829 Whittier Avenue      Colonial Revival      c. 1945      photo 70  
One story, 4 bays, brick with vinyl siding in gable ends. Center projecting gable end with triple 6/6 double-hung windows and round arch door to left side next to brick chimney. Single 6/6 double-hung windows to each end for front façade. Asphalt shingle roof. Possible Sears Home.

**SECTION 8 - STATEMENT OF SIGNIFICANCE**

The North Irvington Gardens Historic District is eligible for the National Register of Historic Places under Criteria A, B and C. The district meets Criterion A as a locally significant example of changing trends in residential development. It illustrates the dramatic impact public investment in parkland and infrastructure had on Indianapolis. The district embodies important changes in the nature of residential development, construction, and finance. Looked at in the most mundane way, the district meets Criterion C as a textbook of American domestic design. The district includes significant examples of nearly every popular early twentieth century and interwar domestic style or type seen in the Midwest: Arts and Crafts, bungalow, American Four Square, Colonial Revival, Cape Cod, Tudor Revival, and Ranch. But, looked at with knowledge of the times, the district includes hundreds of examples of a new type of house, financed and planned in new ways. Developers, newspaper writers, architect's periodicals, and the Federal government called it the "the small house." Many were built conventionally, by a relatively new kind of businessman, the designer-contractor. Others resulted from non-traditional ideas. These houses tied together innovation in residential development and architecture: kit housing by Sears and Lustron and designs by the Architect's Small House Service Bureau.

Under Criterion B, the district is significant as the home of Margaret Weymouth Jackson, a noted Indiana author of the interwar period. Jackson wrote several of her nationally distributed novels in her Irvington home.

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The period of significance of the district begins with the earliest known building in the district, the 1863 Ellenberger House, and continues to 1950 to include two Lustron houses. The Lustron houses relate to the themes of suburbanization and innovation in housing illustrated in the district. By the 1950s, other suburban areas in Indianapolis took precedence in the push for post-war housing.

**What's in a Name**

The district reflects the private and public efforts of a number of people. The name North Irvington Gardens Historic District comes from Walter and Alice Jenney's landscape business, once located in the south center of the district, and called "Jenney's Irvington Gardens." The Jenneys later built houses on their nursery land and called the small subdivision by the same name. The name also reflects the location and nature of the district, north of the National Register-listed Irvington Historic District (NR 1987). Surrounded by public parkland, and developed with spacious setbacks that emphasize private homeowner's domains, the district has a garden-like character.

**Irvington and Suburbanization in Indianapolis**

In the late 1860s, Indianapolis was emerging as a growing Northern industrial city. The city's industrialists had supported the Union cause and profited from it. Railroads were the lifeblood of the city, succeeding where promised canals had failed. By 1870, the population of Indianapolis would reach just over 48,000, making it the thirty-seventh largest city in the nation. Indianapolis had become an impressive place. Brick and stone buildings filled the streets leading to Union Station. Compared to the mud-choked paths lined with an assortment of log and simple frame buildings that characterized the appearance of the city in the 1830s and 40s, it must have seemed remarkable.

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

Still, there had been no planning for the growth, not since Alexander Ralston laid out the Mile Square plat in 1821. Ralston's plan was generous, with its wide streets, central circle and radiating Neo-Baroque diagonal avenues. But a decade later, land owners used the



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frontier expedient of the orthogonal grid for their newly platted neighborhoods. Investors peddled lots to merchants or workers and the sporadic growth of the city was reflected in the variety of cottage and high-style homes packed into the "walking" city. In 1864, the Citizen's Street Railway Company opened lines in the city. Using mule-drawn cars, the firm gradually expanded the system (*Encyclopedia of Indianapolis*, p. 1305; also, generally, Marlette).

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

Post war optimism fueled the real estate boom taking place in Marion County. Three of the better known suburbs of Indianapolis date from this time (Sehr). Clement Greenleaf, an inventor and rail industrialist, led a group of investors that platted Brightwood in 1872. Brightwood is located northeast of downtown, along the former "Bee Line" Railroad, and Greenleaf planned rail car service yards, worker housing, and related industrial sites for the development. Woodruff Place was planned to be exclusively upper class residential in nature. James O. Woodruff, first president of the Indianapolis Water Company, platted the area in 1872. At first, Woodruff had laid out an identical neighborhood due south of downtown in the 1500 block of South New Jersey, but, rail line locations made access to that side of town difficult in the 1870s. He chose a new site for the development on the east side, adjacent to the U.S. Army Arsenal (roughly 1500 east, between 10th and Michigan Streets, see NR nomination and *Encyclopedia of Indianapolis*, p. 1453). Other suburban developments of the period included Golden Hill, another exclusive residential area. (northwest, near present day 38th Street and Michigan Road). Industrial leaders organized West Indianapolis and Haughville as worker suburbs in the early 1880s.

Several of these new developments broke tradition with the gridiron neighborhoods of the city. Irvington is probably best known for its distinctive, winding street plan. Irvington developed not from within Indianapolis, but, by leadership from outside Central Indiana. Jacob Julian and Sylvester Johnson, wealthy attorneys from Centerville, in Wayne County, Indiana, hoped to create an ideal community that would reflect their values. Both had decided to leave Centerville, since nearby Richmond had acquired coveted county seat status from Centerville in 1869. In 1870, the two bought 160 acres of land astride the National Road in Warren Township, and hired Wayne County surveyor Robert Howard to lay out a formal, Victorian street plan. They were inspired by the plan of Glendale, Ohio, itself an early suburb of Cincinnati. Irvington was five miles east of downtown, and at least three miles from the edge of town.

Johnson and Julian's plans were also distinctive for their attempts at land use control. The original plat contained restrictions forbidding industrial or other "vicious" buildings, and forbid the sale of alcohol except for "medicinal, religious, or mechanical" purposes (*Abstract*, 66

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Johnson Ave., et al. and the original plat filing). Subsequent to incorporation as a town in 1873, the local board passed resolutions requiring lot owners to build gravel sidewalks and plant street trees. The plat also laid aside land in two aligned oval parcels, for a public park and a "female college", both progressive ideas for Indianapolis. The building lots were large, and Johnson and Julian built massive brick Second Empire style homes on their holdings.

The plat also accounted for a depot site on the Pennsylvania Railroad, and the line soon completed a small stuccoed building for this purpose. Steam trains would provide the commuter connection to Indianapolis, until the mule trolley line reached Irvington, within several years. Another boost came in 1874, when Irvington won the competition for a new site for Butler University. The school's policies of open admission for all regardless of race or gender, and the intellectual outlook it would bring melded with the ideals of Julian and Johnson. The dream of a community of large lots with stately brick mansions, however, would fade. Financial panic of the 1870s and lack of easy access to the city held away many owners. But over the decades, Irvington would develop as a college town, residential suburb and satellite commercial area.

The presence of Butler infused Irvington with long history of literary and social clubs. Several descendant groups from the early 1900s still survive today. Writers and artists found homes here. The Irvington Group of Artists met, lived, taught and exhibited art in the community. Composed of some of the best-known men and women in the arts in Indiana at the time, many of its members were inspired by natural beauty of Pleasant Run Creek.

**Building a Better Irvington**

The North Irvington Gardens Historic District significantly shows the growth of suburban Indianapolis in the early to mid twentieth century. The district illustrates how Indianapolis suburbanized as a result of incentives offered by transportation and proximity to public open space. It also reflects how private developers used deed restrictions, such as those pioneered in old Irvington, to control the character of Indianapolis neighborhoods. As the city spread out along trolley lines and main roads into the countryside, area farmers platted off generations-old holdings. Even while the Town of Irvington was gradually filling its lots with houses, land north of Pleasant Run Creek remained actively farmed. In some cases, families or at least their farmhouses survived. So it was with the Blue family farmhouse on N. Illinois Street in the Butler-Tarkington area; the Oliver Johnson House in National Register-listed Johnson's Woods (NR, 2004); and the Manker House near Garfield Park. In the North Irvington district, two early houses illustrate the relationship of farmer to suburban developer.

The Ellenberger House, 5602 E. 10th Street, belonged to a pioneer family that not only encouraged suburbanization, but actively participated. John and Harriet Ellenberger, natives of Bedford, Pennsylvania, emigrated to this part of Warren Township in 1853 and tenant-farmed on the Sandusky farm, which would become the main section of the original plat of Irvington in

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1870. In 1858, the Ellenbergers sought their own land, and bought eighty acres, including the present-day site of Ellenberger Park, and land bordering Ritter Avenue to the east. Eventually, the Ellenbergers would own hundreds of acres north of Irvington. In 1863, John and Harriet built a brick Italianate house; in 1919, daughter Ella Ellenberger Dove inherited the farm, and had the old brick house extensively altered into its present configuration. Various members of the Ellenberger family participated in the division of the farm into plats in the years following John's death in 1919.

