

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 Emerson Heights Historic District

other names/site number Emerson Heights Addition and Chas. M. Cross Trust Clifford Avenue Addition

2. Location

street & number Roughly bounded by Emerson Ave., Linwood Ave., E. 10<sup>th</sup> and N/A  not for publication  
E. Michigan Streets

city or town Indianapolis N/A  vicinity

state Indiana code IN county Marion code 097 zip code 46201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  
 request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 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 C. Hagan, Deputy SHPO 2/5/2010  
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:)

Emerson Heights Historic District  
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	
1000	468	buildings
		sites
		structures
9	0	objects
1,009	468	Total

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

Historic Residential Suburbs in the  
U.S., 1830-1960

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

0 (zero)

**6. Function or Use**

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

Domestic: single dwelling  
Domestic: multiple dwelling  
Religion: religious facility  
Commerce: specialty stores; general store

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

Domestic: single dwelling  
Domestic: multiple dwelling  
Religion: religious facility  
Commerce: specialty stores

**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 Foursquare

**Materials**  
(Enter categories from instructions)

foundation Concrete, Brick  
walls Brick  
Metal-aluminum  
roof Asphalt  
other Wood  
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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A-G with checkboxes and descriptions.

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 and Planning
Architecture

Period of Significance

1910-1940

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sears Roebuck & Co.; Montgomery Ward; Aladdin; Charles L. Bacon; Doeppers & Myers, Snider & Rotz

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):

- Criteria for previous documentation on file (NPS).

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

Emerson Heights Historic District  
Name of Property

Marion County, IN  
County and State

**10. Geographical Data**

**Acreage of Property** Approximately 143

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	6
---	---

5	7	7	6	6	0
---	---	---	---	---	---

4	4	0	3	9	2	0
---	---	---	---	---	---	---

3 

1	6
---	---

5	7	8	5	3	0
---	---	---	---	---	---

4	4	0	3	1	8	0
---	---	---	---	---	---	---

2 

1	6
---	---

5	7	8	3	3	0
---	---	---	---	---	---

4	4	0	3	9	3	0
---	---	---	---	---	---	---

4 

1	6
---	---

5	7	7	6	8	0
---	---	---	---	---	---

4	4	0	3	1	5	0
---	---	---	---	---	---	---

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 April 25, 2009

street & number 963 Hosbrook St. 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 Various. Contact: Kurt Wiegand, Emerson Heights Community Organization

street & number 820 N. Bancroft Street telephone 317.375.0239

city or town Indianapolis state IN zip code 46201

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend 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.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 1

*Emerson Heights Historic District, Marion Co., IN*

---

**2. Location**

The district is bounded by Emerson Avenue on the east, Michigan Street on the south, Linwood Avenue on the west and 10<sup>th</sup> Street on the north. From the east, where it expanded the city, to the west, where it joined the existing city, the north-south streets within the district, beginning at Emerson and traveling toward the west, are Emerson Avenue (only the west side), Bancroft Street, Riley Avenue, DeQuincy Street, Wallace Street, Carlyle Place, Bosart Avenue, Drexel Avenue and Linwood Avenue (only the east side of Linwood is included). East-west streets within the district, beginning on the north and traveling south, are 10<sup>th</sup> Street (only the south side), St. Joseph Street, 9<sup>th</sup> Street, St. Clair Street, Walnut Street and the north side of Michigan Street.

**Section 7—Architectural Description**

**General Description of Emerson Heights Historic District**

Emerson Heights Historic District includes an area that was originally platted as two additions to the city. Although it generally follows a grid pattern, the grid is configured slightly differently on the western side of the district where the two additions meet. The original Emerson Heights Addition included all of Emerson, Bancroft, Riley, DeQuincy, Wallace and Carlyle Place between Michigan and 10<sup>th</sup> streets, and only one "block" each of Bosart, Drexel and Linwood (although this one block contained homes numbered from 500 to the end of the 600s). The Emerson Heights Addition met the Chas. M. Cross Trust Clifford Avenue Addition (and 1898 map of the city shows that 10<sup>th</sup> Street was once called Clifford Avenue) at the first alley north of Michigan Street only on the three westernmost streets in Emerson Heights Historic District: Bosart, Drexel and Linwood.<sup>1</sup> Where the Emerson Heights Addition plat meets the Cross Trust Addition plat, the streets conform to the layout of the Cross Trust Addition, which has longer blocks and doesn't include 9<sup>th</sup> or Walnut streets, the east-west cross streets that are part of the Emerson Heights plat. St. Clair is the only east-west street within the original Cross Trust Addition. The western edge of the location of 9<sup>th</sup> Street as it crosses through Emerson Heights Addition stops at the alley behind Bosart Street in the Cross Trust Addition.

Emerson Heights Addition's name represented both its location bordering Emerson Avenue and its elevation. Promotional materials clearly note that Emerson Heights was 120 feet higher than the "Court House yard."<sup>2</sup> This change in elevation remains noticeable today as one enters Emerson

---

<sup>1</sup> *Indianapolis and its Environs*, Rand McNally, 1898.

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/HIM&CISOPTR=125&REC=4> (Accessed October 29, 2009).

<sup>2</sup> *Indianapolis Star*, May 20, 1917, 30.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 2

*Emerson Heights Historic District, Marion Co., IN*

---

Heights. Especially from the south, the streets travel noticeably uphill from the lower elevation south of Michigan Street into the higher elevations within Emerson Heights Historic District.

The other noticeable difference about the Emerson Heights Historic District from points south of Michigan Street is the widening into esplanades of three blocks of Dequincy, Riley and Bancroft once one crosses Michigan Street into the district. This widening and the addition of Carlyle Place north of Michigan Street causes some of the streets within the district, north of Michigan, to be slightly out of alignment with the same street south of Michigan (outside the district). This misalignment is noticeable on Bosart and Drexel avenues. Carlyle Place does not exist south of Michigan Street.

On the north-south streets, the house numbers do not correspond exactly with a break in the streets caused by the cross streets, for instance, the 500 and 600 house numbers are on what appear to be the same block, as are the 700 and some of the 800 house numbers. This is true throughout the district. All the streets of Emerson Heights Historic District have concrete alleys behind the homes. These alleys are lined with small garages. (Photo 0019). The circa 1915 promotional booklet about the Emerson Heights addition advertised fire hydrants at 500-foot intervals. These hydrants still exist; most date to 1908, when Emerson Heights was being developed, although some are obviously newer replacements. Some of the hydrants, particularly those along Emerson Avenue, bear dates from the 1880s and 1890s, indicating the city had expanded eastward on 10<sup>th</sup> at least as far as Emerson before the turn of the twentieth century. The streets throughout the district are lined with concrete sidewalks and concrete curbs. There are old iron storm sewer covers at the corners of streets. Modern street lights illuminate all the streets. Most of the houses are elevated a few feet above street level, although this elevation tends to decrease as one travels north through the streets (this is generally true on all of the streets of Emerson Heights Historic District). Where the grade change is most significant, the front yards of the dwellings may be as many as four to five steps up from the sidewalk, and most houses are an additional three to four steps up to their porches. Near 10<sup>th</sup> Street—the northern section of the district—on some of the streets there is either no grade change from the sidewalk or only a step or two of grade change above sidewalk level.

Traveling from the eastern boundary of the district to the western, the west side of Emerson Avenue is within the boundary of the district. Emerson Avenue is 70 feet wide with no esplanades. The houses sit on a high grade several steps up from the sidewalk. There is a pair of original brick piers with limestone caps carved with the words "Emerson Heights" flanking Walnut Street at Emerson, and one additional identical pier on the south side of 9<sup>th</sup> Street where it intersects with Emerson.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 3

*Emerson Heights Historic District, Marion Co., IN*

West of Emerson Avenue are Bancroft Street, Riley Avenue and DeQuincy Street. These three streets are each 70 feet wide with grassy esplanades in the center. The esplanades have some mature trees and yuccas planted among the grass. The esplanades are split at each cross street and elsewhere approximately where the house numbers show the beginning of a new block. These three streets are tree-lined, with some mature trees and some younger trees. There are also depressions and stumps indicating trees that have been removed. Bancroft Avenue has one pier, on the east side of the street just north of the intersection with Michigan Street. Although this pier is missing its limestone cap, it appears to be the same size and brick color as the other original Emerson Heights piers and is probably an original pier installed when the district was platted. On Riley Avenue, a pair of the "Emerson Heights" piers flanks the street just north of its intersection with Michigan (Photo 0006).

On DeQuincy Street, one brick pier is found on the east side of the street where it meets Michigan. This pier is a slightly different size and constructed of different colored brick than those found elsewhere in the district. It also lacks the "Emerson Heights" embossing found on the other district piers. On the south side of Michigan at this corner (outside the district and not within the original Emerson Heights or Cross Trust plats) are two additional piers, which match this pier and do not match the others in Emerson Heights. The piers at DeQuincy and Michigan may represent an earlier plat of the area. This pier is visible on the north side of Michigan at DeQuincy in the circa 1915 Emerson Heights booklet, so although it does not match the other Emerson Heights piers, it was extant in the period of significance. Although the existence of these non-matching piers is intriguing, their origin is not known; the one within Emerson Heights Historic District is counted as a non-contributing resource since it has been altered from the original pier at this location in the period of significance.

The next street is Wallace Street. Wallace has no esplanades and is only 50 feet wide. It has cross streets of Walnut and 9<sup>th</sup> streets. The grade is quite steep on both sides of Wallace Street. Like all the other streets in the district, Wallace is tree-lined with grassy lawns abutting sidewalks. Unlike most properties on many of the other streets, several of the properties on Wallace have driveways, which connect to the street, beside the houses.

The next street is Carlyle Place. Carlyle Place is a street of three short blocks; the northern block is truncated today by a modern Church of Jesus Christ of Latter Day Saints, which now occupies the land formerly allocated to School 62. Carlyle Place is the narrowest street in the Emerson Heights Historic District. It retains its original 30-foot width. Carlyle Places' lots and those on the west side of Wallace Street tend to be wider and shallower than lots elsewhere in the district. This has resulted in many of the houses on Carlyle being oriented differently than on the other streets. On Carlyle, some house are oriented parallel to the street, while others retain the perpendicular orientation found elsewhere in the district. The garages for many of the Carlyle properties are to the rear of the

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 4

*Emerson Heights Historic District, Marion Co., IN*

---

property, but beside the house, rather than behind the house as is typical elsewhere in the district. Many of the properties on Carlyle have driveways from the street to the garage. Carlyle Place is broken into blocks by Walnut (first street north of Michigan) and 9th streets. At the north end of Carlyle Place, St. Joseph Street crosses behind the church property and tees into the alley behind Bosart Avenue. At the south end of Carlyle Place, the entrance to the street just north of where it intersects Michigan Street is flanked by two of the brick piers with limestone caps carved "Emerson-Heights." (See Photo 0015).

The last three streets are, in order from east to west, Bosart, Drexel and Linwood avenues (only the east side of Linwood is within the district). These tree-lined streets are each 50 feet wide. The lots on these three streets tend to be narrow and shorter than those on most of the other streets, unlike the long and narrow lots on most of the streets and the short and wide lots on Carlyle Place and on the west side of Wallace. These narrow, relatively short lots are found in the blocks that are within the original Emerson Heights plat, as well as on the blocks that are within the original Cross Trust Addition plat.

Generally speaking, the east-west streets within the district are broken into single blocks and run beside the houses that front the north and south streets. This general rule is broken in two locations. The first is on 9<sup>th</sup> Street between Emerson and Bancroft, where there is a non-contributing modern dwelling at 5019 E. 9<sup>th</sup> Street. The second is on Walnut Street, between Emerson and Bancroft, where there are contributing dwellings at 5074 and 5075 E. Walnut St.

With the exceptions of 10<sup>th</sup> Street, which has been predominantly commercial since the mid-1920s, and now has a number of modern buildings, and Michigan Street, which has been and remains a mixture of residential and commercial buildings, the other streets within Emerson Heights Historic District are lined with homes set amid raised grassy lawns shaded by mature trees. The architecture, the proximity of houses to the street, grassy lawns in front, concrete garage-lined alleys behind, esplanades on some of the streets, and mature trees throughout help the district convey its history as an early twentieth-century neighborhood.

**Rationale for Buildings Selected for Descriptions**

Housing in Emerson Heights Historic District dates almost exclusively to the period between 1910 and 1940. The home styles are dominated by forms of bungalows, and there are also a large number of American Four-squares, as well as some Revival styles, such as Colonial and Tudor Revival. There is a mixture of single-family homes and doubles in the district. Some of the doubles were converted from dwellings that were originally constructed as single-family homes, but many of the doubles were constructed as duplexes originally. The majority of dwellings in the district are frame with brick



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 5

*Emerson Heights Historic District, Marion Co., IN*

---

porches, although there are also some brick dwellings. Along 10<sup>th</sup> and Michigan streets are commercial buildings interspersed with dwellings. Some of these commercial buildings are modern; most of the ones that date to the historic period of 1910 to 1940 have been altered to some degree.

The buildings described below represent either common types found in the district or those types that are very unusual and therefore remarkable within the district. Because housing types tend to be repeated throughout the district, the historian has tried to spread out the building descriptions so that particular examples of types are distributed throughout the district on all of the north-south streets. (See site plan for photograph locations.) Properties described below are considered contributing unless noted otherwise.

Generally speaking, contributing properties had to retain original fenestration (at least on the first-story façade), and the original porch. Porches, typically Craftsman in style, are a key characteristic of the district. Most porches were originally open; now many are enclosed. Some of these are enclosed with period windows; this did not render them non-contributing to the district. Others enclosed with clear windows often still add to the integrity of the district. Those permanently enclosed with siding usually rendered houses non-contributing. In consultation with the Division of Historic Preservation (DHPA) it has been decided that the retention of original wood siding outweighs window alterations in some cases. Contributing houses that are clad in aluminum or vinyl typically retain overall massing, original fenestration and often details, such as knee braces; some of these homes probably also retain the original wooden siding beneath the modern aluminum or vinyl. Two-story homes with replaced second-story façade windows were counted as contributing unless the replacements did not fit the original openings or resulted in fenestration changes. Contributing commercial buildings are from the period of significance, often retain original or period windows, and are not obviously significantly altered.

The district includes hundreds of garages. Most of these date to the historic period between 1910 and 1940; many are contributing resources. In the property descriptions that follow, the historian notes whether or not a historic period garage is connected with the described property below. To keep a garage functioning, original doors are often replaced. Hinged, wooden garage doors do not hold up well under regular use. Because modern cars do not easily fit into old garages, a common alteration is a shed roof addition at the rear of the building. If constructed in the historic period this type of alteration did not make the garage non-contributing. A more common, modern alteration that property owners make was the replacement of two sets of original doors with a single, large overhead door, thus altering the fenestration. This type of replacement, a change in fenestration, is the most common change that rendered garages in the district non-contributing. Garages are counted as contributing if they retained their original shapes (or existing additions were made in the historic period), and door openings and original windows--if the building had windows originally.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 6

*Emerson Heights Historic District, Marion Co., IN*

The loss of original windows did not discount the garage if the replacements were from the historic period. In addition to residences and garages, the district includes two churches and several commercial buildings.

There are 1,477 resources in Emerson Heights Historic District. These include 1000 contributing buildings, plus 9 contributing objects (the brick piers that mark entrances to many of the streets) for a total of 1,009 contributing resources and 468 non-contributing resources. Of the 1009 contributing buildings, 659 are houses; 334 are garages; 7 are commercial buildings, 9 are objects.

The descriptions below begin on Emerson and precede toward the west, traveling from south to north on each street within the district, then from east to west on 10<sup>th</sup> and then from east to west on Michigan.

