HISTORIC AREA PRESERVATION PLAN

LOCKERBIE SQUARE

HA-20 (LS)

A part of the
Comprehensive Plan for Marion County

Adopted:

Indianapolis Historic Preservation Commission January 7, 1987
Metropolitan Development Commission January 21, 1987

Prepared by:

Indianapolis Historic Preservation Commission
Indianapolis, Marion County, Indiana

The preparation of this report was financed by
the Community Development Block Grant Program.

CREDITS

William H. Hudnut, III, Mayor
City of Indianapolis

City-County Council Members

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Philip Borst, D.V.M.
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Daisy Lloyd
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Staff

Vicki Jo Sandstead, Administrator
Taras Halibey, Assistant Administrator
David L. Baker, Preservation Architect
Stuart R. Boggs, Preservation Planner
William L. Selm, Historian
Alan Conant, Research Assistant
Harry Roll McLaughlin Jr., Research Assistant
Donna S. Emanuel, Secretary
Venessa Dodson, Typist

Legal Counsel

Stephen Neff

Consultants

Dale Harkins, for the design guideline drawings
Diana Elrod, for streetscape photography

Special Acknowledgements

David E. Carley, former Director, DMD
Carol Kirk, former M.D.Commissioner
Gary Jursik, Principal Planner, Division of Planning
Indianapolis Department of Transportation
Lockerbie Square People's Club

James Glass, former IHPC Historian, who wrote the original history and architecture chapters

CITY OF INDIANAPOLIS

WILLIAM H. HUDNUT, III
MAYOR

Dear Citizens:

The City of Indianapolis is justifiably proud of its historic areas and of the attention they attract. Their beauty and the sense of history these areas impart are not just happy coincidences; however, it takes a great deal of effort to preserve a structure or an area so that its history might inform residents and visitors.

The staff of the Indianapolis Historic Preservation Commission, which functions as a division of the Department of Metropolitan Development, has helped to accomplish this with its Historic Area Preservation Plan for Lockerbie Square.

This document illustrates the City's long-term commitment to historic preservation and to the revitalization of urban neighborhoods. Lockerbie has been a local Historic Area since 1968; it is historic in its own right as a milestone in the preservation movement in Indianapolis. Now a symbol of successful preservation effort, Lockerbie Square was once just a deteriorating neighborhood surrounding the Riley House on Lockerbie Street.

As you read this document, allow it to inform you of a movement whose inauspicious beginning held very little promise, but support for which grew until it became what it is today, a vital part of a vital city's resurgence.

Sincerely yours,

William H. Hudnut, III

WHH:mdh/d

2501 CITY-COUNTY BUILDING • INDIANAPOLIS, INDIANA 46204 • (317) 236-3600

indianapolis historic preservation commission

1821 city/county building
indianapolis, in 46204
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mayor william h. hudnut III

Dear Neighborhood Residents:

An Historic Area Plan for the Lockerbie Square was first prepared in 1968 and subsequently revised in 1978. This document builds on the strengths of those two earlier efforts and includes revisions designed to reflect the needs of the present.

Many of the objectives of those involved in this process two decades ago have been realized and the success of the Lockerbie Square District has contributed to an increased awareness of the values of preservation and to the urban vitality now experienced in downtown Indianapolis.

Due in part to that success, it was deemed appropriate to review the Plan for the District in light of its obvious strengths as a residential neighborhood in the midst of an area experiencing a new found dynamism.

It is our hope that this revision will serve for a while taking into account the legitimate interests and concerns of the District's residents, its business and commercial neighbors, and the entrepreneurs and innovators who would seek to become neighbors.

The staff and members of the Indianapolis Historic Preservation Commission hope this Plan will in some way contribute to those goals.

Sincerely,

Helene M. Cross

Helene M. Cross
President

HMC/mc

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INTRODUCTION

Lockerbie Square is an officially designated historic district of Indianapolis, the capital of Indiana and fourteenth largest city in the United States with a population in 1984 of 710,280. This figure reflects the population of the Consolidated City of Indianapolis ("Uni-Gov"), which was created in 1969 by combining the old city of Indianapolis with most of Marion County.

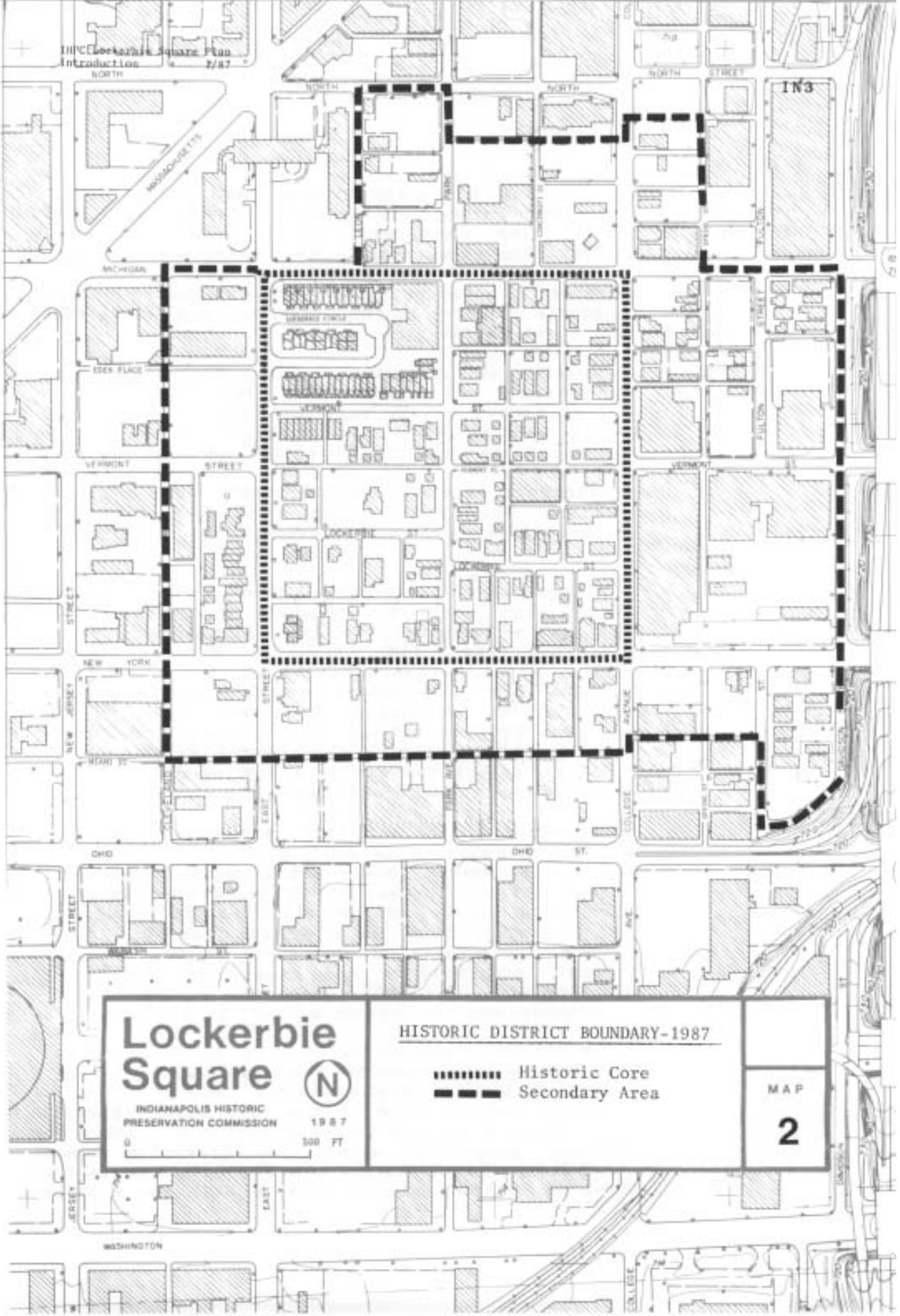
Lockerbie Square occupies approximately 60 acres in the eastern section of the Regional Center. The location is such that a good pedestrian relationship exists between Lockerbie Square and many downtown amenities, such as the Athenaeum, Murat Temple, Circle Theatre, the City Market, Market Square Arena, the Hoosier Dome, and the downtown business district.

The boundaries of the Lockerbie Square Historic Area were originally established by city ordinance in 1968 (see Map 1). Historically, Lockerbie Square area formed a part of an extensive residential neighborhood around the commercial center of Indianapolis. The 1968 Historic Core of Lockerbie Square is approximately two blocks wide (the 500 and 600 blocks of East Michigan and East New York Streets) and two blocks long (the 300 and 400 blocks of North East Street and North College Avenue). Lockerbie Street, East Vermont Street, and East Vermont Place traverse the Historic Core in an east-west direction, and North Park Avenue runs north-south through it.

There are approximately ninety buildings in the Historic Core, nearly sixty percent of these are one-story, one-and-a-half-story, and two-story residences built between 1860 and 1870. Most buildings are closely spaced on relatively narrow lots. The street materials are asphalt with brick gutters and limestone and granite curbs. Mature and newly planted trees are abundant.

Like many other urban neighborhoods across the country, Lockerbie Square experienced a period of decline soon after the First World War, created by the movement of people and money away from the expanding commercial and industrial heart of the city to outlying residential subdivisions. In 1968 a plan was drafted for Lockerbie Square which attempted to address this problem by calling for redevelopment of the area as a tourist attraction modeled on the "Main Street U.S.A." section of Disneyland in California.

Though never adopted, the 1958 proposal, with its reliance on commercialization as a renewal formula, guided much of the writing in 1968 of both the "Historic Preservation Plan 1, for


IHPC Lockerbie Square Plan
Introduction 2/87
IN3
NORTH
NORTH STREET
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MICHIGAN
EDEN PLACE
VERMONT
VERMONT STREET
LOCKERBIE ST.
NEW YORK
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MIAMI ST.
OHIO
OHIO ST.
EAST
COLLEGE
AVENUE
FULTON
WASHINGTON
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
500 FT
HISTORIC DISTRICT BOUNDARY-1987
Historic Core
Secondary Area
MAP
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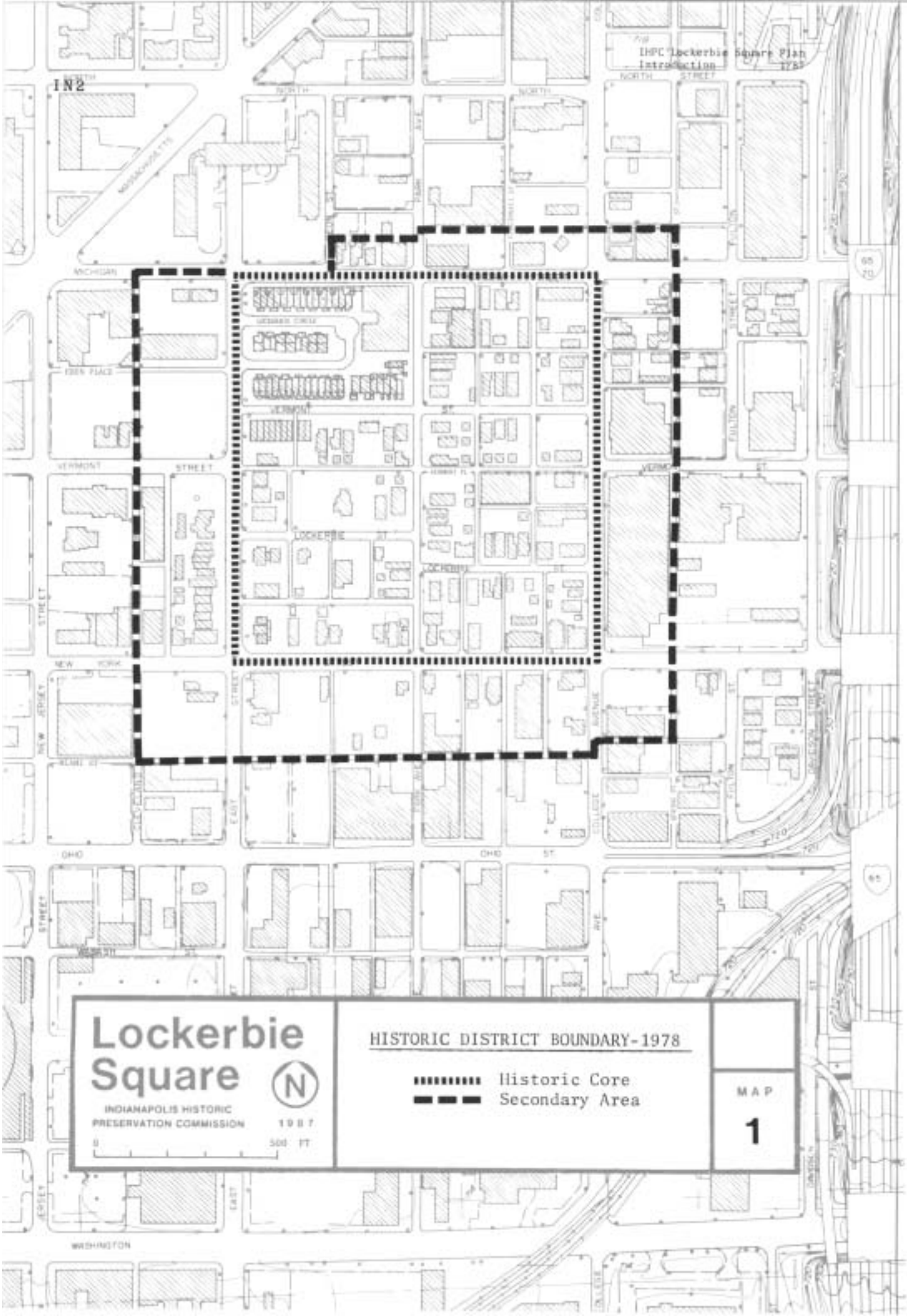
IN2


NORTH
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NEW YORK
NEW JERSEY STREET
EAST STREET
OHIO
OHIO ST
WASHINGTON
FULTON
COLLEGE AVENUE
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70
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
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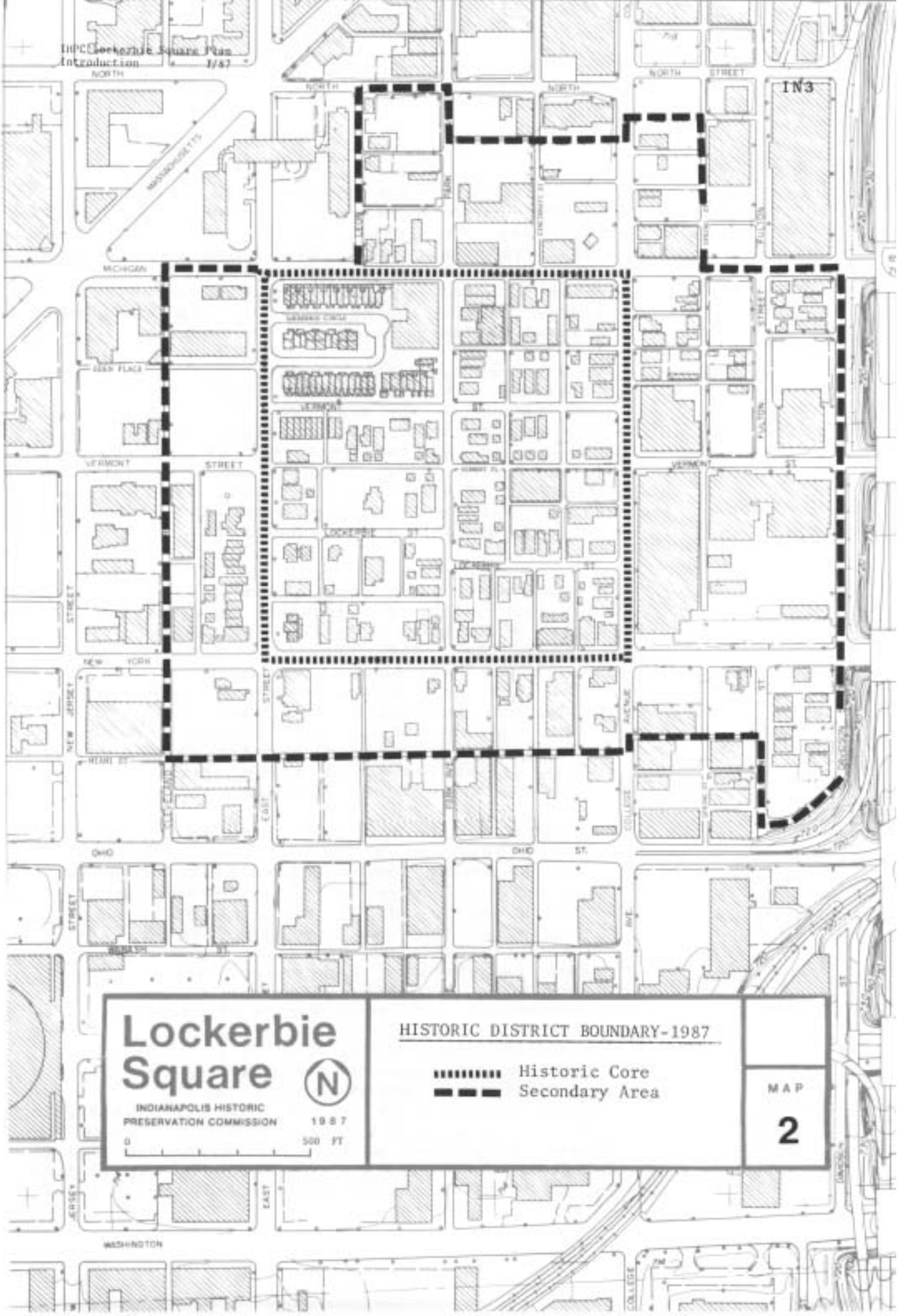
HISTORIC DISTRICT BOUNDARY-1978
Historic Core
Secondary Area
MAP
1

IHPC Lockerbie Square Plan
Introduction 1/87



IN4

Marion County, Indiana; Lockerbie Square" and the "Historic Preservation Districts Zoning Ordinance." The plan adopted bythe Metropolitan Plan Commission on September 11, 1968, provided planning recommendations to guide the future development of the area. The zoning ordinance, officially adopted on December 3, 1968 by the Marion County Council, created the Lockerbie Square Zoning District and established land-use controls based on the plan.

The historic qualities of Lockerbie Square received national recognition on February 23, 1973, when the Historic Core (bounded by College Avenue on the east, New York Street on the south, East Street on the west, and Michigan Street on the north) was placed as an historic district on the National Register of Historic Places. In addition to certifying the historical significance of the neighborhood, the National Register designation has made income-producing properties within the district eligible for an investment tax credit (ITC) for rehabilitation.

Since the late 1960s many individuals have invested in the area, and through this activity Lockerbie Square has been regaining status as a pleasant, in-city neighborhood. It became apparent that the 1968 Lockerbie Square Historic Preservation Plan, which encouraged commercial land uses oriented to tourists and non-residents, would not facilitate the primarily residential development that was then evolving there. The 1968 plan did not reflect the maturing preservation philosophy gaining acceptance around the country which promotes historic districts as neighborhoods in which people live, and not merely as enclaves for museums and speciality shops.

Recognizing the shortcomings of the 1968 plan the Indianapolis Historic Preservation Commission in 1978 adopted a new revised preservation plan for Lockerbie Square. This plan attempted to preserve the unique historic character of Lockerbie Square by encouraging the revitalization of the district as a dynamic urban neighborhood, rather than as a static museum display. The plan recognized the efforts of Lockerbie Square residents to rehabilitate their neighborhood and sought to assist that effort through education, and through the review of all development and redevelopment activities within the district.

The 1987 Lockerbie Square Preservation Plan is an update of the 1978 plan. It includes an expanded Secondary Area (see Map 2). This expansion follows a recommendation incorporated into the 1978 plan. Since the adoption of the 1978 plan, Lockerbie Square has evolved into a mature historic district. Since the majority of historic properties within the Lockerbie Square Historic Core have been rehabilitated, the emphasis has shifted to new development on existing vacant land in both the Historic

Core and Secondary Area. Infill development has brought with it a new set of concerns for both neighborhood residents and the IHPC, concerns not adequately addressed by the 1978 preservation plan. This current plan seeks to address those concerns.

PRESERVATION GOALS

Since the early 1970s the concept of neighborhood revitalization through historic preservation has been demonstrated by the renewal of Lockerbie Square. It was only natural that those looking for an urban historic area offering the potential for revitalization would look to Lockerbie Square, the oldest surviving neighborhood of Indianapolis and former home of famed Hoosier poet James Whitcomb Riley. Recognizing this fact, a number of people invested their time, and their incomes, in the rehabilitation of the neighborhood's historic housing stock. The establishment of the Lockerbie Square People's Club in 1973 has spurred revitalization of the area. The efforts of neighborhood leaders, in concert with Historic Landmarks Foundation, the Indianapolis Historic Preservation Commission, and the City were bolstered in 1978 with the development of the Lockerbie Square Historic Area Preservation Plan. This plan has contributed to the transformation of Lockerbie Square into one of the premier historic urban neighborhoods of Indianapolis.

With current public and private interest in revitalizing Indianapolis' downtown area for housing, as well as commercial development, the need to protect Lockerbie Square's unique historical character has taken on new importance. The Indianapolis Historic Preservation Commission has undertaken the development of this revised historic area plan for Lockerbie Square with certain preservation goals as guiding principles. The plan's underlying goal is to insure that Lockerbie Square continues to evolve into a vital urban neighborhood with respect for its heritage. The plan can help to accomplish this in the following ways:

* To provide a policy framework by which the City of Indianapolis, in conjunction with the private sector, can preserve, restore, and rehabilitate the historic buildings of Lockerbie Square and ensure that future new development is compatible with their character.

* To demonstrate that preservation of Lockerbie Square has, and is, producing a desirable environment for its residents, while enhancing Lockerbie's place as part of Indianapolis.

IN6

OBJECTIVES

As components of the primary goal of preserving the historic character of Lockerbie Square, the following specific objectives would all contribute toward this end.

* To conserve and sensitively rehabilitate all exisitng buildings that contribute to the historic character of Lockerbie Square.

* To encourage the removal of incompatible land uses that damage the historic character and residential nature of the Lockerbie Square neighborhood.

* To encourage new development that is compatible with the area's historic character.

* To enhance and improve the physical environment by encouraging landscaping, public improvements, and the retention of street features (brick alleys, limestone curbs, etc.) which are in keeping with the area's historic character.

* To heighten the Indianapolis community's appreciation of its heritage through preservation of the historic character of Lockerbie Square.

INTRODUCTION

Lockerbie Square is historically significant for a number of reasons. It is the oldest surviving neighborhood in Indianapolis where many immigrants first settled and built houses. Lockerbie Square was famous in the late nineteenth and early twentieth centuries as the home of the Hoosier poet James Whitcomb Riley. The area in recent years has achieved fame as the original focus of neighborhood restoration activity in Indianapolis.

PLATTING AND EARLY DEVELOPMENT

1-H George Murray Lockerbie, portrait by Jacob Cox (Historic Landmarks Foundation of Indiana)

George Murray Lockerbie, the Scots gentleman from whom Lockerbie Street and the historic district take their names, moved to Indianapolis from Lexington, Kentucky in 1831.[1] Lockerbie came to the new capital to be near his daughter Janet and her family. Thomas McOuat, Janet's husband, had been associated with the new capital from its inception in 1821, when he attended the first sale of lots held by the state in the new town of Indianapolis. Although McOuat purchased several lots, he did not make his home in Indianapolis until 1830.[2] Both McOuat and his father-in-law, George

2-H Thomas McOuat, crayon and water color portrait. (William Henry Smith Memorial Library, Indiana Historical Society)

3-H Janet Lockerbie McOuat, crayon and water color portrait. (William Henry Smith Memorial Library, Indiana Historical Society)

H2

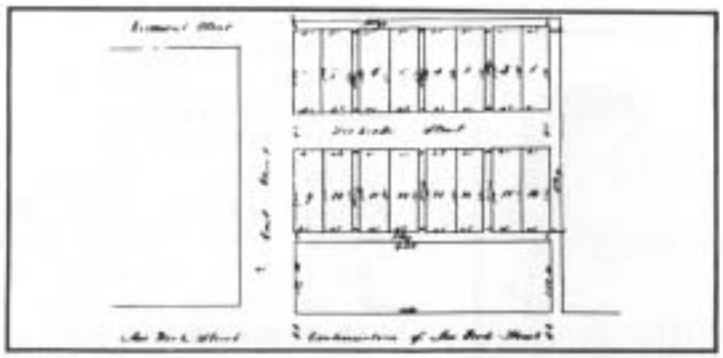
4-H Location Map: Out Lots 51,52, 53, & 54.

5-H Location Map: McOuat's Subdivision.

Lockerbie, quickly gained prominence in the little town. Lockerbie served as president of the Indianapolis Town Board of Trustees from 1836 to 1837. McOuat was serving as Town Assessor[3] when he died during an epidemic that struck the town in 1838.[4]

Janet S. McOuat, the widow of Thomas and only daughter of George Lockerbie, was born in Glasgow, Scotland.[5] She possessed her husband's business acumen, and carried on his dealings in real estate. In December 1846, Mrs. McOuat purchased Out Lot 53, an undivided parcel of land which corresponded to the area bound by New York, East, and Park Streets and the alley area between Vermont and Lockerbie Streets. The property involved was previously owned by her daughter Elizabeth Anne and the latter's husband Ovid Butler. The Butlers had bought the out lot from the State of Indiana earlier the same year.[6] Three and a half years later, Janet McOuat filed a plat for Out Lot 53 in 1850, subdividing the northern three-quarters into lots for sale and laying out streets and alleys. The area platted became known as McOuat's Subdivision, and at some point in time a spelling error labelled the area as "McOuat's" in later plat records and on real estate atlases. This subdivision was bound by East Street on the west, New York Street on the south, and an alley on the east which later became Liberty Street (now Park Avenue). The northern boundary was (and remains) the alley between Lockerbie and Vermont Streets. Janet McOuat laid out Lockerbie Street in the middle of the subdivision[7] and named it in honor of her father, the patriarch of the extended McOuat family.[8]

The southern third of Out Lot 53 Janet McOuat reserved for the family home. Shortly after purchasing the out lot, Mrs. McOuat and her sons built a large one-story house in the undivided tract along New York Street.[9] Here Janet McOuat and various



6-H Original Plat for Out Lot53, McOuat's Subdivision. (Marion County Recorder's Office, Room T21 City-County Building)

children resided for almost 25 years.[10] Here also probably lived the aged George Lockerbie until his death in 1856. The 7,000-square-foot family tract was finally sold by Janet McOuat's son Andrew in 1884.[11] The purchaser, a merchant tailor named Jacob Becker,[12] gradually subdivided the large parcel and built rental houses along East and New York Streets. The old McOuat house was razed during the 1890s to make way for more houses facing New York Street.[13] Although the real estate maps label the area as "Jacob Becker Sr.", Becker's subdivision was never formally platted and recorded.

The McOuats also played an active role in the early evolution of McOuat's Subdivision. The first substantial house to be built in what is now Lockerbie Square was a brick house erected about 1855 (527 Lockerbie) by Mary and Obed Foote, a daughter and son-in-law of Janet McOuat.[14] A son, Andrew W. McOuat, lived in houses on Lockerbie Street intermittently through the late 1850s and early 1860s.[15] Sale of lots in the McOuat Subdivision proceeded slowly during the first twenty years of its existence. The only houses built during the 1850s were constructed on the south side of Lockerbie Street under the influence of the McOuats.[16] Finally, the boom produced by the Civil War created a demand for modest dwellings for members of low-paid professions, such as artisans, clerks, skilled laborers, etc. In the early 1860s a house painter named Johann Ernst Despa built a brick home on the north side of Lockerbie Street (538 Lockerbie). In 1863 George Holler, a plasterer, erected a frame cottage facing Liberty Street (538 Lockerbie). In 1863 George Holler, a plasterer, erected a frame cottage facing Liberty Street (324 North Park Avenue). About 1864 a United Brethren "circuit-riding"

7-H Johann Ernst Despa House, 538 Lockerbie Street, c. 1863

H4

8-H George Holler House, 324 North Park Avenue, 1863.

9-H Location Map: T.R. Fletcher's First Subdivision.

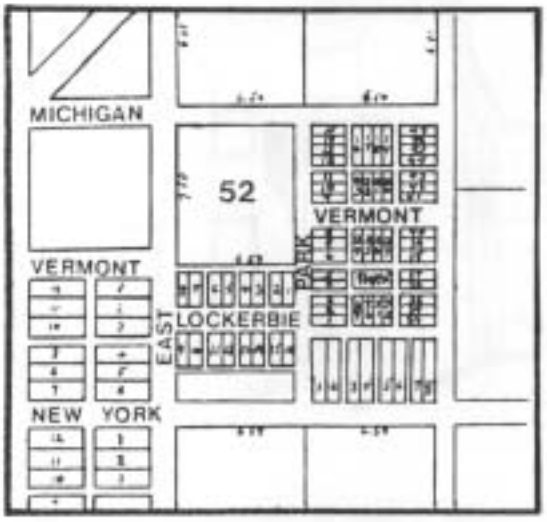
preacher, the Reverend Thomas Evans, constructed a one-and-a-half-story frame cottage on Lockerbie Street (537 Lockerbie). Other cottages of similar scale and design appeared during the 1860s and early 1870s along Park Avenue and on either side of what is now the 600 block of Lockerbie Street.[17] This block was part of one of several subdivisions platted by T.R. Fletcher, a man of unusual entrepreneurial skills.

The area directly east and northeast of the McOuat Subdivision is composed of Out Lot 51[18] to the north and Out Lot 54 to the east.[19] Both out lots were first purchased from the State of Indiana by pioneer lawyer and banker Calvin Fletcher, in 1835. Six years later, in 1841, Calvin's nephew Timothy Richardson Fletcher purchased the two parcels, together with Out Lot 52 to the west. The purchase price was $1,467.00[20]

The younger Fletcher had migrated to Indianapolis from Vermont as a boy, arriving in 1836. He was immediately successful in business, at first working in the dry goods store of another uncle, Stoughton Fletcher, later becoming Stoughton's partner in Fletcher's Bank, one of the first banks organized in the fledgling community. T.R. Fletcher's talents as a financier were remarked upon by John H. B. Nowland, an acquaintance, in an 1876 memoir:

> Mr. Fletcher was considered a first class businessman, and possessed more than ordinary financial ability, and with his strict integrity won the confidence and respect of all who knew him.[21]

Like many other successful businessmen of the pre-Civil War era, T.R. Fletcher invested substantial sums in real estate around the outskirts of the 1821 Mile Square plat. In 1847, the year after Janet McOuat acquired Out Lot 53, Fletcher filed a plat subdividing into eight lots the southern half of the neighboring Out Lot 54. This subdivision, made in anticipation of a



10-H Location Map: T.R. Fletcher's Second Subdivision.

developing market for residential neighborhoods east of the Mile Square, was the first in what is now Lockerbie Square, preceding the McOuat Subdivision by three years.[22]

Fletcher's original plat reveals that the subdivision was oriented to New York Street which was already evolving into a major east-west thoroughfare. Three north-south alleys crossed the subdivision at regular intervals. A 25-foot-wide alley along the north side of the plat (later the 600 block of Lockerbie Street) offered easy egress from the interior of the subdivision and a 15-foot-wide alley (which later became Liberty Street and later Park Avenue) bounded the area on the west.[23]

Despite Fletcher's expectations, few buyers purchased lots in his subdivision along New York Street. Although German and Irish immigrants began to flood into the city to work on the newly constructed railroads and in the new industries, a large number of the Irish settled on the near southeast side, near the railroad depots (hence "Irish Hill") and the Germans settled in the "Germantown" neighborhood located south of New York Street along East Market and East Ohio Streets.[24] The rest of the area immediately east of the Mile Square did not attract great numbers of residents until the 1860s.

In 1859 T.R. Fletcher platted the rest of his holdings east of Liberty Street (Park Avenue), comprising Out Lot 51 and the remainder of Out Lot 54 (Map 10). The result, T.R. Fletcher's Second Subdivision, disrupted the Mile Square's east-west grid street pattern by placing the 500 and 600 blocks of East Vermont Street about 100 feet north of the mouth of the 400 block in the Mile Square.[25]

Fletcher divided the second subdivision into 47 lots, ranging from 34 to 42 feet in width. The 20 foot-wide alley along the north side of the first subdivision was widened by 30 feet and designated as a continuation of Lockerbie Street. On the west side of both of his subdivisions, Fletcher created the 300 and 400 blocks of Liberty Street (Park Avenue). Fletcher incorporated an unusual feature into the 1859 subdivision. He deeded Lot 28, at the middle of the block between Lockerbie and Vermont Streets, to the City of Indianapolis for use as a park.[26] Apparently, the city failed to accept Fletcher's

12-H August Spiegel House, 401 North Park Avenue, 1860 & 1870.

13-H Joseph W. Staub, 342 North College Avenue, 1859.

14-H Advertisement for Spiegel, Thoms & Co., 1881 Indianapolis City Directory, p. 33.

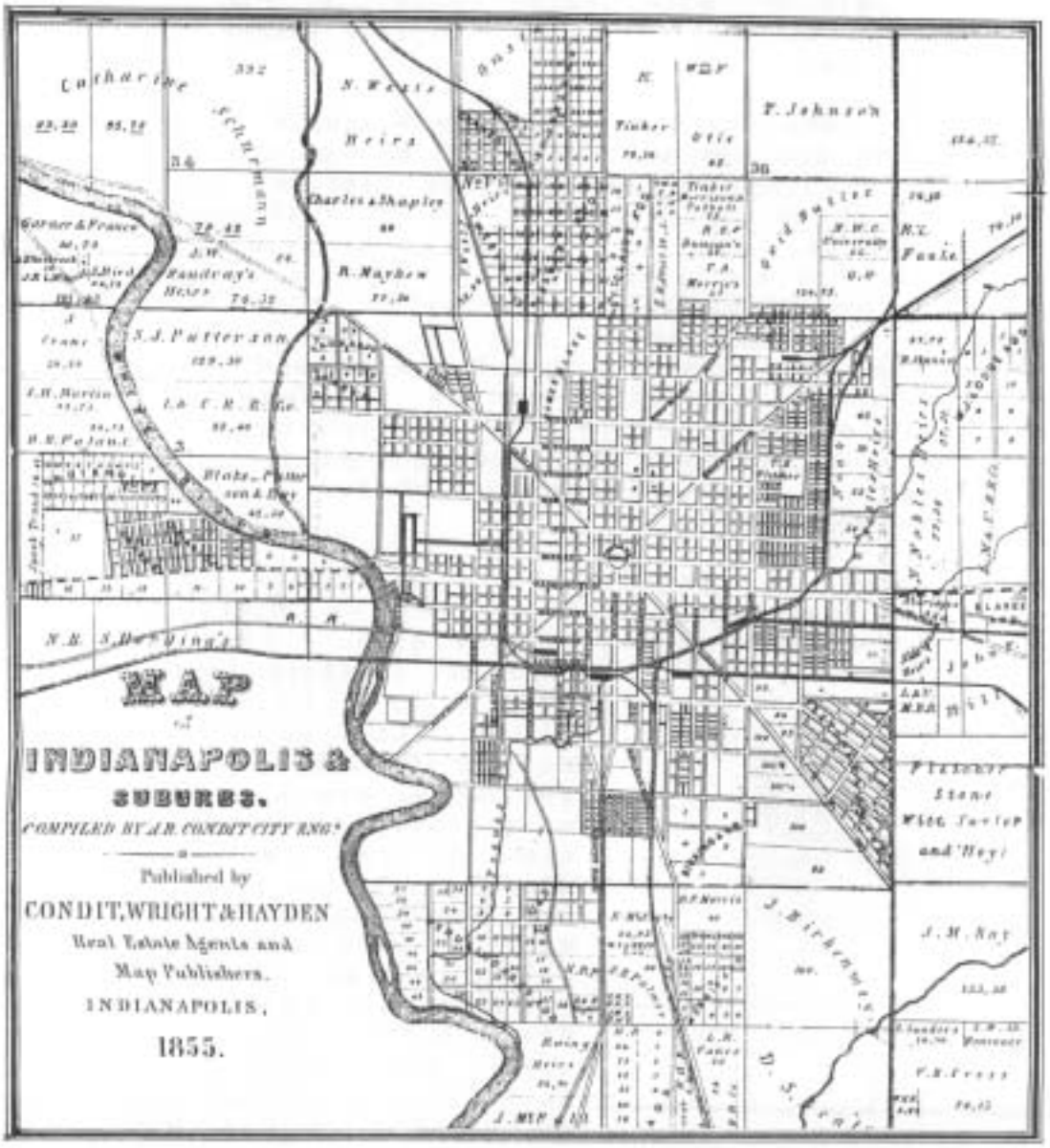
15-H Friedrich Thoms House, 353 North Park Avenue, 1860.

generous offer. The park site was sold to private interests,[27] which used it first as a lumber yard, and later to build the headquarters of a parcel delivery company.[28]

Fletcher's efforts to sell lots in his second subdivision met with immediate success. The same year he filed his plat, 1859, Fletcher was able to sell two lots on Noble Street (College Avenue): one to Joseph W. Staub, one of the city's first merchant tailors, and the other to Hermann Koch, a boot and shoe maker. Both of the buyers began construction on houses. The next year August Spiegel and Friedrich Thoms, partners in Spiegel, Thoms, and Co., a furniture manufacturing and retailing firm, bought corner lots at Vermont and Liberty Streets and

erected substantial houses (now 401 and 353 North Park Avenue).[29]

The Civil War saw a veritable flood of German immigrants into the subdivisions of what is now Lockerbie Square. Previously located in the area south of New York Street, the German residential district rapidly spread north and east of old "Germantown" (originally located between East and Noble, New York and Market Streets).[30] The Civil War provided a boom economy for the manufacturing industries of Indianapolis; large numbers of immigrants arrived to take advantage of the demand for both skilled craftsmen (carpenters, coopers, tailors, pump



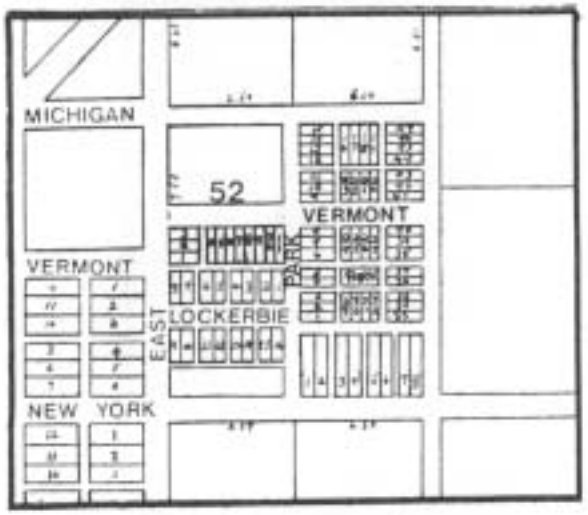
16-H 1855 Map of Indianapolis. T.H. Fletcher's real estate holdings are seen just east of the Mile Square. (Groomb & Smith's Indianapolis Directory, City Guide and Business Mirror, Indianapolis: 1855).

makers, masons, tanners, etc.) and white-collar workers (bookkeepers, clerks, etc.).

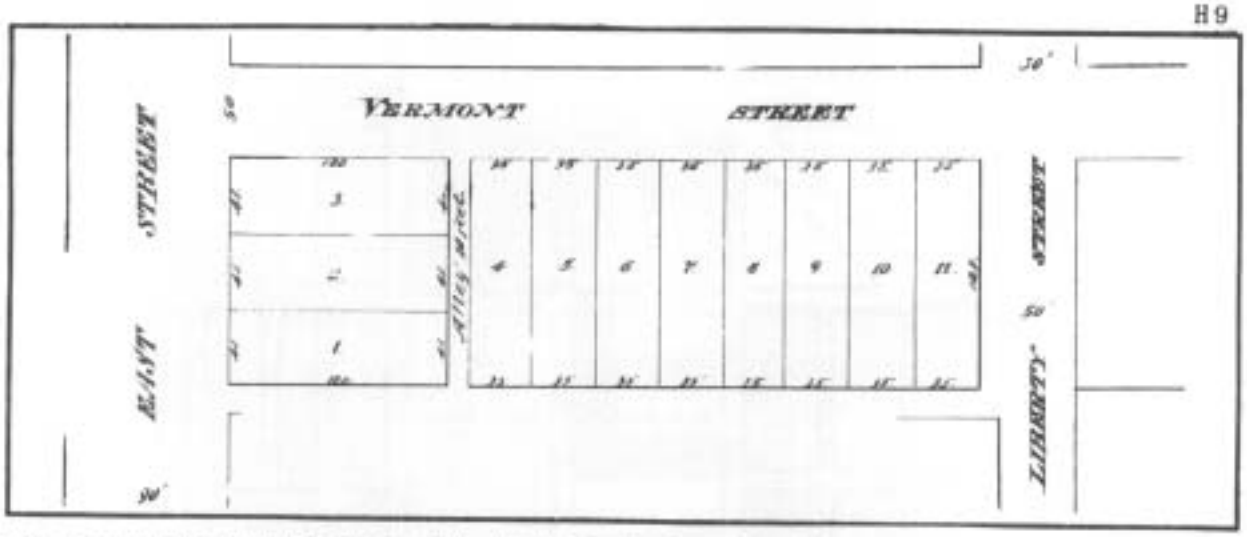
German citizens of varying incomes built houses along all the streets in T.R. Fletcher's subdivisions. During the decade of the 1860s, about 45 houses were constructed in the three subdivisions in existence at that time in what is now Lockerbie Square.[31] The importance of the 1860s to the evolution of the Lockerbie Square area and its environs may be seen even more easily if one considers that out of approximately 67 houses in 1978 in the original Lockerbie Square National Register Historic District (the Historic Core), 40 were built during the decade from 1860 to 1870.[32] With reason could T.R. Fletcher look back with satisfaction on the return on his real estate investments in Out Lots 51 and 54.

Of the four out lots which make up the Historic Core of Lockerbie Square, reference has not yet been made to Out Lot 52. Occupying the northwest quadrant of the historic district (see map of out lots), Out Lot 52 at first was tied to the real estate history of Out Lots 51 and 54. Out Lots 51,52, and 54 were sold in a single transaction in 1835 to Calvin Fletcher, who in turn sold them in 1841 to Timothy Richardson Fletcher.[33] The latter chose to bide his time in developing Out Lot 52. For almost 20 years it lay fallow, while its owner waited for a demand to build up for Eastside property. An 1855 map of Indianapolis illustrates Fletcher's holding strategy.[34] Subdivisions surround his undivided out lots, 51 and 52. McOuat's Subdivision of Out Lot 53 and Fletcher's First Subdivision of Out Lot 54 are located immediately to the south.

As already noted, in 1859 T.R. Fletcher finally platted Out Lot 51 (with the northern part of 54) as Fletcher's Second Subdivision. The next year he sold the southern third of Out Lot 52 to Mrs. Louisa M. Holt, a widow, for $500.[35] Like the McOuat family, Mrs. Holt and her two sons, Frank and John, looked upon their tract along the south side of the 500 block of East Vermont as the logical site for the family home. In the mid-1860s Mrs. Holt constructed a large frame house on the southeast corner of East and Vermont Streets.[36] There she and her sons, both clerks in Fletcher's Bank, resided during the 1860s and 1870s.[37] After Mrs. Holt's death in the late 1870s, John F. Holt erected his own house on the south side of Vermont Street, just west of Liberty Street (Park



17-H Location Map: Out Lot 52, Holt's Subdivision

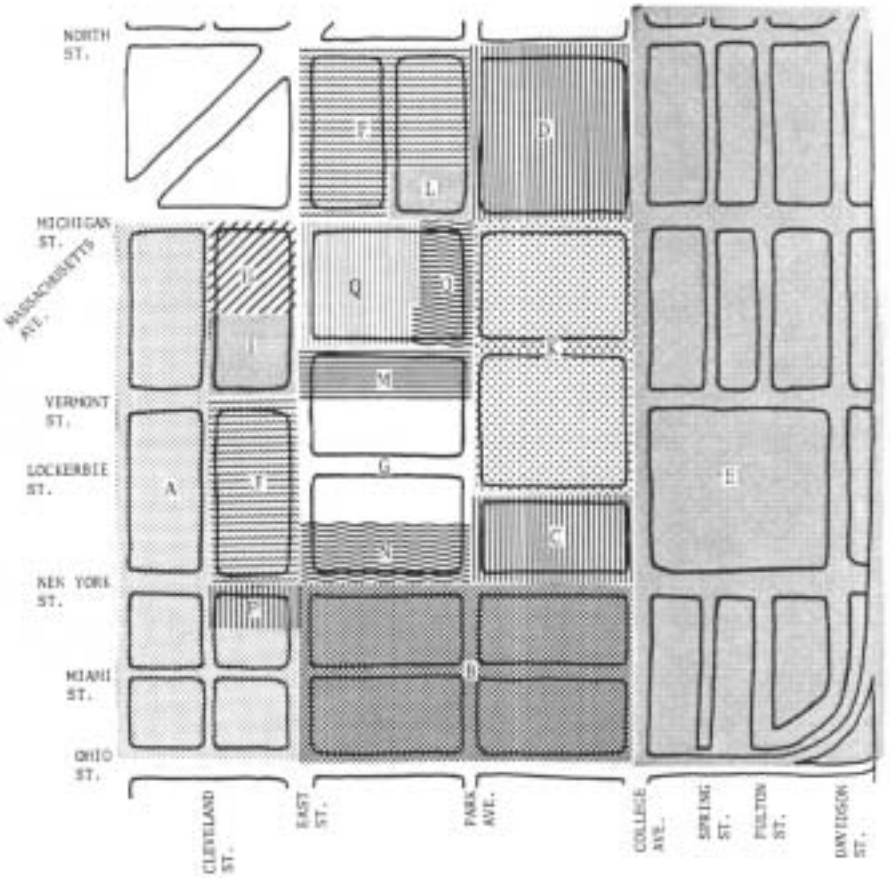


18-H Original Plat of Holt's Subdivision, 1882. (Marion County Recorder's Office)

Avenue). In 1882 John Holt and his sister Maria and brother-in-law, David Wiley, filed a plat subdividing the Holt family parcel into 11 lots.[38] Shortly afterward the Wileys built their own house closer to East Street on Vermont Street.[39] Unfortunately, all three Holt houses were razed during the 1960s. One, the John Holt House, after serious deterioration, was replaced by a playground. The DeBruler House at 531 East Vermont was constructed in 1973 on the site of John Holt's house.

The Lockerbie Square Secondary Area, which almost encircles the Lockerbie Square Historic Core is composed of nine separate subdivisions platted between 1845 and circa 1900 and a small portion of the original city plat of 1821. Three of these subdivisions were platted and recorded between July 17 and August 29, 1849, perhaps indicating the rapid growth of the city and the stiff competition in the real estate market at that time. The rapid growth of the area was noted by at least one contemporary newspaper account. The histories of these subdivisions are included in the following paragraphs.