Benjamin Osborne owned the other early farmhouse in the district, located in the "island" at 855 N. Campbell Avenue. Unlike the Ellenbergers, however, Osborne seems to have been content to sell off portions of his farm rather than becoming an investor in any real estate schemes. Osborne came from Butler County, Ohio, to Rush County, Indiana in 1837, as an infant with his parents. Osborne was well educated, an 1853 graduate of Asbury College (now known as DePauw University) in Greencastle, Indiana, and later was a teacher and member of the Indiana Horticultural Society. Osborne moved to his farm site north of Irvington in the 1860s. Blind in one eye, but an excellent marksman, Osborne had volunteered for service in the Union Army but was turned down. He concentrated on farming and horticulture. He raised as many as sixty different tree species on his farm, which he named "Beechwood" for the many beech trees on the property. He was also a founder of Irvington United Methodist Church, and superintended Sunday schools at many rural Methodist churches in the county (Benjamin Osborne obit). The Osborne farmhouse appears to date from c.1908, and bears many similarities to Gustav Stickley's "Suburban House" published in the September 1905 issue of *The Craftsman*.

Development spread to the north Irvington area in the first decade of the twentieth century. Transportation played a key role in the expansion of Irvington. In 1892, the Street Railway Company converted its lines to electric power, and moved its eastbound tracks from English Avenue up to Washington Street. By the late 1920s, the firm had lengthened a Michigan Street line to Emerson Avenue. Another company, People's Motor Coach, offered an internal combustion-powered bus line on 10<sup>th</sup> Street. In the early 1930s, the descendent company of Street Railway, Indianapolis Railways, Inc., had assumed control of People's and the East 10<sup>th</sup> Street line. Affordable transportation would play a role in making the neighborhood viable. It also explains why most doubles are found on or near 10<sup>th</sup> Street and on Emerson, an easy walk to the bus or trolley. Access to the trolley and bus lines would spur land speculation, but, most of north Irvington's residents owned automobiles. In the 1930s, the city widened New York Street, designated it as one way east bound, and converted Michigan Street to one way west bound traffic to accommodate auto travel to and from downtown, from the east side. This mostly benefited North Irvington residents, who reaped all the rewards of better downtown travel and none of the detriment of losing part of their front yards and having increased traffic noise.

George Edward Kessler's Park and Boulevard System of 1909 provided key green spaces that would link old to new in Irvington. On the Indianapolis east side, he proposed a parkway to

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follow Pleasant Run, linking the Irvington area to the south side. His designs for Pleasant Run Parkway reserved green spaces along the creek, flanking a spacious, winding drive. Kessler also planned, or, perhaps more appropriately, reserved, Ellenberger Park for public use, along with two wide drives flanking a creek that fed into the park. This would become Ellenberger Parkway in the early 1920s.

The new portion of Irvington, north of the creek, was farmland when Kessler planned his system. Kessler's 1909 plan dramatically altered how homeowners viewed north Irvington. Immediately, a new generation of large single family homes began to spring up along the parkway route. Several owners of parkway sites closer to Washington Street (not in the district) even began building homes before city engineers had begun road construction. It would take some time before many homes were built on the route within the nominated district, but, the pattern of large, single family homes was shifting to further north of Washington Street. By 1916, Pleasant Run Parkway was complete through to Arlington. A portion of the old Ellenberger farm along Pleasant Run had long been a recreation spot for Eastsiders. The Ellenbergers had let most of this area remain grassland dotted with majestic trees. It was a de facto park, since they let the public use the swimming hole in Pleasant Run and the land there for picnics and play. Kessler recommended that the city acquire this part of the Ellenberger Farm as the major eastside park, linked to the system by Pleasant Run Parkway. The city did so in 1911. Besides the transportation link, with sure crossings to Washington Street, the acquisition of parks and open space set the tone for development in the area, which would become characterized by large lots, wide streets, and generous open space. Where old Irvington and old Indianapolis suburbs were for the horse and carriage, new Irvington was definitely oriented to the automobile. Streets would accommodate two way auto traffic, and most lots were developed with side driveways. Residents would later petition to eliminate alleys, or they were simply ignored and remain "paper" alleys.

The first platting activity in the district actually harks to the origins of Irvington. Henry and Emeline Pritchard filed the North Euclid Place plat, including the area bound by present day 10th, Emerson, St. Clair, and east side of Hawthorne, as an addition to the Town of Irvington in 1874 (Plat Book 6, p. 161). The Pritchards also involved in the development of Euclid Place, a plat to the south (out of the district). Euclid Place would have featured winding streets, views of the creek, and a public park, but the scheme failed when a lawsuit nullified the plat. North Euclid Place succeeded, but in a limited way. It included thirty-five lots, each 120' by 208'. There were no special provisions or restrictions filed with the plat. Nothing was built in this plat until at least 1908. Even so, only seven houses existed in the plat by then. By the 1920s and 30s, the Euclid Place plat was obliterated by later speculators, who bought groups of lots and divided them for house building, making the lots here similar to other parts of the district. The existing c.1908 houses were either radically altered by 1941, by veneering them in brick to blend with the newer houses, or, they were moved or destroyed.

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Arthur V. Brown, president of the Union Trust Company, was by far the best-known developer in the district. Brown lived at 43rd and Pennsylvania on the north side of Indianapolis, but he developed housing additions in Irvington as well as on the north side of town (Diebold, Meridian Kessler, p. 17). Exactly how Brown was aware of the opportunity in Irvington is not known. It is possible that Brown knew of the land through banking connections; fellow bank president James Dissette's estate was located at Pleasant Run and Arlington. The same year that the city bought the Ellenberger Park site, 1911, Arthur bought a parcel from Charles and Florence Butcher and filed a plat for A.V. Brown's Ellenberger Park Addition, on land bound by Ritter, Audubon, St. Clair, and 10th Street. The deed included significant restrictions: only one house per lot, costing at least \$1,800.00; stables and garages must be located away from street; residential use only, no business structures, apartments, terraces, duplexes, flats, or doubles; and a forty foot setback to all houses. Brown followed the sentiments of the Irvington founders by also restricting sale of "spirituous, vinous, malt, or other intoxicating liquor" in his new plat (Abstract, 937 Ritter). However, unlike old Irvington, African-Americans were restricted from owning lots. This was a common provision in many subdivisions on all sides of town in Indianapolis before the 1950s. Brown later raised the minimum building value to \$4,000.00 in later lot sales in this plat (Abstract, 937 Ritter).

Brown bought land for the adjacent 2nd Ellenberger Park Addition the same year, but waited to file the plat until 1926. Restrictions were similar. With the opening of Pleasant Run Parkway, Brown was concentrating his resources to the south. In 1917, his bank filed the plat for Woodford Subdivision, including territory between St. Clair, the Parkway, Arlington, and Audubon. Including 89 lots, this plat included similar provisions to the earlier ones. Lastly, Brown's bank, Union Trust, acquired a part of the old Osborne Farm, and platted Osborne Ridge Subdivision in November of 1920.

With Benjamin Osborne's death in 1918, his heirs sold the farm but retained ownership of an "island" of land. John and Florence Webb filed the plat for Beechcroft Addition in 1924 (Plat Book 21, p. 42). Restrictions were simple, there was a setback line similar to those established by Brown, and only one family could reside on each lot. The year 1924 also marked the final plats at the center and east edges of the district. Both final plats would be related, in that the owners were extended family to one another. Shearer's Pleasant Run Plaza addition includes the land between the golf course, 10th Street, Sheridan (Anderson Cemetery), and Arlington. Ethel Shearer filed the papers; her mother, Mary, had left the holding to her after husband Charles died in 1917. Restrictions included the same forty foot setback as Brown first used, only one single family dwelling per lot, and a minimum value of \$4,500 per house.

The Ellenberger Plaza plat abuts the old North Euclid Place plat, to the east. An extensive list of Ellenberger family members was party to this plat, including Mary Shearer Ellenberger, Ethel Shearer's sister. Also, Charles and Estelle Longest, builders of several houses in the plat, were signatories. Aside from a thirty-five foot setback, minimum house values of \$4,000, this plat

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established a final segment of parkway that Kessler had called for - Ellenberger Parkway. The Indianapolis Board of Park Commissioners reviewed and approved the plat, which dedicated two winding broad streets, a strip of open space, and bordering walks and turf strips to the public (Plat Book 21).

The city's final public space acquisition in the immediate area took place the same year, 1924, as the two major plats. It ensured that the north Irvington area would be bracketed on three sides by generous parklands. The city bought the Dissette Estate, located east of Arlington and south of the Shearer's Plaza plat. The Town of Irvington had wanted to buy this land in the 1890s, and even hired an architect to create renderings of the clubhouse that would grace the pond, to be made by damming Pleasant Run Creek at this site (Diebold, *Greater Irvington*, p. 126). Financial issues and annexation by Indianapolis in 1902 stymied the community's plans. Banker James Dissette bought the land in 1909 and hired Adolph Scherrer, Jr., to design a sprawling Arts and Crafts mansion on high ground in the center of the site. By the teens, the Dissettes had moved to another part of Indianapolis and the house and estate were available. The city kept the Dissette place for a clubhouse, and planned the course around it. Though the mansion was lost to fire in the 1950s, the Pleasant Run Golf Course is listed on the National Register as part of the Indianapolis Park and Boulevard System.

