"HOW OTHERS HAVE BUILT":

A SKETCH OF INDIANAPOLIS CONSTRUCTION AND DEMOLITION PATTERNS

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This thesis argues that an architectural surveying methodology via newspaper sampling offers new insight historic preservationists can use to more efficiently predict demolitions. Using data collected from the "Home Builder's Department" section of the *Indianapolis Star*, this study compiles architectural information on 425 structures, mostly single-family and duplex residences, built between 1909 and 1926. Engaging with the historiographical themes of public history and architectural history as well as methodological components of historic preservation and digital humanities, the data-centric model relies on a collection of sampled newspaper articles, which were analyzed for specific information, compiled into a data repository with supplemental research, and then incorporated into the ArcGIS program for interpretation. The project provides a synopsis on early twentieth century building trends in Indianapolis and offers implications regarding the role that factors such as building type, geographic location, federal and municipal historic district protections, architectural style, and exterior building material or cladding play in predicting demolitions. Beyond these predictive results, this study also suggests a city-wide surveying methodology for organizing and analyzing large quantities of historic architecture for preservation planning initiatives.

Elizabeth Brand Monroe, Ph.D., J.D., Chair

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Introduction

The surrounding yellow tape looked bright against the peeling white and gray paint on the tired, frame residence. It was two stories high, with a center portico supported by unsteady columns. Years had gone by since the last tenant moved out. Hand-carved wooden brackets appeared as if trying to hold up the roof with all of their might; it had finally caved in from neglect the previous winter. But on this warm day, an audience was there to be entertained by the spectacle beyond the yellow barrier. The bulldozer's attack began, striking the house from the side. The spectators cheered as the delicate portico came down unexpectedly. Studs and joists popped like firecrackers, as shingles and siding boards tumbled—a monument to progress. Within hours, the house was reduced to a pile of framing and insulation.

The act of demolition is both sanctioned and spurned. Society views demolitions as an urban planning tool, a blight eliminator, an economic development and a community development opportunity, a political rallying point, and even in some cases, a preservation tool. Throughout the twentieth century, demolitions occurred as part of city planning initiatives such as urban renewal projects; and they continue today as part of the federal Blight Elimination program. Demolition is a definitive act, an act that preservation advocates often find themselves challenging. But demolition is also a commercial enterprise, a lucrative venture, and in Indianapolis this is no exception: "Finally the highway came to a

large slum area where the houses were so decrepit they were not worth moving. But I figured there must be some way to make money from these houses."[1]

To study Indianapolis demolitions, I have built a data-centric model with a significant amount of new material. This interdisciplinary study takes into account the fields of public history, architectural history, historic preservation, and the digital humanities. The content scope for this thesis can be defined as Indianapolis architecture constructed between 1909 and 1926; this information was derived from a sample of articles from the "Home Builder's Department" section of the *Indianapolis Star* newspaper between 1909 and 1926. Through an analysis of data derived from these *Indianapolis Star* articles, I argue in this thesis that an architectural surveying methodology via newspaper sampling offers new insight historic preservationists can utilize to better and more efficiently predict some subsequent demolitions. From these historic articles, I gleaned data on 425 buildings, identified those that had been demolished, and interpreted my data for future use by the public on local demolition trends. Besides the data itself, I am offering a new methodology that can be utilized as a preservation-planning tool. This project also incorporates digital humanities principles to help visualize the dataset through the mapping technology, ArcGIS, which assisted in further data interpretation by the filtering of the dataset into categories.

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[1] Thomas R. Keating, "Zebrowski Destroys--But With a Flair," *Indianapolis Star*, June 1, 1969. Zebrowski was a demolition contractor, known for his over-the-top theatrics, like hiring an organist to provide live music, during demolitions of some of the most appreciated buildings in Indianapolis, such as the Knights of Pythias Building, the Claypool Hotel, and Seven Steeples at Central State Hospital for the Insane. Originally from Detroit, Zebrowski came to Indianapolis initially to demolish the Marion County Court House in 1962.

This project will answer several questions about demolition trends: do geographic location, historic preservation protections, architectural style, and exterior building materials influence demolitions in Indianapolis architecture? And from a methodological standpoint, how can historic preservationists use this model elsewhere to predict demolitions so they can more efficiently expend their limited resources? Building on principles of housing development, economics, and architectural practice, this project takes the related data and analyzes local demolition patterns for some Indianapolis housing stock built between 1909 and 1926. Public and architectural historians, historic preservationists, and digital humanists can use this project: as a public history project, this study must be shared and accessible. The article collection, dataset, and maps will all be accessible at associated preservation organizations.

In this project, I take spatial humanities into account to understand the differing neighborhood boundary designations, such as city-designated neighborhoods and both local and national historic preservation districts. These boundaries sometimes conflict with each other. This project challenges the historic neighborhood district survey format by examining a specific time frame rather than a single geographic location or neighborhood. The sample offers an opportunity for a city-wide comparison of persisting building patterns and demolition trends.[2] The end objective of this survey is to assist historic preservation efforts by providing a unique methodology for organizing and interpreting historic architecture and a physical repository of articles, data, and maps for local preservationists.

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[2] Referring to Appendix B, Map 1, there are houses represented on all sides of downtown, although the data provided reveals higher frequencies on the north and east sides of downtown.

This thesis integrates, mapping, a digital humanities tool, into the project for both data interpretation and also as a component of the finished project. Mapping is essential to numerous sub-disciplines of history as a way to visualize large amounts of data as well as depict movement or routes. Maps may be used as visual reference tools for historic preservationists, urban historians, or city planners working with architectural surveys and other preservation or building projects, but mapping can also supply historians with new formats for comprehending our built environment. Historians can use mapping programs to interpret large or complex data that can be tied to a defined location, such as a street address or longitude and latitude coordinates.

This exercise matters because studying past demolition trends can help historic preservationists today better predict future Indianapolis demolitions and, methodologically, can help them manage large quantities of information on historic areas for preservation planning initiatives and programs. Indianapolis is currently the twelfth-largest city in the U.S., and has received attention from sociologists and economists interested in urban planning.[3] Analyzing the Indianapolis housing stock also provides insight into national architectural and preservation trends. Additionally, this project contributes to local architectural history and historic preservation scholarship. Little scholarship exists on Indianapolis architecture,

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[3] Population data from the 2010 U.S. Census, data on highest-ranking cities created in 2012 and available at www.census.gov/. Including studies by Douglas S. Massey and Nancy A. Denton on hyper-segregation developments in *American Apartheid: Segregation and the Making of the Underclass* (Cambridge: Harvard University Press, 1993), by Juliet Saltman on the stability of racially-mixed neighborhoods in "Maintaining Racially Diverse Neighborhoods," *Urban Affairs Review* 26, no. 3 (1991): 416-441, and by Donovan Rypkema on historic preservation and property values in *Preservation and Property Values in Indiana* (Indianapolis: Historic Landmarks Foundation of Indiana, 1997).

beyond architectural surveys, National Register nominations, IHPC historic district plans, and a select few historic neighborhood monographs.

This project is based on articles from the "Home Builder's Department" section of the newspaper, the *Indianapolis Star*. These articles appeared between 1909 and 1926 and describe newly built residential, commercial, and municipal structures.[4] Beginning in 1909, these articles ran in most Sunday issues of the *Indianapolis Star*, along with mail-order floor plan advertisements, gardening tips, and interior design features. The *Indianapolis Star* construction articles provide many facts, such as address, owner, and builder, along with an image of the structure.[5] Although the *Indianapolis Star* began publishing in 1903, these construction articles were not included in the publication until 1909.[6] Due to the City of Indianapolis' loss of records in the 1960s during the transition from City Hall to the City-County Building, the *Indianapolis Star* articles have to stand in the place of lost building permits.[7] I obtained geographic, architectural, and construction-related data from each article and then gathered additional data relating to neighborhoods, historic district status, original owner, and demolition dates from

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[4] Refer to Appendix C for a sample article. These articles continue in the *Indianapolis Star* today but have changed formats throughout the decades. Occasionally an article is based on a renovated property.

[5] A longer discussion on other similar newspaper construction articles can be found in the methodology section, Chapter 1. Information provided in these articles makes them more useful for research purposes than other similar articles in local newspapers. At the start of this project, the *Indianapolis Star* was one of few local newspapers completely digitized.

[6] The author reviewed Sunday issues of the *Indianapolis Star* between 1903 and 1909 for an initial article, one Sunday paper per month until identifying a starting date in 1909.

[7] Only building permit indexes are available, not the actual permits themselves in most cases. The earliest permit index book is from the 1880s, although permits were required starting in the late 1860s. The oldest permit index books are only indexed by the last name of either the owner or sometimes the builder or architect; locations are not always exact. Some indices include information regarding use, height, and materials. Microfilmed building permits start in 1969 and go to 1994 and demolition records start in 1962 and end in 1986, according to the Marion County Clerk's Office inventory.

numerous sources; all data was compiled in a spreadsheet, which I used for data analysis and mapping in ArcGIS. Chapter 1 provides a complete account of this methodology.

The editorial decisions of the *Indianapolis Star* complicated the data sample. While some may interpret the neighborhood choices as catering to a middle-class and upper-middle-class audience, it is much more likely that the paper was appealing to the development companies and other related construction businesses that paid for advertisements. About half of all contractors or craftsman listed in these featured articles are also listed in the paid advertisement column of this section. I suspect that perhaps these contractors paid additional advertisement fees to be the featured article as well. By mapping the addresses provided in the article or located in the city directories, it is clear that the newspaper focused almost entirely on the north and east sides of the city.[8] The south side had some representation, particularly the subdivisions surrounding Garfield Park, but the west side was minimally represented. Yet, the south and west sides of the city underwent housing development during this time. The *Indianapolis Star* articles, while an excellent resource on the city's housing, do not fully represent the scope of Indianapolis residential architecture between 1909 and 1926. Utilizing additional local newspapers could provide data on parts of the city excluded by the *Indianapolis Star*. For example, the *Indianapolis Recorder*, a popular African American newspaper, included similar housing articles for the west side of

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[8] Many other newspapers serviced the Indianapolis-metro area, including the *Indianapolis News, Indianapolis Herald, Indianapolis Journal,* and *Indianapolis Sentinel*. While location played a role in subscriptions, politics, religion, and ethnicity also determined readership.

downtown. A local German newspaper, *Spottvogel,* also had a housing feature, related to popular German architects and original owners of houses, which were not limited to a specific neighborhood.

Chapter 1 explains my method from the initial article collection phase through the data entry phase to my data interpretation. Chapter 2 provides historiographical context for the architectural history of Indianapolis and the dataset. The data interpretation begins with Chapter 3, which introduces the locational and transportation history, along with building types and neighborhoods. Chapter 4 discusses ownership, owners' occupations and gender, and real estate development companies. Chapter 5 presents data on architectural decisions such as exterior architectural style, architects and designers, and contractors. Chapter 6 analyzes exterior building materials. Chapter 7 interprets the data offered in Chapters 3 through 6 and applies the conclusions to demolition trends, considering factors like construction date, building type, architectural style, and exterior building materials. The conclusion summarizes this study with a discussion on uses for the data and other possibilities for the methodology.

Chapter 1: Methodology

Building a data-centric model for sampling the building stock of Indianapolis required a collection of sources, a dataset developed from the collection, and interpretation of the dataset.[9] The first step was to assemble the collection from a sample of articles from the *Indianapolis Star*. The paper published these articles in the "Home Builder's Department" section of the paper on Sundays.[10] The sample includes six months out of the years 1909 to 1926: May, June, July, September, October, and November.[11] The summary of articles in the dataset follows in the data table, "Article Occurrences by Year."

Table 1.1: Article Occurrences by Year

YEAR	WEEKS WITH ARTICLE	WEEKS WITHOUT ARTICLE	TOTAL ARTICLES*
1909	22	4	22 (5.18%)#
1910	24	3	24 (5.65%)
1911	7	19	7 (1.65%)
1912	9	17	9 (2.12%)
1913	26	1	26 (6.12%)
1914	24	2	24 (5.65%)
1915	25	1	26 (6.12%)
1916	25	1	25 (5.88%)
1917	25	1	25 (5.88%)
1918	16	10	16 (3.76%)
1919	23	3	26 (6.12%)
1920	3	23	3 (0.71%)
1921	10	17	13 (3.06%)
1922	22	4	24 (5.65%)
1923	23	3	34 (8.00%)
1924	25	1	34 (8.00%)
1925	26	0	39 (9.18%)

[9] Building stock includes all residential structures, both single-family home, duplex, and apartments, as well as commercial, municipal, and religious structures listed in the sample.

[10] This project does not include For Sale By Owner classifieds or floor plan advertisements.

[11] I considered sampling every other month, but the winter months had less coverage, resulting in fewer articles. April often had gardening articles in place of the housing articles. I decided to leave out one summer month for a total of 6 months per year sampled. I viewed every Sunday issue of the *Indianapolis Star* of 1908 for an initial "Home Builder's Department" new construction article.

1926	23	3	48 (11.29%)

* Conveys data on weeks with multiple articles
# Percentage out of total number of articles (425)

Referring to Table 1.1, the "Home Builder's Department" articles are not consistent on a weekly basis, and early in the sample, not even consistent on a monthly basis. The first year of the sample, 1908, contained no house articles. In 1909 and 1910, the *Indianapolis Star* issued articles somewhat regularly, but in 1911 and 1912 there were only a few articles in the weeks sampled. The newspaper printed the articles regularly from 1913 to 1917; in 1918, the house articles were again published less frequently in the weeks sampled. The *Indianapolis Star* published construction articles consistently in 1919, with more than one construction article in three weeks, but in 1920, only three articles were printed and this reduced pattern continued in 1921, with only ten articles in print. By 1922, the paper had begun to publish the articles frequently and this pattern continued throughout the rest of the sampling period. During the sampling timeframe in 1926, almost twice as many articles were published as during the slow period of the middle years of the 1910s. The data includes 425 articles on buildings over the course of the sampling of nineteen years.

The *Indianapolis Star* articles consisted of an image of the structure, either a photograph or a drawing, a brief description, which ranged in length from a single sentence to several text columns, and occasionally a floor plan. Starting in 1917, floor plans generally disappear, with the exception of floor plans for the apartment buildings.

Table 1.2: Floor Plan Inclusions by Article

YEAR	ARTICLES WITH FLOORPLAN	ARTICLES WITHOUT FLOORPLAN
1909	22	0
1910	24	0
1911	2	5
1912	0	9
1913	25	1
1914	12	12
1915	20	6
1916	21	4
1917	2	23
1918	0	16
1919	1	25
1920	3	0
1921	7	6
1922	2	22
1923	2	32
1924	2	32
1925	0	39
1926	1	47

Included floor plans contain the interior layout of the structure as well as provide construction insight that can be useful in analyzing buildings; however, not every article included a floor plan. As shown in Table 1.2, the paper published floor plans for a majority of the articles in the data sample in 1909 and 1910, and again from 1913 to 1916. From 1917 to the end of the data sample in 1926, floor plans were seldom provided. The absence of floor plans for over half of the sample data limits my interpretation as it precludes an analysis based on overall size of the structure, and in some cases, the floor plan is the only source that identifies number of bedrooms for residential structures.

Details obtained from the *Indianapolis Star* articles include: architectural style, address or intersection, original owner, architect, builder, building materials and mechanical vendors, amenities, design scheme, and layout. I collected the

articles via microfilm initially at the Indiana State Library and then the Indianapolis

Marion County Public Library (IMCPL) and then from databases with digitized

versions, including IMCPL's online newspaper database, and lastly from the

digitized newspaper provider, Newspapers.com. The image collection preferences

were originally dependent upon the publishing date and also the quality of the

image, but access played a role as well. I cropped and edited the images, typically

with the contrast altered for better readability. I uploaded the images to Google

Drive because the program allows for easy management of large numbers of files,

simple file sharing, and the auto-enhancement of images upon uploading.

After completing the collection of images, I began the data entry step, which I

initially derived from the articles themselves including data such as: date of

construction, article title, building address (or intersection), original owner, owner

occupation (occasionally), architect, designer, builder/contractor, architectural

style, building material, interior design decorator, number of bathrooms, HVAC,

lumber supplier, and lighting vendors, landscapers, and other trades. I also gathered

supplemental data from a variety of sources, including: building type, address

(when only provided an intersection), city-designated neighborhood, historic

district neighborhood, owner occupation (occasionally), demolished or extant

status, and demolition date.

I identified supplemental material using numerous resources. Determining

the building type, for example, as a residential structure versus a commercial

structure was obvious from the image provided in the article or from the

description; identifying by building type was necessary for filtering data in specific

queries. Some articles did not list an exact address and only provided an

intersection or intersection quadrant. To determine an exact address, I searched the

intersection from all four directions in Google Street View, looking for matching

roofline, fenestration, massing, cladding, and exterior ornamentation features that

matched the early twentieth century newspaper image. If a visual study did not

reveal the exact address, looking up the original owner in a city directory following

the article publication date confirmed some addresses. However, when no original

owner name was provided in the article, and a visual study did not provide concrete

visual evidence, these addresses remained listed by the intersection.[12] If an address

changed over time, I listed the present-day address in the dataset so that it could be

mapped. To identify the city-designated neighborhood for a location, I searched

neighborhoods in the City of Indianapolis GIS interface, "My Neighborhoods"

program. I entered the address into this program, and it generated the city-

designated neighborhood as well as the historic district neighborhood.[13] Historic

district neighborhoods, located in the "Zoning and Special Districts" section of the

program, could be either a National Register of Historic Places historic district

and/or a local Indianapolis Historic Preservation Commission historic district.

 I identified some owner occupations from city directories, which I accessed

by the Internet Archive's "Indianapolis City Directory" collection.[14] Besides being

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[12] Ultimately, 15 properties were unmappable as they did not provide a full address or street intersection; these 15 articles typically provided in the description either the neighborhood or one street without the street number.

[13] City-designated neighborhood and historic district neighborhoods do not have the same boundaries in Indianapolis. For example, the historic districts of Herron-Morton Place and the Old Northside are both designated the Near Northside for some city purposes.

[14] The Internet Archive's Indianapolis City Directory Collection is available at: https://archive.org/details/indianapolispubliclibrarycitydirectories.

digitized, the Internet Archive versions of the city directories possess Optical

Character Recognition (OCR), which means the text can be searched for keywords. I

searched the city directory the year after the article was published so I could

confirm addresses, as some of the owner names were not unique in the city

directories. Exterior material confirmation also required a visual analysis, as

materials were not always discernable in the image or description in the article. I

inspected select buildings on Google's "Google Street View" program; this Google

program was only helpful if the structures still possessed the original exterior

material or cladding, not if the building had been refaced with contemporary

materials.[15]

Demolished or extant status could be determined by using the City of

Indianapolis' "MapIndy" program, which allows a user to view the collection of

Indianapolis aerial photography from 1937 to 2015.[16] By viewing the location over

time, I could identify a date range for demolitions, although this technique was not

useful for a handful of structures that were demolished prior to 1937. These early

demolitions had to be confirmed with a combination of research in the Sanborn and

Baist map collections, city directories, and newspaper articles by an address search.

Exact demolition dates could be determined first by starting with a date range from

the "MapIndy" program of aerial photography; I narrowed these date ranges with a

combination of research involving reverse lookups in the city directories and

searching newspaper articles by a specific address, which often included a public

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[15] Google Maps Street View is available at: https://www.google.com/maps.
[16] Map Indy is available at: maps.indy.gov/MapIndy/.

notice for a demolition order, particularly in the 1970s and 1980s. Using these tools, I reduced demolition date ranges often to a two-to-three year timeframe.

I entered the data into an Excel spreadsheet, which provided the flexibility of conversion to other programs, such as Access, if needed. My Excel spreadsheet fields include: date, title, citation, street number, street name, city, state, zip code, neighborhood, historic neighborhood, first owner name, second owner name (when applicable), owner occupation, architect name, second architect name (when applicable), designer name or business, builder/contractor name or business, architectural style (as stated in the article), architectural style (current architectural style terminology), building material, interior design decorator name, number of bathrooms, HVAC or heating system vendor, millwork or lumber vendor, lighting vendor, landscaper name or business, floor plan provided, other trades (when applicable), whether extant, additional notes, date of demolition (when applicable), and building type.[17] I have assumed that the structures were built during the twelve-months prior to the featuring article's publication date, but occasionally the articles note renovated older houses; these renovation projects are documented in the spreadsheet.

I created a second spreadsheet with additional information to export the data properly into the ArcGIS mapping program. Here I combined the individual columns of street number, street name, city, state, and zip code into one column for a full address. I used the full addresses column to geocode, or convert the street addresses into a coordinate system of longitude and latitude, which I then plotted into ArcGIS.

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[17] Architectural style based on current terminology and standards are defined as "Survey Style" in the dataset.

I also standardized the data by looking at each column individually to check for periods, abbreviations, and misspellings.

My final step was to interpret the data, which involved counting columns on the spreadsheet and comparing these calculations on data tables; it also involved creating maps using the mapping visualization program ArcGIS.[18] I interpreted the data first by counting the individual data in a specific category, without any complex programs or algorithms. I derived the percentages from counting columns and comparing the calculations to related columns of information. For example, I counted structures in each architectural style listed in the "style" column then compared these calculations in order to determine which styles were most prevalent.

Following the counting and data table creation, I mapped the entire dataset on ArcGIS and used symbology querying to create additional maps related to questions about the dataset, for example, comparing the three most frequent architectural styles in the sample. Symbology querying allowed the dataset to be filtered by different attributes; each resulting map is included in Appendix B. The GIS utilized an address locator specific for Indianapolis, which applied both point layers and street layers; for this project, it meant that each full, exact address was plotted in the more accurate points layer, but the intersection-only addresses provided were plotted on the street layer. After building each symbology query, maps were exported into both PDF and JPG formats.

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[18] See Lynda.com classes, "ArcGIS Essential Training" and "Up and Running with ArcGIS."

Chapter 2: Historiography

This project takes an interdisciplinary approach to analyzing Indianapolis

demolition trends including the incorporation of ideas and methods from

architectural and urban history, Indianapolis history, and digital humanities.

Architectural and Urban History

Here I examine architectural and urban history scholarship after 1960, when

additional disciplines such as social history and material culture were also applied

to interpretation.[19] The focus of many significant architectural and urban history

texts relates to one or both of the terms chiefly concerned in the project: "suburb"

and "blight." Beginning in the 1920s and 1930s, deurbanization, or suburbanization,

influenced the built environment of large cities. As industry moved away from the

urban core while transportation methods improved, urban populations began to

move elsewhere.[20] In Indianapolis it was no longer necessary to live downtown with

the improving streetcar and interurban networks, commercial hubs establishing

around the city-core, and developers planning a new wave of attractive suburbs

around the county edges.[21] Essential scholarship on urban and suburban history

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[19] For more on architectural historiography, refer to the following: Dana Arnold, Elvan Altan Ergut, Belgin Turan Ozkaya, *Rethinking Architectural Historiography* (New York: Routledge, 2006); Martha Pollak, and Gulsum B. Nalbantoglu, "The Education of the Architect: Historiography, Urbanism, and the Growth of Architectural Knowledge," *Journal of the Society of Architectural Historians* 57, no. 2 (1998); Frank Salmon, *Summerson and Hitchcock: Centenary Essays on Architectural Historiography* (New Haven: Published for the Paul Mellon Centre for Studies in British Art [and] the Yale Center for British Art [by] Yale University Press, 2006).

