

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 The Gramse

other names/site number The Nicholson

### 2. Location

street & number 2203 Broadway Street

not for publication

city or town Indianapolis

vicinity

state Indiana

code IN

county Marion

code 097

zip code 46205

### 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 consider significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James A. [Signature], Deputy SPPD, 4/28/2011  
Signature of certifying official/Title 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:)

The Gramse  
Name of Property

Marion County, IN  
County and State

**5. Classification**

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

- private
- public-local
- public-state
- public-Federal

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

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
5		objects
6	0	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**

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic/Multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic/Multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> C. AMERICAN  
MOVEMENT: Craftsman/bungalow  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Brick  
walls Brick  
Stucco  
roof Asphalt  
other Stone: limestone  
Metal: Copper  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Description**

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

The Gramse  
Name of Property

Marion County, IN  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

Property is:

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

#### Narrative Statement of Significance

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

### 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
- # \_\_\_\_\_

#### Areas of significance

(Enter categories from instructions)

#### Architecture

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#### Period of Significance

1915

#### Significant Dates

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#### Significant Person

(Complete if Criterion B is marked above)

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#### Cultural Affiliation

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#### Architect/Builder

Attributed to Herbert W. Foltz

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The Gramse  
Name of Property

Marion County, IN  
County and State

**10. Geographical Data**

Acreage of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

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

3 

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Zone Easting Northing

2 

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4 

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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 Connie J. Zeigler

organization C Resources date May 7, 2009

street & number 963 Hosbrook Street telephone 317-955-0377

city or town Indianapolis state IN zip code 46203

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name King Park Area Development Corporation

street & number 2430 North Delaware telephone 317-924-8116

city or town Indianapolis state Indiana zip code 46205

**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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*The Gramse, Indianapolis, Marion County, IN*

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**Narrative Description**

**Exterior**

Constructed in 1915, The Gramse is a two-story unit building with basement. In recent years it has been rehabilitated into condominiums. It is located on the northeast corner of Broadway and 22<sup>nd</sup> streets in Indianapolis, Marion County, Indiana. The building has a T-plan. Its primary entrance faces Broadway Street on the west; there is a secondary entrance facing south toward 22nd Street. The building is Craftsman in style but has arched limestone entries that refer to Romanesque or Neo-classical influences. The building dimensions are: 102 feet long; 61 feet wide; 29 feet tall.

The Gramse rises from a brick foundation (which is visible from the exterior only on the north and west sides of the building). On every façade, each bay (except for the entries and the porch bays) originally held a pair of fixed-sash, single-glazed windows at the basement level. Since the rehabilitation, a few of these basement windows on the north, south and east facades have been enlarged to allow points of egress. On its two primary facades (western and southern) the walls rise to limestone wall sections, then to golden-brown face bricks with raked brown mortar, and then to stucco and decorative half-timbering at the level of the second story. The eastern elevation rises from brick foundation to brick walls and then to stucco and decorative half-timbering; the northern elevation rises with amber-painted brick walls from foundation to eave. The building's eaves are wooden and there are exposed rafter tails and gutter boards beneath the roof. The cross-hipped roof is covered with faux slate roofing (newly installed). Copper cresting decorates the roof ridges and the ridge junctions are marked by copper finials.

**Western façade.** The primary façade faces west. The western façade has five bays facing Broadway Street. (Photo 0001) Bays 1 and 5 are identical to each other. These bays hold enclosed corner porches on both floors. Each porch on the ground floor has a limestone section, then a brick knee wall with a limestone cap. Above the knee wall is a set of three wooden casement windows, which are side-hinged, and each window is glazed with rectangular lights. Above these side-hinged windows is a row of bottom-hinged casement windows, each of which has a single glazing. These windows do not appear to be original to the construction of the building. The interior woodwork around these windows does not match other interior woodwork and the glazings do not match original casements on the east side of the building. However, these porch casements are period installations probably dated to the 1920s.

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*The Gramse, Indianapolis, Marion County, IN*

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A limestone beltline forms the window sills and spans the building. The beltline is broken by the windows. The window lintels are jack arches formed of face brick. Above the windows, the wall rises for two brick courses to the deep eave of the porch canopy. The canopy soffit is wooden. The porch canopy is hipped and wraps around two sides of the building. Above each first-floor porch roof the brick wall rises to a limestone beltline that marks the second story. This beltline also creates the sills for the second story porch windows. The second-story porches are identical to each other, but they differ from the first-story porches in some details. These second-story porches are defined by square, wooden posts at each corner. The windows between these posts are identical to the first-story porch windows in design and configuration. Above each second-story porch window is a boxed cornice rising to a fascia board and then to the deep eave with wooden soffit. Rafter tails are exposed beneath the roof.

Bays 2 and 4 are identical. On the first floor, each bay holds paired, wooden double-hung sash windows glazed one-over-one. The windows are placed above the limestone portion of the wall. The limestone beltline, which spans the width of the façade at the top of the limestone wall portion, forms the sills of the windows. There are brick jack-arched lintels above each window. Another limestone beltline spans the building at the level just below the window lintels. Above this, the brick wall rises to another limestone beltline. Above this beltline the second-story wall is covered in stucco and holds paired, double-hung sash windows, glazed one-over-one. There are brick pilasters at the outside corners of each bay. Decorative squared half-timbering frames the sides of each window vertically and continues upward to the eave. This half-timbering also forms the lintels above the second-story windows and a horizontal beltline spanning each bay.

The center bay of this facade holds the entry door on the first floor. (Photo 0002) The entry is reached by concrete stairs that are flanked by a golden-brown brick knee wall capped with limestone. On the first story a protruding porch bay protects the entry door. This porch bay holds a portal composed of brick piers that rise above the limestone portion of the wall, on each side of the portal, to limestone caps. The piers form the base for a limestone arch with a keystone, which rises as high as the deep eave beneath the canopy. The eave soffit is wooden. The hipped roof of this porch bay is covered in faux slate. Beneath the canopy the interior of the protruding entry is covered in stucco. The entry door is glazed with a short single light, over a long single light, over a short wood-panel. Single-light sidelights over short wood-panels frame the pedestrian door. There is a tripartite transom above the door and sidelights.

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On the second story, above this protruding entry, the central bay is clad in brick. It holds a tripartite wooden window with a six-light, fixed-sash center flanked by three-light casements. The sill is limestone and there is a jack-arch brick lintel. The brick clad walls then rise to the deep eave with exposed rafter tails at the roof edge. A cross-hipped dormer on the roof above this bay holds a louvered vent in the center, flanked by a single-light, fixed-sash window on one side and a single opening covered in plywood on the other. The dormer walls are clad in slate shingles, there are exposed rafter tails beneath the roof.

**Southern Façade.** The southern façade fronts 22<sup>nd</sup> Street and is also a primary façade of the building. (Photo 0003) This façade is symmetrical and has nine bays. The description begins at the westernmost bay (bay 1) and generally moves from west to east. Bay 1 of this façade holds the corner porches, which were previously described above for the western façade. The porch bays in bay 1 of this façade are wider than on the western façade and each has seven vertical casements forming a ribbon window.<sup>1</sup>

Bays 2 and 8 are identical. They each have a three-sided bay window that extends from the foundation to the roofline. Basement windows have been enlarged in one side of each bay to allow egress. Each bay has a limestone portion of lower wall rising to golden-brown brick. Each section of this bay holds a double-hung sash window, glazed one-over-one, on both first and second floors. Window sills are formed by limestone belt courses on both floors and the lintels are brick jack arches. The roof over this bay is hipped, with copper cresting on the ridges meeting in a copper finial.