**Building Descriptions**

**North Emerson Avenue**

518 N. Emerson Ave. (Photo 0001)

This one-story, two-bay, front-gable Craftsman-bungalow frame dwelling was constructed circa 1927. The house, originally a duplex, rises from a rusticated concrete block foundation to walls clad in clapboard siding. Each bay holds a pair of 15-light French doors with six-light double storm doors. The porch extends the full width of the house. The porch canopy is supported by four round wooden columns rising to a boxed cornice beneath a deep eave. Above the porch roof, two pairs of small, fixed-sash, wooden windows with single glazings are centered beneath the roof gable and flanked by knee brackets. The house roof is clad in composite shingles, and a brick chimney pierces it at the center of the roof ridge. Original windows on the north and south sides of the house are five-over-one, double-hung wooden sashes. The house has a basement. There is an altered garage at the rear of the property; the garage is non-contributing. According to the Indianapolis City Directory, the first residents of this double were Max P. Emmerich, a clerk at Vonnegut Hardware Store, and his wife, Gladys, at 518, and Clyde E. Klinger and his wife, Helen at 520. Clyde was a supervisor at Diamond Chain Co.

The front-gable with full-width porch is one of the most common house plans in the district. Although details, such as style of porch roof, configuration of fenestration and type of wall cladding vary greatly among houses of this general type, there are dwellings of this type on every street, and nearly 200 houses of this type, in both one- and one-and-a-half-story configurations, as well as single-family and duplex configurations, in Emerson Heights Historic District.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 7

*Emerson Heights Historic District, Marion Co., IN*

---

906-908 N. Emerson Ave. (Photo 0002)

This duplex, constructed circa 1938 in the Cape Cod style, rises from a golden brick foundation to golden brick walls. The house is symmetrical, with an entry door and window beneath each shed-roof porch canopy. There are two gabled dormers, each with a three-over-one-glazed, double-hung sash window. The original entry doors have 12 lights in each. The duplex has a basement on each side, with glass-block windows providing light. There is one contributing garage with clapboard siding and two original doors behind the duplex. In 1940, the residents at 906 Emerson were Paul and Marle R. Vasterling. The residents at 908 were John and Virginia Hart. Both Paul and John were chemists, according to the Indianapolis City Directory.

Although this is the only Cape Cod duplex in Emerson Heights Historic District, there are a few other Cape Cod-style dwellings in the district, such as those at 4905 E. 10<sup>th</sup> Street; 723 N. DeQuincy Street; and 802 Carlyle Place.

**North Bancroft Street**

520 N. Bancroft St. (Photo 0003)

This one-and-a-half-story, Craftsman bungalow, with an offset, half-façade-width, protruding porch, was constructed circa 1915. It is entered from a flight of six steps up from the sidewalk and an additional four steps to the porch. The house rises from a rusticated block foundation to asbestos-cement shingled walls. The house has three bays, with an original entry door with a single arched light protected by a 12-light storm door with a hinged window in the center bay. Pairs of three-over-one-light, double-hung wooden sash windows flank the center bay. The porch canopy is defined by a pediment and is supported by brick piers. The porch balustrade is brick. The front-gabled roof eave is supported by five knee brackets. Above the porch, at the center of the second half-story, is a centered pair of three-over-one-light, double-hung wooden sash windows. The house has a basement. There is a contributing garage with clapboard siding and an original multi-paned window behind the house. The first occupant of this house was Harvey S. Hamilton, a plasterer by trade, according to the 1915 Indianapolis City Directory.

This house type is common throughout Emerson Heights Historic District. At least 58 houses are of this type, such as the dwellings at 844 Emerson; 703 Bancroft; 822 Riley (a hipped-roof version); 757 DeQuincy; 702 Wallace; 515 Carlyle; 850 Bosart; 950 Drexel and 625 Linwood.

801-803 N. Bancroft St. (Photo 0004, in background)

This two-story Colonial Revival dwelling with an exterior façade chimney and façade-width porch was constructed circa 1927. The square-plan duplex rises from a brick foundation to walls clad in vinyl siding. The full façade-width porch is supported three square columns. There is a wooden square-post balustrade between the columns. The two-bay first story is divided by a wide, brick

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 8

*Emerson Heights Historic District, Marion Co., IN*

exterior chimney, which is flanked by original double-hung wooden sash windows glazed three-over-one. Next to each of these windows are original 15-light French doors protected by original six-light wooden storm doors. The second story has paired double-hung wooden sash windows flanking the chimney. Above these windows, at the attic level, half-arched, fixed-sash windows flank the chimney, which tapers as it pierces the roof at the center gable. The composite shingle roof has returns on the façade. The house has a basement. There is a non-contributing, altered garage at the rear of the property. According to the City Directory, the first occupants of this house were Fred Sanders, a salesman, and his wife, Lillian, at 801 and Clayton E. Dunbar and his wife, Thelma, at 803.

621-623 Riley is a duplicate to this dwelling. Similar house types are found at 506 Drexel and at 829 and 944 Drexel, both of which have Gambrel roofs (829 and 944 Drexel are duplicates of each other). A different (and unique within the district) two-and-a-half-story Colonial Revival style house is the one at 773 Bancroft. This cross-gabled house is the "Saratoga" model of Sears Modern Homes. The Saratoga was available in the 1911 Sears catalog, and this house was built in the district circa 1913. It has original windows and doors. (Photo 0004, foreground).

825 N. Bancroft St. (Photo 0005)

This two-story American Foursquare dwelling was constructed circa 1917. It rises from a rusticated concrete block foundation to clapboard-sided walls. The porch has brick piers and balustrade and a low-pitched hipped roof. The symmetrical house has two bays on each story. On the first story, one bay holds the original one-light entry door flanked by six-light sidelights. The other bay holds windows configured in a group with a large fixed-sash, single-glazed window beneath a single-glazed transom and flanked by two narrow, double-hung wooden sash windows glazed one-over-one. The second story holds two pairs of double-hung, wooden-sash windows glazed one-over-one. The high-pitched hipped roof with a center rib is clad in composite shingles, and a hipped dormer sits upon it on the primary façade. There is a first-story bay window on the south side and a second-story bay window on the north side of the house. The residence has a basement. The property includes a contributing garage with clapboard siding and two doors. The first owners of this property were James and Clara Prenatt. James was a clerk at Edward Gates Company.

American Four-squares with and without dormers are common. At least 70 dwellings of this type populate the district, including 714 Emerson; 826 Bancroft (which faces this house); 626-628 Riley (a duplex); 762 Riley (without dormer); 530 Drexel; and 4820-4822 Michigan St.

**North Riley Avenue**

606 N. Riley Ave. (Photo 0007)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 9

*Emerson Heights Historic District, Marion Co., IN*

---

This two-story, front-gable dwelling with full-width porch and slightly protruding bay was constructed circa 1922. Six steps up from the sidewalk and another two steps up to the porch, this two-bay house has a rusticated concrete block foundation and clapboard walls. The hipped roof porch canopy is supported by square wooden columns. A wooden balustrade with flat, cutout-pattern balusters spans the distance between the posts on the concrete porch deck. There are two bays on the first floor. The entry bay has an original Craftsman-style wooden door with nine lights, flanked by six-light sidelights. Two wooden, double-hung sash windows glazed four-over-one occupy the other bay. On the second story, the protruding center bay holds an identical pair of double-hung windows sheltered by a shallow shed roof. Knee brackets support the deep eave at five locations on the façade. The south side of the house has an oriel window on the first story and a shed-roof dormer on the composite roof. The house has a basement. There is no garage. John E. Kramer and his wife, Fern, are the first residents noted in this home in the Indianapolis City Directory. He was a city fireman.

This is a common dwelling type in the district. 602 Riley is a duplicate but with a gable-front porch rather than hipped. There are 35 dwellings of this type in the district, including a duplex at 731-733 Dequincy and a jerkin-head roof version at 605 Bosart. This type is represented on every street in the district except for Carlyle Place.

737 N. Riley Ave. (Photo 0008, foreground)

This one-story, end-gable dwelling with two eyebrow roof dormers was constructed circa 1913. It has a brick foundation and aluminum-clad walls. The first story has three bays, with the entry door in the center bay. To the south of the door, a bay holds windows configured with two wooden, single-glazed casements beneath a single-light transom. To the north of the door, a three-sided, shallow bay window holds windows configured with paired single-glazed casements flanked by individual single-glazed casements beneath three fixed-sash transoms with single lights. The shed-roof porch canopy is supported by brick piers rising to paired, square wooden columns supporting the boxed cornice beneath the porch eave. The house has a shed roof that forms the porch roof. There are two gabled eyebrow dormers on the roof; each holds a fixed-sash window with seven lights. The chimney pierces the composite clad roof behind the roof ridge on the northern edge of the house. The house has a basement and a non-contributing garage. This small house was featured in a promotional booklet about Emerson Heights that year. It looks virtually the same as when new. Originally, it had the street number of 803 N. Riley Ave. After 1920, it was assigned the number 737. The original owner of this house was Thurman Daley, a plumber.

There are a few dwellings of this type in the district, although there are no exact duplicates. 806-808 and 908 Emerson are similar duplex plans. 737 Wallace is nearly identical, but with a slightly different roof type.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 10

*Emerson Heights Historic District, Marion Co., IN*

745 N. Riley Ave. (Photo 0008, background)

The one-and-a-half-story, end-gable, shed-roof bungalow with a two-bay dormer was constructed circa 1913. The house rises from a brick foundation and brick porch to asbestos-shingle-clad façade and aluminum-clad side walls. The first story has two bays with an original single-light door with single-light sidelights in one bay. The other bay holds a window grouping configured with one wide, single-light double-hung sash flanked by two narrow, single-light double-hung sashes with a six-light transom above the grouping. The jerkin-head insert dormer has two sets of paired wooden double-hung sash windows glazed three-over-one. The brick chimney pierces the composite-shingle-clad roof in front of the roof ridge. The house has a basement and an altered, non-contributing garage. This house was featured in a promotional booklet about Emerson Heights in circa 1915. It looks virtually the same as when new except for the aluminum siding on the side elevations. Originally, it had the street number of 726 Riley. Fred Dicks, a clerk at the Indianapolis Star, was the first occupant of the home.

Approximately 35 dwellings on all but one street in the district are the same type as this house. 745 DeQuincy appears to be a duplicate. 505-507 Bosart is a duplex of the same type. Carlyle Place has none of this type.

**North DeQuincy Street**

520, 524, 528 N. DeQuincy (Photo 0009)

These three houses are very similar Dutch Colonial Revival style dwellings. Each is a frame dwelling, two-stories tall with rusticated block foundation, three bays on the first story and one bay on the second. All three houses have been altered but still contribute to the district. The house at 520 DeQuincy has had a dormer added on the north side (there is an original dormer on the south side) and has new windows on the second story. The other houses have new façade windows and one has a dormer addition. Although they represent a common type in the district these houses also demonstrate how dwellings that originally looked very much alike have been altered over time in different ways. All retain their distinctive gambrel-roofs, massing and open porches.

632 N. DeQuincy St. (Photo 0010)

This one-story, three-bay Tudor Revival-style cottage dwelling has the irregular massing and asymmetrical façade that are hallmarks of the style. The house was constructed circa 1934 with a variegated brick foundation and walls rising to cement shakes on the gable fronts. Battered brick piers support the front-gabled porch roof canopy. The entry door is in the central bay at the rear of the protruding porch. The original door has nine lights. The flanking bays hold a pair of three-over-one glazed, double-hung sash windows on the north side of the entry door and one wide four-over-one glazed, double-hung sash window on the south side of the entry door. The cross-gable roof with

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 11

*Emerson Heights Historic District, Marion Co., IN*

---

a center peak is clad in reddish composite shingles. An exterior chimney is on the wall of the northern elevation. The house has a basement. There is no garage. The City Directory shows that the first occupants of this house were Charles F. Bechtold and his wife, Martha. Charles was a branch manager of the Fletcher Trust Company.

Although this house is unique in the district, the Tudor Revival style is found elsewhere at 625 DeQuincy, 860 and 959 Bosart, 915 and 925 Linwood, and the Sears house at 746 Emerson (discussed previously), and there is another unique Tudor Revival/Craftsman style residence next door, at 630 DeQuincy.

738 N. DeQuincy St. (Photo 0011)

This two-story, two-bay, architect-designed house has vinyl-sided walls. It retains an original wide window with a transom composed of two wooden casements glazed with three lights each. A period newspaper photo shows that the house once had a single entry door with side lights. This fenestration was reconfigured into two entry doors when the house was converted to a duplex outside the period of significance. Second-story windows are new, one-over-one glazed, double-hung sashes. This house's architect was also its original occupant. Charles L. Bacon designed this house (which originally had the address of 805 DeQuincy St.) in 1913. Bacon and his family resided at the house at least as late as 1930, but Darrell H. Gooch lived there by 1940. This house is unique in the district.

**North Wallace Street**

536 N. Wallace St. (Photo 0012)

This one-and-a-half story Dutch Colonial Revival-style house has a full-width porch. The house rests on relatively flat land, with no steps from the sidewalk to the lawn and three steps from lawn to porch. Constructed circa 1913, the house rises from a brick foundation to walls clad in aluminum. The porch has a brick balustrade and brick piers supporting the canopy, which has a gable front. The first story has two bays, with the original single-light entry door flanked by single-light sidelights in one bay and a window group configured with one wide, double-hung sash window glazed five-over-one flanked by narrow, double-hung sash windows glazed three-over-one in the other bay. The half-story above the porch has a pair set of double-hung sash windows glazed three-over-one. A half-cross gambrel roof has a dormer on the south side only. The chimney pierces the roof in this south-facing dormer. The house has a basement, and a contributing garage sits beside the house at the rear. This house has a driveway to the garage on the south side of the house. Mark W. White, a clerk, was the first resident in this house.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 12

*Emerson Heights Historic District, Marion Co., IN*

---

One-and-a-half story Dutch Colonial Revival-style residences are common in the district. There are at least 16, including a jetkin-head version at 744 Emerson, a smaller version with no dormer at 912 Riley and three contiguous dwellings at 520, 524 and 528 DeQuincy.

770 N. Wallace St. (Photo 0013)

This one-story, two-bay, Craftsman-style residence with gable-front, integral half-width porch and gabled dormer was constructed in 1916. It rises from a brick foundation to vinyl walls and wooden shingles in the gables. It has a brick-faced porch with brick battered piers and no porch balustrade. The piers support a protruding porch canopy with a gable-front and three knee brackets supporting the deep eave. The original one-light entry door is on the wall beneath the porch that is perpendicular to the façade. The southern bay of the facade holds a pair of original nine-over-one glazed, double-hung sash windows. The northern bay of the façade holds an identical window pair. A gabled dormer sits on the composite-shingle roof above this bay. Another dormer is in the same location on the rear of the house roof. It has a pair of eight-light, fixed-sash windows, and its deep eave is supported by three knee brackets. An external chimney rises against the northern wall of the residence. The house is positioned on high land four steps up from the sidewalk. There is a contributing garage with clapboard siding and cross-member double doors immediately behind the house. The first occupant of this house was Edward M. Vaser, who worked in the distribution department at State Life Insurance, according to the 1916 Indianapolis City Directory.

This house type is not common within the district. A duplicate of 770 Wallace, with the chimney on the opposite side, is located at 723 DeQuincy. A similar house, but with steeper gables and larger dormer, is at 758 Wallace.

**Wallace Street Presbyterian Church**

10<sup>th</sup> and Wallace (4805 E. 10<sup>th</sup> St.) (Photo 0014)

This Tudor Revival church building was constructed in three sections. The section facing 10<sup>th</sup> Street was built in 1925. An addition facing east was built by 1940. Another east-facing addition was constructed in 1948. The church sits on three lots on the east side of Wallace Street at 10<sup>th</sup> Street. The building is faced with brownish-red brick, and the façade on 10<sup>th</sup> Street (the earliest section of the building) has five bays, with the center bay protruding slightly and holding the entry on the first floor and a set of paired, one-over-one, double-hung sashes on the second floor. The flanking bays each hold a pair of the same windows on both first and second floors. A square tower is placed at the rear of this building and serves as a connection between the original section and the 1940 and 1948 additions, which face Wallace Street with a tall gable-front with limestone coping. The 1940 and 1948 additions have engaged buttresses forming the bays, which hold original stained-glass windows. The windows on the 10<sup>th</sup> Street façade are new replacements; the entry door on this façade is original with a green, slag-glass transom above. Although the church has one addition that was



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 13

*Emerson Heights Historic District, Marion Co., IN*

---

constructed outside the period of significance and includes replacement windows in one section, it retains its original location, the bulk of the current building was constructed in the period of significance, and all of it was constructed in the historic period. The church is an important social and cultural element in the district. For these reasons it is considered a contributing building.