[20] Barrows' demographic analysis of Indianapolis lists population figures as 105,436 in 1890, 169,164 in 1900, 233,650 in 1910, and 314,194 in 1920. Robert G. Barrows, "A Demographic Analysis of Indianapolis, 1870-1920" (Ph.D. diss., Indiana University, 1977), 31.

[21] An interurban is essentially a streetcar that traveled between cities by a set track, like a railway, but was powered by electricity, typically from a line above. More information in, "Retro Indy: Interurban Streetcars of the Early 1900s," *Indianapolis Star*, October 14, 2015, http://www.indystar.com/story/news/history/retroindy/2014/01/17/interurban-streetcars-retroindy/4583215/; Jerry Marlette, *Electric Railroads of Indiana* (Indianapolis, 1980).

includes works by Jane Jacobs, Sam Bass Warner, Jr., Kenneth T. Jackson, Jon C.

Teaford, and Timothy J. Gilfoyle.[22]

The Death and Life of Great American Cities, by Jane Jacobs, is the

quintessential critique of mid-century urban renewal philosophy. Jacobs criticizes

contemporary city planning principles, backed by urban renewal funds that failed to

aid low-income, dilapidated, or slum areas.[23] Jacobs describes the American city as a

complex, interconnected system that should be considered holistically by municipal

administrations and city planners.[24] Following Jacobs' 1961 text, Sam Bass Warner,

Jr.'s 1972 work, *The Urban Wilderness: A History of the American City,* argues that

suburbanization was a positive opportunity for all residents, not a major cause of

the urban crisis. Warner describes the suburbs as a "newly safe and salubrious

environment" for the middle class, while the working class absorbed the vacated

middle-class houses in the city.[25] Warner's chronology examines transportation, rail,

bus, and private vehicle, as well as the Federal Housing Administration loan

program as immensely influential to urban and suburban history.

The following decade, another pivotal text, Kenneth T. Jackson's *Crabgrass*

Frontier: The Suburbanization of the United States, reasoned that Americans desired

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[22] For more on suburban studies, refer to the following: W. Dennis Keating, Norman Krumholz, Philip Star, *Revitalizing Urban Neighborhoods* (Lawrence, KS: University Press of Kansas, 1996); Robert Bruegmann, *Sprawl: A Compact History* (Chicago: University of Chicago Press, 2005); John Stilgoe, *Borderland: Origins of the American Suburb, 1820-1939* (New Haven: Yale University Press, 1988); Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck, *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* (New York: North Point Press, 2000); Dolores Hayden, *Building Suburbia: Green Fields and Urban Growth, 1820-2000* (New York: Pantheon Books, 2003); Robert A.M. Stern, David Fishman, and Jacob Tilove, *Paradise Planned: The Garden Suburb and the Modern City* (New York: The Monacelli Press, 2013).
[23] Jane Jacobs, *The Death and Life of Great American Cities* (New York: Vintage Books, 1961), 3-4.
[24] Ibid., 13.
[25] Sam Bass Warner, Jr., *The Urban Wilderness: A History of the American City* (New York: Harper & Row, 1972), 205.

rural life as opposed to city life and home ownership as opposed to tenancy.[26] He

argued that less density in housing and larger lots created suburban appeal.[27]

Jackson builds upon Warner's argument that the advent of the streetcar made the

suburbs accessible to the "common man."[28] Jon C. Teaford's *The Twentieth-Century*

American City further developed Warner's and Jackson's ideas on home ownership,

convenient transportation, and the desire of suburban living.[29] Teaford's analysis

focuses only on the first half of the twentieth century, which makes the title

inaccurate. Following Teaford's 1993 work, Timothy J. Gilfoyle posits that

architectural and urban historians should use housing trends, such as planning or

design decisions, to interpret suburban ideology.[30] This kind of interpretive work

continues today in architectural and urban histories as well as material culture

studies.[31]

    "Blight," the second central concept in this project, is discussed in both

architectural and urban histories as well as urban planning scholarship. Blight was

combated by urban renewal programs, which included demolition and reinvesting

in blighted area schools, services, and infrastructure to improve the quality of life.

Urban renewal was also a tool for redeveloping commercial districts, building

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[26] Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 11.

[27] Ibid., 184.

[28] Ibid., 118.

[29] Jon C. Teaford, *The Twentieth-Century American City*, 2nd ed. (Baltimore: Johns Hopkins University Press, 1993), 20-21.

[30] Timothy J. Gilfoyle, "White Cities, Linguistic Turns, and Disneylands: Recent Paradigms in Urban History," *Reviews in American History* 26, no. 1 (March 1998): 175-204.

[31] For more on contemporary architectural and urban history and material culture, refer to the following: Robert Bruegmann, *Sprawl: A Compact History* (Chicago: University of Chicago Press, 2005); Robert M. Fogelson, *Downtown: Its Rise and Fall, 1880-1950* (New Haven: Yale University Press, 2001); and Marina Moskowitz, "Public Exposure: Middle-Class Material Culture at the Turn of the Twentieth Century" in *The Middling Sorts: Explorations in the History of the American Middle Class,* edited by Burton J. Bledstein and Robert D. Johnston (New York: Routledge, 2001).

upscale residential properties or public housing, and slum clearance, or blight

elimination.[32] By the 1960s historic preservationists asserted that preservation

tools could be a way to counteract blight while saving buildings and promoting

urban renewal at the same time. An early, influential text that questioned urban

renewal programs and their blight efficacy was Martin Anderson's 1964 *The Federal*

Bulldozer: A Critical Analysis of Urban Renewal, 1949-1962. Anderson, an economist,

directly questions urban renewal program data and states that the program would

not achieve its goals.[33] However, Michael H. Lang in his 1982 work, *Gentrification*

Amid Urban Decline: Strategies for America's Older Cities, disagrees with Anderson,

as Lang argues that gentrification can be economically successful "if handled

correctly."[34]

In many ways, the blight elimination debate continues today among city

planners, community and economic development proponents, and historic

preservationists.[35] John T. Metzger's 2000 study examines city planning initiatives

that targeted low-income, urban neighborhoods; he also recounts the evolution of

"planned abandonment" strategies that progressed into community development

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[32] Robert Halpern, *Rebuilding the Inner City: A History of Neighborhood Initiatives to Address Poverty in the United States* (New York: Columbia University Press, 1995), 65.
[33] Martin Anderson, *The Federal Bulldozer: A Critical Analysis of Urban Renewal, 1949-1962* (Cambridge, MA: Massachusetts Institute of Technology Press, 1964), x.
[34] Michael H. Lang, *Gentrification Amid Urban Decline: Strategies for America's Older Cities* (Cambridge, MA: Ballinger Publishing Co., 1982), 2.
[35] For more on blight studies, refer to the following: Paul S. Grogan and Tony Proscio, *Comeback Cities: A Blueprint for Urban Neighborhood Revival* (Boulder, CO: Westview Press, 2000); Mary Procter and Bill Matuszeski, *Gritty Cities* (Philadelphia: Temple University Press, 1978); Robert M. Fogelson, *Downtown: Its Rise and Fall, 1880-1950* (New Haven: Yale University Press, 2001); John Bailey, "Vacant Properties and Smart Growth: Creating Opportunity from Abandonment," *Livable Communities @ Work: Funders' Network for Smart Growth and Livable Communities* 1, no. 4, 2004.

approaches.[36] Thomas Bier and Charlie Post consider new housing construction in

urban areas between 1980 and 2000. By studying building permits in seventy-four

of the largest American cities, Bier and Post discovered that the number of building

permits surpassed the number of new households; the surplus new housing

competed with the "central city and possibly older, inner-ring suburbs," to the

latter's disadvantage.[37] For more information on Indianapolis-specific blight studies,

refer to the Abandoned Houses Work Group blight elimination reports in the

following section, "Indianapolis History."

Indianapolis History

Indianapolis has been featured in many history, historic preservation, and

city planning studies over the last few decades. From an academic standpoint, the

comprehensive *Encyclopedia of Indianapolis*, published in 1994, provides a primer

on Indianapolis history, including topics related to architecture, neighborhoods, and

preservation efforts.[38] No other massive undertaking has been completed on

Indianapolis history before or since then. The encyclopedic work required the

efforts of numerous scholars, local historians, and research assistants.

Prior to the encyclopedia, several sources recounted early to middle

Indianapolis history, including Clifton Phillips' *Indiana in Transition: The Emergence*

of an Industrial Commonwealth, 1880-1920.[39] Phillips' almost fifty-year-old book

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[36] John T. Metzger, "Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy," *Housing Policy Debate* 11, no. 1, 2000.

[37] Thomas Bier and Charlie Post, *Vacating the City: An Analysis of New Homes vs. Household Growth* (Washington, D.C.: Center on Urban and Metropolitan Policy, 2003), 1.

[38] David J. Bodenhamer, Robert G. Barrows, and David Gordon Vanderstel, eds., *The Encyclopedia of Indianapolis* (Bloomington: Indiana University Press, 1994).

[39] Clifton J. Phillips, *Indiana in Transition: The Emergence of an Industrial Commonwealth 1880-1920* (Indianapolis: Indiana Historical Bureau and Indiana Historical Society, 1968). Other related

describes the development of Indianapolis transportation and residential suburban

development.[40] Phillips additionally examines early Indianapolis neighborhoods and

suburban annexation.[41] More recently, public historian Wendy Scott's thesis on the

history of the Indianapolis historic preservation movement describes the federal

urban renewal programs and national historic preservation movement.[42] Her work

examines the City of Indianapolis' own urban renewal strategies and also the

grassroots and non-profit historic preservation organizations centered in

Indianapolis.[43] Scott argues that Indianapolis' rejection of federal urban renewal

funding for a city-created urban renewal strategy may have inadvertently played a

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secondary sources include Jacob Piatt Dunn, *Greater Indianapolis: The History, the Industries, the Institutions, and the People of a City of Homes* (Chicago: Lewis Publishing Company, 1910) and Berry R. Sulgrove, *History of Indianapolis and Marion County, Indiana* (Philadelphia: L.H. Everts & Co., 1884).

[40] Phillips, *Indiana in Transition*, 365.

[41] Early Indianapolis suburbs included Bucktown, Cotton Town, Germantown, and Stringtown. More information on early Indianapolis suburbs can be found in, Dunn, *Greater Indianapolis,* 434.

[42] The National Historic Preservation Act of 1966 recognized the complications and consequences of mid-century urban renewal programs in the U.S., citing that "In the face of ever-increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation." *National Historic Preservation Act of 1966,* Public Law 89-665, 89th Cong., 2nd sess., October 15, 1966.

[43] Federal policies like urban renewal and highway development may have initiated urban decline, but city and state policies also thwarted the efforts to assist inner-city neighborhoods. Elise M. Bright, *Reviving America's Forgotten Neighborhoods: An Investigation of Inner City Revitalization Efforts* (New York: Garland Publishing, Inc., 2000), 3. Indianapolis attempted to alleviate the woes of deurbanization, with one of the early urban renewal plans called "The Post-War Plan for Indianapolis." The 1944 plan called for better streets bringing automobiles into the city, rehabilitation of blighted neighborhoods, redevelopment of slums, eliminating smoke pollution from industrial sites, and a systematic re-assessment of property taxes. Meier S. Block, "The Post-War Plan for Indianapolis," Speech, Indianapolis, October 20, 1944, 15. By the 1950s, Indianapolis planners shifted their focus from redeveloping neighborhoods instead to the central business district, due to the continuing suburbanization of the masses. The city's Metropolitan Planning Department, with Edward D. Pierre and the Architect Committee of the Indianapolis Section of the Indiana Society of Architects at the helm, issued a study in 1958, which from the second page conveyed the sense that the value of the city was not neighborhoods, but employment, commerce, and government. Department of Metropolitan Development: Planning Department, *Central Business District Report* (Indianapolis: City of Indianapolis and Marion County, 1958), ii.

role in saving much of Indianapolis' historic built environment, including its

downtown and neighboring housing stock.[44]

The Indiana Architectural Foundation's *Indianapolis Architecture* (1975)

provides historical, architectural, and geographical context for Indianapolis, divided

by geographic region: Downtown, Northside, Fall Creek Valley, Eastside, Southside,

Westside, and north of 86th Street.[45] Each chapter weaves the history of

neighborhood development and transformations with photos and survey-like data,

including date of construction and architectural style, on individual historic

buildings. Surveyed structures that were demolished during the development of the

text have "Demolished" superimposed. The editors have included a detailed timeline

from 1820 to 1976 connecting political and social events, land use or changes, and

representative architectural projects at the end of the text.

Indianapolis Architecture: Transformations since 1975 features notable

examples of both new construction and rehabilitated historic structures. In the

sequel volume the Indiana Architectural Foundation provides more historical

context and essays before the traditional survey section; essays critique

architectural "successes and failures over the last 18 years."[46] The essay "Urban

Design in Indianapolis" by Harold W. Rominger, Scott Truex, and Robert Wilch,

describes these successes and failures in great detail.[47] Dr. James A. Glass' essay,

"Historic Preservation in Indianapolis since 1975," describes the Indianapolis

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[44] Wendy C. Scott, "Origins of the Historic Preservation Movement in Indianapolis" (M.A. thesis, Indiana University, 2005).

[45] *Indianapolis Architecture* (Indianapolis: Indiana Architectural Foundation, 1975).

[46] Mary Ellen Gadski, ed., *Indianapolis Architecture: Transformations since 1975* (Indianapolis: Indiana Architectural Foundation, 1993), ix.

[47] Ibid., 18-19.

historic preservation movement and envisions its future. The surveying section follows the same layout as the 1975 book, except that the authors divide the Northside into sections 1 and 2.

In terms of historic preservation, the City of Indianapolis' Department of Metropolitan Development completed a brief summary of Indianapolis historic sites and structures in reaction to the demolitions in years before in the plan, *Historic Preservation: Regional Center Plan*.[48] Indianapolis had just restored City Market and acquired Union Station for preservation purposes. The survey methodology states that a historic building should be preserved if the building still possesses original characteristics, or an association with historic people or events, or intrinsic architectural value; or yields information for research and educational benefits.[49] The survey identifies thirty historic resources within the area bounded by 15th Street to the north, White River to the west, South Street to the south, and College Avenue to the east. The summary concludes with a list of potential additions for local historic landmark status in the greater downtown area or outside of the regional center, a majority of which have local or federal protections presently, such as Garfield Park, Circle Theatre, and Fall Creek Parkway.[50]

Two decades after the *Regional Center Plan*, the Indiana Division of Historic Preservation and Archaeology (DHPA), with collaboration from the Indianapolis Historic Preservation Commission and Historic Landmarks Foundation of Indiana, completed a survey of historic architecture for Indianapolis and Marion County in

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[48] Department of Metropolitan Development: Division of Planning & Zoning, *Historic Preservation: Regional Center Plan* (City of Indianapolis-Marion County, Indiana, 1972), 1.
[49] Ibid., 2-3.
[50] Ibid., 70-71.

phases between 1991 and 1999.[51] Due to the numbers and scope of historic

buildings in Marion County, DHPA divided the surveys into townships or township

groups, with the six parts.[52] DHPA created these surveys as a resource for

"administering the state and federal [historic preservation] programs."[53] These

historic resource surveys are useful not only for research and preservation

planning, but also for building owners, architects, and engineers. The state historic

preservation office, DHPA, is currently in the process of re-surveying all counties,

with updated information available via the State Historic Architectural and

Archaeological Research Database (SHAARD) online, rather than continually

updating and republishing paper surveys.

Indianapolis city planners have also contributed to the growing body of

scholarship on Indianapolis architecture and neighborhoods, specifically with

regard to blight elimination. The first study, "Reclaiming Abandoned Property in

Indianapolis," completed in 2004, was to be a culmination of efforts by the

Abandoned Houses Work Group, a consortium of nonprofit organizations,

development corporations, local utilities, and related stakeholders, such as real

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[51] Historic Landmarks Foundation of Indiana is now called Indiana Landmarks. IHPC functions as the preservation voice inside of the City of Indianapolis' Department of Metropolitan Development and was established in 1967 by the passage of State Statute I.C. 36-7-11.1 by the Indiana State Legislature. IHPC is responsible for reviewing design-related and zoning-related activity in locally-designed historic and conservation districts, as well as a handful of individual sites. While each district follows a set of individualized guidelines, the overarching goal of IHPC is the "preservation of historic fabric and enhancement of those features, which caused the landmark or area to be designated." Additionally, IHPC acts as a Board of Zoning Appeals when zoning-related changes are requested in an IHPC-designated district. City of Indianapolis website, "The Indianapolis Historic Preservation Commission," 2016.
http://www.indy.gov/eGov/City/DMD/IHPC/Resources/Pages/policies.aspx.
[52] The surveys were divided into township groupings as: Center (1991), Decatur/Perry/Franklin (1992), Warren (1993), Wayne (1993) Pike/Lawrence (1994), and Washington (1999).
[53] Indiana Division of Historic Preservation and Archaeology, *Center Township, Marion County Interim Report: Indiana Historic Sites and Structures Inventory (*Indianapolis: Historic Landmarks Foundation of Indiana, 1991).

estate developers, housing services, and local banks.[54] Then-mayor Bart Peterson

created the group in 2003 to study property abandonment. While this study focuses

more on building trends and demolitions rather than property abandonment, these

behaviors are inherently connected. The following year, the Abandoned Houses

Work Group published another report titled "Revitalizing Indianapolis

Neighborhoods: A Framework for Linking Abandoned Houses and Redevelopment

Initiatives."[55] With the goal of redeveloping abandoned houses, the study suggests

tools such as selective demolition, stabilization repair orders, and local historic

district designation, all of which relate to this project.[56]

Donovan Rypkema, a historic preservation economist, completed a data-

centric approach to understanding historic Indianapolis neighborhoods in terms of

property values in 1997.[57] The study examined local historic district designations

and their positive effects on property values and listed other benefits of district

status. While the study also considered historic districts in Anderson, Elkhart,

Evansville, and Vincennes, it compared the neighborhoods of Fletcher Place and

Holy Rosary in Indianapolis. Rypkema collected information on real estate sales,

population data, local district records, and ownership.[58] While the questions posed

in Rypkema's study are different from mine, I considered his methodology because

of the wide acclaim for his findings.

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[54] Abandoned Houses Work Group, *Reclaiming Abandoned Property in Indianapolis* (Indianapolis: Abandoned Houses Work Group, 2004).

[55] Abandoned Houses Work Group, *Revitalizing Indianapolis Neighborhoods: A Framework for Linking Abandoned Houses and Redevelopment Initiatives* (Indianapolis: Abandoned Houses Work Group, 2005).

[56] Ibid., 10-14.

[57] Donovan Rypkema, *Preservation and Property Values in Indiana* (Indianapolis: Historic Landmarks Foundation of Indiana, 1997).

[58] Ibid., 2.

Dataset Articles

      Indianapolis architectural history scholars have utilized a selection of construction articles from the *Indianapolis Star*'s "Home Builder's Department," the basis of this thesis, in two monographs in the last twenty-five years. *The Main Stem: The History and Architecture of North Meridian Street*, by David J. Bodenhamer, Lamont Hulse, and Elizabeth B. Monroe, examines the Indianapolis neighborhood along Meridian Street in terms of history, development, and architecture. The text delves into topics such as the automobile- and streetcar-influenced suburbs, architectural eclecticism, the city's elite social circles, and city infrastructure and zoning codes. Highlighting a significant neighborhood through a careful analysis of the individuals, development, and architecture and design, provides the reader with a comprehensive understanding of the historic district.[59] The extensive catalogue of houses has construction dates contemporaneous with my housing stock.

      The second text, *The History and Architecture of Meridian-Kessler*, by Paul Diebold, examines the neighborhood directly east of Meridian Street.[60] Diebold tells the history of a neighborhood through a chronological look with architectural examples. Diebold's analysis also includes house articles from the *Indianapolis Star*. He used these articles, although not as frequently, as case studies for his history of

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[59] David J. Bodenhamer, Lamont Hulse, and Elizabeth B. Monroe, *The Main Stem: The History and Architecture of North Meridian Street* (Indianapolis: Historic Landmarks Foundation of Indiana, 1992).
[60] Paul Diebold, *The History and Architecture of Meridian-Kessler* (Indianapolis: The Meridian-Kessler Neighborhood Association, 2005).

the neighborhood, as he did in his earlier book, *Greater Irvington: Architecture,*

People and Places on the Indianapolis Eastside.[61]

Digital Humanities

The digital humanities is another major discipline incorporated into this

thesis. The digital humanities can transform historical research, by creating new

questions, challenging assumptions, and offering a new means to organize and

visualize data, with a plethora of digital tools and computer programs available.[62]

The digital humanities is not simply a means of making history accessible in a digital

format.

The digital humanities theoretical component incorporated into this thesis is

spatial humanities, or spatial history. Space can be interpreted beyond a geographic

coordinate system; space can be experienced without scientific measurement.[63] As

explained by David Bodenhamer, Trevor Harris, and John Corrigan in "Deep

Mapping and the Spatial Humanities," the spatial humanities integrate theories of

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[61] Paul Diebold, *Greater Irvington: Architecture, People and Places on the Indianapolis Eastside* (Indianapolis: Irvington Historical Society, 1997).

[62] For more on digital humanities, refer to the following: Steven E. Jones, *The Emergence of the Digital Humanities* (London: Routledge, 2013); Ian N. Gregory and Alistair Geddes, *Toward Spatial Humanities: Historical GIS and Spatial History* (Bloomington: Indiana University Press, 2014); Martyn Jessop, "The Inhibition of Geographical Information in Digital Humanities Scholarship," *Literary & Linguistic Computing* 23, no. 1 (April 2008): 39-50; Anne Kelly Knowles, *Past Time, Past Place: GIS for History* (Redlands, CA: ESRI Press, 2002); Katie Oxx, Allan Brimicombe, and Johnathan Rush, "Envisioning Deep Maps: Exploring the Spatial Navigation Metaphor in Deep Mapping," *Journal of Humanities & Arts Computing: A Journal of Digital Humanities* 7, no. 1/2 (March 2013): 201-227; Gary E. Sherman, *The Geospatial Desktop: Open Source GIS and Mapping* (Williams Lake, B.C.: Locate Press, 2012); Diana Stuart Sinton, *Understanding Place: GIS and Mapping Across the Curriculum* (Redlands, CA: ESRI Press, 2007); Lisa Spiro, "'This is Why We Fight': Defining the Values of the Digital Humanities," *Debates in the Digital Humanities*, ed. Matthew K. Gold (Minneapolis: University of Minnesota Press, 2012), 16-35.