The Bates and Fletcher Subdivision of 1845 is comprised of Out Lots 57, 58, 59 and 60, located between North Park Avenue, East Market, North East, and East New York Streets. Only the northern halves of Out Lots 58 and 57, between New York and Miami Streets, are located within the Lockerbie Square Secondary Area. The Locomotive article of August 19, 1849 identified the four out lots of this subdivision as the original "Germantown," which was rapidly filled with small frame houses. Timothy Fletcher and Hervey Bates recorded their plat on October 3, 1845. As stated above, Fletcher was a successful businessman of early Indianapolis. Hervey Bates, Sr. was also a leading citizen of the young city. He was politically active, serving as Marion County Sheriff and Collector of Revenue in the 1820s. He also served as town treasurer from 1833 to 1835 and was on the City Common Council from 1849-50. As a businessman, he was the first president of the Indianapolis Branch Bank and a stockholder of the city's first hotel, railroad, and gas and coke company.



A. Squares 20, 21, & 40, part of the original Mile Square city plat of 1821.
B. Out Lots 57 and 58, Bates' and Fletcher's Subdivision, recorded October 13, 1845.
C. Out Lot 54, Fletcher's First Subdivision, platted April 19, 1847, recorded April 22, 1847.
D. Out Lot 49, Wishmeier and Pirl's Subdivision, platted and recorded July 17, 1840.
E. Parts of Out Lots 50, 55 & 56; Noah Noble's Heir's Subdivision, platted July 19, 1849.
F. Out Lot 46, Brown's Subdivision, platted and recorded August 20, 1840.
G. Out Lot 53, McQuat's Subdivision, platted in June, 1850, recorded June 26, 1850.
H. Square 20, Stewart's Subdivision, platted November 22, 1853, recorded November 21, 1854.*
I. Square 20, Blythe's Subdivision, platted and recorded July 26, 1855.*
J. Square 21, Vajen's Subdivision, platted March 2, 1857, recorded March 15, 1857.*
K. Out Lots 51 and 54, Fletcher's Second Subdivision, platted April 8, 1859, recorded April 13, 1859.
L. Out Lot 48, Adams' Subdivision, platted April 18, 1864, recorded April 18, 1864. (Once part of Brown's Subdivision; see C, above)
M. Out Lot 52, Holt's Subdivision, platted November 24, 1882, recorded November 24, 1882.
N. Out Lot 55, Jacob Becker, Sr. Subdivision, not recorded, informally subdivided between 1881 and 1898.
O. Out Lot 52, Chatard's Subdivision, platted June 4, 1892, recorded June 8, 1892. Replatted as part of Lockerbie Glove Company Addition, May 17, 1982.
P. Square 40, Tate Estate Subdivision, not recorded, informally subdivided between 1881 and 1898.*
Q. Out Lot 52, Lockerbie Glove Company Addition, platted May 17, 1982.(See O above)

*These subdivisions were created out of portions of city squares, part of the original 1821 city plat.

Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987

LOCKERBIE OUT LOTS:

PLATTING AND RECORDING

1821 - 1982

MAP 3

The Wishmire and Piel's Subdivision is composed of Out Lot 49 located between College Avenue, Michigan, Park, and North Streets, most of which are located in the Lockerbie Square Secondary Area. The subdivision platting was recorded on July 17, 1849, the day of the platting. This action divided the out lot into 16 lots. Christian F. Wishmire (also Wischmeyer) was a German immigrant who operated a saw mill on Railroad (Davidson) Street in 1858. He arrived in Indianapolis in 1843 and was a subscriber to the German-English Independent School. The 1863 Dodd & Co. City Directory notes that "Wishmier" was a resident farmer, perhaps indicating agricultural landholdings. More is known about his partner William F. Piel, who may have been related by marriage to Wishmire. Piel was born in 1823 in Dankarsen, Prussia. In Germany he was a cooper and continued in that trade in Indianapolis after emigration in 1846. In 1867 he co-founded the Union Starch Factory, which later became the W.F. Piel & Company and later Piel Brothers Starch Company, and was described by historian B.R. Sulgrove as being in the foremost rank of Indianapolis manufacturers.

The Noble's Heirs' Subdivision is a large area of land extending from Market to St. Clair Streets and from College Avenue to Pine Street. A portion of this subdivision is included in the Lockerbie Square Secondary Area. John S. Ketcham was the commissioner of the estate of Noah Noble. Ketcham platted the subdivision on July 19, 1849. The original owner of the land was none other than Noah Noble (1794-1844) Governor of Indiana from 1831 to 1837. His business ventures upon arrival in Indiana from Virginia included land speculation. In 1825 he was appointed receiver of public monies for the Indianapolis land office. College Avenue was originally named Noble Street, an appropriate title since it formed the western boundary of his large section of land, platted five years after his death.

The Adams Subdivision is located in the Lockerbie Square Secondary Area on the north side of Michigan Street between Leon Street and Park Avenue. Carpenter Wesley M. Adams recorded the plat of his subdivision on April 18, 1864, the day it was platted. Earlier that year he had purchased lots 17 and 18 of George Brown's Subdivision. Adams subdivided the two large east-west lots into five smaller lots facing Michigan Street. All five of Adams' smaller lots were sold within a 13-month period. The original platter, George Brown, created the 18 lots in Out Lot 48 between East, Michigan, North Streets and Park Avenue. His area was platted and recorded on August 29, 1849. Brown's occupation, as well as other biographical information, is unknown.

Stewart's Subdivision is located in the northeast quarter of Square 20, bound by Michigan and East Streets and alleys Eden Place and Cleveland Street, in the Lockerbie Square Secondary Area. Square 20 is one of the original city squares created when Indianapolis was laid out by Alexander Ralston in 1821. William Stewart platted his subdivision in November 22, 1853 and

recorded it a year later. This William Stewart may have been the same William Stewart who was a state senator from 1846 until 1849.

19-H Detail of A. Warner's "Map of Marion County, Indiana", Philadelphia: C. O. Titus Co., 1866.

On July 26, 1855, Benjamin I. Blythe platted his subdivision of eight lots from three lots of John D. Thorpe's Division of Square 20, part of the original city plat of 1821. As did William Stewart two years before, Blythe made the land more marketable by creating smaller lots. This subdivision was located between East, Vermont, Cleveland Streets and Eden Place in the Lockerbie Square Secondary Area. Blythe was a pioneer citizen of Indianapolis. He was clerk to the state commission appointed in 1820 to locate the capital city, which became Indianapolis. He also served as clerk to surveyor Alexander Ralston, who platted the city in 1821 and served as the state agent for the sale of lots. He was very active in the political and business life of early Indianapolis, including serving in the Indiana General

Assembly. His major business enterprise appears to have been slaughtering and meat packing, which started in 1847.

The Vajen Subdivision was platted by John Henry Vajen on March 2, 1857 and recorded 13 days later. It occupies the eastern half of Square 21 and is located in the Lockerbie Square Secondary Area. Square 21 was one of the original city squares when Indianapolis was platted in 1821. Vajen purchased six of the original lots of Square 21 in December, 1856 and redrew the lot lines to create 18 smaller lots. Vajen (1828-1917) was a native of the Kingdom of Hanover, Germany, the son of a university (Stade) professor. He emigrated with his family in 1836 and eventually settled in Cincinnati. Vajen commissioned local architect Robert Frost Daggett to design a grain exchange building for him on North Pennsylvania Street. Vajen's Exchange Block of 1872 was a downtown landmark with its cast iron facade until its demolition in 1980.

The Tate Estate Subdivision is located on the northeast quarter of Square 40, bound by New York, East, Miami, and Cleveland Streets. The subdivision is composed of six small lots, labeled "A" through "F", which occupy the area of the original Lots 1 and 2 of Square 40, part of the original city plat. Warren Tate acquired the lots over the period of 1881 to 1893. It appears that many legal problems were encountered until the 1893 quit claim. No plat was recorded but it was probably subdivided sometime after 1881 and before 1901. However, the 1898 Sanborn map shows the present lot configuration. After Tate's death in 1896, Herman Alerding was pastor of St. Joseph Catholic Church at College and North Streets from 1874 to 1900. Tate, a life-long freethinker, converted to Catholicism on his deathbed. The lot between the Tate Estate Subdivision and Miami Street is the original Lot 3 of Square 40.

GERMAN SETTLEMENT

As stated above, the early major concentration of Germans in Indianapolis was the four-block area bound by College Avenue, New York, Market, and East Streets. This "Germantown" was noted in 1849 by the Indianapolis newspaper, The Locomotive. The account described the area as being filled with small frame houses, "suitable for one family, and were built and owned by the occupants."[40]

The 1840's was a decade of accelerated emigration from the German states. The decade heralded the flood of German immigrants that was not stemmed until the First World War. Indianapolis benefited from this influx of middle class merchants, craftsman, artisans, and workers. Indianapolis was a small but growing city whose population increased from 2,692 in 1840 to 8,095 in 1850.[41]

The wave of German immigrants contributed to this growth. Of the total population in 1850, 12.9% were either German-born or of

German-born parents.[42] These immigrants left their homeland for political, economic or religious reasons. Although Indiana did not receive the great numbers of Germans that Ohio, Illinois and Missouri did, the German presence in the state and city was substantial, as Germans represented well over 50% of all foreign born people in Indiana from 1850 to 1900.[43]

Indianapolis was growing rapidly and the skilled professionals, artisans, craftsmen, and workers were in demand.[44] The 1850 Census reveals that the majority of the Germans in Indianapolis that year belonged to the artisan and laboring classes. After they became more established, many of these same laborers became leading merchants in the city in following decades. Of the 329 German immigrants listed as employed, 130 owned property with an average value of $1274.15[45] The building trades were well represented in the German community of 1850 with 32 carpenters, four brickmasons, two stone masons, one contractor, three plasterers, and four painters.[46]

The abundance of German names associated with the old houses, cottages and shops reflect the importance of the German immigrants in building and shaping historic Lockerbie Square and the area around it. As the "Germantown" area rapidly filled with houses and shops, it is obvious that the immigrants bought lots from the Fletchers, the McOuats, the Holts, and later from their compatriot Jacob Becker to be near the original enclave directly to the south. The Locomotive reported that "Germantown" had

> ...more buildings on each square, and they contain more inhabitants, than some squares we could point to nearly in the centre of the city...these lots were sold on such terms as to make it an inducement for poor men to build a small home for themselves...[47]

As mentioned above, tailor Joseph W. Staub, a native of Alsace, and immigrant Hermann Koch bought lots from Fletcher in 1859, followed by Spiegel and Thoms. Holler and Despa were early German residents in the McOuat addition. Hessen-Darmstadt native Jacob Becker created his own addition along New York Street from the land he purchased from the McOuats in 1884.

Increased German immigration to Indianapolis coupled with the Civil War's economic boom and the motivation and skills of the immigrants resulted in the establishment of the Lockerbie Square as an extension of the "Germantown" to the south.

Today with the encroachment of parking lots, commercial houses and light industry in the early part of the century and the interstate highway ramp in the 1960s, old Germantown has vanished. The German presence in Lockerbie Square and the area immediately surrounding it remains today, as Lockerbie Square is the successor to the "Germantown" legacy. One of the obvious

indications of German presence is the location of German churches that served the German Catholics, Methodists, Evangelicals, Lutherans, and Reformed who lived there. Although none of the surviving church structures date from the early German settlement period of the 1840s-1860s, their presence in the area indicates that the Germans remained in the area for the remainder of the nineteenth century and into the next.

The German Methodist Episcopal Church was located on the southwest corner of New York and New Jersey Streets. The German Trinity Lutheran Church was built at the northeast corner of Ohio and East Streets in the 1870s and was demolished in 1974. Both were victims of the neighborhood decline.

The German Catholics of Indianapolis were served by their own National Parish of St. Mary and later Sacred Heart on the southside. St. Mary Church was originally located on East Maryland Street, a center for many German organizations and businesses. St. Mary was founded in 1857 and eventually moved to the southeast corner of Vermont and New Jersey Streets after the present church was completed in 1912.48

The other landmark German church of the area is now called Lockerbie Square United Methodist Church, built in 1881-83. St. Mary and the United Methodist Church are the only surviving historical churches serving the immediate Lockerbie Square area.

The Lockerbie Square United Methodist Church was founded in 1855 as the Emmanuel Church, First Congregation of the Indianapolis Evangelical Association with 20 members.[49] This congregation occupied the brick church it had constructed in 1853 as Deutsche Salems Kirche, associated with the Congregationalist Church. The people who founded Salems Kirche had attended the original Zion Church.[50] As with other German Protestant congregations from the immigration period, this congregation was composed of people who wanted to retain the German religious identity without the conformity of the state Protestant churches in Germany.

They experimented with the American Congregational Church but sought a union with fellow German speakers in the Evangelical Association. This association is German-American rather than German, founded in 1806 in Pennsylvania.

The congregation remained in the 1853 brick church until 1882, when it moved into the present church at New York and East Streets. This first building was located nearby on the southeast corner of New Jersey and Wabash Streets. In 1855 a parsonage was built behind it described as a "Simple dwelling, one storey with two rooms, a cellar and an attick built of brick."[51] A second story was added in 1871.[52] This description could apply to many of the early immigrant brick cottages built in Lockerbie Square, many of which were greatly

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enlarged by the second generation, often by doubling the house in width and/or height.

The church's name changed again in 1870 from Emanuel back to Salem, but was also nicknamed the "Shoemaker Church." A number of members were occupied as such.[53] The name changed again in 1871 to the First German Church of the Evangelical Association of North America in Indianapolis.[54]

The church records report that:

> During the course of 1880; because of the size of the congregation and being the only Evangelical Association Church in Indianapolis it was considered necessary to begin construction of a building that would serve its purpose and would be worthy of a church.[55]

Land was purchased that year from Charles A.B. Biedenmeister.[56] The foundation was laid in the fall of 1881, and the cornerstone was placed the following spring. The church was completed to the designs of German immigrant architect D.A. Bohlen, who supervised the construction. It was completed in 1883, the same year the parsonage at 233 N. East Street was completed.[57]

20-H First German Evangelical Church with the German Trinity Lutheran Church behind it. (A. Wittemann's Indianapolis Illustrated in Photo-Gravure, 1893)

21-H First German Evangelical Church in 1986 now called Lockerbie United Methodist Church. (IHPC, 1986)

The congregation grew in the new building, and certain changes reflect the loss of German identity. In 1907, German was dropped as the language of the Sunday School, and two years later all services were in the English language, resulting in increased attendance. By 1913, German was discontinued at the informal prayer meetings.[58] The abandonment of the German language may have helped the congregation survive the trauma of the First World War. In 1923, reflecting the merger of two national Evangelical groups, the congregation again changed its name to the First Church of the Evangelical Church of Indianapolis.[59] Although the language and name changed, the congregation remained one with the majority of the names being German.

The changes in Lockerbie and downtown were dealt with by the congregation. In 1923 the pastor wanted a parsonage in the suburbs, as "the neighborhood was not too desirable as a place to rear a family."[60] However, after much debate the congregation decided to remain on New York Street and remodeled the church interior.[61] The name was again changed in 1948 to the New York Street Evangelical United Brethren Church, after the merger of the Evangelicals and the United Brethren in Christ the previous year.[62] and again in 1968 the name became the New York St. United Methodist Church.[63] To accommodate members who did not live in the declining neighborhood, lots south of the parsonage were purchased and cleared for use as parking lots in the late 1950s.[64]

The church remains today an important landmark in the Lockerbie Square area and in the downtown. The name was again changed to Lockerbie Square United Methodist Church to identify with the new neighborhood image, just as it identified with the German-American neighborhood generations before.

Diedrich A. Bohlen designed the church and lived on Lockerbie Street. Bohlen was responsible for the original St. Joseph Church, which became the first St. Vincents Infirmary on Vermont Street, next to the home for the Aged, which he also designed. A few of his other designs include the St. Mary of the Woods mother house and college in Vigo County, St. John Church, the General German Protestant Orphans' Home and the German-English School, all three in Indianapolis.[65] Bohlen was born in Cadenberge, Hanover and emigrated in 1852, arriving in this city the following year. His firm, D.A. Bohlen and Son endured for four generations, surviving today as Bohlen, Meyer, Gibson & Associates.[66] Bohlen was a German who put the training he had received in his native land to good use in Indianapolis.

Bohlen was united with his fellow Lockerbie Square area compatriots in the support of the German-English Independent

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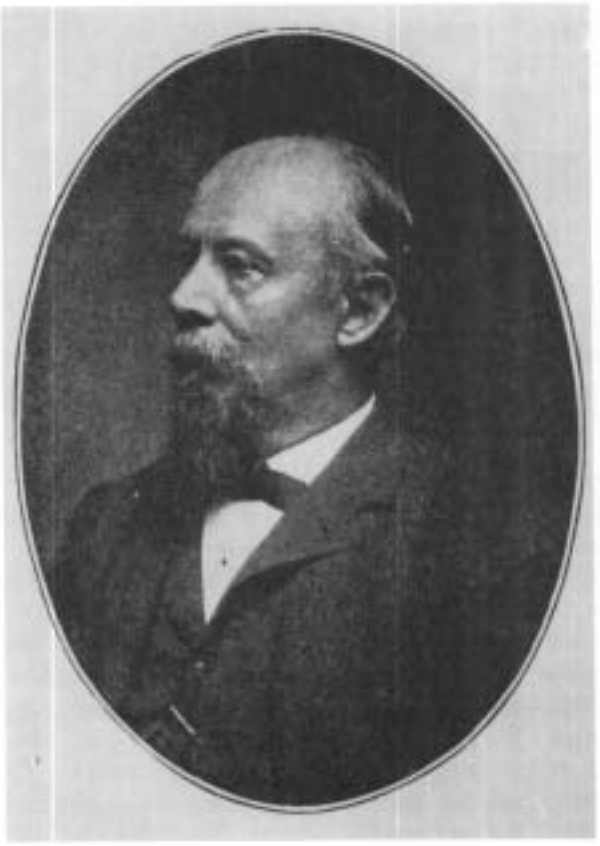
22-H Diedrich A. Bohlen (1827-1890), born in Cadenberge, Hanover, Germany and founder of D.A. Bohlen and Son, an accomplished dynastic architectural firm of Indianapolis. (Theodore Stein's Our Old School, Historical Sketch of the German-English Independent School of Indianapolis, 1913, p. 41)



23-H Hermann Lieber, (1832-1906) born in Duesseldorf, Germany, founder of H. Lieber and Company, patron of the arts, and a leader of the intellectual German community of Indianapolis. (Stein's Our Old School, p. 28)

24-H Jacob Becker, Sr. (1826-1910) born in Nauheim, Hessen-Darmstadt, Germany, platter of Out Lot 53 along New York Street. (Stein's Our Old School, p. 44)

25-H Business card of Joseph Staub. (H. Roll McLaughlin Collection)

School. The names of Ernst Despa, George Holler, Hermann Koch, Jacob Becker, Joseph Staub, D.A. Bohlen, Hermann Lieber, and Christian F. Schrader are a few of the prominent names appearing on the list of supporters of this institution.[67] It provided a quality secular education for not only the German children but the children of like-minded liberal non-Germans as well. Other prominent German names associated with the school included Vonnegut, Metzger, Kothe, Schnull, Schmidt, and Frenzel;[68] names inseparable from the commercial and cultural history of Indianapolis. Many were active in the Turner movement of which Das Deutsche Haus-Athenaeum is a monument.

Hermann Lieber lived at 407 North Park Avenue for a short time. He was born in Duesseldorf and emigrated in 1853.[69] Trained as a book-binder in his homeland, Lieber opened a bindery and bookshop in Indianapolis, expanding to picture framing, photography, photographic supplies, and an art gallery as H. Lieber Company. He was perhaps the most important person in the history of Indiana art, after the artists themselves. He supported Indiana artist T.C. Steele by leading a subscription drive to finance Steele's studies at the Royal Academy of Fine Arts in Munich and throughout Bavaria from 1880 to 1885.[70]

Many of the Germans who came to Indianapolis before the Civil War settled in the "Germantown" and later their enclave expanded as more settled here and prospered. The Germans were instrumental in shaping Lockerbie Square with their small cottages of brick and wood as well as building their great institutional landmarks. The Lockerbie Square United Methodist Church and the nearby Das Deutsche Haus-Athenaeum and St. Mary Church reflect the religion, and the cultural heritage as well as national ethnic identity which has greatly enriched and enhanced the development and growth of Indianapolis.

THE ESTABLISHMENT OF CHARITABLE INSTITUTIONS

Two widely-known and respected charitable institutions began in the northern portion of Out Lot 52: the Home for the Aged Poor of the Little Sisters of the Poor and St. Vincent's Hospital.

T.R. Fletcher sold three lots for residential construction during the 1860s in the square formed by East, Michigan, Liberty, and Vermont Streets. Two houses went up on the northwest corner of the parcel, and one was erected on the northeast corner. In 1869 Fletcher sold the entire remaining area of the out lot (excluding the Holt's property) to Sister Anastasia Brown, Superior General of the Sisters of Providence of St. Mary of the Woods, a Roman Catholic religious order.[71] The Sisters of Providence, whose motherhouse is located near Terre Haute intended to establish a hospital on the site. Nevertheless, the plans never matured. Only one building was constructed on the site, facing East Street.

26-H
The Lockerbie Street Neighborhood as seen in the Sanborn Map Company's 1887 Insurance Maps of Indianapolis.

27-H The Home for the Aged Poor of the Little Sisters of the Poor as it appeared in 1893. (A. Wittemann's Indianapolis Illustrated in Photo-Gravure, 1893)

A suitable alternative use appeared in 1873, when five Little Sisters of the Poor, a Catholic order of religious women dedicated to the care of the aged and indigent poor, arrived in Indianapolis.[72] At first renting quarters on Kentucky Avenue, the Little Sisters were soon able to establish a temporary home for the aged in the building erected by the Sisters of Providence on East Street.[73] In late 1873 the Little Sisters of the poor purchased the whole property of the Sisters of Providence in Out Lot 52 for $34,500.[74] Two years afterward, a gift of $10,000 paved the way for building a permanent Home for the Aged Poor on the north side of the 500 block of Vermont Street.[75]

28-H Advertisement for D.A. Bohlen. (1857 Indianapolis City Directory, p. 70)

The Home for the Aged grew rapidly. By 1880 60 residents lived there. Stables were added on the north side of the grounds near Michigan Street. In 1888 the Little Sisters added a wing on the west side of the original building for male residents. A chapel was erected in 1893 to minister to the spiritual needs of the Sisters and the home's inhabitants. In 1902 the Little Sisters purchased the two houses on the southeast corner of East and Michigan Streets to provide more space.[77]

For over 93 years the Little Sisters of the Poor served the needs of the elderly citizens of

the city unable to provide for themselves at the Vermont Street location. Never more than 15 in number, the members of the Indianapolis Little Sisters, led by their mother superior, cared for thousands of charges through the years, supported entirely on what they managed to solicit as alms from the public. In 1939, on the 100th anniversary of the founding of the order in France, the Indianapolis Star described the local work of the Little Sisters of the Poor:

> ...they are familiar figures about the city, particularly the market house, where they appeal for funds, food and other necessities that aid them in caring for their charges.[78]

Two other Roman Catholic institutions originated in the block between Vermont and Michigan Streets. The first of the two to appear, Saint Joseph's Catholic Church, prepared the way for the founding of the second, St. Vincent's Infirmary.

St. Joseph's Church began its existence in 1873, under the leadership of Reverend Joseph Petit, a native of Forbach, Lorraine in France.[79] Despite the German settlement and German pastors, St. Joseph served an ethnically mixed congregation with a majority of Irish surnames. The next year Bishop Maurice de St. Palais of the Roman Catholic Diocese of Vincennes (of which Indianapolis was then a part) purchased land for a church building from the Little Sisters of the Poor.[80] The congregation immediately began construction of a two-story edifice on the northwest corner of Vermont and Liberty Streets.[81] The completed structure, also designed by D.A. Bohlen (the architect of the neighboring Home of the Aged Poor buildings),[82] was intended to serve as a combined church, school, and rectory. Accordingly, two years after St. Joseph's Church was organized, Bishop St. Palais established a seminary for the diocese in the northern wing of the church.[83]

29-H Maurice de St. Palais, Bishop of Vincennes. (Sister Rose Angela Noran's The Story of Old St. John's)

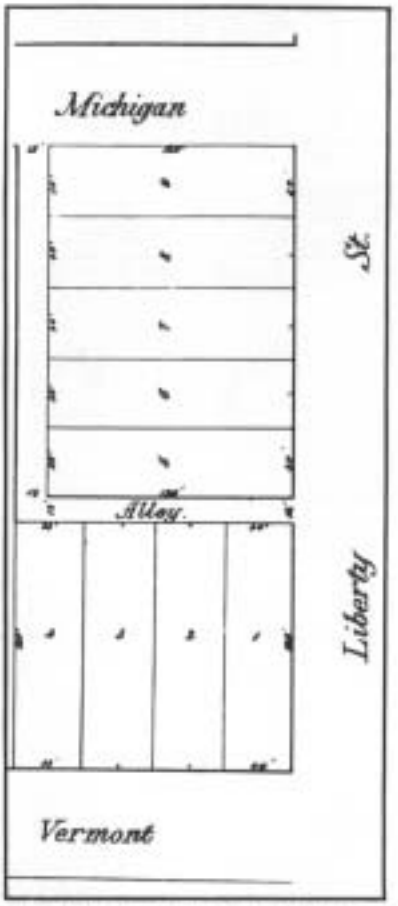
St. Joseph's congregation grew rapidly during the 1870s and by 1879 could no longer be comfortably accommodated in their small chapel on Vermont Street. Construction of a new building, designed by D.A. Bohlen, at North and Noble (now College Avenue) Streets was therefore begun in 1879, permitting the congregation to move into its new quarters in 1880. The seminary,

30-H Original St. Joseph Catholic Church and St. Vincent's Infirmary in 1880s. (St. Vincent Hospital, Archives)

reorganized as a parochial school in 1877, remained in the former church building under the supervision of the Sisters of Providence.[84] St. Joseph parish was dissolved in 1949, but the church, rectory, and hall have survived and are part of the Chatham-Arch IHPC Historic Area.

With the departure of St. Joseph's Church from Vermont Street, the "stage was set" for the appearance of St. Vincent's Infirmary. On April 27, 1881 four members of the Sisters of Charity, a nursing order, arrived unexpectedly in Indianapolis. They had been sent from the motherhouse of the Sisters of Charity in Baltimore to found an infirmary for the poor of Indianapolis. Bishop Francis Silas Chatard (successor to Bishop St. Palais) met the destitute sisters and offered them the use of the abandoned church building on Vermont Street for their work. Legend says that the bishop even built a fire from some old pine boxes in the church so that the sisters could cook their first meal in Indianapolis. Almost immediately the four sisters started taking in the sick among the poor of the city. They named their modest hospital St. Vincent's Infirmary, in honor of the founder of the Sisters of Charity, St. Vincent de Paul.[85] As did the Little Sisters of the Poor, the Sisters of Charity supported their operation entirely by soliciting alms.[86]

31-H Francis Silas Chatard, Bishop of Vincennes and later first Bishop of Indianapolis. (Will Cumback and J.B. Maynard's Men of Progress, Indiana, 1899)



32-H Original Plat of Chatard's Subdivision, 1892. (Marion County Recorder's Office)

33-H Location Map: Chatard's Subdivision

St. Vincent's Infirmary swiftly outgrew its quarters on Vermont Street. It soon was attracting the sick of the lower classes from all parts of the city's east and south sides. By 1889 over 600 patients a year were receiving care in the infirmary.

After only eight years on Vermont Street, the Sisters moved to a new building erected especially for their needs at South and Delaware Streets.[87] Since 1889, St. Vincent's Infirmary has developed into one of Indianapolis' major hospitals. Now called St. Vincent's Hospital, it is located on West 86th Street, far from the original West Vermont location.[88]

About the same time that St. Vincent's moved to South Street, St. Joseph's Parochial School, which had shared the Vermont Street buildings with the Infirmary, merged with St. Joseph's Academy on Noble Street (now College Avenue).[89] The old church buildings stood vacant for several years. Finally, in 1892, Bishop Chatard decided to raze the buildings and plat the eastern third of the square between East and Liberty Streets as a residential subdivision. In that way the Catholic diocese divested itself of property it no longer could use and created a source of income for the Church as the nine lots in the subdivision were sold. On June 8, 1892, a plat for Chatard's Subdivision was filed with the County Recorder's Office.[90] During the 1890s most of the lots were sold without difficulty, and frame houses were constructed along Liberty Street.[91] The preference for residential use implicit in Bishop Chatard's subdivision of the diocesan land into lots was disturbed in the early years of the twentieth century when the Indianapolis Glove Company acquired the

northernmost lots in the subdivision. The company erected a factory building for its manufacturing operation on the corner of Michigan and Liberty Streets. As years passed, the Glove Company purchased space to the south. By the 1940s it had absorbed the entire area of the subdivision and ended Bishop Chatard's residential concept.[92]

JAMES WHITCOMB RILEY LEGACY

As indicated before, the architectural character of the Near Eastside area of Indianapolis was formed in large part during the 1860s, with the latter's industrial boom and attendant demand for working-class cottages. With the panic of 1873, a slowdown in residential construction set in which did not ease until a new industrial and commercial boom erupted in the city during the 1890s.

34-H Nickum-Holstein-Riley House in 1890, note the neighboring houses. (Marcus Dickey, The Maturity of James Whitcomb Riley, 1922.)

35-H Advertisement for R.P. Daggett. (1869 Indianapolis City Directory, p. 371.)

In contrast to the lethargy created in most of the construction industry by a post-war depression in the late 1860s and the Panic of 1873, the market for erecting mansions for the well-to-do of the city remained strong. In 1871-1872 a properous cracker baker named John R. Nickum constructed a fashionable Italianate house at 28 (528) Lockerbie Street. Built of brick and designed by architect Robert Platt Daggett in the Italianate style popular in Indianapolis during the 1860s and 1870s, the Nickum home stood imposingly in the middle of the first (now 500) block of Lockerbie Street.[93]

Mr. and Mrs. Nickum moved into their new residence in 1873. With them came their daughter, Magdalena, and her husband, Major Charles L. Holstein (1843-1901). The latter, the son of a German immigrant, won prominence in his own right, serving as Assistant United States District Attorney in Indianapolis during the 1870s.[94]

Another member of the family, Charles W. Nickum (possibly the son of John Nickum) lived in a house (demolished) at 317 East Street less than a block away. Charles

36-H John R. Nickum, original owner of Nickum-Holstein-Riley-House. (Indiana Division, Indiana State Library).

37-H Mrs. John R. Nickum. (Indiana Division, Indiana State Library)

38-H Major Charles L. Holstein, Riley's host on Lockerbie Street, son-in-law of John R. Nickum. (Indiana Division, Indiana State Library)

39-H Mrs. Charles L. Holstein, daughter of John R., Nickum, with Riley's dog "Lockerbie," Mrs. Holstein's Cousin Mary Wyatt, at left. (Indiana Division, Indiana State Library)

40-H Advertisement for C.W. Nickum's prepared Food for Mocking Birds from Hathaway's 1876 Indianapolis Business Directory, City Guide and Gab-Book.

Nickum started his career as a bookkeeper in Parrott, Nickum & Co., his father's bakery firm. By 1880 he had formed his own partnership, Nickum and Bauer, specializing in the manufacture of "mocking bird food".[95]

When the Nickums and Holsteins arrived on Lockerbie Street, they found a frame two-story home immediately to the west of their house inhabited in 1873 by attorney Jared M. Bills' house (later 522 Lockerbie Street) dated to 1865, when noted nineteenth-century architect Dietrich A. Bohlen had built it as his house.[97] After 1876 Mr. and Mrs. Samuel H. Cobb resided in the house to the west. After

41-H Northside of the 500 block of Lockerbie Street in 1909. The frame house to the left of the Nickum-Holstein-Riley House is the Bohlen-Cobb House, to the right is the Martin Igoe House. (Hyman's Handbook of Indianapolis, 1909, p. 72)

the death of M. Cobb, a coal dealer, his wife, Mrs. Mary H. Cobb, resided in the home until well past the turn of the century.[98]

On the east side of the Nickums and Holsteins during the 1870s, 1880s, and 1890s resided the Igoe clan. The Igoes were residents of long standing on Lockerbie Street, originally

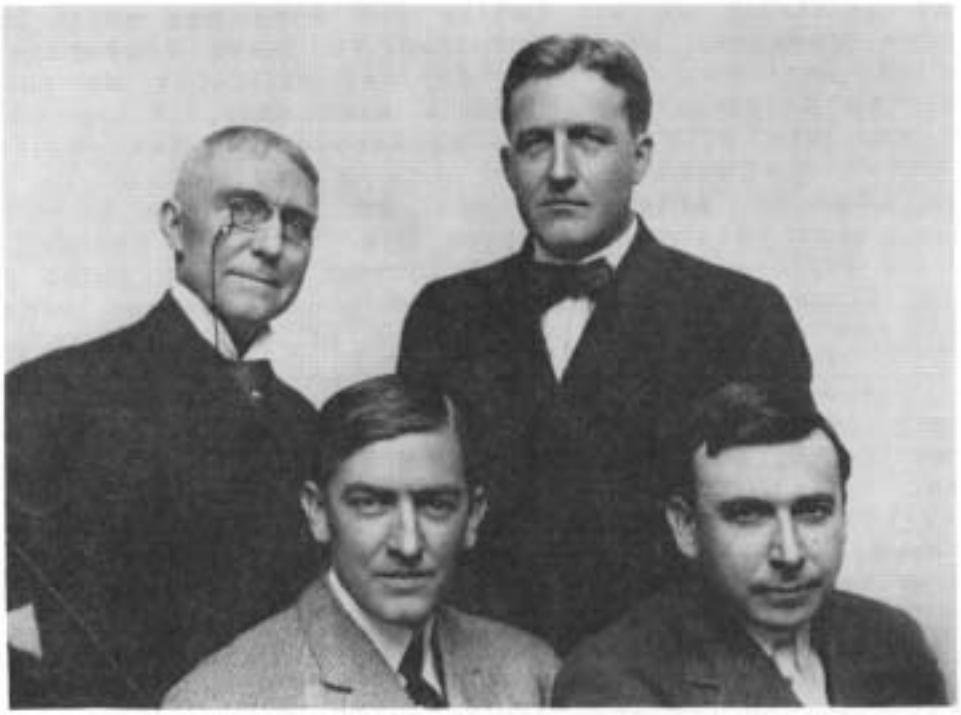
establishing their domicile in the large brick home built by Mary and Obed Foote on the south side of the street (527 Lockerbie Street).[99] In 1866-67 Martin Igoe, an attorney and United States Assessor, erected a new house on the north side of Lockerbie Street. In this spacious frame Italianate residence, numbered 28 (532) Lockerbie, Martin Igoe and his family lived in comfort until 1896. Thereafter a series of tenants rented the Igoe House, among them Martin Igoe's son Trustin.[100]

By the time James Whitcomb Riley arrived in the 1890s, the setting around the Nickum home was well established. The north side of the 500 Block of Lockerbie Street was lined at regular intervals by dignified, two-story Italianate residences, in which Mrs. Cobb, the Nickums and Holsteins, and the Igoes led quiet and sedate existences. Trees lined both blocks of Lockerbie Street, providing welcome shade during the sweltering summer months.[101] The street itself was composed principally of graded gravel and dirt; "bowlderized" (in modern parlance, "cobblestone") gutters provided relief from mud holes along the laurel limestone curbs. In the evenings gas-lighted lanterns projected flickering beams through the leafy branches extending over Lockerbie Street.[102] This was the atmosphere that so enchanted James Whitcomb Riley when he paid a visit in 1893 to his close friends Major and Mrs. Holstein.

42-N Undated photograph of James Whitcomb Riley printed in Greenfield, Indiana, his birthplace. (Indiana Division, Indiana State Library)

Riley, the unofficial poet laureate of Indiana, first gained renown as a writer for the Indianapolis Journal during the 1870s and 1880s.[103] Poems which originally appeared in the Journal attracted national attention when the Bowen-Merril (later Bobbs-Merrill) Company in Indianapolis published collections of his work. Riley's homespun poetry described in Midwestern dialect picturesque scenes and colorful personalities which delighted children and evoked nostalgic memories in the hearts of adults. By the 1890s Riley's delightful poetic reminiscences of his pre-Civil War boyhood in Greenfield had won him universal acclaim as "the Hoosier Poet." Such classic works as "The Swimmin' Hole", "The Raggedy Man," and above all, "Little Orphan Annie" won him the additional sobriquet of "the Children's Poet."

43-H Postcard photographs of James Whitcomb Riley and lecture partner Edgar Wilson "Bill" Nye. Taken "during their last tour of the country" in the 1880s. (Indiana Division, Indiana State Library)



44-H "The Big Four" of Indiana literature in the early twentieth century (c. 1905): (l-r) James Whitcomb Riley, George Ade, Meredith Nicholson, and Booth Tarkington. (Indiana Division, Indiana State Library)

The gifted Riley also cultivated a national following as a humorist on the lecture circuit. During the 1880s and 1890s he and his fellow wit Edgar W. "Bill" Nye booked speaking tours all over the United States. As a reader of dialect verse "the Hoosier Poet" had no peer. His droll and whimsical delivery even elicited the admiration of Mark Twain, a man not easily impressed. Remarked the latter, Riley's performance was "about the funniest thing I ever listened to."[104]

Until he reached his forties, Riley led a Bohemian, nomadic existence. He resided in a series of hotels and took his meals at whatever dining room or saloon happened to be nearest when hunger struck. In 1893 he was living in a room in the Denison House on Pennsylvania Street. That summer the poet decided he had had his fill of the "Bohemian life."[105]

Accordingly, one evening, after enjoying dinner at the Lockerbie Street home of his old friends Major and Mrs. Charles Holstein, Riley startled his hosts by declaring that he was "never coming back again except on one condition." When Major Holstein asked the condition, Riley replied, "That I come as a boarder." Upon the Holsteins' ready acceptance, Riley moved his effects to the tranquil domesticity of 528 Lockerbie Street.[106] There he remained for 23 years.

Even though the poet never owned the Nickum residence, he adopted the Holsteins as his family and soon was suffering from homesickness whenever he was forced to leave Lockerbie Street for extended periods. With whimsical affection he gave each member of the Holstein household a nickname. Riley addressed the major and his wife as the "Lockerbies", Mrs. Holstein he called "Saint Lockerbie," and the house itself he dubbed "Lockerbie Land." After he took up residence on Lockerbie Street, Riley split his time between his "Chimney Corner" in the Bobbs-Merrill offices on Washington Street and his quiet room on the second floor of "Lockerbie Land." The latter became his refuge from an ever-increasing amount of public attention and lionizing.[107]

By the early years of the twentieth century, the "Hoosier Poet" had become the elder statesman of Indiana's Golden Age of Literature. Riley and his good friends Booth Tarkington, Meredith Nicholson and George Ade became renowned as the "Big Four" of Hoosier Literature. As the years passed, a pilgrimage to call upon the bard of Lockerbie Street became a necessity for dignitaries visiting Indianapolis. Any major public occasion, such as the dedication of the Indiana State Soldiers' and Sailors' Monument in 1902 or the 1907 visit of President Theodore Roosevelt to Indianapolis, required Riley's presence.

Increasingly, Riley became known principally as the "Children's Poet." He accepted invitations to read his poems at Indianapolis schools. On his birthdays, delegations of children

would visit the poet at his home on Lockerbie Street.[108] A famous photograph snapped on the occasion of Riley's 66th birthday in 1915 shows a cluster of youngsters gathered around the poet on the lawn of "Lockerbie Land."[109] His poodle "Lockerbie" sits on the great man's lap. The photograph also betrays signs of Riley's failing health. The following summer

45-H Children gathered around James Whitcomb Riley on his 66th birthday in 1915. "Lockerbie" is on his lap and the Nickum-Holstein-Riley House is in the background. (Bass Photo Company)

46-H Parlor of Nickum-Holstein-Riley House in circa 1916. (Indiana Division, Indiana State Library)

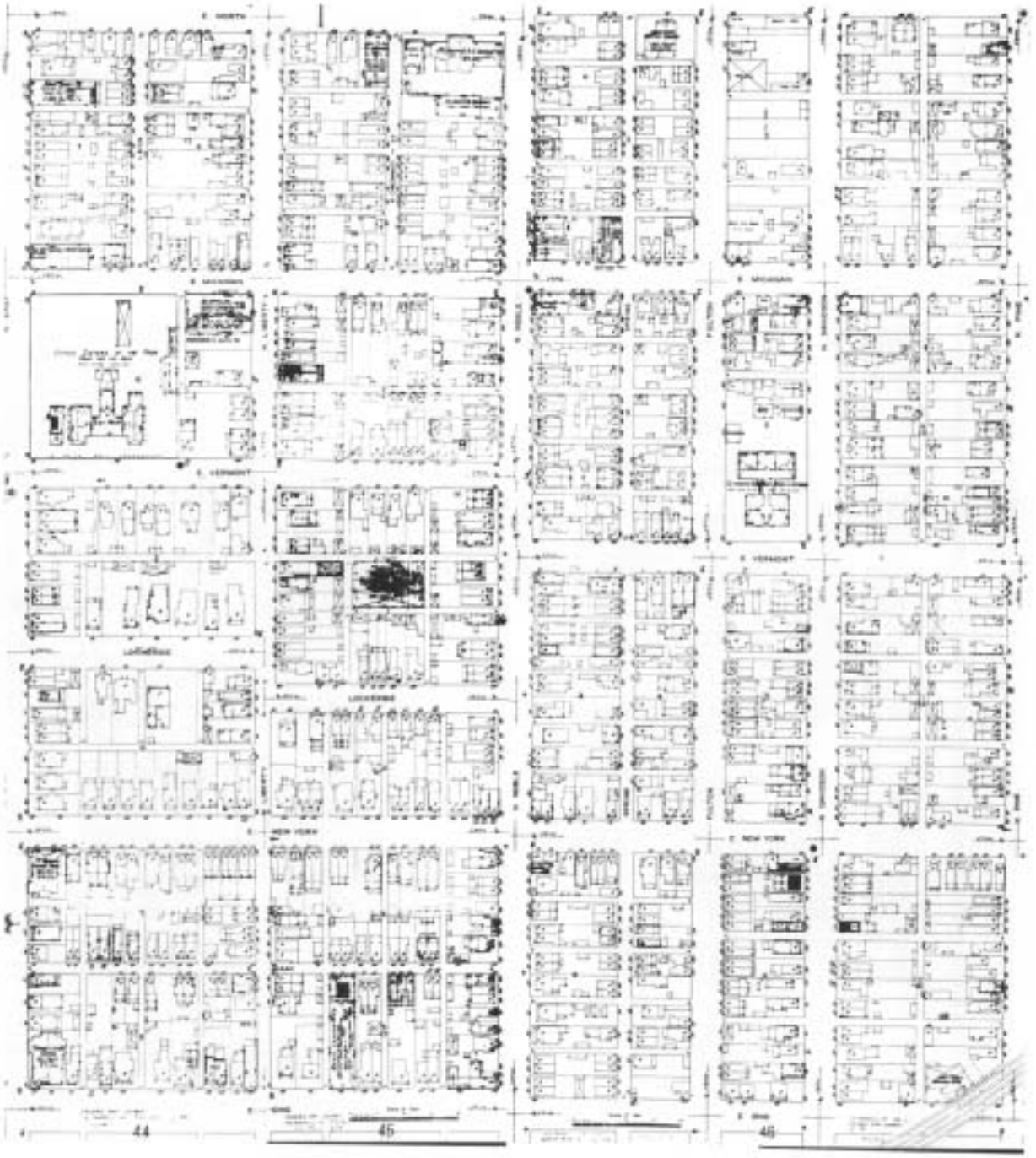
47-H Nickum-Holstein House in the 1930s as the literary shrine, James Whitcomb Riley Home. Note the removal of neighboring houses. (Bass Photo Company)

he died in his sleep at his home.[110]

Even though the "Hoosier Poet" had passed on, his beloved home on Lockerbie Street remained almost exactly as he had left it. Only three months after Riley's demise in July 1916, Mrs. Holstein, the last of his adopted family, also died. A group of the poet's close friends, Booth Tarkington, Meredith Nicholson, George Ade, William Fortune, William C. Bobbs and others, made immediate plans to preserve "Lockerbie Land" as a permanent memorial to their departed comrade. Accordingly, led by William Fortune, they pooled their financial resources and purchased the

48-H Northside of 500 block of Lockerbie Street illustrating Riley's descriprion of "...dim, narrow walks, with the sheltering shade of the trees..." (Bass Photo Company)

H34



40-H Lockerbie Square Area in 1914 as recorded by the Sanborn Map Company.

Lockerbie Street property from the Union Trust Company, executors of Mrs. Holstein's will. In 1921 the James Whitcomb Riley Memorial Association was incorporated to administer the home as a museum. The Association purchased the "household goods" from the home's housekeeper, Miss Kate Kindell, who had been bequeathed them by Mrs. Holstein.[111] In 1923 the "James Whitcomb Riley National Shrine" opened its doors to the public, with Miss Kindell serving as hostess.[112] Today, more than fifty years later, the dignified mansion astounds visitors with its faultlessly maintained turn-of-the-century interior. With justice, it is often called "one of the finest Victorian preservations in the country."[113]

Perhaps nothing symbolizes Riley's love affair with Lockerbie Street and its surroundings better than the poem of the same name. Though written thirteen years before the poet actually took up residence on Lockerbie Street, these verses could have been as easily penned during Riley's stay there.[114] Such phrases as "cool shady coverts of whispering trees," "dim, narrow walks," "the sheltering shade", and "the long promenade" conjure up a mental image of an almost pastoral retreat, sheltering its residents from the noise and anxieties of the busy city.[115] The durable, restful charms of Lockerbie Street drew Riley to establish his home there.[116] Since the present historic district is based at least in part on a desire to preserve those aspects of the neighborhood with which the poet identified, a quotation in full of Riley's own impression of Lockerbie Street seems appropriate:

LOCKERBIE STREET[117]

SUCH a dear little street it is, nestled away
From the noise of the city and the heat of the day
In cool shady coverts of whispering trees,
With their leaves lifted up to shake hands with the breeze
Which in all its wide wanderings never may meet
With a resting-place fairer than Lockerbie Street!

There is such a relief from the clangor and din
Of the heart of the town, to go loitering in
Through the dim, narrow walks, with the sheltering shade
Off the trees waving over the long promenade,
And littering lightly the ways of our feet
With the fold of the sunshine of Lockerbie Street
And the nights that come down the dark pathways of dusk,
With the stars in their tresses, and odors of musk
In their moon-woven raiments, bespangled with dews,
And looped up with lilies for lovers to use
In the songs that they sing to the tinkle and beat
Of their sweet serenadings through Lockerbie Street.

O my Lockerbie Street! You are fair to be seen-
Be it noon of the day, or the rare and serene
Afternoon of the night-you are one to my heart,
And I love you above all the phrases of art,
For no language could frame and no lips could repeat
My rhyme-haunted raptures of Lockerbie Street.

DECLINE AND DECAY

Aside from the preservation of James Whitcomb Riley's home as a museum, the 50 years following the poet's death were bleak ones for the Lockerbie Street neighborhood. The larger Eastside area -of which the neighborhood was a part-suffered a disastrous exodus of middle-class residents during the years following the First World War.