There is one other church within the district. The Church of Jesus Christ of Latter-day Saints at 4795 E. 10<sup>th</sup> St. is across Wallace Street from the Wallace Street Presbyterian Church. It is a modern brick building constructed circa 2000 and is non-contributing.

**Carlyle Place**

611 Carlyle Place (Photo 0016)

This one-story, jerkin-head, end-gable bungalow has a protruding porch that wraps around two sides of the building. Constructed circa 1925, the house is sited perpendicular to Carlyle, creating essentially two facades. The house rises from a rusticated block foundation, which has been painted red, to aluminum-clad walls. The façade that fronts Carlyle has two bays, with one side of the enclosed wrap-around porch forming one bay and the gable-end of the house forming the other bay. Both bays have three wooden, double-hung sash windows, glazed nine-over-nine on the porch and three-over-one on the house. The primary façade faces south and has five bays. The entry door is on the enclosed porch, which wraps around to the south side and is reached up a flight of three steps from sidewalk level. The door is an original multiple-glazed door partially hidden by a modern storm door. To the west of the door is a pair of nine-over-nine glazed windows; to the east of the door is another nine-over-nine glazed window. Recessed about a foot from the now-enclosed porch, the next bay holds a group of three double-hung windows glazed three-over-one, and the final bay holds a pair of short, double-hung sash windows glazed three-over-one. The composite-shingle roof is pierced on the ridge by a brick chimney. The house has a basement and a contributing garage placed near the rear and to the south of the house. The garage is reached by a concrete drive connected to the street. The first occupants of this home were Charles and Kath Menefee. Charles worked as a clerk for Insley Manufacturing Company.

There are a handful of houses of this type with the unusual wrap-around porch in the district. All of them are on Carlyle Place, including 510, 523, 535, 538, 615, 618 and 714.

741 Carlyle Place (Photo 0017)

This one-story, L-plan house was constructed circa 1925. The four-bay house rises from a rusticated concrete block foundation to walls clad in aluminum siding. The gable-front upright section of the dwelling has one bay holding two wooden double-hung sash windows glazed one-over-one. The shed-roof porch is attached to the side of the upright section and is supported by square wooden columns. The columns are configured in sets of three on each end of the porch, and there is lattice

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 14

*Emerson Heights Historic District, Marion Co., IN*

---

connecting the three columns in each group. There are two additional single columns with no lattice. The entry door is a new replacement; it is centered on the "wing" section of the house and is flanked by wooden, double-hung sash windows glazed six-over-one. The low-pitched roof is clad in composite shingles and is pierced at the center of the ridge by a brick chimney. The house has a drive to the south but no garage. Although the windows are glazed differently, and the six-over-one windows are probably original, the one-over-one glazed windows also appear to be either original or replacements, including old glass, that date to the period of significance. The original occupants of this house were George C. Derr and his wife, Nellie. George was a machinist, according to the City Directory.

Carlyle Place is the only street in the district with houses that are similar L-plan dwellings. 731, 812, 819, 831 and 832 are all houses of this type.

**757 Carlyle Place (Photo 0018)**

This one-story, small Colonial Revival-style house has three bays and a small canopy over the entry. The symmetrical house, constructed circa 1926, rises from a parged brick foundation to blue vinyl walls. The porch deck is parged brick, and it is reached up a flight of five steps from the sidewalk and three rounded steps to the porch. The center bay holds the entry. The door is new, but the broken pediment and keystone block frame are original. The door is shielded by a gabled canopy supported by two round columns that rest on the first step of the porch stair. The door is flanked by pairs of double-hung sash windows glazed nine-over-nine. Vented awnings shade the windows. An external chimney rests against the south side of the house and is flanked by fixed-sash windows with eight panes. All other windows are glazed nine-over-nine. The house has a basement and an original garage with a segmented round window beneath its gable. The first occupants of this house were David M. Jordan and his wife, Eunice. David was a salesman for the Paper Package Company.

There are at least nine small houses of this type in the district. Not all have Colonial Revival elements, but all have this same arrangement of bays and small canopies sheltering entries. They include 701 Carlyle, which has Asian-inspired brackets, 770 Bancroft, which has a cantilevered porch canopy, 516 Carlyle, a somewhat larger house with jerkin-head roof porch, and 509 Carlyle.

**North Bosart Avenue**

**519 N. Bosart Ave. (Photo 0020)**

This one-story, double-gable bungalow-style house with façade-width porch was constructed circa 1922. It has a rusticated block foundation, brick porch and piers. Walls are clad in tan vinyl siding. The porch has been enclosed with fixed-sash windows with four glazings. There is an original or period 15-light entry door in the porch. The deep eave of the porch canopy is decorated with horizontal corbels. Above the shallow-hipped porch roof, the house has two front gables. The

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 15

*Emerson Heights Historic District, Marion Co., IN*

protruding gable is shorter than the recessed one. The single bay in this protruding gable section has an original pair of fixed-sash windows, each glazed with six lights, beneath the gable. The recessed bay has a louvered vent beneath the gable. The house roof is covered with composite shingles. A brick chimney pierces the roof at the center of the ridge; a second exterior chimney rises along the south wall of the house. There is a square oriel window beneath a gabled roof on the south side of the house east the chimney. The windows on this and the other side elevations are Craftsman-style, double-hung sashes glazed nine-over-one. This type of window and a 15-light entry door are visible on the façade through the porch windows. This house has a basement. There is no garage. Charles and Ruth Markert were the early occupants of this home. He was employed as a department manager at Bessire & Co., a baker's supply and equipment store located at 101 South Pennsylvania St.

At least 11 houses of this type are found within the district. They include 933 and 929 Riley, 741 and 842 Bancroft, 806 Wallace and 719 Bosart.

721 N. Bosart (Photo 0021)

This two-story, two-bay, asymmetrical-façade dwelling was constructed circa 1915. The house rises from a rusticated concrete block foundation to clapboard walls. The windows are configured alike on both the first and second story: in groups of three, wooden double-hung sashes glazed one-over-one. The first-story windows are taller than the second-story windows. These windows may be period replacements, as they are glazed differently than other windows on the house. Decorative shutters frame the façade windows. A flat trim board defines the house corners and the attic level above the second-story windows. A louvered vent is centered beneath the front gable. The integral porch is defined with a decorative roof section added at an angle to the house's shed roof to create the appearance of a false gable. The cornice beneath this section of "roof" is defined with trim boards and supported by square wooden posts on brick piers. The entry door is perpendicular to the façade beneath the porch roof. Side windows are glazed three-over-one. A shed-roof dormer on the south side has a fixed-sash window with three lights. A white picket fence demarks the yard around the house; it is one of very few fences in the district. The house has a basement. There is no garage. The early resident of this house was Howard C. Creed, a cashier at 135 W. Ohio St.

There is one other house of this type in the district, at 737 Bosart. It does not have the decorative "roof" above the porch and has had all windows replaced.

912 N. Bosart Ave. (Photo 0022)

This one-and-a-half-story bungalow with steep side-gabled roof, façade-width porch and shed-roof dormer was constructed circa 1925. It has a rusticated block foundation rising to aluminum-clad walls, brick porch piers and a brick porch balustrade. The house has two bays. One holds the entry

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 16

*Emerson Heights Historic District, Marion Co., IN*

---

with an original 18-light door. The other bay holds three wooden double-hung sash windows glazed six-over-one. The wide, shed-roof dormer has three short wooden double-hung sash windows, glazed six-over-one. The composite roof is pierced just east of the ridge by a brick chimney. The house has a basement. There is no garage. The house sits at sidewalk elevation, not on a rise. Its first occupant was Ida M. Schmidt.

This common house type is repeated at least 21 times in the district, including a duplicate at 612 DeQuincy and similar houses at 501 Bancroft, 733 Riley, 524 Wallace, 907 Bosart and 522 Drexel.

**North Drexel Avenue**

609 N. Drexel Ave. (Photo 0023)

This two-story broad house with an extended front gable has a protruding central bay, which expands upward to the cornice, and a façade-width porch. The house rises from a rusticated concrete-block foundation to clapboard walls. The two bays on the first story include the entry with single-light door and single-light side lights in one bay and a wide, wooden, double-hung sash window, glazed one-over-one in the other bay. The hipped-roof porch is supported by round columns on concrete piers; a wooden balustrade with flat wooden balusters spans the distance between the posts along the concrete deck. Above the porch, the one-bay second story holds a pair of wooden, double-hung sash windows, glazed one-over-one. This bay is decorated with fish-scale shingles above the windows. The roof has a one-half cross gable, with the second gable facing south. The house has a square bay window on the south side and a small shed addition behind the bay window. The house has a contributing garage with clapboard siding and a shed addition to allow enough space for a car at its rear.

This house was featured in a promotional booklet about Emerson Heights in circa 1915. It looks virtually the same except for a change to the porch balustrade, which appears to have been composed of turned concrete balusters originally. The first resident of the house was Mont. K. Baird; the City Directory referred to him as an "assistant" at Shortridge High School.

There is a duplicate of this house at 521 Bosart.

733 N. Drexel Ave. (Photo 0024)

Triple front-gables and a slightly protruding half-porch define this one-story bungalow. Constructed circa 1929, this house is elevated only one step up from the sidewalk and has three steps up to the porch. It rests on a rusticated concrete-block foundation and has vinyl-covered walls. The protruding brick porch has been enclosed with fixed-sash windows glazed with two vertical lights flanking a modern storm door. Brick piers support the gabled porch roof. The slightly recessed bay to the south of the porch has three wooden double-hung-sash Craftsman-style windows, glazed

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 17

*Emerson Heights Historic District, Marion Co., IN*

---

nine-over-one. Two small fixed-sash windows beneath the gable have six lights. The central recessed bay holds a louvered vent beneath the gable. An exterior brick chimney rests against the south elevation and rises above the composite-shingle roof. The house has a basement. It has no garage. The first residents were George W. and Lenora Sparks. George was a salesman at Advanced Rumely Thresher Co.

Houses of this type in the district include 833 DeQuincy; 736 and 741 Bosart and 725 Drexel.

842-844 N. Drexel Ave. (Photo 0025)

This double front-gabled bungalow a central front-gabled gabled dormer is a duplex that was constructed circa 1929. The dwelling rises from a tall rusticated concrete-block foundation to vinyl-clad walls. The deep porch canopies are supported by square wooden piers and have gable fronts. The symmetrical dwelling is configured with an original Craftsman-style entry door with three-over-one glazings and one wooden double-hung sash window, glazed three-over-one, on each side of the duplex façade. The central gabled dormer is clad in vinyl siding and rests on a composite-shingle roof. A central chimney pierces the roof. The duplex has a basement. There is a contributing garage with clapboard siding and a multiple-glazed, fixed-sash window. The first residents of 842 were Otis S. and Opal White. He was a tailor. The first occupant of 844 was Troy Walter, whose occupation was not listed in the City Directory.

The non-contributing house at 838 N. Drexel is visible to the left in Photo 25. The installation of Permastone siding in the 1950s renders 838 N. Drexel non-contributing.

**North Linwood Avenue**

711 N. Linwood Ave. (Photo 0026)

This one-story, three-bay, gable-front bungalow has an integral porch with low walls and a corner pier of tan brick. The house, constructed circa 1922, is sited on a slight rise, two steps higher than the sidewalk. The walls are clad in aluminum. The protruding bay holds a pair of wooden double-hung sash windows glazed three-over-one beneath vented metal awnings. A pair of small fixed-sash windows with three lights is beneath the gable. The entry door is situated beneath the porch on the recessed bay. The original door is glazed with three lights above a cross-buck design. A pair of wooden double-hung sash windows glazed three-over-one occupies the bay south of the door. The house has a contributing garage. The first occupants of this house were Clarence Mendenhall and his wife, Elma. Clarence was an operator with Western Union Telegraph.

Two houses north of 711 N. Linwood are also visible in Photo 26. Both of these homes have lost substantial character by alterations to porches.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 18

*Emerson Heights Historic District, Marion Co., IN*

---

There are three other houses of this type in the district: 822 Bosart, 853 Bosart and 745 Drexel.

905-907 N. Linwood Ave. (Photo 0027)

This one-story, square-plan duplex bungalow with façade-width porch, hipped roof, and hipped-roof dormer was constructed circa 1931. The house sits three steps up from the sidewalk and another three steps to the porch. It has a rusticated concrete block foundation and aluminum-clad walls, with brick porch piers and balustrade. It has four bays, with new entry doors forming two bays and four-over-one glazed, wooden double-hung sash windows forming the two other bays. The porch piers support a boxed cornice beneath a deep eave. A hipped-roof dormer sits on the composite-shingle roof above the porch. The dwelling has a basement. There is a contributing garage behind the house. The first occupants of 905 were Theo and Ruth Ambuhl. He was a blacksmith. The first occupants of 907 were Herman R. and Lois Hartman. He was a deputy manager at Taylor Carpet Company.

Whether in duplex or single-family size, this dwelling type is common in the district. There are at least 30 of these resources in the district, including single-family versions at 921 Bancroft, 773 Riley and 607 Wallace, and four non-contributing duplexes in a line from 931 to 947 Linwood, all of which are non-contributing due to the replacement of façade windows on each. Brick bungalows of this type are found at 701-703 and 841-843 DeQuincy and elsewhere in the district.

**East 10<sup>th</sup> Street**

4609 E. 10<sup>th</sup> St. (Photo 0028)

This commercial building was constructed circa 1925. It occupies a space between two other commercial buildings. Constructed on a poured concrete foundation with pale yellow painted brick walls, this Art Deco-style commercial building has a parapet roof with Art Deco-style bas-relief panels of stylized flowers on the pilasters at the sides of the building. The façade holds two single-light entry doors flanked by three single-glazed storefront windows with wooden frames. There is clapboard siding above the windows, which may be period replacements. Although earlier occupants of this commercial building could not be found in records, by 1940 this building held the New Yorker Hat Shop. This is one of a few contributing commercial buildings on East 10<sup>th</sup> Street.

**East Michigan Street**

5066 East Michigan Street. (Photo 0029) [Non-contributing]

Originally constructed circa 1920 with four separate store fronts, this brick building on a poured concrete foundation was converted into one commercial building after the period of significance. In the process, the original storefront openings were bricked in, and small windows were added in the former storefront bays. Despite these changes, which may have been made in the period of significance, the building still reads as a period commercial property.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 19

*Emerson Heights Historic District, Marion County, IN*

---

Emerson Heights Historic District (Emerson Heights HD) is eligible for the National Register of Historic Places under Criteria A and C. The period of significance is 1910 to 1940, by which time fire insurance maps show nearly all of the extant houses in the district were in place. The district is eligible under Criterion A for its association with the history of community development in Indianapolis, particularly for its representation of a time and type of development occurring along the edges of the city in the pre WWII era. Emerson Heights HD is also eligible for the National Register under Criterion C for its architecture. Ranging from bungalows and American Four-squares to various revival styles, the domestic architecture of Emerson Heights HD represents the most popular housing styles of its era, some of which fell out of favor in the United States at the end of the period of Emerson Heights HD's development. At the end of the district's period of significance the US entered WWII and a new housing style, the ranch house, changing the look of American residences. The district falls within the parameters of the "Historic Residential Suburbs in the United States, 1830-1960 Multiple Property Documentation Form."