A single unattached brick post with limestone cap stands on the ground a few feet in front of bay 2. Between the building and this post are two iron posts marking what must once have been an exterior coal chute. The chute is now closed but the brick post and iron posts remain. There is another brick post in front of bay 3 and three additional brick posts marking the northwestern, southwestern and southeastern corners of the property; these brick posts are contributing elements to the property.

Bay 3's walls rise like those on the porches, with a short limestone portion, and then brick. In this bay the window is set in a limestone arch with keystone similar to the arched entry on the

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<sup>1</sup> "Ribbon window" is a term that describes the placement of three or more contiguous windows. According to Virginia and Lee McAlester's *Field Guide to American Houses* (New York: Alfred Knopf, 2006), this style window configuration was used in homes of Prairie, Craftsman and Modernist styles, as well as post-1900 Eclectic styles. See p. 58.

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Broadway façade and in bay 7 of this façade (Photo 0004). In bay 3 this arch holds a window with an arched-top. The window is a double-hung sash, glazed one-over-one in the center, flanked by two side lights on each side. These sidelights are separated from the center window by mullions. The top sidelight is D-shaped to fit the arched opening; the lower sidelight has a single square glazing. A porch canopy overhangs this slightly protruding bay. Above the porch canopy is a one-over-one double-hung sash window on the stucco-clad second story. East of this window is a ring-shaped rondel with a keystone-shape at its top.

Bay 4's walls have a limestone section at ground level rising to brick. This bay holds paired double-hung sash windows glazed one-over-one on both the first and second stories. The second story is clad in stucco with decorative half-timbering framing the windows and forming the window lintels (matching the western façade). On the roof above this bay is a hipped-roof dormer clad in slate shingles and holding a fixed-sash, single-glazed window. The roof of the dormer is covered in faux slate with copper ribs and copper finials at the junctions.

Bay 5, the center bay on this façade, holds a short, double-hung sash window glazed one-over-one, on each story. The first story rises with a limestone section then brick. On the second story, the short window is placed in stucco-clad walls and is framed by decorative squared half-timbering.

Bay 6 is identical to bay 4 except the dormer on the roof holds a louvered vent rather than a window.

Bay 7 holds an entry door which is configured like the entry on the western façade with limestone arched portal and a door and surround identical to those on the western entry. The entry is reached by a set of concrete steps with brick knee walls, configured like those at the entry on Broadway Street. A porch canopy overhangs this slightly protruding entry. On the second story above the porch canopy is a one-over-one double-hung window in the stucco-clad wall. West of this window is a ring-shaped rondel with a keystone-shape at its top. A parged chimney pierces the roof above bay 7.

Bay 9, the easternmost bay, holds the corner porches that are configured like those on the building's western façade with the same number and type of windows, same roof line and same post types.



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**Eastern Elevation.** The eastern elevation has five bays. (Photo 0005) This elevation will be described from south to north with the southernmost bay being bay 1. Bay 1 holds the enclosed porches. This bay is configured identically to bay 1 of the southern façade and has limestone rising to brick walls.

The other bays of this elevation have no limestone sections. The walls rise from a brick foundation to brick walls, then to stucco and decorative half timbering. The brick on this elevation has been painted an amber color.

Bay 2 holds original casement windows on both stories; these casements are placed in a ribbon of five vertically hinged, single-light windows below five bottom-hinged, single-light windows. The window sills on the first story are limestone. The sills of the second story windows are formed by a limestone belt course that spans the width of the elevation. The second-story windows are vertically framed by decorative squared half-timbering and a horizontal band of decorative squared half-timbering forms the lintels of the windows and a beltline that spans the width of the elevation.

Bays 3 and 5 of this elevation are identical to each other except that the basement window in bay 3 has been enlarged to allow egress. They each hold a single, double-hung sash window glazed one-over-one on both the first and second stories. The first story windows have limestone sills. The second story windows are placed against the limestone belt course which forms their sills; they are framed by decorative half-timbering.

Bay 4 of this elevation holds two, double-hung sash windows, glazed one-over-one, on both the first and second stories. The first story windows have limestone sills; the second story windows utilize the limestone belt course as sills and are framed by decorative half-timbering. A hipped-roof dormer is visible on the roof above this bay. It is identical to the dormers visible above the western elevation.

In front of bay 5, at the northern edge of this elevation, is an external stairway to the basement. The stairway itself is below grade but it is covered with a new clear plastic-fiber canopy and the opening to the basement stairway is surrounded by a metal handrail.

**Northern Elevation.** This elevation is asymmetrical and has eight bays. (Photo 0006) The bays are described from the east to west. All of the first- and second-story windows on this elevation have limestone sills. Bay 1 is the easternmost bay. Bay 1 is the end of an ell that projects from

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the building. It is clad in brick from foundation to eaves. The roof of this ell is gabled with a shallow eave. This ell is original to the plan and is shown on the 1916 Baist map. There are no windows on the northern side of this ell, however on the western facing side of this ell are two bays, each bay holds a double-hung sash window, glazed one-over-one on both stories. Bays 2 and 6 of the northern elevation are identical to each other and each holds one double-hung sash window on each story. A brick chimney, partially parged, pierces the roof just west of bay 2. Bays 3 and 5 are identical to each other and each holds a pair of double-hung windows on each story. Bay 4 holds a single short window on each story. An opening in the basement of this bay has been enlarged to allow egress from the basement units. Bay 7 consists of a three-sided bay window that extends from the foundation to the roofline. This bay has a limestone wall section rising to golden-brown face brick walls. There is one, double-hung sash window, glazed one-over-one, in each side of the bay on both first and second floors. One basement window in this bay has been enlarged to allow egress. Sills are formed by limestone belt courses on both floors and lintels are brick jack arches. The roof over this bay is faceted and hipped with copper cresting meeting in a copper finial at the center.

Bay 8 is identical to bay 1 on the southern façade with enclosed porches holding seven vertical casements forming a ribbon window on both stories of this bay.

**Interior**

The interior of the building has a total of 14,003 square feet. The first floor is 4,780 square feet and the second floor is 4,709 square feet. The basement comprises 4,514 square feet.

Upon entering the vestibule from the western entrance, the door to the basement is in the facing wall to the left (north) of the stairway. Although advertisements note there were only six units in the building originally, the basement was turned into living quarters at some time during the building's history. The recent renovation stripped the basement to bare walls and then recreated three units: in the east-west oriented section of the building there are two, two-bedroom units (Unit 1 and 3) on the north and south sides of the common hall (Photo 0007) and a one-bedroom unit in the north-south oriented wing (Unit 2), which is reached through the common hallway or through the exterior stairway on the eastern side of the building. The basement was not completely finished in October 2010, when the attached photographs were taken. The basement units have all new interiors; woodwork is simple and painted; floors are carpeted (Photos 0008, 0009 show Basement Unit 3).

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On the first floor, both entry vestibules (Broadway and 22<sup>nd</sup> Street sides) retain their original plans as well as original dark-stained woodwork and marble floor trim. From the vestibules there are three marble steps up to the first floor entry hallways. Entry hallways retain their original plan, original dark-stained mahogany cove molding around the ceiling and a dark-stained wooden chair rail along the walls; the original oak floors have been carpeted. From the Broadway and 22<sup>nd</sup> streets entrances the stairways to the second floor are ahead upon entering the first floor entry hallways. The stairway inside the Broadway Street entrance (the east-west oriented section of the building) is the more elaborate of the two staircases. The first tread is curved; there are original wooden balustrade with square balusters and newel posts, and the face string has an applied, decorative wood trim, which has a radius curve matching that of the ceiling coving. (Photo 0010) The floors of the entry hallways were tongue-and-groove, dark-stained oak, which have been carpeted in the rehabilitation.