50-H View of Lockerbie Square area, north from Park Avenue and East Washington Street in 1928. (Bass Photo Company)

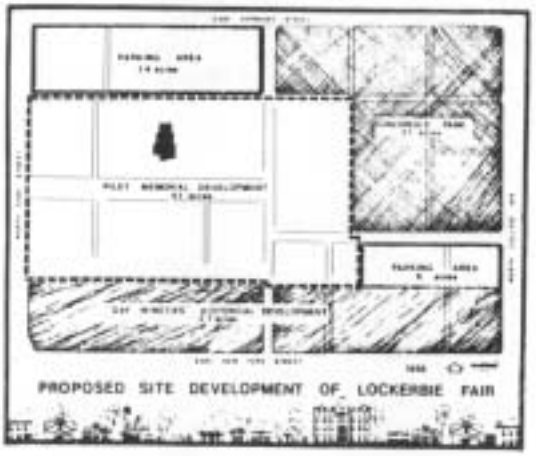
The principal reasons for the flight lay in the change in character of the northern Mile Square and its environs from a residential area to a commercial and industrial district and the rapid proliferation of pollutants in the downtown atmosphere. Grime and soot emanating from the multitude of soft-coal burning furnances in use in that era, as well as industrial smoke and automobile exhaust fumes, gradually destroyed the trees, lawns, and fauna of the Eastside neighborhoods. The "Little Arcadia"

51-H Lockerbie Square area in 1941. (Baist's Real Estate Atlas of Surveys of Indianapolis, Plan 6)

which had attracted Riley and many other families to establish their homes east of the Mile Square was no more. Those who could afford to move migrated to new park-like subdivisions north of Maple Road (38th Street), far from the noise of the mechanized commercial and industrial establishments of the downtown scene.

On Lockerbie Street itself, early warning signs of decline could be found in the increase of rental properties in the neighborhood. The Igoe homestead at 527 Lockerbie Street was transformed into an apartment house "Kinder Flats," even before Riley's death.[118] By 1921 Dora L. Henry had transformed the other Igoe home at 532 Lockerbie into a rooming house.[119]

Demolition of neighborhood houses began to accelerate during the inter-war years. In the early 1920s the City of Indianapolis purchased the former Cobb and Igoe properties (at 522 and 532 Lockerbie Street) on either side of the Riley Home[120] and demolished the houses to provide a park for the museum.[121] In later years, the Indianapolis Glove Company bought the rest of the residential lots south of its plant in Chatard's Subdivision and cleared them for a parking lot.[122]



52-6 The Lockerbie Fair Plan of 1958. (Lockerbie Fair, a Problem, an Area, an Answer, p. 15)

During the Great Depression of the 1930s, rooming houses and ownership by absentee landlords increased in the Lockerbie Street neighborhood. The next two decades saw the 1860s cottages sink into dilapidation and edge ever closer to condemnation.

Serious thought was finally given to revitalizing James Whitcomb Riley's neighborhood in the late 1950s. In 1958-59 the Metropolitan Planning Department of Marion County published a proposal for developing four blocks lying between East Street, Vermont Street, College Avenue, and New York Street as a combined memorial to Riley and tourist attraction. The plan, called "Lockerbie Fair", called for the 500 block of Lockerbie Street to be restored to an approximation of its appearance during Riley's time.[123] On New York Street, the proposal drew inspiration from the recently completed Disneyland in California and suggested development of the 1890s Midwestern Main Street. An extensive amount of demolition of existing houses on New York Street and east of Park Avenue would have been necessary to effect the plan.[124] Although the "Lockerbie Fair" proposal provoked a good deal of discussion, financial sponsors for the project could not be found and the report was at length shelved.

Meanwhile the neighborhood continued to lose ground. In 1961 a story in the Indianapolis Star publicized the plight of the Little Sisters of the Poor on Vermont Street. In an article entitled "Little Sisters of the Poor Aid Aged in Crumbling Old Building," William Brennan of the Star reported that 15 Little Sisters were caring for 125 elderly men and women in a dangerously overcrowded and antiquated building.[125] Concerned

53-H The Home for the Aged Poor in 1968, shortly before demolition. (Historic Landmarks Foundation of Indiana)

Catholic laymen formed a committee in 1964 to raise $2 million dollars for a new suburban home for the aged. The drive was successful. In 1967 the Little Sisters of the Poor moved their charges from their home for ninety-three years to the new St. Augustine Home for the Aged on West 86th Street.[126] In October, 1966 the Indianapolis Glove Company purchased the abandoned Catholic buildings at 520 East Vermont Street, and began demolition of the former Home for the Aged Poor in March, 1968. The concept of "adaptive re-use" of older buildings had not yet arrived in Indianapolis. As the executive vice-president of the Glove Company remarked at the time: [The buildings were of] "no value to anybody, except for salvage.[127]

REDISCOVERY AND RENAISSANCE

Despite the continued deterioration of the neighborhood, the 1960s also saw the adoption at long last of a plan for revitalizing the Lockerbie Street area. The plan's roots lay in the founding in 1960 of the Historic Landmarks Foundation of Indiana (HLFI).

Launched by such elder statesmen of the Indianapolis community as philanthropist Eli Lilly, architects Edward D. Pierre and Edward D. James, and art historian Wilbur D. Peat, HLFI undertook to recruit other civic leaders to help preserve the community's rapidly disappearing historic landmarks. After the disappointment of seeing the "Lockerbie Fair" plan fail to gain support, the foundation board members set forth to revitalize the Lockerbie Street area through private residential restoration and business investment. In 1965, HLFI purchased its first property in the Lockerbie Street vicinity, the Joseph W. Staub House at 342 North College Avenue, an early Indianapolis landmark identified through an inventory compiled by HLFI.[128]

54-H 515 East Vermont Street was indicative of the deterioration in Lockerbie before revitalization. The house was demolished. (Historic Landmarks Foundation of Indiana)

In 1966, a Lockerbie Square Committee was established by Historic Landmarks Foundation to organize public support for a combined civic attraction and residential development surrounding the James Whitcomb Riley home. The committee's new revitalization concept drew much of its inspiration from the German Village project in Columbus, Ohio, a successful, privately-funded renewal effort in a nineteenth-century immigrant enclave.[129]

The next year, in 1967, HLFI board members, Marion County Historical Society, and the Lockerbie Square Committee supported a successful bill in the Indiana General Assembly creating a seven-member Indianapolis Historic Preservation Commission (IHPC). The new law provided zoning sanctions and eminent domain powers to the IHPC to aid in the orderly development of Lockerbie Square, as the revitalization proponents now called the neighborhood. Specifically, the Commission was charged by statute to prepare a master plan to create a Lockerbie Square historic district, to acquire real estate to further the goals set by the master plan, and to exercise the power of eminent domain on behalf of public buildings to be erected within the "Square."[130] The 1967 law provided no public funds to support either the IHPC or the Lockerbie Square project; financing was to be raised from private sources.[131]

55-H The Lockerbie Square Plan of 1968. (Historic Preservation Area Plan-1, Lockerbie Square, p. 7)

As 1968 opened, backers of Lockerbie Square enthusiastically sought to make their dream a reality. The Indianapolis Historic Preservation Commission and Historic Landmarks Foundation enlisted the support of the City of Indianapolis in preparing the Lockerbie Square master plan. The city contracted with James Associates Architects to produce a viable plan for a mixed-use, "Main Street U.S.A." shop development and residential emphasis.[132] The "Lockerbie

Square Historic Preservation Area Plan 1, Lockerbie Square" was officially adopted by the Metropolitan Development Commission on September 11, 1968. With that, the IHPC was armed with design review control over existing buildings and over new construction designs within the boundaries of the district. In addition, it could review all changes in land use in the square.[133]

Meanwhile, HLFI took the lead in promoting the restoration of houses in the new historic district and encouraging business investment. In February 1968, the Foundation started a $65,000 "Lockerbie Square rotating fund" for restoration.[134] By June 1968, the fund had been used to acquire key residential properties in the district.[135]

At the same time, members of both the HLFI and the IHPC attempted to secure corporate commitments to locate retail businesses appropriate to the Victorian period in Lockerbie Square (e.g. a branch bank, a bakery, apothecary shop, blacksmith shop, sweet shop, dry goods store, etc.).[136] Philanthropists were approached to underwrite construction of the replicas of the historic Indianapolis public buildings called for by the master plan. Replicas of such structures as the second Indiana Statehouse, the Bates House hotel, and Circle Hall (which housed the first Indiana high school) were proposed for the "centerpiece" in the Square, to attract tourists and retail customers to the area.[137] In July 1968, HLFI sponsored a trip for downtown business executives and members of the IHPC to Columbus, Ohio to witness the successful prototype for Lockerbie Square: German Village.[138]

Nevertheless, 1968 ended without any major business commitments to invest in Lockerbie Square. As the IHPC lacked funds to exercise its development powers, HLFI took over the leadership role in endeavoring to make the 1968 master plan a reality.

Throughout 1969 and part of 1970 HLFI mounted an ambitious campaign to convince citizens to reside in Lockerbie Square in vintage homes and corporate leaders to establish retail outlets there. The latter effort met with some success.[139] In 1969, Indiana National Bank announced plans for a branch bank designed in the 1890s period, complete with costumed tellers and an antique check-printing machine. L.S. Ayres and Co. expressed interest in opening in Lockerbie Square a replica of its first store.[140]

About the same time, community organizations such as the Indianapolis branch of Women in Construction and the Junior League of Indianapolis, volunteered their efforts to advance the project. Women in Construction solicited contributions and materials from construction-related companies to aid in the proposed restoration of the Holler cottage at 324 North Park Avenue, purchased by HLFI. By 1970 HLFI had acquired about 15 properties in the Square, including several lots

purchased from a developer and a few other parcels from individual owners. The cost of acquisition amounted to about $100,000.141

Despite the efforts of HLFI and the IHPC, widespread public interest and business investments failed to materialize for the Lockerbie Square development. By 1971, the 1968 master plan's concepts appeared to be doomed.[142] Several reasons stand out for the failure of the 1968 plan. Foremost among them was the reluctance of the business community to invest sums in the Lockerbie Square district without firm guarantees of retail success. Many firms feared the crowds of shoppers and sightseers envisioned by the master plan would fail to appear even after shops were established.143

Secondly, HLFI itself was forced to relinquish its leadership at a critical point. In 1970 the directors of the HLFI decided that it should withdraw from development activities in Lockerbie Square. This reversal of attitude was related to the Tax Reform Act of 1969, which became effective early in 1970. The Act established new concepts for the role of private foundations in our society. For several months the best-informed attorneys in the country pondered the possible impact of the new legislation and the Federal regulations which were to interpret it on specific cases of activity by private foundations. The HLFI directors concluded that although the new regulations were far from clear, prudence required that HLFI liquidate some of its holdings in Lockerbie Square and wait until the limits of permissible activity of this kind became clearer.[144]

Third, it gradually became apparent that a revitalized Lockerbie Square could only come about over a considerable span of time. Progress from the very beginning of the project was frustratingly slow. This neighborhood seemed to possess built-in resistance to change--even change that was generally recognized as highly desirable for the area.

Much of the Lockerbie Square property most in need of basic repairs was found to be owned by absentee landlords, with title to the property frequently split among several heirs now widely scattered. The latter proved difficult to locate, and purchase negotiations were often laborious. Some such owners envisioned a sort of bonanza being advanced to them from a well-financed HLFI in exchange for a very small lot and what must have appeared to be an all-but-worthless house. Tenants of rooming houses in the area were also often uncooperative. Efforts by the Foundation to promote repairs and renovations in the Square were met by many tenants with the suspicion that the smallest outlay by an owner for maintenance would immediately translate into a small but unaffordable increase in rent.

Several houses in the district that had stood vacant for years served as temporary shelter late in the 1960s, without

amenities, to transient individuals down on their luck. Unexplained nighttime fires broke out in Lockerbie Square frequently during these years, leaving demolition sometimes as the only reasonable course after flames were extinguished.

In the midst of vacant and dilapidated houses existed a number of well-kept homes which had been occupied by their owners for more than a generation. These older residents were in Lockerbie to stay. Most of them were very pleased with plans to improve a deteriorating neighborhood, but had neither the desire to relocate elsewhere nor the funds to make any of the modifications in their homes advocated by the master plan.[145]

The Indianapolis Historic Preservation Commission, still without funds and now deprived of the financial assitance of HLFI, found itself powerless to pursue the objectives of the 1968 plan. Without HLFI leadership, several tentative corporate investments (e.g. Indiana National Bank, L.S. Ayres and Co.) never developed. The 1968 Lockerbie plan became moribund.

Nevertheless, hope for the Lockerbie Square neighborhood did not end with the collapse of the 1968 development plans. Beginning in 1973 with the construction of the Roger O. DeBruler House at 531 East Vermont Street, the neighborhood entered into its most recent phase of evolution as a predominantely residential district.[146]

In 1973, both the old and new residents of the historic district founded the Lockerbie Square People's Club in order to combat more effectively some of the physical problems afflicting the neighborhood from years of neglect and deterioration. Soon after organizing, the People's Club contacted HLFI to solicit support for the Lockerbie area. J. Reid Williamson came to HLFI as its new executive director in January 1974 with experience from the successful preservation efforts in Savannah, Georgia. The existence of a viable neighborhood organization in Lockerbie Square convinced HLFI that a new revolving fund program for restoring homes in the Lockerbie district should be established.[147] Accordingly, during the 1973-1975 period, HLFI restored the Holler cottage at 324 North Park Avenue and the exterior of the brick double at 331-33 North East Street, which was resold.[148] The People's Club assisted the IHPC by preparing a flyer describing Lockerbie, the IHPC, HLFI, and the People's Club.[149]

The IHPC emerged from its era of inactivity in 1975, when the city preservation groups, with the support of the Greater Indianapolis Progress Committee (GIPC) and the city administration, won passage in the Indiana General Assembly of an amendment to the Commission's enabling statute. The new act permitted the IHPC to hire a staff to shoulder administrative responsibilities. In addition, the GIPC, HLFI, IHPC, and

preservation supporters in city government secured Federal Community Development funds to underwrite the IHPC's operation for the first time.150

In the period leading up to the bicentennial year of 1976, the GIPC assumed a role of leadership in securing public improvements to enhance the residential qualities and public image of Lockerbie Square. The initial involvement of the GIPC came in 1974, when it assisted the newly-organized Lockerbie Square People's Club, HLFI, and the IHPC in persuading the Indianapolis Department of Transportation (DOT) to prohibit truck traffic on narrow Park Avenue, in the middle of the district.

In 1975 the Bicentennial Committee of the GIPC, in cooperation with IHPC, established its field office in the recently-restored Holler House in the heart of Lockerbie Square. For two years (1975-1976), the Bicentennial Committee attracted the attention of a steady stream of visitors and civic groups, who toured the historic district and listened to slide presentations given by the Speaker's Bureau of the Bicentennial Committee. The presentations emphasized the appealing residential and historic qualities of Lockerbie Square. The Junior League of Indianapolis provided important support in conducting presentations, publicity, and research during this period, producing with HLFI the "Looking at Lockerbie" booklet which functioned as a guide to the area's history.

The Bicentennial Committee also worked for physical improvements for the neighborhood. Together with the preservation organizations in the district, the Committee solicited private contributions from individuals and civic groups to purchase late Victorian light fixtures for Lockerbie Street.151

56-H Donald Bollinger puts "finishing touches" on an addition to the Evans House at 537 Lockerbie Street. (IHPC, 1977).

Soon afterward, at the urging of Historic Landmarks Foundation, the Indianapolis Garden Club became interested in the Bicentennial Committee's activities in Lockerbie Square and raised money for several major improvements. Beginning in 1975, the Club planted trees and shrubs to replace vanished shade trees of James Whitcomb Riley's time along Lockerbie Street and on the Riley Home property. In addition, Club members contributed generously to the Bicentennial Committee's light fixture project. Above all else, the Garden Club focused attention and interest on Lockerbie Square with two successful "garden parties"

in 1975 and 1976 on the lawn of the Riley Home. The Garden Party tradition has been continued under the sponsorship of the Lockerbie Square People's Club, with very successful results.152

57-H The George Schribner Cottage in transit at New York and Meridian Streets from 1426 West Washington Street to 325 North Park Avenue in 1977. (IHPC, 1977)

58-H The George Schribner Cottage relocated on a new foundation at 325 North Park Avenue. (IHPC, 1977)

In the latter part of 1975, DOT entered the scene again as an agent of improvement. The Bicentenial Committee, along with the IHPC, HLFI, and the residents of the area, persuaded DOT to install a cobblestone pavement in the 500 block of Lockerbie Street. The pavement was completed in time for the Bicentennial festivities of 1976. The DOT also agreed to reconstruct and repair brick sidewalks, granite curbs and brick gutters throughout Lockerbie Square proper. This latter activity began in 1976 and continues.153 In 1976, 22 Lockerbie residents formed Lockerbie Square, Inc. to move endangered period buildings into Lockerbie's vacant lots.

Following the Bicentennial, restoration activity in Lockerbie Square increased dramatically. By January 1977, 28 buildings in the historic district were under renovation.

In the years since 1973, a whole new group of home buyers has sought out Lockerbie Square. In addition to the area's natural allure as a district rich in the city's history, powerful economic incentives have attracted residential buyers. The inflation spiral and energy crisis of the 1970s have caused home buyers to look with favor at Lockerbie Square, which provides "used" homes at a substantial savings over new construction in the suburbs and a location within walking distance of many downtown places of work.

Lockerbie Square has changed

dramatically since the Lockerbie Square Historic District Preservation Area Plan-1 was adopted in 1978. It replaced the 1968 plan and reflected the change in attitude toward Lockerbie Square and historic preservation in general. The 1978 plan was the first major work produced by IHPC. Perry Associates, Architects and Planners were planning consultants to the City in preparing the 1978 plan. Since 1974 the firm had met numerous times with neighborhood residents to learn of their concerns. Maps, illustrations and survey data prepared by Perry Associates were utilized in the plan. IHPC Staff Historian James A. Glass and Staff Architects James L. Kiesling and William C. Bauer worked together with planner Gary M. Jursik from the City's Division of Planning and Zoning in preparing the document with history, architectural inventory, zoning and land use issues, as well as planning recommendations and design standards. Compared to the mere seven pages of the 1968 plan and the 17 pages of the accompanying zoning ordinance, the 167 pages of the 1978 plan reflected the professionalism and the commitment made by the City of Indianapolis to preserve Lockerbie Square.

The plan was written to be used as a tool by the IHPC, other city agencies, architects, developers, and Lockerbie Square residents and property owners. It explained the historical importance of the area and the reason for its preservation, as well as guidelines on how to preserve it and revive it as a viable neighborhood with a sense of history.

Following the success of the Lockerbie Square 1978 plan, other historic areas near downtown were designated, and plans were prepared for the Old Northside, Fletcher Place, Chatham-Arch, Fountain Square, and Lockefield Gardens to insure the preservation of these areas.

Since the 1978 plan was adopted, most of the historic structures have been restored or sensitively rehabilitated. One of the most dramatic changes has been the rehabilitation of the Indianapolis Glove Company Factory into the Lockerbie Glove Factory Condominiums in 1982-83 and the redevelopment of the vacant land where the Home for the Aged stood. Not only were attached townhouses constructed, but Chatard's Subdivision and the land owned by the Little Sisters of the Poor were replatted on May 17, 1982 as the Lockerbie Glove Company Addition to accommodate individual ownership of the units.[154] This development is very large, with the rehabilitated factory and the new townhouses occupying all the land between Michigan, Park, Vermont and East Streets. A new street, Lockerbie Circle, was added to Lockerbie Square to serve the new units. The Express Parcel Delivery Company, an industrial warehouse on Vermont Place, was rehabilitated into the Lockerbie Flats in 1985. A dramatic change has occurred on the west side of East Street with the construction of infill townhouses in the 1980s.

CONCLUSION

The success of Lockerbie Square today is the fruition of seeds planted by Historic Landmarks Foundation of Indiana in the early 1960s. HLFI inspired other organizations and interested citizens, who worked and invested in the belief that James Whitcomb Riley's adopted neighborhood would be reborn as a downtown neighborhood.

With most of the historic structures already restored, the area is experiencing much new construction. This volume of new construction has not occurred in the area since the 1860s. The challenges today in Lockerbie Square are no longer the halting of demolition and decay, but shaping and managing the new changes and growth, as the area regains its character as a historical urban neighborhood.

59-H Looking East down Lockerbie Circle-South, at the Lockerbie Glove Co. Townhomes on the site of the Home for the Aged Poor. The old Indianapolis Glove Factory, now the Lockerbie Glove Co. Condominiums, is in the background. Note the remnant of the Home's original brick wall in the foreground. (IHPC, 1986)

60-H The Express Parcel Delivery Co.-Peak Nut Building. transformed into Lockerbie Flats apartment building in 1985 on Vermont Place. (IHPC: 1986)

LOCKERBIE SQUARE HISTORY NOTES

[1] John H.B. Nowland, Early Reminiscence of Indianapolis with Short Biographical Sketches of Its Early Citizens and a View of the Most Prominent Business Men of the Present Day (Indianapolis, 1870), p. 231.

[2] Ibid., p. 229.

[3] B[erry] R. Sulgrove, History of Indianapolis and Marion County (Philadelphia: L.H. Everts & Co., 1884), p. 486.

[4] Nowland, p. 230.

[5] Sulgrove, p. 160.

[6] Ticor Title Insurance Co., Out Lot Tract Books, Book 1, 1st Series, Indianapolis, p. 143.

[7] Plat Book 1, p. 68, Marion County Recorder's Office.

[8] Marcus Dickey, The Maturity of James Whitcomb Riley (Indianapolis: Bobbs-Merrill Co., 1922), p. 292.

[9] Ticor, Out Lot Tract Book 1, 1st Series, p. 143; and Book 1, 4th Series, p. 143.

[10] Indianapolis City Directories, 1858-59 through 1884, inclusive.

[11] Ticor, Out Lot Tract Book 1, 4th Series, p. 143.

[12] Indianapolis City Directory, 1884, p.110.

[13] Sanborn Map Company, Insurance Maps of Indianapolis, Indiana (New York: the Sanborn Map Co., 1887), p. 50; G. Wm. Baist, Real Estate Atlas of Surveys of Indianapolis and Vicinity, Indiana, Compiled and Published from Official Records, Private Plans and Actual Surveys (Philadelphia: G. Wm. Baist, 1899), Plan 6.

[14] Built in the Greek Revival Style, the house still stands, though much altered by later additions, at 527 Lockerbie Street. Source: 1975-76 historical research compiled by the Junior League of Indianapolis.

[15] Indianapolis City Directories, 1855-1865-66, inclusive.

[16] 1975-76 Junior League of Indianapolis research.

[17] Ibid.

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[18]Out lots were originally undivided parcels of land which were contained in the four square miles donated by the U.S. government to the State of Indiana for the site of the State Capitol, but which lay outside the 1821 Mile Square plat (bounded by East, South, West and North Streets).

[19]Max Reutti, Civil Engineer, "Map of Indianapolis and Its Environs" (Indianapolis, 1831).

[20]Ticor, Out Lot Tract Book 1, 1st Series, p. 137.

[21]John H.B. Howland. Sketches of Prominent Citizens of 1876, with a Few of the Pioneers Who Have Passed Away (Indianapolis: Tilford & Carlon, 1877), p. 236.

[22]Ticor, Out Lot Tract Book 1, 1st Series, p. 137.

[23]Marion County Recorder's Office (MCRO), Land Record Book T, p. 134.

[24]Agnes McCulloch Hanna, "Old Houses in Indiana", Scrapbooks in Indiana Division, Indiana State Library, Volume 1, p. 68; Volume 2, p. 31.

[25]MCRO Plat Book 2, p. 38.

[26]Ibid.

[27]City of Indianapolis Plat Book, circa 1885, City Microfilm Division, City-County Building, Indianapolis.

[28]Baist, 1899 and 1916, Plan 6.

[29]1975-76 Junior League.

[30]Hanna, Volume 2, p. 31.

[31]1975-76 Junior League.

[32]Ibid.

[33]Ticor, Out Lot Tract Books, Book 1, 1st Series, p. 141.

[34]A.B. Condit, City Engineer, "Map of Indianapolis and Suburbs" (Indianapolis: Condit, Wright & Hayden, 1855).

[35]Ticor, Out Lot Tract Books, Book 1, 1st Series, p. 141.

[36]Indianapolis City Directory, 1865, p. 78.

[37]Indianapolis City Directories, 1868 through 1878, inclusive.

[38]MCRO, Plat Book 8, p. 52.

[39]Indianapolis City Directory, 1883, p. 634.

[40]"The North East Side," Indianapolis; The Locomotive, August 18, 1849, p. 2.

[41]George Theodore Probst, "The Germans in Indianapolis: 1850-1914," (M.A. Thesis, Indiana University), 1951, p. 4.

[42]Ibid.

[43]Ibid., p. 10.

[44]Ibid.

[45]Ibid., p. 14.

[46]Ibid., p. 18.

[47]"The North East Side".

[48]Probst, p. 43.

[49]Vera Mae Moudy, "The History of New York Street United Methodist Church, Indianapolis, Indiana," Indianapolis, 1976. (Typewritten.), p. 11.

[50]Ibid., p. 7.

[51]Ibid., p. 12.

[52]Ibid., p. 17.

[53]Ibid., p. 16.

[54]Ibid., p. 17.

[55]Ibid., p. 25.

[56]Ibid., p. 25.

[57]Ibid., pp. 26-30.

[58]Ibid., pp. 43-47.

[59]Ibid., p. 54.

[60]Ibid., p. 52.

[61]Ibid., p. 55.

[62]Ibid., p. 67.

[63]Ibid., p. 127.

[64]Ibid., pp. 96 & 99.

[65]Design Records, Bohlen, Meyer, Gibson & Associates, Architects, Indianapolis; Indianapolis Freie Presse, May 19, 1859. p. 3.

[66]Theodore Stein, Our Old School (Indianapolis: Cheltenham-Aetna Press, 1913). p. 41; "A Rich Legacy for Indiana," Indiana Architect, April, May, June 1976, pp. 9-12.

[67]Stein, pp. 62 & 178-182.

[68]Ibid.

[69]Dunn, 2:865.

[70]Martin F. Krause, Jr., Realities and Impressions: Indiana Artists in Munich 1880-1890 (Indianapolis: Indianapolis Museum of Art, 1985), p. 17.

[71]Ticor, Out Lot Tract Books, Book 1, 2nd Series, p. 145.

[72]Isabel Boyer, "Little Sisters of the Poor to Mark Century of Service," Indianapolis Star, April 22, 1973, section 2, p. 6.

[73]Indianapolis City Directory, 1873, p. 433; and 1874, p. 509.

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[75]Boyer.

[76]Design Records, Bohlen, Meyer, Gibson & Associates, Architects.

[77]Boyer.

[78]"Little Sisters of the Poor Will Observe Centennial With Tridium Next Month," Indianapolis Star, August 27, 1939, part 1, p. 13, c. 2.

[79]Sulgrove, p. 407.

[80]Ticor, Out Lot Tract Books, Book 1, 3rd Series, p. 138.

[81]Sulgrove, p. 407.

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[83]Sulgrove, p. 407.

[84]Miscellaneous Information Section, Indianapolis City Directories, 1873-81, inclusive.

[85]"Church in Vermont Street, 50 Years Ago, Start of St. Vincent's Hospital," Indianapolis News, April 25, 1931, part 1, p.10. A controversy ensued in 1879 over the proposal to establish a Catholic hospital in the old church and seminary building. Charles L. Holstein represented the remonstrants. For more information see the brochure "The Proposed East Vermont Street Hospital: The Objections to the Location" by Charles L. Holstein, 1879.

[86]Sulgrove, p. 409.

[87]"Church in Vermont Street..." p. 10.

[88]For a site plan of the Home for the Aged Poor and St. Vincent's Infirmary during the 1880s, see the 1887 Sanborn Insurance Map on page 9.

[89]Miscellaneous Information Section, Indianapolis City Directories, 1878-89, inclusive.

[90]Ticor, Out Lot Tract Books, Book 1, 4th Series, p. 141; MCRO, Plat Book 10, p. 129.

[91]Baist, 1899, Plan 6.

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[99]1975-76 Junior League.

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[107]Ibid., pp. 293-94.

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[113]Donna R. Klotz. "Trip to Boyhood Lockerbie Homes Adds Meaning to Hoosier Poet's Verse," The Hoosier Farmer, October 1976, pp. 12-13.

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[119]Ibid., 1921, p. 1738.

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[125]William Brennan, "Little Sisters of Poor Aid Aged in Crumbling Old Building," Indianapolis Star, June 4, 1961, sec. 1, p. 5, col. 1.

[126]Boyer.

[127]"Glove Firm Will Raze Buildings," Indianapolis Star, March 23, 1968, p. 15, col. 6.

[128]Interview with H. Roll McLaughlin, F.A.I.A., Chairman Emeritus, Historic Landmarks Foundation of Indiana, March 9, 1978.

[129]Letter from Jack B. Kammins, former Treasurer of the Marion County Historical Society, member of the Board of Directors of HLFI, and President of the IHPC (1967-1974), to Frank Fitch of Columbus, Ohio, dated October 17, 1966.

[130]Michael J. Quinn, "Poet Riley's Neighborhood of '90s to Rise Up Again if Plan Succeeds," Indianapolis Star, January 15, 1967.

[131]"Lockerbie Square Planners to Begin Restoration Chore," Indianapolis Star, May 7, 1967.

[132]Interview with H. Roll McLaughlin, March 9, 1978.

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[134]Letter from H. Roll McLaughlin, then-president of HLFI to Linton G. Cox, then-HLFI Treasurer, dated February 7, 1968.

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[138]"Slum Converted into Historical German Village," Indianapolis News, July 25, 1968, p. 44.

[139]Interview with E. Havens Kahlo, Executive Director for Lockerbie Square of HLFI from 1969 to 1971, March 2, 1978.

[140]Interview with H. Roll McLaughlin, March 9, 1978.

[141]Letter from E. Havens Kahlo to James A. Glass, dated April 29, 1978.

[142]Interview with H. Roll McLaughlin, March 9, 1978.

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[144]Ibid.

[145]Ibid.

[146]Interview with E. Havens Kahlo, March 2, 1978.

[147]Interview with Helen Small, President of the Lockerbie Square People's Club from 1973 to 1977, and member of the IHPC from 1977 to 1981, May 4, 1978.

[148]Interview with H. Roll McLaughlin, March 9, 1978.

[149]Lockerbie Square People's Club, "Historic Lockerbie Square," no date. (Mimeographed.)

[150]Interview with J. Reid Williamson, Jr., Executive Director of HLFI.

[151]Memorandum from John L. Krauss, Executive Director of the Greater Indianapolis Progress Committee, to James A. Glass, dated April 25, 1978.

[152] Interview with James M. Rogers, IHPC member 1970-1980, IHPC President, from 1974 to 1978, January 23, 1978.

[153] Memorandum from John L. Krauss of April 25, 1978.

[154] MCRO, Plat Records.

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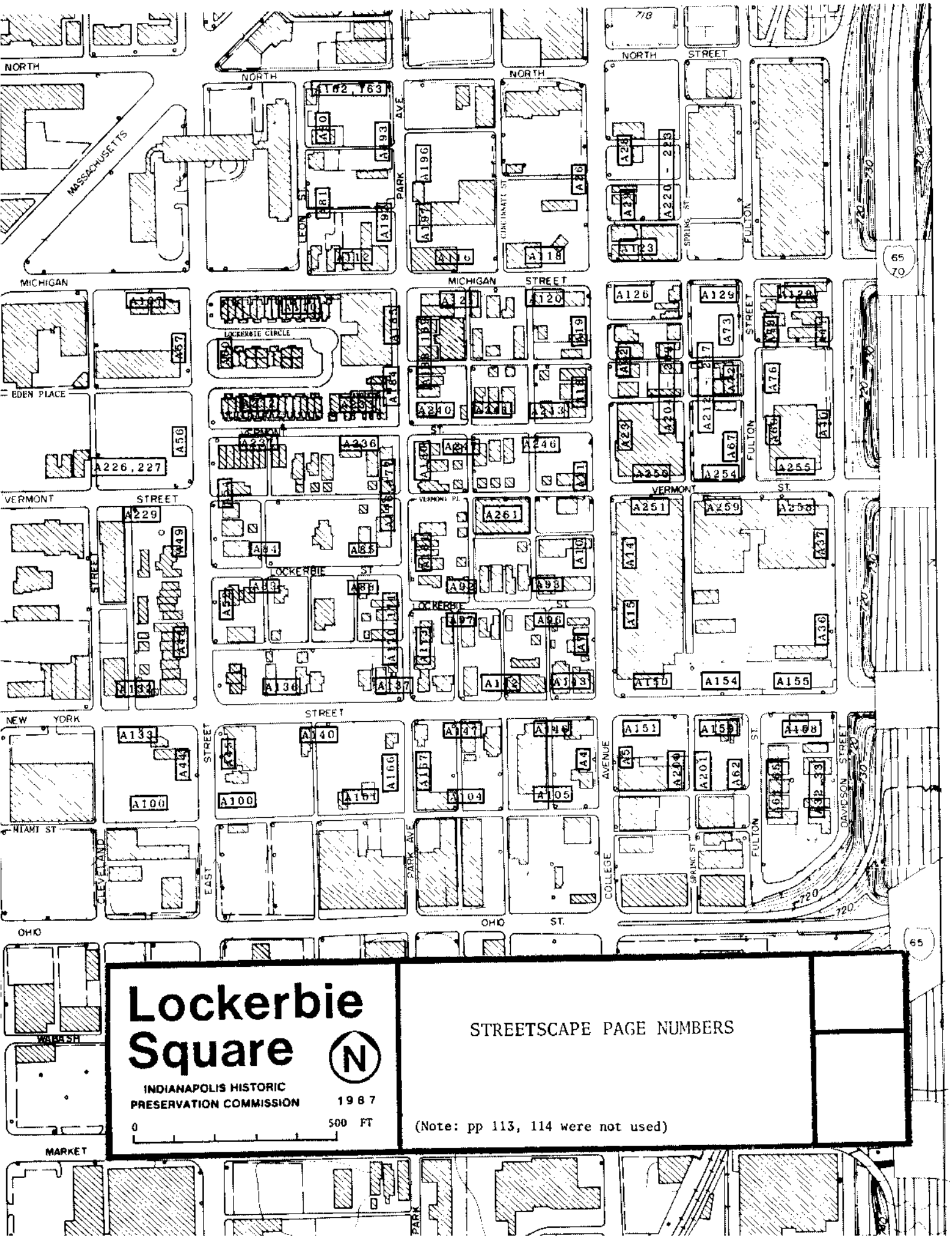


Lockerbie Square

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

1987

0 500 FT

STREETSCAPE PAGE NUMBERS

(Note: pp 113, 114 were not used)

INTRODUCTION

The building inventory is a comprehensive listing of all major structures, historic and non-historic, within the Plan boundaries of the Lockerbie Square Historic Area. This listing provides a visual and written record of each structure, which aids the Indianapolis Historic Preservation Commission (IHPC) in making design and land use decisions.

The inventory is divided into two sections: the first is a description of the physical appearance of the area; the second is a series of streetscapes created by photographic overlay. Above the streetscapes on each page is a brief description of each building appearing in the pictured streetscape. The descriptions of standing and contributing historic structures include the following:

> Historical significance, including date of construction, previous uses of the land (if any), interesting historical and/or biographical facts associated with the building, and/or those persons associated with the building.
>
> Architectural significance, including a brief description, interesting architectural features, and the style (if any) associated with the building.

The descriptions of non-contributing structures and intrusions will include a photograph, address and, if available, date of construction. Non-contributing structures are non-historic buildings which are less than 50 years old or are those which, due to alterations, have lost their integrity. Intrusions are non-historic buildings which are less than 50 years old, which do not conform to the scale, materials, or setback of adjacent historic structures.

This inventory is intended to serve as both a catalogue of properties and as a detailed historical and architectural guide for Lockerbie Square residents and property owners, and members of IHPC who wish to study the buildings and their relationship to one another in the Lockerbie Square Historic Area. The importance of this latter function cannot be understated, because the definition of a district is a group of buildings that interrelate.

PHYSICAL DESCRIPTION

Lockerbie Square is the oldest residential neighborhood still in existence in what was a part of the original Ralston Plat of the City of Indianapolis. Its existing buildings span more than a century and a half of development, from 1835 (the Governor Ray House*) to the present. Located along the eastern boundary of the Mile Square, the area historically was the home of an eclectic mix of people and classes. Its most famous resident was the Hoosier Poet James Whitcomb Riley, who made the neighborhood his home from 1893 until his death in 1915.

There is little evidence of the original natural features of the land; there are no prominent geographical features nor major changes in elevation. The street pattern varies from the pattern established by the 1821 Ralston Plan for the Mile Square. Lockerbie Square was platted in stages from 1849 to 1892. As a result, Vermont Street, between East and College Avenue, is not aligned with Vermont Street as it exists in the Mile Square. The Historic Core of Lockerbie Square is bounded by four major arterials: New York, East, and Michigan Streets, and College Avenue, which converge at major intersections at the north-west, south-west, north-east, and south-east corners of the Historic Core.

Over 80 percent of the contributing buildings in the area are one-or two-story brick or frame dwellings. Buildings of every decade between 1835 and 1945 are represented. The period best represented is from 1860-1880, with over 45 examples. The district contains a mix of large Italianate and Queen Anne dwellings contrasting with small frame (and in some cases brick) cottages constructed on narrow building lots. The eclectic mix of dwelling types corresponds to the various cycles of home construction that occurred in the district.

*Relocated to Lockerbie Square in 1977

COLLEGE AVENUE

Parking Lot
228-230 North College Avenue

Site of a two-story house and a cigar factory (1914).

Adam Cottage
232-234 North College Avenue
c. 1854

232-234 North College Avenue appears to have been built by Louis Adam around 1854-1855. This unusual brick cottage was probably designed as a two-family dwelling. It appears on the 1866 map. Features of this one-story, brick cottage include a simple cornice and returns, a wood frame addition and a balanced six-bay main facade with limestone lintels and sills and two entrances.

Parking Lot
236 & 240-242 North College Avenue

Site of a one-story frame cottage and a one-story frame double residence.

Ennera Drug Store Building
244-246 North College Avenue
c. 1882-1893

This two-and-a-half story drugstore and boarding house is indicated on the 1887 Sanborn map. The structure was built by Joseph Staub and leased to druggist Edward H. Ennera about 1892. The Ennera Drugstore remained here until the 1940s, replaced by another drugstore. 244 was the home of engineer Pierce L. Lohman from at least 1912 to 1924. It served as physician's quarters for Earl H. Hare from 1928 to 1939, then Charles J. Cook from at least 1940 to 1945.

The brick structure has a stone foundation, hip and gable roof, projecting cornice, polychromatic tile panels, attic windows and segmented arch openings. The shop front is framed by a cast iron pilaster, cornice and column which supports the cut-away cornershop entrance. Except for the boarded shop front, the building is intact.

228–230

232–234

236 + 240–242

244–246

COLLEGE AVENUE

Parking Lot
233-235 & 237-239 North College Avenue

Site of a frame house and brick commercial building.

Commercial Building
231 North College Avenue
1957

This one-story brick commercial building was built in 1957 with a 1963 concrete block rear addition.

237–239 233–235 231

COLLEGE AVENUE

Asa Holland Double Residence
312-314 North College Avenue
c. 1863

This two-story frame double residence was built by carpenter Asa Holland. The front porch is the building's first, added in the 1890s. Features of the double include a hip roof with a front gable dormer, a front porch, and a four-bay facade.

Asa Holland House
316 North College Avenue
c. 1865

Asa Holland, a carpenter, built this two-story frame house around 1865. Features include a cross-gable roof, a two-bay front facade, and and "L" plan porch with an entry gable, brackets, and turned posts.

Oliver Keely Cottage
320 North College Avenue
c. 1867

Oliver Keely, a mason responsible for a number of other Lockerbie buildings, built this cottage around 1865. This one-and-a-half story, frame cottage has a gable roof, three-bay facade, exposed purlin ends, and a Gothic window cap over the gable casement window. The first-story openings originally had shallow pediments which were removed when the asphalt siding was added. The asphalt has been removed exposing the original clapboards, and the window heads have been restored.

656–660 EAST NEW YORK STREET

312–314 316 320

COLLEGE AVENUE

Greenwalt Double Residence
322-324 North College Avenue
c. 1864

This one-and-a-half story frame double was built by carpenter Henry Greenwalt, who also lived here. Features include a six-bay facade with windows flanking each front door. The second level has two windows and two diamond shaped garret vents. Other features include a gable roof, gable brackets, two wooden entrance canopies, and clapboard siding. This building appears to be a typical double residence of the early Lockerbie period. A porch was added sometime after 1887 and removed in 1960.

Parking Lot
326-328 North College Avenue

Site of a two-story double residence built in the 1890s.

Fredrick Simon Grocery
330 North College Avenue
1860, east portion added 1870's

Fredrick Simon built this Italianate commercial building as his grocery store and residence in two phases. In 1860 he built the original portion and in 1870s he added the Italianate front. Simon was a subscriber to the German-English Independent School, where his daughter Sophie was educated. The structure is distinctive as the major commercial building of the nineteenth century in Lockerbie Square. Italianate style features of this two-story brick structure include a truncated hipped roof, two-bay facade, and a full entablature with paired brackets, cornice and frieze windows. The two second-story front windows have ornamented hoods with finials, cornice and brackets. The first floor of the front facade is pierced by the double-leaf front entrance and display window, which have transoms. A stone lintel course stretches across the facade connecting the window and entrance, historically serving as the sign board. The 1887 Sanborn map shows that the building has a one-story porch which extended over the sidewalk, and remained at least until 1914. The large two-story industrial brick addition on the rear was constructed sometime between 1914 and 1927.

Parking Lot
332-334 North College Avenue

Site of a two-story frame double built around 1960.

322–324 326–328 330 332–334

COLLEGE AVENUE

Hermann Koch Double Residence
338-340 North College Avenue
1859

This two-story, brick double was built by shoemaker Hermann Koch around 1859. Koch was one of the original subscribers to the establishment of the German-English Independent School in 1858. Features include a truncated hip roof, low-bay front facade, and an ornate porch with turned posts and spindels. The porch was probably added in the 1890s.

Joseph W. Staub House
342 North College Avenue
1859

This distinguished house was recorded in the Historic American Buildings Survey in 1970-1971. It was restored by Historic Landmarks Foundation of Indiana following the plans of H. Roll McLaughlin of James Associates, Architects and Engineers. McLaughlin is the great-grandson of Joseph Staub, the original owner. Staub (1825-1898) emigrated from Alsace, a German-speaking province of western France, and became an American citizen in 1848. His wife Magdalena Graf Staub was German born. The Staubs came to Indianapolis in 1854 from Cincinnati, as had many other Indiana Germans. Staub purchased the site of his house from T.R. Fletcher in 1859 and was listed in the City Directory as living here in 1860. Staub was the first merchant tailor in Indianapolis and during The Civil War produced Union Army uniforms in the house. After the war, he maintained a tailor shop on Monument Circle until his death in 1898. The Staubs were well known in the local German community and the city at large. Joseph Staub was one of the original subscribers for the establishment of the German-English Independent School in 1858. The house remained with the descendants of Staub until 1938. HLFI purchased the house in 1983. The Staubs and descendants owned several pieces of property on Noble (College) and Lockerbie Streets. Staub built the commercial building at 244 East New York and Harry Roll, Staub's son-in-law, built the house at 405 East Lockerbie Street. The Staub House is an outstanding example in Indianapolis of the Federal Style. The two-story house is constructed of brick with gable and hip roofs, a side hall plan, and a three-bay main facade. The lintels and sills are limestone, as is the watertable. The front entrance has a molded wooden surround and a balcony with scroll brackets and a cast iron railing above it. Other features include a gable oculus, a side bay and a recessed two-story porch.

Vacant Lot
346-348 North College Avenue

Site of a two-story frame double.

Parking Lot
350-352 North College Avenue

Site of a two-story brick double.

338–340 342 346–348 350–352

COLLEGE AVENUE

Mechanics Laundry
303-333 North College Avenue
c. 1950 and 1964

The Mechanics Laundry plant occupies the entire area from College to Fulton and New York to Vermont Streets, as well as a portion of the block between Davidson and Fulton. Mechanics Laundry was founded by Lee Lorton, who moved his Overall Cleaning Company in 1929 into an old bakery building at the southwest corner of Fulton and Vermont Streets. The business later became Mechanics Laundry and was incorporated in 1941, after which the firm expanded by constructing buildings on College Avenue. The original College Avenue portion appears to be that section with the arched roof and parapet, which was built between 1941 and 1954. Portions to the north and south were built between 1954 and 1969. The building on College Avenue displaced seven double residences, a shop-residence, and fifteen houses.

303–333

COLLEGE AVENUE

303–333

COLLEGE AVENUE

Kirk Gasoline Station
414 North College Avenue
1929

This one-story, brick faced, concrete block building was built in 1929 as a gasoline station. The first proprietor was Robert F. Kirk. The building has a flat roof and a prominent brick porch. Within the porch area are two garage bays. It is unaltered with all of its 1920s character intact. The filling station was built on the site of a two-story frame house.

Peter Franz House
418-420 North College
c. 1883 and c. 1920

Peter Franz, a pump maker and well digger, built this house around 1883. The original Franz dwelling was a one-and-a-half story building which was remodeled and enlarged to its present form between 1898 and 1913. This remodeling and enlargement was common in the Lockerbie area in the late nineteenth century. Features of this two-story, frame double residence include a multi-gable roof. The front gable wall is clad with fish-scale shingles. Below this gable and above the front porch is a bay. The porch is supported by slender classical columns.

Sutphin House
422 North College Avenue
1886. Merry Smith, architect

This two-story frame house has a hip and gable roof, wooden clapboard siding a two-story front porch, and three-part grouped windows. The features of the house suggest the Arts-and-Crafts Style. It was constructed for Sam B. Sutphin, II by Hank Goss of Whitestown, Indiana. The house is located on the site of a frame house and cottage.

414

418—420

422

COLLEGE AVENUE

Christian F. Schrader House
426 North College Avenue
1862

This unusual two-story brick house was built in 1862 by Christian F. Schrader. It possesses an urban character, as though it were intended to be a unit in a row of attached houses. Christian F. Schrader was born in Minden, Prussia and emigrated in 1848, moving directly to Indianapolis. His first job was a laborer for the J.M. & I. Railroad. He later bought "a horse and dray" and engaged in a successful transport business for four years. In 1864 Schrader (also listed as "Schraeder") started a retail and wholesale grocery business which grew to be a large and prosperous firm. Two of Schrader's sons started a wholesale grocery business in 1883 and that firm later erected the C.A. Schrader Company Building at Georgia and Maryland Streets.

Features include a three-bay front facade with segmented arch windows and a flat-headed entrance with cornice, transom and a single side light. The windows in the brick side walls also have segmented arches. The house has a substantial frame rear addition. The house has a large entablature with a cornice, a plain frieze and a high profile architrave.

Commercial Building
430 North College Avenue
c. 1890

This small one-story commercial building was built as the commercial addition to the front and side of the Ashmed House between 1887 and 1899. The house was demolished and the commercial wing is now a free-standing building.

Features of this building include a brickwork pattern in the otherwise plain facade. The shop front consists of a two-post display window with a paneled apron and an entrance. A fabric awning shades the facade.