[63] Jen Guiliano, "Spatial Humanities Lecture," Masters' seminar, IUPUI, Indianapolis, 2015.

digital humanities, the spatial sciences, and other "spatial systems."[64] According to

Richard White, formerly the director of the Stanford University Spatial History

Project, historians should use the spatial humanities as an integral part of the

research process, to ask new questions, and to uncover new connections and

relationships in their work.[65]

Mapping the spatial humanities is not without limitations. Ian N. Gregory

points out that incomplete or erroneous datasets are another setback of mapping

tools.[66] Karen Kemp, a spatial sciences professor, explains that historians employing

mapping programs can encounter errors and other biases in all steps of the process,

from "conceptualizing our world, to representing it, measuring attributes, storing

values and analyzing data."[67] Kemp also believes the historian must be mindful that

maps can reveal false correlations.[68]

GIS, or a geographic information system, is the mapping tool applied in this

project. History professor Susan Schulten argues that although historians have

utilized cartographic maps for centuries to understand historical data, the use of

computer-designed mapping originates with the GIS program and the technological

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[64] David J. Bodenhamer, Trevor M. Harris, and John Corrigan, "Deep Mapping and the Spatial Humanities," *Journal of Humanities & Arts Computing: A Journal of Digital Humanities* 7, no. 1/2 (March 2013): 171.
[65] Richard White, "What is Spatial History?" Spatial History Lab, Working Paper, Stanford University, Spatial History Project, 2010. https://web.stanford.edu/group/spatialhistory/cgi-bin/site/pub.php?id=29.
[66] Ian N. Gregory and Paul S. Ell, *Historical GIS: Technologies, Methodologies, and Scholarship* (New York: Cambridge University Press, 2007), 1.
[67] Karen K. Kemp, "Geographic Information Science and Spatial Analysis for the Humanities," in *The Spatial Humanities: GIS and the Future of Humanities Scholarship,* ed. David J. Bodenhamer, John Corrigan, and Trevor M. Harris (Indianapolis: Indiana University Press, 2010), 55.
[68] Jen Guiliano, "Spatial Humanities Lecture," Masters' seminar, IUPUI, Indianapolis, 2015.

advances of the late twentieth century.[69] However, according to Bodenhamer,

Corrigan, and Harris, initially GIS mapping was intended to assist the environmental

science sector, not the humanities.[70] In the last few decades, municipal and state

governments have acquired GIS programs, and historic preservationists and

historians have followed. Due to the popularity of GIS mapping, one asset for this

project was the timely incorporation of other institutions' map layers into my own

dataset for further interpretation, including those from both the Indianapolis

Historic Preservation Commission and the Division of Historic Preservation and

Archaeology.

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[69] Susan Schulten, *Mapping the Nation: History and Cartography in Nineteenth-Century America* (Chicago: University of Chicago Press, 2012), 181.
[70] David J. Bodenhamer, John Corrigan, and Trevor M. Harris, *The Spatial Humanities: GIS and the Future of Humanities Scholarship* (Indianapolis: Indiana University Press, 2010), viii.

Chapter 3: Building Type, Location, and Transportation Data

The foregoing Indianapolis urban history and preservation historiography briefly presents the story of suburbanization, urban renewal, and the local preservation movement. But how did the changes in the physical landscape and modern transportation transform Indianapolis neighborhoods? The data provided in this chapter seeks to answer this question regarding neighborhood and inner-suburb development. The following data delivers insight on buildings by type, locational data on buildings by city-designated neighborhood and by historic district neighborhood, a combination of locational data and transportation data gleaned from the most common streets listed in the sample, and lastly transportation information regarding streetcar routes and the dataset sample. These categories will explain the organization of Indianapolis in terms of both neighborhood and transportation development.

Table 3.1: Building by Type

YEAR	HOUSE*	APARTMENT	COMMERCIAL	CHURCH/ TEMPLE	MUNICIPAL /EDU.
1909	22				
1910	24				
1911	4	1		2	
1912	5		2	2	
1913	23	2			1
1914	19	5			
1915	17	7	2		
1916	13	12			
1917	12	13			
1918	13	3			
1919	19	5		1	1
1920	1		1	1	
1921	9	1	1	1	1
1922	20	4			
1923	31	2	1		
1924	32	2			

1925	38	1			
1926	41	5	2		
TOTAL	343 (80.71%)#	63 (14.82%)	9 (2.12%)	7 (1.65%)	3 (0.71%)

*Duplex houses are counted as "House"
Percentage out of total number of articles, 425

Building type is one way to organize the data sample. I assigned each

structure a letter in the corresponding column for the article, which represented a

residence or duplex (R), an apartment building (A), a commercial building (C), a

church, temple or clubhouse (H), or a municipal building, public schools included

(M). My findings from the sample of 425 *Indianapolis Star* articles identify 343

single-family houses or duplex houses, and 63 apartment buildings (with between

four and 80 units). Occasionally the articles featured other building forms including

commercial, religious, and municipal buildings, totaling 19. Generally, the articles

featured single-family houses, with over 80% of the dataset denoted by houses or

duplexes, as shown in Table 3.1. However, apartment buildings played a significant

role in the data set in 1916 and 1917, even surpassing related articles featuring

single-family houses in 1917, which corresponds to the development of apartment

houses throughout Indianapolis during the 1910s. Apartment buildings comprise

fewer than 15% of the dataset, while commercial buildings, churches, and municipal

buildings correspond to a combined total of roughly 4.5% of the dataset. This data

suggests that the editorial decisions of the *Indianapolis Star* centered on covering

single-family residential structures, but apartment buildings were proportionally

represented during their time of popularity.[71]

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[71] Available apartment lists organized by year are accessible in both the Indianapolis City Directory collections at the Internet Archive at

Out of the 343 structures listed as houses in Table 3.1, 318 were single-family residences and the remaining 25 were listed as either duplexes or doubles. Single-family residences and duplexes were counted together in the "house" column because most duplexes mirrored single-family home construction. For example, many duplexes were constructed to appear as one single-family residence from the exterior, such as the duplex in the 1913 article, "Double Bungalow is Interesting Study."[72] In this structure, a porch entrance for each unit is concealed as a front porch or a side porch. An image of the article, Illustration 1, is on the following page:

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https://archive.org/details/indianapolispubliclibrarycitydirectories and also in the Indianapolis Blue Book Collections via Hathi Trust at http://catalog.hathitrust.org/Record/006793355.
[72] Illustration 1: Article, "Double Bungalow is Interesting Study," *Indianapolis Star,* October 5, 1913.

Illustration 1

DOUBLE BUNGALOW IS INTERESTING STUDY.
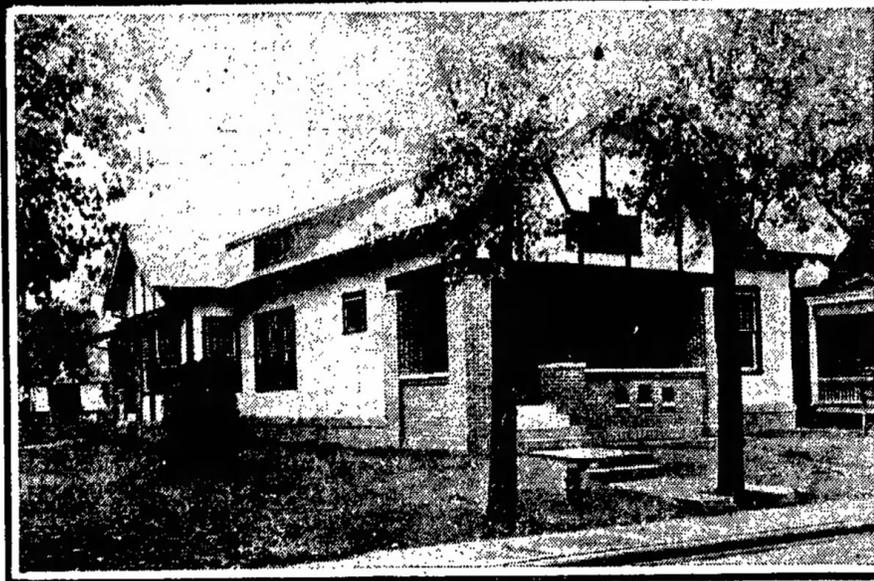
THE HOME OF CHARLES EDGAR BATES, AT ASHLAND AVENUE AND TWENTY-FIRST STREET.

· FLOOR· PLAN·
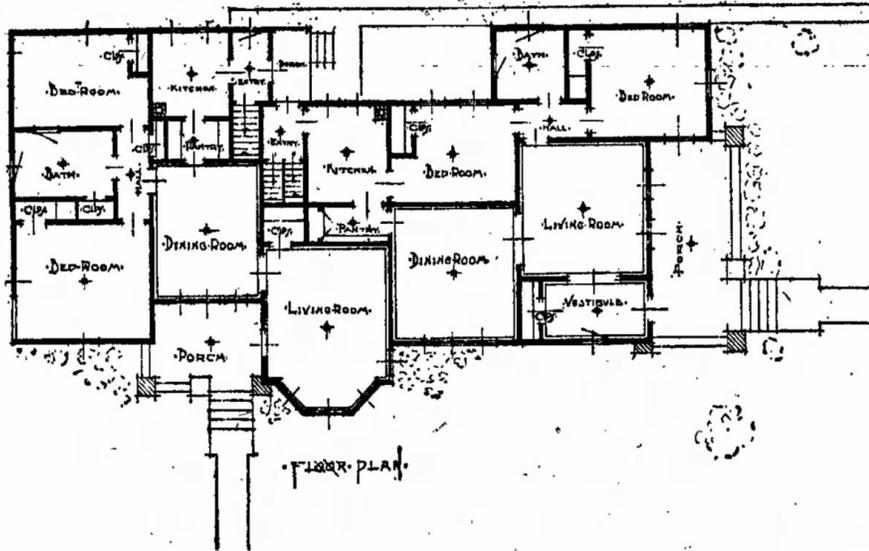
A double bungalow provides a very interesting study for a good sized corner lot, combining the investment feature with the practical needs of the builder as a home.

The accompanying illustration is the true type of California bungalow, usually very spacious and with an abundance of lot room in the foreground. Charles Edgar Bates, a local architect, is the owner and designer of this bungalow, located at the southeast corner of Ashland avenue and Twenty-first street.

The exterior treatment is very artistic, having low, gently sloping roof, with unusually wide overhanging supports, and covered with patent green tint shingles in imitation of slate. The exterior wall sur-face is of rough cast white cement plaster, with a brick foundation in brown. Window sash and door frames are in pure white. Each of the two divisions of the house has roomy porches and each has a separate entrance from the street.

Beginning with rooms in the order of their relative importance, the living room of one is entered without the preliminary of a vestibule, while the other is through a vestibule. Each living room is provided with long mirror doors, which conceal coat closets. The walls of the living room are done in a tan shade and the ceiling is of yellow, making a pretty combination with the angle beams.

The dining rooms are connected with the living rooms by wide cased openings. These rooms are amply large. The wall and ceiling treatment corresponds with the living room except the wainscoting, which is of old blue.

Each side of the house has its pantry of liberal size and with all necessary modern kitchen conveniences. Two bedrooms and baths are separated from the main rooms by connecting walls, each bed chamber having two exposures.

All woodwork is in fumed oak excepting the bedrooms and bath, which are in white enamel treatment. Each kitchen entry is connected by way of cement walks leading to one street only, which, as in a flat building, serves the purpose of deliveries.

Each side of the house has its individual cellar and attic storage room. Taken in its entirety the scheme is a successful one and provides a basis for beneficial study to the man who is seeking a good investment and a home at the same time.

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Including duplexes in the single-family residence grouping recognizes that some

houses were converted into duplexes after initial construction. An example of this

conversion is recorded in the 1914 article, "Residence Remodeled into Duplex,"

featuring a house on Central Avenue that described a house remodeled into a duplex

"so economically that the income from the building has been more than doubled,

and the interest on the investment has been increased materially."[73] The article

states, "The rooms have been arranged so that few walls were disturbed. . . ." An

image of the article, Illustration 2, is on the following page:

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[73] Illustration 2: Article, "Residence Remodeled into Duplex," *Indianapolis Star,* June 7, 1914.

Illustration 2

RESIDENCE REMODELED INTO DUPLEX.
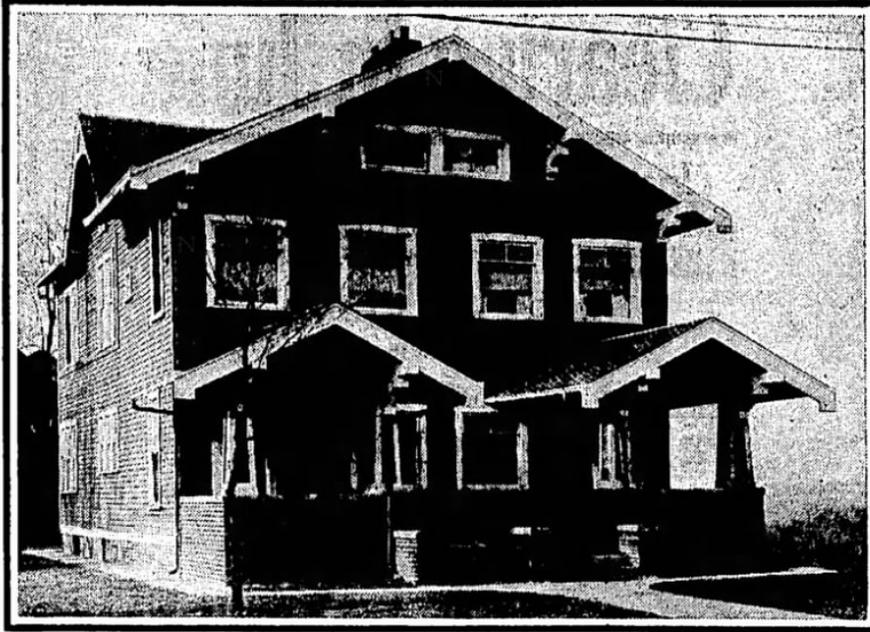
DOUBLE HOUSE ON CENTRAL AVENUE.

News of the Colored Folk

Mrs. M. E. Washington of New Albany, Ind., was given a reception Thursday afternoon by the Household of Ruth No. 1324 at the home of C. M. C. Willis on California street.

George Robinson of Indianapolis was married Thursday evening to Miss Maud Jackson of Franklin, Ind.

Miss Monica Henderson returned Thursday from Chattanooga, Tenn., where she was director of the city kindergarten for colored children.

Mr. and Mrs. Charles Brown gave a dinner Thursday evening at their home on North West street in honor of Miss Katherine Eastman of Chicago. Mrs. L. A. Clark entertained at cards at her home on North Capitol avenue in honor of Miss Eastman Friday evening.

The Bachelors' Club will give its annual "outing" at Mounds Park next Thursday afternoon.

The Rev. P. T. Gorham will preach this morning at Simpson Chapel on "Faith."

Gurley Brewer will deliver the second of a series of sermons by laymen this evening at Allen Chapel.

The Rev. B. J. Prince will preach at both services today at the Second Baptist Church.

George Blaine of this city and Miss Lula Hayes, formerly of Shelbyville, Ind., were married Saturday evening at the home of Mr. and Mrs. Lucian Bingham at 1127 Fayette street.

The Women's Council will meet tomorrow afternoon at Willis Chapel on North West street. Delegates to the national convention of colored women's clubs, which meets at Wilberforce in August will be elected.

Mr. and Mrs. James Wilson entertained a company of young men Thursday evening at their home on Chester avenue in honor of Amos Thompson, who is to be married this month.

The presentation of "The Passing Show," a college play in musical comedy, by the alumni association of School No. 26 at the Majestic Theater Tuesday evening, promises to be the social event of the season among the colored people. The play was written by Arthur T. Long, assistant principal of the school. Fifty
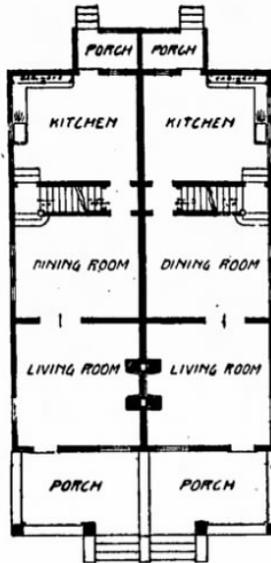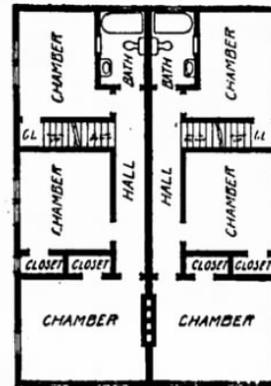
FIRST FLOOR PLAN

The above picture of a double house at Thirty-third street and Central avenue illustrates the possibilities of changing a single house into a double at a very moderate cost. The designing and remodeling work was handled by the Bungalow Company of Indianapolis. This work was constructed so economically that the income from the building has been more than doubled, and the interest on the investment has been increased materially.

The rooms have been arranged so that few walls were disturbed, and the

SECOND FLOOR PLAN

strength of the structure not impaired by any changes made. All of the downstairs, except the kitchens, and all of the upstairs, except bathrooms and rear bedrooms, have hardwood floors. Each side has cement basement, with furnace room and laundry rooms. A hot air furnace heats each side. Each living room has a large fireplace on the inside wall. Open stairways ascend from the dining rooms and are joined by stairs from the kitchens. Large cabinets are built in in the kitchens. Each bedroom has good closet space and stairs lead from rear bedroom closets to good-sized attics.

Washington Gardens

When completed will be what the name implies, a beautiful garden of flowers and shrubs and vines, in which we will have placed forty homes as beautiful as

Map 1 depicts all buildings within the central area of Indianapolis, with points that were identifiable by exact street addresses or street intersections; points are most populous along the northern corridor of Indianapolis, followed by the eastern corridor. The south side of the Mile Square downtown contains some sites, followed by the west side of downtown with minimal depiction in the sample articles.[74] Following the general orientation to the dataset locations, Map 2 visualizes the locations of the dataset in terms of building type.[75] Single-family and duplex residences characterize a majority of structures on both the north and east corridors; however, close to downtown more of the structures tend to be apartment buildings. Most apartment buildings are located near Meridian Street and College Avenue to the north, followed by Washington Street on the east. Not surprisingly, a majority of the commercial and municipal buildings are in the Mile Square.[76]

Table 3.3 Part 1: Building Location by City-Designated Neighborhood, 1909-1917[77]

	1909	1910	1911	1912	1913	1914	1915	1916	1917
Broad Ripple		1					2	1	
Butler-Tarkington		1			2	1	1		
Crooked Creek									
Crows Nest									
Delaware Trail									
Downtown				1	1		1	2	2
Eagledale		1							
Fairgrounds									
Fletcher Place									1
Forest Hills									
Forest Manor									

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[74] Map 1, "All Structures Represented in the Dataset," Appendix B, page 1.
[75] Map 2, "Buildings by Type," Appendix B, page 2.
[76] The Mile Square refers to the 1821 plat of Indianapolis by Alexander Ralston and is bounded by North Street to the north, East Street to the east, South Street to the south, and West Street to the west. A map of the Mile Square is available in Appendix C.
[77] Zip codes ultimately were not a meaningful way to interpret the data due to so many overlapping neighborhoods and such large zip code zones. Table 3.2, "Building Location by Zip Code, Related to City-Designated Neighborhoods," is located in "Additional Datasets."

Fountain Square							1		
Garfield Park									
Golden Hill						1			
Irvington	5	3		1	2	3	3	1	1
Lockerbie Square		1							
Mapleton-Fall Creek	8	11			8	4	4	8	7
Martindale-Brightwood								1	
Meadows									
Meridian-Kessler	3	3			4	3	6	4	6
Monument Circle				1					
Near Eastside	1	2			2	1	2	3	2
Near Northside	4	1	2	2	5	5	4	4	5
Near Southeast			1			2			
Near Southside				1					
Near Westside									
North Central									
Riverside			2	1	1	4	2	1	
Stout Field									
West Indianapolis	1		1						
Wynnedale					1				

Table 3.3 Part 2: Building Location by City-Designated Neighborhood, 1918-1926

	1918	1919	1920	1921	1922	1923	1924	1925	1926
Broad Ripple					1			1	
Butler-Tarkington				1	2	5	8	3	2
Crooked Creek					1	1			
Crows Nest				1					
Delaware Trail							1		2
Downtown			1			1	1		1
Eagledale									
Fairgrounds		5	1		1		1	3	
Fletcher Place									
Forest Hills								4	1
Forest Manor							1		
Fountain Square									
Garfield Park	3	2				1		2	4
Golden Hill									
Irvington	2	2		2	1	4	1		2
Lockerbie Square									
Mapleton-Fall Creek	4	5		2	5	2	4	2	7
Martindale-Brightwood				1		1	1		
Meadows					1			1	1

Meridian-Kessler	2	6		1	8	15	15	17	14
Monument Circle									
Near Eastside	4			2		3		1	1
Near Northside	1	3			3			2	4
Near Southeast								1	1
Near Southside								1	1
Near Westside		1							
North Central				1		1			
Riverside		2					1	1	1
Stout Field									1
West Indianapolis			1						
Wynnedale									4

Table 3.3 Part 3: Building Location by City-Designated Neighborhood Totals*

NEIGHBORHOOD	TOTAL	%
Broad Ripple	6	1.44%
Butler-Tarkington	26	6.24%
Crooked Creek	2	0.48%
Crows Nest	1	0.24%
Delaware Trail	3	0.72%
Downtown	11	2.64%
Eagledale	1	0.24%
Fairgrounds	11	2.64%
Fletcher Place	1	0.24%
Forest Hills	5	1.20%
Forest Manor	1	0.24%
Fountain Square	1	0.24%
Garfield Park	12	2.88%
Golden Hill	1	0.24%
Irvington	33	7.91%
Lockerbie Square	1	0.24%
Mapleton-Fall Creek	81	19.42%
Martindale-Brightwood	4	0.96%
Meadows	3	0.72%
Meridian-Kessler	107	25.66%
Monument Circle	1	0.24%
Near Eastside	24	5.76%
Near Northside	45	10.79%
Near Southeast	5	1.20%
Near Southside	3	0.72%
Near Westside	1	0.24%
North Central	2	0.48%
Riverside	16	3.84%

Stout Field	1	0.24%
West Indianapolis	3	0.72%
Wynnedale	5	1.20%

*There are 417 structures listed in city-designated neighborhoods. The remaining structures include one house in Lebanon, and seven that did not provide enough information to discern a city-designated neighborhood. These articles appeared in papers dated: 10/29/1911, 5/19/1912, 6/2/1912, 10/23/1921, 11/13/1921, 7/9/1922, and 6/13/1926.

Table 3.3 arranges the dataset by current city-designated neighborhood.[78]

The City of Indianapolis employs its own neighborhood system for the management of municipal services like trash pick up and communicating locational data like voting districts. The most frequent neighborhoods represented in the dataset include Meridian-Kessler (25.66%), Mapleton-Fall Creek (19.42%), and the Near Northside (10.79%). Meridian-Kessler is represented throughout the sample and the number of feature articles increase through 1926. Houses and other structures in neighborhoods such as Mapleton-Fall Creek and the Near Northside also appear throughout the sample, but their numbers decrease through the second half of the sample years. The Downtown district and Riverside also decrease through the second half of the dataset. These neighborhood development figures reflect an increase in movement to the north of the city center. One popular area south of the city was the Garfield Park neighborhood, named after the oldest city park in Indianapolis, a desired amenity with nearby land available for subdivision.