On the first and second stories the units in the east-west oriented section of the building were reconfigured in the historic period to create four units out of the original two units on each floor of this section. When the original units on each side were subdivided, new doorways to the rear units of this section of the building were framed into what had originally been the back wall of the common hall. With the recent rehabilitation, a central corridor has been restored, allowing access from the west side of the building to the east side through a common space.

Currently the units in the east-west oriented section of the building, on both first and second floors (from the Broadway entrance), are one-bedroom units. On both first and second floors, the units in the north-south facing ell have two bedrooms. All units retain many original elements.

In the westernmost units (4 and 8 on the first floor, 9 and 13 on the second floor), the entry doors open into vestibules. French doors open from the vestibule into the living/dining rooms. The living/dining rooms of the units retain original decorative cased beam and plaster ceilings and walls and original oak floors (Photo 0011—Unit 4). The bedrooms are entered from the living/dining rooms. The bedrooms retain original wooden crown molding. The crown molding, doors and other wooden trim in the units appear to be poplar or perhaps birch. The floors are carpeted. French doors open from living and bedrooms onto enclosed sun porches (Photo 0012). The floors of these enclosed porches are tongue-and-groove oak and they retain original brass floor drains. The existence of floor drains supports the evidence that the porches were originally open to the elements and the casement windows, which now enclose them, were later additions. On the opposite side of the living/dining room from the porches are the kitchens (Photo 0013).

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Baths are off of the entry vestibules. Original bathroom doors, with paneled bottoms and single, frosted glass glazings remain in many of the units.

The other one-bedroom units in the east-west section of the building (5 and 7 on the first floor, 10 and 12 on the second floor) are entered from the common central hallway. These central units are smaller and do not have sun porches. Small entry areas open into living rooms in these units. Kitchens are in the opposite direction from the living rooms. Baths are opposite the kitchens and bedrooms are next to the baths, a few steps further away from kitchens.

At the eastern end of the common hallway is a staircase to the basement, first and second stories and attic (Photo 0014). The stairs, balustrade and newel in this rear hallway are simpler designs with no decorative trim on the face string. There is no cove molding at the ceiling and the woodwork here has been painted. There are original unpaneled doors into the two-bedroom units in the north-south ell off of this landing but the primary entry to these units is from the building entrance facing 22<sup>nd</sup> Street. The unit in the basement is entered from a common hall at the bottom of the stairs from this public entrance. The units on the first and second story are entered from the stairs that climb upward from this public entrance. One reaches the main entrance to the first- and second-story two-bedroom units in the north-south oriented ell from the entry on 22<sup>nd</sup> Street and climbs three marble steps onto a carpeted landing and then several more carpeted steps into the carpeted hallways (Photo 0015).

Both the first-story and second-story units in the north-south ell of the building (6 on the first floor, 11 on the second floor) retain their original floor plan and the unit in the basement has been configured similarly. The basement unit in this section of the building is a one-bedroom unit.

The common hall doors open to the units' interior vestibules with interior hallways to the north (Photo 0016—Unit 11). The dining rooms are directly east of the doorway. In the first and second story units these rooms have original cased beam and plaster ceiling and walls, and original casements windows (Photo 0017). Small living rooms are to the south from the entry doorways (Photo 0018). Enclosed porches are east of the living rooms and southeast of the dining rooms and can be entered from both dining and living rooms. The kitchens open off of the dining rooms to the north. The bedrooms are reached down long hallways (Photos 0019, 0020). The bathrooms are at the north end of the hallways (Photo 0016). The front bedroom (southernmost) of the second-floor unit in this wing has a wall safe within the walls. This safe is

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original to the building. In the first story unit, the location where the safe once was is noticeable as a replastered section of wall. There was never a safe in the basement unit.

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**Statement of Significance**

A fine example of Craftsman-style architecture with some eclectic details, The Gramse retains high integrity on the exterior and most of the original floor plan, as well as many original architectural details, on the interior. It is eligible for the National Register of Historic Places under Criterion C.

**Architectural Significance**

Begun in 1914 and completed in 1915, The Gramse is a Craftsman-style building, with some eclectic design elements, such as the arched limestone entry portals. The Craftsman style emerged from the 19<sup>th</sup> century English Arts and Crafts movement of William Morris, but in the United States this style took its name from the square, simple lines and dark finishes of the Craftsman furniture of Gustav Stickley. Craftsman architecture is considered one of the first modern design styles, rather than a revival of an earlier period's architecture.<sup>1</sup> Interesting Craftsman elements of design exhibited by The Gramse include decorative squared half-timbering on some elevations, a cross-hipped roof, deep eaves, exposed rafter tails and earth-tone brick. The arched limestone entry portals are not Craftsman elements. These may speak to the owner's or the architect's desire to present a more formal and elaborate entry to the building. As has been noted about other multi-unit residential buildings constructed in Indianapolis prior to 1916, elaborate design details were generally concentrated around the buildings' main entrances.<sup>2</sup> This was true for The Gramse, which is a good example of simple Craftsman style except for these somewhat out of character arched stone entries.

The Gramse has some fine Craftsman architectural details, on the interior as well as the exterior. The decorative squared half-timbering in the interior central/dining rooms replicates that of the exterior. Other Craftsman details are the squared stairway balustrade and newel posts, French doors in the apartments, original unpaneled entry doors and original single-panel, single-light bathroom doors. The Gramse also has some eclectic interior elements that are not in the Craftsman style. As on the exterior, these elements tend to be "fancier" than the simple Craftsman design would indicate. They include marble stairs in the vestibules and elaborate

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<sup>1</sup> Virginia & Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf: New York, 2006) 454.

<sup>2</sup> Balmoral Court, National Register Nomination Form, on file at the Indiana Division of Historic Preservation and Archaeology, Indianapolis.

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crown molding in the bedrooms. These eclectic choices transform The Gramse from a straightforward Craftsman design to a hybrid design dominated by the Craftsman style but with other influences. The combination probably reflects the owner's or the architect's desire to make the simple Craftsman style a bit fancier or at least a bit different.

Craftsman architecture was common in single family houses and one of the most popular architectural styles of the period prior to WWI. However, there are few extant Craftsman-style apartment buildings in Indianapolis, indicating either that this architectural style must have been less popular in apartment buildings of the period or that buildings of this style have not survived. The *Indianapolis Star* ran regular architectural descriptions of newly constructed apartments in the city in the 1910s. At least two Craftsman-style apartment buildings were featured in the architectural column in 1915 and 1916. These were the apartment building at 101 East 38<sup>th</sup> Street (1915) and the Gawaine Apartments at 32<sup>nd</sup> and Illinois streets (1916). Neither of which is extant in 2009. Other than The Gramse, few if any Craftsman-style apartments built in this era are extant in Indianapolis.

### **The Gramse Architect**

Apartment buildings constructed in the period between the turn of the century and WWI were often the works of well-known Indianapolis architects.<sup>3</sup> Articles in the *Indianapolis Star* note, for instance, that George, MacLucas and Fitton designed the Balmoral Court apartments on Meridian Street (1915, listed on the National Register); Frank Hunter designed the Washington Arms on the southwest corner of Washington Boulevard and 36<sup>th</sup> Street (1916—no longer extant) and the Berkley Manor apartments on the southeast corner of the same intersection (1915, extant).<sup>4</sup> Unfortunately there was no article on The Gramse the year that it opened. However, a 1913 article about the no longer extant Coronado apartments, located at the corner of 21<sup>st</sup> and Park Avenue (two blocks from The Gramse) shows a photograph and floor plan of that Herbert W. Foltz designed building and the similar looks of the two buildings, and their nearly identical and somewhat unusual floor plans make a good argument that The Gramse should be attributed to the Coronado's architect, Foltz (See attached article).<sup>5</sup>

<sup>3</sup> Balmoral Court, National Register Nomination Form, on file at the Indiana Division of Historic Preservation and Archaeology, Indianapolis.