**Architectural Significance**

In the introduction to *Crabgrass Frontier: the Suburbanization of the United States*, historian Kenneth Jackson wrote: "Throughout history the treatment and arrangement of shelter have revealed more about a particular people than have any other production of the creative arts."<sup>3</sup> Emerson Heights Historic District is a snapshot in time revealing much about early 20<sup>th</sup> Century Indianapolis's architecture and development. In terms of the "treatment of shelter," the district is a time capsule of pre-WW II 20<sup>th</sup> Century domestic architecture with few modern intrusions. It is a revelation of the types of architecture the middle and working class built in this Midwestern city. The district has good examples of nearly every type of residential style popular in the pre-WWII 20<sup>th</sup> Century Midwest. Although Emerson Heights HD has few if any buildings that would be eligible for the National Register individually, the district is eligible for its representative collection of early 20<sup>th</sup> Century domestic architecture.

The most common house type by far within Emerson Heights HD is the bungalow or Craftsman style. The bungalow plan actually hearkened to the houses in India during the heyday of the British Empire. In the U.S., the bungalow is an American house style which also has antecedents in the British Arts and Crafts Movement. Although the bungalow, or Craftsman-style house, was considered a modern house style, the Arts and Crafts Movement from which the Craftsman style sprang was a celebration of the craftsmanship of artisans of previous centuries. Literally hundreds of

---

<sup>3</sup>Kenneth T. Jackson, *Crabgrass Frontier: the Suburbanization of the United States* (New York, Oxford: Oxford University Press, 1985) 3.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 20

*Emerson Heights Historic District, Marion County, IN*

---

bungalows populate the streets of the district, representing each of the four principal subtypes: front-gabled roof; cross-gabled roof; side-gabled roof and hipped roof. (See photos 0001, 0008, 0025, and 0026 for examples) Numerous examples of each type exist in the district, including several of the dwellings described in Section 7. Interestingly, although *A Field Guide to American Houses*, states that only about ten percent of Craftsman houses have hipped roofs, this roof type is common in Emerson Heights HD.<sup>4</sup> (See Photo 0027 for example). One explanation for this may be because there are so many duplexes (of all styles) in the district, and a square footprint for a duplex provides for greater expansion of internal space, and still allows room for two entries on the façade better than rectilinear footprints. Square (or more accurately, cubed) houses are easily topped with a hipped roof. In the district, even most of the houses that are not bungalows display some Craftsman influence in terms of porch styles. The square brick porch piers sometimes topped with wooden posts, and brick balustrades found on porches throughout the district are elements of Craftsman design. In the U.S., the bungalow was a popular architectural type from about 1908 to about 1940; the bungalows in Emerson Heights date to this period, as well.

Like the bungalow, the American Four-square was considered a modern American house type at the turn of the century. Also like the bungalow, it was influenced by the Arts and Crafts Movement, but in the case of the American Four-square, while some cite influences from the work of the Prairie-style architect, Frank Lloyd Wright, others cite efforts of a handful of other earlier architects who used the four-square plan. As its name implies, the American Four-square is considered an indigenous American architectural style. American Four-squares are common in Emerson Heights HD, which has examples in both single-family homes and duplexes, as well as those with dormers and without. (See photo 0005 for one example). This style was popular from about 1900 to the end of the 1920s and the American Four-squares in the district generally date to that period.

In addition to these modern American house types, revival styles are also represented in the district. 20<sup>th</sup> century European revival styles became popular in the US after WW I. When soldiers returned home from service on the war front in Europe they brought with them an appreciation of the housing stock they had seen during the war. Tudor Revival and French Eclectic-style houses became popular in Indianapolis and across the nation beginning about 1915 and remained popular types until about 1945; the *Indianapolis Star*, which regularly ran a Sunday article on a new house in the city seemed to feature two or three Tudor Revival-style houses each week in the early 1930s. Indianapolis mansions on North Meridian Street were early and elaborate (in Midwestern terms) versions of European revival styles. But many smaller versions of Tudor Revival and French Eclectic-style houses were constructed in Indianapolis, especially in the late 1920s and early 1930s, as well. Although European Revival styles are not as common in Emerson Heights Historic District as

---

<sup>4</sup> Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Albert A. Knopf, 2006), 453.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 21

*Emerson Heights Historic District, Marion County, IN*

---

the bungalow or American Four-square, (probably because most homes in the district were constructed prior to the 1930s) there are several Tudor Revival-style houses in the district. (See Photo 0010 for two examples).

Finally, as Americans were creating a revival of European architectural styles, they were also celebrating their own architectural heritage with Colonial Revival styles, including Colonial Revival, Dutch Colonial Revival and Cape-Cod style versions. Twentieth Century Colonial Revival houses were popular beginning before the turn of the century; within the district there are several Colonial Revival-style houses in both one and two-story versions (see Photos 0004 and 0018), a few Cape Cod style houses (see Photo 0018), and many Dutch Colonial Revival-style houses (See Photos 0012 and 0009). Although Dutch Colonial Revival style houses represent only about 10 percent of the Colonial Revival types found nationally, they are the most common Colonial Revival type found in the district. Defined by their gambrel roofs, the Dutch Colonial Revival style houses in Emerson Heights HD tend to be sited with their gambrel ends used for their facades. Only one Dutch Colonial Revival-style house in the district, at 920 N. Emerson Ave., is sited with its gambrel end perpendicular to the street.

**Architect designed and Mail ordered**

Although, or perhaps because, Emerson Heights HD is a time capsule of early 20<sup>th</sup> Century architecture, the houses in the district stand out as a collection that represents a specific period, but few houses are individually remarkable. Most of the houses in the district are vernacular versions of common styles. In the early 20<sup>th</sup> Century plans for homes were available in local newspapers, magazines and books.<sup>5</sup> And local builders and prospective homeowners could and did draw up their own plans based on the common architectural types of the day. The vast majority of homes in Emerson Heights were probably constructed without the services of an architect. The exceptions to the majority are worthy of mention here. Two of them have been previously described in Section 7.

At least three houses in Emerson Heights HD were architect designed. Built in 1913, 738 DeQuincy has been previously described in Section 7 (see Photo 0011). The house's architect, Charles L. Bacon, was also its first occupant. In 1913, the *Indianapolis Star* published an article about, photo and plans of this house in its regular weekly feature on new construction in Indianapolis.<sup>6</sup> The article identified the house as being at 806 DeQuincy, also the address given in the 1914 promotional

---

<sup>5</sup> The *Indianapolis Star*, for example, often ran architect designs in the Sunday newspaper. The Home Owners Service Institute and other companies published books of plans for moderately priced houses.

<sup>6</sup> "An Architect's Ideas in his own Home," *Indianapolis Star*, June 1, 1913, 33.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 22

*Emerson Heights Historic District, Marion County, IN*

---

booklet on Emerson Heights, but 738 DeQuincy is clearly the featured house. The article mentions that the architect used his house as an opportunity to try out his own ideas. The house's exterior finishes were dark-stained walnut weather boarding with white trim (this dark brown and white color scheme was a popular choice in the period) and green shingled roof. The bathroom was painted with white enamel (also a popular choice in this period); the basement held a boiler room, coal bins, laundry and a cold storage compartment. Bacon's attractive home is a unique design within the addition; nonetheless it was not, and is not, unusual in its finishes or its general appearance. Given the *Star's* claim that Bacon had the rare opportunity to build for his family his "clear conception of modern architecture," his house fits seamlessly into the general architectural feel of Emerson Heights and the "modern" architecture that lined its streets.<sup>7</sup>

The other known architect-designed homes in the district, 728 Bancroft and 734 Riley, are both bungalows. One of these, the home at 728 Bancroft is a very simple one-and-a-half story building with gable-front dormer. This house was built for L. A. Snider by Snider & Rotz Architects. Unremarkable in design, it is still extant. The house at 734 Riley was originally numbered 802 Riley, according to the *Indianapolis Star* article published at the time of its construction. Designed by Indianapolis architects Doeppers & Myers, this bungalow has some classic Craftsman details such as a boulder porch balustrade and piers and a trellised porch canopy (see Photo 0030). Despite these nicely stylized design elements, the *Star* referred to the house as a "typical bungalow type." Like the Bacon house on DeQuincy, this house had a dark brown exterior with white trim and green roof. On the interior, the house featured a boulder fireplace, built-in bookcases and beamed ceiling.<sup>8</sup> This was, and is, one of the more stylistically interesting bungalows in the district despite the replacement of façade windows in the modern era.

In addition to these architect-designed homes, Emerson Heights HD has at least a few mail-order kit homes. The Aladdin Company began offering mail-order kit homes in 1902. Their system of "Readi-Cut Houses" that arrived with plans and all the materials necessary to build a house was a big success. In their 1917 catalog, the company claimed that their sales had either doubled or tripled each year since the business began.<sup>9</sup> Aladdin's success inspired other companies to follow suit. Sears and Roebuck Co. and Montgomery Ward added mail-order house kits to their catalog offerings. Using architects and builders to design and test their plans, these mail-order kits arrived with materials stamped with a number indicating where each piece fit into the house; windows, finish trim and even the exterior paint colors came in the kit. Large and small homes were available to

---

<sup>7</sup> *Ibid.*

<sup>8</sup> "Pretty New Home on Riley Avenue," *Indianapolis Star*, January 11, 1914, 26.

<sup>9</sup> The Aladdin Company, *Aladdin 'Built in a Day' House Catalog, 1917* (New York: Dover Publications, Inc., 1995), 3.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 23

*Emerson Heights Historic District, Marion County, IN*

---

meet many purchasers' pocketbooks. Homebuilders in Emerson Heights HD took advantage of these ready-to-assemble kits. Sears entered the mail-order kit house business with the *Modern Homes* catalog in 1908.<sup>10</sup> There are two identifiable Sears home in the district: "The Saratoga" at 773 Bancroft previously described in Section 7 and "The Dover" at 746 Emerson, a frame Tudor Revival style house constructed circa 1935.<sup>11</sup> Other substantiated mail-order homes in the district include an Aladdin "Built in a Day" duplex at 829-831 Linwood constructed circa 1915.<sup>12</sup> Although the particular model is not known, the distinctive three-piece horizontal brackets beneath the eave are identical to those found on "The Pomona" model in the 1917 catalog. The catalog description says the "brackets supporting the eaves are shaped differently than any other bungalow you ever saw."<sup>13</sup> Their appearance on this duplex, then, strongly suggests that it, too, is an Aladdin design. The simple three-bay, hipped-roof house with hipped-roof offset porch at 954 Drexel appears to be a Wardway "Birchwood."<sup>14</sup> It is a contributing property. Given the popularity of mail-order homes it is not surprising that some of the people who moved into Emerson Heights HD purchased and built mail-order kit homes. Alterations to the original plans after construction and the wide variety of manufacturer options offered to buyers make it difficult to confirm other suspected mail-order houses in the district, though they likely exist.

Whether builder- or owner-constructed, architect-designed or mail-ordered, the architecture of Emerson Heights Historic District is a visual review of Midwestern residential architecture in the period 1910 to 1940. While there are few if any individually significant buildings in the district, the collection of domestic architecture here well represents the distinctive characteristics of a typical Midwestern addition from a period that began just prior to WWI and culminated just prior to the US entry into WW II.

### **Development of Emerson Heights Historic District: Indianapolis expands**

Emerson Heights Historic District is also eligible for the National Register under Criterion A for its association with community development in Indianapolis. Although streetcars had carried passengers to Irvington along Washington Street since late in the 19<sup>th</sup> Century, the area that

---

<sup>10</sup> Rosemary Thornton, *The Houses that Sears Built* (Alton, Ill.: Gentle Beam Productions, 2004) 3.

<sup>11</sup> Information provided by Paul Diebold in email, April 13, 2009; copy of original 1928 Sears Modern Home catalog page at "Sears Modern Home: The Dover," <http://www.arts-crafts.com/archive/sears/page115.html> (accessed April 14, 2009).

<sup>12</sup> 1916 *Baist Map* of Indianapolis.

<sup>13</sup> *Aladdin*, 61.

<sup>14</sup> The Montgomery Ward Co., *Wardway Homes: Bungalows and Cottages, 1925*, (Mineola, New York: Dover Publications, 2004), 36.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 24

*Emerson Heights Historic District, Marion County, IN*

---

comprises the historic district began in 1910 as an electric streetcar suburb. The development of a city addition with urban infrastructure so far from the city center could happen because the electrification of the street railway system had effectively eliminated the problems of distance between the core and the edges of the city. In the midst of Emerson Heights Historic District's development the common folks of the U.S. began to adopt an even newer means of transportation and the relatively quick ascension of the automobile as transportation choice resulted in physical changes still visible in the district. These middle- and working-class Americans, like those across the nation, built small garages along the alleys to house their automobiles, and in some cases, driveways connecting the garages to the streets in front of the houses. Emerson Heights Historic District owes its existence and its current appearance to transportation innovation as much as architectural style.

Emerson Heights Historic District's history reveals much about the expansion of a Midwestern metropolis in the early 20<sup>th</sup> Century. Here, as elsewhere, edge additions sprang up farther and farther away from the city core, carrying the city and many of its house-buying citizens away from downtown. Emerson Heights HD is evidence that by 1910 not just the wealthy but also the working and middle classes could choose an urban life away from the congestion, smoke and noise of downtown by commuting to work, shopping and entertainment in the city core from homes placed along the city's perimeter. The district also shows that shopping, entertainment and even work opportunities followed the citizens to the edges and that the edges became the city as expansion continued in the decades after Emerson Heights HD developed.

Emerson Heights is a bricks-and-mortar, clapboard-sided expression of the period when citizens were choosing to remain within the city, taking advantage of urban infrastructure, but opting to live in the smoke-free, uncongested open space at its expanding edges. This expansion of the city and outward movement of citizens was a driving force in American urban development from at least the early 19<sup>th</sup> Century to the present. According to Kenneth Jackson, the growth of fringe areas for housing and the resulting "lifestyle involving a daily commute to jobs in the [city] center" dates to about 1815 in the U.S.<sup>15</sup> The advent, first of the electric streetcar and then, even more so, the automobile expanded the possibilities of this outward movement in the first decades of the 20<sup>th</sup> Century. Starting in mid-20<sup>th</sup> Century (after the period of significance for Emerson Heights HD), this phenomenon would be carried to its furthest possibilities as a record number of marriages and the possibility of owning a home along the outside edges of the city became possible for even more citizens.

After the 1940s, Americans with the means to do so moved outside the city limits and cities, such as Indianapolis, began to lose population for the first time. Within a few years after 1940 (by which

---

<sup>15</sup> Jackson, *Crabgrass Frontier*, 13.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 25

*Emerson Heights Historic District, Marion County, IN*

---

time Emerson Heights HD had been fully developed), urban flight to exurbia would become the goal of the middle and working classes, and the district, once on the city's edge, would have become an urban residential neighborhood. Emerson Heights HD's development reflects the relatively short period of time in the early 20<sup>th</sup> Century when American cities were beginning to diffuse from the density found in the late 19<sup>th</sup> and early 20<sup>th</sup> century, but before they had completed the shift to become the widely diffused megalopolises of the post WW II era.<sup>16</sup>

When the developers of the Cross Trust and Emerson Heights additions platted what had been "meadow" land into housing additions on the newly developing east side of Indianapolis, they capitalized on the city's eastward growth, Indianapolis's annexation of the community of Irvington (just a few blocks south and east of Emerson Heights), the availability of public transportation and the promised amenities of the new Pleasant Run Parkway and Ellenberger Park, which would soon be opened within a couple of blocks of their new development. Indianapolis had expanded on all sides at the end of the 19<sup>th</sup> Century, more than doubling in size between 1890 and 1900 (the largest 10-year gain it would ever have until Unigov stretched the city boundaries out to the edge of the county in the 1970s).<sup>17</sup> Between 1899 and 1909, for instance, the newly annexed area between 38<sup>th</sup> and 50<sup>th</sup> streets on the city's north side was large enough to hold ten new additions.<sup>18</sup> Irvington, a middle-class college town, just two blocks south of Emerson Heights' southern boundary, and a few blocks east, had been annexed by the City of Indianapolis in 1902. Irvington was a pocket of development further east that had already been annexed by this time. The annexation of Irvington created a suburb far from the edge of the city and thus an opportunity for development to occur from Irvington toward the west.<sup>19</sup> Another strong growth pattern at this time in Indianapolis followed that found elsewhere, which was from the center of the city to the edges. Still, the location of the college community of Irvington, and the infrastructure put in place to make it accessible to Indianapolis, did create opportunity for the developers of Emerson Heights, who could capitalize on the accessibility of the Washington Street streetcar line to Irvington until the Michigan Street line could be installed. By 1906, when the amazing new Wonderland Amusement Park opened at the

---

<sup>16</sup> Sam Bass Warner, Jr., *The Urban Wilderness: A History of the American City* (New York: Harper and Row, 1972), 31.