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[78] A map of all city-designated neighborhoods is available in Appendix C. The city-designated neighborhood system was developed to "provide generalized neighborhood and address specific information related to resources available to citizens living in a particular area of Marion County," from *My Neighborhood Indy Gov*, http://maps.indy.gov/myneighborhood/.

Table 3.4 Part 1: Building Location by Historic District Neighborhood, 1909-1917

	1909	1910	1911	1912	1913	1914	1915	1916	1917
Chatham Arch								1	
Emerson Heights					1				1
Fall Creek Parkway					1				1
Fletcher Place									1
Forest Hills									
Fountain Square Commercial							1		
Golden Hill									
Herron-Morton Place	1	1				3	2	1	1
Indianapolis Parks & Boulevard System	1		1	1	1	1		1	
Individual National Register					1		1		
Irvington	6	3		1	2	1	1	1	1
Lockerbie Square		1							
Meridian Park	3	3			3			2	
North Meridian Street	1	1			1			2	1
Old Northside	1			1				1	2
Oliver Johnson's Woods					1				1
Shortridge-Meridian St. Apartments					1	2		1	1
St. Joseph							1	1	2
Washington Park						2			
Watson Park								3	4
Woodruff Place		1							1

Table 3.4 Part 2: Building Location by Historic District Neighborhood, 1918-1926

	1918	1919	1920	1921	1922	1923	1924	1925	1926
Chatham Arch									
Emerson Heights				1				1	
Fall Creek Parkway	1					1		1	
Fletcher Place									
Forest Hills								5	1
Fountain Square Commercial									
Golden Hill							1		
Herron-Morton Place	1							1	
Indianapolis Parks & Boulevard System		1						1	
Individual National Register		1							
Irvington	2	2		2	1	3			3

Historic Neighborhood									
Lockerbie Square									
Meridian Park									1
North Meridian Street		2		2	3	4	8	7	3
Old Northside									1
Oliver Johnson's Woods		2			3			1	
Shortridge-Meridian St. Apartments		1			1		2	1	
St. Joseph						1	1		
Washington Park							2		
Watson Park	1	2		1	1		1		4
Woodruff Place						1			

Table 3.4 Part 3: Building Location by Historic District Neighborhood Totals

HISTORIC NEIGHBORHOOD	TOTAL NO.	IHPC DISTRICT	IHPC DISTRICT DATE	NATIONAL REGISTER DISTRICT	NATIONAL REGISTER DATE
Chatham Arch	1	Yes	1982	Yes	1980
Emerson Heights	4	No	N/A	Yes	2010
Fall Creek Parkway°	5	No	N/A	Yes	2003
Fletcher Place	1	Yes	1980	Yes	1982
Forest Hills	6	No	N/A	Yes	1983
Fountain Square Commercial	1	Yes	1984	Yes	1977
Golden Hill	1	No	N/A	Yes	1991
Herron-Morton Place	11	Yes	1986	Yes	1983
Indianapolis Parks & Boulevard System	8	No	N/A	Yes	2003
Individual National Register	3	N/A	N/A	Yes#	N/A
Irvington	29	Yes	2006	Yes	1987
Lockerbie Square	1	Yes	1987	Yes	1973
Meridian Park	12	No	N/A	Yes	1990
North Meridian Street	35	Yes*	1971	Yes	1986
Old Northside	6	Yes	1979	Yes	1978
Oliver Johnson's Woods	8	No	N/A	Yes	2004
Shortridge-Meridian St. Apartments	10	No	N/A	Yes	2000
St. Joseph	6	Yes	1991	Yes	1991
Washington Park	4	No	N/A	Yes	2008
Watson Park	17	No	N/A	Yes	2012
Woodruff Place	3	Yes	2001	Yes	1972

°Fall Creek Parkway Historic District is part of the Indianapolis Parks & Boulevard System National Register district, but it is counted separately according to the city's GIS "My Neighborhood" mapping program.

*The North Meridian Street Historic District has its own preservation commission, the Meridian Street Preservation Commission, which acts independently from IHPC. # The three individually listed National Register buildings are the Indianapolis Fire Headquarters and Municipal Garage, NRHP #02000686, article dated 5/4/1913; Balmoral Court Apartments, NRHP #92001647, article dated 5/23/1915; and the Saint James Court Apartments, NRHP #87000071, article dated 10/5/1919.

In total, the Indianapolis Historic Preservation Commission (IHPC) and/or the National Register of Historic Places (NRHP) protects 172 buildings from my sample. This number equates to about 40.5% of the entire dataset possessing some form of historic preservation designation; conversely, about 59.5% of the buildings in the dataset are in neighborhoods or districts without any historic preservation protection. All historic neighborhoods listed above in Table 3.4 Part 3 are districts listed in the NRHP, but only ten of the twenty neighborhoods have the additional city preservation protections of IHPC. Additionally, three of the sample buildings are individually listed in the National Register.

North Meridian Street with 35, Irvington with 29, and Watson Park with 17, contain the most buildings from the dataset. The North Meridian Street and Irvington districts were placed on the National Register in the 1980s. Watson Park, the most recent listing in Indianapolis, was listed in 2012. A majority of the neighborhoods represented with a small number of structures in the database tend to be in or near the Mile Square. Housing in or near the Mile Square was predominantly platted and built up well before the time the sample begins in 1909.[79]

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[79] The 1898 Sanborn Maps depicting the development of the Mile Square and nearby areas--west, northeast, and southeast--are available in Appendix C. These maps show what was platted a full 11 years before the data sample; further examinations of individual map pages illustrate residential development.

Interpreting by both city-designated neighborhoods and by historic district

neighborhoods is useful in this study. The city designates every address with a

neighborhood, which means that every building in the dataset has a city designation

(dependent upon the *Indianapolis Star* article providing enough information to

discern a numbered street address). The historic district neighborhood data is

useful for preservation purposes, but not every building in the dataset exists in a

historic district. Nonetheless, historic district locational data provides information

relevant to demolition trends; while many demolitions occurred in neighborhoods

without historic district protections, some demolitions did occur in neighborhoods

with historic district protections, both before the district was established and after.

Demolitions in historic districts will be discussed in Chapter 7.

Map 3 provides a visualization of the historic district status reflected in the

dataset.[80] Tight clusters of structures outline roughly the boundaries of many

previously listed historic districts. These clusters are approximately consistent

traveling north through the northern corridor, suggesting multiple historic districts

in the area, compared to the eastern corridor that only has one cluster related to

historic protections.[81] The south and west sides possess only a few historic district

neighborhoods. Map 4 depicts the data of Map 3 with the additional layer of the

National Register of Historic Places historic districts.[82] Map 5 provides solely the

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[80] Map 3, "Historic District Status," Appendix B, page 3.
[81] A detailed map of northern corridor National Register of Historic Places historic districts is available in Appendix C. Historic districts illustrated include: Crow's Nest, Forest Hills, Indianapolis Park and Boulevard System, Meridian Park, North Meridian Street, Oliver Johnson's Woods, Shortridge-Meridian Street Apartments, Washington Park, and Watson Park.
[82] Map 4, "National Register of Historic Places Historic Districts, with Dataset Sites," Appendix B, page 4. Layer supplied by the Department of Natural Resources-Division of Historic Preservation and Archaeology, 2016.

NRHP historic districts for reference.[83] Map 6 also depicts the data of Map 3, but unlike Maps 4 and 5, Map 6 displays the Indianapolis Historic Preservation Commission's historic districts as a layer under the dataset.[84] Lastly, Map 7 visualizes IHPC historic districts as an individual layer.[85] While most IHPC districts are also NRHP districts, not every NRHP district is also an IHPC district, making the usage of both Map 4 and Map 6 necessary to depict these differences.

Table 3.5 Part 1: Number of Sampled Buildings per Street,* 1909-1917

	1909	1910	1911	1912	1913	1914	1915	1916	1917
Broadway St.		2			1	1	3	1	2
Buckingham Dr.									
Carrollton Ave.					2				
Central Ave.	3	1				2	3	1	
East 32nd St.	1					1			
East 37th St.								2	1
East 38th St.									
East 39th St.									
East 42nd St.						1			1
East 58th St.							1		
East 9th St.									
East Fall Creek Parkway North Dr.					1			1	1
East New York St.					1			2	
East Pleasant Run Parkway North Dr.		1							
East Washington St.									1
Guilford Ave.									
Lowell Ave.	1						1		
North Alabama St.						1	1	1	1
North Bolton St.									
North Capitol Ave.				2					
North College Ave.		1				1	1	3	4
North Dearborn St.						1	1	1	
North Delaware St.		1			2			1	2

[83] Map 5, "National Register of Historic Places Historic Districts," Appendix B, page 5. Layer supplied by the Department of Natural Resources-Division of Historic Preservation and Archaeology, 2016.
[84] Map 6, "Indianapolis Historic Preservation Commission Historic Districts, with Dataset Sites," Appendix B, page 6. Layer supplied by the Indianapolis Historic Preservation Commission, 2016.
[85] Map 7, "Indianapolis Historic Preservation Commission Historic Districts," Appendix B, page 7. Layer supplied by the Indianapolis Historic Preservation Commission, 2016.

	1918	1919	1920	1921	1922	1923	1924	1925	1926
North Illinois St.							1		
North Meridian St.	2	1			1	2	2	3	1
North New Jersey St.	2						1		2
North Park Ave.		3	1		2				2
North Pennsylvania St.	3	2		1	1	1		2	1
North Ritter Ave.	2	1							
North Webster Ave.							2		
Northern Ave.					2				
Palmer St.									
Ruckle St.		1				1	1		
Sutherland Ave.	1								1
University Ave.	1	1							
Washington Blvd.	2	3			2	1	1	2	
Watson Rd.									
West 43rd St.									
Winthrop Ave.									

*Only streets with more than one listing are considered and only those with full addresses. Intersections can be referenced in the full dataset in Appendix A1.

Table 3.5 Part 2: Number of Sampled Buildings per Street,* 1918-1926

	1918	1919	1920	1921	1922	1923	1924	1925	1926
Broadway St.		1			4	3	1	1	2
Buckingham Dr.							2	1	1
Carrollton Ave.					3			2	1
Central Ave.	1					5	2	5	1
East 32nd St.									
East 37th St.	1	2							
East 38th St.		1	1		1				
East 39th St.						2			
East 42nd St.									
East 58th St.									2
East 9th St.						1	1		
East Fall Creek Parkway North Dr.	1	1					1	1	
East New York St.									
East Pleasant Run Parkway North Dr.					1	1			1
East Washington St.				1					2
Guilford Ave.		4						2	
Lowell Ave.		1							
North Alabama St.								1	
North Bolton St.	2								
North Capitol Ave.						1	1		1
North College Ave.		1			1			2	3

North Dearborn St.				1					
North Delaware St.						2	2		1
North Illinois St.						1			1
North Meridian St.		3	1	1	4	1	6	2	2
North New Jersey St.							1		
North Park Ave.		2			1		1	1	1
North Pennsylvania St.					2	2	2	5	1
North Ritter Ave.									
North Webster Ave.							1		
Northern Ave.									
Palmer St.								1	1
Ruckle St.	1						1	1	
Sutherland Ave.						1		1	1
University Ave.									
Washington Blvd.		2				1	3	1	4
Watson Rd.									3
West 43rd St.					1	1			
Winthrop Ave.								1	1

*Only streets with more than one listing are considered and only those with full addresses. Intersections can be referenced in the full dataset in Appendix A1.

Table 3.5 Part 3: Number of Sampled Buildings per Street, Totals

	TOTAL	%
Broadway St.	22	5.29%
Buckingham Dr.	4	0.96%
Carrollton Ave.	8	1.92%
Central Ave.	24	5.77%
East 32nd St.	2	0.48%
East 37th St.	6	1.44%
East 38th St.	3	0.72%
East 39th St.	2	0.48%
East 42nd St.	2	0.48%
East 58th St.	3	0.72%
East 9th St.	2	0.48%
East Fall Creek Parkway North Dr.	6	1.44%
East New York St.	3	0.72%
East Pleasant Run Parkway North Dr.	3	0.72%
East Washington St.	4	0.96%
Guilford Ave.	6	1.44%
Lowell Ave.	3	0.72%
North Alabama St.	5	1.20%

North Bolton St.	2	0.48%
North Capitol Ave.	5	1.20%
North College Ave.	17	4.09%
North Dearborn St.	4	0.96%
North Delaware St.	11	2.64%
North Illinois St.	3	0.72%
North Meridian St.	32	7.69%
North New Jersey St.	6	1.44%
North Park Ave.	14	3.37%
North Pennsylvania St.	23	5.53%
North Ritter Ave.	3	0.72%
North Webster Ave.	3	0.72%
Northern Ave.	2	0.48%
Palmer St.	2	0.48%
Ruckle St.	6	1.44%
Sutherland Ave.	5	1.20%
University Ave.	2	0.48%
Washington Blvd.	21	5.05%
Watson Rd.	3	0.72%
West 43rd St.	2	0.48%
Winthrop Ave.	2	0.48%

Note: Not enough information provided to discern a street with articles dated 6/12/1910, 10/29/1911, 5/19/1912, 7/26/1914, 10/23/1921, 11/13/1921, 7/9/1922, 6/13/1926, and 11/7/1926.

Table 3.5 shows the total number of buildings in the sample by street names. In the *Indianapolis Star* sample of articles, the most frequent streets featured include 32 structures on North Meridian Street, 24 on Central Avenue, and 23 on North Pennsylvania Street. Although no single street dominated the dataset, these streets reflect a tendency of residential development along the north side of downtown, as related to the following data on streetcar lines during the timeframe.[86]

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[86] Numerous newspaper articles in the *Indianapolis Star* reference this northside suburban development, including the 1905 article, "Many Small Sales Keep Figures Up," which predicts the northside trend, stating "North Side Boom Is On" and "Several agents now have pending deals for valuable residences on the North Side and their businesses, as in previous years, will probably show a great demand for North Side property." *Indianapolis Star,* April 9, 1905. Northside suburban development is continuously predicted and reported in years prior to the dataset in further *Indianapolis Star* articles such as "Growth of Indianapolis," April 15, 1905; "Will be Notable Real

Table 3.6: Transportation Line

LINE NAME	STREET NAME	# OF STOPS	# OF BUILDINGS
Alabama Line	North Alabama Street	21	5
Central Line	Central Avenue	69	24
College Line	North College Avenue	61	17
Washington Line	East Washington Street	86	4
Illinois Line	North Illinois Street	70	3
Pennsylvania Line	North Pennsylvania Street	32	23

As stated in Sam Bass Warner's *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900,* streetcar lines "enabled families to move out from the old city boundaries into an expanded area of vacant and lightly settled land."[87] Transportation changes along the most popular streets in the dataset can be identified based on an overlay of a 1922 streetcar line map, a 1916 publication of streetcar stops, and the dataset's listed most common streets.[88] Stops listed in Dreher's streetcar line guide that relate to data from Table 3.5 appear in Table 3.6 above. Some of the streetcar lines, notably the Central Line, the College Line, and the Pennsylvania Line, all service these streets that have a significant portion of structures shown in the *Indianapolis Star*. One article expands on this relationship in "Increase in Values of Suburban Land: Real Estate Comment on Effects of Trolley Lines," stating that "Some of these [northside suburban] sites, before the advent of trolley lines, would have met with little popularity in the market and could have

Estate Year," April 16, 1905; "Real Estate Men Anticipate a Boom," April 14, 1907; and "Steady Increase in Property Values," June 30, 1907.

[87] Sam Bass Warner, Jr., *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900,* 2nd ed. (Cambridge: Harvard University Press, 1978), 14.

[88] Map 8, "Streetcar Line Route over Full Dataset," Appendix B, page 8. Layer supplied by Kevin Kastner, Indianapolis GIS Department, 2016. Map originally depicted in article, "City's Transportation Agent has Changed from Easy-Going Mule to Busy Little Kilowatt and Ohm," *Indianapolis Star,* June 4, 1922. The 1916 publication, "Dreher's Simplex Street and House Number Guide" (Indianapolis: Kautz Stationery Co., 1916), is accessible via the Internet Archive at https://archive.org/details/dreherssimplexst00dreh. Pages 10-34 reflected in Data Table.

been sold only for farming purposes. . . ."[89] In addition, certainly the convenience of the Illinois and Pennsylvania lines provided transportation options to those living on or near either line, as well as those working both downtown or near the end of the lines. And although few structures in the dataset were directly located on the East Washington Street line terminus, numerous nearby Irvington residents and workers were within one to eight blocks from this streetcar line.

Map 8 further supports this data. As visualized by the streetcar line map layered over the full dataset, the Pennsylvania and College Lines could service a majority of structures in the dataset from Tenth Street north to Kessler Boulevard. Other sections of streetcar lines correspond to small sections of the dataset, which include: a large cluster in Irvington around the terminus of the Washington Line, a smaller cluster around Garfield Park on the Garfield Park Line, and a small cluster south of Crown Hill Cemetery on the Northwestern Line.

The articles support this conclusion; many speak of streetcar line access as an amenity and selling point. For example, the 1914 article, Illustration 3, on an apartment building at 3233 Ruckle Street says in the first sentence that the building is "one block east of the Central avenue car line. . . ."[90]

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[89] "Increase in Values of Suburban Lands," *Indianapolis Star,* August 12, 1906.
[90] Illustration 3: Article, "Interesting New Apartment House," *Indianapolis Star,* September 27, 1914.

Illustration 3

INTERESTING NEW APARTMENT HOUSE.
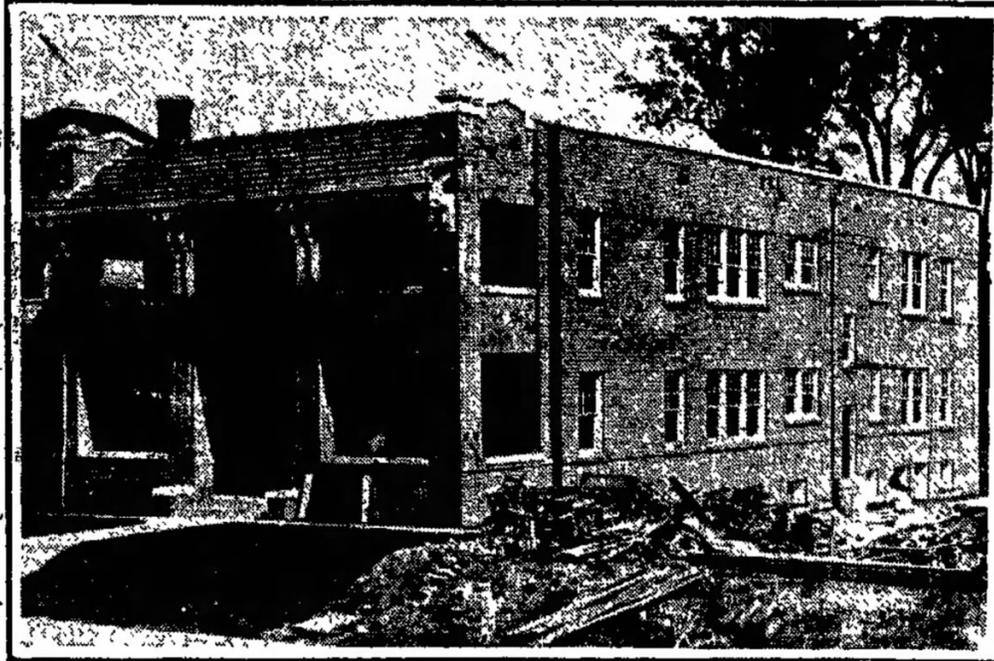
APARTMENTS BUILT BY W. F. SMITH AT 3233 RUCKLE STREET.

FLOOR PLANS.

Floor plan labels: PORCH, LIVING RM., DINING R'M, KITCHEN, BED ROOM, BED ROOM, ICE, CLOS, ENTRANCE, CLOS, HALL, CL. CLOS, CLOS, HALL, GL. CLOS, PORCH, LIVING R'M, DINING R'M, KITCHEN, ICE, CLOS, BED ROOM, BED ROOM

Today's building feature illustrates a thoroughly modern, very complete and novel apartment house of four apartments, just completed at 3233 Ruckle street, one block east of the Central avenue car line, for W. T. Smith, who for thirty years was in the mercantile business at Morristown, Ind. Mr. Smith owns three adjoining lots in this block between Thirty-second and Thirty-third streets and has perfected arrangements for an $8,000 residence of eight rooms to be erected immediately on the south lot. It will be of pressed brick. The center lot will be left for a lawn and the apartment house is located on the north lot.

A glance at the plan shows that the living room, dining room and kitchen are in the front, while the bed rooms and bath are in the rea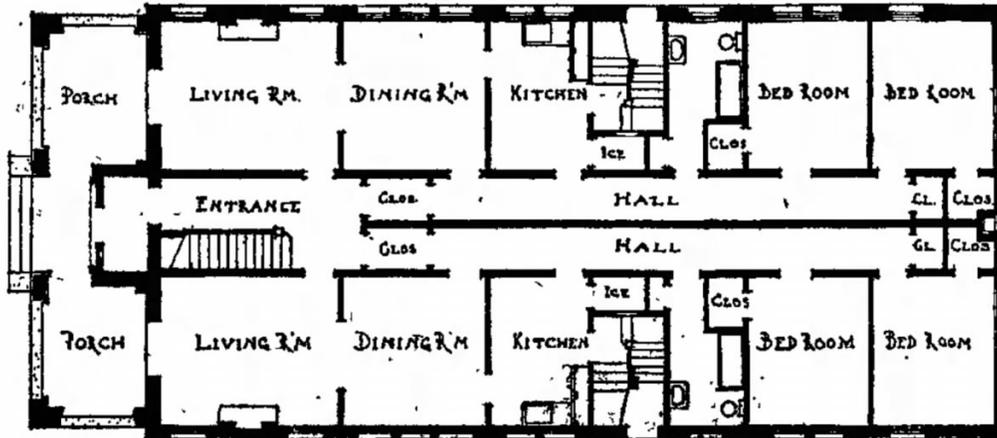r and separated as though they were on another floor. This is really a new idea in architecture in Indianapolis and was designed by Brookie & Maginnis, with headquarters in the Lemcke Annex. This building has steam heat, hot and cold city and soft water, bath, Tuec cleaning system, laundry and electricity.

The exterior is of brown gray mat brick, supplied by the Hydraulic Pressed Brick Company. The front is artificially worked in brick, making a very pleasing effect. The decorations are very artistic in the selection and arrangement of the papers for each apartment. The harmonious blending of the color as used in this decoration gives the home feeling and comfort, which is very often missed. The floors are of light hardwood. The doors are of inlaid walnut.

The main entrance hall is done in a Linorusta pattern for a dado, with a two-tone brown color. The upper part of the wall is an old ivory Tiffany. The living rooms and dining rooms are in shades of brown and old ivory. The bedrooms are in the plain fabric papers, trimmed with chintz and cretonne borders. That bathrooms are in white tilized cement, surmounted by blue with a border of pond lilies. All the interior decorations were planned and executed by the H. F. Maschmeyer Company of this city.