<sup>4</sup> *Indianapolis Star*, May 28, 1915, January 1, 1916, May 16, 1915.

<sup>5</sup> "Example of Artistic Apartment House," *Indianapolis Star*, June 8, 1913.

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The Coronado was a two-story apartment building with a basement, a T-shape plan with five bays on the western façade and six original apartments, like The Gramse. Also like The Gramse, the Coronado had primary entrances on two facades opening into vestibules and then into entry halls, with stairs directly to the left of the opening into the entry halls. (See Photo 0021 taken at same angle as Coronado photo for comparison). Both buildings had first story walls of golden-brown brick with raked brown mortar and second story walls covered in stucco. The Coronado, which had a slightly more Mediterranean feel to its design, also had piers on each side of the exterior stairs accessing the dramatic arched entry portals (in this case of brick), prominent elements of The Gramse design. Both buildings had porches at the corners and bay windows east of the porches. Both had a north-south oriented wing at the eastern end. The two buildings had a central wall dividing the east-west oriented section, originally with corridors on both sides of this wall. The layout of the apartments within the buildings (though altered in the east-west oriented section of The Gramse) appears to have been originally exactly the same. The apartments, which retain their original floor plans, in the north-south oriented wing of The Gramse match those in the north-south oriented wing of the Coronado. Finally, the Coronado and The Gramse both had wall safes in the bedrooms, a quirky extra mentioned in only one other article about new apartment buildings discussed in the years between 1913 and 1916.<sup>6</sup> There are too many similarities between the two buildings to be accidental. Either Foltz was the architect of both the Coronado and The Gramse, or someone stole his Coronado plan for The Gramse (which would still make him the architect in fact if not in deed). For these reasons it is logical to attribute The Gramse to Herbert W. Foltz, architect.

Foltz was born in Indianapolis in 1867 and died in 1946. He graduated from Rose Polytechnic Institute in Terre Haute and the Chicago Art Institute. Although the Indiana Historical Society has a Foltz collection it is a relatively small one with information about only a few of his projects. Among these are the Jerman High School in Greensburg, Indiana (listed on the National Register); the Greensburg and Irvington Methodist churches and the Newby Oval bicycle track.<sup>7</sup> It does not include any materials on either the Coronado or The Gramse, unfortunately. Nor does it contain information about some of his more remarkable buildings, which include Shortridge High School (listed on the National Register); Tudor Hall (no longer extant); the Bobbs-Merrill Building (no longer extant); the Indiana Reformatory in Pendleton and the Masonic Home in

<sup>6</sup> The author reviewed every architectural article in the *Indianapolis Sunday Star* for the years 1914 through 1916.

<sup>7</sup> Herbert William Foltz Papers, located at the Indiana Historical Society, Indianapolis, Indiana.



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Franklin, Indiana.<sup>8</sup> Foltz also designed houses for the wealthy and influential of Indianapolis, including the Josiah K. Lilly's home on Pennsylvania Street and the Meredith Nicholson house on North Delaware Street.

Herman Foltz was a master designer/architect. His work was sought after in his lifetime and has been recognized as significant by the National Register of Historic Places. There is a strong case supporting his connection as architect of The Gramse and that connection lends even greater significance to the building that would merit listing for its architecture even if the architect were unknown.

### **History of The Gramse**

The Gramse was one of many apartments constructed in the city in the 1910s. The *Indianapolis Star* reported in May 1915 that the "continuous demand for high-grade flats and apartment houses in the northern part of the city" was bringing about "quite a number of that style in the territory from Sixteenth to Fortieth Street."<sup>9</sup> Indianapolis's population jumped from 233,650 in 1910 to 314,194 in 1920.<sup>10</sup> The city was growing in all directions, but especially towards the North, to accommodate these new arrivals. An electrified streetcar system made it possible to live away from the noise and congestion of downtown and, as the twentieth century progressed, more and more people were choosing to live on the city edges and commute downtown to work and back home again in the evenings. The apartment buildings along the edges of the city were often an architectural expression of this desire for less density. Unlike the tall, multiple-story apartment buildings downtown, the new apartments at the ends of streetcar lines tended to be shorter buildings for fewer occupants.<sup>11</sup> A survey of the *Indianapolis Star* in the years bracketing The Gramse opening in 1915 reveals that, not only were many apartment buildings rising in the city's suburbs, but their construction was a point of pride for the city, worthy of space in the Sunday newspaper's architectural feature.

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<sup>8</sup> Stacey Nicholas, "Herbert Willard [sic] Foltz," in David J. Bodenhamer and Robert G. Barrows edited, *Encyclopedia of Indianapolis* (Bloomington, Indianapolis: Indiana University Press, 1994), 587-88; "Women Building IUPUI: a Walking Trail," <http://www.iupui.edu/~history/trail/6.htm> (accessed May 13, 2009); Herbert W. Foltz, "Collection Guide"

[http://www.indianahistory.org/library/manuscripts/collection\\_guides/m0110.html#SKETCH](http://www.indianahistory.org/library/manuscripts/collection_guides/m0110.html#SKETCH) (accessed May 13, 2009).

<sup>9</sup> "New Apartments Built on North Side," *Indianapolis Star*, May 16, 1915.

<sup>10</sup> "Timeline," *Encyclopedia of Indianapolis*, 1487-1488.

<sup>11</sup> Elizabeth Brand Monroe, "Built Environment," *Encyclopedia of Indianapolis*, 30.

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Henry Gramse, the manager of Rex Wallpaper Store in Indianapolis, purchased lot 82 in the Bruce Place subdivision of Indianapolis in 1914. The lot, located at the corner of 22<sup>nd</sup> and Broadway streets was 65 feet wide by 177 feet long. Gramse paid the substantial amount of \$8,500 for the property and a two-story frame residence located on it. Judging from Sanborn and Baist maps of the period prior to and after construction of The Gramse, it seems likely that Henry Gramse had the residence moved to the east end of his property and turned to face 22<sup>nd</sup> Street, freeing the remainder of the property for the apartment building he planned to construct.<sup>12</sup> (The home now located at 648-650 East 22<sup>nd</sup> Street was demolished as part of this project.)

Although Gramse's project would be multi-residential, the neighborhood in which it was located was predominately an area of middle-class, single-family homes constructed in the last few years of the 19<sup>th</sup> century and the first few years of the 20<sup>th</sup> century until 1914, when the Coronado, a six-apartment building was constructed a block south and a block east of the location where The Gramse would soon rise.<sup>13</sup> The Broadway Methodist Episcopal Church stood across the street from The Gramse location in a neighborhood conveniently located near commercial enterprises on College Avenue to the east and Central Avenue to the west.

The *Indianapolis Star* published notice of the land purchase on February 17, 1914.<sup>14</sup> In June 1914, a building permit issued to Henry Gramse for \$13,000 to construct an apartment building on the property appeared in the newspaper.<sup>15</sup> Less than a year later, in May 1915, the building was finished and J. S. Cruse Realty Co. advertised for rent: "The Gramse... Twenty-second and Broadway... New strictly modern, six-room apartments [*sic*] never been occupied." The ad offered "special inducement to good tenant."<sup>16</sup>

Whether it was the beautiful building, the commodious size of the flats within, or the "special incentive" that drew tenants, by the time the 1916 City Directory was published all six of The Gramse flats were occupied. The tenants listed in the City Directory were: Edw. J. Burke, a commercial manager at Citizen's Gas Company; Elmer H. Hunt, a travel agent; Wm. L. Bird, a salesman, Joseph J. Malarky, an insurance agent for Fidelity Trust; Edw. C. Peattie, an

<sup>12</sup> Sanborn Map Company, *Indianapolis Fire Insurance Map*, 1898. Baist Map (1916), "The Digital Collection of IUPUI University Library," <http://indiamond6.ulib.iupui.edu/cdm4/browse.php?CISOROOT=%2FSanbornJP2> (Accessed February 11, 2009).