Vacant Lot
432 North College Avenue

Site of the Ashmed House. John S. Ashmed was a carpenter, Emily W. Ashmed was an engineer.

Parking Lot
434 North College Avenue

Site of a one-and-a-half-story frame house.

426 430

432 434

631–641 EAST MICHIGAN STREET

COLLEGE AVENUE

Parking Lot
431-433 & 435-437 North College Avenue

Site of a two-story frame double and a brick commercial building.

Henry W. Miller House
429 North College Avenue
c. 1855

The 1866 Titus map indicates the presence of this building on the site. The 1887 Sanborn shows a one-story dwelling with several rear additions. The house retains its original vernacular Greek Revival appearance with the exception of the front porch, added between 1908 and 1913. The interior reflects the Greek Revival Style with a center hall, Greek Revival woodwork, and built-in cabinets. The exterior features include a symmetrical five-bay main facade with a center entrance, corner pilasters, and a cornice. It appears that this cottage was constructed around 1855 while the land was owned by Henry W. Miller, listed in the 1863-64 City Directory as a stairbuilder.

Residence
425-427 North College Avenue
c. 1868 and c. 1890

The 1866 Titus map indicates a building on the site and the 1887 Sanborn map shows a one-story frame double residence with rear additions. The 1898 map indicates a double, but with two stories and an added front porch. The mortice and tenon wood framing of the original small double is the evidence of the growth of this building. Enlargement and extensive remodeling was common to many of the houses in the Lockerbie area. Even into the twentieth century this double had steady long-term residents. Casper C. Nedderich, a carver, is listed at this location in 1901. His widow Mary is shown in directories from 1905 to 1938. Amelia Nedderich continued from at least 1937 to 1947. Michael Tierney, an auto trimmer, is shown at 427 from at least 1918 to 1947.

The Queen Anne appearance of this frame double dates from the alterations and enlargements made in the 1890s. The truncated hip roof is interrupted by a centered gable. The one-story front porch has entrance gables at either end. The front gable is ornamented with turned and sawn gable trim.

Mode Brothers Double
421-423 North College Avenue
c. 1868 and c. 1905

The 1866 Titus map shows a building on the site. The 1887 Sanborn map indicates that the structure was a one-and-a-half story frame cottage. Sometime between 1898 and 1908 the present Queen Anne Style two-and-a-half story frame double was constructed by substantially adding to the original cottage. Michael Mode constructed the house as the double residence for his two sons Charles F. and George J.W. Mode. The sons created Mode Brothers a successor firm to Michael Mode's Shoe Store. In 1911 George moved into the brick double next door. After Michael Mode's death in 1913, 421-23 became the rental property of the Mode Brothers.

Michael Mode Double
417-419 North College Avenue
1905

The brick two-and-a-half story double at 417-419 North College Avenue dates back to about 1905. It was constructed as a rental property by Michael Mode, proprietor of a shoe store at 143 East Washington Street. The Mode double replaced a frame triple residence built by the Schaub family of wheelwrights some thirty to forty years before and occupying both the 417-419 lot and the one immediately north of it.

Michael Mode had acquired most of the two lots in the late 1880s and had rented his part of the "triple" during the 1890s. In 1904 Mode purchased the remaining part of the lots from William Schaub and the next year started construction on the brick double. Michael Mode, probably a German immigrant, was the successful proprietor of Michael Mode's Shoe Store, which his sons Charles and George continued as "Mode Brothers."

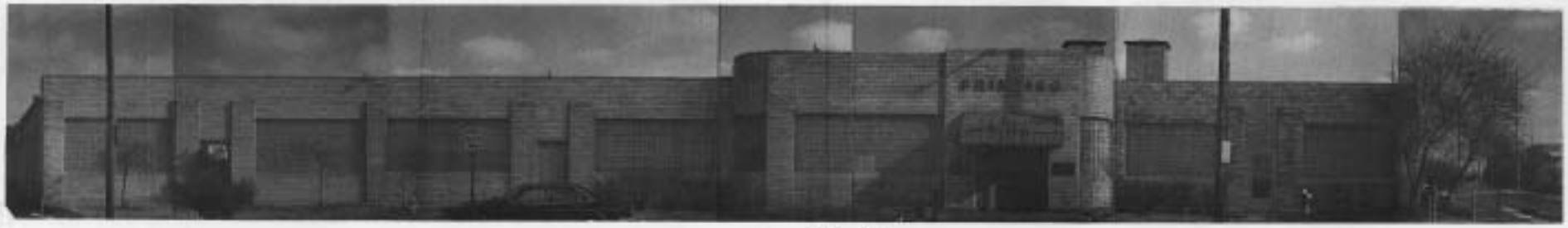
The Michael Mode double is distinctive as a large brick double residence whose Germanic characteristic is the repeated, prominent gable fractables. The front gable has two limestone bands which also function as lintels. The base of the front gable fractable is ornamented by low-relief floral sculpture.

435–437 431–433 429 425–427 421–423 417–419

COLLEGE AVENUE

<u>401-415 North College Avenue</u>
c. 1935 - c. 1960

This one-story industrial building in the Art Moderne Style was constructed in stages to occupy the quarter block between College, Vermont, Spring, and the first alley to the north of Vermont Street. The oldest portion is the southern-most, built between 1937 and 1941, and used as the Quality Tool and Die Company. This includes the front entrance, which projects slightly from the main facade and has rounded corners. Glazed block is used on the College and Vermont facades. Glass blocks are used as fenestration between the piers. The northwest portion was the last portion built after 1956. This industrial building occupies the site of five houses and four double residences, which faced College Avenue, Vermont and Spring Streets.



401–415

COLLEGE AVENUE

Vacant Lot
514 North College Avenue

Once the site of a two-story dwelling.

Auto Body Shop
518 North College Avenue
c. 1950

This one-story concrete block garage was built between 1941 and 1954.

Vacant lot
526-530 North College Avenue

Site of a two-story frame store and a one-story frame dwelling.

Vacant Lot
534 North College Avenue

Once the site of St. Joseph's Academy, a three-story brick school.

640 EAST MICHIGAN STREET 514 518 526–530 534

COLLEGE AVENUE

Residence
527 North College Avenue
pre-1888 and c. 1890

The 1888 Titus map indicates a structure at this location. The 1887 Sanborn shows a one-and-a-half story dwelling, but the 1898 Sanborn indicates a two-story house with a front porch. The house has not substantially changed in form since 1898. The structure is a frame house with a hip and gable roof, an enclosed front porch facing College Avenue, and two one-story additions on the rear of the buildings. The building is covered with asbestos siding, however features such as the window frames and the decorative pointed attic vent remain intact. It is possible that the original pre-1888 house may have been enveloped by later additions.

Parking Lot
517-523 North College Avenue

Once the site of a two-story brick dwelling and a store, a frame dwelling, and a brick dwelling.

527 517–523

COLLEGE AVENUE

Residence
515 N. College Avenue
c. 1865

The frame cottage at 515 North College appears on the 1866 Titus map. It also appears on the 1887 Sanborn with the same configuration it has today except for the porch, which was added between 1887 and 1898. The building is a typical nineteenth century house of the area. It consists of one and a half stories, a gable roof, frame construction, and a front porch. One feature slightly different is the cut away corner on the main facade, which is probably a later alteration. The house is now covered with asbestos siding and the gable front porch has been enclosed.

Residence
513 North College Avenue
c. 1865 and c. 1880

513 North College is a one-and-a half story frame house, with gable roof. Behind the front gable is a second gable, accommodating the wider portion of the house. A brick-pierced porch with an "L" plan is on the front and part of the north side of the house, and added sometime between 1913 and 1915. The original porch was much smaller and confined only to the corner on the north side. The exterior walls are covered with aluminum siding.

Parking lot
509-511 North College Avenue

Once the site of a two-story frame double.

Noble Flats
505-507 North College Avenue
c. 1898

City Directories first list the Noble Flats in 1898. The Baist maps from the same year show a brick structure at this location. This three-story brick apartment building features second and third-story oriel windows. The main facade also features a main front entrance with sidelights, protected by a pediments portico supported by two wooden classical columns. A simple metal cornice stretches across the building below the pediment, limestone is employed in the raised foundation, window sills, and lintels. The building appears to be intact with only very minor changes.

Drugstore Building
501-503 North College Avenue
c. 1895

This two-and-a-half story commercial building appears on the 1898 Sanborn map, replacing an earlier one-story double residence. 501 N. College was a pharmacy from at least 1898 until the late 1940s. The earliest known pharmacy here was Ralph E. Mapes' in 1898, followed by pharmacists Gustav Lender, Charles Mann, King & Rahne, A. Hendricks King, Ray Langenour, Paul King, and Joseph Patterson. It became a tavern around 1950. 503 North College served as the Noble Theater from at least 1912 to 1915. The Great A & P Tea Company, here from 1923 until 1938, was succeeded by a grocery and later restaurants.

This two-story brick commercial building has an interesting combination of architectural features. A corbelled brick entablature with a paneled frieze, limestone banding, and coping also serves as the parapet. The flat front pediment rises above the parapet line accommodating two windows, above which is a terra cotta frieze of swags and lionheads. The stamped metal oriels of the second story add to the character of the front facade. The south facade facing Michigan Street is largely intact with a series of segmented arch windows and doors, a stamped metal cornice and a cut-away corner entrance. There is also a corbelled brick cornice and two oriel windows on the south facade, in addition to stone detailing on many of the sills.

515 513 509–511 505–507 501–503

DAVIDSON STREET

Vacant Lot
218 North Davidson Street

Once the site of a one-and-a-half-story frame house.

Warehouse
220 North Davidson Street
c. 1960

This one-story concrete block warehouse appears on the 1956 Sanborn map updated to 1960. It is on the site of a frame cottage.

Residence
226 North Davidson Street
c. 1875

226 North Davidson was built sometime between 1866 and 1887. The only changes to the exterior of this cottage appear to be to the porch, added between 1913 and 1915, and the addition of asbestos siding, probably after 1945. This one-and-a-half story frame cottage is typical of the area and the period. Features include a gable roof with three exposed purlin ends and exposed rafter ends. The gable-end front facade is divided into three bays with two full-length windows exhibiting four-over-four lights. The entrance has a transom. The single gable window also has a window with a four over four lights. The cottage is clad with asbestos siding. The front porch has since had its wooden posts replaced with steel ones.

Vacant Lot
230 North Davidson Street

Once the site of a two-story brick house.

218 220 226 230

DAVIDSON STREET

Jacob Klein Bakery and Residence
234-236 North Davidson Street
c. 1860

The 1866 Titus map locates a structure on the site. The 1887 Sanborn map identifies the brick building functioning as a bakery and grocery with the bakehouse attached on the rear. Jacob Klein and his family operated a grocery there from 1865 until the mid 1880s. The Kleins lived in the attached residence until the 1880s, nearly a century of a family's residence in one location. This structure is unusual as it illustrates the once-common custom of shop and residence under one roof. The earlier brick portion was probably the shop on the first floor with the proprietors apartment above it.

Features of the brick portion include the two bay front facade emphasized by the large flat-headed openings on the first floor with a stone lintel. The second story windows of the main facade have segmented arches, and the gable window is round arched. The gable has two exposed purlin ends. The residential wing was added between 1887 and 1898. The appearance of both the residence and shop has not changed much from that time. The dwelling is recessed from the street, providing a front yard and does not compete with the importance of the shopfront. The two-story frame dwelling is clad with clapboards, capped by a hip roof with a shed dormer, and shaded by a front porch with turned posts and a spindle frieze.

Residence
240 North Davidson Street
c. 1860

The 1866 Titus map indicates a building at this location. The cottage appears on the 1887 Sanborn map with the basic shape it has today. The porch was added between 1913 and 1915. This one-story frame dwelling has a gable roof and center brick chimney. The porch across the front facade has turned posts and decorative brackets. The front gable end is three bays wide with a center entrance. The exterior walls are covered with aluminum siding.

Parking Lot
242-244 North Davidson Street

Once the site of a two-story brick double residence.

234–236 240 242–244

DAVIDSON STREET

Parking lot
304-306 North Davidson Street

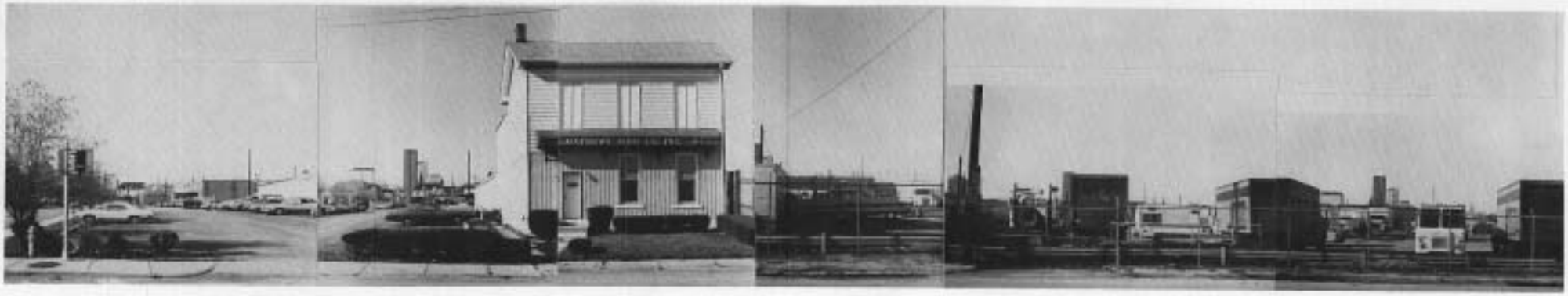
Site of a two-story brick flat and a two-story house.

Matthews Sign Company
310 North Davidson Street
c. 1885

This building is indicated on the 1866 Titus map. The historical character of this two-story brick house has been obscured by aluminum siding and a major remodeling campaign of the late 1970s. During this time (horizontal and vertical) aluminum siding and a cantilevered porch roof were added, second story windows were closed up, and the front entrance and cornice brackets were removed. Only the historic form of this vernacular-federal style house has survived including a three-bay facade, gable roof and a frame rear addition.

Parking lot
314-332 North Davidson Street

Once the site of four frame doubles and a frame house.



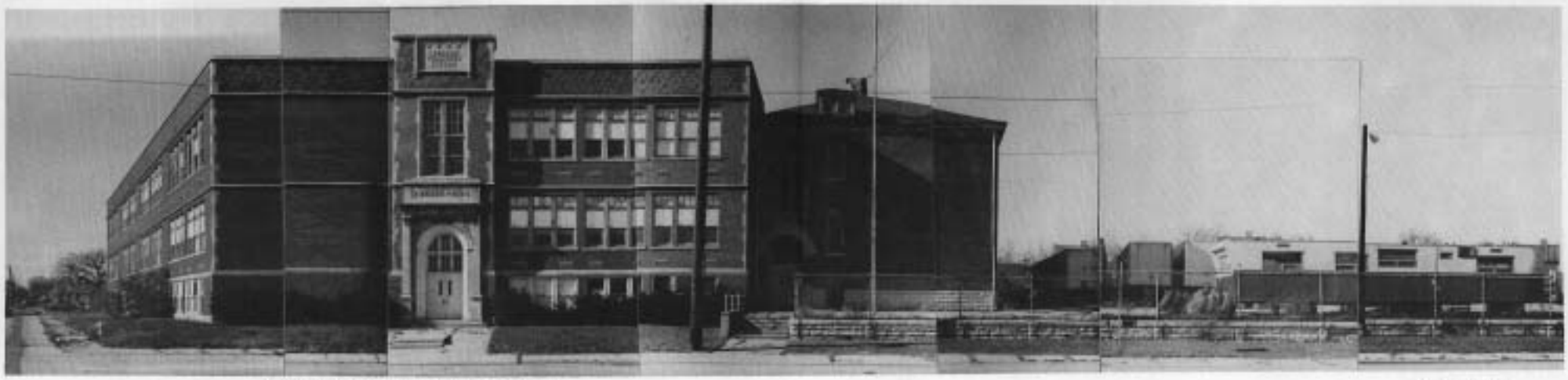
304–306 310 314–332

DAVIDSON STREET

Mechanics Laundry Annex
<u>338 North Davidson</u>
c. 1950

This, one-story, concrete block annex building of Mechanics Laundry served as the garage and receiving and sorting building. The center portion was constructed between 1941 and 1954, the other additions were probably added in the 1950s.

DAVIDSON STREET



407 NORTH FULTON STREET

426–430

DAVIDSON STREET

John Frederick Brinkmeyer Cottage
434 North Davidson Street
c. 1883

This cottage appears to have been built during the ownership of John Frederick Brinkmeyer sometime between 1881 and 1886. Frederick Brinkmeyer, a porter at J.C. Brinkmeyer and Co., is listed in the 1883-86 City Directory as the occupant in the 1870s and 80s. The cottage remained in the possession of the Brinkmeyers for several decades. This cross-gable cottage is indicated on the 1886 Titus map and the 1887 Sanborn map shows that the form of this structure has changed very little since then. Obvious changes include the addition of asphalt siding and the replacement of the corner porch. This one-and-a-half story frame cottage is typical of the period with gable brackets, purlin ends, and two-over-two windows.

Brinkmeyer Double Residence
438-440 North Davidson Street
c. 1885

A building is indicated on the 1886 Titus map at this location. The 1887 Sanborn shows a one-and-a half story double with a one story rear addition on the 440 side. This one-and-a-half story frame double residence appears to have changed very little since its construction, except for deterioration. The first floor of the main facade has six bays of a window, door, window, window, door, window sequence. The upper floor has two full-size windows and two rounded attic vents. All of these openings have decorative frames and ornamented hoods. The front gable is adorned with five decorative brackets.

This double residence was probably constructed during the ownership of John Henry Brinkmeyer sometime between 1882 and 1886. George Brinkmeyer, a traveling agent for J.C. Brinkmeyer and Co. is listed as the occupant in the 1883-86 City Directory. George purchased the property in 1888 and owned it for several decades.

John D. Aldrich Cottage
442 North Davidson Street
c. 1870

The 1886 Titus map shows a building on the site. The 1887 Sanborn indicates a one-and-a-half-story dwelling with two one story additions on the rear.

This frame cottage has a gable roof, three gable brackets, three-bay facade, garret rounded vents, and decoratively-framed, front-facade openings with distinctive hoods. These hoods and frames are very similar to those on the double to the south (438-440). Except for deterioration, the building has not noticeably changed since its construction.

It appears that this cottage was built by carpenter John D. Aldrich sometime between 1881 and 1886. He is listed in the 1882 City Directory as living on Davidson between Michigan and Vermont Streets. The cottage was purchased by John Roeder in 1884. Roeder was the proprietor of the saloon to the north (444-446 Davidson) where he lived until purchasing the building.

John Roeder Saloon and Residence
444-446 North Davidson Street
c. 1875

The Roeder Saloon and Residence is situated at the southwest corner of Michigan and Davidson Streets. This large Italianate Style commercial and residential building with distinctive hip roof entablature and openings has survived intact. Its distinctive hipped roof entablature and openings have survived intact. The entablature consists of a cornice, brackets, frieze and frieze lights. The stone lintels are incised with a floral motif. The very distinctive three-bay shopfront has survived with its shop windows, limestone pilasters, and coffered panels. The original doors have been replaced and a side porch has been removed.

Saloon keeper John W. Roeder was first listed at this building in the 1887 Indianapolis City Directory and maintained a saloon,restaurant and billiard room here until the 1940s. A building appears on this site in the 1886 Titus map. The building was probably built during the ownership of Patrick Jennings, a teacher of Latin and Greek at Kaerser and Goodier's Indianapolis Business College and Telegraph Institute.

434 438–440 442 444–446

EAST STREET

HNTB Parking Lot
216-218, 220 + 224 North East Street
1986, HNTB, architect

This parking lot was developed in 1986 to serve the office building directly to the west at 225 North New Jersey Street. Features include brick piers with capstones, landscaping, wood and steel fencing. The parking lot occupies the site of a brick double residence and two frame houses.

Tate-Willis House
228 North East Street
1891-1892, Charles G. Mueller, architect

Warren T. Tate built this impressive two-and-a-half story house at 228 North East Street, replacing a one-story dwelling. Tate (1833-1896) was a native of Lawrenceburg, Indiana where he had established a lumber planing mill and furniture factory. He moved to Indianapolis in the 1860s and started a planing mill here.

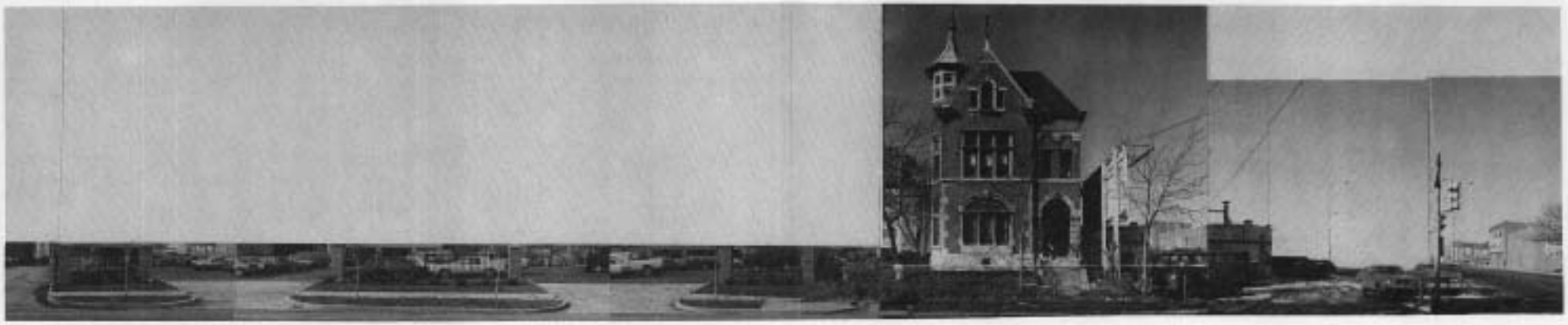
Indianapolis architect Charles G. Mueller was commissioned by Tate to design this house at 228 North East Street. Mueller was born in Indianapolis in 1856 and studied architecture under German-born and trained architect Henry R. Huebner. The firm of Huebner and Mueller was formed in 1879. The firm designed buildings throughout the state including buildings for the C.F. Schmidt Brewing Company and the Maus Brewery, both leading German-American breweries of nineteenth century Indianapolis. The Tate House is an example of the German Renaissance Style, which Mueller may have learned from his mentor and partner Huebner, who studied architecture at the Dresden Academy of Fine Arts. The Tate-Willis House was noted in 1962 by Wilbur D. Peat in his Indiana Houses of the Nineteenth Century. Built in 1891-92, the house has been owned and maintained by Cecil L. Willis since 1961.

Tate-Willis House (Cont'd)

Features of this extraordinary house include its prominent gables with fractables, limestone accents, octagonal corner tower with metal concave roof, slate-clad hip and gable roof, grouped windows, rounded and elliptic arches, stained-glass windows, and Palladian window and side entrance. The house stands today intact with virtually no exterior alterations.

Gasoline Station
230 North East Street
c. 1928

A gasoline station has been on this site since sometime between 1915 and 1927. The present concrete block structure was constructed between 1927 and 1941. The 1915 Sanborn shows a one-and-a-half-story frame cottage on this site.



216–218, 220 + 224 228 230

EAST STREET

Lockerbie Square United Methodist Church
237 North East Street
1862-1863, D.A. Bohlen, architect

Former names of the Lockerbie Square United Methodist Church have included: German Evangelical Church, First Evangelical Church, First Evangelical German Church, First Church Evangelical Association, and New York Street Evangelical United Brethren Church. It is located at the southeast corner of East New York and North East Streets.

This congregation was formed in 1853 by German immigrants, and it occupied a small brick church at the southeast corner of North New Jersey and Wabash Streets. The present church as designed by German-born and trained architect D.A. Bohlen. The foundation was started in the fall of 1861 and the cornerstone was laid on April 6, 1862. The first floor was completed in November 1862 and the church was finally completed the next year with a formal dedication on December 30, 1863. There have been few changes to the exterior. A one-story addition was built along the east facade to accommodate meeting rooms and a side entrance in 1914. The roof and the spire were originally slate covered but now have asphalt shingles. The spire originally had four spire dormers, which were removed. The tower louvers below the spire have been covered with sheet metal upon which electric-light crosses have been placed. The only other change to the exterior is the removal of a German inscription on the cornerstone. This was chiseled off during the anti-German hysteria of the First World War.

Features of this church include the polychromatic brick work which bands the nave and tower, emphasizing the round arches. Limestone accents further enhance the design. The classical detailing and the prominent round arches are features of the Rundbogenstil (Round Arch Style), which was very popular in Germany in the 1830s and 1840s. G.I. Ittenbach & Company, a German-American stone masonry company, was the stone contractor. Ittenbach lived on Fletcher Avenue. Limestone features include heading, foundation, sills, buttress capstones, and the sculpted entrance pediment. The interior of the church remains unaltered from its 1928 remodeling.

(see page A140 for 3/4 view of church building)

German Evangelical Church Parsonage
233 North East Street
1863

Construction of this two-story frame house began in the winter of 1862 and was completed the following year. It was constructed as the parsonage of the First German Church of the Evangelical Association and was erected during the construction of the church next door. The first occupant was Rev. Mathias Hoehn and his family in 1863. Hoehn moved in when he assumed his pastorate that year. He served as pastor for three terms: 1858-59, 1871-73, and 1883-84. The last pastor to reside here was Rev. Charles F. Haas in 1923. The church records in 1923 describe the neighborhood as "not too desirable as a place to rear a family." That year the pastor requested a house in the suburbs. The old parsonage served as a parish house with social meeting rooms and classrooms. It later served as the church custodian's house.

The form and shape of this house has not changed since 1863. Sometime before that year the corner porch was added. The only other change has been the replacement of the porch post with a brick pier and the addition of asbestos siding in 1958. The house consists of two stories with a cross gable roof. The rear portion is in two parts: a one-and-a-half story section and a one-story section. The windows are the original two-over-two lights.

Parking Lot
225 & 229 North East Street

Purchased by the New York Street Evangelical United Brethren Church, these lots contained houses demolished in 1956 and 1958, to provide larger parking lots for the church.

237 233 225 + 229 223

EAST STREET

William Kuhn Bakery
302-304 North East Street
c. 1861-1863

The 1866 Titus map shows a building at the northwest corner of New York and East Streets. It was built between 1861 and 1863 by William Kuhn as his bakery and residence. The building later served as the neighborhood grocery and the second story served as the Marburg Apartments. It became a law office in 1979. According to Theodore Stein's Our Old School, Kuhn (1829-1874) was born in Schnaith, Wuerttemberg. He emigrated from Germany and arrived in Indianapolis in 1850. Kuhn was a subscriber of the German-English Independent School,where his children received their education.

The Kuhn Bakery is a two-story brick building covered with stucco. It has a hip roof and segmented arch windows. The flat-headed corner entrance has a transom and double-leaf wooden doors. A fractable is on the west facade.

East Street Townhouses I
306, 306A, 308, 310, & 310A North East Street
1983-84, Archonics, architects

These five attached houses were the second residential redevelopment on the west side of North East Street after the Lockerbie Townhouses. As with the above, the East Street Townhouses I were designed by Ewing Miller of the Indianapolis architectural firm Archonics. The East Street Townhouses I reflect the mid-nineteenth century character of the neighboring late Federal Style house at 312 East Street: having two stories, brick walls, three-bay front facade, and the absence of the front gable. A modest cornice with dentils projects above the stone lintels of the second-story windows. Four of the five units are slightly raised, allowing basement windows. The East Street Townhouses I were completed in 1984 and occupy the site of three, two-story brick houses. The East Street Townhouses I was a development project of the East Street Partnership.

Isaac Barnitt House
312 North East Street
1858

It appears as though this distinctive brick house was built in 1857-58 by Isaac Barnitt, a grocer, who immediately sold it. A building is shown on the 1866 Titus map at this location. This two-story brick house with a three-bay facade includes one-and-a-half story and one-story wings in the rear, which date back to at least 1887. A front porch was added sometime between 1887 and 1898, however the present porch posts date from this century with Craftsman influence, two of the original attached posts have survived. The house is Federal in style with a projecting cornice, a three-bay main facade with stone lintels, and a gable roof. The south gable is pierced by a fan vent.

302–304 306, 306A, 308,310, + 310A 312

EAST STREET

East Street Townhouses II
316, 318, 320, 322, & 324 North East Street
1984-85, Archonics, architects

Indianapolis architect Ewing Miller designed the East Street Townhouses II (EST II) as well as East Street Townhouses I and the Lockerbie Townhouses. EST II was the third redevelopment project providing new residential units on East Street. EST II consists of five attached houses.

The center house is the one farthest from the street and is emphasized by a center gable with a lunette. The two outer-most houses have smaller accent gables. Other features include fenced front yards, double-leaf front doors, and grouped windows. Openings have flat brick arches. EST II occupies the site of two brick houses and a vacated alley.

Lockerbie Townhouses
326, 328, 330, & 332 North East Street
1979-1980, Archonics, architects

The Lockerbie Townhouses were the first new attached Lockerbie area dwellings constructed in the historic district. Townhouses were not uncommon in Indianapolis in the mid and late nineteenth century. Although they were built at the same time, attached and have the same height, scale and materials; each facade of the Lockerbie Townhouses is different. Brick veneer walls, two-story height, and gabled facades are the common features. 326 has a distinctive two-story projecting bay and stone lintels. 328 has paired double-leaf glazed openings, an elliptical window and a northside bay. Each facade is set back at a different distance from the street. Lockerbie Townhouses occupy the site of two, two-story frame houses and a brick, two-story house. Ewing Miller of Archonics was the architect of the Lockerbie Townhouses, developed by the Lockerbie Partnership and completed in 1980.

Cordingley Park
330 North East Street
1982

This open private park serves the Lockerbie Townhouse of 334 North East Street. It was most recently the site of a gas station. In 1915 the site was occupied by four houses. The gas station was built between 1927 and 1941. By 1941 all of the houses had been demolished, leaving only the gas station, which was demolished after 1978.

316, 318, 320, 322, + 324

326, 328, 330 + 332

330

EAST STREET

Vacant Lot
317 North East Street

Site of Charles W. Hickum residence, a two-story frame house.

Residence
313-315 North East Street
c. 1890

This two-and-a-half-story frame double residence has a multi-gable roof with a main front gable flanked by two gable dormers. Other features include paired second-story windows and a two-story classical front porch with columns and balustrade.

East Street Condominiums
301, 303, & 305 North East Street
1985, Craig Alan Williams, architect

This two-story brick-faced structure contains three attached houses. Limestone is used for lintels and as the watertable. The gable windows are paired. It was designed by C.A. Williams of Ostrander, Ohio for the Barnaby Construction Company and constructed in 1985 on the site of two two-story houses (305, 308 North East Street) built by Jacob Becker, raised in the late 1960s.

305 North East Street

One of the two-story houses built by Jacob Becker, raised in the late 1960s.

Vacant Lot
309 North East Street

Site of a two-story house built by Jacob Becker in the 1890s.

501–503 LOCKERBIE STREET 317 313–315 309 301, 303 + 305

EAST STREET

Residence (Site of 501 East Vermont Street)
351 North East Street

The two-story frame, Holt family home formerly stood on this corner until destroyed by fire in the late 1980s.

Residence
345 North East Street
c. 1899

This two-story wood frame house had much of its exterior restored in 1988 including the reconstruction of the "L" plan front verandah. Decorative features include a bracketed entablature under the front facade gable creating a pediment. Smaller gables intersect the main roof gable. A portion of the south facade is cantilevered.

William H. Keely Frame Double
339-341 North East Street
c. 1875

Mason William H. Keely built this two-story frame Italianate double residence. The facade is symmetrical with a four-bay front. Features include a truncated hip roof and an entablature with a cornice, lighted frieze, and paired brackets. The openings are framed and topped with molded window hoods.

William H. Keely Brick Double
335-337 North East Street
c. 1866-67

This two-story brick double residence was the first of three rental doubles built on East Street by brick mason William H. Keely. The house appears to be a hybrid of Federal and Italianate Styles. This brick house has a gable roof, bracketed cornice, and a four-bay front facade. Limestone is found as the material for the lintels and sills of the doors and windows, which have two-over-two lights.

501 EAST VERMONT STREET (351) 345 339–341 335–337 331–333

EAST STREET

Parking Lot
414 North East Street

Site of a one-story commercial building, built between 1927 and 1941. It occupied the site of two houses and a double residence. The commercial building was demolished in 1986.

426–450 EAST VERMONT STREET

EAST STREET

Commercial building
428 North East Street
1949

This one-story tile block-faced commercial building was constructed in 1949 and a rear addition followed in 1964. It is on the site of three houses and a two-story double residence. The main facade was remodeled in 1986 with new fenestration, design and stucco finish.

Parking Lot
432 North East Street

Site of a brick double residence built after 1908 by Mary Drozdowitz, demolished in 1977.

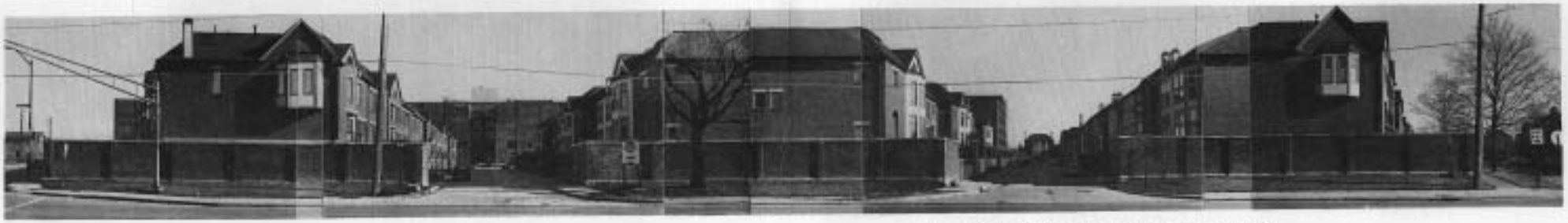
Marlan-Hoffman House
440 North East Street (also 430 E. Michigan Street)
1871-75

Grocer George Marlan built this two-story brick, Italianate house in 1874-1875. The house originally included a small corner porch typical of the style, which was later replaced by an "L" plan classical veranda. In the course of the extensive 1877 renovation, the veranda was removed and the entablature was restored. The large two-story rear addition on the north facade was constructed around 1910 by photographer Frederick Hoffman. Features of this house, which now serves as law offices, include a large entablature with an elaborate paneled frieze, round-arch windows with sculpted springstones and keystones, a two-story bay on the north facade, and a truncated hip roof. The major feature of the 1910 addition is the large area of glass which allowed natural light into the photography studio. The exterior was restored in 1977 when the house became the Lockerbie Gallery.

428

432 440

EAST STREET



503–560 LOCKERBIE CIRCLE NORTH

502–550 LOCKERBIE CIRCLE SOUTH

FULTON STREET

Vacant Lot
<u>220 North Fulton</u>

Originally the backyard of cottages facing Spring Street.

228

725 EAST NEW YORK STREET

FULTON STREET

Double Residence
237-239 North Fulton Street
c. 1905

The Baist atlases indicate that this double residence was constructed between 1899 and 1908. It is nearly identical to its neighbor at 233-235 North Fulton and an example of the Foursquare Style. It is a two-story frame house with a full front porch supported by square columns, a hip roof with a hip dormer, and a four bay front facade. Aluminum siding covers the walls, window frames, and corner boards.

Double Residence
233-235 North Fulton Street
c. 1905

The Baist atlases indicate that this double residence at 233-235 North Fulton Street was built between 1899 and 1908. Features of this two-story wood frame double are a hip roof, hip dormer, four-bay front facade, and a full-length front porch with square columns. This double appears to have been identical to its neighbor to the north, but 233-235 has retained all of its character and detailing.

237–239 233–235

FULTON STREET

Double Residence
229-231 North Fulton Street
c. 1910

The Sanborn and Baist atlases reveal that this two-story frame double residence was constructed between 1908 and 1913. It stands where outbuildings originally stood. Residents from 1915-30 included a carpenter, a clerk, a music teacher, a cable splicer, an engineer, and a roofer. This building was identical to its Foursquare Style neighbor 225-227 North Fulton, showing a hip roof with hip dormer, full-width front porch and two pairs of second-story front windows. Unlike its neighbor, 229-231 has retained its original clapboard siding, classical porch columns and balustrade.

Double Residence
225-227 North Fulton Street
c. 1910

The Sanborn and Baist atlases reveal that this two-story frame double residence was constructed between 1908 and 1913 where previously stood small outbuildings.

This Foursquare Style building has a hip roof, central hip dormer, two pairs of windows on the front facade, and a full-width front porch supported by replacement steel posts. Asphalt siding covers the original siding. Details and design configuration are intact revealing Craftsman influence. It appears to have been originally identical to its neighbor to the north.

Warehouse
221 North Fulton Street
1953

The 1914 Sanborn map updated to 1954 notes that this concrete block "contractor's warehouse" was built in 1953 on the site of a double residence.

Vacant Lot
217-219 North Fulton Street

Once the site of a frame double.

229–231 225–227 221 217–219

FULTON STREET

Parking Lot
(see 718-728 East Vermont Street), 410-412 North Fulton Street

Site of a one-story frame double.

Residence
414 North Fulton Street
c. 1880

The 1888 Titus map shows a building at this location. The Sanborn maps indicate that the cottage has not changed in form since 1887, the dramatic exception being the addition of the front porch sometime after 1888. This one-and-a-half story frame carpenter-builder cottage has a gable roof with decorative gable brackets, a center entrance flanked by two windows, a rear shed addition, and a gable window adorned by a modest pediment lintel.

718–728 EAST VERMONT STREET 410–412 414

FULTON STREET

Clemens Vonnegut Public School #9
407 North Fulton Street
1899, D.A. Bohlen & Son; 1926, McGuire & Shook, architects

Clemens Vonnegut School #9 consists of a red brick, two-and-a-half story, hipped roof 1899 building with limestone base connected along its south side to a brick, flat-roofed, limestone trimmed 1926 building with two stories and a raised basement.

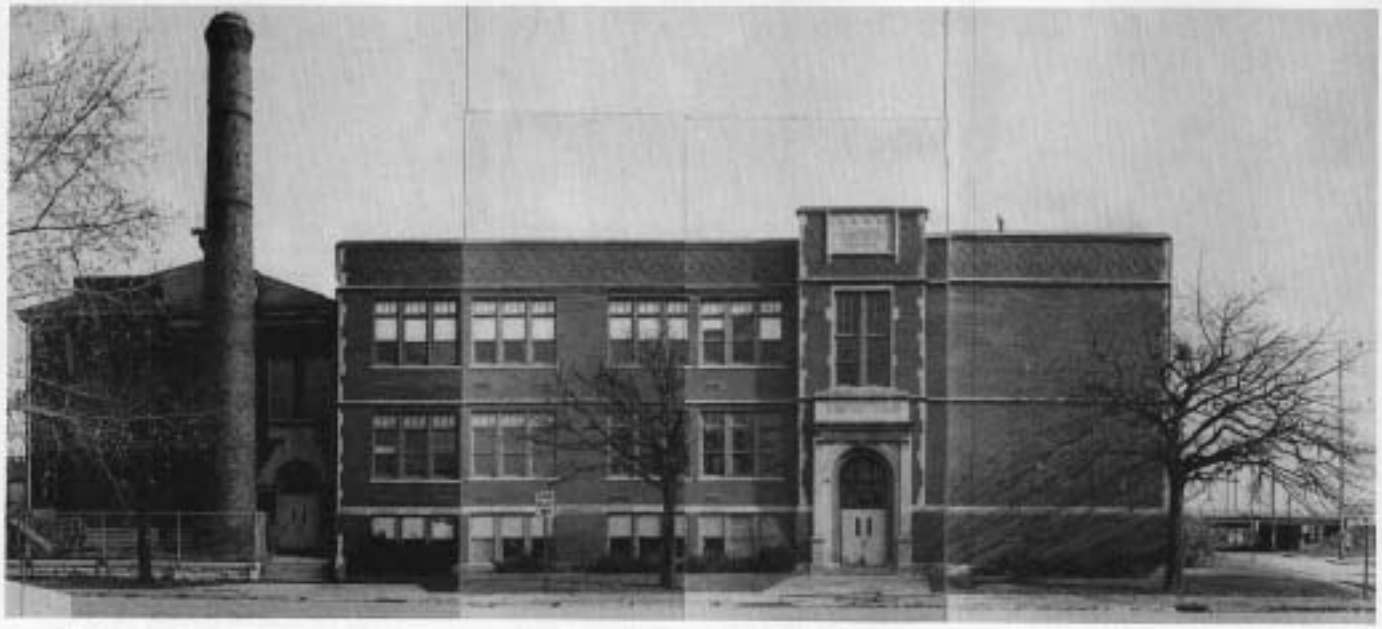
The older structure's north facade has seven bays, but no entrances. Over the center is a large gable with two small limestone trimmed windows above the cornice. Two small hipped dormers flank the gable. The east-west facades of the older structure are essentially mirror images. A huge four-story smokestack stands immediately to the north of the round-arched entrance on the west facade. Each facade has two arched windows above a limestone arched entrance; immediately above the entrances are stone tablets reading: "School 9" and "1899".

The east and west facades are mirror images; each has five bays, with the slightly projecting entrance just south of center, and the wall south of it blank. The round-arched entrance is surrounded with limestone pilasters and hood molding, above which is a tablet with raised letters and limestone quoins to match those on the surrounds. In the parapet above the entrance bay is a large tablet which reads: "Clemens Vonnegut School" in a decorative, gothicized type. The south facade has four bays. There are three stone belt courses, one each above the basement, first floor and second floor. The parapet walls have diamond patterns in the brick.

A school building has stood at the northwest corner of Vermont and Davidson Streets since 1867. The 1899 portion was built originally to be the northern addition to the 1867 school, a three-story building.

The architectural firm of D.A. Bohlen and Son was chosen to design the 1899, six room addition, erected by M.P. Jungclaus & Co. The handsome red brick Romanesque Revival structure was completed in November, 1899. In 1926, a large modern school building housing fifteen classrooms, a shop, home economics rooms, and an auditorium was constructed on the south side of the 1899 building, replacing the original 1867 structure. The Indianapolis firm of McGuire and Shook designed the 1926 portion, erected by M. P. Jungclaus & Co.

In 1911, P.S. #9 was named for Clemens Vonnegut, a prominent German-born Indianapolis citizen, who served on the school board for twenty-eight years. Vonnegut, founder of the venerable Indianapolis hardware firm, was an influential figure in German social and cultural life in this city. He was a co-founder of the Indianapolis Turngemeinde and the German-English Independent School. On the school board, he worked to introduce German language instruction, manual training, and physical education to the public schools of Indianapolis.



407 NORTH FULTON STREET

FULTON STREET

Double Residence
418-420 North Fulton Street
c. 1880

The 1866 Titus map indicates a structure at this location. The Sanborn maps show that this brick cottage has changed very little. A wood frame rear addition was attached sometime before 1887 and replaced by a larger concrete block addition sometime between 1914 and 1924. It appears to have been converted into a double residence in the 1880s. In the 1930s an artificial limb manufactory was located here. The simple porch was added between 1914 and 1924. This one-story, brick Greek Revival cottage is largely intact. Its four-bay facade includes two entrances facing Fulton Street, and a simple, shallow classical cornice.

Residence
422-24 North Fulton Street
c. 1880

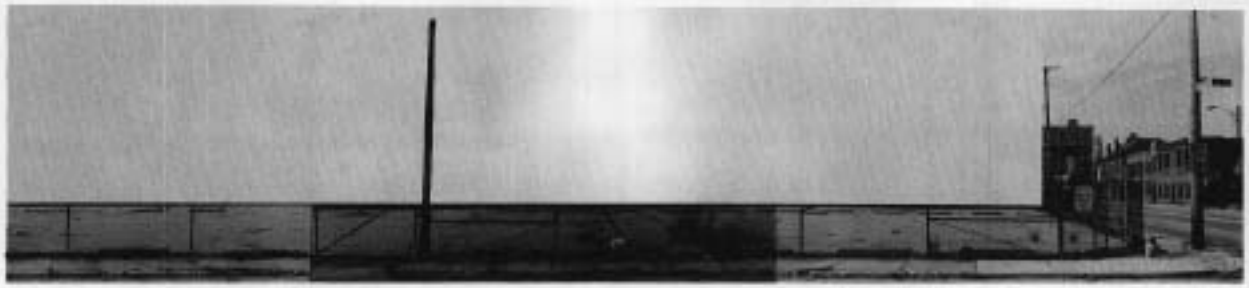
This cottage appears to have been built before 1866. A building on this site is indicated on the 1866 Titus map. According to the Sanborn map of 1887, this brick cottage has changed very little in form. The dramatic changes occurred around 1914 and sometime after World War Two. The 1914 City Directory reports the conversion of this one and-a-half story brick cottage into a double residence. The great visual change was the application of asbestos siding, giving the appearance of frame construction. The cottage was probably similar to its neighbor to the south. Both cottages have the same facade alignment, gable pitch, and a five-bay facade.

418–420 422–424

FULTON STREET

Parking Lot
428-434 North Fulton Street

Once the site of a two-story house, a double, and a cottage.

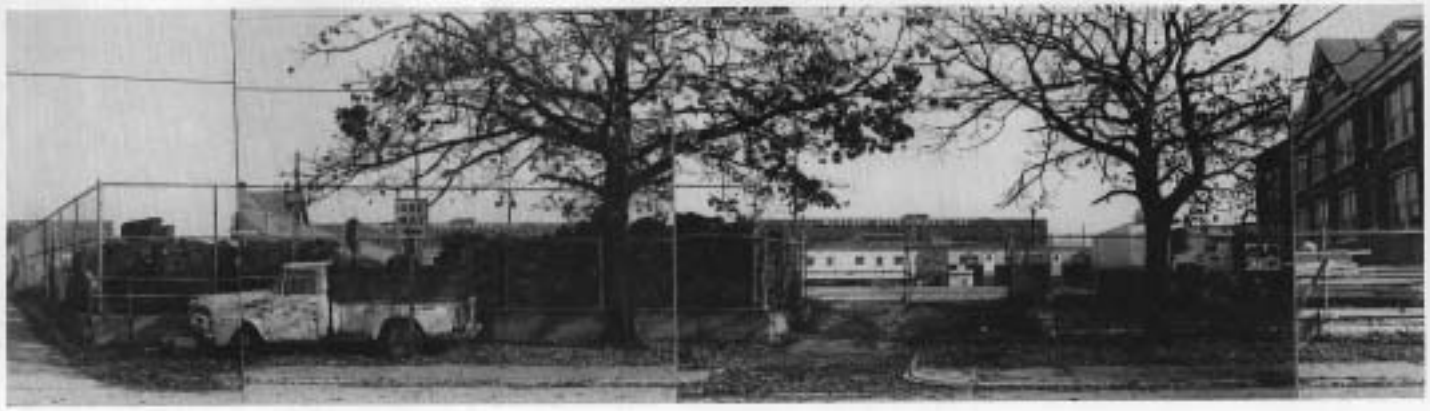


428–434

FULTON STREET

Clemens Vonnegut Public School Yard
417, 429 North Fulton Street & 428, 430 North Davidson Street

In 1915 this schoolyard was occupied by five frame buildings functioning as a house, kindergarten, manual training, printing, and domestic science buildings.