The Indianapolis Sanitary Plumbing Company did all the work in its line on this apartment.

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Additionally, advertisements - such as Illustration 4 - boast streetcar access, depicting the Fidelity Trust Company's advertisement of the Emerson Heights Addition, which states the "East Michigan Street car line ordered extended this year by Board of Public Works."[91]

Illustration 4

Emerson Heights Addition

Take East Washington Street Car, Get Off at Emerson Avenue —Go 2 Blocks North—

100 Feet Higher Elevation than the Court House Yard

Why Go Outside of the City to Buy Lots?

NOT a Speculation But the Highest Class Investment

Prices $425 to $600

Only $10 Cash and $6 per Month
Will Purchase a Lot in This Beautiful Addition

East Michigan Street Car Line Ordered Extended This Year by Board of Public Works

Note—4c Car Fare with Universal Transfer to This Addition

East Washington Street. 15-Minute Ride from Monument on one of the City's Best Car Lines

A Splendid Investment

You can not fail to make money, whether you buy or build, or to hold for the rise. About 24 houses to be completed this season.—This addition is seven blocks this side of Irvington. We will build a home for you on the partial payment plan. Agents on the ground all day Sunday. Come out and investigate. The opportunity of a life time.

THE NEW CITY PARK
THE NEW PLEASANT RUN BOULEVARD

EACH LOT HAS A TERRACE OF 2 FT. OR MORE

NO UNDESIRABLE NEIGHBORHOOD TO CROSS IN REACHING THIS ADDITION

A LOT PURCHASED HERE WILL AFFORD POSITIVE PROFIT

WEST SIDE IRVINGTON

Few of the bungalows built in this addition.   Come out Sunday and see the others in course of construction or now built.

Macadam Streets, Parkway Boulevards, Cement Sidewalks and Sewers are Now Completed. Norway Maple Shade Trees

Agent on Grounds All Day Sunday.   Come Out and Investigate or See

Phones 73   **Fidelity Trust Company**   156-158 E. Market Street

The text from the dataset articles and related advertisements, the streetcar line pamphlet, and mapping the streetcar lines on the dataset, demonstrate that streetcar transportation relates to the residential development along or near the routes. Some commuters moved to the new suburbs and worked downtown, while others commuted from the city center to the outer reaches of the trolley lines. Besides affording the possibility of living a greater distance from employment but

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[91] Illustration 4: Advertisement, *Indianapolis Star*, May 7, 1911. Quote from middle of advertisement, left side.

with no less convenience, the lines aided commercial and retail needs, and even entertainment. Likewise, streetcar transportation provided domestic workers, such as maids or gardeners, with the opportunity of seeking employment in these early suburbs.

In conclusion, locational and transportation data derived from the dataset provides insight into Indianapolis neighborhood development. A majority of the structures in the dataset are single-family houses. The city-designated neighborhood system indicated that Meridian-Kessler, Mapleton-Fall-Creek, and the Near Northside had the most residences and other structures shown in the newspaper features. The city of Indianapolis' historic district neighborhood designations revealed that about 40% of the dataset possesses some form of historic preservation designation, while the remaining 60% does not. New structures represented in the sampled articles were most often located in North Meridian Street, in Irvington, and in Watson Park neighborhoods. Since these results are different from the city-designated neighborhoods, it is necessary to interpret both kinds of neighborhood data for a comprehensive understanding. Lastly, the streets containing the most buildings from the sample provide some additional insight on development of both neighborhoods and transportation lines. The predominant streets represented were North Meridian Street, Central Avenue, and North Pennsylvania Street, which all reflect a trend of residential development heading north. However, streetcar lines also facilitated residential development, with a slight emphasis on the north side.

Chapter 4: The Economics of Real Estate, Developers, and Homeowners

This chapter investigates data related to the owner or owners, listed when the construction article was published or provided in the city directory the following year. Here I have identified the owners, occupation of individual owners, including a detailed list of executive and vice president positions, and real estate and/or developers for the sampled structures. Although not a physical characteristic of buildings, ownership is inherently tied to maintenance, and lack of maintenance may be tied to some demolitions.[92] However, this study only addresses original owners, and many maintenance issues relate to structures in recent time, almost 100 years after the construction of many of these buildings. Since the articles considered in this study almost always omitted the price, a cost analysis is not included in this section.[93]

Table 4.1: Original Owner Type[94]

OWNERSHIP	TOTAL	%
Individual	293	85.92%
Church	2	0.59%
City	2	0.59%
Club	4	1.17%
Realty Co.	39	11.44%
State	1	0.29%

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[92] Many studies on the relationship between landlords, maintenance and blight have been published, starting in the 1960s, with George Sternlieb's, *The Tenement Landlord* (New Brunswick, NJ: Urban Studies Center, Rutgers University, 1966) and James L. Bross' article, "Law Reform Man Meets the Slumlord: Interactions of New Remedies and Old Buildings in Housing Code Enforcement," *The Urban Lawyer* 3, no. 4 (1971): 609-628.

[93] House listings and advertisements on the other hand, often included the cost. Prices ranged depending on location, size (lot and square footage), and material, but were generally in the $2,000-$3,000 range in 1910 and increased to generally the $5,000-$6,000 range by 1926. These figures were calculated by viewing a "Home Builder's" section for advertisements in a Sunday December issue and considering average costs.

[94] Original owner is defined as the owner at the time the building article was published. As mentioned in the Introduction, few Indianapolis building permits survive.

Table 4.1 shows the types of original owners in the dataset, with a total of 341. Eighty-six percent of the original owners of buildings in the dataset were individuals.[95] Realty companies that specialized in new residential developments owned about 11% of the buildings. Buildings owned by clubs, churches, the City of Indianapolis, and the State of Indiana constituted 2.6% of the buildings featured in the articles sampled.

Table 4.2 Part 1: Original Owner Occupations[96]

OCCUPATION	TOTAL	%	OCCUPATION	TOTAL	%
Architect	7	3.02%	Inventor	1	0.43%
Artist	1	0.43%	Jobber	1	0.43%
Assistant	4	1.72%	Laborer	1	0.43%
Auditor	3	1.29%	Lawyer	14	6.03%
Banker	3	1.29%	Manufacturing Agent	1	0.43%
Billiards	1	0.43%	Milliner	1	0.43%
Butter Maker	1	0.43%	Pastor	2	0.86%
Buyer	1	0.43%	Physician	11	4.74%
Cement Worker	1	0.43%	Plumber	2	0.86%
Chemist	3	1.29%	Post Office Clerk	1	0.43%
Chief Inspector	1	0.43%	Printer	2	0.86%
Cigar Maker	1	0.43%	Professor	1	0.43%
Clerk	8	3.45%	Publisher	1	0.43%
Conductor	1	0.43%	Real Estate Agent	11	4.74%
Contractor	4	1.72%	Salesman	8	3.45%
Correspondent	1	0.43%	Sheriff	1	0.43%
Customs Agent	1	0.43%	Stenographer	1	0.43%
Dentist	3	1.29%	Switchboard Tender	1	0.43%
Designer	1	0.43%	Taxidermist	1	0.43%
Director of Sales	1	0.43%	Teacher	2	0.86%
Driver	1	0.43%	Tires	1	0.43%
Electrician	2	0.86%	Travel Agent	4	1.72%
Executive Positions	97	41.81%	Trimmer	1	0.43%
Farmer	1	0.43%	Undertaker	1	0.43%
Furniture Maker	1	0.43%	Wagon Manufacturer	1	0.43%

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[95] Only 232 articles provided the original owner's occupation or enough information to identify an occupation in city directories. Besides the 232 individual occupations that were listed, 61 individuals did not list an occupation or the city directory for the subsequent year did not provide the information.

[96] These occupations are taken from the Indianapolis city directories.

Grocer	2	0.86%	Widow	7	3.02%
Insurance Agent	2	0.86%			

As shown in Table 4.1, 293 buildings represented were individually owned, and only 232 owners had discernable occupations, while 61 provided no occupation. Table 4.2 enumerates these individual occupations. The most common occupation of an individual owner was an executive position (41.81%), followed by lawyer (6.03%), and physicians (4.74%) and real estate agents (4.74%). Many, although not all, of the occupations listed suggest a level of prosperity that would allow the purchase of the featured houses.[97]

Table 4.2 Part 2: Original Owner Companies, Executive Positions Summary

COMPANIES	COMPANIES
Advance Cole Motor Car Co. (2)*	J.G. Forster Pattern Works
Advance Paint Co. (2)*	John H. Buning & Co.
Aetna Trust & Savings Co.	June Bros.
American Appliance Co.	J.W. Jackson & Sons
American Shoe Repair Co.	Krause Bros.
Angel Drink Inc.	Lorenz Schmidt & Sons
Automobile Underwriters Inc.	L.S. Ayres & Co.
Ballard Ice Cream Co.	Little Theatre Society of Indiana
Barlett Teas, Coffee, Spices, Extracts and Baking Powder	Manufacturers and Dealers in Trunks and Leather Goods (Gausepohl)
The Baur Carbonic Co.	Merchants Hay and Grain Co.
Best Grand Laundry	Meyer-Kiser Bank
Bookwalter-Ball Printing Co.	Mutual China Co.
Brandt C. Downey Co.	Mutual Life Insurance Co.
Campbell Circular Advert. Co.	Mutual Printing Co.
Capitol Lumber Co.	Noble Vulcanizing Co. (2)*
Central Motor Parts Co.	Nutz & Grosskopf Shoe Store Supplies
Columbia Building Co.	Oakland Motor Co.

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[97] Note that most houses were not purchased with long-term mortgages, instead, they were bought outright. Long-term loans became more common in the 1930s with the creation of the Federal Housing Administration (FHA). A 1934 U.S. Department of Labor publication, *History of Wages in the United States from Colonial Times to 1928,* provides wage and salary details by industry and follows average wage rates per year using a sample of states, including Illinois, Michigan, and Ohio. U.S. Department of Labor, Bureau of Labor Statistics, *History of Wages in the United States from Colonial Times to 1928,* Washington, D.C.: United States Government Printing Office, 1934. Available online at Hathi Trust: http://hdl.handle.net/2027/uc1.32106007458745.

Crescent Paper Co.	O.D. Haskett Lumber Co.
E.O. Langen Co. (2)*	O.L. Miller & Co.
Edwards X. Ray Manufacturing Co.	Olds Soap & Chemical Co.
F. Hilgemeier & Bro. Inc.	Pettis Dry Goods Co.
Fletcher American Co.	Pioneer Works
Florsheim Shoe Shop	Pittsford Purity Pie Co.
Gates Manufacturing Co.	Royse-Borchert Co.
Gritt Co.	R.W. Furnas Ice Cream Co.
Harry B. Mahan Co.	Sagalowsky Bottle Co.
Heaton Bros.	Samuel Falender & Co.
Hilgenberg Bros.	Sentinel Printing Co.
H.L. Brown Co.	Service Products Corp.
H. Lieber Co.	Shank Fireproof Storage Co.
Hoffman Sporting Goods Co.	Spann Co.
Hoosier Tire Co.	State Life Insurance Co.
The Houghton Lumber Co.	Thomas Maffat Co./United Glue Co.
Ideal Heating Co.	Thornton & Rodecker Co.
Indiana Builders Corp.	Tin, Sheet Iron, Slate & Tile Roofing Co.
Indianapolis Brush & Broom Manufacturing Co.	Transfer Co.
Indianapolis Coal Co.	Union Trust Co.
Indianapolis Electric Supply Co.	W.D. Long & Co.
Indianapolis Tent & Awning Co.	Walter T. White Co.
International Metal Polish Co.	Winchell Communication Co.
Interstate Car Co.	Woods Richards Co.

*Note: Although 82 companies are listed above in Table 4.2 Part 2, 4 of the companies were listed twice in the dataset. Five of 12 manager positions did not list a company in the city directories, as well as all 4 superintendent positions, 1 supervisor position, and 1 cashier position. This total takes the number of executive positions up to 97, as seen in Table 4.2 Part 1.

Table 4.2 Part 2 lists all of the companies of the executives from the original owner occupation section of the dataset. For the purpose of this dataset, an "executive position" is defined as any title that relates to having authority in a business or organization, including positions such as president (29), vice president (12), treasurer (6), manager (12), superintendent (4), supervisor (1), and cashier (1). In total, 82 companies are represented; four companies are listed twice, noted by parenthesis, for a total of 97 individuals holding executive positions. These

companies range from manufacturers of goods to professional service providers. No

single company monopolized the dataset, but the companies with more than one

executive represented were the Advance Cole Motor Car Co., Advance Paint Co., E.O.

Langen Co., and the Noble Vulcanizing Co.

Table 4.3: Original Owner Companies, Realty Company Summary

BUSINESS	TOTAL	%
Advance Cole Motor Car Co.	1	2.56%
Bridges & Graves Co.	1	2.56%
Citizens' Realty Co.	1	2.56%
Condor & Culbertson	1	2.56%
Delaware Court Co.	1	2.56%
Economy Construction Corp.	1	2.56%
E.G. Spink Co.	4	10.26%
E.M. Schofield Building Co.	1	2.56%
Fletcher Savings and Trust Co.	1	2.56%
Guthrie Thompson Co.	2	5.13%
Indiana Lumbermen's Mutual Insurance Co.	1	2.56%
Kinnear Co.	1	2.56%
Marion Building & Investment Co.	3	7.69%
Maynard Realty Co.	1	2.56%
Meridian Plaza Realty Co.	1	2.56%
National Refining Co. of Indiana	1	2.56%
Orin Jessup Land Co.	1	2.56%
Pennsylvania Building Co.	1	2.56%
Pray Agency	1	2.56%
Puritan Finance Co.	1	2.56%
Reidel & Parrish	1	2.56%
Reliable Realty Co.	2	5.13%
Southern Lumber Co.	1	2.56%
Templeton-Freeman Realty Co.	1	2.56%
Thomas A. Moynahan Construction Co.	1	2.56%
Thornberry Realty Co.	1	2.56%
Walker-Brooks Realty Co.	4	10.26%
Yoke Realty	2	5.13%

As previously mentioned in Table 4.1, realty and development companies

originally owned 39, or 11.44%, of the structures in the dataset. This attribution

occurred when a construction article specifically listed a company as the developer

and owner; these companies tend to be either in construction, such as contractors or lumber suppliers, or in real estate, such as investment companies, or real estate and land businesses. This data reflects a general increase in city subdivision construction by related companies. Table 4.3 summarizes the 28 realty companies, construction companies, and related industries that were listed as the owners of buildings in the sampled articles. The E.G. Spink Co. and the Walker-Brooks Realty Co. possessed the most buildings, each with four, or just over 10% of the sample.

Referring to Map 9, the locations of structures owned by realty or development companies reflect the full dataset sample.[98] The largest cluster occurs along the north side inner-loop, along Tenth and Eleventh Streets and between Meridian Street and College Avenue; the second largest cluster appears from Thirtieth to Thirty-Ninth Streets and from Meridian Street to College Avenue. This preference for the northern corridor is not surprising because more articles cover these areas. The third cluster relates to the real estate development activity around Garfield Park on the south side of the city. For example, Yoke Realty published the following advertisement, Illustration 5, in the *Indianapolis Star*, representing the Park Crest subdivision of Garfield Park.[99]

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[98] Map 9, "Originally Owned by Realty/Development Company," Appendix B, page 9.
[99] Illustration 5: Advertisement, *Indianapolis Star*, April 19, 1914.

Illustration 5

The dataset has few active east side real estate developers and even fewer west side developers. However, there were real estate agents servicing the west side of town in other newspapers. For example, the *Indianapolis Recorder* includes real

estate advertisements for both F.B. Ransom and the Cheatham Brothers.[100] Besides

realty companies owning properties represented in the dataset, women also owned

individual residential properties.

Table 4.4: Female Owners

NAME	YEAR	ARTICLE DATE	OCCUPATION
Katherine Graydon	1909	11/21/1909	Professor
Emily Goffay	1910	6/26/1910	None Listed
Maria F. Hare	1910	10/23/1910	Widow
Temple Tompkins	1913	11/23/1913	Clerk
Mary E. Russell	1914	5/3/1914	None Listed
June F. Holderman	1915	5/9/1915	Clerk
Gladys M. Fry	1915	7/4/1915	Widow
Josephine Frommeyer	1916	5/21/1916	Widow
Freida & Emma Metner	1917	6/10/1917	Teachers
Ellen Vickery	1918	10/13/1918	Teacher
Ella Gould Lazarus	1919	10/5/1919	Widow
Louise S. Powell	1921	10/9/1921	None Listed
E.L. Ellerkamp	1923	10/21/1923	Widow
Mrs. Alexander Taggart	1924	10/26/1924	Widow
Nina C. Mann	1925	9/13/1925	None Listed
Mrs. Fultz	1925	9/27/1925	Stenographer
Effie M. Morgan	1926	5/16/1926	Widow

Although realty companies exhibited a proportional increase in ownership of

property throughout the years of the sample, female ownership proportion

decreased over time, as seen in Table 4.4. Over the period from 1909-1926, women

owned seventeen of the 293 individually owned buildings in the dataset, or 5.80%

total.[101] By splitting the timeframe into two parts, 1909 to 1917 and 1918 to 1926,

women owned more houses earlier in the dataset, with nine in the first half to eight

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[100] Advertisement column, *Indianapolis Recorder,* May 25, 1912.

[101] This data was inferred by reading names in the owner first name column that included female-specific first names, or a "Mrs." Generally, male-owned structures listed the man's name first, which went into the first section of owner name columns, and the wife was listed as "Mrs.," which went into the second group of owner name columns. If no man was listed, the female name went into the first group of owner name columns, and would be counted in Table 5.4. The only abbreviated first names that were included in the dataset listed the owner's occupation as "widow."

in the second half. The most common occupation listed was "widow" for these female owners, with seven, followed by teacher, with three (an additional occupation entry was noted as professor), and lastly clerk, with two (an additional entry noted as stenographer). Four women did not have an occupation listed in the city directory. The houses often reflected these modest jobs, with three duplexes possibly for the additional rental income, one apartment building, and five vernacular cottages and smaller bungalows.

Map 10 depicts houses owned by women and generally echoes the distribution of the full dataset, similar to the realty company map.[102] The north side, particularly between Meridian Street and College Avenue, and from Thirty-Eighth Street to Fifty-Sixth Street, shows the largest number of buildings in the dataset owned by women. The east side is populated by three sites, followed by the south side, represented with one house. The west side contains no locations from the dataset owned by women.

The data in Chapter 4 summarized from the sample of articles organizes original owners by type, occupation, and gender, and by real estate or development company. Individuals originally owned a majority of the buildings in the dataset, and realty companies owned and developed the second largest portion of buildings from the sample. Owner occupations listed in the city directories or in the articles themselves were of varied executive positions, as well as lawyers, physicians, and real estate agents. The executive positions listed included supervision of a diverse range of producers of manufactured goods and providers of professional services.

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[102] Map 10, "Buildings Listed as Women-Owned," Appendix B, page 10.

The realty company analysis reveals that the E.G. Spink Co. and the Walker-Brooks Realty Co. owned the most buildings of the sample. Women owned more houses in the first half of the analyzed period than the second half; the most common occupation listed for these women was "widow," followed by teacher and clerk. This chapter provided some estimation on residents and companies that bought and/or developed these structures; the next chapter explains who designed and built these structures.

Chapter 5: Architectural Styles, Architects, and Designers

This chapter reveals the design choices and preferences of owners discussed

in the previous chapter as well as the numerous architects, designers, and

contractors working in Indianapolis, in terms of the architectural style and/or

exterior ornamentation of structures in the dataset.[103] The data discussed in this

section includes information on architectural styles, architects, designers,

contractors and/or builders, and interior designers.[104] Other columns such as

millwork and electrical supplier are included in the dataset that follows, but are not

interpreted here because they were not useful for the question at hand; this data can

be referenced in Appendix A1, the complete dataset. This study predicts that

architectural style does not play a bigger role than other design-related attributes of

structures, which may be related to actual construction and changing tastes

throughout the time frame of the dataset.[105]

Table 5.1 below presents the architectural styles in the dataset, from the

"survey" column of Appendix A1. The survey style relates to the standard

preservation definition of architectural styles as put forth in the Indiana Historic

Sites and Structures inventories, a preservation planning tool used by both the State

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[103] Data columns such as "architect," "designer," and "builder" are the terms used in the articles. "Architect" and "designer" were used interchangeably just as "designer" and "builder." "Builder" and "contractor" have been combined for data purposes.

[104] Information on the number of bathrooms ultimately was not a meaningful way to interpret the data, so the data tables have been moved to "Additional Datasets."

[105] The concept of taste is not part of this project. For more on taste, refer to the following: H.J. Gans, *Popular Culture and High Culture: An Analysis and Evaluation of Taste* (New York: Basic Books, 1974); Geoffrey Scott, *The Architecture of Humanism: A Study in the History of Taste* (New York: Read Books Ltd., 2013); Daniel Maudlin and Marcel Vellinga, *Consuming Architecture: On the Occupation, Appropriation and Interpretation of Buildings* (London: Routledge, 2014).

Historic Preservation Office and Indiana Landmarks.[106] The "architectural style"

column depicts the exact wording used in the *Indianapolis Star* article; this

information does not follow any standard architectural style nomenclature;

therefore, it is not used to interpret the data in this study. I decided to use the

standard architectural style terminology and definitions based on Virginia and Lee

McAlester's *A Field Guide to American Houses*: *The Definitive Guide to Identifying and*

Understanding America's Domestic Architecture text, published in 1984 and revised

in 2015, for the "survey" data.[107]

Table 5.1 Part 1: Survey Architectural Styles, 1909-1917

	1909	1910	1911	1912	1913	1914	1915	1916	1917
20th Century Styles	14	15	2		13	14	17	4	5
American Revival Styles		1		1	4		5	6	9
Art Deco									
Commercial/flat				1					1
European Revival Styles	5	5	2	4	5	5	4	9	8
Miscellaneous*				1					
Renovated Older Houses									2
Stick Style								2	
Vernacular[108]	3	2	2	2	4	4		2	

*Multiple subdivision houses with different styles in one article.

Table 5.1 Part 2: Survey Architectural Styles, 1918-1926

STYLE	1918	1919	1920	1921	1922	1923	1924	1925	1926
20th Century Styles	8	7		3	5	10	4	14	9
American Revival Styles	5	14	1	4	9	18	20	12	15
Art Deco						1	1		
Commercial/flat									
Euro. Revival Styles	1	3	1	3	7	4	9	11	22

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[106] Refer back to the description of these surveys in the historiography, p. 23.

[107] Virginia Savage McAlester, *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Random House Incorporated, 2015).

[108] The architectural style, Vernacular, is defined by McAlester (p. 753) as a "simple geometric form" without any "stylistic details," influenced by folk-styled houses and is depicted in Illustration 6.