Construction activity in the district was sporadic before the mid-1920s. The first evidence of construction aside from the above mentioned farmhouses, are several houses in the Woodford plat. The Indianapolis Commercial, a short-lived paper, published building permit summaries. These record the construction of several early houses in the Woodford plat. All were filed by the Woodford Realty Company, likely an arm of Brown's Union Trust Bank who held the plat, although no city directory entries or articles of incorporation can be found for the firm. The Woodford houses and their early residents include: 733 Campbell, 1916, Delbert Giffin, insurance agent; 739 Campbell, 1920, Leroy & Florence Langdon, owner of Langdon Bros. Drugs, 3832 E. Washington St.; 762 Campbell, 1920; 719 Graham, Halford Howland, V.P. of Lynn-Howard Company, merchandise brokers in downtown Indianapolis and wife Edna; 731 Graham, 1920, Stephen Steinbuch, draftsman, and wife Audrey; 734 Graham, 1916, Charles Flowers, insurance agent and wife Hazel; and 735 Graham, 1917. Walter and Alice Jenney captured these houses in a series of photos taken from their St. Clair Street hilltop in 1921; also, a 1925 aerial photo records them. These houses are distinguished architecturally from later houses by their wood construction and American Four Square or Bungalow style. The 1927 Baists Property Atlas also records the lack of housing in the district.

The Jenneys themselves participated in development of the area. They owned a parcel between St. Clair and the Parkway, from which they ran a plant nursery and landscaping business. The couple platted out their holding into a series of unique houses in about 1929 (see Housing, Architecture, and North Irvington, below).

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Likely there was no city water or sewer line in the area at that time. Streets were unpaved, though sidewalks and street trees - perhaps courtesy of Jenney's landscape business - appear in early photos. Abstracts from throughout the district record a massive infrastructure campaign in the late 1920s, with the city assessing homeowners for curbs, sewer lines, water lines, and road paving through Barrett Law provisions. Most contractors were active in the district in the last years of the 1920s, through 1942. The two commercial corners in the district, at Emerson and Arlington, were somewhat planned, in that the plats at those corners did not restrict commercial development. Throughout suburban Indianapolis, merchants saw opportunity at trolley or interurban stops. Both College Avenue and East 10th Street, for example, have commercial nodes divided by strips of housing. Having the necessities of life close at hand made suburbs more livable. The one story series of Tudor Revival storefronts at the southeast corner of Emerson and 10th Street is good example of suburban commercial development of its era. Built in about 1930, the builder provided a deep setback to these brick storefronts, and spread the available frontage out rather than up. In the 30s and 40s, Fritz Drug Company had the corner space, followed to east by H&S Supermarket, A&P Grocery, a tavern (this plat had no liquor restriction), a fabric shop, women's clothing store, and finally, Flora Laughner's restaurant. Laughner's would later become a major cafeteria chain in town. The corners at 10th and Arlington were once fronted with similar stores. The current filling station at the southwest corner (in the district), though greatly altered, is a remnant of the station that existed here in the 1930s. Land at the northwest corner remains vacant until the 1950s, but the northeast and southeast corners had storefronts. The southeast corner had a popular shoe store and other conveniences. A fire and subsequent neglect claimed it in the early 1990s, and a Donato's Pizza store now occupies the site. The northeast corner was built out in the 1930s, and had a popular pharmacy and a movie theater. Later owners extensively altered the buildings.

While the motives and policies of the landowners, developers, city officials and home builders differ from current practice, one cannot deny the results. Public investment in park lands, private rail transportation, and private land development with enforced covenants, and ultimately, public investment in the finances of home construction had created a major section of Indianapolis. The neighborhood today bears the mark of all these influences, in its uniform setbacks, public open space with mature plantings, and moderately sized homes that still cater to the middle class.

**Residents of North Irvington**

As noted in the description section, the North Irvington Gardens Historic District included entrepreneurs, white-collar workers, professionals, educators, and writers. Pleasant Run Parkway included residents like Frank E. Best, president of Best Universal Lock Co. Best, wife Emilla and family built the distinctive limestone Tudor Revival house at 5802 and lived here in the 1940s and 50s. Professionals like Ernest Eberhardt, a pharmacist at Eli Lilly & Co., lived on the Parkway in the 1930s and 40s too (5882). Asa Stevens, resident of 6157 St. Joseph in the

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1940s and 50s, was a co-worker of Eberhardt's at Eli Lilly, where he was a chemist. In addition to his development of N. Audubon, Walter and Alice Jenney also built 5728 Pleasant Run in 1925 (Indianapolis Commercial, 5-23-1925). The first owner was Otto Lindstaedt, president of Hoosier Furniture Co.; the family stayed here into the mid-1940s. Educators included Samuel T. Kelley, popular athletic director of Howe High School (729 Bolton, 1950s). Professionals included physicians, dentists, optometrists, and lawyers.

One employer set a new trend in the district, and in the city. Most families had connections to downtown businesses or offices. When the U.S. Navy completed the Naval Ordnance Plant at 16th and Arlington in 1942, for the first time, they also created a suburban source of employment. A number of families were now independent of the downtown economy, a harbinger of things to come. Men and women in twenty-six different households worked at the plant during the war, and after. Listings include workers for Lukas-Harold, civilian contractor to the Navy who used the plant, as well as direct U.S. Navy personnel. Perhaps a dozen other listings in directories for "grinder" or "machinist" likely refer to workers at the Ordnance Plant. Being a parts grinder or drill press operator at the plant was a highly skilled job, involving narrow tolerances for a precision optical device. Pay was high, about \$52 per week when the national average was about \$10 less (Bowles, p. 125, Biersdorfer, p. 12). Among the twenty-six are several who were first time residents to homes, proof that the war economy was aiding home sales and development. One resident of the district, Fred Rogers (5319 E. 11<sup>th</sup>; his half of double since renumbered to 1030 N. Downey), was a research physicist at the plant. Others forsook pre-war pursuits to work at the Naval Ordnance Plant. Walter Stace, 720 N. Arlington, was a home builder in the district in the 20s and 30s. He is listed as a machinist with Lukas-Harold in the 1945 directory. Henry Lindstaedt (5726 Pleasant Run), probably Otto's son, left his furniture company behind and became an office worker at the plant during the war.

Somewhat ironically, these very people may have been among those who protested the location of a proposed new apartment complex to house workers for the plant. Navy officials, in coordination with local military housing planners, had selected a site bound by 10<sup>th</sup>, 16<sup>th</sup>, Ritter and Arlington. But residents in "new" Irvington protested the location since it might detract from property values. The Navy selected a new site, north of 21<sup>st</sup> Street, for the complex and it was in use part way through the war.

The district was home to one well-known author, Margaret Weymouth Jackson. That she and her husband were attracted to Irvington is not surprising. Irvington had a high reputation as the home of choice for some of the state's best-known creative minds. Grace Julian Clarke, first female columnist for the *Indianapolis Star*, lived here. Kin Hubbard, one of America's best known humorists, also lived in Irvington. His Abe Martin comic strip was syndicated in papers across the nation. The leading artists in Indianapolis mostly lived in Irvington; in the 1930s, the Irvington Group was holding art shows in the neighborhood that drew regional attention.



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Born in Eureka Springs, Arkansas in 1895, the Weymouth family later moved to Spencer, Indiana. Margaret's father was a newspaper editor in Arkansas, but in Spencer, George Weymouth became editor of *Farm Life*, a nationally distributed magazine. She graduated from Hillsdale College in Michigan in the early 1920s, and by 1927, she had published the first of over 300 short stories in magazines like *McCalls*, *Redbook*, *Ladies Home Journal*, *Cosmopolitan* and *Saturday Evening Post*. Some of her short stories were adapted to radio broadcast. In the 1920s, Margaret met and married Charles Jackson in Chicago, where she worked as associate editor of *Better Farming* magazine. Charles was a World War I veteran originally from Canada, who at that time was in the insurance business. They lived in Manitoba for four years. The two then moved to Spencer, and gradually, Charles became an assistant to Margaret's career. While in Spencer, Margaret became assistant editor of her father's publication, *Farm Life*. At this time, Margaret was also a lecturer in the English Department at Indiana University. In 1931, the two moved to Irvington, to 5702 Pleasant Run Parkway, the former home of the Jennys family. Here, Margaret achieved her greatest successes. Bobbs-Merrill, Indiana's largest publisher, released her novel *Jenny Fowler* to great acclaim. Others, like *First Fiddle* and *Sarah Thornton*, followed as she worked in her Irvington home. She continued to live in the Irvington house until the early 1970s, and she died in 1974 (Post, "Hoosier Wrote Popular Fiction," Thompson, *Indiana Authors*, p. 319; et. al.). A significant number of articles associate Margaret with her Irvington home at the height of her success. Four of her six novels date to her Irvington years. She is listed in *Indiana Authors and Their Books*, and won the O. Henry Prize twice and the O'Brien Prize for Literature once, as well as the Literary Digest Award for *Jenny Fowler*. Mrs. Jackson was inducted into the Indiana Journalism Hall of Fame in 1996 for her extensive work with America's most significant periodicals. Today, the Jenny-Jackson Home at 5702 Pleasant Run Parkway is largely as it was during her years of writing there. Recent owners made a small addition, but the front façade with long view overlooking the parkway looks as it did at her time; additionally, several rooms shown in historic photos of Jackson can still be easily identified today.

**Housing and Architecture in North Irvington**

The story of the North Irvington Gardens Historic District mirrors the history of the national and state housing economy during a critical time in its development. Housing in this part of Indianapolis resulted from a combination of housing trends that continue to shape the nature of the single family home in the Greater Indianapolis area.