417, 429

FULTON STREET

Residence
447 North Fulton Street
c. 1909

This cottage was built sometime between 1899 and 1908. It is a one-and-a half story frame dwelling with a simple square-columned porch on the north side and a cross-gable roof. It appears that this simple cottage has been covered with asphalt siding and that the porch has been modified.

Residence
441 North Fulton Street
c. 1910

The 1888-1913 Sanborn map shows a two-story dwelling with a one-story corner porch on the north facade. The house appears not to have suffered any alterations since its circa 1910 construction. The site was occupied by a barn or storage building in 1908. This frame carpenter-builder house has a T-shape plan with a side porch and entrance, a hip roof and a front hip dormer. The wooden clapboard siding, window frames and modest wooden classical porch post and balustrade are all intact.

Residence
437-439 North Fulton Street
c. 1910

The 1888-1913 Sanborn map shows a two-story double residence at this location. It was constructed sometime between 1908 and 1913. This double is of frame construction and is in the Foursquare Style with a hip roof and hip front dormer. It is very similar to and contemporary with the double at 229 - 231 North Fulton. The front porch spans the facade and has a pre-cast concrete classical columns on rock-face plinths. The second story facade has two bays; one squared, the other sided. The building appears to have all of its features and character intact.

Residence
433 North Fulton Street
c. 1870

This "L" plan frame cottage is depicted on the 1887 Sanborn map and was built sometime between 1868 and 1887. The cottage consists of one-and-a- half stories, wood clapboard siding, an intersecting gable roof, decorative corner and gable brackets, decorative window and door frames, exposed sawn rafter ends, and an ornate corner porch. Although it is a simple carpenter builder cottage, the porch is Italianate in style. The only obvious alteration has been the addition of a large window in the western gable end, which replaces the original fenestration.

447 441 437–439 433

LEON STREET

Alberta Flats building
533 North Leon Street
c. 1910

The Alberta was constructed around 1910 and first appears in the 1910 City Directory, as well as the 1898 Sanborn map updated to 1915. This two-story frame apartment building has a brick veneer. A full-width porch is supported by three brick piers. Architectural features include a flat roof and plain parapet, the only ornamentation being a narrow brickwork band. The windows are paired within segmented arched openings. The building appears to have held four apartments during most of its existence.

Double Residence
527-29 North Leon Street
c. 1875

This brick residence was probably built in the late 1870s as a double with two side entrances originally sheltered by small corner porches, which have been lost. Discoloration on the rear wall indicates the existence of an east wing, apparently removed sometime after 1914. Possessing a nineteenth-century urban character, the building is built up to the sidewalk of Leon Street, which still retains its limestone curbs. The Italianate character of this double is apparent in its hip roof, boxed eaves, simplified entablature, segmented arch openings, and massing. The entrances have transoms, and at least one original paneled door has survived. The original windows have been replaced by smaller ones that do not fit the openings.

521 EAST NORTH STREET

533

527–529

LEON STREET

Vacant Lot
511 North Leon Street

Site of a one-story cottage demolished sometime after 1978.

511

516 EAST MICHIGAN STREET

LOCKERBIE STREET

Phi Kappa Psi Headquarters
510 Lockerbie Street (331-333 North East Street)
c. 1870
This is a two-story brick Italianate double residence with a truncated hip roof, an entablature with paired brackets, frieze windows, and projecting cornice. The front facade windows have bracketed stone sills and bracketed pediment hoods. The side facade windows have segmented arches.

Built by brick mason William H. Keely, the building is one of the finest examples of Italianate architecture in Lockerbie Square after the Bickum-Holstein-Riley House. Keely and his brother Oliver, also a mason, lived in the 400 block of East Ohio Street. Since June 1, 1970 this double has been the national headquarters of Phi Kappa Psi Fraternity, of which James Whitcomb Riley was a member. H. Ball McLaughlin of James Associates was the restoration architect.

Parking Lot
516 & 522 Lockerbie Street

Site of two two-story frame houses.

510 (331–333 NORTH EAST STREET)

516 + 522

LOCKERBIE STREET

Nickum-Holstein House/James Whitcomb Riley Home
528 Lockerbie Street
1872, Robert Flat Daggett, architect

This house was built in 1872 by John R. Nickum, partner in the baking firm of Parrott & Nickum Company. Poet Riley spent the last 23 years (1893-1916) of his life here as a paying guest of Major and Mrs. Charles L. Holstein. Mrs. Holstein was John Nickum's daughter. Since 1923, the property has been owned and maintained by the James Whitcomb Riley Memorial Association.

This house was placed on the National Register of Historic Places in 1966, recorded on the Historic American Buildings Survey in 1971 and is a National Historic Landmark. This house has all of the classic features of the Italianate Style, including the truncated hip roof, wooden entablature with cornice, brackets, paneled frieze and attic windows, rounded and segmented arch openings with limestone keystones and voussoirs, paired windows, shallow corner porch with balustrades and columns, and a double-leaf front door with transom.

James Whitcomb Riley Home Grounds
532 Lockerbie Street

Site of a two-story frame dwelling demolished sometime before 1904, now part of the grounds of the James Whitcomb Riley Home.

Johan Ernst Deupe House
538 Lockerbie Street
1863

Johan Ernst Deupe was a German immigrant who built this house between 1862 and 1863. Deupe was listed as a painter in 1865; he died around 1871. The Deupe family lived there until 1880. The house was recorded in the Historic American Buildings Survey in 1973. Features of this one-and-a-half-story brick house include the gable roof with dormer, three-bay facade, three roundel attic vents, segmented arch opening, four-over-four lights, and a front entrance framed with a molded frame and entablature hood.

Henry Runge House
542 Lockerbie Street
1894-95

Henry Runge built this two-and-a-half story frame Queen Anne Style house in 1894-95. A house stood here in 1866 and may have been integrated into the present house. Features of the Runge House include a hip gable roof with a prominent front gable. The clapboard siding is arranged in courses of six where the seventh course is indented. The front porch has grouped, slender classical columns and a decorative entry gable. A three-story bay is located on the east facade and a two-sided oriel is above the front porch, below the gable. The Runge House survived with its form and most of its details intact.

528 532 538 542

LOCKERBIE STREET

Rev. Thomas Evans House
537 Lockerbie Street
1872-73

This typical, one-and-a-half story Lockerbie cottage has simple trim details. The Reverend Thomas Evans lived in this house and was considered a great revivalist and abolitionist. During the 1860s and early 1870s he served as a Presiding Elder of the East District of the United Brethren Church's White River Conference. This frame cottage has a gable roof, gable brackets, and a three-bay main facade.

Foote-Igoe House
527 Lockerbie Street
1855; north portion added c. 1870

This house is a strong counterpoint to the Riley Home across the street. The porch, the gable on the facade and the trim at the eaves are additions to an earlier building. Mary Foote was the daughter of Janet McOuat, who platted Lockerbie Street. Mary built the original house and sold it the following year to Martin Igoe. Maria Kinder, Igoe's mother-in-law and widow of the second Marion County surveyor, later owned the house.

Features of the house include the brick construction, paired round-arch openings, hip roof, bracketed cornice and centered front entrance. The most striking and unusual feature is the center gable dormer which is above the second story porch, resting on a projecting main porch.

537 527

LOCKERBIE STREET

Vacant Lot
521 Lockerbie Street

Site of a one-story frame cottage.

Reading-Kindell Cottage
517 Lockerbie Street
1858

Alexander Reading was the builder of this small, one-story frame cottage in 1858. Miss Katie Kindell, James Whitcomb Riley's housekeeper, lived here in the early part of the twentieth century. Features of this cottage include clapboard siding, a four-bay front facade with two entrances and a gable porch with brackets and gable trim.

Thomas W. Binford House
501-503 Lockerbie Street
1978, Perry Associates Architects

Thomas W. Binford had this neo-Italianate house and garage-apartment built in 1978 according to the design of Perry Associates, Architects. Binford, a leading figure in the corporate business community of Indianapolis, was ranked by the Indianapolis Business Journal as the most active corporate director in Indianapolis of 1985.

This house has brick walls, a frame northern bay, attached garage, attic windows, and a large limestone entry lintel. The garage-apartment wing is attached by a glazed breezeway. The garage-apartment has a gable roof with a frame, and a gable cantilevered bay on the apartment (second) level. The two garage bays face the alley.

521 517 501–503

LOCKERBIE STREET

Frank Barr House
612-614 Lockerbie Street
c. 1902

This modified Colonial Revival house has undergone a complete restoration to return the structure to its original use as two residences. It was built in 1902 by Frank Barr, a district inspector for the Central Freight Association.

This two-and-a-half story frame double residence is distinguished by its large size and detailing. Elements of the design include clapboard siding, hip roof with a prominent front gable, matched classical porches, projecting cornice and plain frieze, and a two-story bowed bay below the front gable.

Henry Dipple House
618 Lockerbie Street
c. 1888

Carpenter Henry Dipple built this house. It is a two-story frame house, plain in design and detailing. The roof is gabled with a single bracket in the gable apex. The main gable-end facade has two bays. The openings are accented by decorative frames. Three turned posts support the front porch.

Collins H. Smith Double
620-622 Lockerbie Street
c. 1888

Carpenter Collins H. Smith built this building around 1886. This one-and-a-half story frame double residence has a gable roof, four bays on the first floor and two on the upper floor. The upper level is clad with fish-scale wood shingles. The rest of the building is covered clapboards. The double residence character is emphasized by the porch with paired entry gables. The porch is supported by turned posts.

321 NORTH PARK AVENUE 612–614 618 620–622

LOCKERBIE STREET

Robert Patterson Cottage
624 Lockerbie Street
1887

Carpenter Robert Patterson built this one-and-a-half story frame cottage in 1887. Features of the house include a gable roof with decorative gable brackets. Gable dormers are located on both sides of the roof. The front gable is emphasized by centered paired windows with a decorative frame and pronounced hood. The opening is flanked by two decorative garret vents. The front porch spans the main facade with brackets, balustrade, and turned posts. The first floor has three openings with decorative frames.

Simon-Springhorn House
628 Lockerbie Street
c. 1870

Lockerbie-area grocer Fredrick Simon owned this property from 1865 until his death. It was inherited by his daughter Sophia Springhorn (1873-1931), wife of William Springhorn (1858-1922), a German immigrant watchmaker. Sophia and William were married in 1908. William is listed as the occupant of the house in 1909. Simon probably built the house around 1870. Sophia was a student at the German-English Independent School.

This two-story frame, cross-gable house had its doors and windows replaced during renovation in 1981, at which time the corner porch was reconstructed. The walls are clad with artificial hardboard siding.

Garage
632 Lockerbie Street
1910

This one-story garage has a hip roof and is constructed of hollow concrete blocks with a rock face finish. Each block is dated on its interior face. It had previous commercial uses.

624 628 632 322–326 NORTH COLLEGE AVENUE

LOCKERBIE STREET

633 Lockerbie Street
1866, moved 1879

This two-story frame house originally stood at 826 East 11th Street and was moved to Lockerbie Street in 1879 and restored. Features include a gable roof, two-bay front facade, and a porch with balustrade, frieze and turned posts. A two-story frame house originally stood here.

J. Bilger Rental Cottage
629 Lockerbie Street
c. 1879

Carpenter J. Bilger built this cottage as a rental property around 1879. Features of this one-and-a-half story frame cottage include a three bay main facade, cross-gable roof, and a frame canopy after the entrance.

John Andrew Cottage
623 Lockerbie Street
c. 1867

This one-and-a-half story frame cottage was built by John Andrew as a rental property. Andrew was a saddle and harness maker who lived on East New York Street. He sold the cottage to cigar and tobacco merchant Jacob Marr in 1881. Features of this frame cottage include a gable roof with shed dormers, and a three-bay facade.

320 NORTH COLLEGE AVENUE 633 629 623

LOCKERBIE STREET

George H. Webber House
621 Lockerbie Street
c. 1870

The Webbers purchased the lot and are first listed in the City Directory as occupants in the year 1873. George H. Webber was a blacksmith for the Cincinnati, Hamilton, and Indianapolis Railroad shops. Emma Webber was listed as a clerk in 1874, and Frank and Charles were firemen for the C.H.& I. R.R. In 1876. The house was probably built between 1867 and 1873 by Amos Kreweson. It appears that Kreweson built this house as a rental property as well as its neighbor to the west at 619. The house was recorded in the Historic American Buildings Survey in 1970 and 1971. The frame house is two stories in height with a gable and hip roof. Three decorative brackets are located in the front gable, and exposed rafter ends are decoratively sawn. The present character of the house dates from around 1905. Between 1898 and 1915 a major remodelling campaign resulted in the addition of the hipped roof addition, the classical "L" plan verandah, and the addition of a large three-part front window which probably replaced two original window openings. The house was restored to its present condition in 1978.

Kreweson Rental House
619 Lockerbie Street
c. 1870

Amos Kreweson built this house between 1868 and 1873 as a rental property. The two-story house is of frame construction with a gable roof. Features include gable brackets and a porch with an entry gable, turn posts, and balustrade.

Oliver Keely Double
615-617 Lockerbie Street
c. 1880

This brick double was built by Oliver Keely, member of the family of contractors who built many houses in the Lockerbie area. Oliver Keely later established a business supplying decorative mantles, hearths, fireplaces, and wainscotting.

Features of the two-story double residence include a truncated hip roof, cornice, paired brackets, frieze, and segmented arch openings. A front porch supported by turned posts extend across the main facade, connected by a balustrade.

John Trister House
609 Lockerbie Street
1867

This two-story brick house was originally of Italianate design. Late in the nineteenth century the original cornice was removed and the shingled gable added to the facade. A porch was probably constructed at the same time, spanning the entire front of the house. This porch has since been removed and replaced with a small stoop. John Trister, the original owner of the house, was a stone mason who built this house in 1867. Features of the Trister House include segmented arch windows, attic windows, and fish-scale shingles in the gable.

Harry W. Roll House
605 Lockerbie Street
1880

The wide shingled gables on the main house, the front porch and the bay window are typical details of houses of this period. The gable fenestration of the porch is repeated in the main house gable. A bay projects from the west facade. The two-story frame house was built by Harry W. Roll, the son-in-law of Joseph Stash. The house was later rented in the early 20th century by Alexander Taggart of the Taggart Baking Company.

621 619 615–617 609 605

MIAMI STREET

Parking Lot
216-218 North East Street

Site of a two story brick double residence.

216–218 NORTH EAST STREET

Parking Lot
512 East Miami Street

Site of two-story frame double residence.

512

MIAMI STREET

Vacant lot
514-520 East Miami Street

Site of a two-story brick apartment building, demolished in 1979.

Vacant Lot
522 & 524 East Miami Street

Site of two brick houses.

Vacant Lot
526 & 530 East Miami Street

Site of two frame cottages.

Residence
532 East Miami Street
c. 1870

This cottage appears on the 1887 Sanborn map. It is an example of a typical working-class cottage of the era. For several decades beginning in the 1930s the dwelling was used as a church.

This frame cottage is one-and-a-half stories in height with a one-story lean-to in the rear. It has a gable roof, clapboard siding, and decorative gable brackets. A small corner porch once stood at the intersection of the rear lean-to and the house. This cottage is the last remaining dwelling on the north side of Miami Street between New Jersey and College Avenue.

Vacant Lot
534 East Miami Street

Site of a frame cottage.

514–520 522 + 524 526 + 530 532 534

MIAMI STREET

602 East Miami Street
1956 and 1964

This concrete block building was built in two sections. The eastern section was built in 1956 and the western in 1964.

Parking Lot
614-616, 620 & 624 East Miami Street

Site of two frame cottages and a two-story frame double residence.

602

614–616, 620 + 624

ALLEY

MIAMI STREET

REAR OF 631 EAST NEW YORK STREET

230 NORTH COLLEGE AVENUE

MICHIGAN STREET

Parking Lot
421 & 425 East Michigan Street

Site of two two-story houses.

Apartment Building
429-431 East Michigan Street
c. 1908

According to the Baist and Sanborn maps, this apartment building was constructed between 1888 and 1908 as a two-unit apartment building. It replaced an earlier two-story, frame house built before 1887. This rather plain building originally had a recessed porch entrance which was bricked up when the present centered front entrance was added in 1980, at which time the paint and wooden cornice were applied. The Sanborn maps indicate that the brick facade is a veneer.

440 NORTH EAST STREET 429–431 421 + 425

MICHIGAN STREET

REAR OF 504–560 LOCKERBIE CIRCLE NORTH

MICHIGAN STREET

Lorenz Scheller House
516 East Michigan Street
c. 1865

516 East Michigan is a two-story frame house at the northeast corner of Michigan and Leon Streets. A building was on this site according to the 1866 Titus Map of Marion County. The Sanborn maps show that the building's foot print remains as it was in 1867. Features of the house include wooden clapboards, gable roof, one-story gable wing, and a rear lean-to. The one-story wing is wider than the house and projects from the east facade. At this intersection is the entrance and a small corner porch. Five decorative brackets are in the gable with decorative sawn rafter ends exposed in the open eaves. The front entrance was removed in 1885 and replaced by a window. The Lorenz Scheller family was the long-term occupant here from at least 1879 until the late 1880s. Scheller, apparently a German immigrant, purchased the property in 1870 from plasterer Cassius Cornelius who purchased it from Wesley N. Adams, the platter of the subdivision. Adams was a carpenter and may have constructed the house circa 1865. Scheller worked at a variety of jobs, including as a baker for William Kahn, a German whose bakery was located at 302-4 North East Street.

Samuel P. Rowe House
520-22 East Michigan Street
1883

The 1867 Sanborn map shows a frame one-and-a-half story dwelling at this location, and the 1866 Titus map shows a building on the site. The title and directory records reveal that Richard M. Cosby, a carpenter and builder purchased Lot 4 of the Adams Subdivision from platter Wesley N. Adams in March 1865, and sold it in June of that year for a substantially larger amount to Samuel P. Rowe, who lived there until 1881.

The roof has two intersecting gables and two small brick chimneys. The front gable has five brackets under the eaves, as well as a Gothic window cap. A small porch is contained with the "L". The 1914-15 Sanborn map shows a two-story addition in the rear.

Oscar Mann House
524 East Michigan Street
1910

This brick-veneered, two-story house was constructed in 1910 by Oscar F. Mann replacing a one-story house. There appears to be no major changes or alterations to the exterior of this brick example of the Four Square Style. Features of this house include a horizontal character emphasized by the square plan and the low hip roof with wide boxed eaves, also found in the porch, which is divided into a glazed sun room and an open porch supported by brick piers, typical of the period and style. The front windows of the second story are paired, separated by a wooden mullion.

Royal Food and Paper Inc.
530-34 East Michigan Street
c. 1865 and 1950s

The two-story frame house enveloped by the concrete block commercial building may date back to the 1860s. Sophia Hegly owned the property from 1864 until 1865 and is listed as living here in 1865 in the Marion City Directory of that year. The 1866 Sanborn map shows the house to be a two-story frame house occupying most of the narrow half lot. Today little of the residential character is exposed except for the second-story and gable roof. The walls are covered with asbestos siding, but the decorative vertical siding of the gable above the two windows remain exposed. The character of the building today is commercial. It appears as though the Royal Products Company, which occupied the building to the east (534 E. Michigan) since 1930, expanded to the two-story house at 532 around 1950, and demolished 534. Sometime after 1950 the frame double to the west was demolished to make way for the expansion of the western concrete block wing.

516 520–522 524 530–534

MICHIGAN STREET

Downtown Day Care Center
602 East Michigan Street
1986, Foster Engineering Co., designer.

This brick-veneered structure features a brickwork corbel table, gables, cornice, and flat, segmented and round arched openings. It is located on the site of a c. 1935 gasoline service station demolished in 1986. Previously the site was occupied by two double residences and three cottages.

602

MICHIGAN STREET

Rudis Apartments
620-630 East Michigan Street
1928

This two-story brick apartment/commercial block first appears in the City Directory in 1928. It replaced two frame double residences, which appear on the 1927 Baist map. The building accommodated five shops on the first floor and twelve apartments on the second floor. The building is virtually unaltered with all of its features and details intact. Built as a stark utilitarian structure, all of the store fronts are identical, with the exception of the eastern shop. The shop fronts consist of two display windows, flanking an entrance, surmounted by a transom. The entrance to the apartments is highlighted by a frame of polychromatic bricks capped by a simple limestone pediment. These same bricks are found in a band below the parapet. The parapet is unadorned except for battlements, which articulate the shop front bays.

Gasoline Station
640 East Michigan Street
c. 1960

A gasoline station was first located on this site between 1927 and 1941, displacing two houses and two commercial buildings. The present structure was built sometime after 1956.

620-630

640

MICHIGAN STREET

Commercial Building
631-641 East Michigan Street
c. 1925

This multi-unit, one-story commercial building was built around 1925 at the busy intersection of Michigan Street and College Avenue. Its medieval character is largely intact. The character is expressed through the small scale, steep gables, decorative bargeboard and limestone framed openings. The transoms above display windows and doors have stained glass. This brick-faced, concrete block building could accommodate six different shops. It occupies the site of a two-story saloon and residence. The 1887 Sanborn map indicates that a "beer garden" pavilion was located behind the structure.

Parking Lot
625-627 East Michigan Street

Site of a two-story frame double residence.

Christian Fahrion House
621 East Michigan Street
1864

This one-and-a-half-story dwelling has a cross-gable roof with a dormer on the west side. All of the original doors and windows have been replaced with those of a smaller size. The house was built by Christian Fahrion, a cabinet maker and Civil War veteran.

631–641 625–627 621

MICHIGAN STREET

John Hepp House
617 East Michigan Street
c. 1888

The two-story frame John Hepp House is now a shop. It has a gable roof and is covered with asphalt siding which covers details and openings. A 1950s commercial addition is located across the front and the east sides. John Hepp was a real estate broker and later a carpenter.

Reverend Henry Lick House
615 East Michigan Street
c. 1870 and c. 1890

This two-story frame house has a multi-gable roof with side shed dormers, a small corner porch, and a cut-away corner. Henry Lick was the pastor of the German Methodist Episcopal Church. He sold the house to John Haseth, a carpenter, who probably was responsible for the present character of the house.

Parking Lot
609 East Michigan Street

Site of a large frame outbuilding.

Warehouse
601 East Michigan Street
c. 1950

This two-story commercial concrete block building has a flat roof with parapet walls capped with clay tile coping. It was built sometime between 1941 and 1954 and used as a warehouse.

617 615 609 601

MICHIGAN STREET

Frank Selzler Towel Supply Building
708-710 East Michigan Street
c. 1895 and c. 1930

The 1898 Sanborn maps show that this industrial building was built between 1887 and 1898. The Indianapolis Art Stained Glass Works occupied the building from the late 1890s and later as the C.W. Young Company Art Glass until around 1908. The Aetna Laundry occupied the building at that time and was succeeded by Frank Selzler Towel Supply Company. Selzler was responsible for the circa 1930 expansion. Selzler was here until the late 1950s, followed by the AM Linen Supply Company.

Architectural features of this two-story brick building include the corbel-table parapet. This pediment bears a table with the logo of Frank Selzler Towel Supply. The eastern half of the building dates from the 1890s, whereas the western half was constructed between 1927 and 1941. This newer portion has large flat-headed windows on both floors. The second story windows of the older portion have been altered to match those of the newer portion. The five first-floor openings of the eastern portions have retained their original size and segmented arches. All of the other openings of the 1890s portion have been altered. Since 1978 the building has been known as the Kirkhoff Building.

501 NORTH COLLEGE AVENUE

708–710

MICHIGAN STREET

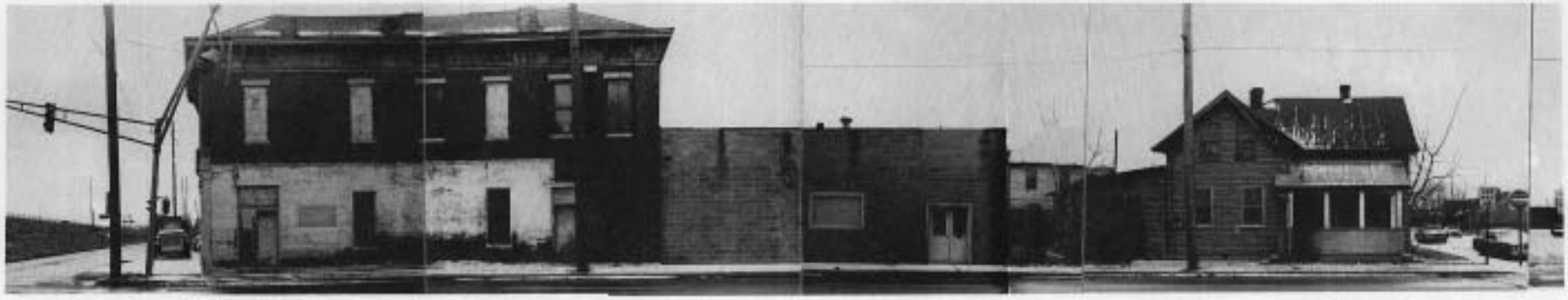
Residence
715 East Michigan Street
c. 1870

The 1887 Sanborn map shows a one-and-a-half story dwelling at the southwest corner of Michigan and Spring Streets built sometime after 1866. This frame house has an "L" shape plan and a rear lean-to. There are decorative brackets in the gables and exposed decorative shaped rafter ends. The form and shape of the house have not changed since 1887, but it is apparent that the fenestration was altered and replaced sometime in the twentieth century.

715

435–437 NORTH COLLEGE AVENUE

MICHIGAN STREET



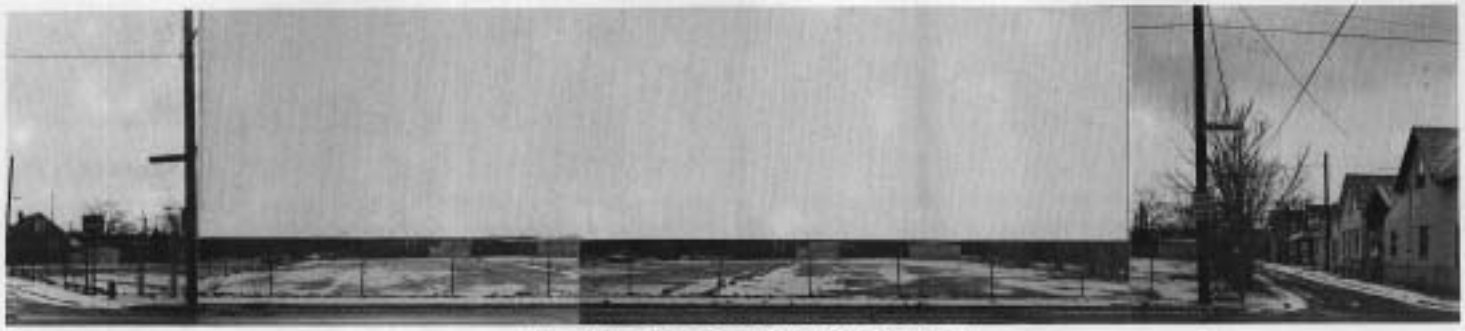
444–446 NORTH DAVIDSON STREET

447 NORTH FULTON STREET

MICHIGAN STREET

Parking Lot
717-725 East Michigan Street

Once occupied by a house, a double, and a restaurant.



717–725 EAST MICHIGAN STREET

NEW YORK STREET

Frakes Electric Company
426 East New York Street
1950

This one-story, brick-faced, concrete block building occupies the site of two, two-story houses.

Residence
434 East New York Street
c. 1890

The Sanborn maps show that this two-and-a-half story dwelling was constructed between 1887 and 1898. By 1913, this large substantial house was already functioning as a rooming house.

434 East New York is an exceptional Queen Anne Style house in the Lockerbie Square area. Features of this frame house include a corner tower, pedimented front gable, recessed porch, classical columns and balustrade. The first story is clad with wooden clapboards and the second with wooden fish-scale shingles. The stories are separated by a flared band. The main facade has a front three-sided oriel above the porch. The house appears to be unaltered.

426 434 302–304 NORTH EAST STREET

NEW YORK STREET

Parking Lot
435-437 East New York Street

Here stood the Shepherd-Sowder House built in 1865. It was noted in Wilbur D. Peat's 1962 Indiana Houses of the Nineteenth Century.

Parking Lot
429-431 East New York Street

Site of a two-story, brick double residence.

439 EAST NEW YORK STREET (230 NORTH EAST STREET) 435–437 429–431

NEW YORK STREET

Jacob Becker Rental House
512 East New York Street
c. 1899

This two-story, frame house was constructed by Jacob Becker, the German immigrant who purchased and subdivided the McQuat family lot along East New York Street. This Queen Anne Style house has a gable and hip roof with a large front gable. The brick pierced porch is enclosed and the walls of the house are covered with aluminum siding.

Vacant Lot
516 East New York

Site of a two-and-a-half-story frame house built by Jacob Becker.

Residence
520 East New York Street
c. 1899

This large two-story frame house has retained most of its original features, including a large cantilevered front gable, a round corner tower with a low conical roof, and a front porch with an entry gable, turned posts and balustrade. The first story is clad with clapboards, the second with shingles, and the gable with sawn fishscale shingles. The exterior was restored in 1988 with the removal of asphalt siding.

Jacob Becker Rental House
524 East New York Street
1887

Features of this Jacob Becker-built house include its hip and gable roof with front gable, four small lights, fish-scale shingles and framed openings. It also has a west facade bay and a front porch.

John Scheier House
528 East New York Street
1875-76, moved in 1978

The house original to the site, a two-story Italianate, stood here until the late 1960s. It may have been built by the McQuat family around 1870 as a rental property. The present Italianate house was moved here in 1978 from 718 East New York Street. The house was built by German immigrant John Scheier in 1875-76. Scheier was listed in directories as a laborer, and later as a brick mason and contractor. The Scheiers dwelt here until 1905. The house was moved by Historic Landmarks Foundation of Indiana in 1978 and sold to Susanne Kesler.

Features of this house include a truncated hip roof, entablature with cornice, lighted frieze and brackets, framed openings, two-over-two lights, three-bay main facade, shallow side porch, and a pronounced front entrance with a pedimented frame.

Vacant Lot
532 East New York Street

Site of a two-story frame house, nearly identical to 524 East New York also built by Jacob Becker. It was razed in the late 1960s.

301–303 NORTH EAST STREET 512 516 520 524 528 532

NEW YORK STREET

542-544 East New York Street

The two-story frame house, built by Jacob Becker c1880, which formerly stood on this site.

Residence
548 East New York Street
1886

This two-story frame house has a projecting, two-story facade bay and jerkinhead roof, which are the distinguishing features. The treatment of the facade using a variety of materials - horizontal clapboards, vertical boarding, and shingles - is typical of this period of architecture. Incised ornaments on the window lintels and carved moldings beneath the window sill distinguish the structure from others of the same period in the area.

Frederick W. Faat Cottage
536 East New York Street
1872-73, moved 1976

The original house on the site was a two-story, circa 1877 frame structure raised in the late 1880s. The present cottage was built in 1872-73 at 816 Broadway by Frederick W. Faat, who was the proprietor of a flour and seed store. Features of this one-and-a-half story Gothic cottage include a cross-gable roof, corner porch gable brackets, and ornate window frames. Two windows on the front facade have Gothic pediments. The relocation of the cottage in September 1976 was the project of Lockerbie Square, Inc.

William Dixon House
602 East New York Street
1983-1984

This two-story frame house was constructed in 1983-84 on the site of a large two-story house. The lot was vacant in 1941, and a one-story concrete block filling station was built before 1954. Features of the house are a two-bay main facade and a gable roof. The garage was built as a gas station. The house and garage conversion was designed by Home Remodeling Inc. for owner William Dixon. A gable roof was constructed over the garage in 1985.

Simeon Derringer Double Residence
608-610 East New York Street
1863-64

This two-story frame double was built originally by plasterer Simeon Derringer as a one-and-a-half-story frame double in 1863-64. The ornamented six-bays of the first floor of the main facade are the evidence of the earlier smaller double. The second story was added in late nineteenth century and greatly altered the appearance and character of the double. The second-story windows have simple frames and the roof has a hip configuration. The double had a front porch in 1915.

536 540 542–544 602 608–610

NEW YORK STREET

Commercial Building
541 East New York Street
c. 1950

This small concrete block building was built between 1941 and 1954 as the office for a parking lot. It is on the site of a two-story, frame double residence.

Vacant Lot
535-537 & 539-541 East New York Street

Site of two two-story double residences.

Vacant Lot
523, 527 & 529-531 East New York Street

Site of two frame houses and a two-story frame double.

Residence
521 East New York Street
c. 1885

The 1886 Titus map shows a building on this site. The 1887 Sanborn map shows that the shape and form of this house has not changed, except for the rear addition built sometime before 1898.

The appearance of this two-story house has changed very little except for the application of asphalt siding. The architectural features include frame construction, cross-gable roof, elongated two-over-two lights, and a small corner porch. The porch is decorated by a turned post and a decorative frieze.

Vacant Lot
519 East New York Street

Site of a two-story frame house.

Vacant Lot
511-513 East New York Street

Site of two-story brick double.

Parking Lot
509 East New York Street

Site of a two-story brick house.

541 521 519 511–513 509

237 NORTH EAST STREET

NEW YORK STREET

Residence
616 East New York Street
c. 1886 and c. 1900

The oldest portion of this house dates back to the 1880s by Oliver S. Keely. It was extensively rebuilt around 1900 as this Colonial Revival house. This frame, two-and-a-half-story house has a cross-gable roof with a Palladian window in the gable. The second level of the main facade has a shallow bowed bay and a three-window group; the east facade has a bowed oriel and a two-story bay. The brick porch piers have replaced the original wooden posts.

Vacant Lot
620 East New York Street

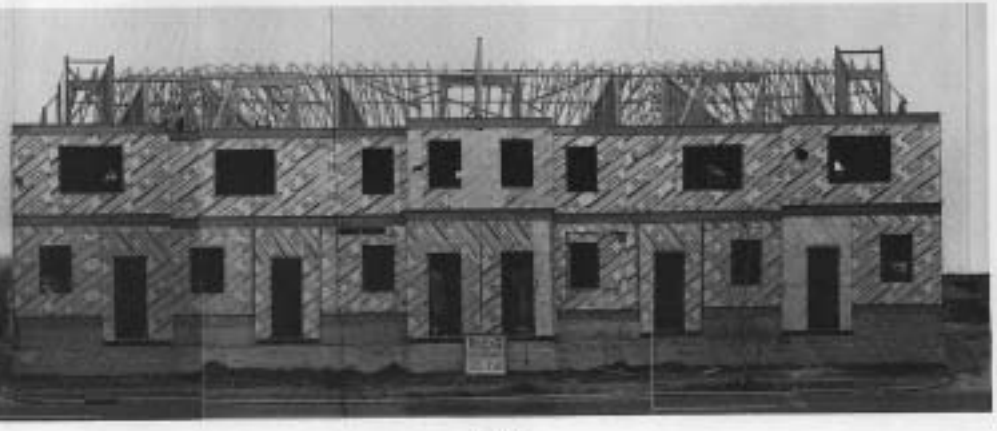
Site of a two-story frame dwelling.

Lockerbie Townhouses
634 East New York Street
1986, Robert E. Curry & Associates, architect.

This structure accommodates six two-story attached dwellings. The massive roof is hipped in shape. The main facade has three roof dormers and two wall gabled dormers. The building is clad with bricks and hardboard siding. This structure occupies the site of a commercial storage lot and a small office structure. It originally was the location of two houses and a shop/residence. The townhouses were constructed by James R. McCarroll.

616

620



634

NEW YORK STREET

Residence
638-40 East New York Street
c. 1895

This two-story, frame double residence was built around 1895. Its features include the multi-gable roof, corner brackets, and large classical front porch with pediments, classical columns and balustrade.

Nicholas Hofmeister Building
656, 658 & 660 East New York Street
1863-64, 1874-75, and c. 1895

This two-story brick Italianate commercial building was constructed by Nicholas Hofmeister in 1863-64 and enlarged in 1874-75. The small one-story shop on the west side was added in the 1890s. Hofmeister lived above his grocery store into the 1890s. He was one of the original subscribers for the establishment of the German-English Independent School. Features include a hip roof, projecting cornice with paired brackets, and a four-bay main facade with rounded arches.

638–640 656 658 + 660

NEW YORK STREET

Warehouse
631 East New York Street
1950

According to Sanborn map, this one-story brick office and concrete block warehouse was built in 1950 and occupies the site of two houses and a double residence.

244–246 NORTH COLLEGE AVENUE

631

NEW YORK STREET

Residence
619-621 East New York Street
c. 1875

This Italianate house was probably built by Eli Dewhurst between 1873 and 1879. It served as a multi-family residence in the twentieth century. The 1932 City Directory lists five apartments in this house.

This house is distinctive for its strong Italianate features, including the truncated hip roof, segmented arch openings, and frieze attic windows. Limestone is employed in the foundation, watertable, sills, key and springstones, and architrave. The Queen Anne side porch was probably added between 1887 and 1896.

Andrew Kramer Double
613-615 East New York Street
c. 1900

This double residence appears to have been built between 1898 and 1900 during the ownership of Andrew Kramer. It replaced a small, circa 1860 frame cottage. Features of the house include irregular massing and roof form. The roof is both hip and gable with gable dormers. The front windows are paired. The front porch is supported by pre-cast concrete classical columns with a concrete block balustrade. The house is clad with asbestos siding.

Parking lot
603 & 609-611 East New York Street

Once the site of a two-story house and a two-story double residence.

Frederick Kissel Building
601-603 East New York Street
c. 1880

Frederick Kissel is the likely first owner of this two-story frame building around 1880. It was used as a rental property. Kissel was one of the original subscribers to the German-English Independent School in 1839. The 1887 Sanborn map shows a two-story frame, double residence. The building remained solely a residence until 1921 when the first floor was converted into a grocery store.

The grocery store conversion resulted in the opening of the first floor main facade with a recessed central entrance flanked by two large display windows with transoms. The remaining fenestration was probably altered at this time, as well as the covering of the walls with asphalt siding. The nineteenth century character of the building may have been in the Italianate Style. Below the eaves is a blank frieze which originally held brackets. A two-story gabled wing is attached to the rear.

619–621 | 613–615 | 605 + 609–611 | 601–603

NEW YORK STREET

303–333 NORTH COLLEGE AVENUE

NEW YORK STREET

Parking Lot
707, 709, 711-713 & 715 East New York Street

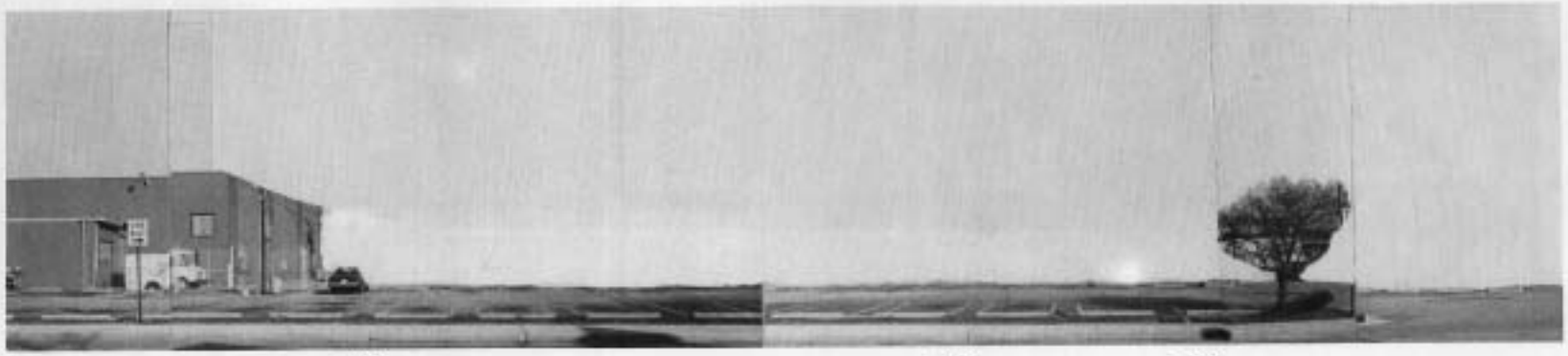
Site of four houses and a double residence.

707, 709, 711–713 + 715

NEW YORK STREET

Parking Lot
720, 724, 726 East New York Street

Site of two, one-and-one-half-story frame cottages, and a one-and-one-half-story brick cottage.



720 724 726

NEW YORK STREET

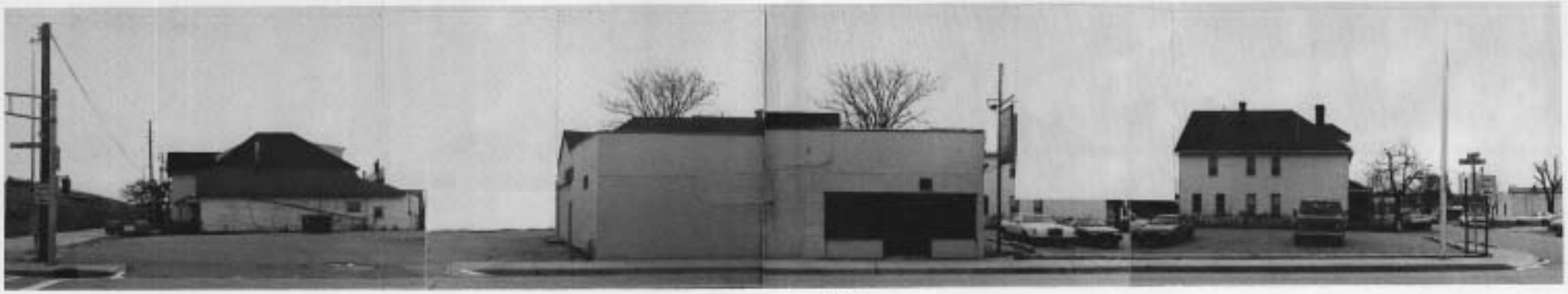
Parking lot
(see 304-306 North Davidson Street)

304 NORTH DAVIDSON STREET

NEW YORK STREET

Commercial Building
743 East New York Street
pre-1887 and multiple later additions

The eastern portion of this commercial building was built between 1886 and 1887. The 1887 Sanborn map indicates that this brick structure originally functioned as the commercial wing of a pre-1886 brick cottage, now demolished. By 1898, this structure changed to residential use. Sometime between 1941 and 1954 the western concrete-block addition was constructed and the nineteenth century character was completely obscured by the application of the stucco. Commercial uses of the building over the years include a saloon, gas station, and store. This one-story building is faced with stucco except for the old gabled portion on the southeast corner, covered with artificial clapboard siding. The only exposed historic character and fabric are the two gables on the west facade.



743

NEW YORK STREET

Residence
725 East New York Street
c. 1860

The 1860 Titus map indicates a building on the site. The 1887 map shows that 725 East New York has not changed in form. This two-story frame house has a cross gable roof, forming an "L" plan. The open eaves are adorned by decorative rafter ends and the gable vents are diamond shaped with sawn screens. The house has a one-story wing and a glazed corner porch supported by a brick pier and balustrade. The walls are covered with asphalt siding and the windows have two-over-two lights.

William C. Scheuer House
723 East New York Street
c. 1898

The 1908 Baist map shows the first evidence of this dwelling, a two-story wood frame structure with gable and hip roof, full-front porch, and a rear shed-roof addition. The porch is supported by three classical columns resting on a concrete block wall. The house appears to be unaltered. The first resident of the house was William C. Scheuer, a laborer who lived here from 1907 until 1918.

Vacant lot
719 East New York Street

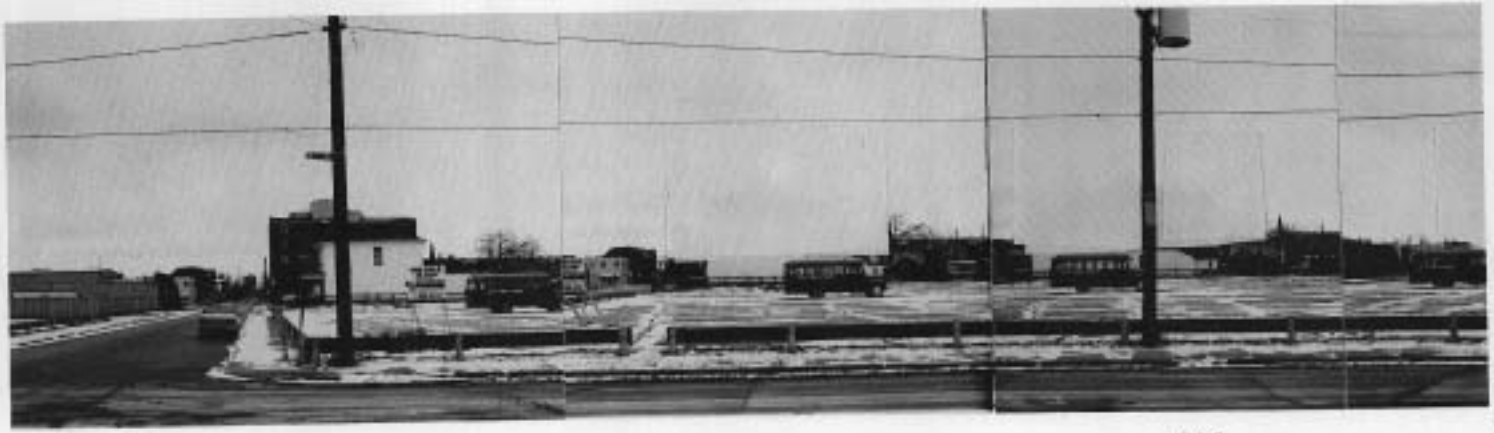
The two-story Italianate house at 529 East New York Street stood at this location until at least 1978.

725 723 719

NORTH STREET

Parking Lot
533 East North Street

Once the site of a two-story frame apartment building



533

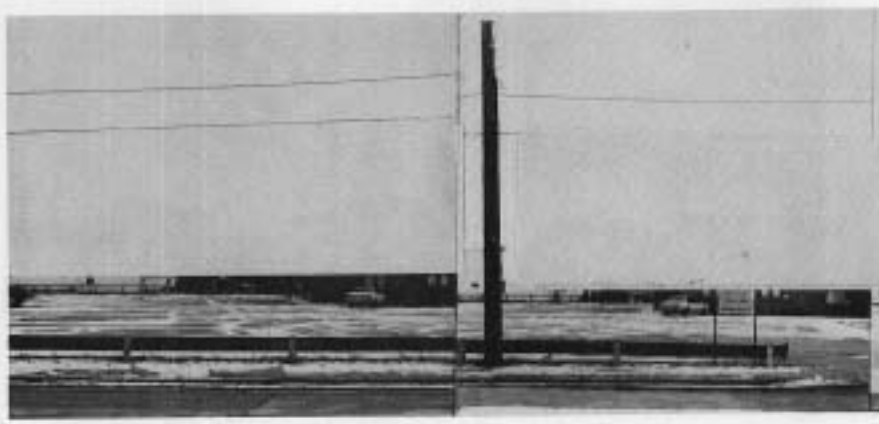
NORTH STREET

Parking Lot
523-529 East North Street

Site of a two-story dwelling and a two-story dwelling-store.