<sup>17</sup> Connie J. Zeigler, "Annexation," in David J. Bodenhamer and Robert G. Barrows edited, *Encyclopedia of Indianapolis* (Bloomington, Indianapolis: Indiana University Press, 2004), 261-62.

<sup>18</sup> David J. Bodenhamer, LaMont J. Hulse, Elizabeth Brand Monroe, Marsh Davis, (*The Main Stem* Indianapolis: Historic Landmarks Foundation, 1992), 10.

<sup>19</sup> The Digital Collections of IUPUI University Library, *R. L. Polk's City Directory Map of Indianapolis* [http://indiamond6.ulib.iupui.edu/cdm4/item\\_viewer.php?CISOROOT=/HIM&CISOPTR=302&DMSCALE=50.00000&DMWIDTH=600&DMHEIGHT=600&DMX=3436&DMY=2316&DMMODE=viewer&DMTEXT=%20Indianapolis&REC=20&DMTHUMB=1&DMROTATE=0](http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/HIM&CISOPTR=302&DMSCALE=50.00000&DMWIDTH=600&DMHEIGHT=600&DMX=3436&DMY=2316&DMMODE=viewer&DMTEXT=%20Indianapolis&REC=20&DMTHUMB=1&DMROTATE=0) (Accessed April 27, 2009). Although the directory map shows Emerson as the city's eastern edge, the east boundary following the annexation of Irvington was just east of Arlington Avenue.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 26

*Emerson Heights Historic District, Marion County, IN*

---

corner of Gray and Washington streets, even though the park was west of the city boundary, there was still only sparsely scattered residential development around it.<sup>20</sup> City suburbs were developing from the center out and from the east toward the center, but it would be up to entrepreneurial developers to turn this newly added land into home sites.

The developers of Emerson Heights HD were platting land in a new urban frontier but these pioneers were not new to real estate. Although they were taking a gamble, they had enough experience to know that it was a good bet. Charles M. Cross, who developed the Charles M. Cross Trust Clifford Avenue Addition, was an Indianapolis Real Estate, Loan and Insurance agent with offices on Meridian Street and a home in Irvington.<sup>21</sup> Officers of the Emerson Heights Addition's developer, Fidelity Trust, included W. M. Fogarty, George F. Kirkhoff and James G. Flaherty, the President, Vice President and Secretary-Treasurer, respectively. In addition to the officers, directors of the Company included James Kervan, a County Commissioner; James Burns of the Pennsylvania Coal Company; H. H. Woodsmall, owner of H. H. Woodsmall & Co., an insurance agency; and George F. Kirkhoff, who, in addition to being an officer of Fidelity Trust, also owned Kirkhoff Brothers Plumbers. Fidelity Trust's published "Condensed Statement of Condition," showed the banking institution had resources of \$894,001.52 in 1914.<sup>22</sup> These savvy capitalists planned to profit even more from the city's growth.

Emerson Heights' developers were well aware that available nearby transportation was a selling point for their new addition. Their addition was four miles or more from downtown where their home owners worked. However, even in these years before the family auto, easy access to public transportation made it possible for homeowners to become what Sam Bass Warner, Jr. calls the "typical American city dweller," one for whom there are essentially two cities: "a city of homes, a city of jobs."<sup>23</sup> Electric streetcars were the magic wand of possibility for Emerson Heights' success. When the developers began selling lots they noted in newspaper advertisements that the electric streetcar (the East Washington Street line to Irvington) was only two blocks south of the addition on Washington Street and the ride to downtown took only 15 minutes.<sup>24</sup>

---

<sup>20</sup> Connie J. Zeigler, *Indianapolis Amusement Parks 1903-1911: Landscapes on the Edge*, (Indiana University, Master's Thesis 2007), 39 at <http://idea.iupui.edu/dspace/bitstream/1805/1595/1/thesismerged.pdf> (Accessed April 27, 2009).

<sup>21</sup> *Indianapolis City Directory* (1914, 1915, 1916)  
<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=5569&REC=1&CISOBX=Cross> (Accessed April 26, 2009).

<sup>22</sup> "Emerson Heights," development booklet at *Emerson Heights Community Organization*  
[http://www.emersonheights.org/index.php/gallery/image\\_full/66/](http://www.emersonheights.org/index.php/gallery/image_full/66/) (Accessed April 2, 2009).

<sup>23</sup> Warner, *Urban Wilderness*, 55.

<sup>24</sup> 1910 Emerson advertisement at Emerson Heights Community Organization webpage,  
<http://www.emersonheights.org/> (Accessed April 24, 2009); "Emerson Heights," *Indianapolis Star*, May 7, 1911, 5.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 27

*Emerson Heights Historic District, Marion County, IN*

---

Transportation made Emerson Heights possible; a city address, affordability and amenities made it viable. "Why go outside the city and place yourself at the inconveniences of the country when a lot purchased here means all city advantages and assures you positive return on your purchases?" one Emerson Heights advertisement questioned in 1910. This and other advertisements in the *Indianapolis Star* in 1910 show that lot prices in the addition began at \$450, and Fidelity Trust offered term payments of \$6 a month and a \$10 cash down payment.<sup>25</sup> They also reveal that the promoters of Emerson Heights were targeting not just those who wanted to live in the addition but also those who were looking for investment property. "For profit or home," suggested one 1910 advertisement for the addition.<sup>26</sup> By 1911, lot prices started even lower, at \$425 and up, but the terms remained the same. By contrast, lots in the Mayfair Addition on the north side of Indianapolis at 46<sup>th</sup> Street, also sold by Fidelity Trust, ranged from \$325 to \$550 with terms of \$5 down and only \$1 a week; those in the Montrose Addition, near the State Fairgrounds on 38<sup>th</sup> Street, could be had for weekly payments of 50 and 75 cents; while those in the Emblegarde Addition on Washington Boulevard, Pennsylvania Street, and College Avenue ranged from \$500 to \$875 on terms of \$25 down and \$10 month.<sup>27</sup> The Emerson Heights east side addition was selling at a price point somewhere in the middle of these north side additions that advertised alongside it in the 1911 newspapers. Emerson Heights' lots were not far below the price of lots on Washington Boulevard and the other streets in what would become the tony north side of the city.<sup>28</sup>

Emerson Heights may have seemed a bargain to house hunters and speculative property buyers in no small part due to the many amenities that would make it pleasant place to live. The addition's promoters boasted of the addition's elevation (high ground carried the connotation of healthfulness and the word "Heights" was a common appellation for additions in this period). Emerson Heights also had terraced lots, macadam streets, cement sidewalks, fire hydrants located every 500 feet, parkway boulevards (on Bancroft, Riley and DeQuincy), Norway maples to shade the new houses, and connections to city electricity, water and sewer lines, and boasted "no undesirable neighborhood to cross" between the addition and the city. Transportation, location, and city amenities made

---

<sup>25</sup> "Emerson Heights Addition," *Indianapolis Star*, September 3, 1910, at Emerson Heights Community Organization webpage, <http://www.emersonheights.org/> (Accessed April 24, 2009).

<sup>26</sup> "Emerson Heights" 1910 advertisement at Emerson Heights Community Organization webpage, <http://www.emersonheights.org/> (Accessed April 24, 2009).

<sup>27</sup> *Indianapolis Star*, May 14, 1911, 23; May 28, 1911, 23.

<sup>28</sup> It is interesting to note that no advertisements for the Chas. M. Cross Trust Clifford Ave Addition appear in newspapers. And, perhaps a testament to the power of advertising, it is also true that although the Cross Trust Addition was apparently laid out before Emerson Heights Addition, its lots sold more slowly than those in Emerson Heights, even more slowly than the Emerson Heights portions of Bosart, Drexel and Linwood avenues, which adjoined the Cross Trust Addition.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 28

*Emerson Heights Historic District, Marion County, IN*

---

Emerson Heights a model of early 20<sup>th</sup> Century urban expansion.<sup>29</sup> Plus, the “High Class home sites” in Emerson Heights were only a block or two from the new Ellenberger Park.<sup>30</sup> Designated a city park in 1911, Ellenberger Park was a definite plus to the addition, and the new Pleasant Run Boulevard, part of Indianapolis’s Park and Boulevard system, provided a pleasant meandering drive for those lucky enough to have an automobile, or a horse and carriage of their own. In 1911, whether for personal home building or for speculative ventures, it seemed that Emerson Heights was the “splendid investment” its ads boasted.<sup>31</sup>

By 1915, Emerson Heights had sold a number of lots, mostly in the southern blocks of the addition, and Cross Trust Addition had sold a few lots, primarily along Bosart Avenue and 10<sup>th</sup> Street. Around that time, the Emerson Heights Addition’s realty company prepared a promotional booklet on their addition. It mentioned that all improvements were now completed in the “high class residence addition” where no house costing less than \$1,200 could be built. For the first time it mentions the proximity of churches and schools. In fact, Emerson Heights had sold two acres of land to the school board for the enlargement of School 62 at the corner of Wallace and 10<sup>th</sup> streets. In 1924-1927, the architecture firm of McGuire and Shook constructed a new Neoclassical school building at this spot at 910 N. Wallace Street.<sup>32</sup> (The Calvin N. Kendall School 62 stood on this block until it was demolished in the 2000s to make way for the new LDS church that now occupies the location.) The circa 1915 development booklet also spoke to the addition’s conformity to building codes mentioning setbacks of 20 feet from the street, the prohibition of sale or manufacture of intoxicating liquors and other manufacturing, and no noxious or dangerous trade or business. And, it defined by covenant: “no lot is to be sold or leased to colored people.” This restriction was found in additions and subdivisions across Indianapolis during this period and was common throughout the US in the early years of the 20<sup>th</sup> Century. At midcentury fair housing laws outlawed such stipulations.<sup>33</sup>

Published during a construction boom, the development booklet states that no home in the addition had been built for less than \$2,000. It includes images of both relatively large homes, such as the

---

<sup>29</sup> Warner, *Urban Wilderness*, states almost the same list of elements in typical urban additions in this period as do the Emerson Heights advertisements. Warner says that the working class moved to the city fringes into subdivisions of small lots with “city improvements, streets, curbs, sidewalks, city water and sewers, gas and electricity...” 109.

<sup>30</sup> *Indianapolis Star*, May 7, 1911, 5; May 28, 1911, 23.

<sup>31</sup> “Emerson Heights Addition,” *Indianapolis Star*, May 7, 1911, 5; Paul Diebold, “North Irvington Gardens Historic District,” National Register nomination, January 15, 2006, 25; Paul Diebold, “Kessler’s Boulevard and Park System,” in Bodenhamer and Barrows, ed., *Encyclopedia of Indianapolis*, 868-69.

<sup>32</sup> Historic Landmarks Foundation of Indiana and DNR, *Center Township, Marion County Interim Report: Indiana Historic Sites and Structures Inventory* (Indianapolis: Historic Landmarks Foundation, 1991), 24.

<sup>33</sup> For instance, see Diebold, “North Irvington Gardens Historic District,” National Register nomination; Connie Zeigler, “Drexel Gardens,” *Encyclopedia of Indianapolis*, 512; Warner, *Urban Wilderness*, 109.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 29

*Emerson Heights Historic District, Marion County, IN*

---

American Four-square at 621 Bancroft, and relatively small homes, such as the bungalow at the present-day address of 737 Riley, that had been constructed. The homes shown and the owners' professions listed in the circa 1915 booklet reveal that this was an addition of working to middle-class residents. Although, there were no "eyesores," there were also no mansions. The people who lived here in 1915 had the same sorts of jobs as their neighbors would have in the 1920s and 1930s. There were salesmen, contractors, builders, two architects, a handful of railroad workers, a member of the Denver Baseball team, retirees, and one of the board of directors of Fidelity Trust Co., James G. Flaherty, had combined his home investment with his business venture and built a house on Michigan Street in the addition.<sup>34</sup>

Although the development booklet does not mention it, the 1916 Baist Map of the district shows that a few dwellings constructed in Emerson Heights by this time were duplexes.<sup>35</sup> By 1915, duplexes were a widespread answer to an emerging U.S. housing shortage.<sup>36</sup> That year, single-family homes accounted for only 10.8 percent of new construction in Chicago, the largest metropolitan area near Indianapolis.<sup>37</sup> While the *Indianapolis Star* claimed that the duplex idea had not yet become the "fad" in Indianapolis that it was in other similarly sized cities, in 1914 the newspaper featured positive articles on the reconfiguration of existing houses into duplexes in both February and June.<sup>38</sup> In 1922, an article about one of the new mansions on North Meridian Street described it as "a modern residence with upper and lower apartments for two families," indicating that even in the best of the developing neighborhoods duplexes were acceptable and accepted residential types.<sup>39</sup> There are numerous duplexes in Emerson Heights HD. Many were constructed as doubles; others were converted to duplexes either within or outside of the historic era. The construction of this type of dwelling indicates that at least some of Emerson Heights' investors were speculators and that some of the district's residents, even from its earliest days, were probably renters. Duplexes from the period of significance are prominent features on the streets of Emerson Heights Historic District.

In addition to the duplex, yet another new building type emerged in the district in its earliest years—the automobile garage. Only one automobile garage is shown in the many photos included in the

---

<sup>34</sup> "City Just Keeps Getting Better, *Indianapolis Star*, May 23, 1915, 15; "Emerson Heights," development booklet at *Emerson Heights Community Organization* [http://www.emersonheights.org/index.php/gallery/image\\_full/66/](http://www.emersonheights.org/index.php/gallery/image_full/66/) (Accessed April 2, 2009).

<sup>35</sup> *Baist Map of Indianapolis 1916*, The Digital Collections of IUPUI University Library, [http://indiamond6.ulib.iupui.edu/cdm4/item\\_viewer.php?CISOROOT=/SanbornJP2&CISOPTR=1810&CISOBOX=1&REC=5](http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/SanbornJP2&CISOPTR=1810&CISOBOX=1&REC=5) (Accessed April 27, 2009).

<sup>36</sup> Diebold, "North Irvington Gardens," 32.

<sup>37</sup> Warner, *Urban Wilderness*, 109.

<sup>38</sup> "House Enlarged into Modern Duplex," *Indianapolis Star*, February 22, 1914, 30; *Indianapolis Star*, June 7, 1914.

<sup>39</sup> "Luxury, without Ostentation, Typified in Home built for Sol Meyer on North Meridian Street," *Indianapolis Star*, October 15, 1922. Sec.6, 4.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 30

*Emerson Heights Historic District, Marion County, IN*

---

development booklet (although a small workshop is visible behind one other house), and interestingly, this early garage is located at the Fidelity Trust's James Flaherty's home on Michigan Street. In front of the garage, and beside the house, is his automobile. (A handful of outbuildings of some type are visible on the 1916 Baist Map at the northern end of Drexel Avenue in the Cross Trust addition, but these appear to be substantially larger than the small garages that appeared in the district and they are no longer visible by 1930 when the Sanborn map of the district shows all the alleys lined with garages. A photograph in the Emerson Heights promotional booklet, a streetscape shot from Michigan Street north on Riley Avenue, shows a horse and carriage, a conveyance soon to be replaced by the horseless carriage that would have a huge impact on both transportation in the U.S. generally and the look and layout of the Emerson Heights HD district specifically.