Miscellaneous								
Renovated Older Houses								
Stick Style	1						1	
Vernacular[109]	1	1	1	2		1		1	2

Table 5.1 Part 3: Survey Architectural Styles, Totals, By Group

STYLE	TOTAL	%
20th Century Styles	144	34.70%
American Revival Styles	124	29.88%
Art Deco	2	0.48%
Commercial/flat	2	0.48%
European Revivals	108	26.02%
Miscellaneous	1	0.24%
Renovated Older Houses	2	0.48%
Stick Style	4	0.96%
Vernacular	28	6.75%

Illustration 6

CORPORATION BUILDS MODEST HOMES.

1302-6-10-14 WEST TWENTY-FIRST STREET.

I identified the architectural styles of 415 buildings in the dataset; the

remaining ten structures had no style listed and poor image quality that precluded

identification. In regard to individual styles, I identified over 26% of the buildings in

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[109] Illustration 6 depicts an example of a vernacular-styled residence, "Corporation Builds Modest Homes," *Indianapolis Star*, May 23, 1926.

the sample as Colonial Revival, followed by the Bungalow with 20%, and the Tudor

Revival style with 13%.[110] While not prevalent individually, a multitude of revival

styles appeared throughout the years, including Dutch Colonial Revival, Renaissance

Revival, and Spanish Revival. Although some of the structures were large and

ornate, vernacular architecture (Illustration 6) signifies roughly 7% of the samples.

Architectural styles can also be interpreted in terms of groups. The

twentieth-century styles--Bungalow, Foursquare, and Craftsman--are so similar in

form that the categories merge. Since the Dutch Colonial Revival Style is a subset of

Colonial Revival Style, these styles have been grouped as American Revival styles.

Numerous other revival styles can be simplified as European Revival styles,

including Beaux Arts, English Cottage, French, Gothic, Italianate, Renaissance,

Romanesque, Spanish, and Tudor. Besides 28 vernacular houses, the remainder, Art

Deco (2), Commercial/Flat (2), Renovated (2), and Stick (4), do not significantly

affect the findings on the 415 total. In this organization, 34.70% of the sample was

built in twentieth-century styles, followed by 29.88% built in American Revival

styles, and 26.02% built in European Revival styles.

Map 11 depicts the geographical distribution of architectural styles by the

groupings above, denoting five or more buildings in the dataset.[111] While

architectural styles are generally varied throughout the city, the area nearest the

Mile Square contains a heavy concentration of European Revival styles, particularly

Renaissance Revival structures. The twentieth-century styles are represented on the

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[110] Data tables considering each individual architectural style are available in "Additional Datasets."
[111] Map 11, "Buildings by Architectural Style Groupings," Appendix B, page 11. This map illustrates individual styles represented with at least 5 buildings in the sample.

north, east, and south sides. The American Revival styles are concentrated in the northern corridor, with a smaller cluster around Irvington. Map 12 removes symbolism for all architectural styles except the three most prevalent, the Bungalow, Colonial Revival, and Tudor Revival.[112] Map 12 shows that the Bungalow and Tudor Revival styles exist throughout each side of the city, whereas Colonial Revival is predominant along the northern corridor, particularly between Illinois Street and College Avenue and Thirtieth to Fifty-Second Streets. A second cluster of Colonial Revival housing exists in the eastern corridor.

Table 5.2: Architects Listed, Summary

ARCHITECT	TOTAL	%*	ARCHITECT	TOTAL	%*
Alvin Schellschmidt	1	0.61%	Horace E. Boggy	1	0.61%
Bacon & Tislow	2	1.21%	Howard L. Burns	1	0.61%
Bass, Knowlton & Graham	2	1.21%	J. Edwin Kopf & K.K. Woolling	1	0.61%
Brubaker and Stern	1	0.61%	J.T. Johnson & Co.	1	0.61%
Charles Austin Bates	2	1.21%	John P. Parrish	2	1.21%
Charles Byfield	10	6.06%	Kenneth D. Coffin	1	0.61%
Charles E. Bacon	2	1.21%	L.H. Sturges	1	0.61%
Charles Edgar Bates	10	6.06%	L.R. Langhein	1	0.61%
Charles L. Bacon	2	1.21%	Lee Burns	1	0.61%
Charles O. Morris	2	1.21%	M.L. Carr	3	1.82%
Clarence Martindale	3	1.82%	Maurice E. Thornton	1	0.61%
Clarence T. Meyers	1	0.61%	McGuire & Shook	2	1.21%
D.A. Bohlen & Son	3	1.82%	Merritt & Harrison	3	1.82%
Doeppers & Myers	4	2.42%	Merritt, Harrison & Turnock	2	1.21%
Donald Graham	1	0.61%	Mothershead & Fitton	1	0.61%
E.J. Ostling	1	0.61%	O.F. Mann	1	0.61%
Edward D. Pierre	5	3.03%	R.H. Shelhorn	1	0.61%
Elliot Hadley	1	0.61%	R.P. Daggett & Co.	1	0.61%
Everett Crabb	1	0.61%	Ralph R. Reeder	1	0.61%
F.S. Cannon Co.	1	0.61%	Ralph S. Brydon	1	0.61%
Foltz & Parker	3	1.82%	Roger N. Williams	1	0.61%
Frank B. Bremerman	1	0.61%	Roy J. Lanham	1	0.61%

[112] Map 12, "Buildings by Architectural Style," Appendix B, page 12.

Frank B. Hunter	35	21.21%	Rubush & Hunter	1	0.61%
George & McLucas	2	1.21%	S.L. Montgomery	1	0.61%
George & Zimmerman	1	0.61%	Samuel A. Hastings	1	0.61%
George Bedell	1	0.61%	Thornton & Rodecker	2	1.21%
George Hoagland	2	1.21%	True L. Brookie	1	0.61%
George, McLucas & Fitton	3	1.82%	Vonnegut & Bohn	1	0.61%
H.E. Kramer	1	0.61%	W. Moore & Co.	2	1.21%
H.K. Fatont	1	0.61%	W.A. Staples	1	0.61%
H.L. Simons	3	1.82%	W.H. Brown & Son	1	0.61%
Harry M. Hice	1	0.61%	W.H. Garns	1	0.61%
Henry Dupont	1	0.61%	W.O. Morek	1	0.61%
Herbert Foltz	4	2.42%	Walter Scholer	1	0.61%
Herbert L. Bass	8	4.85%	William F. Nelson	1	0.61%

*Percentage calculated based on total number of architects listed, 165, not the total number of articles.

The architect summary, Table 5.2, lists "architects" in the sampled articles, some of whom may more accurately have been builders or owners, because the Indiana state licensing program was instituted after the time frame of the dataset.[113] In sum, 165 articles provided architects' names, while the remaining 260 articles in the dataset did not. Frank B. Hunter was named as architect of 35 structures. After Hunter, Charles Byfield and Charles Edgar Bates designed ten structures each.

Map 13 illustrates the location of buildings designed by Hunter, Byfield, and Bates, depicting a preference for the northern corridor.[114] This cluster centers

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[113] The discussion on instituting architect's licenses in the State of Indiana began as early as 1910: "Favor Architects' License," *Indianapolis Star,* June 12, 1910. The earliest architect licensing bill made it to the General Assembly in 1913: "New Bills in House, Feb. 22," *Indianapolis Star,* February 23, 1913. [Licensing standards were eventually established in 1929, with the creation of a state board of registration of architects, that required applicants to pay a $25 fee, pass a qualifying exam from a recognized architecture school, and verify one year of experience with a "reputable" architect. "Legislative Calendar," *Indianapolis Star,* February 27, 1929. Contractor licensing followed, with a similar bill in 1929, but it stipulated an exemption for contractors building single-family residences, "Legislative Calendar," *Indianapolis Star,* February 7, 1929.] Introduced in the *Laws of Indiana*, Acts 1929, State Statute I.C. 62-2.

[114] Map 13, "Three Most Predominant Architects," Appendix B, page 13.

around the area between Meridian Street to Fall Creek Parkway and from Thirtieth

Street to Thirty-Eighth Street. The east side shows a handful of sites along

Washington Street by Frank B. Hunter.

Table 5.3: Designers Listed, Summary

DESIGNER	TOTAL	%*	DESIGNER	TOTAL	%*
Albert E. Glidden	1	0.82%	Jose-Balz Co.	1	0.82%
Albert Hitzelberger	1	0.82%	Kaufman and Richmond	1	0.82%
Bastian Realty Co.	1	0.82%	Kenneth E. Griffith	1	0.82%
Brookie & Maginnis	1	0.82%	L.H. Sturgis	1	0.82%
Bungalow Co. of Indpls	2	1.64%	Laban C. Johnson	1	0.82%
Burns Realty	3	2.46%	Leroy Wakefield	2	1.64%
C.A. Gardner & Son	1	0.82%	M.M. Miller	1	0.82%
C.E. Plummer (Owner)	1	0.82%	Marion Building & Investment Co.	5	4.10%
Charles Edgar Bates	1	0.82%	Maurice E. Thornton (Owner of 1)	2	1.64%
Chester G. Ward	1	0.82%	McClure Building	2	1.64%
Circle City Construction	2	1.64%	Metz Construction Co.	1	0.82%
Columbia Building Co.	1	0.82%	Mothershead & Fitton	1	0.82%
D.D. Augustus	2	1.64%	Mrs. W.R. Clanan (Owner)	1	0.82%
Donald Graham	1	0.82%	Mrs. Harry L. Mott	1	0.82%
E.A. Byrkit	1	0.82%	Mrs. Wilma English Wheeler (Owner)	1	0.82%
E.D. Pierre	1	0.82%	Percy Powell	2	1.64%
Ed H. Schmoe	1	0.82%	Reidel & Parrish	1	0.82%
Edward Newel	3	2.46%	Robert L. Durflinger	1	0.82%
Elliot Hadley	1	0.82%	Roger N. Williams	1	0.82%
F.D. Loomis	1	0.82%	S.T. Clauson	1	0.82%
F.M. Bartholomew	1	0.82%	Sanford P. Secrest	1	0.82%
F.P. Foulke (Owner)	1	0.82%	Sim Goss	1	0.82%
Fermor S. Cannon	1	0.82%	Southern Lumber Co.	5	4.10%
Frank B. Bremerman (Owner of 1)	2	1.64%	T.W. Mitchell	1	0.82%
Frank P. Nuckles	1	0.82%	Taylor C. Power	1	0.82%
Frederick Lawrence (Owner)	1	0.82%	Theodore R. Brydon	1	0.82%

George D. Lance	1	0.82%	Theodore Sander	1	0.82%
George V. Bedell	1	0.82%	Thomas A. Moynahan Construction Co.	1	0.82%
George, McLucas & Fitton	1	0.82%	Thomas M. Barnett (Owner)	1	0.82%
Guthrie Thompson Co.	2	1.64%	Thornton & Rodecker	1	0.82%
H.L. Simons	9	7.38%	W.A. Sides	1	0.82%
Heaton Bros.	1	0.82%	W.B. Morgan	2	1.64%
Henry Dollman	2	1.64%	W.C. LeFeber & Son	1	0.82%
J.F. Cantwell	1	0.82%	W.H. Cobble	1	0.82%
J.T. Johnson & Co.	2	1.64%	Walker-Brooks Realty Co.	3	2.46%
J.W. Carpenter	1	0.82%	William A. Rhynerson (Owner)	1	0.82%
J.W. Darnell (Owner)	1	0.82%	William F. Nelson	11	9.02%
John Deitrich	1	0.82%	William Scatton (Owner)	2	1.64%

*Percentage calculated based on total number of designers listed, 122, not the total number of articles.

The designer summary, Table 5.3, lists the designers mentioned in the sample articles. The articles use the terms "architect" and "designer" somewhat interchangeably; some of the designers listed above are also included in the architect summary, Table 5.2, such as Charles Edgar Bates, Edward D. Pierre, and William F. Nelson. Some of the designers are in fact the owners of the property in the dataset; these designers have "(Owner)" next to their name. One hundred and twenty-two articles provided information on the designers of featured structures, while the remaining 303 did not. William F. Nelson designed eleven structures, making him the prevalent designer in the dataset, followed by H.L. Simons with nine structures, then the Marion Building & Investment Co. and the Southern Lumber Co., both with five structures. These last two represent a growing trend of realty or development companies managing both the planning and construction of single

homes up to large subdivisions and then representing themselves to sell their

properties.[115]

Table 5.4: Contractors and/or Builders Listed, Summary

CONTRACTOR/BUILDER	TOTAL	%*	CONTRACTOR/BUILDER	TOTAL	%*
Agit Sahm	1	0.36%	L.C. Huey Building Co. (Owner)	1	0.36%
Albert E. Glidden	3	1.19%	Laban C. Johnson	1	0.36%
Albert Hitzelberger	2	0.79%	Leffingwell Bros.	1	0.36%
American Estates Co.	1	0.36%	Leroy Wakefield	1	0.36%
American Housing Co.	1	0.36%	Leslie Colvin	1	0.36%
Art Home Building Co.	1	0.36%	Lorenz Schmidt	1	0.36%
B.M. Pace (Owner)	2	0.79%	M.M. Miller	1	0.36%
Bastian Realty	4	1.58%	Marion Building & Investment Co.	9	3.56%
Ben C. Rayborn	1	0.36%	Maurice Thornton	1	0.36%
Brandt Bros.	2	0.79%	McClure Building Co.	2	0.79%
Bridges & Graves Co.	2	0.79%	Metz Construction Co.	1	0.36%
Buckeye Realty Co.	2	0.79%	Mothershead & Fitton	1	0.36%
Builders Real Estate Co.	2	0.79%	Mrs. Louise Powell	1	0.36%
Builders Construction Co.	1	0.36%	Myers & Son	1	0.36%
Burns Realty	4	1.58%	O.E. Pike	1	0.36%
C.E. Plummer (Owner)	1	0.36%	O.F. Mann	1	0.36%
Cart Light	1	0.36%	Orin Jessup Land Co.	1	0.36%
Charles H. Frazier (Owner)	1	0.36%	Ostrum Realty	3	1.19%
Charles J. Wacker	2	0.79%	Pennsylvania Building Co.	1	0.36%
Chester G. Ward	2	0.79%	Percy Powell	2	0.79%
Christian Prader	1	0.36%	Puritan Finance Co.	1	0.36%

[115] *Indianapolis Star* began reporting on this trend starting in the 1920s. For example, in 1922 the Indiana Builders' Corporation had consolidated the home construction business by employing their "own carpenters, cement men, painters, paperhangers and floor finishers" under supervision of the company's vice president. Indiana Builders' Corporation also began acquiring clients' current homes as partial payment for the new home. "Indiana Builders' Corporation Constructs Homes for Inexpensive or Costly Design," *Indianapolis Star,* October 8, 1922. Realty Finance and Building Co. continued this trend, by "carrying out the idea of a complete service [with] its own legal department, its own architect, and superintendent of construction." "Acquisition of New Homes by Exchange of Old Novel Idea of Organized Realty Company," *Indianapolis Star*, October 29, 1922. Royse-Borchert Realty Investment Co., only bought lots on speculation (did not build on spec) and waited to obtain a buyer for the lot in order to build the house to the buyer's specifications; like the other realty companies, they also took the buyer's former house as partial payment. "Cozy Homes Built by New Realty Firm: Building Boom in City to Continue for Many Years," *Indianapolis Star,* July 1, 1923.

Circle City Construction	2	0.79%	R.H. Shelhorn	1	0.36%
Citizens Realty Co.	1	0.36%	R.L. Castle	1	0.36%
Clyde E. Springer	1	0.36%	R.L. Durflinger	2	0.79%
Columbia Building Co.	1	0.36%	Ralph Reeder (Owner)	1	0.36%
Condor & Culbertson	15	5.93%	Ralph S. Brydon	1	0.36%
D.A. Coulter	1	0.36%	Raymond Selig	1	0.36%
D.D. Augustus	2	0.79%	Reidel & Parrish	1	0.36%
Dollman Construction Co.	2	0.79%	Reliable Realty Co.	2	0.79%
E.A. Byrkit	1	0.36%	Robert B. Insley	1	0.36%
E.G. Spink Co.	3	1.19%	Royse-Borchert Realty Investment Co.	1	0.36%
E.M. Schofield Building Co.	1	0.36%	S.A. Davis	1	0.36%
Economy Construction Corp.	1	0.36%	S.E. Berry	1	0.36%
Ed. H. Schmoe	1	0.36%	S.H. Creighton (Owner)	1	0.36%
Edward Newel	4	1.58%	S.T. Clauson	1	0.36%
F.M. Bartholomew	2	0.79%	Sanford P. Secrest	1	0.36%
Ferdinand Winter	1	0.36%	Sawyer System Building Co.	1	0.36%
Ford Woods	2	0.79%	Schofield Construction and Engineering Co. (Owner)	1	0.36%
Frank A. Throop Co.	1	0.36%	Sim Goss	1	0.36%
Frank B. Bremerman	4	1.58%	Sourbier-Emrick Co.	2	0.79%
Frank Mead	1	0.36%	Southern Lumber Co.	15	5.93%
Frank P. Nuckles	1	0.36%	Spiegel Brown Construction Co.	1	0.36%
Fred H. Sillery	2	0.79%	Stilz & Moxley	1	0.36%
Frederick Lawrence (Owner)	1	0.36%	Sylvanus Asher	1	0.36%
George D. Lance	1	0.36%	T.R. Brydon	2	0.79%
George W. Tobin	1	0.36%	T.W. Mitchell	1	0.36%
Guthrie Thompson Co.	3	1.19%	Taylor C. Power	6	2.37%
H.F. Stretchberry	1	0.36%	Tee-Square Construction Co.	1	0.36%
H.H. Fulk	1	0.36%	Theodore Sander	1	0.36%
H.H. Prasuhn	1	0.36%	Thomas A. Moynahan	5	1.98%
H.L. Burns	1	0.36%	Thornberry Realty	1	0.36%
H.L. Simons	9	3.56%	W.A. Sides	1	0.36%
H.M. Agerter Building Co.	1	0.36%	W.B. Morgan	2	0.79%

Harry Alkire	1	0.36%	W.C. LeFeber & Son	1	0.36%
Heaton Bros. (Owner)	1	0.36%	W.F. Lee	1	0.36%
Home Building and Realty Co.	2	0.79%	W.H. Cobble	2	0.79%
Howard Burns	1	0.36%	W.H. Moore	1	0.36%
Indiana Builders' Corp.	1	0.36%	Walker-Brooks Realty Co.	6	2.37%
J.C. Miller	1	0.36%	Walter T. White (Owner)	1	0.36%
J.F. Cantwell	3	1.19%	Weddell & Weddell	1	0.36%
J.W. Carpenter	1	0.36%	Wilfred F. Seyfriend	1	0.36%
J.W. Darnell (Owner of 1)	2	0.79%	William F. Nelson	10	3.95%
Jacob Kuhn	1	0.36%	William Low Rice	3	1.19%
James W. Carr	1	0.36%	William P. Jungclaus Co.	2	0.79%
John Deitrich	1	0.36%	William Scatton (Owner)	1	0.36%
Jose-Balz Co.	1	0.36%	Willis H. Kinnear	1	0.36%
Joseph Sertell	1	0.36%	Yoke Realty	3	1.19%
Kindig Bros.	1	0.36%			

*Percentage calculated based on total number of contractor/builders listed, 253, not the total number of articles.

The contractor and/or builder summary, Table 5.4, lists the contractors or builders mentioned in the sample articles. Like the designations "architect" and "designer," the articles use "designer," "contractor," and "builder" interchangeably, and some of these contractors or builders listed above are also represented in the designer summary, Table 5.3. Additionally, some of the contractors or builders are also the property owners; these contractors have "(Owner)" next to their names. Two hundred and fifty-three articles provided information on the contractor/builders of these structures, while the remaining 172 did not. This data depicts a trend of realty and development companies owning and managing the construction and sale of these properties. Not surprisingly, developers denote a significant amount of buildings in the dataset, with Condor & Culbertson and the

Southern Lumber Co. both completing fifteen structures, followed by William F.

Nelson's company with ten structures completed. Original owners completed twelve

of the buildings in the sample, either through their construction company, realty

firm, or as individuals.

Table 5.5: Interior Decorators Listed, Summary

INTERIOR DEC.	TOTAL	%*	INTERIOR DEC.	TOTAL	%*
A.H. Scott	3	4.00%	Henry K. English	7	9.33%
Builders' Supply Corp.	1	1.33%	Henry Richard Behrens	1	1.33%
C.H. Norman	2	2.67%	Indiana Wall Paper Co.	5	6.67%
Central Wall Paper and Paint Co.	5	6.67%	J.P. Deery & Co.	1	1.33%
Charles H. Sedam	2	2.67%	J.W. Darnell	1	1.33%
Circle City Construction Co.	1	1.33%	L.S. Ayres	1	1.33%
Coppock Bros.	6	8.00%	Lewis Freeman Co.	1	1.33%
Cut Rate Wall Paper Co.	1	1.33%	Marshall Field & Co.	1	1.33%
Dawson Bros.	1	1.33%	Matthias & Payton	1	1.33%
Decorators Supply Co.	1	1.33%	McLear & Schmitt	1	1.33%
DeHaven & Co.	4	5.33%	Mrs. Wilma English Wheeler (Owner)	1	1.33%
E.G. McNeal	1	1.33%	R.E. Dice & Son	1	1.33%
E.P. Long	1	1.33%	R.W. Retterer	1	1.33%
Effie M. Morgan (Owner)	1	1.33%	Rethard Wall Paper	1	1.33%
Frances McDowell Co.	1	1.33%	Roger R. Hinesely	1	1.33%
G. Huffman	1	1.33%	S.S. Thompson	1	1.33%
George B. Warren	1	1.33%	Sander & Recker	2	2.67%
George J. Hasley	1	1.33%	Scull & Co.	2	2.67%
H.F. Maschmeyer	5	6.67%	W.L. Amthor Co.	1	1.33%
H.K. English	1	1.33%	Walter Privette	1	1.33%
Hatfield Paint Co.	1	1.33%	William Waugh	1	1.33%
Henry Daleiden	1	1.33%			

*Percentage calculated based on total number of interior decorators listed, 75, not the total number of articles.

The interior decorator summary, Table 5.5, lists the interior decorators referred to in the sample articles. Seventy-five articles provided information on the interior decorators of these structures, while the remaining 350 did not. Henry K. English was the most employed decorator, accounting for seven structures, and the Coppock Bros. was the second most utilized decorating company with six structures in the sample. Additionally, some of the interior decorators are also the property owners; they have "(Owner)" next to their name. The original owners decorated two of the buildings in the sample.

The data in Chapter 5 presents a picture of architectural and building choices for the structures in the dataset. Colonial Revival was the most prevalent architectural style, followed by the Bungalow, then Tudor Revival, in terms of individual architectural styles. However, throughout the sample there is a constant presence of multiple revival styles, including Dutch Colonial, Renaissance, and Spanish. And while the illustrations of the houses show massing, fenestration, and decoration appropriate to the chosen style, a subset of the houses are modest Vernacular buildings with no stylized details. The data on architects, designers, contractor/builders, and interior decorators shows that the housing market did not prefer any single professional or company. William F. Nelson designed the most houses in the dataset, then H.L. Simons, and then the Marion Building & Investment Co. and the Southern Lumber Co. These last two development companies depict the rise of realty companies owning, managing, building, and selling properties. Developers continued to denote a significant number of structures for contractor and/or builder, including Condor & Culbertson, the Southern Lumber Co., and

William F. Nelson. Henry K. English was the most utilized interior decorator. This chapter synthesized data on who designed and built these structures; the next chapter explains how they were built and with what materials.