<sup>13</sup> *Ibid.*

<sup>14</sup> *Indianapolis Star*, February 17, 1914.

<sup>15</sup> *Indianapolis Star* June 10, 1914.

<sup>16</sup> *Ibid.*, May 16, 1915.

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advertising manager at John Deere Plow Company; and Don P. Shockney, whose profession is not shown.<sup>17</sup> The list of tenants and their occupations reveals that The Gramse had attracted male, white collar workers, who lived alone and who worked at downtown Indianapolis businesses. Ready access to the electric streetcar lines that ran on both Central and College avenues made these apartments an easy commute for these men to and from their work downtown.

In 1920, the tenants in the building continued to be all males (or at least no wives names are shown in the City Directory) with white collar jobs. The City Directory now listed The Gramse with four apartments at 2203 Broadway and two apartments at 644 E. 22<sup>nd</sup> Street, acknowledging the 22<sup>nd</sup> Street entry as a separate address. The tenants in 1920 were Jacob E. Mechling, the superintendent of motive power for the PCC & St. Louis Rail Road; Arthur Strawson, the regional secretary of the National Tuberculosis Association; Hal R. Keeling the vice president of Sidener-Van Riper Advertising Company; Edward E. Fillion, a civil engineer; Joseph Stahr, a restaurateur at 127 S. Illinois (whose father, Cleve, lived just down the street at 2209 Broadway); and the Reverend James M. Eakins, pastor at Memorial Presbyterian Church at 1116 Ashland Street.<sup>18</sup> The high-profile jobs of some of the tenants, particularly Hal Keeling of Sidener-Van Riper and Arthur Strawson of the National Tuberculosis Society indicate that The Gramse was an impressive address.

The 1930 City Directory for the first time shows women tenants at The Gramse. Not only were wives listed for five of the tenants, but the sixth renter was a widow presumably living alone. In 1930 The Gramse had Oscar J. Ensley, a real estate agent, and his wife Minnie in Apartment 1; Fred Beasley and his wife Ethel occupied Apartment 2. Fred was a sales manager. William C. Fischer, the president and treasurer of the William C. Fischer & Co., Inc. and investment brokerage lived in Apartment 3 with his wife Ida M. Fischer; Arthur L. and Elizabeth M. Smith lived in Apartment 4. Arthur was a salesman. Mrs. Mary Lester, the widow of Daily Lester, occupied Apartment 5 off the 644 E. 22<sup>nd</sup> Street side of the building and Charles O. Townsend, an accountant, and his wife, Veda, lived in Apartment 6, with a 644 E. 22<sup>nd</sup> Street address at The Gramse. The most significant change that came by 1930, then, was that the white collar workers who lived in The Gramse were now married (or widowed) rather than single men.<sup>19</sup>

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<sup>17</sup> 1916 *Polk's Indianapolis City Directory*, "The Digital Collection of IUPUI University Library," <http://indiamond6.ulib.iupui.edu/cdm4/browse.php?CISOROOT=%2FICD> (Accessed February 10, 2009).

<sup>18</sup> *Ibid.*, 1920.

<sup>19</sup> *Ibid.*, 1930.

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By the beginning of the 1940s, The Gramse had a custodian living in the basement of the building. Joe H. Black and his wife, Idella, occupied a new basement apartment. Upstairs, Oscar and Minnie Ensley still lived in Apartment 1 and Charles O. Townsend and his wife, Veda, continued to occupy Apartment 6. All the other tenants were newcomers since 1930. They included Lawrence L. Couture, a salesman at K. & S. Co., and his wife Rose; John R. Morris, also a salesman; and Gerald Simmons, a salesman at Charles C. Peek and his wife Sylvia. The tenants of The Gramse remained middle-class, white collar workers and except for the custodian in the basement, all the tenants had telephones.<sup>20</sup> The longevity of the Ensleys and the Townsends indicates that they continued to find The Gramse an amenable place to live and the addition of an in-house custodian was probably an enhancement.

Although The Gramse had survived the Great Depression and retained long-term and acquired new tenants, by the end of the decade of the 1940s, the neighborhood around the building was changing. By 1948 many of the large, single family homes in the neighborhood surrounding The Gramse were being subdivided into apartments. The homes that been the pride of middle-class families were now becoming rental units for lower income residents. Even the large house that Henry Gramse had moved to the rear of his property to make room for his new building had been subdivided into flats by this time.<sup>21</sup> Despite these changes in the neighborhood, which seemingly signaled a shift in the income of the area residents, The Gramse remained a six-apartment building in 1950. The City Directory has lists for four apartments on Broadway. Lyon Russell lived in Apartment 1; Mrs. Louise Gramse, the widow of the building's owner, Henry Gramse, now lived in Apartment 2 with her daughter, Amalie, who was a stenographer at the Indiana Farmer's Mutual Company; Ora Woodlee occupied Apartment 3 and Madge Brokaw lived in Apartment 4. The City Directory in 1950 does not show a custodian in the basement. It also, unfortunately, does not have listings by street name, so it is not easily possible to locate both tenants of the 22<sup>nd</sup> Street side of the building. Checking prior years' residents, it appears that Gerald and Sylvia Simmons no longer lived in The Gramse, but Mrs. Veda Townsend, now a widow, continued to reside there in Apartment 6 where she and her husband had lived there for at least a decade.<sup>22</sup>

<sup>20</sup> *Ibid.*, 1940.

<sup>21</sup> Sanborn Map Company, *Indianapolis Fire Insurance Map*, 1948.

<sup>22</sup> *Indianapolis City Directory*, 1951.

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By 1960 the Gramse had sold to new owners who had renamed it the Nicholson. These new owners had also reconfigured the building. The 1960 City Directory shows that "the Nicholson" now had 10 apartments. The 2203 Broadway side of the building had seven apartments with the following tenants: Albert W. McNally; Geo. Wueliner; Mary B. Kruse; Rev. Rufus Dodrill, the minister at the Broadway Baptist Church (formerly Broadway Methodist Episcopal) across the street from The Gramse; Jimmy Schutte, and two vacancies. The 644 E. 22<sup>nd</sup> Street side of the building had three tenants, including one apparently occupying an apartment in the basement. These tenants were John Warram; J Kay Sheffner; and Edw. J. Godwin in 9B (presumably the basement), a driver for Red Cab. Although the occupations of most of the residents are not recorded in the City Directory, only two of these tenants had phones, indicating that they were probably of lower income levels than earlier tenants, who had phones even in the 1940s.<sup>23</sup> The division of the original six large apartments into ten smaller apartments also suggests that the residents' incomes were probably lower than in the past. This change at the Gramse was simply a reflection of the neighborhood that surrounded it, which had been seeing its single family homes converted to multiple family residences for many years.

Through these changes The Gramse building suffered some losses, but the brick and limestone building remained a sturdy structure retaining its historic features on the exterior and many of its historic details on the interior. Whether due to owners' and tenants' interest in maintaining attractive design elements or simply due to the benefit of benign neglect or lack of funds for modernizations (which have altered most of the city's historic apartment buildings), The Gramse retains a high level of historic integrity.