Still largely dependent on streetcars for transportation, at the middle of the 1910s, Indianapolis had expanded on all sides, incorporating new lands through forcible and friendly annexation. The eastside, in particular, had developed "at a miraculous rate... Well-paved streets now extend[ed] from Washington Street to East Tenth Street... and handsome modern homes line[d] the thoroughfares that were cow paths only a few years ago."<sup>40</sup> Emerson Heights' well-paved streets were becoming lined with large and small houses. The price of lots had gone down once again by 1917, now starting at \$395 up to \$525. The lowered prices and a notice in a newspaper advertisement that purchasers could begin to garden their lots once they had signed a contract were inducements by the developers to boost lagging sales in hard times. The U.S. had entered World War I and the home front was tightening its belt.<sup>41</sup>

Builders of two of the new houses constructed during the war took advantage of a growing interest in sleeping porches by enclosing the porches on these two homes during construction. Many houses in the district currently have enclosed porches, but these two frame homes at 715 and 711 Riley Avenue (still extant and both rated contributing) were among the first in the district to feature this new type of porch treatment, which made their porches useable in all weather.<sup>42</sup> The developers and builders in Emerson Heights were trying new ways to induce buyers.

Although automobiles were becoming increasingly common in the US, the few articles about new house construction in Emerson Heights in the final years of the 1910s do not mention that garages were being built there, indicating that they were still relatively rare in this addition.<sup>43</sup> This rarity of garages may not indicate a scarcity of automobiles, however. There were concrete alleys and wide

---

<sup>40</sup> "Local Property Pays Investors," *Indianapolis Star*, May 23, 1915, 15.

<sup>41</sup> "Reduce the High cost of Living," *Indianapolis Star*, May 20, 1917, 30.

<sup>42</sup> "New Homes on the East Side," *Indianapolis Star*, June 24, 1917, 41.

<sup>43</sup> *Indianapolis Star*, May 20, 1917, 30; June 24, 1917, 41; July 1, 1917, 48.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8 Page 31

*Emerson Heights Historic District, Marion County, IN*

---

streets on which to park autos, and it is likely that at least some of the residents in Emerson Heights HD had autos by this time. After all, by 1915 there were more than 2,232,000 registered automobiles in the US; a dramatic increase from only 8,000 in 1905.<sup>44</sup> Indianapolis was an auto-producing and an auto-loving city. Undoubtedly some of the residents of Emerson Heights were car owners.

By 1918 it is a certainty that at least one resident had an automobile. Two years earlier, Annie and Arthur Chevrolet, sister-in-law and brother of Louis Chevrolet whose name graced an automobile line, purchased the lot at 745 N. Bancroft Street.<sup>45</sup> Both the 1917 and 1918 City directories list Arthur as the owner of an auto repair and accessories shop located at 206 West North Street. The City Directory notes that Arthur had an automobile with license or registration number 21-194.<sup>46</sup> Arthur was also a racecar driver who had finished 36<sup>th</sup> out of 40 drivers in the first Indianapolis 500 race. He raced again in 1916 in a Frontenac manufactured by the short-lived company he and his brother Louis started in Indianapolis finishing 18<sup>th</sup>.<sup>47</sup> Although his racing career may have made Chevrolet a celebrity to the bookkeepers, retail managers, painters, chemists and clerks who were his neighbors on Bancroft Street in 1918, his stay in the neighborhood was a short one.<sup>48</sup> In 1918 Annie and Arthur sold their home to Edward and Francis Dietz for the same amount they had paid for it, and drove their automobile to their new home at 721 1/2 N. Illinois Street.<sup>49</sup>

Although a survey of city directory listings of Arthur Chevrolet's neighbors along Bancroft Street in 1918 does not show any other automobiles on the street by that time, by the 1920s many Emerson Heights residents must have had cars.<sup>50</sup> More than 25,567,000 automobiles were registered in the US by 1925 and as early as 1920 there was one registered automobile for every 13 persons in the country.<sup>51</sup> By the mid-1920s a Model T Ford could be purchased for only \$290, a price an average worker in 1925 could pay off in 3 months.<sup>52</sup>

The Baist map of the Emerson Heights HD area still did not show garages in the additions as late as 1927 (other than the handful of large alley-side buildings on the north end of Bosart Street that had been shown on the 1916 Baist map (these are no longer extant in 2009)). The lack of garages on the

---

<sup>44</sup> Jackson, *Crabtree Frontier*, 162.

<sup>45</sup> Abstract of Title for 745 N. Bancroft, in possession of current property owner.

<sup>46</sup> *Indianapolis City Directory*, 1917, 1918.

<sup>47</sup> "Chevy has made History at Indy..."

[http://www.indy500.com/news/1372/Chevy\\_Has\\_Made\\_History\\_At\\_Indy\\_For\\_More\\_Than\\_90\\_Years](http://www.indy500.com/news/1372/Chevy_Has_Made_History_At_Indy_For_More_Than_90_Years) (Accessed June 16, 2009). Note: in 1920 younger brother, Gaston, won the Indianapolis 500. *Ibid.*

<sup>48</sup> Sample of occupations listed for Bancroft Street residents in 1918 City Directory.

<sup>49</sup> Abstract of Title; *City Directory*, 1920.

<sup>50</sup> *City Directory*, 1918.

<sup>51</sup> *Ibid.*, 163.

<sup>52</sup> *Ibid.*, 161.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 32

*Emerson Heights Historic District, Marion County, IN*

---

map of the district may be an indication of the mapping company's choice of what to include (and not include) on their map. Or it may be a true view of the district in the waning years of the 1920s. Even along swank North Meridian Street garages were not commonly noted in the frequent articles about home construction on the street until the late 1920s and, more often, the 1930s.<sup>53</sup> Judging by the construction materials and types of garages in Emerson Heights HD, it would appear that most were constructed in the 1920s or 1930s. Given the exploding popularity of the family auto and the fact that almost every house in Emerson Heights HD had a garage shown on the 1940 Sanborn Fire Insurance map, it seems possible that most of the small auto houses currently extant in the district date to the period after the 1927 map was produced and before the 1940 map was published. These years also coincides with the waning days of Indianapolis's electric streetcars.

While the 1927 Baist Map does not show garages in the district, it does reveal that most of the houses and many of the commercial buildings that currently exist were constructed by this time. There are the occasional scattered empty lots throughout the district, but most streets have no more than a couple of available building lots per block by 1927. The notable exceptions to that statement are the block of Emerson north of 9<sup>th</sup> Street, which still had 11 empty lots; the block of Linwood north of St. Clair Street, which had 18 empty lots; 10 of the lots bordering 10<sup>th</sup> Street in the Cross Trust Addition, and the three or four northernmost lots on Riley and DeQuincy. About 110 lots throughout the district remained empty in 1927; interestingly and inexplicably, many of these were corner lots.

One other development happening in the district in the 1920s was the creation of commercial zones along its northern and southern boundaries. In 1915 there were only a few buildings along 10<sup>th</sup> and Michigan streets between Emerson and Linwood and all of these were houses. By 1920 a few new commercial buildings had sprung up in the district along Michigan Street. These were a dry goods store at 4921 a barber at 4923 and Harry Asche's garage at 5019-5023. 10<sup>th</sup> Street was still exclusively residential except for School 62 at 10<sup>th</sup> and Wallace. By 1929 both 10<sup>th</sup> and Michigan streets were mixed use areas and 10<sup>th</sup> had emerged as a primarily non-residential strip with a few houses at the corner of Linwood and 10<sup>th</sup> and a few others dotted between commercial facades. In 1930 Michigan Street retained its commercial buildings and 10<sup>th</sup> Street saw additions of a beauty shop at 4617; a hardware store at 4619; a Kroger at 4625; a drug store at 4627; and a Standard Grocery at 5067.<sup>54</sup>

---

<sup>53</sup> The following dates feature articles mentioning garages along North Meridian Street: *Indianapolis Star*, June 11, 1927; February 26, 1928; March 31, 1929; August 16, 1931; October 30, 1934; March 22, 1936; March 29, 1936; March 21, 1937; June 5, 1938; June 4, 1939.

<sup>54</sup> 1930 *City Directory*.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 33

*Emerson Heights Historic District, Marion County, IN*

---

By the time the stock market crashed in 1929, at least some of the remaining lots visible on the 1927 map of the area had been built upon. A comparison of addresses listed in the 1930 City Directory and houses shown the 1927 Baist Map reveals that a number of the empty lots in the 800 and 900 block of Emerson Avenue, 800 and 900 block of Linwood and the 4500 and 4600 blocks of 10<sup>th</sup> Street had been developed in the intervening two years.<sup>55</sup> Between 1927 and 1930, for instance, 11 houses were constructed in the northernmost block of Emerson Avenue; four houses were constructed in the northernmost block of Linwood and five houses or commercial buildings were constructed in the 4500 and 4600 blocks of 10<sup>th</sup> Street.<sup>56</sup>

The urban real estate boom of the 1920s ended with a crash in 1929.<sup>57</sup> Construction continued for a time in the early years of the Great Depression but at a much slower pace. In 1929, the city ran a 10-day "Own your Own Home" campaign to try to boost the housing market.<sup>58</sup> Although building slowed, the *Indianapolis Star* continued to run weekly Sunday articles boasting about new home construction in the early 1930s. Most of the featured homes were small Tudor Revival style houses constructed on the north or east sides of the city.<sup>59</sup> Then, in 1934, the National Housing Act established the Federal Housing Authority hoping to spur new construction with easier to obtain mortgage loans.<sup>60</sup> Luckily, for the developers of the Emerson Heights Historic District, they had sold almost all of their lots by 1927, most of the remaining ones by 1929, and nearly every final empty lot during the depression years.

Their success in hard times was probably due in part to their willingness to accept duplex construction and conversions. In the midst of the depression, homeowners with the money to build could pay their mortgages by living in one half and renting the other side of a duplex to someone else. When times were especially tough, many of those who already owned a single-family home in the district could and did convert it into a duplex, thus providing rental income to help pay the mortgage. By 1935, the country began to experience some recovery in real estate activity and the remaining lots in Emerson Heights filled in during the final years of the 1930s. The 1940 Sanborn map of the areas shows that almost every lot in Emerson Heights Historic District had been sold

---

<sup>55</sup> City Directories, like modern phone books, typically ran a year behind in their data. Therefore the 1930 City Directory for Indianapolis contained information gathered in 1929.

<sup>56</sup> 1930 *Indianapolis City Directory*.

<sup>57</sup> Marc A. Weiss, *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning* (New York: Beard Books, Inc., 1987), 12.

<sup>58</sup> "Committees for Own Your Own Home Campaign Announced by Realtors," *Indianapolis Star*, September 28 1929, 5.

<sup>59</sup> *Indianapolis Star*, May, June, July 1932.

<sup>60</sup> Alan Rabinowitz, *The Real Estate Gamble: Lessons from 50 Years of Boom and Bust*, (New York: Amacom, 1980), 67-70.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section 8 Page 34

*Emerson Heights Historic District, Marion County, IN*

---

and built upon by 1940, even before the Second World War pulled the U.S. out of the Great Depression.<sup>61</sup> Also in 1940, many of the homes in the district were duplexes, and commercial businesses were continuing occupy spaces on 10<sup>th</sup> and Michigan streets and to offer their services and goods to the residents of the district's homes.

Emerson Heights Historic District residents had undoubtedly suffered during the financial hard time, but the district itself emerged essentially completed by the end of the Great Depression. Only 11 lots were still empty in 1940; 6 of those lots remain undeveloped in 2009. Development was essentially concluded in Emerson Heights Historic District before the U.S. entered WW II. When the U.S. returned to normalcy after the way, the suburbs expanded far past the district, leaving it a time capsule of early 20<sup>th</sup> Century urban expansion and community development. Architectural styles in the wartime and post-war additions were very different from those in Emerson Heights HD, which continued to reflect the styles of the period in which it developed, 1910 to 1940.

Emerson Heights Historic District is a good example of urban expansion in pre WWII Indianapolis. It is also a good example of the architectural styles that filled the city's new edge additions in this period. Emerson Heights Historic District is eligible for the National Register under both Criteria A and C.

---

<sup>61</sup> 1940 Indianapolis Sanborn Map.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 35

*Emerson Heights Historic District, Marion County, IN*

---

**Major Bibliographical References**

**Secondary Sources**

- Ames, David L. and Linda Flint McClelland, "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places, *National Register Bulletin*, September 2002.
- Bodenhamer, David J. and Robert G. Barrows edited, *Encyclopedia of Indianapolis*. Bloomington, Indianapolis: Indiana University Press. 2004.
- Bodenhamer, David J., LaMont J. Hulse, Elizabeth Brand Monroe, Marsh Davis. *The Main Stem Indianapolis: Historic Landmarks Foundation*. 1992.
- Diebold, Paul. "Kessler's Boulevard and Park System," in David J. Bodenhamer and Robert G. Barrows, ed. *Encyclopedia of Indianapolis*. Bloomington, Indianapolis: Indiana University Press. 2004.
- Diebold, Paul. "North Irvington Gardens Historic District," National Register nomination. January 15, 2006.
- Historic Landmarks Foundation of Indiana and Indiana DNR. *Center Township, Marion County Interim Report: Indiana Historic Sites and Structures Inventory*. Indianapolis: Historic Landmarks Foundation of Indiana. 1991.
- Jackson, Kenneth T. *Crabgrass Frontier: the Suburbanization of the United States*. New York, Oxford: Oxford University Press. 1985.
- Wilson, Chris and Paul Groth. *Everyday America: Cultural Landscape Studies after J. B. Jackson*. Berkeley and Los Angeles: University of California Press, 2003.
- McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Albert A. Knopf. 2006.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 36

*Emerson Heights Historic District, Marion County, IN*

---

- Rabinowitz, Alan. *The Real Estate Gamble: Lessons from 50 Years of Boom and Bust*. New York: Amacom. 1980.
- Thornton, Rosemary. *The Houses that Sears Built*. Alton, Ill.: Gentle Beam Productions. 2004.
- Warner, Sam Bass Jr. *The Urban Wilderness: A History of the American City*. New York: Harper and Row. 1972.
- Weiss, Marc A. *The Rise of the Community Builders: The American Real Estate Industry and Urban Land Planning*. New York: Beard Books, Inc. 1987.
- Zeigler, Connie J. "Annexation," in David J. Bodenhamer and Robert G. Barrows edited, *Encyclopedia of Indianapolis*. Bloomington, Indianapolis: Indiana University Press. 2004.
- Zeigler, Connie J. "Drexel Gardens," David J. Bodenhamer and Robert G. Barrows edited, *Encyclopedia of Indianapolis*. Bloomington, Indianapolis: Indiana University Press. 2004.
- Zeigler, Connie J. *Indianapolis Amusement Parks 1903-1911: Landscapes on the Edge*. Indianapolis: Indiana University at IUPUI, Master's Thesis. 2007.

**Primary Sources**

Abstract of Title, 745 North Bancroft Street.

Aladdin Company, The. *Aladdin 'Built in a Day' House Catalog, 1917*. New York: Dover Publications, Inc. 1995.

*Baist Map* of Indianapolis. 1916; 1927.

*Indianapolis News*.  
1914, 1930.

*Indianapolis Star*.  
1910, 1911, 1913, 1914, 1915, 1917, 1920, 1922, 1929, 1932, 1936, 1938.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Number 9 Page 37

*Emerson Heights Historic District, Marion County, IN*

---

Montgomery Ward Co., *The Wardway Homes: Bungalows and Cottages, 1925*. Mineola, New York: Dover Publications. 2004.

Sanborn Fire Insurance Company, *Sanborn Map of Indianapolis*. 1898, 1940.

Smith, Henry Atterbury. *500 Small Houses of the Twenties*. New York: Dover Publications, Inc. 1990.

**Internet Resources**

*Baist Map of Indianapolis 1916.*

[http://indiamond6.ulib.iupui.edu/cdm4/item\\_viewer.php?CISOROOT=/SanbornJP2&CISOPTR=1810&CISOBX=1&REC=5](http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/SanbornJP2&CISOPTR=1810&CISOBX=1&REC=5) (Accessed April 27, 2009)

*The Digital Collections of IUPUI Library.*

<http://www-lib.iupui.edu/collections/digital/collections.html#i> (Accessed March 2, 2009).

*Emerson Heights Community Organization "Development Book."*

<http://www.emersonheights.org/index.php/gallery/category/C4/> (Accessed April 2, 2009).