Chapter 6: Exterior Building Materials

An important part of the data interpretation for building survival relates to

building materials, especially those materials related to structural stability and

weatherproofing. Exterior building materials and cladding, the material only

covering the exterior, was described in some of the *Indianapolis Star* articles. When

possible I have visually identified the exterior material by the article's photograph

or available contemporary photos.[116] Building materials play a significant role in the

perseverance of architecture, for both structural and economical reasons.[117] This

chapter considers the viewpoint that exterior materiality plays a role in what

buildings are demolished, for example in costs of maintenance and repair. The data

provided in this chapter analyzes the common exterior materials used for the

building sample.[118]

Table 6.1 Part 1: Exterior Material, 1909-1917

MATERIAL	1909	1910	1911	1912	1913	1914	1915	1916	1917
Brick	10	6	2	2	12	12	11	14	12
Concrete		1						1	
Cypress	2								
Log			1						
Shingle									
Stone									

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[116] Contemporary photos viewed via Google Street View.

[117] Changing attitudes in building materials and quality were lamented in local media: "What's happened to quality and workmanship? Houses built in the [18]80's and [18]90's or just after the turn of the century may look funny now, with their bay windows and stained glass, their heavy trim and lavish ornament, but they did contain quality. Woodwork, flooring – none of your cheap, unseasoned stuff that causes so much grief to home-builders these days, and, for that matter, it isn't cheap. We don't have the material and we don't have the patient skill they had two or three generations ago." Henry Butler, "Henry Butler Says," *Indianapolis Times*, February 22, 1954.

[118] Terms were simplified from the articles. All types of stucco application have been grouped as "stucco," and all types of stone are listed as "stone." Many wood-sided buildings were described as "frame" in the articles, but this creates confusion as most structures involved some kind of framing technique in the construction process. Therefore, while "frame" was used in the dataset, the word has been replaced for analytical purposes with the phrase "wood siding." Additionally, articles did not always differentiate between "brick" and "brick veneer," nor was I able to visually distinguish between the two, so "brick" is a single category.

Stucco	1						2	3	7
Wood Siding	2	10	3	3	14	10	13	6	6
N/A-Misc.	7	7	1	4		2		1	

Table 6.1 Part 2: Exterior Material, 1918-1926

MATERIAL	1918	1919	1920	1921	1922	1923	1924	1925	1926
Brick	2	11	2	6	13	17	21	24	29
Concrete									
Cypress									
Log			1						
Shingle					1		1	1	
Stone						1			1
Stucco	4	4		2	3	5	6	5	12
Wood Siding	10	10		5	6	11	5	8	6
N/A-Misc.		1			1		1	1	

Table 6.1 Part 3: Exterior Material, Totals

MATERIAL	TOTAL	%*
Brick	206	51.63%
Concrete	2	0.50%
Cypress	2	0.50%
Log	2	0.50%
Shingle	3	0.75%
Stone	2	0.50%
Stucco	54	13.53%
Wood Siding	128	32.08%
N/A-Misc.	26	N/A

*Percentage calculated based on exterior material information provided for 399 buildings, not the total number of buildings.

In sum, 399 articles in the dataset provided information on the exterior material or cladding of the structure either in the written description or from the article's illustration, while the rest I identified by using the address to view the present-day Google Street View image. The remaining 26 articles did not offer enough information to confidently determine the exterior material and the present-day view depicted a modern exterior application, such as vinyl siding. Occasionally the articles featured a grouping of houses with mixed materials; in these cases they

count as "unknown (N/A) or miscellaneous" because I did not want to represent the structures in terms of partial numbers.

I listed only the major exterior material or cladding for interpretation purposes. For example, if a home was built out of brick and terra cotta, but brick embodied 80% of the exterior, I counted it as "brick" in Table 6.1. Many wood sided and stucco houses possessed brick front porches, and counting porch material would have disproportionately raised the count of brick buildings. If structures exhibited a different exterior material on each level, such as the first story of a house was brick but the second story was stucco, both were counted. The possible combinations counted as brick include: "brick and concrete," "brick and frame," "brick and plaster," "brick and stone," "brick and stucco," and "brick and terra cotta."[119] Possible combinations counted as wood siding include: "frame and plaster," "frame and shingles," and "frame and stucco." Concrete includes "concrete and stucco," and cypress includes "cypress and plaster."

The majority of structures in the dataset, 51.63%, were constructed of brick, or a combination of brick and another material. Wood-sided structures represent the second common exterior material, with 32.08%, while stucco covered 13.53% of the buildings. While many of these residential structures featured in the "Home Builder's" section related to the individual contractors and craftsman who paid for advertisements in the section's columns, there is an association with the large number of brick houses, although brick, wood-sided, and stucco contractors all appeared in the advertisement sections. Brick cost more than wood siding and had

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[119] "Frame" was used in the dataset but has since been changed to "wood siding."

better fireproofing capabilities. The Mason Contractors' Association advertisement, Illustration 7, provided on the following page summarizes common advertisements for brick placed in the "Home Builder's Department" of the *Indianapolis Star.*[120]

Illustration 7

[120] Illustration 7: Advertisement, *Indianapolis Star*, May 7, 1922.

The text in the "Permanency" column reads:

When you build a home you don't build just for today or tomorrow, you build for the future, you expect, whether you realize it or not, that home to be there with some one living in it when you are long gone. Before you start to build consider well this thought. How will my house look in ten, twenty-five, fifty or even a hundred years from now? Will the material I am using withstand the elements with success that long a time?

—Then build with brick, because it is the only material, except stone, that has withstood the ravages of time. It is the only material that has shown by actual test that it is permanent. Look around you, pick out the homes that to your mind are the most beautiful, the most pretentious, the most durable. What are they? Brick homes, all of them.

Brick is the only material, except stone, that does not begin to deteriorate the minute it is completed. Father Time ruthlessly tries all things, and he has not found brick as a building material wanting. The wall of Babylon built of brick 3,000 years B. C. is still standing and in good condition, while buildings constructed even of stone thousands of years later have crumbled to dust. No other material has stood this test. Don't take a chance on material that has not been proved—BUILD WITH BRICK AND BE SURE.

The text in the "Beauty" column reads:

You expect, when you build your home that it will have individuality, that it will be different from any other house that you have ever seen. That it will stand out from those around it, that it will present a certain style of beauty yet unexpressed in a home. You can do it with brick better than any other material.

Take a stroll out where the beautiful homes are. Pick out those that linger in your memory, those that seem in perfect accord with nature, as much a part of the landscape as the grass, trees, shrubbery and sky. Of what are they built? The majority of them are brick. It doesn't matter whether they are along in a row one after the other or set apart, they have an individuality that is inviting.

The smallness of the unit makes brick adaptable to any style of architecture, the hundreds of colors, facings and finished in the brick of today gives the widest range of color combinations possible in any building material.

Monentary fads and fancies have come and gone in building as in all else, but through them brick has come out triumphant. Through every age structures of brick have represented the most beautiful in architecture. BUILD WITH BRICK FOR BEAUTY, it offers the biggest possibilities of any material.

The text in the "Economy" column reads:

Economy is judicious expenditure. not cheapness in building as well as anything else. True, the first cost of building with brick is a trifle more than it is with some other materials, but just a trifle. You can build with brick for less than ten per cent more. than the other materials. Think of it—LESS THAN TEN PER CENT. If you could buy just an ordinary pair of shoes for five dollars, and an exceptionally good pair for five-fifty, would you hesitate about paying that extra fifty cents? Of course, you wouldn't. It would be just as foolish to hesitate about paying the little extra amount on the first cost to get brick.

And first cost is only one of the elements that enters into this genuine building economy. Consider upkeep. How often do you have to paint a brick house? Never. How often do you have to replace sills and water tables? Never. Figure that saving up. Now consider the fire risk. In the first place the insurance is lower, and in the second place there is not near the danger of losing your house from fire. Also it does not take as much fuel to heat a brick house. Every year you are saving on your yearly expenses in buying less coal.

Taking everything into consideration, it costs so much less to build with brick that it is unwise to think of using other material. Before you build make a thorough investigation for yourself—You will find that what we have said is true, then BUILD WITH BRICK FOR ECONOMY.

This advertisement effectively argued that brick was more permanent than other exterior building materials, while also being a more beautiful exterior material that could be customized based on numerous color, finish and pattern choices, all for the cost of "less than ten per cent more than the other materials." The extra cost paid for itself because brick required less maintenance and reduced the cost of fire insurance.

Map 14 illustrates all exterior building materials named in the sample.[121] While there are numerous building materials besides the three prevalent materials of brick, wood siding, and stucco, they are barely visible in Map 14. Map 15 shows

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[121] Map 14, "Exterior Building Materials," Appendix B, page 14.

only the three most frequently utilized exterior materials.[122] The sample of wood-sided structures is spread equally throughout the city. Stucco structures exist principally on the northern corridor and eastern corridor. Brick structures are distributed throughout the city center, and then dramatically increase from Meridian Street to College Avenue and from Tenth Street to Fifty-Sixth Street. Irvington, the cluster in the eastern corridor, contains an equal number of structures with each of the exterior building materials.

Table 6.2: Exterior Material Compared to Building Type

MATERIAL	House	Apartment	Commercial	Church/Temple	Municipal/Edu.
Brick	146	47	7	5	1
Concrete	1	1			
Cypress	2				
Log	2				
Shingle	3				
Stone	2				
Stucco	42	11	1		
Wood Siding	124	2		1	1
N/A	21	2	1	1	1
TOTAL	343 (80.71%)	63 (14.82%)	9 (2.12%)	7 (1.65%)	3 (0.71%)

Table 6.2 considers materiality based on building type. Totals at the bottom represent building type totals, as stated in Table 3.1, Building by Type.[123] Brick is the most common exterior building material or cladding for both houses (42.57%) and apartment buildings (74.60%). Other common materials for houses include wood-siding (36.15%) and stucco (12.24%). Apartment calculations look quite different with only 3.17% wood-sided apartment buildings and 17.46% with stucco.

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[122] Map 15, "Predominant Exterior Building Materials," Appendix B, page 15.
[123] Chapter 3, page 30.

Most commercial buildings, churches and temples, and municipal or educational buildings were also brick structures.

A majority of the buildings sampled were clad with brick or a combination of brick and another material. Wood-sided structures, then stucco-sided structures, followed in numbers. A majority of apartment buildings used brick as the main exterior material. Brick, the most costly of exterior materials used on the sampled buildings, may have been chosen because of the prosperity of the original owners, but factors such as location, size, safety, and building code requirements may also have had important roles in real estate decisions.[124] The next chapter synthesizes previously discussed data in terms of where, how, and who built in the sample of *Indianapolis Star* articles and relates my conclusions to demolitions.

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[124] Referring to original owner data in Chapter 4, 41.81% held executive positions, 6.03% were lawyers, and 4.74% were physicians.

Chapter 7: Demolition Trends

While suburbanization, urban renewal, and blight elimination all influence the fate of these illustrated historic buildings in the dataset, I have considered each building's individual characteristics. Buildings fail and are demolished because of structural flaws, mechanical failure, overwhelming costs, deferred maintenance, natural and manmade catastrophes, as well as individuals' tastes in style, in location, and in lot size. Between the years 1992 and 1997, 2,097 demolition contractors completed $3.1 billion worth of business in the U.S., and the number of demolition contractors increased roughly 60%.[125] This chapter builds upon the data provided in Chapters 3 through 6 to explore demolished structures, starting with a yearly comparison of extant versus demolished properties, followed by demolitions by decade demolished and year constructed, and demolitions by building type, architectural style, and exterior building material or cladding. This examination will reveal hidden demolition trends.

Table 7.1 Part 1: Extant vs. Demolished, 1909-1917

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant	17	16	1		19	15	22	18	20
Demolished	5	3	5	4	4	6	4	7	4
Partial									
Info Needed		5	1	5	3	3			1

Table 7.1 Part 2: Extant vs. Demolished, 1918-1926

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant	12	21	2	9	16	30	31	36	40
Demolished	3	4	1	1	6	3	2	2	4
Partial					1				
Info Needed	1	1		3	1	1	1	1	4

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[125] Jeff Byles, *Rubble: Unearthing the History of Demolition* (New York: Harmony Books, 2005), 17.

Table 7.1 Part 3: Extant vs. Demolished, Totals

STATUS	TOTAL	%*
Extant	325	76.47%
Demolished	68	16.00%
Partial	1	0.24%
Info Needed	31	7.29%

*Percentage calculated based on the total number of buildings, 425.

Table 7.1 represents the current status, as of January 2016, of the structures in the dataset as extant, demolished, partially standing, or more information needed, out of the total 425 articles. More than 76% of the buildings in the sample are still standing, while 16% have been demolished. One building (0.24% of the sample) is partially intact. Thirty-one structures, or 7.29%, need additional information due to the photograph or illustration provided in the article being unclear and the Google Street View image consulted could not lead to a confident identification.[126]

Map 16 depicts the demolished and extant properties in the dataset.[127] As expected, a handful of buildings in the sample in the I-65 and I-70 interstate paths were demolished. A majority of the demolished structures are closer to the city center than the inner-suburbs, from Meridian Street to College Avenue and from Tenth Street to Thirty-Fourth Street. A handful of demolished structures were located on the east, south, and west sides of downtown as well. Extant structures increase north of Thirty-Fourth Street in the northern corridor. The eastern corridor is almost all extant, as is the area around Garfield Park on the south side.

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[126] Some of these properties were possibly altered so much that a site visit including access to the interior would be necessary to potentially identify and confirm whether or not it was the same structure. This confirmation would be needed for structures for which a combination of Google Street View, Indianapolis aerial photographs, and newspaper articles did not provide enough information.
[127] Map 16, "Demolished vs. Extant Status," Appendix B, page 16.

Table 7.2 Part 1: Demolitions, Year Constructed by Decade Demolished

	1920s	1930s	1940s	1950s	1960s	1970s	1980s	1990s	2000s	2010s
1909	1				2	2				
1910			1				1	1		
1911	2		1			2				
1912		1			2		1			
1913					1	2		1		
1914			1	1	3	1				
1915					1	1		2		
1916	1				1	3	1			1
1917					2	2				
1918						1		1		
1919					2	1		1		
1920										
1921	1									
1922				1	1	2			2	
1923					1	1	1			
1924					1			1		
1925					1	1				
1926					1	3				

Table 7.2 Part 2: Demolition Totals by Year Constructed

	TOTAL	%*
1909	5	7.58%
1910	3	4.55%
1911	5	7.58%
1912	4	6.06%
1913	4	6.06%
1914	6	9.09%
1915	4	6.06%
1916	7	10.61%
1917	4	6.06%
1918	2	3.03%
1919	4	6.06%
1920	-	-
1921	1	1.52%
1922	6	9.09%
1923	3	4.55%
1924	2	3.03%
1925	2	3.03%
1926	4	6.06%

*Percentage calculated based on 66 determined demolition dates.

Table 7.2 Part 3: Demolition Totals by Decade Demolished

	TOTAL	%*
1920s	5	7.58%
1930s	1	1.52%
1940s	3	4.55%
1950s	2	3.03%
1960s	19	28.79%
1970s	22	33.33%
1980s	4	6.06%
1990s	7	10.61%
2000s	2	3.03%
2010s	1	1.52%

*Percentage calculated based on 66 determined demolition dates.

Table 7.2 Part 1 depicts the number of demolitions that occurred in each decade organized by the building's year of construction listed in the *Indianapolis Star* and the determined decade of demolition. Sixty-eight structures are known to have been demolished in the dataset; 66 demolition dates were determinable to a date range, while the remaining two demolition dates could not be determined after exploring Sanborn maps, the Indianapolis aerial photography database, newspaper articles, and city directories. Referring to the years these demolished structures were constructed, the first half of the sample, 1909-1917, accounts for roughly 63% of the demolition dates, while the second half of the sample, 1918-1926, represents 36% of the demolition dates. This imbalance between the first half and second half of the time frame may simply be because houses built earlier have had more time to fail. Buildings constructed in 1916 in the dataset have the highest rate of demolition, with 1916 signifying over 10%, while 1914 and 1922 both represent about 9%, or six structures each. A detailed table on building lifespans is available in the "Additional Datasets" section, Table 7.2 A, "Demolished Structures' Lifespans." Approximately 54 years was the average life span for demolished structures.

Map 17 illustrates demolitions by decade, starting in the 1920s and ending with the last recorded demolition from the dataset in 2015.[128] The 1920s structures are generally located on the edges of what was considered the suburbs at the time, along Kessler Boulevard and College Avenue, Rural Street and Washington Street, and Belmont Avenue and Morris Street.[129] These buildings may have been demolished as early suburban planning crept outward, or they may have succumbed to structural or catastrophic failures. The 1960s and 1970s demolitions have contributed the majority of buildings on the map. A handful of 1960s structures correlate to interstate highway construction along I-65 and I-70, and the 1970s buildings rest along Meridian Street and near Thirtieth Street. By the 1990s, the majority of demolitions were located near College Avenue from Twenty-Eighth Street to Forty-Second Street. The most recent demolitions in the dataset, from 2000 to 2015, occur between Meridian Street to College Avenue and from Twenty-Eighth Street to Thirty-Forth Street.

I expected the loss of 62% of structures in the dataset during the 1960s and 1970s due to the amount of urban renewal projects and interstate highway construction taking place in Indianapolis at this time.[130] In reaction to the wide-

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[128] Map 17, "Demolitions by Decade, 1920s-2015," Appendix B, page 17. Data collection stopped in December of 2015, therefore, any changes in 2016 aren't reflected in the dataset.

[129] The 1914-1915 Sanborn Maps are stitched together in Appendix C to illustrate the suburban development of Indianapolis. These maps depict what was platted 5 years before the discussed demolition data. Sheets for Volumes 1-5 are stitched together, but Volume 6's map key was not included in database, only indexed by street. Following the stitched image, I have provided a close up of each map key.

[130] In 1957, one year after the establishment of funds for the Federal Aid Highway Act of 1956, the state announced that it would plan freeways connecting downtown Indianapolis to the outer belt system, Interstate-465, that was also in the planning stages. In the early 1960s, the state began purchasing properties in the highway right-of-way and was met with much resistance--particularly in the areas that would suffer economically. Property owners protested prices offered for homes and other buildings. Ultimately, inner loop interchanges were constructed by the late 1970s, costing in

scale demolitions, local preservation forces lobbied for the 1967 Indianapolis

Historic Preservation Commission Act and founded a state-wide non-profit

preservation organization, Historic Landmarks Foundation of Indiana, now Indiana

Landmarks. The next highest number of demolitions occurred in the 1990s, when

10% of the buildings in the sample were destroyed. Two of the seven 1990s

demolitions were replaced by parking lots, and another two were habitual public

nuisance violators.[131]The remaining three demolitions could be simply a factor of

postponed or inadequate maintenance over time, resulting in structural deficiencies

that caused demolitions.

Table 7.3 Part 1: Demolitions by Building Type vs. Demolition Date, 1920s-1960s

	1920s	1930s	1940s	1950s	1960s
Residential	4	1	3	2	11
Apartments					5
Commercial					2
Church					1
Municipal	1				

Table 7.3 Part 2: Demolitions by Building Type vs. Demolition Date, 1970s-2010s

	1970s	1980s	1990s	2000s	2010s
Residential	7	2	3	2	
Apartments	12	1	3		1
Commercial	2		1		
Church	1	1			
Municipal					

the tens of millions. The College Avenue and 11th Street interchange cost $16 million; the Morris
Street and East Street interchange cost $11 million. Byron C. Wells, "I-65 North Loop Project Started,"
Indianapolis Star, February 17, 1974.
[131] The 10/24/1915 property at 42nd & College Ave. and the 7/27/1924 property at E. 38th &
Woodland Dr. are now parking lots. The 7/7/1918 property at 1603 Central Ave. received public
nuisance citations in 1987, 1988, and 1993; it caught on fire in 1996 and was demolished in 1997.
The 7/29/1923 property at 3224 N. Pennsylvania St. received a public nuisance citation in 1988, and
appears to have been absorbed into the St. Richard's Episcopal School complex.

Table 7.3 Part 3: Demolitions by Building Type vs. Demolition Date, Totals

	TOTAL	%*
Residential	35	53.03%
Apartments	22	33.33%
Commercial	5	7.58%
Church	3	4.55%
Municipal	1	1.52%

*Percentage calculated based on the number of determined demolition dates, 66.

Table 7.3 considers demolitions by building type. Out of the 66 determined demolitions, residential structures make up a majority with 53%, or 35 demolished residences, followed by apartment buildings with 33%, or 22 demolished apartments. While this percentage is not surprising since houses and apartment buildings make up a majority of building types represented in the dataset, the apartment percentage is disproportionally larger. Referring to Table 3.1, which considers all structures in the database extant and demolished, houses and duplexes make up over 80% of the structures while apartment buildings are just under 15% of the total. In other words, 35 houses out of 343 were demolished, while 22 out of 63 apartment buildings were razed. Apartment location, style, and material may play roles in these demolitions, as well as maintenance demands. Mapping these features gleans some additional information.

Map 18 displays demolitions organized by building type.[132] Although a majority of the structures in the complete dataset are single-family and duplex houses, when analyzing only demolished structures by building type, apartments finish second in terms of percentage lost. These demolished apartment buildings were located along the inner loop of the I-65 and I-70 interstate highways and along

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[132] Map 18, "Demolitions by Type," Appendix B, page 18.

Meridian Street.[133] Most demolished single-family houses were located in the northern corridor, up to Sixty-Fifth Street. Demolished churches and clubhouses were scattered on the north and south sides of downtown. A majority of these demolitions, independent of the building type, were located on the north side of town, starting at Tenth Street.

Table 7.4 Part 1: Demolitions by City-Designated Neighborhood

Neighborhood	TOTAL	%*
Broad Ripple	2	2.94%
Downtown	4	5.88%
Fairgrounds	2	2.94%
Fletcher Place	1	1.47%
Garfield Park	1	1.47%
Lockerbie	1	1.47%
Mapleton-Fall Creek	15	22.06%
Martindale-Brightwood	1	1.47%
Meadows	1	1.47%
Meridian-Kessler	6	8.82%
Monument Circle	1	1.47%
Near Eastside	1	1.47%
Near Northside	22	32.35%
Near Southeast	1	1.47%
Near Southside	1	1.47%
Riverside	6	8.82%
West Indianapolis	1	1.47%
Wynnedale-Spring Hill	1	1.47%

*Percentage out of total demolitions, 68.

Table 7.4 Part 2: Demolitions by Historic District Neighborhood[134]

Neighborhood	TOTAL	%*
Fletcher Place	1	1.47%
Herron-Morton Place	2	2.94%
Indianapolis Parks & Boulevard System	3	4.41%
Lockerbie	1	1.47%

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[133] Inner loop refers to the area downtown where the I-65 and I-70 interstates merge, roughly bounded by 13th Street to the north, Pine Street to the east, Morris Street to the south, and West Street to the west.
[134] By both National Register of Historic Places and Indianapolis Historic Preservation Commission historic districts.