The historic integrity and the architectural significance of The Gramse, likely the work of Indianapolis master architect, Herbert W. Foltz, render it eligible for the National Register of Historic Places under Criterion C for architecture. The building's architecture stands on its own merit; the likely connection to Foltz merely enhances the importance of the building.

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<sup>23</sup> *Ibid.*, 1960.

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**Verbal Boundary Description**

The property boundary of The Gramse includes most of Outlot 82 of the Bruce Place Addition, excluding the empty portion of the lot east of The Gramse building where a house was recently demolished. The property boundary contains approximately .326 acre of land. It begins at a point on the southeastern corner of the brick post which stands on the northern edge of the city sidewalk bordering East 22<sup>nd</sup> Street approximately 15 feet east and 8 feet south of The Gramse building. The boundary line then turns toward the west, traveling roughly west following the northern edge of the sidewalk along the north side of East 22<sup>nd</sup> Street, continuing past The Gramse building and two brick posts until it reaches the spot where the southwestern corner of the southwestern brick post meets the edge of the sidewalk. The boundary line then turns roughly north traveling past the brick post, and thence follows the eastern edge of the city sidewalk bordering North Broadway Street, past another brick post and thence to a point approximately 5 feet north and 18 feet west of the northwestern corner of The Gramse, where the city sidewalk meets a private walk, thence the line turns toward the east, traveling along the northern edge of Outlot 82, thence past The Gramse building and continuing until it reaches a point approximately 5 feet north and 15 feet east of The Gramse Building, where it turns to the south and thence travels roughly south until it intersects with the beginning point.

**Boundary Justification**

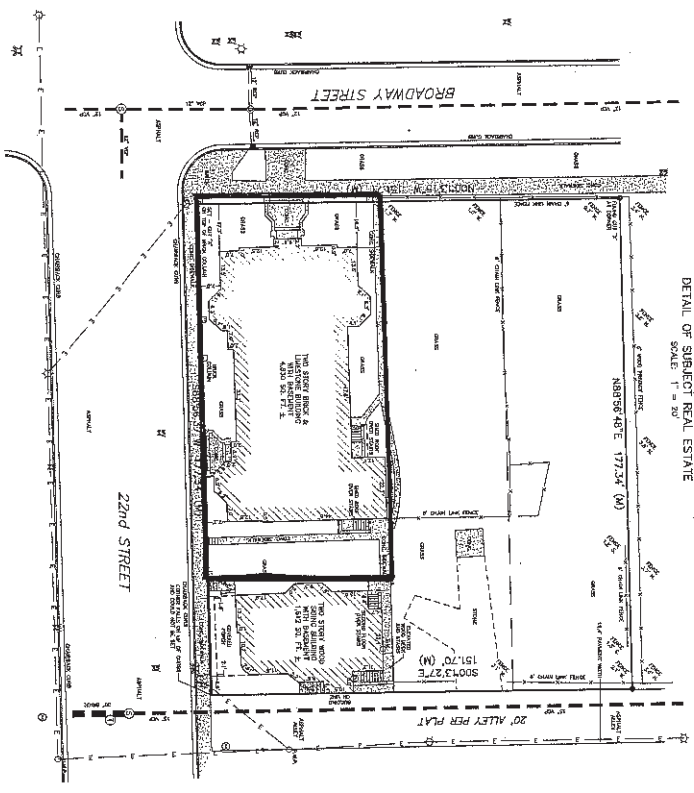
The property boundary of The Gramse includes the land on which the building and brick posts placed along the sidewalk on two sides of the building stand. The boundary runs along the northern property edge of Outlot 82 and extends to the east to encompass the easternmost brick post constructed at the same time as The Gramse. The property boundary extends to the south as far as the northern edge of the city sidewalk where public right-of-way begins and to the west as far as the eastern edge of the city sidewalk where public right-of-way begins.



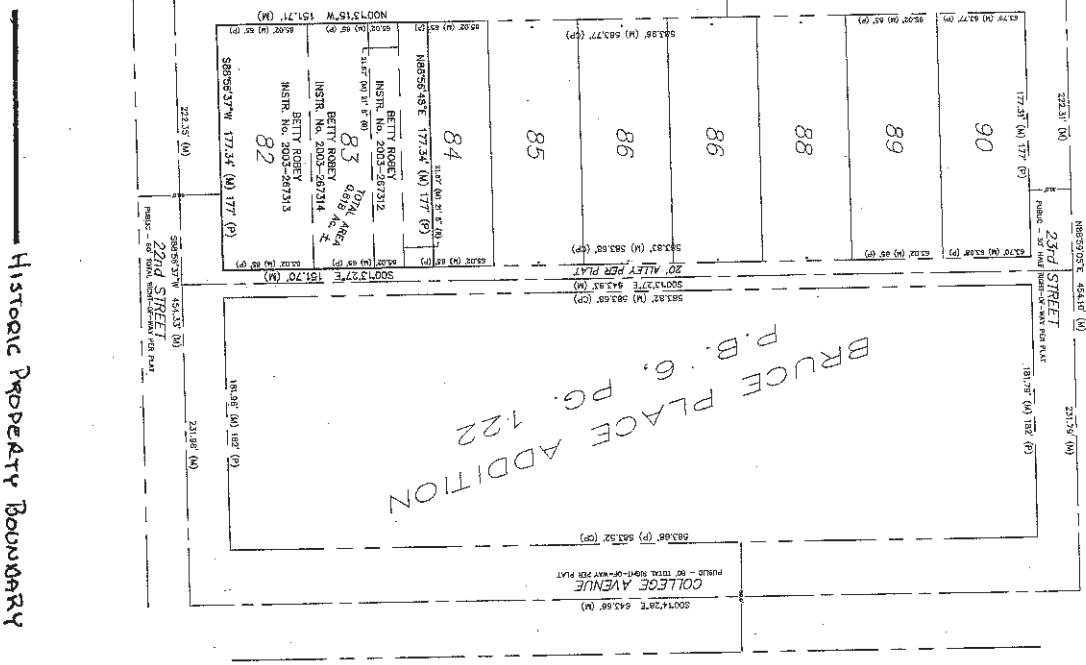


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THE GRAMSE SITE PLAN & BOUNDARY

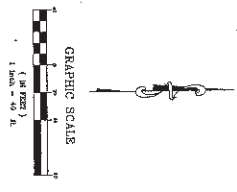


DETAIL OF SUBJECT REAL ESTATE  
SCALE: 1" = 20'



DETAIL OF THE BREAKDOWN OF THE BLOCK  
SCALE: 1" = 40'

Historic Property Boundary



NOTE: THESE DIMENSIONS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY.