From a traditional architectural historian's viewpoint, the district is significant for its collection of well-preserved domestic styles of the early twentieth century. With exception of a few earlier farmhouse survivors, the earliest styles in the district are the bungalow and the American Four Square. The term bungalow came from the British corruption of the Hindi word "bangla" – simply meaning a house to the peoples of the Bengal region of the Indian continent. But indigenous houses in the Indian tropics were suited to their climate. Low, but raised on a

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platform, with overhanging thatched roofs and porches, they had informal living spaces. The British adapted the bungalow to vacation cottage use, as did Americans. By the late 19<sup>th</sup> century the term was familiar to most Americans in the building or architecture trades. But after the turn of the century, architects like Greene & Greene in California and designers like Stickley in upstate New York were using the term to describe permanent homes. The *Indianapolis Star* began publishing designs for bungalows in about 1909. One of the first examples noted in the city was the Recker House, 59 N. Hawthorne, designed by Gustav Stickley's Craftsman Home Builder's Club (Diebold, Recker House NR nomination). In 1910, the *Star* declared that the "bungalow is here to stay," while noting that bungalows can now be found all over Indiana ("Are You Bungalowing").

The American Four Square was the other American derivation of the Arts and Crafts movement. While many have credited Frank Lloyd Wright with influencing the four square concept, other studies have shown that this house type originated in the Midwest before Wright was in his Prairie phase (generally, see Hanchett). In Indianapolis, local writers were calling this house form the "square type American house" in the 1920s (Diebold, *Greater Irvington*, p. 83).

Most examples from the Arts & Crafts era date from early in the development of the district. The Osborne farmhouse, "Beechwood," is a good example (photo 14). While strictly not a bungalow because of its two-story height, the Arts & Crafts lineage of the house is unmistakable. Hallmarks of the style include the use of indigenous glacial boulders for the porch and foundation, deep eaves, and informal design of this house at 955 N. Campbell. The same use of glacial stone for the porch is found on c. 1905 bungalows at 920 N. Campbell (photo 18) and 5115 E. 9th Street (photo 105). Most of the c.1916 houses built by the Woodford Realty Company on N. Graham were either bungalows or American Four Squares. Builders carried forward the bungalow form into the late 1920s in the district, though it was falling from public favor by then. It was an efficient form for doubles like 823 N. Emerson, c.1930, and its neighbors (photo 103). Some adventuresome builders even combined the two popular Arts & Crafts types in one building, such as the triplex house at 929-931 Leland / 5201 E. 10<sup>th</sup> (photo 97).

The four square type was popular in Indianapolis in the early 1900s. Its efficient shape and ease of variation in materials meant no two were exactly the same. The house at 725 N. Campbell is a classic four square, in more durable brick veneer construction. Its pyramidal hip roof with deep eaves, square form, and large porch mark it as excellent representation, though it lacks the often seen central hipped dormer (photo 20). Tan face brick and stone moldings make the house at 917 N. Audubon a good late 1920s example of the mode (photo 43). Contractors and homeowners continued to use the four square type into the early 1930s in the district.

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**The Small House**

By the 1920s, a new housing form was making the bungalow old-fashioned to most potential homeowners. American families were changing; the housing trade was changing to suit their needs and pocketbooks. In the late 1890s and early 1900s, census figures show that most families had at least four and as many as seven children. By about 1930, over one-half of American dwellings housed four persons or less.

The new small house could be a Tudor Revival cottage, Colonial Revival in inspiration, or draw its form from other popular styles of the era. The term "small house" was used by Federal Housing Administration housing manuals, the Architect's Small Service Bureau (a non-profit group), as well as many private builders, and quasi-non-profit groups like the Home Owners Service Institute. While seemingly vague, it is at least as well defined in period literature as the other catch-all term of the age, the bungalow. From surveying literature from various groups like this, the small house can be described as a one to one and one-half story, single family detached house, with no more than three bedrooms. While the bungalow and the four square opened the flow of spaces inside the American house, small house designers economized that flow by combining dining and living or cooking and dining spaces. Like the bungalow, whose architects used the massing of the roof to impart style, small house designers likewise used rooflines to lend picturesque forms to otherwise plain exteriors. Use of these attic spaces for upper floors could also lower construction costs.

Stylistically, like the bungalow, the small house defies any one influence. Carolyn Loeb, in her recent work, *Entrepreneurial Vernacular*, argues that the style of the small house of the era stems more from economics than from the influence of great examples of particular styles. Developers or builders sought to equalize home values within their parcels, by encouraging fairly uniform sizes and traditional, but non-specific details. Under Loeb's theory, builders and homeowners did not emulate architect's great masterpieces, but, instead, sought forms and simple details that would provide just enough curb appeal. In the 1920s, Indianapolis builders created units at a cost of about \$4,000.00 per family dwelling unit; by the late 1930s, this figure was edging downward by about \$500.00 (*Building Construction*, p. 9). One interpretation of this is that Indianapolis builders were making more housing units by making more simple and smaller units. Shying away from the excesses of the Victorian age and the quirky individuality of the Arts and Crafts house meant that more houses would appeal to more buyers and sellers. The small house was more likely to be masonry than its bungalow predecessor. In Indianapolis from 1929 to 1935, the number of frame houses (wood siding) decreased from about half those built to just under one third compared to brick, brick veneer and stone veneer houses combined (*Building Permit Survey*, p. 3). The district includes numerous examples of small houses; probably 75% of the housing in the district meets the criteria to be so called. The small house would become the alternative to the Arts and Crafts bungalow and its predecessor, the Queen Anne cottage. The small house, as interpreted and built by the local builder, kit and catalog

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firms, and groups like the Architect's Small House Service Bureau, was the answer to the housing shortage. Though these various interests often openly condemned one another, in fact, their designs and results were usually more similar than not.

**The Crisis**

Just after the turn of the century, Indianapolis, like many cities in America, faced a severe housing shortage. Marion County in 1910 had 65,695 families living in 60,292 units. In 1920, 89,447 families shared 79,647 units. While some of these numbers reflect multi-generational family situations, or other extenuating circumstances, the fact remained that American cities needed thousands of affordable, middle class houses. In 1921, President Herbert Hoover announced that the nation would need over one million housing units to solve the housing shortage. He made the announcement as part an introduction of a new, private, non-profit group called the Architect's Small House Service Bureau. By this time, the population in Indianapolis had increased from about 169,000 in 1900, to about 314,000 in 1920. According to census figures, there were 71,648 dwelling units in Indianapolis. Even during the Depression years, the city's population increased significantly, from roughly 364,000 to 386,000 in 1940. In 1930, "non-farm" owner occupied homes numbered 41,030 while rented dwelling units numbered 56,001 (1930 Census). Indianapolis was one of few cities in Indiana where renters so outnumbered owners. Fort Wayne, for example, had over 50% home ownership rates in these years. Gary was the only other major city with this immediate of a housing shortage.

Several trends fueled the shortage. Many were migrating to the city. Indianapolis industries were strong and growing during the first three decades of the century. Young couples were more likely to seek housing rather than stay in the old family home. The armaments, clothing, and food industries during World War I inflated the demand for housing. On the one hand, these industries brought even more demand for housing; in some cases entire new villages were needed to house workers. On the other hand, the products of the war time effort consumed raw materials and labor time in unprecedented amounts, increasing lumber costs and labor costs. Building material costs remained high, but increased wages aided the situation in the mid to late 1920s.

The Great Depression aggravated the housing issue for middle class Americans. The decrease in wages or loss of jobs meant deferring a house purchase and renting or boarding with family until times improved. The banking industry standard for home loans in the early 20th century discouraged many from buying. A typical mortgage situation might include a sizable initial down payment, large annual billings, and a final balloon payment in under ten years. Finally, as Americans watched the rise of fascism across the globe in the mid-1930s, they also witnessed yet another military build up in most of their hometowns. This pre-war industrial crescendo made the one of twenty years before seem small. In Indianapolis, thousands were back to work and more people were migrating here. Allison plants made aircraft engines, and local auto parts

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makers retooled. Closer to home for Irvington folks, workers at the 1937 International Harvester plant at Brookville Road and Ritter Avenue were casting engines for deuce-and-a-half trucks, and the U.S. Navy completed construction of a slightly mysterious new Naval Ordnance Plant at 16th and Arlington in 1942. Toward the end of the war, citizens learned that the plant manufactured parts for nearly 1/3 of all Norden bomb sites used during World War II. Lukas-Harold, civilian contractor to the U.S. Navy at the plant, ultimately employed 6,421 workers there (Bowles, p. 139). Better wages and new jobs began to equate to buying power for potential home Indianapolis homeowners. By the late 1930s, many Indianapolis families had recovered enough to consider purchasing a home.

**Solutions to the Housing Dilemma**

During the period of the teens to the eve of World War II, home seekers had several options. All of these options are illustrated by houses in the North Irvington Historic District. The first and most often selected option was the local builder. Part contractor, part architect, part developer, the local builder grew out of the ranks of the 19th century American carpenter. Thanks to the development of the public school system, he was better educated than his father or grandfather. He often had drafting experience, and was well aware of the latest trends in domestic architecture, thanks to mass-printed trade journals, periodicals like Bungalow magazine or the Craftsman, lumber mill catalogs, and popular magazines. Past generations of home contractors had relied on pattern books for inspiration, the 20th century contractor had a remarkable degree of source material at their disposal. The local builder was a trusted part of the community. In Indianapolis, many staked their reputations on particular sides of town. The local builder had the added customer appeal of being able to directly modify the design of the house. Also, by selecting a designer-contractor, homeowners bypassed architectural fees.