Residence
521 East North Street
c. 1880

521 East North Street began as a single family dwelling and was converted into a boarding house in the early 1920s. The two-story frame structure appears on the 1898 Sanborn map at the southeast corner of East North and North Leon Streets. The house has been covered with asphalt siding and has had its fenestration altered. The most important architectural features to survive are the recessed front entrance and the shingled gable, which projects at the apex. A small one-story wing appears to have been added around 1915.



523–529

521

PARK AVENUE

Vacant Lot
224 North Park Avenue

Site of two frame houses.

228-230 North Park Avenue
c. 1940

This concrete block garage was built behind a two-story frame double residence which was demolished in the late 1960s.

Parking Lot
232 North Park Avenue

Site of two frame double residences.

224 228–230 232 541 EAST NEW YORK STREET

PARK AVENUE

601–603 EAST NEW YORK STREET

PARK AVENUE

Governor Ray-Boucher-Stick House
302 North Park Avenue
c. 1835; moved in 1977

This Greek Revival house has stood at three different locations. It was originally erected about 1835 by former Governor James Brown Ray at the corner of Pearl and Alabama Streets. Ray served as governor from 1825 to 1831. After his term he practiced law in Indianapolis with little success. German immigrant Henry Boucher purchased the house in 1848 and from then until 1891 a member of his family lived at that address. Then the site, along with others nearby, was acquired for the Marion County Jail and the house was moved to 905 St. Peter Street. Anton H. Stick, a clerk at Vonnegut's Hardware, purchased the house in 1908. It was occupied by members of his family until 1939. In 1977 Elizabeth B. Smith, last of a series of short-term owners, sold the house to the City of Indianapolis and the City's Division of Urban Renewal moved it to its present site in a joint effort with Lockerbie Square, Inc. The house and its 1985 garage occupy the site of two frame houses. The garage was designed by Perry Associates, Architects, which also designed the house restoration.

This Greek Revival Style house is two stories in height. The symmetrical main facade facing Park Avenue is divided into five bays with a centered entrance, which is sheltered by a reconstructed portico. The entrance has a paneled door, sidelights and transom. The cornice projects above the plain frieze. The low-pitch gable roof has a gable-end chimney rising above it at each end. Typical of the style, wide corner boards serve as pilasters, supporting the entablature.

Parking Lot
312 North Park Avenue

Site of a one-and-a-half-story frame house.

302

312

PARK AVENUE

Alfred Foster House
314 North Park Avenue
1864

Alfred Foster constructed this house in 1864. It is a typical one-and-a-half story frame house of the period, but details probably added in the late nineteenth century augment the visual appearance. The house was probably very similar to its neighbor at 320 Park in its original form and design. Details include an ornate porch with entry gable, turned balustrade, and posts. The original gable brackets are present as is an ornate gable trim at the gable apex. Such an elaborate porch is unique in Lockerbie Square. The three first floor openings are ornately framed with round arches.

Residence
320 North Park Avenue
c. 1865

This one-and-a-half story frame house was owned by the Charles Mann family which lived next door at 324 Park. Features of this house include clapboard siding, gable roof with brackets, rounded garret vents, three-bay facade, and pediment-crowned front openings. The concrete porch was a later addition of the early twentieth century.

George Moller Cottage
324 North Park Avenue
1863

This cottage was built in 1863 by George Moller, a German-born plasterer. He was listed as an 1860 subscriber for the establishment of the German-English Independent School and an officer of the Freye Lodge, No. 63, of the D.O.H., a secret German fraternal society. Charles Mann, a cabinet maker, purchased the cottage in 1866. The Mann family lived here a number of years listed with an anglicized surname. Historic Landmarks Foundation of Indiana purchased the cottage in 1968. Restoration of the cottage occurred in 1974-75 as a project of HLFI and the Women in Construction program. In 1975-76 the cottage was the field office of the Greater Indianapolis Progress Committee and the Indianapolis Bicentennial Committee. It was recorded by the Historic American Buildings Survey in 1970.

The features of the one-and-a-half story frame cottage include clapboard siding, gable brackets, two-bay front facade, gable window, molded window and door caps, front porch with turned posts, sawn frieze, balustrade, and brackets.

Vacant Lot
326 North Park Avenue

Site of a one-and-a-half-story frame dwelling, demolished sometime before 1970.

314 320 324 326

PARK AVENUE

605 LOCKERBIE STREET

602 EAST NEW YORK STREET

PARK AVENUE

542 LOCKERBIE STREET

PARK AVENUE

Residence
346 North Park Avenue
c. 1890

This large two-story frame house is rather plain, except for the corner porch and the front gable. The porch is supported by turn posts and is augmented by a delicate turned frieze. The front gable is ornamented with fish-scale shingles, sawn and turn gable trim, and a decoratively framed gable window. The walls are clad with wood clapboard and the original cross-gable configuration has been complicated by additions to the house, adding a hip roof form. This house was built on the site of a small outbuilding which served the house to the north.

346

545 EAST VERMONT STREET

PARK AVENUE

Friedrick Thoms House
353 North Park Avenue
1860

German-born Friedrick Thoms built this late Federal Style house in 1860. He was a partner in Spiegel, Thoms and Company, furniture manufacturer and dealer, which had a factory on East Washington Street. Thoms was active in public life in Indianapolis. He served on the City Common Council 1869-72 and was one of the founders of the German General Protestant Orphans Home in 1867 and served as the first president of the home's association.

Features of this house include a three-bay front facade, segmented arch openings, projecting cornice, and limestone-framed entrance with an entablature, transom and sidelights. It also has a two-story porch on the north side and half-fan gable windows. The Thoms House was restored in 1973 and is similar to the Staub House at 342 North College.

Frederick Tapking House
349 North Park Avenue
1849, 1861, and c. 1905

The original brick portion of this house is claimed to date to 1849, which predates the Fletcher plat by ten years. Frederick W. Tapking purchased the land in 1839. He was a partner of Lockerbie Square resident Joseph Staub. The house was altered around 1861 with the addition of a frame half story and again between 1896 and 1913 to its present appearance. The house is brick on the first floor with segmented, arch windows. The second and half stories are, frame, clad with decorative shingled clapboards in the gables. The roof form is hip and gable.

James C. Lee House
345 North Park Avenue
1977, Raymond W. Ogle, architect

Architect Raymond W. Ogle of Carmel, Indiana designed this neo-Italianate Style house for James C. and Barbara Lee. It was completed in 1977. Features include a hip roof, brick walls, projecting cornice, a two-story front bay, and a recessed front entrance. It stands on the site of a two-story brick double residence.

Henry Heffmeyer House
337 North Park Avenue
1863

Henry Heffmeyer, a tailor, built this two-story brick house in 1863. It has a cross-gable roof and a small, Italianate side corner porch. The front facade has a gable with gable brackets and segmented arch openings. The open eaves reveal the sawn rafter ends. This house appears to be unaltered.

353 349 345 337

PARK AVENUE

Henry Hattendorf House
333 North Park Avenue
1861 and 1885

Henry Hattendorf, a tailor, probably constructed a small cottage in 1861, which was remodeled and expanded in the 1880s into this two-and-a-half story frame Queen Anne Style house with a hip and gable roof, pronounced front gable with fish-scale shingles, and cut-away corners. The 1978 restoration included the replacement of brick porch piers with turned wooden posts and the removal of asphalt siding.

Henry C. Long Cottage
331 North Park Avenue
1868

Lumber dealer Henry C. Long constructed this one-and-a-half story frame cottage as a rental property. Features of the cottage include a gable roof, gable brackets, gable window, two-bay front facade, rear lean-to, and a front porch with turned posts. The cottage was restored during 1985-86 and the added lean-to was removed and a gable rear addition constructed.

Henry C. Long Cottage
329 North Park Avenue
1868

This cottage and its neighbor at 331 Park were constructed in 1868 by lumber dealer Henry C. Long as rental properties. They appear to have been originally identical. Features of this one-and-a-half story frame cottage include a gable roof with brackets, two-bay facade, clapboard siding, and a front porch with turned posts. The wooden porch was rebuilt when the cottage was restored in 1977-78. A rear two-story addition was constructed in 1979, designed by architect Terry L. Bradbury.

George Schribner Cottage
325 North Park Avenue
1864, moved 1977

George Schribner built this cottage in 1864 where it originally stood at 1426 West Washington Street. The cottage was dramatically transformed from a dilapidated westside cottage into a restored Lockerbie cottage by Historic Landmarks Foundation of Indiana in 1977. The cottage was moved across the city and restored to specifications drawn up for HLFI by James Kjenle of Archonics. It sits on the site of an earlier one-story frame double.

Features of this Gothic-Stick Style structure include a cross-gable roof, corner porch with a turned post, clapboard siding, board and batten gable siding, triangular framed panels above the two front windows, and a pentagonal attic vent.

James Pierce Cottage
321 North Park Avenue
1864

James Pierce, a teamster, built this one-and-a-half story frame cottage in 1864. A small cottage, this structure has a front facade with many details. The walls of the first floor are clad with clapboard. The gable is segmented by Stick Style vertical and horizontal boards which separate the clapboard from the vertical board siding and from the scalloped wood shingles. The gable has an ornamented king post and gable brackets. The cottage is typical of the period with a gable roof and a one-story rear addition. The openings on the front facade are capped by a shallow pediment, whereas the side openings have flat molded lintels. The cottage was restored in 1976-77.

333 331 329 325–327 321

PARK AVENUE

596 EAST VERMONT STREET 410 414

PARK AVENUE

Indianapolis Glove Company Factory
420-430 North Park Avenue
1909-1910

This factory was constructed in 1910 as the home of the Indianapolis Glove Company. It was built on the site of a commercial building and a house. The house and open land were part of the site of the earlier St. Vincent's Infirmary. This factory is an historic building in Lockerbie Square. Its construction represents the beginning of the decline of the area as residential in the early twentieth century. Other industrial buildings were constructed on all streets around the original Lockerbie Square. The factory is constructed of brick with steel frame construction.

The Indianapolis Glove Company was founded in 1904 by Charles P. Swick and Brodekurst Elsey and originally was located in the Century Building at Pennsylvania and Georgia Streets. The original 1910 character of the factory survives unaltered and was respected in the 1923 extension to the south and the addition of the sixth story in 1933. In 1969 the company was ranked third in the national glove-making industry, producing more than 400 kinds of gloves for nearly every industrial work situation. The company vacated its original building in 1982.

On April 5, 1982 the rehabilitation of the factory and grounds was announced. Sixty-two condominium units were created in the space of the factory, renamed the Lockerbie Glove Company Condominiums. Renovation was completed in 1984. The architectural firm of Archonics designed the condominiums.

420–430 NORTH PARK AVENUE. MAIN ENTRANCE

420–430 NORTH PARK AVENUE (VIEW LOOKING SOUTHWEST)

PARK AVENUE

Warehouse
<u>429 North Park Avenue</u>
c. 1900

This one-story, concrete block commercial building was built between 1941 and 1954 and is attached to the larger warehouse to the north. It is on the site of a one-story cottage.

Lockerbie Glove Company Townhouses, Building #5 and #6 and Garage
<u>415-417, 421 & 425-427 North Park Avenue</u>
1983, Archonics, architects

These two buildings were constructed in 1983 to complete the Lockerbie Glove Company Condominiums and Townhouses project. The two townhouses flank the recessed gabled entrance of the complex's garage. These buildings are mirror images. Each has two townhouses with brick walls, three floors, two garage bays, balconies, and stone accents. The garage was constructed in 1983 to shelter eighteen cars.

601 EAST MICHIGAN STREET 429 421 + 425–427 415–417

PARK AVENUE

Meier Rental House
413 North Park Avenue
c. 1870

This one-and-a-half story frame house was built by Christian Meier as a rental property around 1870 and later sold to Samuel Bannister, co-owner of the Saturday Herald newspaper. The simple cross-gable house has a small corner porch, and is distinctive for its sawn bargeboard and decorative window surrounds. The house was restored in 1982 at which time the added front porch was removed. In 1983 an addition was constructed on the rear of the house.

Christian Meier Cottage
411 North Park Avenue
1861

Built in 1861 by Christian Meier, a frame maker for H. Lieber and Co., this small frame cottage has had few alterations. A porch was added at the turn of the century, but was removed when the cottage was restored in 1979. Features include a three-bay facade with a center entrance and a gable roof.

Hermann Lieber Cottage
407-409 North Park Avenue
c. 1860

This cottage has several interesting features which distinguish it from its neighbors. The eaves have a wide overhang with carved rafter ends, and the gable overhang is supported with elaborately sawn brackets. The second-floor double window has an interestingly shaped head with a label moulding. On either side of the windows there are hexagonal vents with heavy molded caps. The first floor of the main facade has a door and two windows. The form and detailing of this cottage suggest a Swiss chalet, an inspiration to mid-nineteenth century American architects and designers. The house was built by German-immigrant and civic leader Hermann Lieber, founder of H. Lieber and Company, photographic supply company, co-founder of the German-English Independent School, and Das Deutsche Haus. In 1868, Captain William Tarkington, brother of Booth Tarkington's grandfather, bought the house. Tarkington was secretary to Governor Oliver Morton. Restoration of the cottage's exterior in 1977 resulted in the removal of the porch and asphalt siding. Before restoration the cottage had a four-bay facade reflecting the cottage's earlier conversion to a double residence.

Augustus Spiegel House
401 North Park Avenue
1860 and 1870

This Italianate house is a large, two-story frame structure. Notable decorative elements include the bracketed window head trim, bracketed eaves, and the paneled frieze. Originally, the house was smaller than it is now. The Palladian window on the south elevation is an element typical of the Colonial Revival Style. While they give the house an eclectic appearance, the late additions do not detract from the overall character but add some diverse visual features. The small brick carriage house behind the building once had two windows on the side elevations and a window in the gable of the street facade. It is one of the few remaining carriage houses in Lockerbie Square.

Augustus Spiegel was a cabinet maker and partner in Spiegel, Thoma and Company, furniture manufacturers and dealers. The west wing and porch were added around the 1870s.

413 411 407—409 401

PARK AVENUE

Parking Lot
514-518 North Park Avenue

Once the site of a two-story double dwelling and a two-story frame house.

530 EAST MICHIGAN STREET

514—516

PARK AVENUE

Vacant Lot
518 North Park Avenue

Site of a two-story frame dwelling.

Residence
520 North Park Avenue
c. 1870

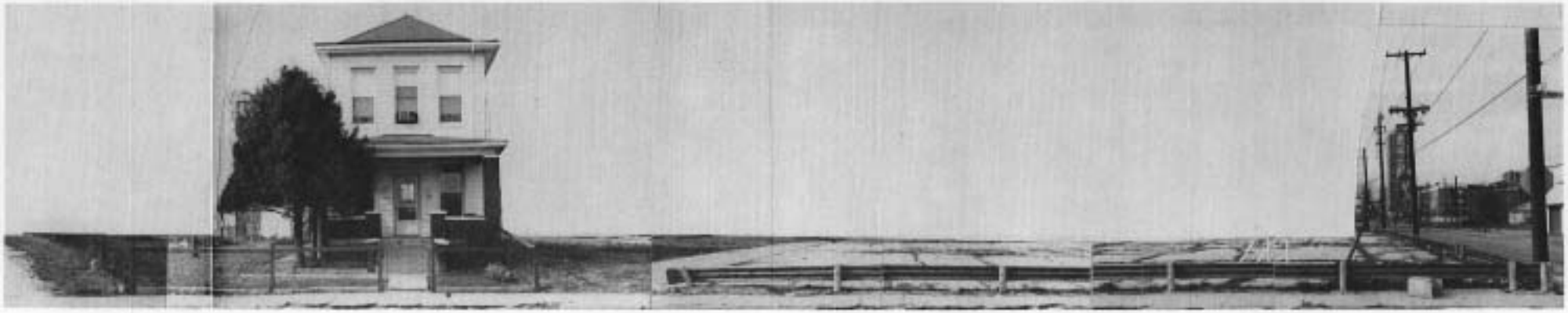
520 North Park is a two-story brick house with a one-story frame addition in the rear. It appears on the 1887 Sanborn map, possibly replacing an earlier structure. Features of the house include a hip roof, projecting cornice, three-bay front facade, and a brick-piered front porch. Aluminum siding completely covers the brick walls. The porch was probably added after 1915. The openings remain unaltered except for the centered front entrance which probably had a transom.

Vacant Lot
522-24 North Park Avenue

Site of a two-story frame double dwelling.

Parking Lot
526-536 North Park Street

Once the site of two frame dwellings and a brick dwelling.



518 520 522–524 526–536

PARK AVENUE

Fenced Lot
519-523 North Park Avenue

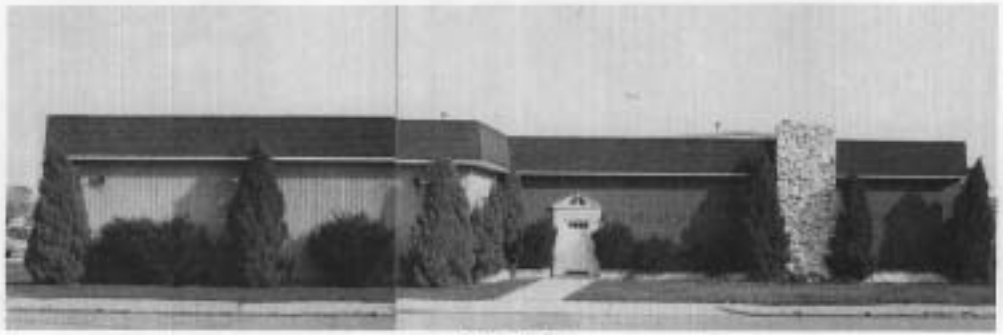
A service station once stood at this location.

519–523

PARK AVENUE

Commercial Building
515-517 North Park Avenue
c. 1925 and c. 1980

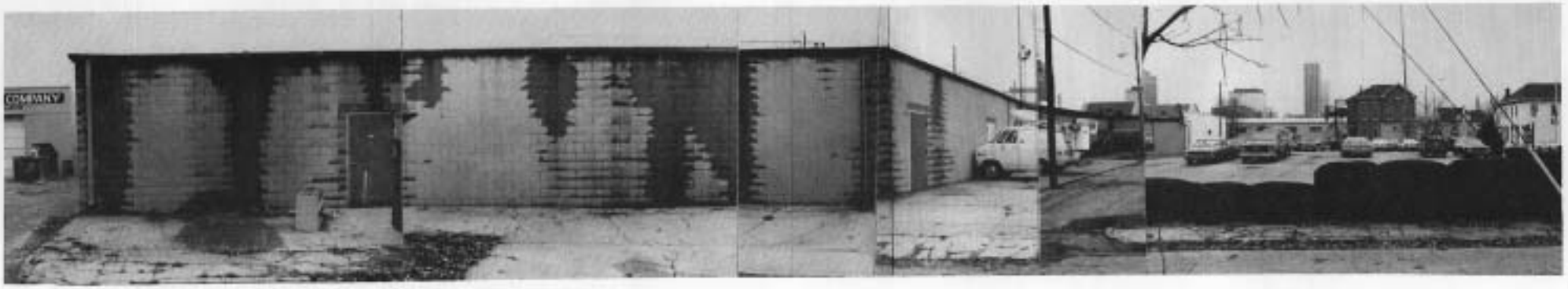
A portion of this one-story building dates to a time before 1927. The most recent portions date from the 1980s as probably does the facade. The building is faced with plywood siding and brick.



515–517

602 EAST MICHIGAN STREET

SPRING STREET



REAR OF 231 NORTH COLLEGE AVENUE

715 EAST NEW YORK STREET

SPRING STREET

Parking Lot
229-231 North Spring Street

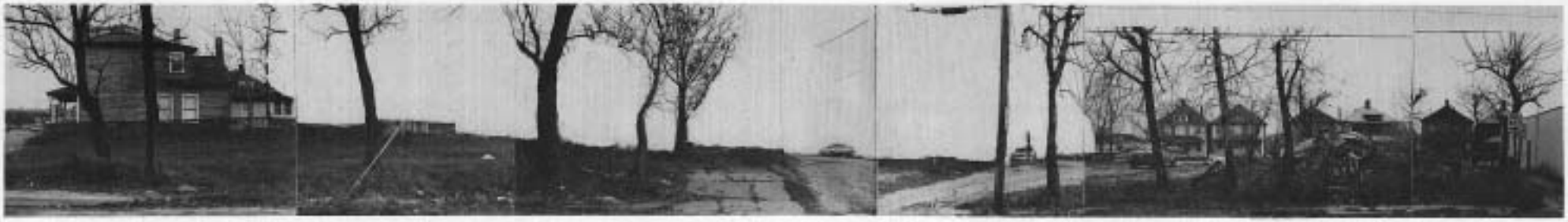
Once the site of two small cottages.

Vacant Lot
227 North Spring Street

Here stood a one-and-a-half story frame house demolished in November 1985.

Vacant Lot
225 North Spring Street

Here stood a one-and-a-half story brick cottage demolished in November 1985.



719 EAST NEW YORK STREET 229–231 227 225

SPRING STREET

REAR OF 401–415 NORTH COLLEGE AVENUE

SPRING STREET

Peter Schaub Cottage
418 North Spring Street
c. 1855, moved 1904

Peter Schaub was the builder of this small frame cottage. An examination of the mortice and tenon framing reveals that the cottage was originally one story with an added half story and a rear addition which nearly doubled the size of the original cottage. This enlargement took place sometime before 1887. The cottage originally faced Noble Street (College Avenue) but was moved circa 1904 when Michael Made built his brick double residence at 417 North College. Schaub was an express wagon driver and lived here until his death in either 1869 or 1870. His wife Elizabeth continued to live here until 1875. Features of the cottage include a gable roof, gable window with molded hood, three-bay front with center entrance, rear lean-to, and a porch with turned posts.

Vacant Lot
420-422 North Spring Street

Site of a two-story frame double residence.

Residence
424 Spring Street
c. 1870

The 1887 Sanborn map shows a one-story dwelling at this location built sometime after 1866. 424 Spring Street is a cross-gable frame cottage. Other features include a corner porch with turned posts, wood clapboard siding, corner brackets, and decorative window frames. The rear additions appear to have been added sometime between 1888 and 1913. The entrances appear to have been altered.

418

420–422

424

SPRING STREET

Residence
428 North Spring Street
c. 1860

This carpenter builder cottage is typical of the area. It appears on the 1866 Titus map and is clearly shown without the front porch on the 1887 Sanborn map. The porch was added sometime between 1916 and 1924. It has a gable roof with a one-story rear kitchen addition. Despite the enclosed front porch and the artificial siding, the cottage maintains its original nineteenth-century form with the front gable accented with brackets and the four-over-four lights of the gable window surrounded by a decorative frame.

Fredrick Farrell Cottage
430 North Spring Street
c. 1860 and 1985, Mark Demerly, designer

The original portion of this one-story, frame cottage was constructed around 1860 as a machine shop. The roof slope was altered and the front gable was added to transform an intrusive small structure into a cottage more compatible with historic Lockerbie area cottages.

428 430

SPRING STREET

Residence
434 North Spring Street
c. 1865

This cottage is typical of the cottages built in this area in the 1860s and 1870s. The 1866 Titus and 1887 Sanborn maps show this lot to be vacant. The 1898 Sanborn map shows this cottage on the site, suggesting the cottage may have been moved. The movement of structures was not uncommon, as seen with the Peter Schesh Cottage (see 418 Spring). Features of this cottage include a gable roof, one-and-a-half stories, a three-bay facade, pedimented door and window caps, and exposed purlin and rafter ends. The asphalt siding was stripped in 1985 and the original wood siding was replaced. The cottage originally had gable brackets and a simple stoop.

Residence
436 North Spring Street
c. 1870

Until the summer of 1986, this one-story frame cottage with a gable roof had been severely altered with the application of artificial siding, removal of details, and the alteration of the fenestration. Only the original form is unaltered. It appears on the 1887 Sanborn map, but not on the 1866 Titus map. This cottage appears to be smaller than its contemporaries, without the extra half story. Since no evidence existed, the main facade was redesigned, sympathetic to the cottage's historical character.

434 436 715 EAST MICHIGAN STREET

SPRING STREET

REAR OF 422–424 NORTH FULTON STREET

REAR OF 418–420 NORTH FULTON STREET

SPRING STREET

Parking Lot
409-411, 413 North Spring Street

Site of a one-story frame cottage and a two-story frame double.

409–413 NORTH SPRING STREET

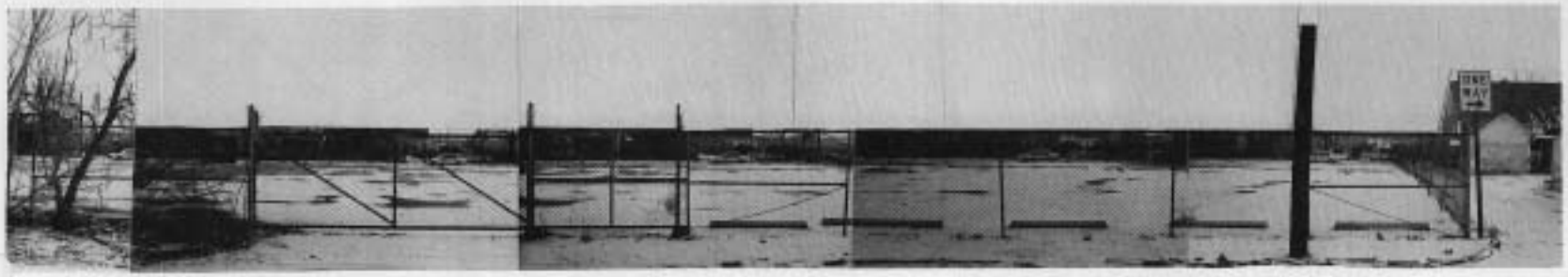
720 EAST VERMONT STREET

SPRING STREET

Vacant Lot
(see 717-719 East Michigan Street)

717 EAST MICHIGAN STREET

SPRING STREET



REAR OF 430–432 NORTH FULTON STREET

REAR OF 428 NORTH FULTON STREET

SPRING STREET

Parking Lot
510-516 North Spring Street

Once the site of a two-story frame double and two frame cottages.

708–710 EAST MICHIGAN STREET

510–516

SPRING STREET

Vacant Lot
518-524 North Spring Street

Once the site of a two-story frame double and two frame cottages.

518–524

SPRING STREET

Unpaved parking lot
526-532 North Spring Street

Site of two, one-story frame doubles.

526–532

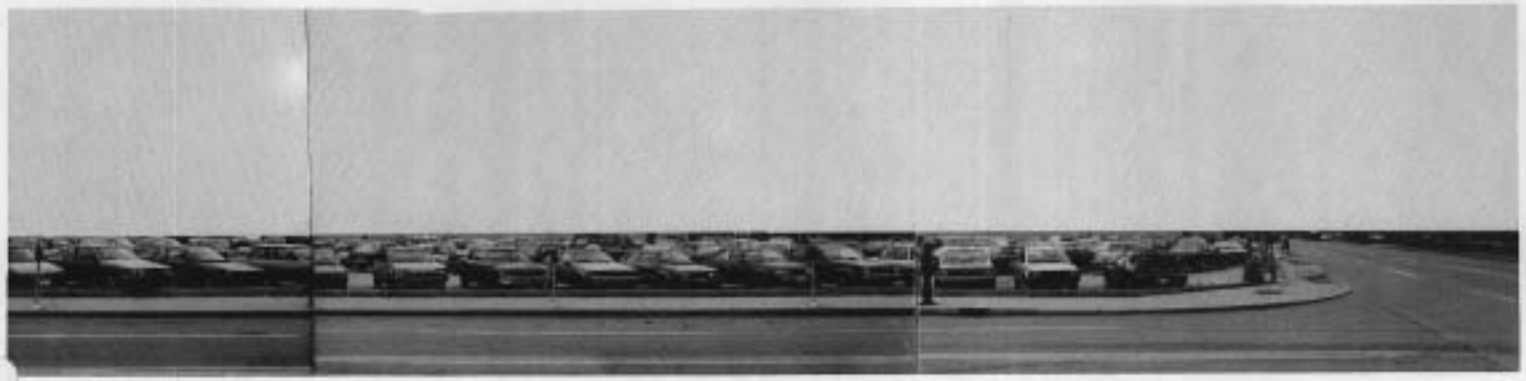
VERMONT STREET

Parking lot
426, 430, 436, 440-442, 446 & 450 East Vermont Street

Site of five houses and one apartment building.

426, 430, 436

VERMONT STREET



440–442, 446, 450

VERMONT STREET

St. Mary's Academy/Academy of the Arts
429 East Vermont Street
1912 and 1927, George V. Bedell, architect

The Sisters of St. Francis of Oldenberg, Indiana purchased the land and commissioned Indianapolis architect George V. Bedell (1861-1948) to design this neo-Gothic building, built by contractor George Clements. The Academy was erected at the same time as St. Mary Church, also constructed by George Clements. An addition was constructed in 1926-27 by George H. Michaelis according to Bedell's plans. George V. Bedell, the son of German immigrants, was an Indianapolis architect responsible for three local Catholic churches: Holy Trinity Slovenian, St. Philip Neri, and St. Frances de Sales; as well as a number of local theaters. St. Mary's Academy opened on September 6, 1912 and closed in 1977, operating as a secondary school for girls. The Academy was founded in 1864 at 113 East Maryland Street, where St. Mary Church was located before 1912.

This three-story brick school building has a rear addition of fireproof construction. The building is faced with buff brick accented with limestone detailing. The detailing is on the front facade facing Vermont Street. The major architectural feature is the Gothic Style entry porch which projects from the facade. The depressed pointed archway has compounded molding, a label, and a sculpted spandrel. Another feature of the main facade is the complex crenelated parapet, directly below which is a cartouche bearing the "SMA" monogram. Two, two-story oriels flank the entrance bay.

230 NORTH EAST STREET

429 EAST VERMONT STREET

VERMONT STREET

Lockerbie Glove Co. Townhomes
502-558 East Vermont Street, 503-509 Lockerbie Circle North & 502-558 Lockerbie Circle South
1983-1985, Archonics, architects

This block of attached rowhouses was constructed in 1983-1985 in tandem with the rehabilitation of the old Indianapolis Glove Co. factory building into the Lockerbie Glove Co. condominiums. These buildings, and the ones behind them, on Lockerbie Circle North and South and 410-416 North Park Avenue, were built on the site of the Little Sisters of the Poor Home for the Aged Poor(demolished in 1968), two duplexes, and a house. Portions of the Home's wall have been reused as garden wall for the townhouses.
Features of the building, designed by the Indianapolis architectural firm Archonics, include brick veneer facades and hipped roofs with a series of small front gables. Limestone is used as a accent in the sills and lintels. Rounded and segmented arches relieve the facade, giving it character, as do the projecting frame bays.

502–558 EAST VERMONT STREET

VERMONT STREET

572–596 EAST VERMONTSTREET

VERMONT STREET

Residence
545 East Vermont Street
c. 1890

This two-story house shows Queen Anne influence with a hip roof and a large front gable. The gable is emphasized by the fish scale shingles, which contrast with the house's clapboard siding. The boxed eaves are decorated by simplified decorative modillions. The house has cut-away corners, belt courses, and a restored porch with a balustrade and turned posts.

Residence
539 East Vermont Street
c. 1885

This cottage appears to have been a reversed duplicate of the Stick Style cottage at 527 Vermont. The nineteenth century character has been obscured by the circa 1915 brick porch and fenestration. A small bit of "stickwork" is exposed in the top of the front gable.

Roger O. DeBruler House
531 East Vermont Street
1973, James Associates Architects

This brick house was constructed by a pioneer of the Lockerbie rebirth, Judge Roger O. DeBruler. It stands on the site of the John F. Holt Home. Features of this two-story brick house include a gable roof with the house parallel to the street. The facade is pierced by four bays, one of which is the front entrance.

James Associates, an Indianapolis architectural firm, designed the house and prepared the original Lockerbie Square Historic Preservation Plan I in 1968.

527 East Vermont Street
c. 1885

This small Stick Style cottage resembles the one at 539 Vermont but lacks the important ornamented front bay. It does, however, have the same form, scale, shape and "stickwork" pattern. The corner porch is supported by turned posts and balustrade. A two-story rear addition was constructed in 1984-85.

Wiley Rental House
523 East Vermont Street
c. 1885

Built as a rental property by David and Maria Wiley who lived next door at 519 Vermont, this house has retained most of its original Stick Style details. The Stick Style made use of applied diagonal, vertical, and horizontal boards, implying medieval exposed timber framing. All of these elements are found on this facade as well as clapboard siding, accented board panels and gable trim. The steep roof is cross-gabled. A small corner porch is located on the west side, supported by turned posts.

545 539 531 527 523

VERMONT STREET

Wiley Cottage
519 East Vermont Street
c. 1885

The Wiley Cottage is a good example of a Stick Style cottage. Features of this structure include a hip and gable roof, a front gable with decorative "stickwork" and a bay with a shed roof. The bay is distinctive for its applied abstract and sunflower motif ornamentation. The porch, which was originally much longer, is supported by a turned post which is a replacement. A two-story addition was added in 1985.

Vermont Street Townhouses, Building B
515 & 517 East Vermont Street
1984-1985, Archonics, architects

This double residence consists of brick walls, two stories, gable roof, six-bay facade, stone lintels, transoms, and framed entrance canopies. This double residence occupies the site of a frame cottage.

Vermont Street Townhouses, Building A
501, 503, 505, 507, 509, 511, & 513 Vermont Street
1984-1985, Archonics, architects

These seven attached houses were constructed in 1984-1985, designed by Archonics. They are located on the site of the Holt Family House and a double which faced East Street. Features include front gables, brick and clapboarded frame walls, dormers, bays, and paired windows. Six of these units face Vermont; one faces East Street.

519 517 515 501, 503, 505, 507, 509, 511, 513

VERMONT STREET

401 NORTH PARK AVENUE

VERMONT STREET

Henry Kappes Cottage
616 East Vermont Street
1865

This one-and-a-half story frame cottage was built by Henry Kappes, real estate agent and lawyer in the firm of Kappes, Seidensticker, and Halter. This firm was composed of German immigrants, and founded in circa 1860. Kappes also served on the City Common Council from 1865 to 1867. He later sold the house to Dr. Gideon Worsetler, a physician. Features of this cottage include a gable roof, gable window, three-bay facade with full-length windows, a front porch, and a rear lean-to.

Richard L. Smith House
620 East Vermont Street
1984, John A. Armstrong, designer

This two-story frame house was built in 1983-84 and occupies the site of a one-story frame cottage. This house was designed by John A. Armstrong for Richard L. and Nancy Smith, the first occupants. Features of this Neo-Queen Anne Style house are the cross-gable roof with a prominent front gable, a two-story bay, gable front porch, and corner tower with a pyramidal roof. Weiss and Currier, Inc. was the builder.

George McCurdy Double Residence
622-24 East Vermont Street
c. 1902

This two-and-a-half-story frame residence was built by George McCurdy, a bookkeeper. It was held as rental property by Henry J. Stanridge who owned other property in Lockerbie Square. Features of this double include a gable roof, matched two-sided front bays, and a front porch with turned posts, brackets and balustrade.

Vacant Lot
626-628 East Vermont Street

Once the site of a two-story double residence.

616 620 622–624 626–628

VERMONT STREET

Alaine Pennock House
634 East Vermont Street
1985, James R. Stutzman, architect

This one-and-a-half-story house has a cross-jerkin gable roof and a corner porch. A gable dormer rises above the eaves. A large brick chimney stack is on the east facade. Architect James R. Stutzman designed the house built by contractors Gatch & Company on the site of a two-story frame double residence.

634

414–416 NORTH COLLEGE AVENUE

VERMONT STREET

Vacant Lot
627 East Vermont Street

Site of a one-and-a-half story frame house.

Thomas Vance Cottage
623 East Vermont Street
1881

This cottage was built for Thomas Vance and his family in 1881. The original structure consisted of only the front gable, making it a four room dwelling. The rear section of the home was added around the turn of the century. Vance, a cabinet maker, was a man of modest means, which explains the absence of ornate trim found on other area houses of this type.

This simple one-and-a-half story frame cottage is three bays wide and has a gable roof with an interesting gable at the rear, forming a "T" plan. A transom is above the front door.

Stanridge-Hager Rental Cottage
619 East Vermont Street
1884

Horse trader Henry Stanridge built this frame cottage as a rental property after he was mustered out of the service during the Civil War. It was later owned by a grocer, Charles Hager who rented it to Jessee T. Murphy, a policeman.

This one-and-a-half story frame cottage is distinguished for its prominent gable window with pedimented hood and decorative frame. The first floor has three bays and a front porch with a balustrade and turned posts. The gable roof is pierced by a dormer on the east side.

627 623 619

VERMONT STREET

Henry Stanridge Rental Cottage
617 East Vermont Street
1864

Horse trader Henry Stanridge built this rental cottage after his service in the Civil War. It is a one-and-a-half story cottage on the front, with two full stories on the rear, the result of the addition of a large cross-gable wing. The gable front facade has a single, centered gable window and three bays piercing the first floor. The entrance and windows are framed and capped with paired bracket hoods. The entrance is slightly recessed and has a transom. The front gable as well as the rear gables have decorative brackets. A small, turned corner porch is located on the east facade.

617

353 NORTH PARK AVENUE

VERMONT STREET

401–405 NORTH COLLEGE AVENUE

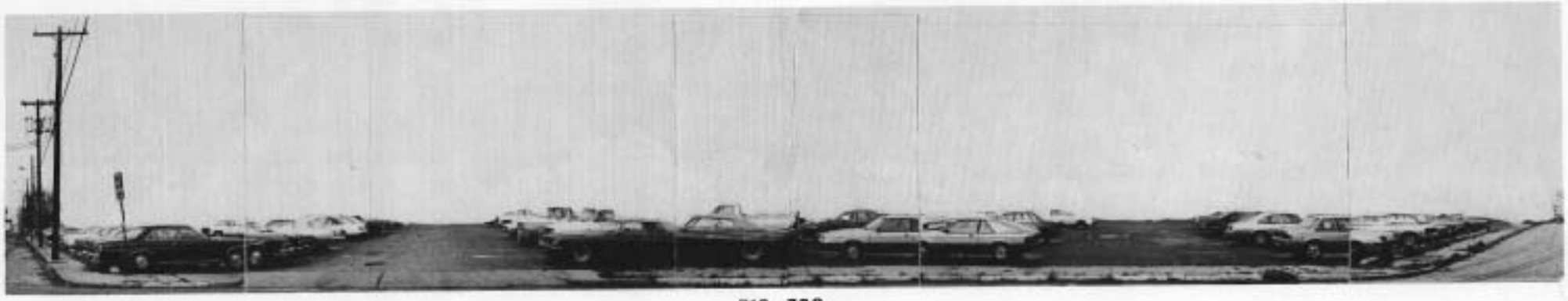
VERMONT STREET

303–333 NORTH COLLEGE AVENUE

VERMONT STREET

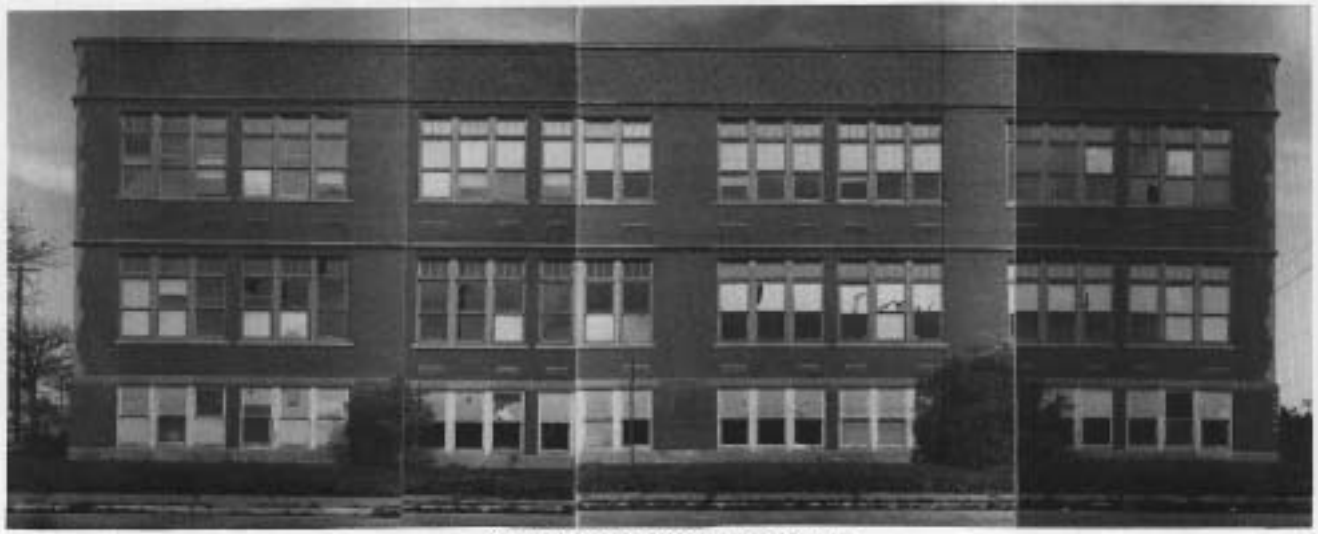
Parking lot
718-728 East Vermont Street

Once the site of two frame dwellings, and a building containing two dwelling units and a store.



718–728

VERMONT STREET

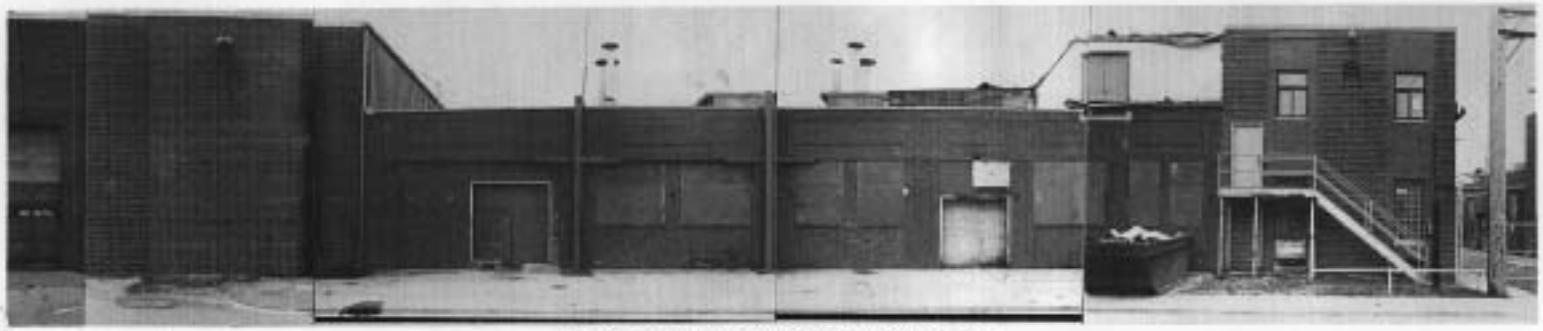


407 NORTH FULTON STREET

VERMONT STREET

338 NORTH DAVIDSON STREET

VERMONT STREET



338 NORTH DAVIDSON STREET

VERMONT PLACE

Express Parcel Delivery Co. Building/Lockerbie Flats
621 Vermont Place
c. 1912

This two- and three-story brick industrial building was constructed around 1912 by Charles T. Austin (1866-1928) for his Express Parcel Delivery Company. He served as president and general manager from 1904 to 1928. Previous to the construction of the building, the site functioned as a lumberyard, but it was intended by its platter, T.R. Fletcher, to be a city park. The park use was never realized. The building was originally two stories in height with a wagon shed, offices, and bay left on the second floor. Between 1914 and 1954 the southern portion of the building was enlarged with a third story. It appears that many of the second-story windows and some first-story openings were altered at this time from the small segmented arches to a larger flat-headed opening with industrial metal sash windows. The building later served as a machine shop, the Peak Nut wholesaler, a cabinet shop, and a card shop. The building was renovated in 1985-86 into the 15-unit Lockerbie Flats after the design of Powers-Kappes: Architecture.

621 VERMONT PLACE (VIEW LOOKING SOUTHEAST)

621 VERMONT PLACE (VIEW LOOKING NORTHWEST)

LAND USE

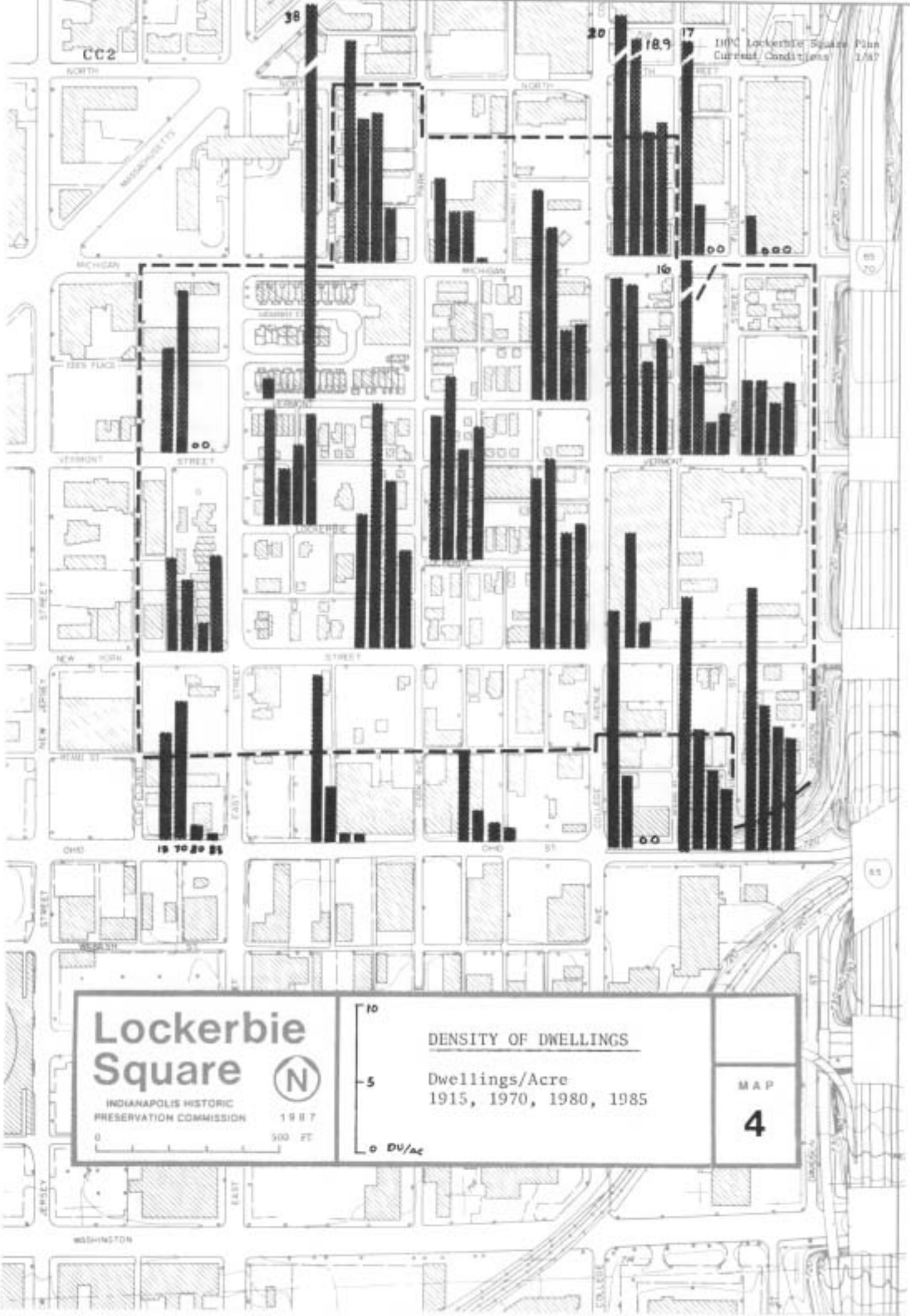
Residential land use in Lockerbie Square includes single-family, two-family and multiple family residences. One trend until the mid 1970s had been the conversion of the first two types of housing into multi-family housing. Several of these "rooming" houses have been returned to their original use with the progression of rehabilitation/restoration activity in the district. Building demolition during Lockerbie Square's years of decline has substantially reduced the residential density of the area from the density existing in 1915. New residential construction in Lockerbie Square has raised the current density to approximately half the 1915 level (see map, page CC-2).