- LEGEND**
- 1. 1" = 20'
  - 2. 1" = 40'
  - 3. 1" = 80'
  - 4. 1" = 160'
  - 5. 1" = 320'
  - 6. 1" = 640'
  - 7. 1" = 1280'
  - 8. 1" = 2560'
  - 9. 1" = 5120'
  - 10. 1" = 10240'
  - 11. 1" = 20480'
  - 12. 1" = 40960'
  - 13. 1" = 81920'
  - 14. 1" = 163840'
  - 15. 1" = 327680'
  - 16. 1" = 655360'
  - 17. 1" = 1310720'
  - 18. 1" = 2621440'
  - 19. 1" = 5242880'
  - 20. 1" = 10485760'
  - 21. 1" = 20971520'
  - 22. 1" = 41943040'
  - 23. 1" = 83886080'
  - 24. 1" = 167772160'
  - 25. 1" = 335544320'
  - 26. 1" = 671088640'
  - 27. 1" = 1342177280'
  - 28. 1" = 2684354560'
  - 29. 1" = 5368709120'
  - 30. 1" = 10737418240'
  - 31. 1" = 21474836480'
  - 32. 1" = 42949672960'
  - 33. 1" = 85899345920'
  - 34. 1" = 171798691840'
  - 35. 1" = 343597383680'
  - 36. 1" = 687194767360'
  - 37. 1" = 1374389534720'
  - 38. 1" = 2748779069440'
  - 39. 1" = 5497558138880'
  - 40. 1" = 10995116277760'
  - 41. 1" = 21990232555520'
  - 42. 1" = 43980465111040'
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  - 68. 1" = 2951479051793528258560'
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  - 70. 1" = 11805916207174113034240'
  - 71. 1" = 23611832414348226068480'
  - 72. 1" = 47223664828696452136960'
  - 73. 1" = 94447329657392904273920'
  - 74. 1" = 188894659314785808547840'
  - 75. 1" = 377789318629571617095680'
  - 76. 1" = 755578637259143234191360'
  - 77. 1" = 1511157274518286468382720'
  - 78. 1" = 3022314549036572936765440'
  - 79. 1" = 6044629098073145873530880'
  - 80. 1" = 12089258196146291747061760'
  - 81. 1" = 24178516392292583494123200'
  - 82. 1" = 48357032784585166988246400'
  - 83. 1" = 96714065569170333976492800'
  - 84. 1" = 193428131138340667952985600'
  - 85. 1" = 386856262276681335905971200'
  - 86. 1" = 773712524553362671811942400'
  - 87. 1" = 1547425049106725343623884800'
  - 88. 1" = 3094850098213450687247769600'
  - 89. 1" = 6189700196426901374495539200'
  - 90. 1" = 12379400392853802748991078400'



ALTA/ACSM LAND TITLE SURVEY  
 CASA VERDE - BETTY ROBEY  
 2203-2209 BROADWAY STREET - INDIANAPOLIS  
 CENTER TOWNSHIP  
 MARION COUNTY, INDIANA

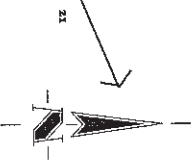
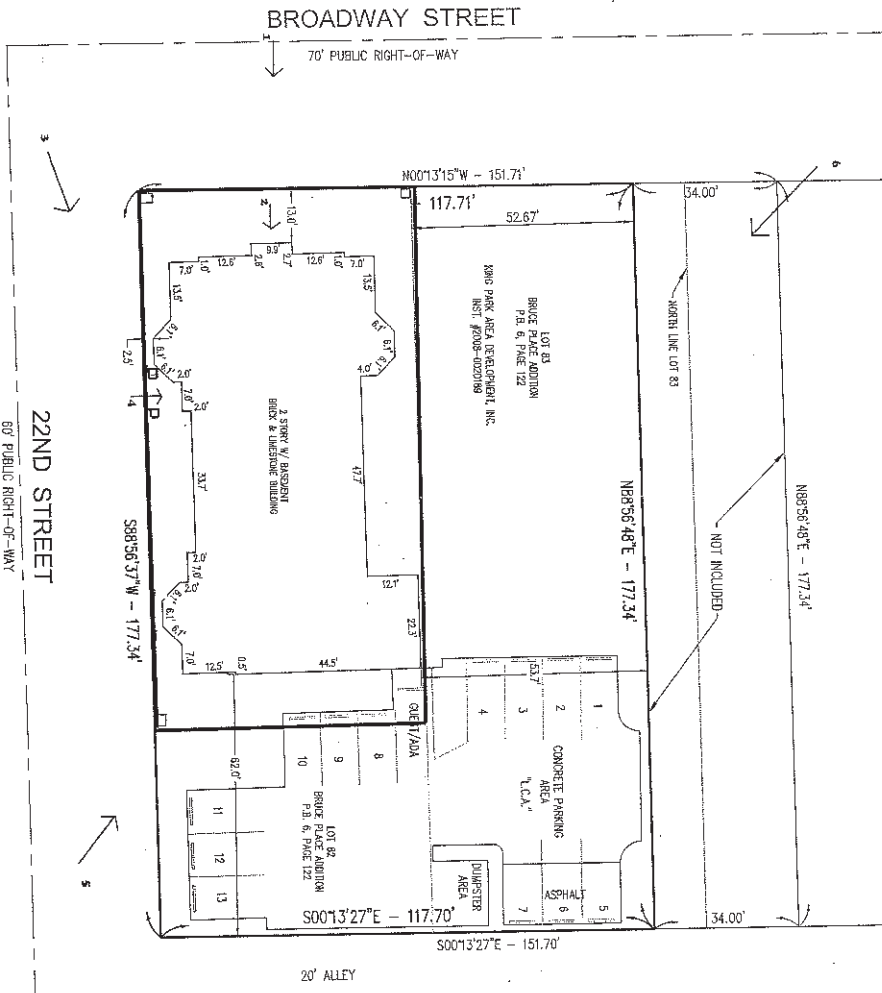


STOEPELWERTH & ASSOCIATES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 7865 East 100th Street, Fishers, IN 46038-2505  
 Phone: (317) 849-6335 Fax: (317) 849-5642  
 Toll Free: (800) 726-6917

DATE	11/11/08	BY	ALC
REVISIONS			

THIS INSTRUMENT PREPARED BY:  
 Steven W. Reeves  
 Registered Land Surveyor  
 Indiana #20400005  
 The Schindler Corporation  
 8915 Otis Avenue  
 Indianapolis, Indiana 46216-1037  
 Phone: 317-626-7100

# THE BUILDING PLANS FOR THE GRAMSE CONDOMINIUM



Post  
 Photograph

Scale 1" = 10'

L.C.A. = LIMITED COMMON AREA

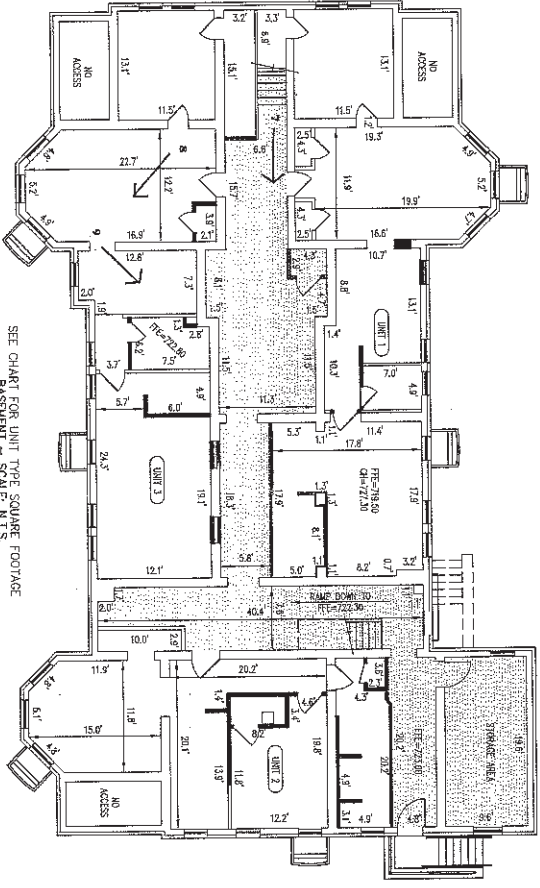
**THE GRAMSE CONDOMINIUM**  
 2003-2009 BROADWAY STREET  
 INDIANAPOLIS, INDIANA

SHEET NO.  
**1 of 5**  
 Date: 2-29-09

THIS INSTRUMENT PREPARED BY:  
 Steven W. Reeves  
 Registered Land Surveyor  
 Indiana #20400005  
 The Schneider Corporation  
 8911 Old Avenue  
 Indianapolis, Indiana 46216-1037  
 Phone: 317-825-7100

# THE BUILDING PLANS FOR THE GRAMSE CONDOMINIUM

NOTES:  
 Outside dimensions by The Schneider Corporation  
 as shown on Sheet 1 for this building.