In many cities, such as San Francisco, Detroit, or Chicago, speculative home builders planned and built entire neighborhoods in the teens and twenties. There are no known subdivisions like this in Indianapolis. Whether the city lacked the capital, or disliked the impersonal nature of such developments, is not known. However, Indianapolis local builders often bought multiple adjacent parcels within an already platted area or built single homes on speculation. In this way, the local builder of the early 1900s was the forerunner of the 21st century speculative subdivision builder.

Several local builders were active in the North Irvington Historic District. Walter G. Justus was probably the best known, and along with William Low Rice, was the closest to approach the modern speculative builder in the city. Born in 1883, Justus was a mason and home contractor in the Indianapolis area. He founded Justus Company in 1910. Building homes on order and on speculation, in small numbers, Walter G. Justus garnered a good reputation. By the 1920s, son Walter E. Justus was a partner in the firm. Judging from blueprints of Justus-built homes of the late 1930s, the firm had several draftsmen to handle design work by that time.

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By the 1950s, Justus Company had built over 1,000 homes in the Irvington area. The firm bridged the gap from carpenter-contractor to developer; when, in the early 1940s, they bought a large parcel of land just east of Emerson Avenue and north of 10th Street. War time building restrictions interrupted Justus from completing all houses in the plat until about 1948. The firm did build virtually all the houses in that development (outside of the nominated area). Currently, Justus Companies claims to have built over 20,000 dwelling units in the Greater Indianapolis area. According to Indianapolis Business Journal, the firm is the 14th largest holder of multi-family developments in the metropolitan region, and they are actively developing single family home subdivisions in Marion, Hancock, and Hamilton Counties.

Perhaps because of the elder Justus' background as a mason, brick veneer houses were nearly all the firm built. A particular trademark of the Justus style was the use of elaborate decorative brick and stone patterning on chimneys, porches, and gables. In fact, the company's lingering preference for the traditional front porch separates Justus and other local builder's homes from kit homes and other pattern book-inspired housing of the era. Justus built numerous homes in the North Irvington area, including 6102 E. 9<sup>th</sup> Street (photo 7) as well as others adjacent on St. Joseph Street and at least one house on Ritter Avenue (735 N. Ritter).

George Lehnert was another contractor-designer active in the district. In about 1941, Lehnert bought dozens of lots in the 800-900 block of Hawthorne, Butler, and other nearby streets, likely including 10th Street, and began building houses on speculation (photos 89, 90 and 91). Surviving blueprints for several Lehnert-built homes show that he too had hired a draftsman to lay out his brick-veneered Tudor cottages. Like Justus, Lehnert included traditional large porches on his houses. According to one source, Lehnert designed and built forty-two new houses in this part of the district in 1941 and 1942 ("Distinctive English-Type Dwelling," 11 Jan. 1942). Lehnert appears not to have had offices or even a permanent residence in Indianapolis. Everett Lehnert, a clerk with the Indianapolis Union Railway and likely a relative, lived in one of the speculative homes George Lehnert built at 846 N. Hawthorne Lane in the early 1940s. Lehnert, like many Indianapolis designer-builders, may have boarded from year-to-year in different houses that he had constructed.

Speculative block-building was not limited to the west side of the district. Earlier, in 1937, Allison Realty Company, in partnership with Grinsdale Construction, had bought the entire 800 block of North Bolton Avenue, and filled it with mostly Tudor-inspired brick and stone veneered houses (photo 29). Robert Allison founded his Indianapolis company in 1926, after he gained experience developing portions of Hollywood, Florida earlier in the twenties. Allison was a long time resident on Millersville Road just outside of Indianapolis. Company offices were located downtown in the People's Bank Building and later, on Delaware Street. He was well-known in Indianapolis real estate circles; he was a long time member and two term president of the Indianapolis Real Estate Board, and beginning in 1935, he served as president of the Indiana

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Real Estate Association. Allison Realty remained an active development and real estate sales firm after World War II.

The house at 939 N. Graham (photo 35) represents one unique response to the housing shortage. In 1937, the local chapter of the American Legion announced plans to raffle a new house. Ostensibly, the house raffle was to honor the 20<sup>th</sup> anniversary of U.S. intervention in World War I. Klee and Clifton, another Indianapolis designer-contractor firm, planned and built the house. The Legion sold raffle tickets, and one lucky man won a brand new house (Diebold, *Greater Irvington*, p. 107).

Not only does the North Irvington Historic District demonstrate the new way in which client families and builders sought and developed neighborhoods in Indianapolis in the early 1900s, it offers evidence of how Americans were changing the way they bought homes. Finding financing was the potential homeowner's biggest obstacle, even before the economic cycle of the Great Depression set in. Average American middle class families could at best hope to have ten years to pay off a home mortgage, provided they could afford to put a substantial down payment on the property. Mortgages might have annual payments or balloon payments, leaving little room for unplanned expenses. Before the Depression, a building and loan association or a loan from an insurance company might have been feasible. Insurance loans often required large semi-annual payments, and regardless, the Depression wiped out many firms dealing in these types of financing.

Franklin Delano Roosevelt's new Federal Housing Administration provided a significant boost to the collapsed housing industry. Congress passed the National Housing Act in 1934, creating the FHA and the FHA-backed home mortgage. Low down payments and twenty year payment periods, broken into monthly payments, widened availability of housing, while insurance meant private builders could sell with greater confidence. The National Housing Act created standards for housing that could be eligible for FHA programs. The standards included items like plumbing, ventilation, and number of rooms. Additionally, eligible houses were to last at least 60 years. Other sources confirm that the FHA was the major lending route for nearly all housing in Indianapolis by 1940, "bank and private financing (being) practically out of the market." (Bowles, p. 137.) This would include at least 50% of the housing in the district. Both Lehnert and Allison recommended the FHA program to clients. Several newspaper articles identify specific homes built with FHA backing, including houses on the south side of 10th Street near Butler Avenue and houses north of Pleasant Run Golf Course on St. Joseph and 9th Streets. Some of the press attention may have been due to the fact that Walter Shead, Executive Assistant of the Indiana office of the FHA, lived at 824 N. Audubon in the '30s and '40s.

Architects sought to create a different solution to the housing issue. Their efforts preceded the Great Depression but continued to 1941. The rise of the local builder, and of the developer who built and planned entire additions, caused architects across the nation much concern. Many

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architects forsook the middle class house due to the lack of profit v. the number of consultations and revisions inherent in the single-family house. In the late 19th century, many middle class families used to turn to the local architect when the time came to move on to a new home. Increasingly, with everyone from the *Indianapolis Star* to *Ladies' Home Journal* offering free ideas on housing, homeowners were electing to forego the architect's fee and rely on magazines and the local builder.

The Indiana Society of Architects summarized the dilemma for architects and their viewpoints on the moderate housing market in a paper published in the *Indiana Construction Recorder* in 1927: "All architects in the country should have an opportunity to serve in the conversion of the small house to the profitable class." The authors challenge their fellow architects: "Do you believe the architect should mold the artistic taste of the country by assisting in solving the problem of the small house - or allow the contractor or realtor to do it for him?" (Myers and Pierre, p. 9) Myers and Pierre use the term "small house" to describe the moderate sized new house in this article, published in the leading building industry periodical in Indiana at the time. Elsewhere, authors Charles Myers and Edward Pierre compare the house to the newest commodity, the automobile. "The small home bears the same relationship to other buildings that Henry Ford's car does to the automobile industry. He reduces his price and they all do." Local architects were beginning to view their buildings as consumer commodities, much as Loeb notes in her work. The architects offer a solution; classification of houses into custom-made and ready-made plans. Younger architects or "an organized design agency" could handle ready-made plans - designs that were created by the architect, but kept on the shelf for classes of clients. This, the authors felt, would eliminate the contractor-designer (as Myers and Pierre call them).

Besides contractors and realtor/builders, by the first decade of the 1900s, large corporations like Sears, Montgomery Ward, Gordon Van Tine, and Aladdin were in the housing industry. They could offer "instant style" to homeowners. Sears even offered liberal financing that presaged the FHA home mortgage of the mid-1930s. Clearly, the housing industry was squeezing the local architect out of the market.

At a meeting in Minneapolis, in 1921, a group of architects announced the formation of the Architect's Small House Service Bureau. The Bureau proposed to improve the quality of middle class housing in America, by having a panel of architects create plans for model small houses. Herbert Hoover, then director of the U.S. Department of Commerce under the Harding administration, endorsed the new non-profit program. Somewhat ironically, the architects hoped to use the same tool that corporations and local builders were taking advantage of: mail order catalogs. Clients would peruse regionally-suited ASHSB catalogs, select a house design, and be directed to a network of local member architects. The architect would then, for a fee, help the client properly site the house on its lot, or modify the plan to suit the lot. The group hoped that their architect-designed models would produce superior housing for the dollar for homeowners. ASHSB homes were supposed to be more efficient in use of space and materials;



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this along with the reduced fee for consultation (v. full architect's fees) would result in savings for clients. The ASHSB also had other concerns. Maintaining a sense of regional design is mentioned in their literature; the group attempted to encourage styles and materials appropriate to the various regions. Last but far from least, the ASHSB also wanted to foster the reputation of the architect in home design.