Today, with the exception of a small antique watch and clock shop at 537 Lockerbie Street, commercial land use is confined to the perimeter of the primary area. Particularly heavy commercialization has occurred along the 300 block of College, the 600 block of Michigan Street and the 400 block of North East Street. Many of the commercial uses are light industrial in character and existed before creation of the Lockerbie Square Historic Area. Exceptions to this include an Italianate house located at the corner of Michigan and East Streets, which has been converted to offices, and a small brick store in the 400 block of North College, which has been rehabilitated into a small restaurant.

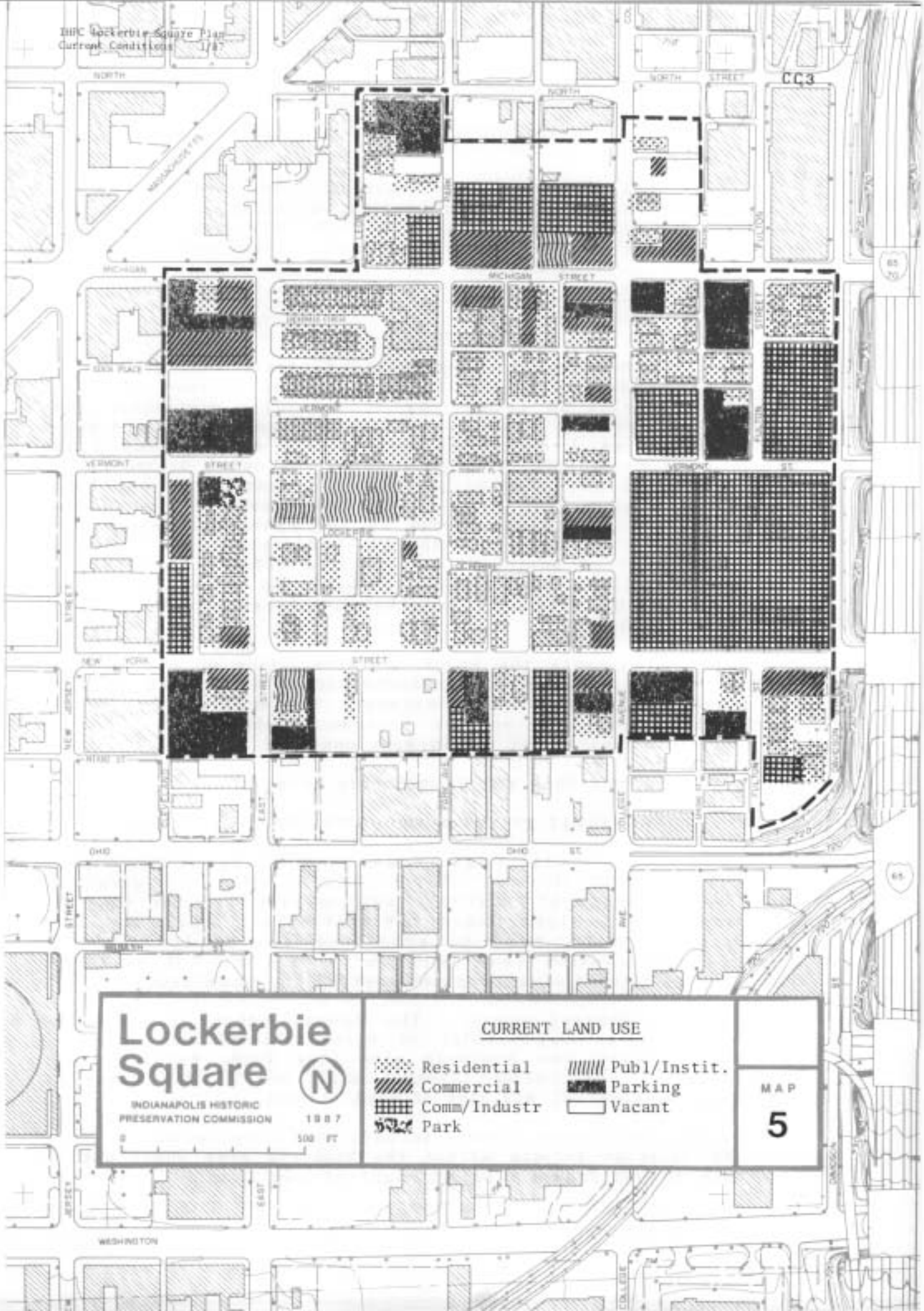
Examples such as a commercial laundry, printing company, radiator shop, rubber stamp company, gas station, and two bars represent the light industrial and commercial land uses within the historic district. They often occupy sites where residences once stood. These businesses often generate considerable service traffic. Activities generally begin in early morning and cease by late afternoon on weekdays. Several have expanded considerably through the years and most customers and employees of these establishments are not Lockerbie Square residents.

There are also several significant institutional properties. These include: Phi Kappa Psi, a national fraternity headquarters; the James Whitcomb Riley Home museum; the former St. Mary's Academy (currently being used as an artist's cooperative); and the Lockerbie Square United Methodist Church. Activities at these locations often extend beyond daily working hours.

The current mix of land uses in Lockerbie Square is typical of a residential area in an urban setting. To the north of Lockerbie Square is an area of light industrial and commercial operations and a high-rise building for the elderly. To the east, small industrial uses and a few residential buildings



CC2
38
20
18.9
17
16
NORTH
MICHIGAN
VERMONT
STREET
NEW YORK
OHIO
WASHINGTON
EAST
JERSEY
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
500 FT
10
5
0 DU/ac
DENSITY OF DWELLINGS
Dwellings/Acre
1915, 1970, 1980, 1985
MAP
4


IHPC Lockerbie Square Plan
Current Conditions 1/87
CC3
NORTH
NORTH STREET
MICHIGAN
MICHIGAN STREET
VERMONT
VERMONT STREET
VERMONT ST.
LOCKERBIE ST.
NEW YORK
NEW YORK STREET
NEW JERSEY
EAST
COLLEGE
OHIO
OHIO ST.
WASHINGTON
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
500 FT
CURRENT LAND USE
Residential
Commercial
Comm/Industr
Park
Publ/Instit.
Parking
Vacant
MAP
5

extend several blocks before reaching Interstate 65/70. The south is primarily light industrial establishments with some scattered residential buildings. To the west is mostly commercial or commercial-support activities associated with Indianapolis' Central Business District.

ZONING

The City of Indianapolis adopted standardized zoning in 1922, which was updated in the 1960s. At the present time, the Historic District is covered by three zoning districts: the Historic Preservation District Zoning Ordinance (this ordinance was developed as a result of the Historic Area - Plan 1 for Marion County, Indiana, Lockerbie Square, adopted September 11, 1968), the Regional Center Zoning Ordinance, and the Flood Control District Zoning Ordinance. The immediate area around Lockerbie Square is also covered by the above ordinances plus the primary ordinances of Medium Industrial Urban District (I-3-U) or Central Business District Two (CBD-2) (see Map 5). For specifications and permits required by these ordinances, contact the Division of Development Services, Room 2122, City-County Building.

This section presents the major characteristics of the existing zoning ordinances that affect Lockerbie Square. The material presented in this section possesses no legal status and is incomplete; thus, the adopted ordinances should be consulted for specific definition or development controls.

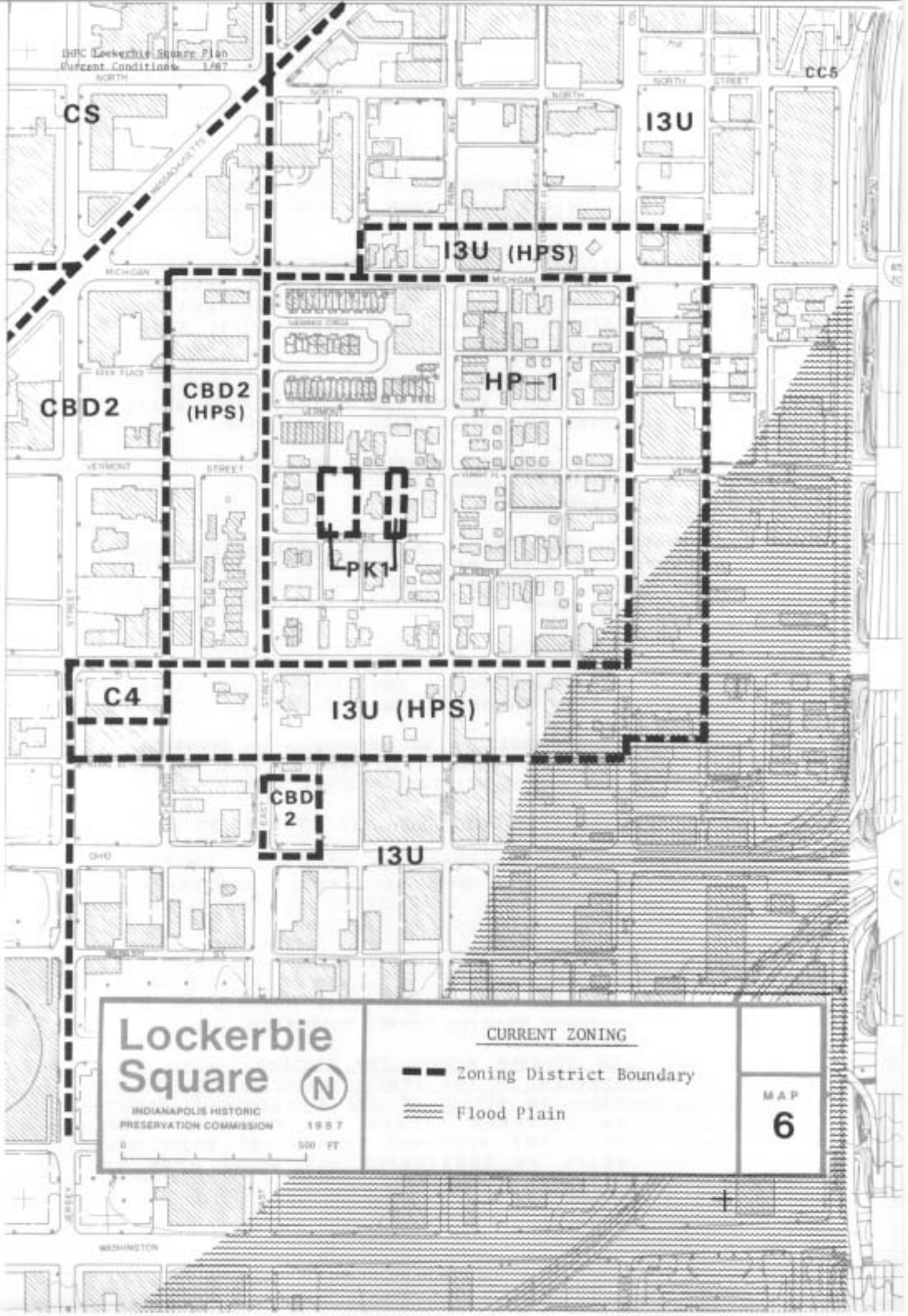
Zoning Regulations that affect Lockerbie Square

* HISTORIC PRESERVATION DISTRICT - ONE (HP-1)

Designed to permit the preservation, reconstruction, restoration or development of an historic area with permitted uses and development controls appropriate for the historic character and neighborhood revitalization. All site and development plans must be submitted to the Indianapolis Historic Preservation Commission for review and, if approved, issued a Certificate of Appropriateness by the Commission.

Setback (Residential Uses): The front setback (or side or rear setback, as applicable) of structures on lots abutting streets bounding the historic area (New York, Michigan, and East Streets, and College Avenue) shall not be less than 15 feet from the right-of-way line of said streets.

The front or corner front setback of structures on lots abutting interior streets within the historic area shall not be less than 10 feet from the street right-of-way line.


DHPC Lockerbie Square Plan
Current Conditions 1/87
CS
CC5
I3U
I3U (HPS)
CBD2
CBD2 (HPS)
HP-1
PK1
C4
I3U (HPS)
CBD 2
I3U
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
500 FT
CURRENT ZONING
Zoning District Boundary
Flood Plain
MAP
6

CC6

Side and rear yard setbacks shall be in keeping with setbacks typical of residential structures in Lockerbie Square in the period of approximately 1860 - 1910.

Setback (Commercial): The front setback (or side or rear setback, as applicable) of structures on lots abutting streets bounding the historic area (New York, Michigan, and East Streets, and College Avenue) shall not be less than 10 feet from the right-of-way line of said streets.

The front or corner front setback of structures on lots abutting interior streets within the historic area shall be not less than 5 feet from the street right-of-way line.

Side and rear yard setbacks shall be in keeping with setbacks typical of commercial structures in Lockerbie Square in the period of approximately 1860 - 1910.

Setback (Institutional, Public & Semi-Public Structures): The front setback (or side, or rear setback, as applicable) of structures on lots abutting streets bounding the historic area shall not be less than 15 feet from the right-of-way line of said streets.

The front or corner front setback of structures on lots abutting interior streets within the historic area shall not be less than 10 feet from the street right-of-way line.

Side and rear yards shall be in keeping with setbacks typical of such institutional, public, or semi-public structures in Indianapolis in the period of approximately 1870 - 1910.

* HISTORIC PRESERVATION DISTRICT - SECONDARY (HP-S)

A secondary district that provides additional limited control on uses peripheral to a HP-1 to insure compatibility and harmony. As in HP-1, a Certificate of Appropriateness is required.

* REGIONAL CENTER

Overlay zoning district that covers area bounded by Interstate innerloop and proposed Harding Street extension.

All uses of land located within the Regional Center shall be subject to the approval of the Administrator of the Division of Development Services on behalf of the Metropolitan Development Commission, as included within the required site and development plan. Any approval request of major planning significance shall be considered and acted upon by the Metropolitan Development Commission.

* FLOOD PLAIN (FP)

A secondary district designed to regulate development within flood plain areas. All uses permitted in the applicable primary district are permitted provided that flood protective measures for structures are approved by the Department of Public Works or that certain land grade elevation requirements for structures are satisfied.

* PARK DISTRICT ONE (PK-1)

Permits all sizes and ranges of public park land and facilities, and requires Metropolitan Development Commission approval.

* MEDIUM INDUSTRIAL URBAN DISTRICT (I-3-U)

Intermediate district located away from residential areas and buffered by lighter industrial districts. Permits I-3-U uses, I-2-U uses, and some I-4-U uses (as accessory or incidental uses not exceeding 25% of the gross floor area) subject to I-3-U standards. Permits entirely enclosed operations if within 300 feet of a residential district boundary. Permits outside storage--not to exceed 50% of gross floor area and completely screened if within 300 feet of a residential district boundary. Permits 50 foot maximum building height if within 300 feet of a residential district boundary.

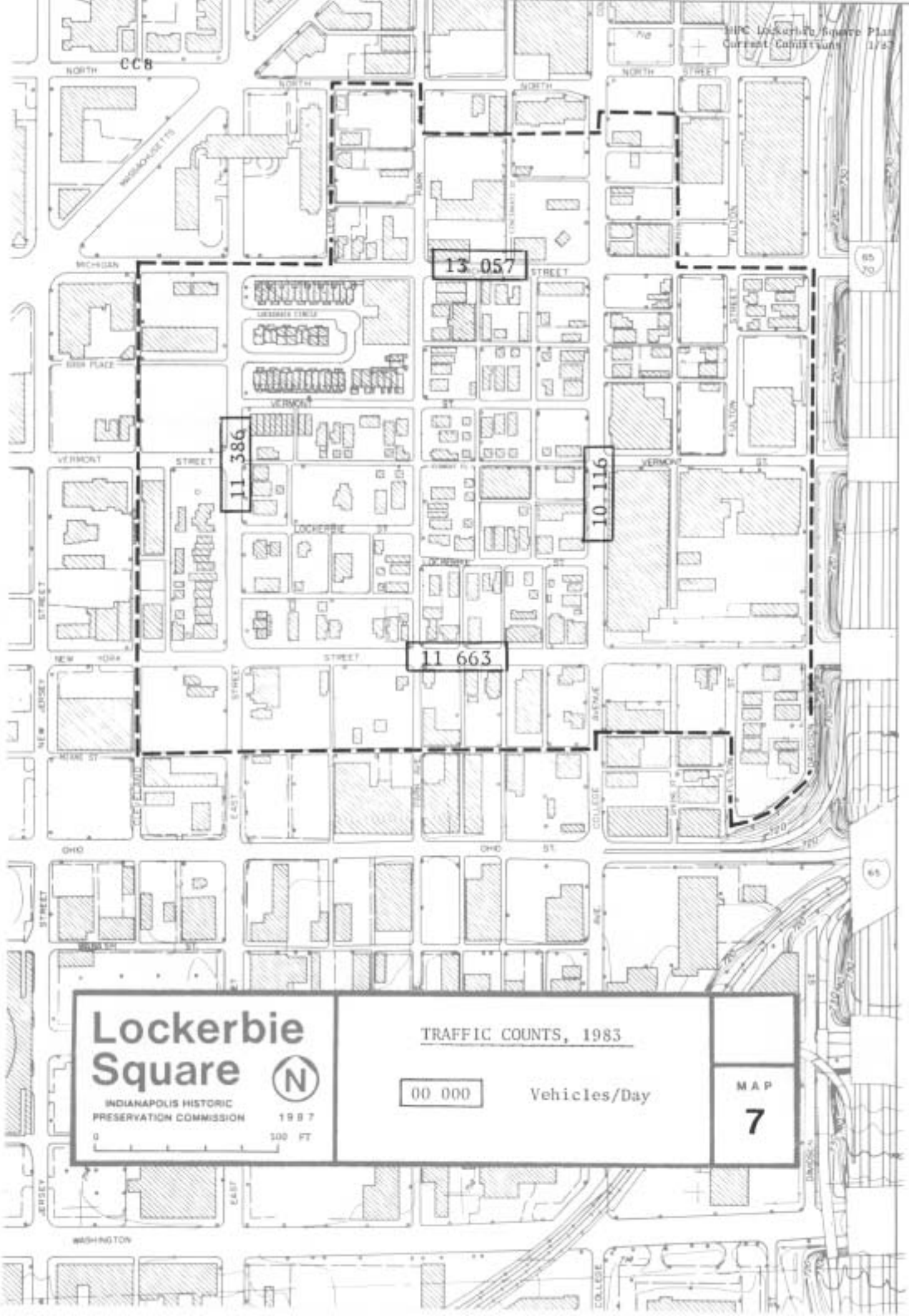
Minimum frontage: 35 feet.

	Yards	Transitional
side	10 feet	40 feet
rear	10 feet	40 feet

* CENTRAL BUSINESS DISTRICT - TWO (CBD-2)

Intended for support uses for CBD-1, but with less intensity than CBD-1. Permits outdoor display and sales area (not exceeding 25% of floor area unless used for auto display or sales). Permits 100% lot coverage and unlimited building heights, subject to sky exposure plane controls.

Core-oriented off-street parking to locate in CBD-2
Off-street parking required for uses outside area known as the Mile Square.
Off-street loading spaces required for buildings with more than 10,000 square feet net floor area.



CC8
NORTH
NORTH STREET
MICHIGAN
13 057
STREET
VERMONT
11 386
10 116
LOCKERBIE
11 663
NEW YORK
STREET
NEW JERSEY
MIAMI ST
OHIO
OHIO ST
WASHINGTON
COLLEGE
FULTON
65
70
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
100 FT
TRAFFIC COUNTS, 1983
00 000
Vehicles/Day
MAP
7

EXISTING TRAFFIC CIRCULATION AND PARKING

Lockerbie Square is within the northeast corner of the Regional Center. This area experiences a large volume of daily commuter traffic and as a result the Lockerbie Square primary area is completely surrounded by one-way primary arterials: East Street - morning traffic/one-way south; College Avenue - evening traffic/one-way north; New York Street - evening traffic/one-way east; and Michigan Street - morning traffic/one-way west (see Map 7). This street relationship does cause environmental problems to the neighborhood in the form of noise, dirt and air pollution; however, it facilitates movement to and from the area. The street system also provides ready access to the Interstate 65/70 inner loop.

The streets within Lockerbie Square (East Vermont, Lockerbie Street, Lockerbie Circle, and Park Avenue) function as local streets carrying generally small volumes of neighborhood and commercial traffic. These streets are bordered by brick sidewalks, which add to the visual charm of the neighborhood. The sidewalks are a mix of historic walks and new brick walks which have been developed through the joint efforts of the Lockerbie Square People's Club and the City's Department of Transportation.

Existing Thoroughfares

The official Thoroughfare Plan of Marion County is designed to provide a transportation system adequate to serve the needs of Indianapolis to the year 2000. The transportation system is made up of streets designed to move traffic through an area rather than just providing local access to land uses within the area. These through traffic roadways are called thoroughfares, and consist of freeways, expressways, primary arterials, and secondary arterials. Primary arterials in Lockerbie Square that are affected by the Thoroughfare Plan are Michigan, New York, and East Streets, and College Avenue (see Map 8). Roadways designed primarily to provide access to land uses within an area (collectors and local streets) are not included in the Thoroughfare Plan.

Each type of roadway included in the thoroughfare system has a recommended design standard associated with it that specifies the cross-section of the street. The items which are included

Lockerbie Square

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

1987

N

OFFICIAL THOROUGHFARE PLAN

	EXISTING	PROPOSED
FREEWAYS		
EXPRESSWAYS		
PRIMARY ARTERIALS		
SECONDARY ARTERIALS		
INTERCHANGES		
I.H.P.C. AREA BOUNDARY		

MARCH, 1983

MAP 8

in a street cross-section are the width of the pavement and the width of the sidewalk and the border (which is also used as a utility strip for sewer, water and gas lines). The overall width of the roadway (pavement, sidewalk and border) is called the right-of-way (R.O.W.). The design standards for thoroughfares are based on traffic operations and accident studies and they attempt to provide the optimal design to maximize traffic carrying capacity.

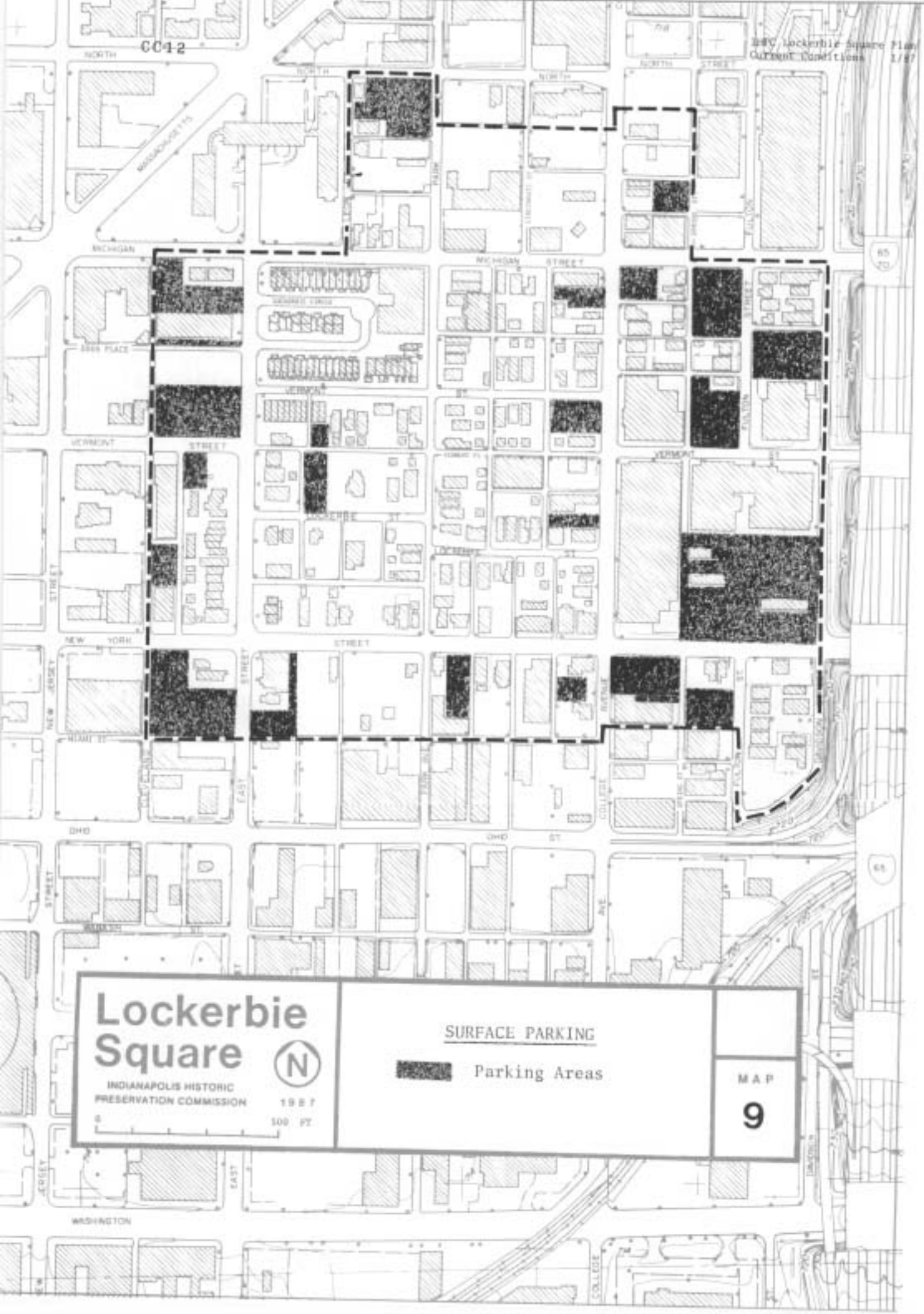
The primary use of the thoroughfare system and recommended design standards is to obtain advance dedication of right-of-way (R.O.W.). This means that if a roadway is planned in advance of development, a person seeking a variance or rezoning for property is encouraged to dedicate to the city sufficient R.O.W. for road construction. For this reason a roadway is given an ultimate design standard which specifies the pavement and R.O.W. width required for the road if it is developed to its maximum traffic-carrying capacity.

The Thoroughfare Plan proposes widening all four arterials that border the Lockerbie Square Primary District. The proposals range from an increase of ten feet for College Avenue (from 38 to 48 feet in width), to a three foot expansion for New York Street (from 45 to 48 feet). The proposed expansions, while not currently targetted for construction, could adversely impact the Lockerbie Square District, both through necessitating the demolition or partial demolition of structures that encroach in the area of the proposed expansion, and through increased traffic noise and pollution that would result from the road improvements.

Existing Parking

A one-day parking count of Lockerbie Square was undertaken by the the City's Department of Transportation (DOT) in September 1980. As part of the current preservation plan update, DOT undertook a follow-up one day count of the area to determine what changes, if any, had occurred. The two counts, along with an accompanying analysis, can be found in Appendix C.

At the present time Lockerbie Circle is the only interior street in the Lockerbie Square Historic Core that allows all day parking. All other interior streets: Vermont, Park, and Lockerbie, are limited to two-hour parking. Time-limited parking was developed in response to neighborhood residents' concerns of all-day parking by commuters in the district. Neighborhood perceptions were that the previous six-hour limit was only moderately effective in alleviating this problem. These concerns resulted in support being generated within the Lockerbie Square People's Club for a two-hour parking limit for all interior streets within the Historic Core.



Lockerbie Square

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

1987

0 100 FT

SURFACE PARKING

Parking Areas

MAP 9

Almost every house in Lockerbie Square is served by rear entrance alleys, except for houses in the block bordered by New York Street, College Avenue, Lockerbie Street and Park Avenue. Some residents have taken advantage of the rear entrance to their property by giving up some yard to provide parking spaces behind their homes. However, relatively small building lots exist in parts of the area, which reduces the ability of the property owner to provide both parking spaces and a rear yard space behind his house.

In and in close proximity to Lockerbie Square there are approximately twenty-three private parking lots. One of the lots is for the James Whitcomb Riley Home Museum and the others are parking lots for private businesses, fraternal and religious organizations, etc. (see Map 9). There are no parking lots reserved especially for the use of residents and because of the finite number of historic buildings in Lockerbie Square, demolition of any one building for a parking area is counterproductive and highly undesirable. While a substantial amount of vacant land exists in portions of the Secondary Area, reuse of this property for parking would probably benefit only the commercial and industrial activities existing in the secondary area. Because of the aforementioned factors there exists a lack of parking spaces for residents, guests and visitors within Lockerbie Square.

Along the periphery of the Historic Core there is some on-street parking on the one-way streets during off-peak traffic flow periods. Parking is not permitted on Michigan Streets and College Avenue from 6 a.m. to 9 a.m. and from 3 p.m. to 6 p.m. Parking is not permitted on New York and East Streets from 3 p.m. to 6 p.m. and not at all on Michigan Street.

EXISTING PUBLIC UTILITIES

Lockerbie Square is served by all the major public utilities (gas, water, electric and sewer). Overhead electrical power lines cause visual problems in the area. The Commission requires that when new work is being undertaken, the existing and new electrical service lines be buried. Technical difficulties exist, however, in burying high voltage main distribution line.

FINANCIAL ASSISTANCE

Publicly and privately sponsored revitalization efforts to date have resulted in the renaissance of Lockerbie Square. Where there was at one time an arson-plagued slum, there is now a gracious inner-city neighborhood featuring tree-shaded brick walks, and an eclectic mix of architectural styles. An important factor in this renaissance is the strong commitment

to the neighborhood's revitalization displayed by the neighborhood association, preservation groups, and city officials. Other factors are the area's proximity to downtown commercial and cultural institutions, and the small number of "gaps" (vacant, cleared land) in the residential streetscape. Many "gaps" have been filled by new residential construction which has further reinforced the district's image as a vital urban neighborhood.

The presence of the James Whitcomb Riley Home in the heart of the district has stimulated interest, and renovation activity in the area by increasing the public's awareness of Lockerbie's unique cultural heritage. Renovation activity in Lockerbie Square has also benefitted from the various public and private programs available for the preservation and rehabilitation of historic structures. These programs include locally and nationally sponsored tax incentives for rehabilitation, low interest rehabilitation loans, and some direct grants. The Indianapolis Historic Preservation Commission believes these programs, used singly or together, will continue to provide an incentive for appropriate redevelopment of Lockerbie Square's unique historic resources.

The public and private programs referred to in the text are listed in Appendix B. (Readers should be advised that not all programs listed are available at the date of publication of this plan; however, changes in program policy and funding may make them available in the future. Check with the administering agency indicated.)

OTHER EXISTING PLANS

This report is concerned with the preservation of Lockerbie Square as an Historic Area. The Department of Metropolitan Development, Division of Planning has prepared several reports that make planning recommendations for the neighborhood and the county. Some of these planning recommendations concur with the preservation of the area, whereas other recommendations are in conflict. The plans and subsequent planning recommendations that effect Lockerbie Square are as follows:

The Comprehensive Plan for Marion County, Indiana is an instrument of public policy which illustrates the use of the land most beneficial to the total community. The purpose of the plan is to:

* establish a design of the plan elements to improve the quality of the physical environment of the community in response to social, economic, and physical realities and forecasts,

* provide for the well-being of the metropolitan community at large rather than to advance the special interests of individuals or groups within the community;

* accomplish the implementation of community goals, objectives, and policies by a democratic process;

* assist political and technical coordination in community development to eliminate conflict of public or private projects;

* insert long-range considerations or goals in the determination of short-range actions in support of the decision making process;

* enhance citizen participation in community development and provide the citizen with security and a sense of pride in the community.

The locations of land uses depicted on this plan have been considered from two standpoints: (1) overall needs of the community, and (2) interrelationships between land uses. Consequently, there are two levels of consideration incorporated into this plan: (1) most favorable location of physical elements for the community, and (2) which locational land use relationships are most profitable for Indianapolis residents and the general public.

The 1984 Comprehensive Plan identifies the Lockerbie Square Historic District as an historic preservation district. The plan recommends residential development for Lockerbie Square at a density ranging from 5 to 15 dwelling units per acre.

The Indianapolis Regional Center General Plan of 1981 defines the Regional Center as the area within the inner loop of Interstate Routes 65 and 70, and the proposed Harding Street Extension. The Regional Center Plan consists of a series of reports that when combined offer a complete description of both existing conditions and future development to the year 2000 in the Regional Center. The Plan makes recommendations for transportation (parking, public transit, pedestrian links) and land use (residential, commercial, industrial, recreation, and government and other public uses) within the Regional Center area.

The land use recommendations made by the Regional Center Plan for the Lockerbie Square area are:

> Lockerbie Square is primarily designated medium (6-15 DU/Acre) residential. Two areas, one east of College

CC16

Avenue between Vermont and New York Streets and the other located west of East Street between Vermont and Michigan Streets, are designated high (27+ DU/Acre) density residential. The area south of New York Street between College Avenue and Fulton Streets is designated mixed use and medium density residential. South of the first east-west alley south of New York Street the plan calls for the development of commercial support services.

HISTORIC SIGNIFICANCE

Lockerbie Square, famed as the neighborhood of the Hoosier Poet James Whitcomb Riley, is also one of the earliest surviving settled parts of Indianapolis, and retains a large measure of the physical fabric of its early heritage. Of the 183 buildings within the bounds of Lockerbie Square, 102 were built before 1900. The placement of the district on the National Register of Historic Places in February 1973 gave official recognition to the historical and architectural significance of the area. This recognition has done much to inspire pride among the residents, to underscore the area's importance to the history of Indianapolis, and to bring about the current renaissance of the district.

GENERAL PHYSICAL CHARACTERISTICS

The statistics on exterior building conditions reveal that the majority of buildings in the Historic Core are in excellent condition as a result of rehabilitation/restoration efforts. The general commitment to the area by residents, the neighborhood organization, the preservation community, the IHPC and the City has transformed a formerly blighted portion of the inner city into a viable urban neighborhood.

Streets in the primary area, such as Park Avenue and Lockerbie Street, with their narrow widths, and closely spaced houses, have a certain charm and appeal to us today. The quaintness of these 19th century streets is attractive to those disenchanted with the visual monotony of suburban sprawl. The pattern of siting of houses was brought about by a combination of factors, including the desire to live in close proximity to the hub of the city, and the dependance upon early modes of transportation available in the mid 1800s (travel by foot, and later, by street cars). While visually appealing to us today as a remanant of the past, this siting can be viewed as an asset or as a liability for families in the 1980s. The narrow streets limit on-street parking, while the small lots dictate small yards that sometimes offer either a little space for recreation or on-site parking.

The network of alleyways and sidewalks, and limestone curbs, offer amenities from the past that enhance the physical aspect of the neighborhood. The alleys, which are found in scattered locations throughout Lockerbie Square, improve circulation in the area and provide rear access to most properties within the district. The historic brick sidewalks in Lockerbie Square have been supplemented by new brick walks that have been installed through the joint efforts of the Lockerbie Square People Club's and the City's Department of Transportation.

Tree planting in Lockerbie Square has added to the charm of the district. The trees provide shade for pedestrians and lower cooling costs for homes. Trees were one of the amenities of Lockerbie appreciated by poet James Whitcomb Riley.

The location of Lockerbie Square is a special asset to its residents. Most of the services and amenities provided in the downtown area are within walking distance. In combination with good public transportation, this proximity to employment, shopping (two department stores, and several speciality shops exist in the Mile Square), and recreation (the Indianapolis Symphony Orchestra, the IRT, the Indianapolis Athletic Club,, etc.) could reduce residents' dependence upon the automobile. While its proximity to the downtown provides many assets to Lockerbie Square's residents it also results in a perceived liability. The competition for on-street parking space by non-resident workers is viewed by residents as being a major problem for the neighborhood.

ASSETS AND LIABILITIES

During the staff's meetings with an ad hoc neighborhood planning committee, a sounding of neighbors' likes and dislikes about their area was taken. Their ideas on the way they see their neighborhood are important and were therefore taken into consideration in formulating recommendations for the betterment of the district. It should be stressed that these viewpoints were polled during informal conversations with the planning committee rather than derived from a survey. There is no specific order to the listing.

Likes	Dislikes
Neighborly atmosphere	Heavy traffic on border streets (New York, Michigan, East, and College.)
Convenience to downtown	Transients loitering in area
Able to be part of downtown revitalization	Lack of on-street parking in area
Stabilizing influence of IHPC district designation	Perceived lack of consistency in applying development standards by IHPC
Energetic neighborhood association	Existing zoning in Secondary Area is in conflict with residential uses.

SITE ANALYSIS (see map, page AN4)

1. The James Whitcomb Riley Home is on the National Register of Historic Places and is a National Historic Landmark. It is presently a house museum maintained by the James Whitcomb Riley Memorial Foundation, and is the focal point of the Lockerbie Square Area.

2. Intense intersections with high traffic volume.

3. The Lockerbie Glove Company Condominiums, located on the former site of the Little Sisters of the Poor Home for the Aged Poor and the Indianapolis Glove Company factory, consists of a five-story factory building which has been rehabilitated, and four new buildings containing townhouse units. The whole complex contains 116 dwelling units.

4. Vermont Street townhouses - nine townhouse units in two buildings constructed in 1985.

5. A Victorian commercial building on the 700 block of Massachusetts Avenue acts as a visual terminus to Park Avenue. The three-story brick building with rounded archways on the first floor is currently undergoing rehabilitation.

6. Site of newly constructed buildings (date below number indicates when structure was built).

7. Two-story brick commercial structure, has been renovated into offices.

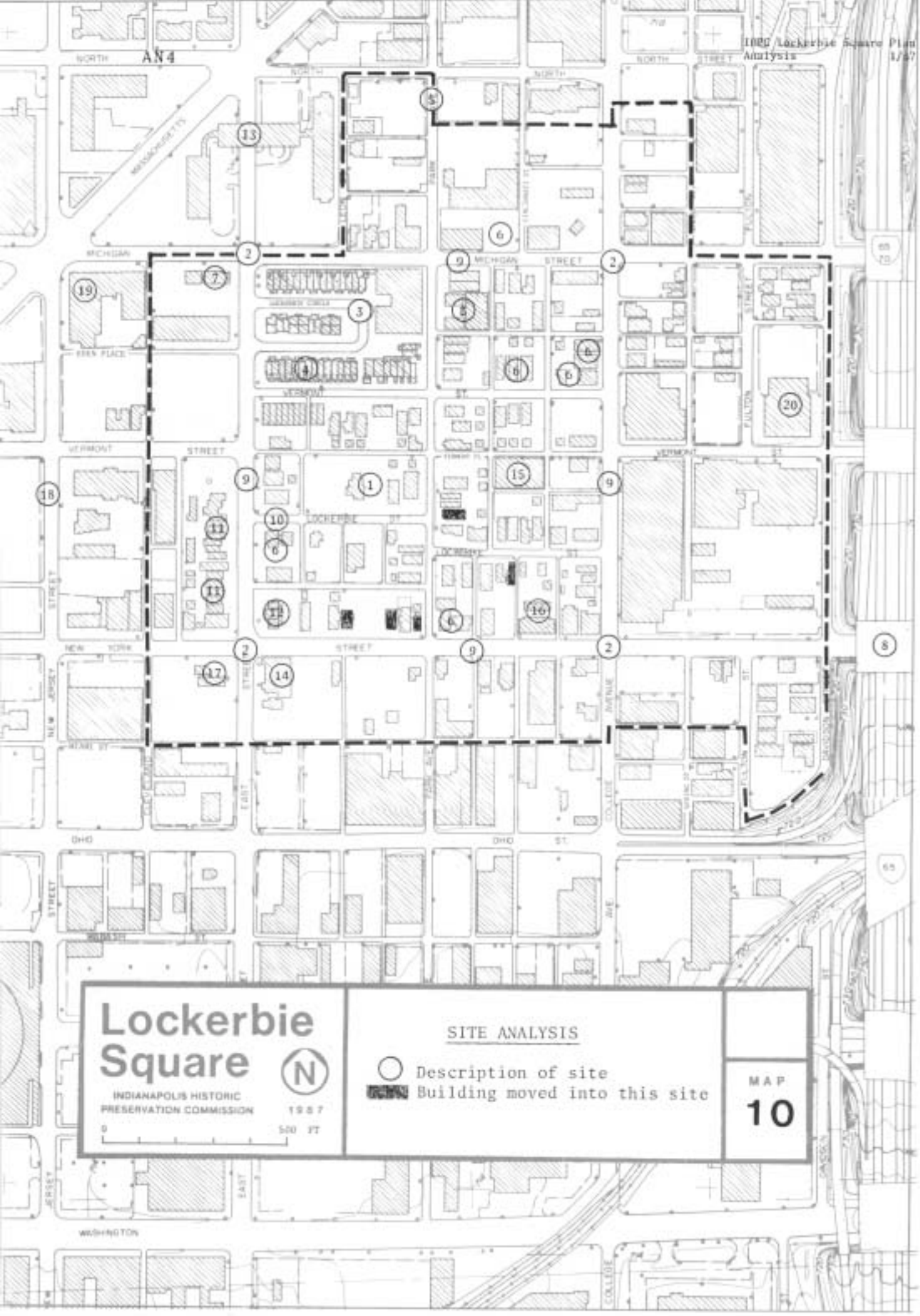
8. Interstates 65/70 to the east of Lockerbie Square form a man-made boundary on the eastside of the Lockerbie Area.

9. Primary arterial streets (New York Street, College Avenue, Michigan Street, and East Street) cause noise, pollution, and create parking problems for neighborhood residents.

10. Cobblestone resurfacing slows down traffic and creates a unique appearance for this section of Lockerbie Street.

11. New townhouse units which visually anchor the west side of East Street.

12. New townhouse units which anchor the northeast corner of East and New York Streets.


IBPC Lockerbie Square Plan
Analysis
1/87
AN4
NORTH
MICHIGAN
STREET
VERMONT
LOCKERBIE
NEW YORK
OHIO
ST.
WASHINGTON
EAST
COLLEGE
AVENUE
FULTON
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
500 FT
SITE ANALYSIS
Description of site
Building moved into this site
MAP
10

13. The John J. Barton Apartments, a high-rise elderly housing project, extends over East Street and serves as a gateway to Lockerbie Square for south bound traffic on East Street. The apartments also serve as the northwest boundary and dominant visual element of the Lockerbie area.

14. The Lockerbie Squre United Methodist Church; a strong visual landmark on the south boundary of the Lockerbie area.

15. The Lockerbie Flats Building, the former home of the Express Parcel Delivery Company, has been rehabilitated into rental apartment units using the Investment Tax Credits available for rehabilitating certified historic structures.

16. Lack of rear alleys which restrict parking.

17. Disruptive billboard.

18. Former downtown Sears department store - now rehabilited into office and a supermarket.

19. The Athenaeum, a German social and athletic club built in 1893 - 1897, still functions as a cultural center and is a tangible reminder of the area's German immigrant heritage.

20. Clemens Vonnegut Public School #9 - Constructed in 1899 & 1926. Closed by IPS in 1973 and sold. Current owner is using building and grounds for storage. Building shows signs of deterioration.

HOUSING

The housing options that Lockerbie Square offers can accommodate a diversity of people and lifestyles. Because there exists a variety of single-family houses, doubles, condos, flats and apartment buildings, the district can respond to the residential needs of a wide range of income levels and lifestyles; young professionals who work downtown, singles, families, and the elderly. The size of many of the single family houses have made them attractive as an affordable housing option for a wide range of people.

COMMERCE

Commercial development is largely confined to the periphery of the district where its impact on the residential heart of Lockerbie Square is small. Commercial activity in the district

is divided between neighborhood and non-neighborhood oriented activity, with the majority being non-neighborhood oriented professional or quasi-industrial operations. Examples of neighborhood oriented businesses are a small grocery on New York Street, a small restaurant on College, and two taverns, both on Michigan Street. Non-neighborhood oriented businesses include a printing plant, a commercial laundry, two radiator shops, and a few professional offices.

The commercial character of the Historic Core's periphery is currently in a state of flux. Commercial uses that developed during Lockerbie Square's earlier period of decline have in some cases ceased to operate at their present locations within the district. Examples are a credit office on East Street, a trailer rental facility and a used car lot on New York Street, and a gas station on Michigan Street. Other existing commercial structures have found new uses, such as an interior design firm located in a former grocery and residence, a restaurant in a former store, and law offices in a two-story Italianate commercial structure at the corner of New York and College Avenue.

The lack of a supermarket in the downtown area has often been cited as a drawback to living downtown. The current rehabilitation of the former Sears department store, located west of Lockerbie Square on Vermont Street, will address this need through the development of a full service supermarket on the first floor of the building. This will provide a major food outlet within walking distance for Lockerbie Square residents.

ECONOMIC INCENTIVES

Developers have come to realize the potential of Lockerbie Square. The Lockerbie Glove Company townhouses, the East Street townhouse developments, and the Vermont Street townhomes are all evidence of the strong demand for housing in the downtown area. The revitalization of Lockerbie Square is also tied to the success of the tax incentives for rehabilitation made possible under the Conomic Recovery Tax Act of 1981. The former Indianapolis Glove Company factory, now condominiums, and the Peak Nut Building, an express company warehouse rehabilitated into rental apartment units, are examples of tax act projects in Lockerbie Square.

In addition to federally sponsored tax incentives for rehabilitation, the City of Indianapolis sponsors a real property tax abatement program aimed at stimulating rehabilitation and new construction in the inner city. Since Lockerbie Square is located within the Regional Center, residential and commercial structures are potentially eligible

for a six year incremental abatement of property taxes owed on improvements made to the property. Application for an abatement must be made through the Divison of Economic and Housing Development and must be applied for before development permits are acquired or construction is initiated.

Changes in federal administrative policies have made direct funds for rehabilitation scarce. While funding levels have been reduced, there are still some funds available. Paint-Up/Fix-Up dollars and some commercial facade restoration funds are currently available thorough the Riley Area Revitalization Program, a non-profit CD funded redevelopment corporation that covers the northeast quadrant of the Regional Center. Other funding sources include two low-interest rehabilitation loan programs administrated directly by the City's Divison of Economic and Housing Development.

The revitalization of Lockerbie Square has created a need for nearby neighborhood support services, which would logically be located on Massachusetts Avenue. This need is now starting to be addressed by the business community. The recently announced incorporation of an O'Malia Supermarket in the first floor of Sears-Roebuck's former downtown department store will provide area residents with the same food shopping convenience enjoyed by a more outlying residential neighborhoods.