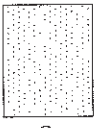


SEE CHART FOR UNIT TYPE SQUARE FOOTAGE  
 FINISH FLOOR ELEVATION = 720.00 (UNLESS OTHERWISE NOTED)  
 CEILING ELEVATION = 730.20 (UNLESS OTHERWISE NOTED)



UNIT AREAS

UNIT 1 - 2203 N. Broadway St.	
TOTAL	973 sq. ft.
UNIT 2 - 2203 N. Broadway St.	
TOTAL	703 sq. ft.
UNIT 3 - 2203 N. Broadway St.	
TOTAL	933 sq. ft.



COMMON AREA

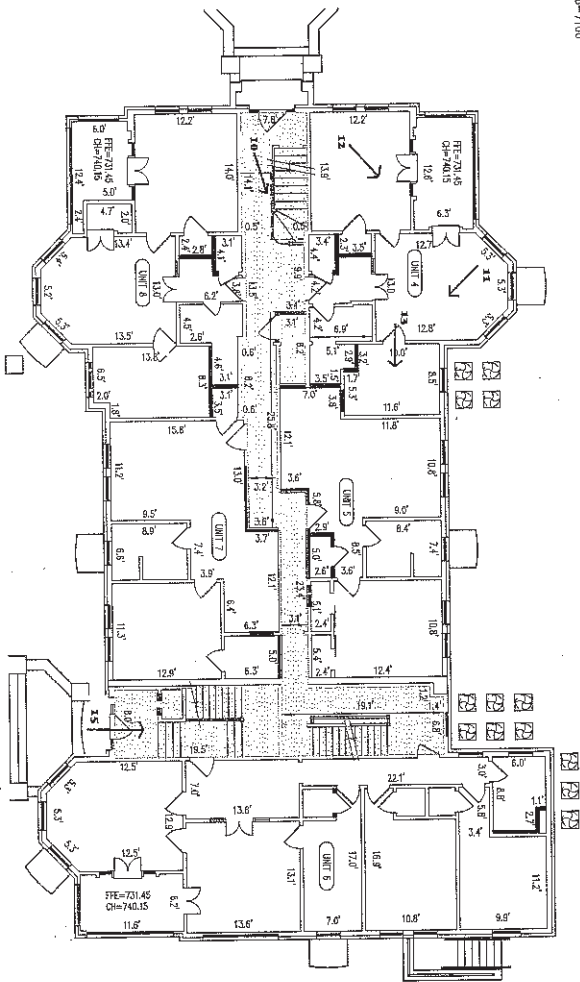
THE GRAMSE CONDOMINIUM  
 2203-2209 BROADWAY STREET  
 INDIANAPOLIS, INDIANA

SHEET NO.  
**3 of 5**  
 Date: 4-9-0

THIS INSTRUMENT PREPARED BY:  
 Steven W. Reeves  
 Registered Land Surveyor  
 Indiana #204000005  
 The Schneider Corporation  
 8801 Ochs Avenue  
 Indianapolis, Indiana 46216-1037  
 Phone: 317-428-7100

# THE BUILDING PLANS FOR THE GRAMSE CONDOMINIUM

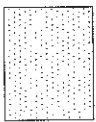
NOTES:  
 Outside dimensions by The Schneider Corporation  
 as shown on Sheet 1 for this building.



SEE CHART FOR UNIT TYPE SQUARE FOOTAGE  
 FIRST FLOOR - SCALE: N.T.S.  
 FINISH FLOOR ELEVATION - 740.55 (UNLESS OTHERWISE NOTED)  
 CEILING ELEVATION - 740.55 (UNLESS OTHERWISE NOTED)

### UNIT AREAS

UNIT 4 - 2203 N. Broadway St.	TOTAL - 684 sq. ft.
UNIT 5 - 2203 N. Broadway St.	TOTAL - 532 sq. ft.
UNIT 6 - 644 E. 22nd St.	TOTAL - 1164 sq. ft.
UNIT 7 - 2203 N. Broadway St.	TOTAL - 568 sq. ft.
UNIT 8 - 2203 N. Broadway St.	TOTAL - 704 sq. ft.



COMMON AREA

THE GRAMSE CONDOMINIUM

2203-2209 BROADWAY STREET  
 INDIANAPOLIS, INDIANA

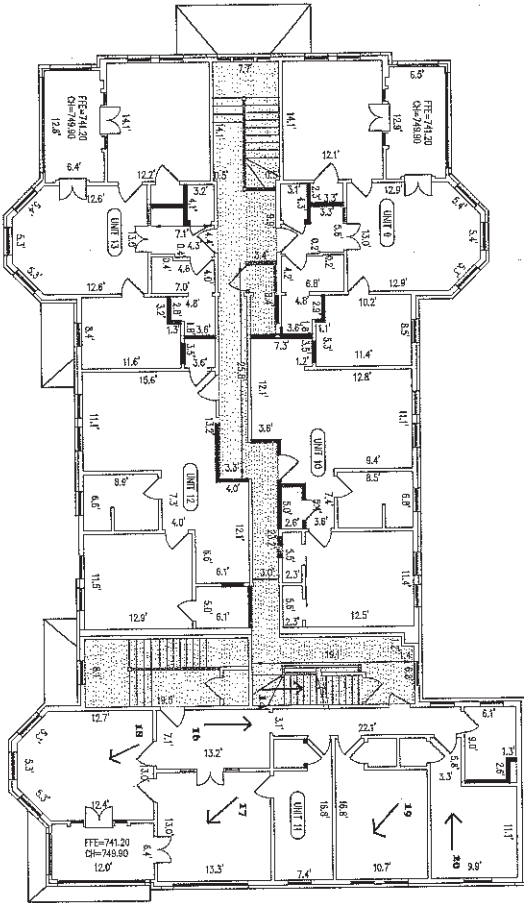
4 of 5

Sheet No. 4 of 5  
 Date: 8-9-91

THIS INSTRUMENT PREPARED BY:  
 Steven K. Reeves  
 Registered Land Surveyor  
 License #20400005  
 The Schneider Corporation  
 8901 Olds Avenue  
 Indianapolis, Indiana 46216-1037  
 Phone: 317-526-7100

# THE BUILDING PLANS FOR THE GRAMSE CONDOMINIUM

NOTES:  
 Outside dimensions by The Schneider Corporation  
 as shown on Street 1' for this building.

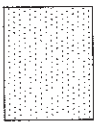


14 Photograph

SEE CHART FOR UNIT TYPE SQUARE FOOTAGE  
 SECOND FLOOR - SCALE: N.T.S.  
 FINISH FLOOR ELEVATION = 41.75 (UNLESS OTHERWISE NOTED)  
 CEILING ELEVATION = 75.45 (UNLESS OTHERWISE NOTED)

### UNIT AREAS

UNIT 9 - 2203 N. Broadway St.	
TOTAL	684 sq. ft.
UNIT 10 - 2203 N. Broadway St.	
TOTAL	532 sq. ft.
UNIT 11 - 644 E. 22nd St.	
TOTAL	1164 sq. ft.
UNIT 12 - 2203 N. Broadway St.	
TOTAL	568 sq. ft.
UNIT 13 - 2203 N. Broadway St.	
TOTAL	691 sq. ft.



COMMON AREA

THE GRAMSE CONDOMINIUM  
 2203-2209 BROADWAY STREET  
 INDIANAPOLIS, INDIANA

SHEET NO.  
 5 of 5  
 Date: 2-8-90