The ASHSB divided the nation into regions. Indianapolis was the headquarters for the "Lake District," which included Indiana, Ohio, Michigan, Kentucky and Tennessee. Indianapolis architect Edward Pierre was the director of the Lake District office. Several reprinted ASHSB catalogs can help researchers identify their designs. The only known locally published catalog, however, is in the possession of the Indiana State Library. Titled "Bungalows: Seventy-three small homes, bungalows and story and a half homes, prepared by a national association of architects," this 1937 edition bears the ink stamp of the Indianapolis ASHSB office at 333 N. Pennsylvania Street. The ASHSB disbanded in 1942, shortly after the United States declared war on the Axis powers.

Identification of ASHSB designs cannot be accomplished through traditional primary source searches, since the design process would leave no architect to file a lien, and Indianapolis Record of Building Permit entries do not usually mention architects or sources of plans. Instead, ASHSB designs credited in this nomination were identified by in-the-field comparison with catalog designs and dimensions helped confirm attribution.

Whether or not the original homeowners of these catalog houses actually conferred with the ASHSB or simply "cribbed" from their catalog is in one sense immaterial; the existence and similarity of the designs confirms the impact of the group on housing in the district and in Indianapolis. The district represents the single greatest known concentration of ASHSB designs in the City of Indianapolis. As Diebold notes in *Greater Irvington*:

The most striking case of ASHSB influence in Irvington is a row of four houses on North Audubon Road, all built in around 1935. Each represented a different historical style: 804 was a stuccoed Tudor cottage (plan 6-B-27, offered in a 1937 catalog); 776 was a larger two story Tudor Revival home (plan 6-B-2, published first in 1923 but retained in later editions); 770 was a vernacular Tudor Revival design (plan 6-A-41, published in 1929); and 780 represented a Dutch Colonial Revival cottage (plan 552). (Diebold, *Greater Irvington*, p. 104.)

Further research has confirmed earlier dates of construction for these ASHSB homes. R.H. Shelhorn, an Indianapolis contractor, built 804 N. Audubon in 1925 (photo 42). City directories show the others occupied by 1929 (photos 40 and 41). Walter E. Jenney developed these houses. Jenney, a landscape gardener, bought land between Pleasant Run Parkway, St. Clair Street, and Audubon Road in about 1917, and along with his wife Alice, established "Jenney's

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Irvington Gardens," a plant nursery. Jenney built the house at 5701 E. St. Clair in 1921, but prior to this, the couple seem to have lived in the house at 5665 E. St. Clair, which is a c.1910 cottage. It is probable that the Jenneys operated the Irvington Gardens nursery out of 5665 after building the other house. By the late 1920s, this area was no longer remote enough for a nursery. The Jenneys platted off their holdings and probably built the three ASHSB houses with their own finances. They named this small subdivision "Jenney's Irvington Gardens." Owner of these houses on Audubon recall a common strip of land behind the back yards, with designed, ornamental plantings. Since this was on the Jenney's land, and they were landscapers, it stands to reason that they planned this feature, scant traces of which survive today. No doubt, the Jenneys profited from the development of the district, being the closest tree and plant nursery in the area.

Other ASHSB designs can be confirmed in the district. Most notably, 715 N. Bolton, built in about 1930, is design 5-E-1 (photo 26). A rendering of 5-E-1 graced the cover of the ASHSB catalogs in the 1920s; evidently it was popular enough that ASHSB officials kept the design in the 1937 catalog distributed in the Lake District. The catalog describes the pattern as a "Colonial Bungalow," typical of the blending of styles, types and terminology in the architecture and home building trades of the period.

The kit house was another home ownership option for U.S. citizens. American architects like Palliser & Palliser and George Barber were offering mail-order house plans throughout the nation in the late 19th century. Lumber mills were also offering catalogs of interior and exterior mill work by this time. Contractors could order Queen Anne porches by the lineal foot, or pre-cut interior bookcases from mills for their projects. In 1904, the Sovereign brothers of Bay City, Michigan, put together mill capacity with mail order design business, and created one of the first kit house firms, Aladdin Company. Sears, Montgomery Ward, Gordon Van Tine, and other companies soon followed. Kit houses included all the necessary working plans and building materials to complete a house. Many of the materials, including framing members, were pre-cut at the mill. Window sash and casings; interior millwork and cabinetry could be pre-assembled at the mill. Nails, paint, stain, even electrical wiring and plumbing could be part of the package. Orders were delivered by rail to the nearest siding. The North Irvington area was accessible to two major rail lines, the Pennsylvania and the Baltimore and Ohio, just one mile south; the Belt Railroad connected lines from Michigan to these. Customers of the kit house firms could build their house themselves, if they were reasonably skilled at carpentry, or, they could hire a contractor.

The innovation of the kit house was not merely its novelty and style. It offered a different kind of savings to homeowners, a new way to beat the rising cost of construction. First, the kit house firms offered lower prices due to economy of scale. Ordering from Sears or Aladdin completely removed architectural fees. Lastly, because of prefabrication, if the client had a contractor build

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the house, a kit house would take less time than a traditional house, thereby saving labor costs. Additionally, some companies like Sears offered their own home loans before the Depression. A loan from Sears offered low down payments and a greatly extended time frame from the usual bank home loan. With rampant foreclosures during the Depression, Sears closed its home loan department permanently and its catalog house department for several years. Kit makers followed the small house trend closely.

The North Irvington district includes several significant, well-preserved examples of Sears houses. Houses were identified by comparison with published plans. The house at 822 Campbell also has markings on window sash and casings consistent with known Sears houses. There are two Sears' "Stratford" designs on Campbell Avenue, at 822 and 929 (photo 17). Both date to about 1933. Sears offered to create mirrored plans of any design at no additional charge; these two are mirrored plans of each other. Markings on the window sash and casings of 822 confirm its connection to Sears. The house at 937 N. Arlington is Sears' "Lynnhaven" design, offered in the mid 1930s. Like the Campbell Avenue houses, the Lynnhaven is a brick, story-and-a-half Tudor Revival cottage. 738 N. Graham, c.1920, appears to predate most of the Sears houses in the district. This Craftsman bungalow bears many similarities to Aladdin's "Pasadena," though its porch is wider and the chimney placement varies (curiously, the 1919 catalog rendering shows a central chimney, yet, the accompanying floor plans show no chimney location).

In a sense at least, the history of kit housing in the district does not end with World War II, nor did the quest for affordable housing. In fact, the already pent-up demand for single family dwellings was greatly exasperated by the number of returning GIs. The post-war Lustron Corporation offered a new kind of kit house in an attempt to meet the demand. It was an all-steel, totally prefabricated ranch house. Carl Strandlund, Vice President of the Chicago Vitreous Enamel Products Company, originated the idea of an all-metal house. He developed a prototype in 1946, and with much political maneuvering, was able to secure ten of millions in loans from Congress. Strandlund hired architect Morris Beckman to design various models of these steel-framed houses, and production began in 1947. The Lustron Corporation was financially unsuccessful for a variety of reasons, and ceased production in 1950. Unlike the pre-cut houses of the interwar period, Lustron Corporation controlled every aspect of production and sales. Potential owners could only buy a house from a local dealer. Owners could not construct the home themselves, or hire a contractor, or modify the design. Only the dealer could deliver and install the house. The Indianapolis dealership was on Broad Ripple Avenue, which explains why the west side of the Broad Ripple neighborhood has half of the known twelve Lustrons in the city. The North Irvington Gardens Historic District includes two Lustron houses, 5340 E. St. Joseph Street, and 1029 N. Hawthorne Lane (photos 78 and 83). The Hawthorne Lane house is a rare example because it includes a Lustron garage.

North Irvington Gardens Historic District is one of several areas in Indianapolis that have significant collections of small house architecture and development. Benjamin Stevenson platted

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Forest Hills at Kessler Boulevard and N. College Avenue in 1922. Forest Hills relates to a later project of the Kessler era in Indianapolis, Kessler Boulevard. Its winding streets may have been planned by Kessler protégé Lawrence Sheridan. Several ASHSB and Sears designs line the district, listed on the National Register in 1984. Most homes in Forest Hills date from prior to the Great Depression. The area of Broad Ripple east of Carvel Avenue and south of 62<sup>nd</sup> Street also appears to have a good collection of representative small houses. At least one Sears kit house has been documented in this area. Warfliagh is another north side Indianapolis area with great potential in these themes. Extending north of Central Canal and west of College Avenue, this area includes some kit housing, several Lustrons and many mid 1930s houses. Like Irvington Gardens, Warfliagh's residents enjoyed access to scenic waterways and to main auto and trolley routes. As with eastern Broad Ripple, none of the Warfliagh area was identified in the Indiana Historic Sites and Structures Inventory, however, a specialized study might reveal connections in both areas to housing trends discussed here. On the south side of town, Homecroft is a 1920s streetcar suburb listed on the National Register. Its conventional plat of several square blocks includes modest Arts & Crafts housing and small houses of the 20's and 30's. One suspected Sears house stands in this area.

**Conclusion**

The fundamental goal of private home builders, kit housing, the FHA, Architect's Small House Service Bureau, homeowners, and land speculators was to open the single family home market to more middle class families at a profit. At first, private builders and land owners teamed with city government to make their product more desirable to the consumer. Later, government intervention came, with the endorsement of the Architect's Small House Service Bureau, and the FHA loan program. Did the combination of private and public incentives succeed?