*Emerson Heights Community Organization "Newspaper Articles."*

<http://www.emersonheights.org/index.php/gallery/category/C7/> (Accessed April 24, 2009).

*Indianapolis and its Environs*, Rand McNally, 1898.

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/HIM&CISOPTR=125&REC=4> (Accessed October 29, 2009).

*Indianapolis City Directory (1914, 1915, 1916, 1920, 1930, 1940).*

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=5569&REC=1&CISOBX=Cross> (Accessed April 26, 2009).

*Indianapolis General Data Viewer.*

<http://imaps.indygov.org/prod/GeneralViewer/viewer.htm> (Accessed March 26, 2009).

*National Register of Historic Places Official Website.* <http://www.nps.gov/nr/> (Accessed March 1, 2009).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 9 Page 38

*Emerson Heights Historic District, Marion County, IN*

---

*R. L. Polk's City Directory Map of Indianapolis*

[http://indiamond6.ulib.iupui.edu/cdm4/item\\_viewer.php?CISOROOT=/HIM&CISOPTR=302&DMSCALE=50.00000&DMWIDTH=600&DMHEIGHT=600&DMX=3436&DMY=2316&DMMODE=viewer&DMTEXT=%20Indianapolis&REC=20&DMTHUMB=1&DMROTATE=0](http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=/HIM&CISOPTR=302&DMSCALE=50.00000&DMWIDTH=600&DMHEIGHT=600&DMX=3436&DMY=2316&DMMODE=viewer&DMTEXT=%20Indianapolis&REC=20&DMTHUMB=1&DMROTATE=0) (Accessed April 27, 2009).

*Sears Archives.* <http://www.searsarchives.com/homes/> (Accessed April 10, 2009).

*Sears Modern Homes.* <http://www.arts-crafts.com/archive/sears/> (Accessed April 14, 2009).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section Number 10 Page 39

*Emerson Heights Historic District, Marion County, IN*

---

**Verbal Boundary Description**

Beginning at the southwest corner of the curb lines of East 10<sup>th</sup> Street and North Emerson Avenue, follow the western curb of Emerson Avenue generally southward, crossing East 9<sup>th</sup> Street and East Walnut Street, and continuing southward to the northwest corner of the curbs of North Emerson Avenue and East Michigan Street. Then turn westward and follow the northern curb of East Michigan Street generally westward, crossing North Bancroft Street, North Riley Avenue, North DeQuincy Street, North Wallace Street, Carlyle Place, North Bosart Avenue, North Drexel Avenue, and North Linwood Avenue, to the northeast corner of the curbs of East Michigan and North Linwood Avenue. Then turn north and generally follow the eastern curb of Linwood Avenue northward, crossing East St. Clair Street, and continuing northward to the southeast corner of the curbs of North Linwood Avenue and East 10<sup>th</sup> Street. Then turn east and follow the southern curb of East 10<sup>th</sup> Street generally eastward, crossing North Drexel Avenue, North Bosart Avenue, North Wallace Street, North DeQuincy Street, North Riley Avenue, and North Bancroft Street, continuing eastward to the southwest corner of the curbs of East 10<sup>th</sup> Street and North Emerson Avenue, and then connecting to the point of origin.

**Boundary Justification**

The boundaries of the district are defined by the two plats comprising the Emerson Heights Historic district: the Charles L. Cross Trust Clifford Avenue Addition and the Emerson Heights Addition. The Emerson Heights HD boundaries correspond to the external boundaries of these two adjoining additions. The boundaries were determined jointly by the State Historic Preservation staff and consultant based on the historic plats and the following additional considerations: listed districts border the east edge of the Emerson Heights HD; to the west is an area outside the two plats included in the district. Only within the district boundaries do the resources exhibit high integrity as a cohesive area and represent a unique and well-defined period of significance of suburban development in Indianapolis.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page \_39 Emerson Heights Historic District, Marion County, IN

---

- 1.) IN\_Marion County\_Emerson Heights Historic District\_0001.tif
  - 518 N. Emerson Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southwest
  - Photograph number 0001
  
- 2.) IN\_Marion County\_Emerson Heights Historic District\_0002.tif
  - 906-08 N. Emerson Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0002
  
- 3.) IN\_Marion County\_Emerson Heights Historic District\_0003.tif
  - 520 N. Bancroft Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0003
  
- 4.) IN\_Marion County\_Emerson Heights Historic District\_0004.tif
  - 773, 801-03 N. Bancroft Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 18, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0004

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page \_40 Emerson Heights Historic District, Marion County, IN

---

- 5.) IN\_Marion County\_Emerson Heights Historic District\_0005.tif
  - 825 N. Bancroft Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0005
  
- 6.) IN\_Marion County\_Emerson Heights Historic District\_0006.tif
  - 500 Block of N. Riley Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 18, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is north
  - Photograph number 0006
  
- 7.) IN\_Marion County\_Emerson Heights Historic District\_0007.tif
  - 606 N. Riley Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southwest
  - Photograph number 0007
  
- 8.) IN\_Marion County\_Emerson Heights Historic District\_0008.tif
  - 737, 745 N. Riley Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 18, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0008

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page \_41 Emerson Heights Historic District, Marion County, IN

---

- 9.) IN\_Marion County\_Emerson Heights Historic District\_0009.tif
- 520 N. DeQuincy Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0009
- 10.) IN\_Marion County\_Emerson Heights Historic District\_0010.tif
- 632 N. DeQuincy Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southwest
  - Photograph number 0010
- 11.) IN\_Marion County\_Emerson Heights Historic District\_0011.tif
- 738 N. DeQuincy Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is west
  - Photograph number 0011
- 12.) IN\_Marion County\_Emerson Heights Historic District\_0012.tif
- 536 N. Wallace Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0012

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page 42 Emerson Heights Historic District, Marion County, IN

---

- 13.) IN\_Marion County\_Emerson Heights Historic District\_0013.tif
- 770 N. Wallace Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southwest
  - Photograph number 0013
- 14.) IN\_Marion County\_Emerson Heights Historic District\_0014.tif
- 4805 E. 10<sup>th</sup> Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is east
  - Photograph number 0014
- 15.) IN\_Marion County\_Emerson Heights Historic District\_0015.tif
- 500 Block of Carlyle Place, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 18, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is north
  - Photograph number 0015
- 16.) IN\_Marion County\_Emerson Heights Historic District\_0016.tif
- 611 Carlyle Place, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0016

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page \_43 Emerson Heights Historic District, Marion County, IN

---

- 17.) IN\_Marion County\_Emerson Heights Historic District\_0017.tif
- 741 Carlyle Place, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0017
- 18.) IN\_Marion County\_Emerson Heights Historic District\_0018.tif
- 757 Carlyle Place, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0018
- 19.) IN\_Marion County\_Emerson Heights Historic District\_0019.tif
- 700 Block alley of Carlyle Place, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0019
- 20.) IN\_Marion County\_Emerson Heights Historic District\_0020.tif
- 519 N. Bosart Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southeast
  - Photograph number 0020



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page \_44 Emerson Heights Historic District, Marion County, IN

---

- 21.) IN\_Marion County\_Emerson Heights Historic District\_0021.tif
- 721 N. Bosart Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southeast
  - Photograph number 0021
- 22.) IN\_Marion County\_Emerson Heights Historic District\_0022.tif
- 912 N. Bosart Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southwest
  - Photograph number 0022
- 23.) IN\_Marion County\_Emerson Heights Historic District\_0023.tif
- 609 N. Drexel Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southeast
  - Photograph number 0023
- 24.) IN\_Marion County\_Emerson Heights Historic District\_0024.tif
- 733 N. Drexel Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0024

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page 45 Emerson Heights Historic District, Marion County, IN

---

- 25.) IN\_Marion County\_Emerson Heights Historic District\_0025.tif
- 842-44 N. Drexel Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0025
- 26.) IN\_Marion County\_Emerson Heights Historic District\_0026.tif
- 711 N. Linwood Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northeast
  - Photograph number 0026
- 27.) IN\_Marion County\_Emerson Heights Historic District\_0027.tif
- 905-07 N. Linwood Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southeast
  - Photograph number 0027
- 28.) IN\_Marion County\_Emerson Heights Historic District\_0028.tif
- 4600 Block E. 10<sup>th</sup> Street, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is southeast
  - Photograph number 0028

(8-86)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 11 Page \_46 Emerson Heights Historic District, Marion County, IN

---

- 29.) IN\_Marion County\_Emerson Heights Historic District\_0029.tif
- 5066 E. Michigan Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 10, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0029
- 30.) IN\_Marion County\_Emerson Heights Historic District\_0030.tif
- 734 N. Riley Avenue, Emerson Heights Historic District
  - Marion County, IN
  - Photographer, DeAnne Roth
  - Photograph taken April 17, 2009
  - Cd of photograph located at the Indiana Department of Natural Resources
  - Direction of view through camera is northwest
  - Photograph number 0030

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
Emerson Ave		506	C	N		
		510	C	C		
		514	C	N		
		518	C	N		
		522	C	N		
		526	C	N/A	X	
		532	C	C		
		606-608	C	C		
		610	C	C		
		614	C	N	X	
		618	C	N		
		622	C	N/A		
		626	C	N/A	X	
		630	N	C		
		634	C	C		
At Walnut		NW & SW corners				2 EH Piers C, C
		706	C	C		
		714	C	C		
		718	C	C	X	
		722	C	N		
		728	C	N/A		
		734	C	N		
		736	N	N		
		738	C	C		
		744	C	N		
		746	C	N		
		750	C	N		
		754	C	N		
		760	C	N		
		762	C	N		
		766	C	N/A		
		770	C	N/A		
		774	C	N		
at 9th		SW corner				1 EH Pier - C
		802	C	C		
		806	C	C		
		810	C	C		
		814	C	N		
		818	C	N		
		822	C	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
Emerson con't.		826	C	N/A		
		830	C	N/A		
		834	C	N		
		838	C	N		
		844	C	N		
		902-04	C	N/A		
		906	C	C		
		910	C	N		
		920	C	N		
		926	C	N/A		
Bancroft St						
and Michigan	NE corner					1 EH Pier - C
	501		N	C		
	505		C	C		
		506	C	N	X	
	511		C	C		
		510	C	C		
		514	C	C		
	517-19		C	N		
		520	C	C		
	521		C	N		
		524	C	C		
	525-27		C	N/A		
		526	C	C	X	
	601-03		C	N		
		602-04	C	C		
	605-07		C	C		
		608	C	N		
		610	C	N		
	611		C	N		
	615		C	C		
		616	C	N		
	617		C	N		
		620	C	N		
	621		C	N		
		622	C	N		
	625		C	N/A		
		626	C	C		
	629		C	N		
		630	C	N		
	633		C	N		
		636	C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
Bancroft con't.		702	C	C		
	703		C	C		
	705		C	C		
		706	C	N		
	709		C	N		
		710	C	C		
		714	C	N		
	715		C	C		
	717		C	N		
		720	C	C		
	721		C	C	X	
	725		N	C	X	
		726	C	N		
		728	N	N		
	729-31		C	C		
		730	C	N		
	733-35		C	C		
		734	C	N/A		
	737-39		C	N		
		738-40	C	N/A		
	741		C	N		
		742	C	N		
	745		C	N		
		746	C	N		
	749		C	N		
		750	C	N/A		
	753		C	N		
		754	C	C		
	757		N	N		
	761-63		C	N/A		
		762	C	C		
	765		C	C		
		766	C	N/A		
	769		C	C		
		770	N	C		
	773		C	N/A		
		776	C	N		
	801		C	N		
		802	C	N		
	805		C	N		
		806	C	C		
	809		N	N		
		810	C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	813		C	N/A		
		816-18	C	N		
	817		C	N/A		
		820	C	N		
Bancroft con't.	821		C	C		
		824	C	N		
	825		C	C		
		826	C	N		
		828	C	N		
	829		C	C		
		832	N	N		
	833		C	C		
	837		C	N		
		838-40	C	N/A		
	841-43		C	N/A		
		842	C	N		
	901		N	N		
		902	C	C		
	905-07		C	N		
		906	C	N		
		910-12	C	N/A		
	911		C	N		
	913		C	N		
		914	C	N		
	917		C	N		
		920	C	C		
	921		C	N		
		922	N	N/A	X	
	923		C	N/A		
		926	C	N/A	X	
	929		C	C		
		930	C	N		
	933		C	N		
		936	C	C		
	937		C	N/A		
		940	C	N		
	943		N	N/A		
		942	C	C		
Riley Avenue						
at Michigan	NE corner	NW corner				2 EH Piers C, C
	501		C	N		
	505		C	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
		506	C	C		
		510	C	N		
	509		C	C		
	513		C	N/A	X	
		514	C	N		
Riley con't.	517		C	C		
		518-19	C	N		
	521		C	C		
		524	C	N		
	525		C	C		
		526	C	C		
	601		C	N		
		602	C	C		
	605		N	C		
		606	C	N/A		
	609		C	N		
		610	C	C		
		614-616	C	C		
	615		N	N/A	X	
	617		C	N/A	X	
		618	C	C		
	621		C	C		
		622	N	N		
	625		C	C		
		626	C	C		
	629		N	N	X	
		630	C	C		
	633		C	N		
		634	C	N	X	
	701		C	N		
		702	C	N		
	705		C	N		
		706	C	N		
	709		C	C		
		710	C	N/A		
	715		N	C		
		716	N	N		
	717		C	N/A		
		720	C	C		
	721		C	N		
		722	C	C		
	725		N	N/A		
		726	C	N		



Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	729		C	N/A		
		730	C	N		
	733		C	N		
		734	C	N		
	737		C	N		
Riley con't.		738	C	N		
		742	C	N/A		
	743		C	N		
		744	C	N		
	745		C	N		
		746	C	N		
	751		C	C		
		752-54	C	N/A		
	755		N	N		
	757		C	N		
		760	C	N/A	X	
	761		C	C		
		762	C	C		
	765		C	N		
		766	C	N		
	769		C	N		
		770	C	N		
	773		C	C		
		776	C	C		
	801-803		C	C		
		802	N	N		
	807		N	C		
		808	C	C		
	809		C	C		
		810	C	C		
	813		C	C		
		814-16	C	C		
		818	C	N		
	819		C	N		
	821		N	N		
		822	C	C		
	825		C	N		
		828	C	C		
	829		C	N/A	X	
		830	C	N		
	835		N	C		
		834	C	N		
	837		C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
		836-38	C	N/A	X	
	841		C	N		
		842	C	N		
	901		C	C		
		902	C	N/A		
	905-07		C	C		
		906	C	N		
Riley con't.	909		C	C		
		912	C	C		
		914	C	C		
	915		C	N		
	917		C	C		
		918	C	N		
	921		C	C		
		922	C	N		
	925		C	N		
		926	C	C		
	929		C	C		
		930	C	N		
	933		C	C		
		934-36	C	N/A		
	937		C	C		
		938-40	C	C		
		942	C	C		
DeQuincy Street						
at Michigan	NE corner					1 non-EH pier - C
	501		C	N/A		
		506	N	N/A	X	
	505		C	N		
	509		C	C		
		510	C	N		
		514	C	N		
	515		C	N		
	517		C	C		
		520	C	N		
	521-23		N	N/A	X	
		524	C	N		
	525		C	C		
		528	C	N/A		
	601		C	N		
		602	C	N		
	605		C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
		606	C	C		
	609		C	N/A		
		612	C	N		
		614	C	N		
	615		C	N		
	617		C	C		
DeQuincy con't.		618	C	N		
	621-23		C	N		
		622	C	N		
	625		C	N		
		626	C	N		
	629		C	N		
		630	C	N		
		632	C	N/A		
	635		C	C		
	701		C	C		
		702	C	N		
		706	C	N		
	707		C	C		
		710	C	C		
	711-13		N	C		
		714	C	C		
	715		C	N		
		718	C	C		
	717		C	N/A		
		722	C	N/A		
	723		N	N	X	
	725		C	N		
		726	C	C		
		730	C	C		
	731-33		C	C		
	735		C	C		
		736	N	C		
	737		C	C		
		738-40	C	N		
	741		N	C		
		742	C	N		
		746	C	N		
	747		N	N		
	749		C	N		
		750	C	N/A	X	
	753		C	C		
		754	C	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	757		C	C		
		760	C	N		
	761		C	N/A		
		762	C	N/A		
		766	C	N		
	767		N	N/A		
	769-71		C	N		
DeQuincy con't.		770	C	N		
	773		C	N/A		
		776	N	N		
	801		C	C		
		802	C	N/A	X	
	805		N	C		
		806	C	N		
		810	C	C		
	811-13		C	N		
		814	N	N/A		
	817		C	N		
		820	C	C		
		822	C	C		
	823		C	C		
		826-28	C	C		
	827		C	C		
		830	C	N		
	831		C	N		
	833		C	N		
		834	C	N		
		838-40	C	N		
	837		C	N/A		
	841-43		C	C		
		842	C	C		
		846	C	C		
	901		C	N/A		
	905		C	C	X	
		908	N	N		
		910	C	C		
	911		C	N		
		914	C	C		
	915		C	C		
		916	C	N		
	917		C	N		
	921		C	N		
		922	C	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	925-27		C	N/A		
		926	N	C		
		928-30	C	C		
	931		C	C		
		934	C	N/A		
	935		C	N		
	939		N	N/A		
		940	C	N		
		944	C	C		
	945		C	C		
Wallace Street		502	C	N		
		508	C	N		
	511		C	N		
	515		N	N		
		516	N	C		
	517-19		N	N/A		
	521		N	N		
		522	C	C		
		524	C	N		
	525		C	C		
	529		C	C		
		536	C	C		
	601		C	N/A		
	607		C	C		
	609		N	N		
		610	C	C		
	611		C	N		
		614-16	C	N/A		
	617		C	N/A		
	621-23		C	N/A		
		622	N	C		
	625-27		C	N/A		
		628	N	C		
	629		C	N/A		
	701		N	N/A		
		702	C	N		
	705-07		C	N		
		708	C	N/A	X	
	711		N	C		
		714	N	C		
	715		C	N		
	719		C	N		
		720	C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	721		C	C	X	
	725		C	N		
		728	N	C		
	729		C	C		
		732	C	N		
	733		C	C		
	737		C	N		
		738	C	N/A		
	741-43		C	C		
		744	C	N/A		
	745		N	N/A		
	749		N	N		
Wallace con't.		752	N	N		
	755		C	N		
		758	C	N		
	757		C	C		
	761		C	N		
		764	C	N		
	765		N	N		
	769		C	N		
		770	C	C		
	773		C	C		
	801		N	N		
		802	C	N		
	805		N	N/A	X	
		806	N	N		
	811		C	N/A		
		814	C	N		
	815		C	N		
	817		C	C	X	
		818	N	C		
	823		C	N		
		826	C	N/A		
	827		C	N/A	X	
	831		C	N/A		
		832	C	C		
	833		C	N		
	837		N	N		
		840	N	N		
	841-843		N	C		
		848	C	C		
	901		C	N/A		
	905		C	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	909		C	N		
	913		C	C		
	917		C	N		
	921		C	C		
	925		C	N/A		
	929		N	C		
		940 (LDS church)	N	N/A		
Carlyle Place						
at Michigan	NE corner	NW corner				2 EH Piers C, C
	501		C	N		
Carlyle con't.		502	C	C		
	509		C	N		
		510	C	C		
		516	C	C		
	515		C	N/A		
	521		C	C		
	523		C	N		
		532	C	C		
	535		C	C		
		538	N	C		
		602	N	C		
	611		C	C		
		612	C	C		
		614	C	C		
	617		C	C		
		618	C	C		
	623		N	N		
		630	C	C		
	629		C	N		
	701		C	N/A		
		702	C	C		
		706	N	N		
	709		C	C		
	715		C	C		
		714	C	C		
	719		C	C		
		720	C	C		
		726	C	N		
	727		N	N		
	731		N	N/A		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
		734	C	C		
	735		C	N		
	737		N	N		
		738	C	C		
	741		C	N		
		744	C	C		
	757		C	C		
		750	C	C		
		756	C	C		
Carlyle con't.	761		N	N/A		
		764	C	N/A		
		768	C	C		
	769		C	N		
	801		C	N		
		802	C	C		
	807		C	N/A		
		806	C	C		
	815		C	N		
		818	C	C		
	819		C	C		
		820	C	C		
	825		C	N		
		826	C	C		
	831		N	N		
		832	N	N/A		
		836	N	N/A		
		838	N	N/A		
	845		N	C		
	859		C	C		
Bosart Ave	505		C	N/A		
		506	C	N/A		
	509		C	C		
		510	C	N/A		
	513-15		C	N/A		
		514-16	C	N		
		518-20	C	C		
	519		C	N/A		
	521		N	N		
		524	C	C		
	601		C	C		
		602	C	C		
	605		C	N/A		
		606	N	C		



Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	609		N	N		
		610	C	N/A		
	613		C	C		
		614	C	N		
	617		N	N		
		618	C	N		
	621		C	N/A	X	
		622	C	N	X	
	701		N	N		
		702-04	N	N		
Bosart con't.	705-07		N	N/A		
		706	C	N/A		
		710-12	C	N/A		
		714	C	N/A		
	715		C	N		
		718	C	N		
	719		C	N		
	721		C	N/A		
		722	C	C		
	725		N	N/A		
		726	N	N		
	729		N	N/A		
		730	C	C		
	731		N	C		
		736	C	N		
	737		N	N/A	X	
		738-740	N	N/A		
	741		C	N/A		
		744	N/A	N		
	747		C	N		
		746	C	C		
	801		C	N		
		802	C	C		
	805		N	N/A		
		806	C	C		
	809		N	N		
		810	C	N/A		
	811		N	N/A		
		814	C	C		
	815		C	C		
		818	N	C		
	819		C	N/A		
		822	C	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	823		N	N		
		824-26	C	C		
	825-27		C	N/A		
		830	N	C		
		834	N	C		
	835		N	C		
		838	N	C		
	839		C	N/A		
		842	C	C		
	843		C	N		
		848	C	C		
	847		N	C		
		850	C	C		
	851		N	C		
	853		N	N		
		854	C	C		
Bosart con't.	857		C	N		
		860	N	C		
	861		C	N/A		
		862	C	C		
	865		C	N		
		866	C	C		
	901		C	N		
		902	C	C		
		906	C	N/A		
	907-09		N	N		
		908	C	C		
	911		C	N/A		
		912	C	N/A		
	913		C	N		
		916-18	N	N/A		
	919		C	C		
		920	C	N/A		
		924	N	C		
	925-27		C	C		
	929		N	C		
		930	N	C		
	933		N	C		
		934	C	C		
	937		N	C		
		938	C	N/A		
		942	C	N/A	X	
	943		N	N		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	945		C	C	X	
		946	C	N	X	
	949		C	N/A		
		950	C	C		
		952	C	C		
	953		C	C		
		958	C	N/A		
	959		C	C		
		962	C	N/A		
		966	C	C		
		970	N	N/A		
Drexel Ave		502	C	N/A		
	505		C	N/A		
		506	C	N/A		
	509		C	N/A		
		510	C	C		
	513		C	N		
Drexel con't.		514	C	C		
	517		C	N		
		518	N	C		
	521		C	C		
		522	C	N/A		
	525		C	C		
		526	N	N		
	527		C	C		
		530	C	N		
	609		C	C		
		610	C	C		
		614	C	C		
	615		C	C		
	617		C	C		
		618	C	C		
	621		C	N/A		
		622	C	C		
	625		C	C		
		626	C	N/A		
	701		N	C		
		702	N	N/A		
	705		C	N/A		
		706	N	C		
	709		N	C		
		710	C	C		
	713		C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
		714	N	N		
		718	N	N/A		
	719		N	N		
	721		C	C		
		722	N	N/A		
	725		C	C		
		726	C	N/A		
	729		N	N		
		730	C	N/A		
	733		C	N		
		734	C	C		
	737		C	C		
		740	N	N		
	743		C	C		
		742-44	C	N/A		
		746	C	N/A		
	747		N	C		
	801-803		C	N/A		
Drexel con't.		802	N	N		
		806	N	N		
	807		C	N		
	809		C	N/A		
		810	C	C		
		814	C	C		
	815		C	N		
		818	N	N/A		
	821		C	C		
		822	N	N/A	X	
	825		C	N/A		
		826	N	N/A		
	829		C	C		
		830	C	C		
	833		N	C		
		834	C	C		
	837		C	C		
		838	N	N/A		
	841		N	N/A		
		842	C	C		
	845		C	N/A		
		846	C	N/A	X	
	849		C	C		
		850	C	N		
	853		C	C		

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
		854	N	N		
	857		C	C		
		858	C	N		
	861		C	C		
		862	C	C		
		866	C	N/A		
	867		C	C		
	869		N	N/A		
		902	C	N/A		
		904	C	N		
	909		C	C		
		910	N	N/A		
	913-915		C	N		
		914	C	C		
	917		C	N/A		
		918	C	N		
		920	C	N/A		
	921		C	N		
		928	N	C		
	929		C	N		
Drexel con't.		930	C	N/A		
	931		N	N/A		
	935		N	N/A		
		936	C	N/A		
	939		C	N/A		
		940	C	C		
	941		C	N		
		944	C	N/A		
	947		N	C		
		948	N	C		
		950	N	N/A		
	953		C	N		
		954	C	C		
	959		C	C		
		960	N	N		
	963		N	C		
	965		C	C		
	969		C	C		
Linwood Ave	509		N	N		
	513		N	C		
	517		N	C		
	521		C	N/A		
	601		C	C		

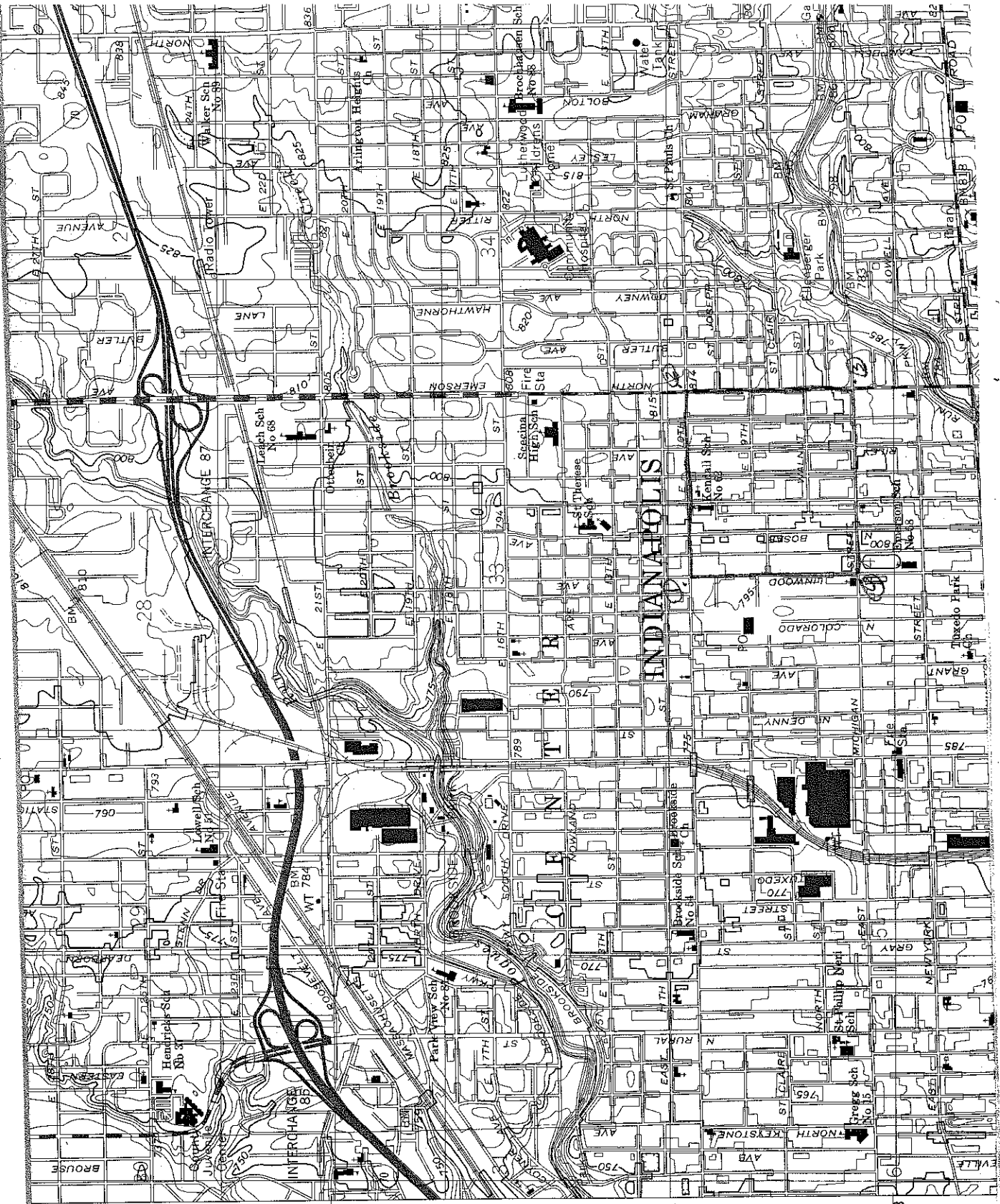
Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	605		C	C		
	609		C	C		
	613		C	C		
	617		C	C		
	621		C	N/A		
	625		C	N/A		
	633-35		C	C		
	711		C	C		
	713-15		N	N/A		
	717		N	C		
	721		N	C		
	725-27		C	N/A		
	729		C	N/A		
	733		C	N/A	X	
	737-39		C	N/A		
	741		N	C		
	745		C	C		
	801		N	N		
	805		C	N/A		
Linwood con't.	809		N	N/A		
	815		N	C		
	817		C	C		
	821		N	C		
	825-27		C	N/A		
	829-31		C	N/A		
	833		N	C		
	837		C	N		
	841		N	N		
	845		N	C		
	849		N	C		
	853		C	C		
	857		C	C		
	861		N	N		
	865-67		C	N		
	901		C	N		
	905		C	C		
	909-911		N	C		
	915		C	C		
	919		N	C		
	921		C	C		
	925		N	C		
	929		C	N		
	933		C	N		

MAP SAYS  
 → 931 7

Emerson Heights Historic District Resources

Street	Number E side	Number W side	House or Primary building Rating	Garage Rating	Shed Not Rated	Object
	935-937		C	N		
	941		C	N		
	945-947		C	N		
	953		C	N		
	955		N	N		
	957		C	C		
	959		C	N		
	969		C	N		
10th St	S side					
	4501		C	C		
	4505		C	C		
	4509		C	N/A		
	4513		C	N/A		
	4565 commrc		N	N/A		
	4601 commrc		N	N/A		
	4609 commrc		C	N/A		
	4615 commrc		C	N/A		
	4619 commrc		C	N/A		
10th con't.	4623 commrc		N	N/A		
	4627 commrc		C	N/A		
	4705 McDnlds		N	N/A		
	4805		C	N/A		
	4909		C	N/A		
	5005		C	C		
	5055 commrc		C	N/A		
	5071 commrc		N	N/A		
Walnut St	N side					
		5074	C	N/A		
	S side					
	5075		C	N		
Michigan St	N side					
		5066 commrc	C	N/A		
		5046	C	N/A		
		4910	C	N/A		
		4826 commrc	N	N/A		
		4820	C	N/A		
		4802 commrc	C	N/A		
		4710	C	N/A		
		4706	C	N/A		
		4616 commrc	N	N/A		
		4606 commrc	N	N/A		
		4502	C	N/A		



406

47'30"

ERERSON HEIGHTS  
 HISTORIC DISTRICT #404  
 MASON CO., IN T 15 N  
 UTM 15:  
 ① 16 577660 44039120  
 ② 16 578530 4403930  
 ③ 16 578530 4403180  
 ④ 16 577680 440315008