Meridian Park	1	1.47%
None	52	76.47%
North Meridian Street	1	1.47%
Old Northside	2	2.94%
Shortridge-Meridian St. Apts	3	4.41%
St. Joseph	3	4.41%

*Percentage out of total demolitions, 68.

Tables 7.4 Part 1 and Part 2 present demolition data grouped by

neighborhoods. Part 1 shows that by city-designated neighborhoods, a majority of

demolitions occurred in the Near Northside (32.35%), then Mapleton-Fall Creek

(22.06%), and then Meridian-Kessler and Riverside (each with 8.82%). Part 2

presents demolitions in protected historic district neighborhoods. An overwhelming

75.36% of structures demolished were not in Indianapolis Historic Preservation

Commission-determined local historic districts or the National Register of Historic

Places-determined historic districts. All neighborhoods with historic district

protections had between one and three demolitions within their boundaries, with

the most, three, occurring in the historic districts of the Indianapolis Parks &

Boulevard System, Shortridge-Meridian Street Apartments, and St. Joseph.

Neighborhoods with historic district protections (40.5%) were less likely to have

structures demolished in the dataset than neighborhoods without historic district

protections (59.5%).[135] Conversely, some historic district boundaries may have

anticipated later demolition of structures just outside of the proposed district.[136]

Historic district protections play a significant role in deterring demolitions for the

sample.

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[135] Refer to Table 3.4 for more information on neighborhoods.
[136] Refer to Appendix B, Map 4, "National Register of Historic Places Historic Districts, with Dataset Sites," page 4, to observe the close proximity.

Table 7.5 Part 1: Bungalows Extant vs. Demolished

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant	2	4			5	8	11	1	2
Demolished		2	1		1	1			
Info Needed		2			1				

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant	5	6		2	3	6	2	10	6
Demolished	1	1			1				
Info Needed				1			1		

Table 7.5 Part 2: Colonial Revivals Extant vs. Demolished

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant		1			3		2	5	7
Demolished					1		3	1	1
Info Needed									1

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant	3	12	1	3	7	12	17	9	12
Demolished		1			1	2	2	1	1
Info Needed				1					

Table 7.5 Part 3: Tudor Revivals Extant vs. Demolished

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant	4	4			3	1	1	3	4
Demolished	1		1						
Info Needed									

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant					1	3	5	8	11
Demolished								1	
Info Needed				1				1	2

Table 7.5 Part 4: Predominant Styles, Extant vs. Demolished, Totals*

STYLE	EXTANT TOTAL	%	DEMO TOTAL	%	UNK. TOTAL	%
Bungalow	73	22.53%	8	11.76%	5	16.13%
Colonial Revival	94	29.01%	14	20.59%	2	6.45%
Tudor Revival	48	14.81%	3	4.41%	4	12.90%

*Extant total calculated by the total number of extant properties, 324, from Table 7.1, with demolition totals, 68, and unknown totals, 31, not the sum of the three most prevalent architectural styles.

Table 7.5 Parts 1-3, summarize the construction of the three architectural styles, Bungalows (20% of sample), Colonial Revival structures (26%), and Tudor Revival structures (13%), by year, into the categories of extant, demolished, and additional information needed. These totals include percentages in Table 7.5 Part 4. As the Colonial Revival style represented the highest number of structures in the dataset, it also has both the highest number of extant properties and highest number of demolished properties. The second most prevalent architectural style, the Bungalow, has the second highest number of both extant and demolished structures. All three styles provide a similar ratio between percentages constructed and demolished. These results indicate that architectural style may not play a significant role in predicting demolitions.

Table 7.6: Demolished Properties by Architectural Style, Totals

	TOTAL CONSTRUCTED	TOTAL DEMOLISHED	% OF STYLE DEMOLISHED	% OF STYLE DEMO'D to TOTAL # of BLDGS DEMO'D*
Bungalow	86	8	9.30%	11.76%
Colonial Revival	110	14	12.72%	20.59%
Craftsman	27	6	22.22%	8.82%
Foursquare	31	5	16.13%	7.35%
Gothic Revival	1	1	100%	1.47%
Italianate	5	1	20%	1.47%
Renaissance Revival	34	15	44.12%	22.06%
Renovated	1	1	100%	1.47%
Spanish Revival	8	3	37.50%	4.41%
Tudor Revival	55	3	5.45%	4.41%
Vernacular	28	9	32.14%	13.24%

*Percentage calculated out of the total number of demolished structures, 68, although one could not be identified. Total Constructed data comes from Table 5.1 Part 3.

Although Table 7.5 Part 4 indicates that architectural style may not play a role in demolition patterns, it is telling to examine architectural styles with at least one demolition from the sample. Out of the 68 demolished structures, 67 had identifiable architectural styles, as provided above in Table 7.6. This table compares the number of demolished structures to the number of constructed buildings in each architectural style signified by at least one demolition in the dataset; the "% of Style Demolished" column divides these numbers to represent the percentage of each style demolished. The final column, "% Demolished Total," divides the number of demolished structures per style by the total number of demolished structures, 69. The Renaissance Revival, Spanish Revival, and Vernacular structures bear high demolition percentages, with 44.12%, 37.50%, and 32.14%, respectively. These styles possess high rates of demolitions while holding smaller percentages overall of structures built in the dataset.

Looking at the percentages of demolitions based on the total number of demolitions, Renaissance Revival has a higher percentage of demolitions with 22.06%, followed by Colonial Revival with 20.59%, and then Vernacular with 13.04%. Bungalow and Colonial Revival styles were the predominant styles in the dataset, and I assume that by being prevalent styles they would also represent a higher number of demolitions. But Vernacular architecture, on the other hand, may have had a disproportionate number of demolitions because the style of its simple construction technique, lack of ornamentation, low cost and ease to demolish, or lot

value.[137] For Renaissance Revival and Vernacular structures, perhaps construction methods and exterior building material or cladding affected the decision to demolish. Inspecting these structures prior to demolition would have been necessary to investigate these speculations, since many of the demolition notices do not list specific reasons for demolition. However, mapping this data offers some insight.

Map 19 depicts demolitions organized by architectural style.[138] Demolished Renaissance Revival structures occurred throughout the map, particularly in the city center area, along the interstates, and along Meridian Street and Sixteenth Street. Demolished Colonial Revival buildings existed as well, chiefly between Meridian Street and College Avenue and from Twenty-Fourth Street to Kessler Boulevard. Demolished Bungalows clustered around the northwest side near Thirtieth Street and Meridian Street. Spanish Revival and Tudor Revival were located on the near north side in small numbers. Vernacular architecture, occurring almost as often as Renaissance Revival, was located centrally, in the near north, east, and south sides of Indianapolis.

As stated in Table 7.6, 22.06% of demolished sites were Renaissance Revival designed structures, but only 8.19% of buildings constructed were of the style. On the other hand Colonial Revival represented 20.59% of demolished sites but was the style of 26.51% of the featured buildings in the *Indianapolis Star.* The answer as to why these styles could lead to higher demolition rates may come down to changes in

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[137] Demolitions may have also occurred if the relative value of the lot outweighed the value of the building.
[138] Map 19, "Demolitions by Architectural Style," Appendix B, page 19.

building technology, instead of ornamentation. Only three of 55 Tudor Revivals in

the sample have been demolished, a 4.41% demolition rate compared to 20.59% of

the Colonial Revival sample. Bungalows rest in between the two, at roughly 12%.

The introduction of more durable materials beginning in the 1920s, of reinforced

concrete, new stuccoing methods, and the incorporation of stone or block

foundations would become an asset for the durability of the bungalow.[139] The

dataset below compares the demolition data with exterior materials.

Table 7.7 Part 1: Brick as Material, Extant vs. Demolished

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant	8	5			8	8	8	11	10
Demolished	2		2	2	3	3	3	3	2
Info Needed		1			1	1			

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant	1	9	2	4	10	15	19	23	24
Demolished	1	2			3	2	2	1	3
Info Needed				2					2

Table 7.7 Part 2: Wood Siding as Material, Extant vs. Demolished

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant	2	6	1		11	6	12	4	4
Demolished		3	2	2	1	2	1	2	1
Info Needed		1		1	2	2			1

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant	9	9		3	4	9	5	8	6
Demolished	1	1		1	2	1			
Info Needed				1		1			

Table 7.7 Part 3: Stucco as Material, Extant vs. Demolished

STATUS	1909	1910	1911	1912	1913	1914	1915	1916	1917
Extant	1						2	2	6
Demolished								1	1
Info Needed									

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[139] *Building a Bungalow*, The Atlas Portland Cement Company (New York, 1916), 3.

STATUS	1918	1919	1920	1921	1922	1923	1924	1925	1926
Extant	2	3		2	2	5	6	4	10
Demolished	2	1			1			1	1
Info Needed									1

Table 7.7 Part 4: Common Materials, Extant vs. Demolished, Totals*

STYLE	EXTANT TOTAL	%	DEMO TOTAL	%	UNK. TOTAL	%
Brick	165	50.93%	34	50.00%	7	22.58%
Stucco	45	13.89%	8	11.76%	1	3.23%
Wood Siding	99	30.56%	20	29.41%	9	29.03%

*Extant total calculated by dividing the number of each material's extant structures by the total number of extant structures, 324, from Table 7.1. Demolition total calculated by dividing the number of each material's demolished structures by the total number of demolished structures, 68. Unknown (info needed) totals calculated by dividing the number of each material's unknown structures by the total number of structures that could not be determined, 31.

Examining the three prevalent exterior materials represented in the dataset as depicted in Table 6.1, "Exterior Material, Totals," brick (51.63% of sample), wood siding (32.08%), and stucco (13.53%), information is gleaned per year. Tables 7.7 Parts 1-3 divide the three exterior materials by year into categories of extant, demolished, and more information needed. These totals include percentages in Table 7.7 Part 4. It is not surprising that brick, the predominant exterior material in the dataset, is also the material with the highest number of demolished structures. Wood siding and stucco follow, as they reflect a similar ratio between percentages constructed and demolished. In sum, these results indicate that exterior building material may not play a significant role in predicting demolitions.

Table 7.8: Demolished Properties by Materials, Totals*

	TOTAL CONSTRUCTED	TOTAL DEMOLISHED	% OF MATER. DEMOLISHED	% DEMOLISHED TOTAL
Brick	206	34	16.50%	50.00%
Concrete	2	0	0.00%	0.00%
Cypress	2	1	50.00%	1.45%
Log	2	2	100.00%	2.90%

Shingle	3	0	0.00%	0.00%
Stone	2	0	0.00%	0.00%
Stucco	54	8	14.29%	11.59%
Wood Siding	128	20	15.63%	28.99%
Unknown	26	1	3.85%	1.45%

*Percentage calculated out of the total number of demolished structures, 68, although one could not be identified. Total Constructed data comes from Table 6.1 Part 3.

Although Table 7.7 Part 4 indicates that exterior building material may not play a role in determining demolition patterns, it is revealing to study all materials with at least one related structure demolished from the sample. Out of the 68 demolished structures, 67 had confidently identifiable exterior building materials, as provided above in Table 7.8. This table compares the number of demolished structures to those constructed for each exterior material in the dataset; the "% of Material Demolished" column divides these numbers to calculate the percentage of each material demolished. The final column, "% Demolished Total," divides the number of demolished structures per material by the total number of demolished structures, 68. None of the concrete, shingle, or stone structures have been demolished; however, their numbers are small. On the other hand, 100% of the log houses and 50% of the cypress houses are demolished; again, these sample numbers are too small to make any claims. Unlike the wide range of architectural styles, no other building materials characterize a significant disproportional number of demolitions. Brick was used for the highest number of construction and brick buildings were most often demolished.

Map 20 depicts demolitions by the prevalent exterior building materials.[140] Demolished brick structures are located throughout the city, but increase around the inner-loop of the interstate highways and also along Meridian Street, from Tenth Street north to Thirty-Eighth Street. Demolished wood-sided structures existed mostly on the north side, but also on the east side; the biggest cluster was located around the intersection of Meridian Street and Thirtieth Street. Lastly, demolished stucco structures were situated singly on the north side, with many around the intersection of Delaware Street and Twenty-Ninth Street.

Explicitly, brick was the material used in the structures most frequently demolished, with a total of 50.00% of the total demolished structures in the sample compared to houses made of wood-siding, 28.99%, and stucco, 11.59%. Older brick could have been a problematic material because of its porous quality and variable strength, influencing its performance and resilience.[141] Other concerns could be physical appearance (such as the color, shape, and surface texture) and engineering properties, such as compressive strength, hardness, and absorption rate. [142]

By 1920, brick quality had improved drastically due to "competition, impressive economies of scale, standardization of products, and great improvements in quality control."[143] The higher quality of post-1920 bricks may explain why the demolition per year rates drop: in the first half of the sample years, 1909-1917 there are 21 demolitions, and in the second half of the sample years,

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[140] Map 20, "Demolitions by Exterior Material," Appendix B, page 20.
[141] Debra F. Laefer, Justin Boggs, and Nicole Cooper, "Engineering Properties of Historic Brick: Variability Considerations as a Function of Stationary Versus Nonstationary Kiln Types," *Journal of the American Institute for Conservation* 43, no. 3 (Autumn-Winter 2004): 256.
[142] Ibid., 255.
[143] William D. Walters Jr., "Nineteenth Century Midwestern Brick," *Pioneer America* 14, no. 3 (September 1982): 133.

1918-1926, there are only fourteen demolitions. Bricks used in pre-1920 houses may have failed, while post-1920 bricks may have offered greater structural stability and led to fewer demolitions.[144] Ultimately, exterior building material may not predict demolitions as efficiently as other attributes, but brick used for older structures and apartment buildings may offer some rationale for demolitions.

In conclusion, there are multiple trends that help predict subsequent demolitions, when considering the 16% of sampled structures that were demolished. A further examination of construction dates reveals that the first half of the sample, from 1909 to 1917, represents 63% of the demolished structures versus 36% in the second half of the sample. Analysis by the decade of demolition uncovers that the decades of the 1960s and 1970s stand for 62% of the data, which can be associated with urban renewal projects and interstate highway construction in the city. A breakdown of building type data shows that while residential structures make up a majority of demolitions, apartment buildings characterize a disproportionate number of demolitions. Analysis of architectural styles indicates that design choices may not play a significant role in predicting demolitions; but the data shows that Renaissance Revival, Spanish Revival, and Vernacular examples provided a disproportionate number of demolitions compared to their presence in the dataset. Exterior building materials, brick, wood siding and stucco, did not appear to contribute to demolition rates greater than their proportion in the sample of built housing, meaning that building material may also not play a significant role in predicting demolitions.

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[144] Changes in mortar mixture and application may also be a factor for the dataset.

Conclusion

I intended for this data-centric thesis to showcase a methodology that could be used as a preservation-planning tool by historic preservationists, city planners, and other groups involved with blight elimination. I derived the information from a sample of articles from the *Indianapolis Star*'s "Home Builder's Department" section published between 1909 and 1926. Using the data from the 425 buildings identified in the sample with additional research employed to create the dataset, I incorporated digital humanities principles to help the reader visualize the distribution of all sample buildings through ArcGIS mapping technology. ArcGIS maps filtered the sample by characteristics, such as building type, style, material, and extancy. The data also incorporated pertinent information including neighborhood and streetcar development, original owners, architects, designers, and contractors, and architectural style and materials.

Chapter 1 detailed my methodology in the stages of initial article collection, data entry and additional research, and concluded with data interpretation. Chapter 2 afforded a historiographical context for my study, divided by the themes of "architectural and urban history," specifically considering the key terms "suburb" and "blight," followed by "Indianapolis history," then "dataset articles," listing other scholarly uses of the articles, and closing with "digital humanities."

Chapter 3 provided locational neighborhood and streetcar transportation data derived from the dataset and displayed in maps. Most buildings from the sample were located in Meridian-Kessler, Mapleton-Fall Creek and the Near Northside, in the city-designated neighborhood system. However, most sampled

buildings had been built in the historic districts of North Meridian Street, Irvington, and Watson Park. As of spring of 2016, the city has some form of historic protection for about 40% of the surviving dataset.

Chapter 4 analyzes ownership. I identified original owner, owner occupation and gender, and real estate company ownership, when applicable. While individuals owned the overwhelming majority of these properties, realty company ownership increased in the mid 1920s. Individual owners often held executive positions, with companies that either manufactured goods or provided professional services. Articles from the *Indianapolis Star* identified seventeen women owners, more frequently in the first half of the dataset than the second half.

In Chapter 5, I examined architectural decisions like style, architect and designer, contractor, and interior decorator. Colonial Revival was the preferred architectural style, followed by Bungalow, and then Tudor Revival. The most popular architect of sample structures was Frank B. Hunter, followed by Charles Byfield and Charles Edgar Bates. The list of cited designers, contractor/builders, and interior decorators revealed that no single individual or company dominated the construction market over the sample period of 1909 to 1926. Data on designers and contractor/builders revealed the growth of realty companies managing both the construction and the sale of sampled buildings.

I have shown in Chapter 6 how the three most popular exterior materials, brick, wood siding, and stucco, clad most of the buildings. I also found that brick, while popular for houses, was more popular proportionately for apartment buildings.

Chapter 7 takes the data offered in Chapters 3 through 6 and applies it to the status as extant or demolished. By construction dates, more houses from the first half of the data sample were demolished than the second half. By type, apartment buildings had a higher chance of being demolished compared to single-family and duplex structures. By location, structures closest to the city center were more at risk of being demolished. Vernacular and Renaissance Revival-styled buildings were disproportionally represented in the total demolitions. And when considering brick apartment buildings separately from brick residential structures, the data revealed that brick apartments had the highest chance of being demolished, for structures built between 1909 and 1926. Ultimately, characteristics of the individual structure, such as style and material, were not associated as directly with the rate of demolitions as were location characteristics, such as historic district neighborhood designations.[145]

There are two "quintessential houses" from the dataset, one extant and one demolished, for early twentieth century Indianapolis. The archetypal extant house was a wood-sided Colonial Revival residence built along the northern corridor. The archetypal demolished house was not a house at all, but a brick apartment building in the Renaissance Revival style, nearer to the city center and demolished in the 1960s or 1970s.

My methodology allows for additional questions to be incorporated by other scholars. Further data collection could be completed to provide insight into demolition trends. As mentioned in the methodology chapter, a larger sample of

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[145] Lot size most likely influenced some demolitions, but it was not accounted for in this study. Refer to the following page for a suggested method to ascertain that information.

houses would provide a more accurate representation of building patterns and trends. This sample can be accomplished by expanding the sample to include all published *Indianapolis Star* articles. Incorporating additional sources, such as local African American and immigrant newspapers, would provide a different perspective on housing trends, as well as offer other geographic locations. Further related questions can also be considered in a larger project. For example, what role does the lot size and building size play in demolitions? If land is potentially more valuable than a pre-existing structure, buildings may be demolished. City of Indianapolis parcel records list the square footage of all lots and buildings in Marion County via the treasurer's webpage. With the proper computer program or algorithm, the addresses in the dataset could be linked with parcel information from the city's website. Square footage could be extracted from the parcel data and used for additional interpretation. This methodology could be used to answer the same questions in a different timeframe as well; for example, what do demolition trends look like for Indianapolis housing stock built between 1930 and 1950?

I have arranged for the images and dataset for this project to be accessible at associated Indianapolis preservation groups. The images of the articles and the full dataset will be available through the Heritage Education and Information Library at Indiana Landmarks, the statewide non-profit historic preservation organization, where the public can access these articles for personal or educational purposes. The ArcGIS map layers will be shared with the state's historic preservation office, the Department of Natural Resources-Division of Historic Preservation and Archaeology. This step also ensures that the GIS datasets will be saved in a second

repository. The Indianapolis Historic Preservation Commission will receive an index

of the data repository as a reference for staff reports and public reference questions.

Studying past demolition trends can help historic preservationists today

predict where future demolitions may occur and similar datasets on historic

neighborhoods may aid in preservation planning. Even if historic buildings possess

governmental protections in the form of local historic district designations or

National Register protections, they may potentially be demolished.[146] Even with

protections, houses may be demolished if the cost to stabilize or repair exceeds the

value of the lot or cost of new construction. Considering characteristics like

neighborhoods, historic district protections, architectural style, and exterior

building material can assist preservationists, city planners, and neighborhood

groups alike in preserving their historic places.

Historic preservation efforts assisted in the revitalization of Indianapolis'

downtown, commencing with the 1967 Indianapolis Historic Preservation

Commission Act. In 2010, Indianapolis Mayor Greg Ballard intended to use some of

the profits from a $1.9 billion sale of the city's water and sewer utilities to Citizens

Energy to demolish an estimated 2,000 vacant houses and to rehabilitate others.[147]

Preservationists, community groups, neighborhood organizations, and many others

joined forces to oppose the demolitions. But houses continue to be demolished

rather than rehabilitated. While federal funding is stipulated for the demolition of

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[146] Whereas IHPC offers protections against local actions, but not federal actions, and NRHP offers protections against federal and limited state and local actions, but not private actions, the two types of protections compliment each other to provide an optimum safeguard.
[147] The program took place between 2010 and 2012. Peter Schnitzler, "Ballard Takes Aim at Vacant Homes," *Indiana Business Journal*, July 19-25, 2010.

the most unsafe and structurally insufficient buildings, other tools can be used for stabilization efforts. Providing the Division of Code Enforcement (DCE) the ability to attach liens to houses could cut down on deferred maintenance for necessary roof or foundation repairs as DCE already does when it mows overgrown lawns. Historically, the city has been swift to demolish a structure liable to cause injury rather than attempt to repair it. In the 1980s this trend shifted as the city issued limited repair orders to owners.[148] Placing more repair liens on properties can prevent unnecessary demolitions; the hurdle here is funding for this pro-preservation tool. Predicting and intervening with future demolitions today is as important as studying past demolition trends as it helps preserve our built environment. Just 45 years ago an Indianapolis journalist said: "buried beneath gleaming new buildings and monotonous asphalt parking lots is the history of a day when Indianapolis was a cultural outpost of the East."[149]

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[148] "Reclaiming Abandoned Property in Indianapolis: A Report of the Abandoned Houses Work Group," September 2004, 6. Law IC 36-7-9-11 states that repair work under $10,000 may be completed by a city crew, p. 10.

[149] Stephen L. Castner, "Saga of One-Time Cultural Outpost Buried Now Beneath Asphalt," *Indianapolis Star*, November 7, 1971.

Appendices

Appendix A1: Complete dataset in separate document

Appendix A2: ArcGIS Dataset in separate document

Appendix B: GIS Maps in separate document

Appendix C: Miscellaneous Materials in separate document

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Session Speaker, "Indianapolis City Directory Project: Cemeteries, Mortuaries,
        Funeral Homes, and Headstone Carvers," Association of Gravestone Studies-
        Indiana Chapter, 2014
Session Speaker, "Boom Goes the Dynamite: Demolition Patterns of Indianapolis
        Architecture," Preserving Historic Places: Indiana's Statewide Preservation
        Conference, 2014