Considering some population figures alone, one might conclude that the efforts were of little consequence. By 1940, Indianapolis had a population of over 386,000; 40,796 lived in their own homes, 71,435 rented - the number of renters actually increased sharply over the 1930 figure (1940 Census. Note: children and other dependents not included in renter v. owner statistics). But, at the same time, the combination of less expensive designs and incentives were housing more people. In the 1920s, Indianapolis issued building permits that resulted in 2,500 to 3,000 new family dwelling units per year (Building Construction, 1921-1946). This decreased to an all time low of 47 units in 1933. But, from 1938 to 1942, new units numbered roughly 1,500 every year. Looking at August figures from 1937 to 1941 provides further insight (Building Construction). In August 1937, Indianapolis builders put up \$281,000 worth of new residential construction, housing 67 families. The numbers increase to a high of \$640,960 worth of new residential construction in August 1941, housing 181 families that month. Overall, an impressive recovery in the housing market was under way, one that must have not only housed thousands, but created hundreds of construction jobs.

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The discrepancy between the sharp rise in renters and owners can be explained in several ways. First, the Indianapolis population increased by ten of thousands from 1920 to 1940. Even in the Depression years, there was an increase of nearly 20,000 persons. Granted that one-third of that number constitute households, this still equates to a need of well over five thousand new single family units, provided all could afford them. The increased home building simply couldn't keep pace. Home building was still a largely unmechanized art that took time. A second point, but equally significant, was that African-Americans and other minorities were simply cut out of the process by most of these single family housing programs and housing subdivisions. This guaranteed a certain degree of failure from the start. Lastly, as the Department of Labor studies point out, for every one hundred new units made in the 1930s, about 35 old units were being torn down. Granted, many of these were substandard. In some cases, though, scores of deteriorated single family homes were giving way to federally assisted housing, as clearly happened in the mid-1930s at Lockefield Gardens. Similar projects, like Marcy Village and Linwood Colonial Apartments, also help inflate the number of renters v. owners in statistics.

North Irvington Gardens Historic District was one of the largest areas in Indianapolis where public and private interests came together to try to solve the housing crisis. The district still conveys its role in this time and place, through its plat layouts, simpler architectural styles, and access to public assets. The simplification of traditional architectural forms and plans, as well as the emphasis on free standing, auto-oriented homes seen in the district, were precursors to the post war growth of Indianapolis. Federal and non-profit intervention in the housing market would also become not simply commonplace, but expected for many first time buyers. Ultimately, expanding Federal incentives, further simplification of housing with more prefabrication, liberalization of the loan industry, curtailment of discriminatory housing practices, and better economic times would finally tip the scales toward record levels of homeownership in Marion County.

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910 North Graham Avenue

937 North Ritter Avenue

6031 East St. Joseph Street

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**SECTION 10 - GEOGRAPHICAL DATA - VERBAL BOUNDARY DESCRIPTION**

Beginning at the northeast corner of the rights-of-way of Pleasant Run Parkway N. Drive and N. Ritter Avenue, follow the north right-of-way of Pleasant Run Parkway N. Drive generally eastward, crossing Audubon, Graham, Bolton, and Campbell Avenues to the west right-of-way of N. Arlington Avenue. Turn north and follow the west right-of-way of N. Arlington northward to a point in line with the north right-of-way of E. 9<sup>th</sup> Street. Cross Arlington and follow the north right-of-way of E. 9<sup>th</sup> Street eastward to the west right-of-way of N. Sheridan Avenue, then turn north and follow the west right-of-way of N. Sheridan to a point in line with the south property line of 971-973 N. Sheridan. Cross Sheridan and follow said south property line to the east property line of 971-973 N. Sheridan. Turn north and follow the east property lines of 971-973 and 975-979 N. Sheridan Avenue and continue north along the east line of 985 N. Sheridan/6205 E. 10<sup>th</sup> Street, to the south right-of-way of E. 10<sup>th</sup> Street. Follow the south right-of-way of E. 10<sup>th</sup> Street westward, to the west property line of 6037 E. 10<sup>th</sup> St., turn south to the north (rear) property lines of 6034, 6030, and 6026 E. St. Joseph Street, turn west and follow to the east (rear) property line of 963 N. Arlington Ave., go north along said line to the north property line of 963 N. Arlington, then turn west along said north line to the west right-of-way line of N. Arlington, turn north along said west line to the south right-of-way of E. 10<sup>th</sup> Street. Follow said south line to a point in line with the west right-of-way of N. Graham, said line relating to the section of Graham immediately north of 10<sup>th</sup> Street. Cross 10<sup>th</sup> Street, proceeding

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northward to the rear property line of 5750 E. 10<sup>th</sup> Street. Turn west and follow the rear property lines of houses facing E. 10<sup>th</sup> Street, to a point on the east property line of 5602 E. 10<sup>th</sup> Street, then turn north and follow to the north property line of 5602 E. 10<sup>th</sup>, turn west along the north property line of 5602 E. 10<sup>th</sup>, cross Layman Avenue to the west right-of-way of Layman, then turn south and proceed to the north property line of Ellenberger Church of Christ at 5520 E. 10<sup>th</sup> Street, follow the north property line of the church property westward, jogging to the south to follow said north lot line. Continue westward, crossing N. Ritter Avenue to the west right-of-way line of Ritter, jog south to the north property line of 1004 N. Ritter and 5472 E. 10<sup>th</sup>, continue west to a point on the east property line of 5464 E. 10<sup>th</sup> St., then go to the north property line of 5464 E. 10<sup>th</sup>, then follow the rear lot lines of 5464-5414 E. 10<sup>th</sup> west to the west line of 5414 E. 10<sup>th</sup>, then turn south along said west line, to north property lines of 5408-5402 E. 10<sup>th</sup>, then turn west along said lines, following to the east right-of-way of N. Downey Ave., then angle southwest to meet the northeast corner of the property lines of 1010 N. Downey, then proceed west along the north line of 1010 N. Downey, to a point on the east property line of 5348 E. 10<sup>th</sup>, then turn north along said east line to the north line of 5348 E. 10<sup>th</sup>, to the east (rear) lines of 1017, 1021, 1029 N. Downey. Follow the east lot lines of said Downey Avenue houses north to the south right-of-way of E. 11<sup>th</sup> Street. Follow the south right-of-way of E. 11<sup>th</sup> Street westward to the west lot lines of properties on the west side of N. Leland Avenue. Turn south and proceed to the north line of 5130 E. 10<sup>th</sup> Street (Harold's Steer-In), crossing the alley, and turn west along said north property line, then follow the west lot line of 5130 E. 10<sup>th</sup> Street southward, jogging to the west to follow said line south. Cross E. 10<sup>th</sup> Street to the south right-of-way of E. 10<sup>th</sup> Street. Turn west and follow the south right-of-way of E. 10<sup>th</sup> Street to the east right-of-way of N. Emerson Avenue. Turn south and follow the east right-of-way of N. Emerson Avenue to the north right-of-way of E. 9<sup>th</sup> Street. Proceed eastward to a point in line with the east edge of the alley that runs north-south between E. 9<sup>th</sup> and E. St. Clair Streets. Cross 9<sup>th</sup> Street and follow the east edge of said alley south to the north edge of an alley/lot line that runs east-west between Emerson and Hawthorne. Follow eastward, forming a tangent line to the cul-de-sacs of N. Leland and Butler Avenues, to the east property line of 5246 E. St. Clair Street, turn south to the north right-of-way of E. St. Clair Street. Follow said right-of-way east, crossing N. Hawthorne Lane Street. Follow the north right-of-way of E. St. Clair east, crossing Ellenberger Parkway and Whittier Place, to the east right-of-way of N. Ritter Avenue. Turn south and follow the east right-of-way of N. Ritter to the point of origin.

**Boundary Justification**

The boundary includes a historically and geographically associated grouping of subdivisions. The entire southern and eastern boundary was easily determined by changes in land use, density or type of housing, previous National Register listings, or a combination of these factors. Ellenberger Park, the parkway, and Pleasant Run Golf Course are already included in the National Register of Historic Places. The east boundary north of 9<sup>th</sup> Street is also defined by Anderson Cemetery. Along St. Clair Street, the boundary jogs to exclude a series of frame

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bungalows associated with an earlier subdivision, identified as a separate potential National Register district by a SHPO-sponsored survey. The difference in setback between the brick and stone 1930s houses and earlier frame ones is readily evident on the map. Emerson Avenue forms a boundary between the Emerson Heights development to the west and the district on the east. Emerson Heights was developed by a separate group of builders from those active in North Irvington Gardens, though, housing forms are similar on both sides of the street. The north boundary jogs to include housing on 10<sup>th</sup> Street and in some cases, up to 11<sup>th</sup> Street. Development did not spread north of 10<sup>th</sup> Street until after WW II in most cases, making a streetscape of mostly c.1955 ranch houses. The north side of 10<sup>th</sup> Street between Irvington and Ritter Avenues was part of a post-war housing addition and therefore would not contribute to the theme of the district. Closer to Emerson Avenue, however, builders did begin significant numbers of houses prior to the war. The boundary becomes difficult to draw on these streets. Since the SHPO-sponsored survey identified a potential district north of 11<sup>th</sup> on Emerson, Leland, and Butler, the author placed the boundary at 11<sup>th</sup> Street, since it is the best possible divider of the two areas. Post-war commercial development, itself since re-developed usually several times, characterizes other portions of 10<sup>th</sup> Street that were cut out of the district.

**Photographs**

Photographs share the following items:

Name:	North Irvington Gardens Historic District
County, State:	Marion County, IN
Photographer:	Paul Diebold
Date of Photo:	April, 2005
Location of Negatives:	Indiana Division of Historic Preservation and Archaeology

Digital file name / number, direction of camera, description of view

NorthIrvGardensHDMarionCountyIN.1.tif

Porch of 985 N. Sheridan, looking east/northeast away from district. Anderson Cemetery visible behind porch.

NorthIrvGardensHDMarionCountyIN.2.tif

6061 (left of tree) and 6067 (right of tree) E. 10<sup>th</sup> Street, looking southeast

NorthIrvGardensHDMarionCountyIN.3.tif

North side of E. 10<sup>th</sup> Street, 6000 block, looking northwest and out of district

NorthIrvGardensHDMarionCountyIN.4.tif

975-797 and 971-973 N. Sheridan, looking northeast

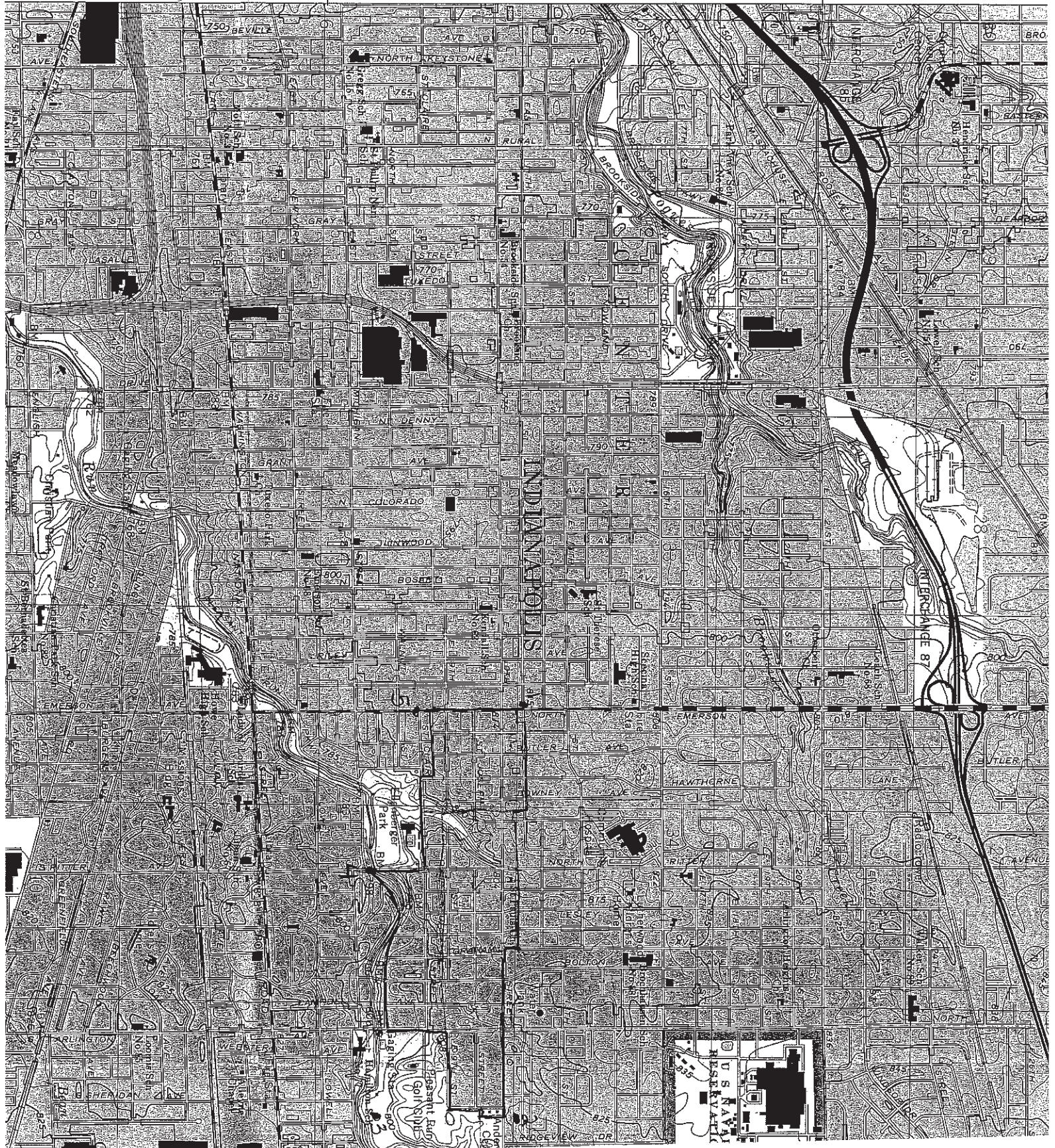
NorthIrvGardensHDMarionCountyIN.5.tif

6105 E. St. Joseph Street, looking northeast

APPENDIX 266 AC T

JOHN H. BARNARD  
GARDENS H.D. T 16 N  
MARIANA CO., IN 15 N

- 1. 16 578480 4904000
- 2. 16 580580 4403300
- 3. 16 580580 4403300
- 4. 16 579340 4403350
- 5. 16 578530 4403400



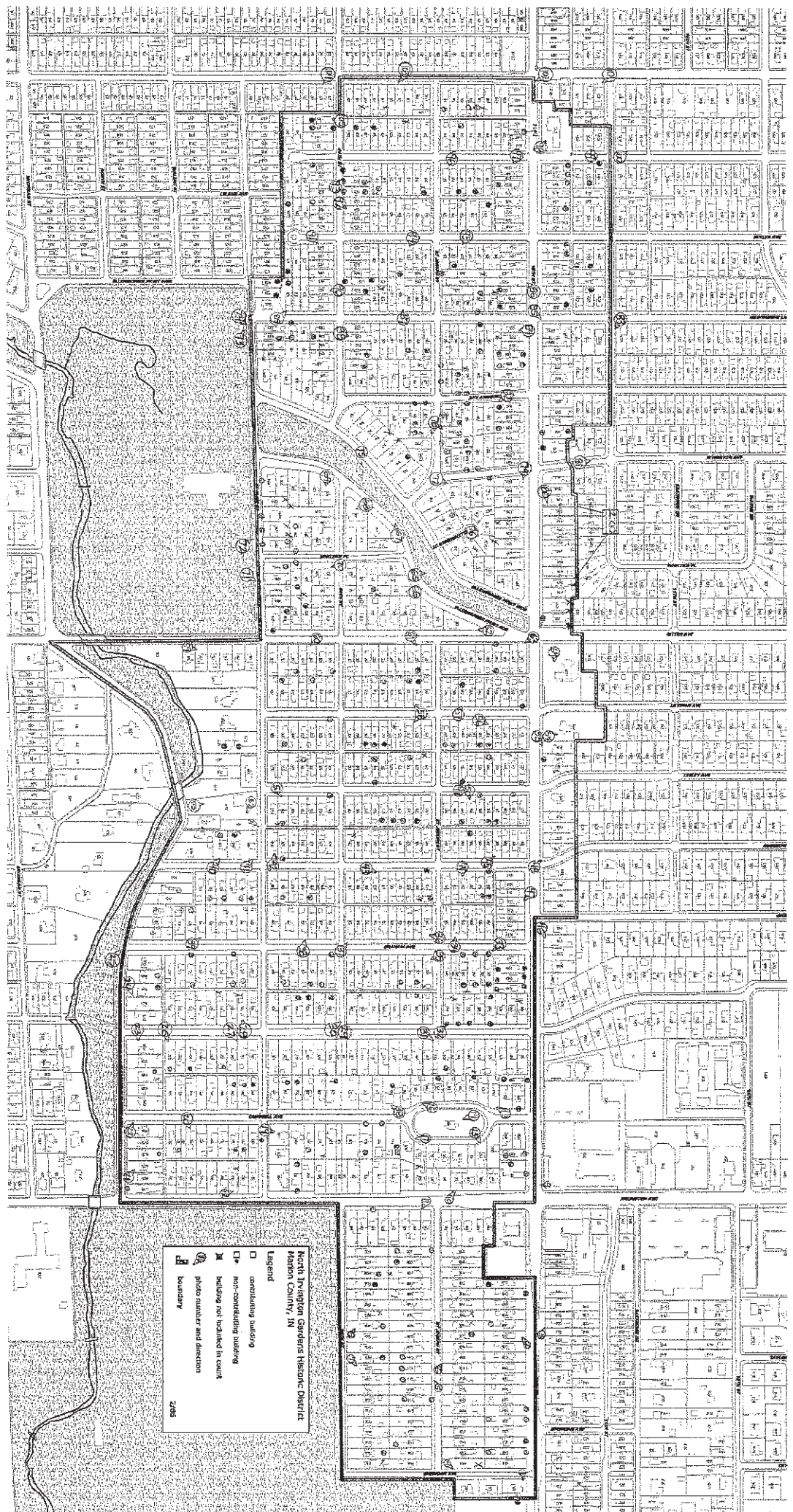
402

403

404

47°30'

405



7-11-1942

**North Division Gardens Historic District**  
 Madison County, IN

**Legend**

- containing building
- ◻ non-containing building
- ⊗ building not included in count
- ⊙ photo number and direction
- boundary

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