Lockerbie Square's renaissance has already begun to stimulate new interest in the areas adjacent to it. To the east of the Historic Core in the Secondary Area are properties that have already experienced some modest signs of renewal or are being actively investigated as potential investment opportunities by developers.

Generally, as the Secondary Area and its structures are rehabilitated, and as new infill development occurs, the same air of stability that already marks Lockerbie Square's Historic Core will be created. With an atmosphere of stability in place, more people will become interested in this area, and revitalization will rapidly occur.

PRESERVATION

Churches

An historic church located within the boundary of Lockerbie Square is the Lockerbie Square United Methodist Church. The church, built from plans drawn by the well-know Indianapolis architect D.A. Bohlen, has served the spiritual and secular needs of Lockerbie residents since 1883. Located just west of and adjacent to the

district is St. Mary Church. Built by and for the area's German Catholic community, St. Mary was notable as a national parish. This Gothic church has served area residents since 1912. Both churches are in a good state of repair and maintain active ministeries to a diverse local population.

Schools

The former Clemens Vonnegut Public School #9, located east of the Historic Core at the corner of Vermont and Davidson Streets, was constructed in 1899 and enlarged in 1926. Due to a decline in population in its district, the result of industrialization and the construction of the interstate inner loop immediately east of the school, it was closed by the public school system in 1973. The building has suffered some deterioration due to neglect, but is till structurally sound. Interest in reusing the structure has been expressed by several potential developers but has not resulted in an actual project at this time.

Fraternal Organizations

Located at the southeast corner of Vermont and New Jersey Streets, is the Athenaeum, a German-American social club constructed in 1893-98. Originally know as Das Deutsche Haus, the Athenaeum was one of several social and athletic clubs constructed by German immigrants who settled in Indianpolis in the nineteenth century. The club house, a massive brick and limestone structure, is an excellent example of German Renaissance Revival architecture. The building still houses the same social club that built it, complete with a Rathskeller, Biergarten and ballroom.

Located at 331-333 North East Street in the William H. Keely house (built c. 1876) is the national headquarters of the Phi Kappa Psi fraternity. The fraternity is housed in one of the best examples of Italianate architecture in Lockerbie Square, a two-story brick double residence restored by the organization in 1977.

PRESERVATION

Historic Core

The plan recommends the continued preservation of the historic character and fabric of the historic core. New development not in keeping with the visual scale and character of the Historic Core should be discouraged. Incompatible new development could adversely affect the historic character of the area.

All restoration, rehabilitation, and new construction projects must conform to the guidelines set forth in this plan. The IHPC has design review only over exterior changes. However, building interiors as well as exteriors may have historical and architectural significance. Therefore, the retention and restoration of interior features (woodwork, plasterwork, fireplaces, stairways, etc.) is encouraged.

Secondary Area

Because most of the Lockerbie Square Historic Core has been completed, the preservation and revitalization of Lockerbie Square's periphery should be encouraged. This redevelopment should seek to preserve and respect the existing historic fabric, and strengthen the contextual relationship between the Historic Core and Secondary Area. Construction not in keeping with the visual scale or character of the district should be discouraged because incompatible new development could adversely affect the historic character of both the Historic Core and the Secondary Area.

Just as in the Historic Core, all restoration, rehabilitation, and new construction projects must conform to the design guidelines set forth in this plan (see Design Standards Section). The IHPC has design review only over exterior changes. However, building interiors as well as exteriors may have historical and architectural significance. Therefore, the retention and restoration of interior features (woodwork, plasterwork, fireplaces, stairways, etc.) is encouraged.

In recognition of current federal funding constraints, the creation of public-private partnerships to further the redevelopment of Lockerbie Square should be encouraged. Where applicable, a combination of public-private funding, tax credits, and tax abatement can provide the incentive for redeveloping the remaining deteriorated commercial and residential properties still to be found in the Lockerbie Square Secondary Area.

R2
NORTH
NORTH STREET
MICHIGAN
MICHIGAN STREET
VERMONT
VERMONT STREET
LOCKERBIE ST
NEW YORK
NEW YORK STREET
OHIO
OHIO ST
WASHINGTON
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
500 FT
CURRENT LAND USE
Residential
Commercial
Comm/Industr
Park
Publ/Instit.
Parking
Vacant
MAP
11

HOUSING

Historic Core

The principal recommendation regarding housing is to continue to encourage the renovation or restoration of the Historic Core's existing housing stock. Compatible infill construction in the historic district should be developed in conformance with the land use recommendations of this plan, as well as those of the 1980 Regional Center Plan (see Appendix D) and the 1984 Comprehensive Plan of Marion County.

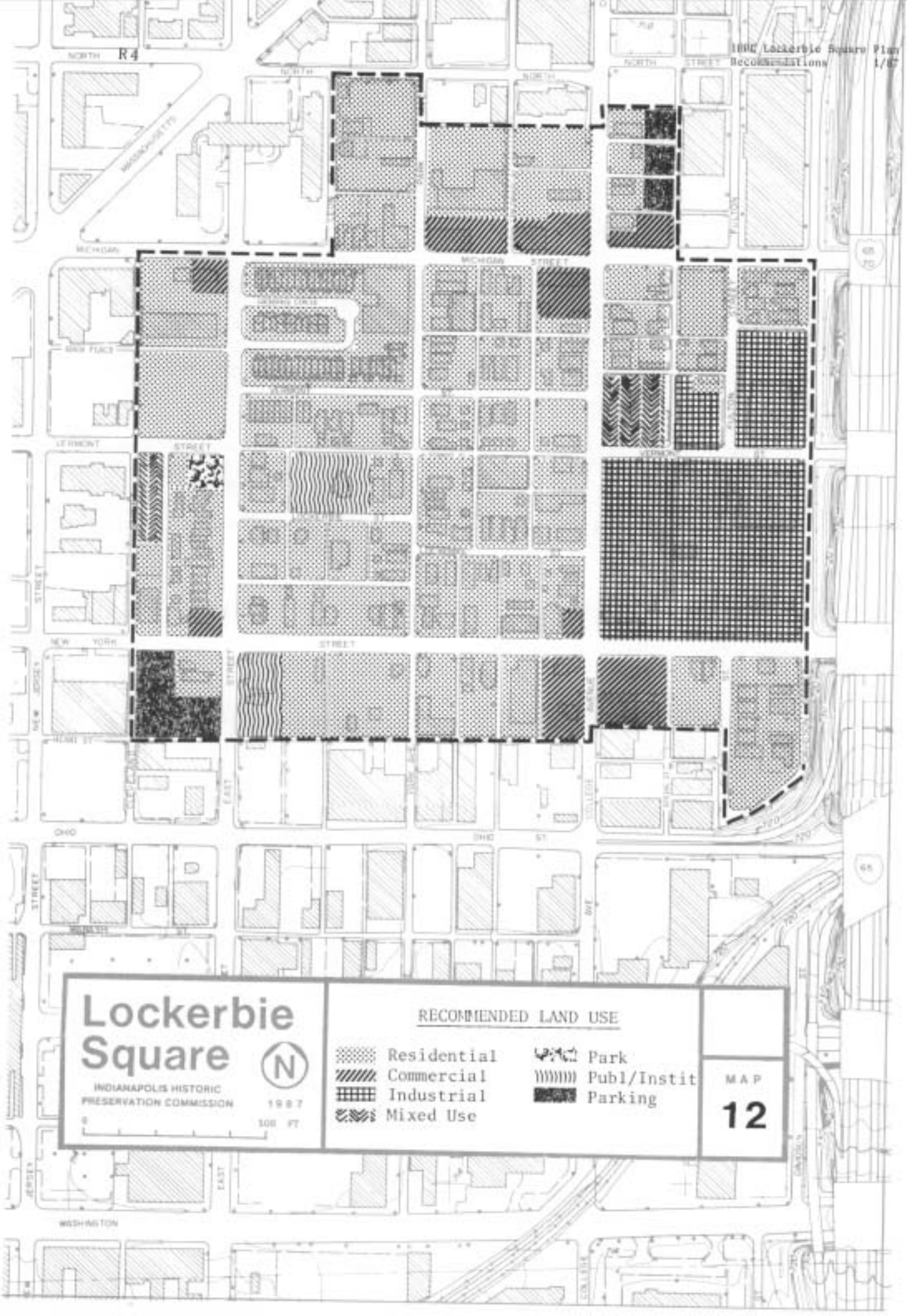
Because the revitalization of the district has created increased demand on available on-street parking, residents and developers are urged to explore ways of improving and augmenting the availability of off-street parking in all areas of the district. All housing development in the Historic Core should provide two (2) parking spaces per dwelling unit. (For the purpose of this plan, parking will be developed in conformance with the design standards incorporated in "Architectural Graphic Standards".) Spaces that encroach into an existing right-of-way or required setback cannot be used to fulfill this requirement.

Secondary Area

Compatible infill construction in the Secondary Area should be developed in conformance with the land use recommendations and design standards of this plan, as well as those of the Regional Center Plan (see "New Construction Guidelines", Design Standards Section.)

All residential development in the Secondary Area should provide parking at the following rations:

	Low-Rise Building (less than four stories)	Mid-Rise or High-Rise Building (four stories or more
Effc. Unit	1.0 Space/Unit	1.0 Space/Unit
1 Bedroom	1.5 Space/Unit	1.0 Space/Unit
2 Bedroom	2.0 Space/Unit	1.5 Space Unit
3 Bedroom	2.0 Space/Unit	2.0 Space Unit



IHPC Lockerbie Square Plan
Recommendations 1/87
R4
NORTH
MICHIGAN
MICHIGAN STREET
VERMONT
STREET
NEW YORK
STREET
OHIO
OHIO ST.
WASHINGTON
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
0
100 FT
RECOMMENDED LAND USE
Residential
Commercial
Industrial
Mixed Use
Park
Publ/Instit
Parking
MAP
12

PARKING

Historic Core

In addition to the parking recommendations already discussed above, the plan recommends the retention of timed parking restrictions on all interior (local) streets in the district, including Lockerbie Circle. Actively enforced, the parking restrictions provide the best opportunity for reducing the amount of non-resident commuter parking affecting the district. With the renewed emphasis on downtown development, the need to restrict non-resident parking will continue to be a major priority for the neighborhood.

Secondary Area

The Proposed Land Use Map (Map 12) identifies areas suitable for the development of accessory surface parking lots. These sites are currently used for surface parking and would serve as a buffer between residential development and commercial-industrial uses located outside the district. Proposed surface parking areas would be privately owned and maintained and would provide accessory parking for commercial/industrial activities and proposed residential development thus reducing any potential increase in demand for on-street parking. It should be noted that these sites are also suitable for residential or low intensity commercial development.

COMMERCE

Historic Core/Secondary Area

The Plan encourages the retention of neighborhood oriented commercial uses in existing commercial structure on East, New York and Michigan Streets, and College Avenue. The tax incentives currently available for the rehabilitation of historic, income producing properties could provide an incentive for revitalizing these commercial buildings.[1]

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[1] It should be noted that a restructuring of the existing investment tax credits (ITC) was passed by Congress in 1986 as a part of a general reform of the federal tax code. Persons interested in the ITC should contact the State Office of Historic Preservation and Archaeology, (317) 232-1646.

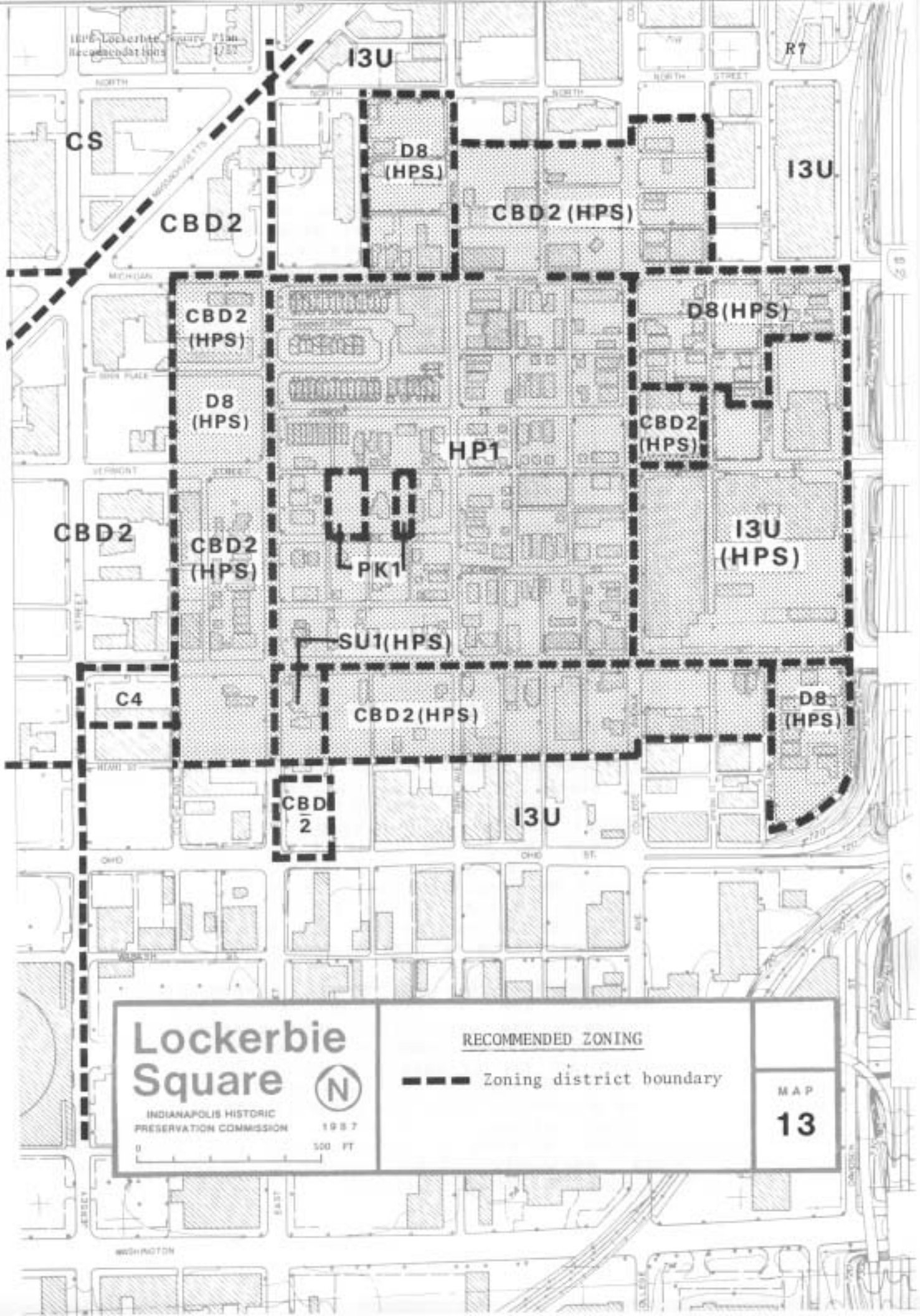
All new commercial development should provide on-site parking in conformance with the standards of the Commercial Zoning Ordinance of Marion County, Section 2.09 OFF-STREET PARKING REGULATIONS, sub-sec. 9, "Amount of Parking Area Required" (see Appendix D). All surface parking areas must be screened and landscaped in conformance with the design guidelines included in this Plan. (Exceptions could be made for the restoration of an historic structure where the parking requirements would affect the residential character of the neighborhood or other historic buildings.)

Existing industrial and quasi-industrial commercial uses are incompatible with the residential character of Lockerbie Square. As these businesses relocate or cease operations, effort should be made to reuse appropriate vacated properties for residential or low intensity (office or neighborhood retail) low traffic generating commercial uses. This recommendation, which is in line with the land use recommendations of both the Comprehensive Plan of Marion County, and the 1980 Regional Center Plan, will help strengthen the neighborhood character of Lockerbie Square by eliminating those uses which are incompatible with existing and proposed residential development.

INDUSTRY

Secondary Area

Several industrial uses exist in the Lockerbie Square Secondary Area. Generally, they have resulted from the combined influence of an expanding downtown, the out-migration of residential population, and the establishment of industrial zoning on the edges of downtown. Typically, these industrial uses were established prior to various plans presently in effect and are in buildings with little architectural or historical significance. Not only are they inconsistent with the historic residential character of the area, but they are also inconsistent with the recommendations of the Marion County Comprehensive Plan and the Regional Center General Plan, both of which encourage medium and higher density residential rather than industrial development.


I3U
CS
CBD2
D8 (HPS)
CBD2 (HPS)
I3U
R7
CBD2 (HPS)
D8 (HPS)
D8 (HPS)
HP1
CBD2 (HPS)
CBD2
CBD2 (HPS)
PK1
I3U (HPS)
SU1(HPS)
C4
CBD2(HPS)
D8 (HPS)
CBD 2
I3U
Lockerbie Square
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION
1987
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500 FT
RECOMMENDED ZONING
Zoning district boundary
MAP
13

Although not compatible with the type of land use pattern desired for the area, these industrial buildings are generally well maintained and contain operations which cause no major problems to the surrounding neighborhood. Many of the businesses have been in their present location for many years and in all likelihood will remain for the forseeable future. Given this reality, it is recommended that existing industrial concerns continue to keep their property and buildings in a clean, well-maintained and attractive condition. Additionally, industrial uses are encouraged to landscape, screen and otherwise reduce the visual effect which existing parking and other outside activities have on surrounding areas. Whenever the present uses in industrial buildings are abandoned and are not replaced by a use permitted by the zoning classification and its attendant development standards, it is recommended that they be reused or replaced for residential and/or other compatible uses, whichever is appropriate.

STREETS, CURBS, SIDEWALKS AND ALLEYS

Historic Core/Secondary Area

The location of all streets, sidewalks and alleys in the Lockerbie Square Historic Area should be preserved. They have a pattern and scale that contribute greatly to the identity of Lockerbie Square. The street, sidewalk, alley paving and construction techniques are part of Lockerbie's legacy, and should be treated accordingly. The plan recommends that all existing historic paving materials be preserved and restored. Streets, curbs, sidewalks and alleys that are too badly deteriorated to be restored should be resurfaced. The resurfacing material should be a durable material that will enhance or duplicate the paving material used historically on other streets, gutters, sidewalks and alleys within the area. Heavy trucks should be prohibited from using local streets and alleys in the district because of the street damage they cause and the noise they create (sanitation and utility maintenance vehicles would be exempt from this restriction).

The official Thoroughfare Plan for Marion County proposes an increase of pavement and right-of-way width from Michigan Street, College Avenue, New York Street, and East Street by the year 2000. This proposal is based on a standard pavement and right-of-way width set for primary arterial streets in an urban setting. This plan recommends that consideration be given to eliminating these proposals from the Official Thoroughfare Plan and that no street within the historic district be widened. This recommendation is made in view of the fact that street widening could adversely affect historic structures and properties bordering the affected streets.

STREET LIGHTING

Historic Core/Secondary Area

In order to provide for increased neighborhood security, the plan recommends that controlled low-intensity lights for pedestrians be placed along streets and alleyways in the district. These lights should be of a scale and style which fits into the area and should provide pedestrian-level illumination. Moderate intensity fixtures should be placed on both sides of the street at intersections. High intensity fixtures should be avoided, except in areas of demonstrable need, such as at the intersections of high traffic arterials.

ZONING/LAND USE

It should be noted that the recommended zoning and the recommended land use maps included in this plan were developed to act in concert to protect the unique character of Lockerbie Square. Only by utilizing these two maps, and the attendant text, in concert can individuals and groups proposing new development or land uses determine the appropriateness of their proposals.

Historic Core

The Historic Core is currently zoned Historic Preservation - 1 (HP-1), a zoning classification specifically developed for the area in 1968. This zoning classification provided the City with the regulatory tools needed to help advance the objectives of the 1968 Historic Area Preservation Plan for Lockerbie Square. In order to continue to foster preservation and revitalization activities in the Historic Core, it is recommended that this zoning continue.

The Plan further recommends that the predominant land use in the historic core remain residential. This is in keeping with the land use recommendations of the Regional Center Plan. It is also recommended that commercial land uses which are compatible with the historic and current residential character of the Historic Core be confined to existing commercial structures around the periphery of the district.

Secondary Area

The Secondary Area north, east, and south of the Lockerbie Square HP-1 zoning district (see Map 6) is primarily zoned I-3-U, Medium Industrial Urban District. This zoning is generally inconsistent with the actual uses found in the area and is clearly incompatible with the land use pattern recommended in the Regional Center Plan. It is recommended that much of this area be developed with a mix of residential

and compatible commercial uses. In most cases, the zoning recommended as appropriate is Dwelling District-8 (D-8) in areas with a concentration of existing residential buildings and Central Business District-2 (CDB-2) in areas with a mixture of uses and building types.

Within the Secondary Area, there is one portion where the land use and zoning recommendations differ from the recommendations described above. "Limited" industrial uses are recommended for two adjacent sites: 1) the block bounded by New York Street, College Avenue, Vermont Street and Davidson Street and its related parking lot immediately north of Vermont Street between Spring and Fulton Streets; 2) School #9 at 407 North Fulton Street and its vacant lot to the north. This would allow current industrial uses to operate, although seen as incompatible next to a residential area. The following is a description for each of these two sites:

a) The entire block bounded by Vermont Street, New York Street, College Avenue and Davidson Street together with a portion of the block immediately north of Vermont Street (between Spring and Fulton Streets) is presently used for industrial and accessory uses. Over half the area of the block is covered by two large buildings used as the offices and plant of an established commercial laundry. Most of the remainder, including the portion of the block north of Vermont Street, is used for related parking. It is recommended that the present I-3-U zoning be retained for the forseeable future. This will allow the continuation and minor expansion of the present uses without imposing unreasonable additional constraints. However, if the buildings are abandoned or are otherwise rendered unsuitable for a continuation of present uses or other uses permitted by the zoning classification and its attendant development standards, then redevelopment of the site for residential or compatible commercial/residential mixed uses is recommended. Consequently, rezoning to CBD-2, would be appropriate.

b) School #9, at 407 North Fulton, and its vacant yard immediately to the north presents an especially difficult adaptive use issue. This abandoned school property is presently under-utilized and is being used for warehousing. Due to its unique location adjacent to the Interstate and bounded on the south by a long-established industrial use, it is recommended that the existing I-3-U zoning remain for the forseeable future. However, the building is historically significant and ultimately an adaptive

residential, commercial office, institutional, limited industrial or mixed use development occur. At that time, a zoning district of CBD-2 is recommended.

In both of the above special cases, the development standards associated with the existing I-3-U zoning district and the constraints inherent in the Regional Center Plan provide adequate protection from undesirable development. The design standards in the Lockerbie Square Plan further assure design compatibility at any time changes are made.

In the area to the north of the Historic Core (HP-1 district), it is recommended that all land east of Park Avenue, and west of Spring Street in the Secondary Area be rezoned to CBD-2. This recommended rezoning will allow a mixture of support commercial, multi-family residential, and service uses currently found in the area. It is recommended that the half block west of Park, north of Michigan, and west of Leon in the Secondary Area be rezoned to the residential D-8 classification to allow for the development of a mixture of single and multi-family development. This recommended rezoning is consistent with most current uses and is in line with the precedent set by the residential rezoning of 520-522 East Michigan Street.

Southeast of the Historic Core, the Plan recommends that the property south of New York Street and east of College Avenue be rezoned to either CBD-2 or D-8 (see map 13). The recommended D-8 district is meant to support the preservation of residential development located east of Fulton Street. The recommended CBD-2 zoning between Fulton Street and College Avenue is to permit the expansion of commercial support uses in this area or to permit the long term development of multi-family housing.

South of the Historic Core, the Plan recommends that the land located in the secondary area south of New York Street, between East Street and College Avenue, be rezoned to CBD-2. This area is currently zoned I-3-U Industrial, a zoning classification that permits uses incompatible with the residential character of the Historic Core. The Regional Center Plan recommends multi-family uses in this area, which this plan supports. The desired mid-rise housing should conform to the standards incorporated within this Plan (see "Standards for New Construction", Design Standards Section). An exception to this recommendation is the site of the Lockerbie Square United Methodist Church and parsonage. Recognizing the cultural, religious and architectural contribution of the church to Lockerbie Square, the Plan recommends the rezoning of the church property to the Special Use-1 (SU-1/"Church") classification.

Southwest of the Historic Core, the Plan recommends that the portion of the Secondary Area located west of East Street be rezoned to CBD-2. Currently, the northern half of this block is zoned I-3-U Industrial, but is characterized by commercial and residenial uses that are in conflict with the existing industrial zoning. This recommended rezoning is consistent with most uses and the precedent set by the 1986 rezoning of the southern half of this block (218 North East Street).

The Secondary Area to the west of the HP-1 district is zoned CBD-2, which permits commercial support uses for CBD-1, but does not permit single and duplex residential construction. The Plan recommends that the quarter block bounded by East, Vermont and
Cleveland Street, and Eden Place be rezoned to the residential D-8 classification which permits the desired low-rise multi-family development. It is further recommended that the existing CBD-2 classification remain on the balance of the property between New York and Michigan Streets in the Secondary Area.

The Plan recommends the retention of commercial uses at the intersection of College Avenue and Michigan Street, and the retention and development of commercial land uses at the intersection of College Avenue and New York Street. The development of commercial support uses and multi-family residential development south of New York Street would serve as a buffer between residential development north of New York Street and commercial-industrial development south of Miami Street. This Plan recommends the area south of New York Street be developed as multi-family housing consistent with the design standards.

All of the above mention zoning and land use recommendations are meant to accommodate the multiplicity of uses that currently exist, while ensuring that all new development and new land uses would be compatible with the historic neighborhood character of the district (see "Standards for New Construction", Design Standards Section).

INTRODUCTION

The Indianapolis Historic Preservation Commission utilizes the design standards found in this chapter as a guide in determining the appropriateness of projects within the Lockerbie Square Historic Area. These standards were created in order to preserve and protect the area's historic resources and unique characteristics while allowing for growth and new development.

The design standards are to be used as a guide by property owners and others interested in developing a project within the Lockerbie Square Area. The staff of the Indianapolis Historic Preservation Commission is available to help interpret the criteria established by the standards and assist in finding appropriate approaches for the development of projects.

The contents of this chapter are guidelines and should not be read as absolute rules. Every project will have its own differing set of goals, constraints, problems and impacts, all of which may suggest somewhat differing utilization of the standards.

The Design Standards chapter begins with a review of typical architectural styles found in Lockerbie Square. It then addresses the renovation of existing structures. Following that are guidelines on new construction which are divided between primary buildings first and additions and accessory buildings second. The last section presents guidelines for site development and landscaping, demolition, the moving of buildings, and signage.

D2

ARCHITECTURE

In order to understand the context in which renovation and new construction taken place, it is important to know something about the architecture existing in Lockerbie Square. A rich diversity of building styles and scales can be found there. Like many historic neighborhoods across the country, Lockerbie Square has few buildings which can be described as pure examples of the usually cited historic architectural styles. Instead, most buildings display characteristics of several styles, either because they represent a transition between tyles or have been altered. In fact, the alteration of buildings was so prevalent and began so early, that those alterations often are as significant as the original buildings themselves. In Lockerbie Square, there are many examples of buildings which were historically altered in various ways including:

- updating to the latest style in vogue at the time
- adding additional rooms at the rear
- adding a second story
- expansion from a single house to a double
- enlarge or addition of porches.

The significance of Lockerbie Square is largely derived from the significance of its remaining historic buildings and character. The significance of each building is derived from a combination of factors including: location; style and details; history; and materials. All of these factors are important and tampering with any of them will result in some loss of historic significance.

The following line drawings and descriptions are meant to present several commonly known architectural styles as they are represented in Lockerbie Square. They are meant to assist in identifying the fundamentals of a style and not to serve as a means to classify each building.

Federal (1780-1845)

Although examples of this "style" were built in Lockerbie at a later period than is generally associated with Federal architecture, many of the basic characteristics of that style are found there. These buildings can also be viewed as the transition style between Federal and Italianate architecture.

Characteristics

- Simple, overall massing
- Low-pitched gabled roof
- Brick construction typical; sometimes with segmental brick lintels.
- Shallow recessed entry
- Simple flat cornice with boxed gutters and no brackets.

Joseph W. Staub House
342 North College Avenue
1859

D4

Greek Revival (1820-1860)

The Ray-Buscher-Stich House is an example of Greek Revival typical of other similar houses in Indiana. The style was most popular during the early years of the nineteenth century especially after 1818. It remained popular in Indiana until the Civil War. This house was built about 1833-36 and moved to Lockerbie Square in 1978. It is a simplified version of what was often a plain, severe style. The obvious style source was the Greek temple. Numerous variations of this source could be achieved by adapting the illustrations found in the numerous and popular builders' guides which were published at the time. This is the only example in Lockerbie Square of a Greek Revival building. However, the form and some elements are apparent in other buildings.

Characteristics

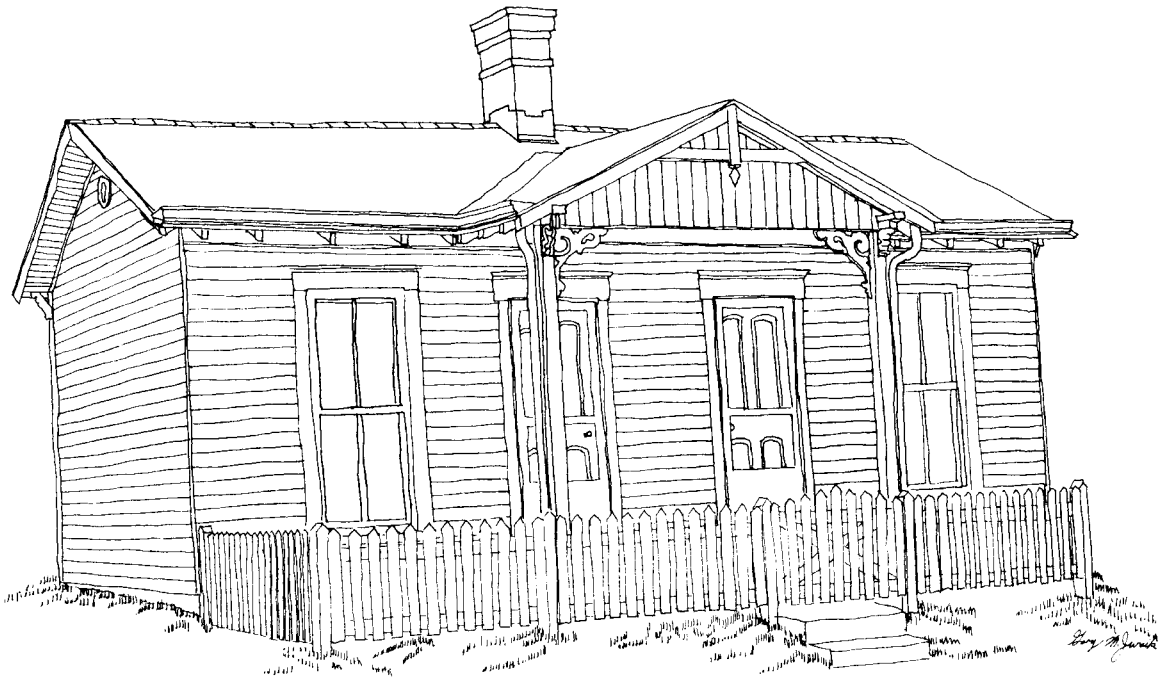
- Symmetrical arrangement of doors and windows
- Low pitched roof with returns at gable end
- Porches have Greek order columns or pilasters
- Simple details; ornament derived from Greek sources (honeysuckle, lyre, anthemion)
- Buildings (frame or brick) are usually painted white or light color

Cottage Vernacular (Early Nineteenth Century)

This style of "folk" architecture is found in many parts of the country although few remain in an urban setting. Buildings in this style would often be the first substantial home in the area. This particular house is a late example.

Characteristics

- Simple lines with sparing use of ornamentation.
- Symmetrical spacing of windows and door openings, often with two entrance doors.
- Shallow-pitched gabled roof.
- Frame construction with wood clapboarding are the most typical materials.
- In plan, two equal sized rooms with connecting doorway. Additions to the rear often form an "L" configuration.



Reading - Kindell House
517 East Lockerbie Street
1856

D6

Cottage Vernacular (Mid Nineteenth Century)

This type of building is one of the most common found in Lockerbie Square. The vernacular cottages of the second half of the nineteenth century are closely spaced along narrow lots and contribute much to the neighborhood's intimate, pleasing ambiance. Generally, they were built by the "blue collar" class of carpenters, plasterers and draymen.

Characteristics

- One or one and a half stories are typical with a relatively steep pitched gabled roof facing the street.
- Wooden brackets visually support the projecting eaves.
- One story, shed roofed sections often added to the rear.
- Two or three bays across front.
- Narrow porch often extends across the full length of the front elevation, though porches were not always original to all cottages.

George Holler House
324 North Park Avenue
1863

Italianate Style (1860-1880)

Sometimes referred to as the Bracketed or Italian Villa style, this was one of the most popular of the nineteenth century. Publications such as those of Andrew Jackson Downing showed plans, elevations and details of Italianate residences and were widely circulated. Wilbur Peat wrote of this style....."It was informal without being ostentatious; it could adapt itself to American methods of living, in cities or country." (Indiana Houses of the Nineteenth Century, p.118).

Characteristics

- Prominent, highly ornamental entablatures supported by brackets, often small (oval) cornice windows.
- Hipped roofs with shallow pitch.
- Verandas or loggias topped with balustraded balconies.
- Strong, cubistic massing.
- Windows are often grouped in pairs or threes with round arches.
- Lintels or decorative window pediments.

Nickum - Holstein House
(James Whitcomb Riley Home)
528 East Lockerbie Street
1872

D8

Stick Style (1860-1890)

One of the late picturesque styles showing some influence of the Swiss chalet and earlier Gothic forms, the Stick style is generally considered to be one which is purely America. It is admired today for its attempt to honestly express wooden frame construction with applied surface decoration.

Characteristics

- Frame construction with clapboards overlaid with horizontal, vertical and/or diagonal boards.
- Large brackets support projecting eaves.
- Generally steep pitched roofs.
- Often complex in massing and silhouette.

519 East Vermont Street
c. 1887

Queen Anne (1880-1900)

Initiated by English architect Richard Norman Shaw in 1868, the style began with late medieval overtones but eventually acquired more classical detailing reflecting the reign of Queen Anne and the immense popularity of Classical architecture in 18th century England. The American version of the style, sometimes referred to as Free Classic, came to popularity after the Centennial Exposition of 1876, where two impressive English buildings in the style were admired.

Characteristics

- Irregular plan and massing.
- Steep, pitched roofs with an open gable end often prominent.
- Bay windows or towers
- Small, classical details often overshadowed by the large mass of house.
- Wide variety of exterior material patterns used.
- Tall, thin chimneys
- Windows with small panes over or around the primary pane.

Henry Runge House
542 East Lockerbie Street
1895

D10

RENOVATION GUIDELINES

These guidelines are intended to help individual property owners choose an appropriate approach to individual issues which arise when working on historic buildings. Before approaching the individual issues, it is helpful to have first chosen an overall approach to the entire project. These generally fall into one of the following categories:

Stabilization: A process involving methods which reestablish a deteriorated property's structural stability and weather tightness while sustaining its existing form.

Preservation: A process involving methods which maintain a property in its present state.

Rehabilitation: A process involving repairs and alterations to a property which adapt it to a contemporary use while preserving its historic fabric and character.

Restoration: A process which accurately recovers the appearance of a property at a particular period of time by removing later additions and/or replacing missing features.

Renovation: A generic term used to define all work which is meant to make new again.

The approach chosen will depend on factors such as the budget, the eventual use of the building, and the owners personal objective. The guidelines are meant to indicate a range of alternative approaches which may differ depending on the overall approach chosen but which are, nevertheless, compatible with the character of Lockerbie Square. Design standards and guidelines are not meant to restrict creativity but are meant to suggest appropriate approaches and to guard against unsympathetic actions.

The rehabilitation of existing buildings in Lockerbie Square is still an important issue which, if not properly guided, could result in a loss of historic significance and character. Even though the building's are largely rehabilitated, the area will see considerable rehabilitation activity in coming years. First, there are still scattered and significantly located buildings which have yet to be rehabilitated. There are also many unrehabilitated buildings on the edges and within the expanded areas. Second, many properties have, and will continue to, change ownership with the new owner desiring to finish rehabilitation, make alterations, or simply add his own touch. Third, time will take its toll and early rehabilitation efforts will eventually need maintenance, repair and replacement.

A quote from the The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, Washington, D.C. 1977) summarizes the importance of appropriate rehabilitation and bears repeating.

> "Across the Nation, citizens are discovering that older buildings and neighborhoods are important ingredients of a town's or a city's special identity and character. They are finding that tangible and satisfying links to the past are provided by structures, shopping streets, and

RENOVATION GUIDELINES continued

residential and industrial areas in their cities and towns that have survived from earlier periods. Often, however, these important buildings and neighborhoods have suffered years of neglect or they seem outdated for the needs of modern living. But with thoughtful rehabilitation, many can be successfully revitalized. In rehabilitating older resources to contemporary standards and codes, however, it is important that the architectural qualities that have distinguished them in the past are not irretrievably discarded and lost to the future."

D12

RENOVATION GUIDELINES

WOOD SIDING

RECOMMENDED

1. Unrestored woodsiding may look beyond repair but is usually in better condition than it looks. The preferred approach to wood siding is as follows:

   a) Retain all of the sound original wood siding.

   b) Repair and retain split boards by nailing and/or gluing with waterproof glue.

   c) Leave concave or convex boards as they are unless there is a problem. If necessary, repair by carefully inserting flat screws in predrilled holes and gradually tighten.

   d) Putty nail holes.

   e) Rotten sections should be cut out using a saw, chisel or knife. The new piece to be inserted must match the original in size, profile, and dimensions. It may be a new wood board or a salvaged board.

   f) Missing boards should be replaced with new or salvaged wood boards to match the original.

   g) Siding should be primed and painted after being scraped of all loose paint and washed.

2. Replacement of original siding is generally justified only by documented problems with the material's structural condition. Aesthetic reasons generally do not justify replacement. As a rule, the following are conditions which generally do justify replacement:

   a) Badly rotten wood

   b) Boards with splits (especially multiple splits) which cannot reasonably be repaired

   c) Burned wood

   d) Missing wood

NOT RECOMMENDED

1. Avoid removing the original siding. It provides important physical, evidence of a building's history and adds immeasurably to a building's historic character. Even if replaced with new matching wood siding, the irregularities which record the building's evolution through time and give it its character are lost. In short, the historic significance of a building where the original siding is removed is diminished.

WOOD SIDING continued

As a rule, the following reasons generally do not justify replacement:

a) To remove paint

b) To avoid repairs

c) To hide past or planned alterations

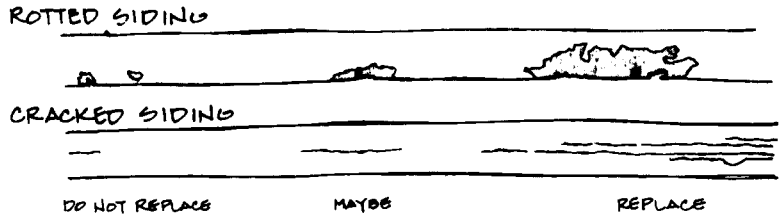
d) To increase energy efficiency

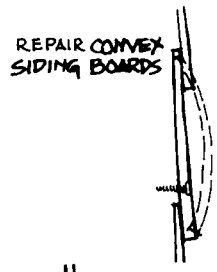
e) To restore the "original" appearance (to look "new")

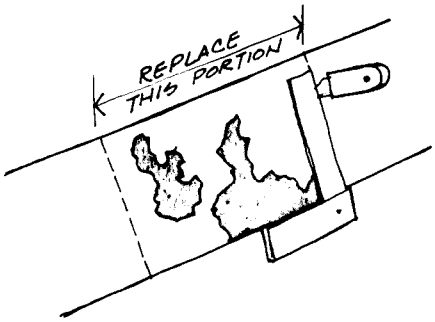
2. If it is covered with insul-brick or other material, do not assume the original siding will need total replacement. Assess the situation only after total removal of the covering material. Assessment based on partial removal may lead to the wrong conclusion.

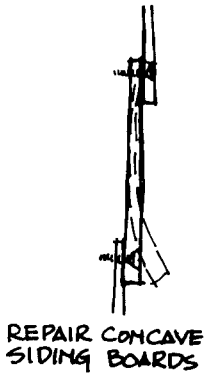
3. If replacement of siding is justified (partial or total) avoid using any material other than real wood with dimensions, profile, size and finish to match the original. Hardboard, plywood, aluminum, vinyl or other synthetic or unnaturally composed materials do not look, feel, wear or age like the original and should be avoided.

4. It is neither necessary nor in many cases desirable to remove all old paint from wood. Methods to accomplish total removal of paint can be damaging to the siding and should be pursued with great care. The use of high pressure water blasting (over 600 psi), sandblasting, rotary sanding or a blow torch should be avoided.









D14

RENOVATION GUIDELINES

MASONRY

RECOMMENDED

1. Damage to masonry is usually caused by movement or water infiltration. Causes should be identified and stopped before undertaking repairs.

2. If mortar is missing or loose, the joints should be cleaned out and repointed using a mortar mix which closely matches the composition and color of the original.

3. When removing mortar from joints, take care to not damage the brick edges.

4. Whenever partial or total foundation replacement is required, the new foundation walls should be faced in materials which match the original in appearance. Reuse of the original material on the face of the foundation is preferable.

5. Whenever replacement brick or stone is needed, use salvaged or new material which closely matches the original in size, color and texture.

6. Whenever masonry has been painted, it is usually advisable to repaint after removing all loose paint.Old paint which is firmly fixed to the masonry will usually serve as an adequate surface for repainting. Methods which attempt to remove all evidence of old paint can damage the masonry (softer masonry is more prone to damage).

7. Any cleaning should be done with the gentlest method possible and should be stopped at the first evidence of damage to the masonry. Test patches should be used to assess the effect of any proposed cleaning method.

NOT RECOMMENDED

1. Bricks should not be replaced unless excessively spalled or cracked. Consider reversing a brick to expose its good surface before replacing it with a new brick.

2. When selecting a replacement brick, avoid using what is commonly called "antique" brick and consists of a mixture of bricks in a wide range of different colors and types. Bricks on historic buildings were usually uniform in color.

3. Masonry should not be replaced or covered over simply to eliminate evidence of past cracks, repairs, and alterations.

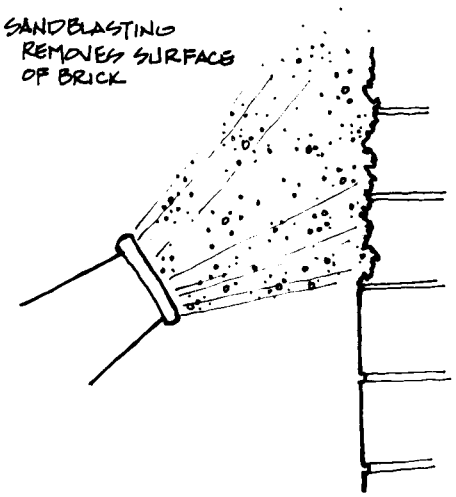
4. The cleaning of dirt, grime and weathering from masonry surfaces is usually not necessary unless it is causing damage or is unsightly. In any case, the goal should not be to make the masonry look new. Old masonry neither can nor should regain its original appearance.

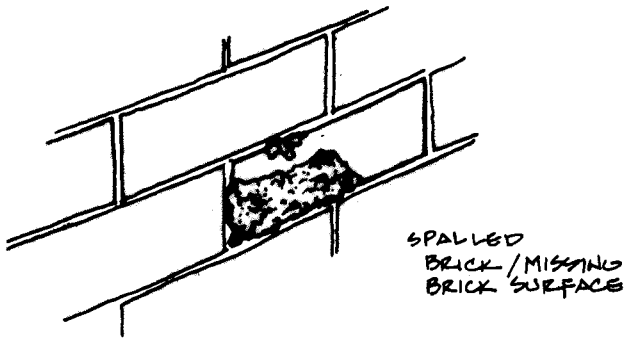
MASONRY continued

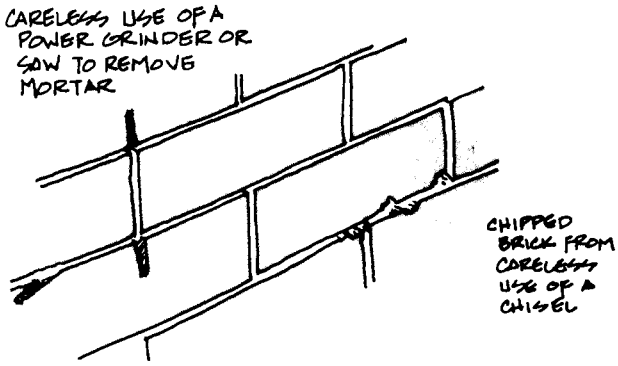
5. Avoid power grinders. Mechnical equipment is cumbersome and even the most skilled worker will tire or slip and cause irreversible damage.

6. Avoid sandblasting, high pressure water blasting (over 600 psi), grinding, and harsh chemicals.

7. Waterproof and water repellent coatings should be avoided. They are generally not needed and can potentially cause serious damage to the masonry. Also avoid covering masonry with tar or cement coatings.







D16

RENOVATION GUIDELINES

ROOFS & ROOF ELEMENTS

RECOMMENDED

1. Original slate should be repaired rather than replaced. If replacement is necessary, new slate or imitation slate is preferred. Consider retention of good slates for installation on roof slopes visible to the street. If replacement with slate is not economically possible, use asphalt or fiberglass shingles in a pattern and color similar to the original slate.

2. Preferred colors for asphalt or fiberglass roofs are medium to dark shades of grey and brown. Solid red and green roofs are appropriate on some early 20th century buildings.

3. A flat roof which is not visible from the ground may be repaired or reroofed with any material, provided it remains obscured from view.

4. Adding a slope to a problem flat roof may be considered if it is not visible from the ground or does not affect the character of the building.

5. If a drip edge is used, it should be painted to match the surrounding wood.

6. Gutters and downspouts should match the building body and/or trim color.

7. Repair and retain built-in gutters or rebuild them in a similar configuration using alternative materials.

8. Where exposed rafter ends were original, roof mounted or half-round hung gutters are preferred. Consider channeling water runoff on the ground rather than installing gutters when none originally existed.

9. Flat surfaced skylights with frames which match the roof color may be considered if they are inconspicuous and do not alter the building's basic character.

10. Original chimneys which contribute to the roof character should be repaired and retained. If no longer in use, they should be capped rather than removed.

NOT RECOMMENDED

1. Avoid alteration to the roof slope and shape unless past inappropriate alterations are being reversed.

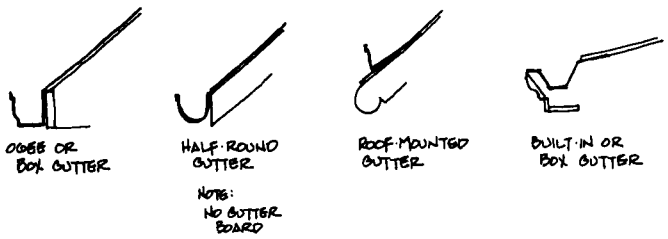
2. Avoid white, light, or multi-colored shingles and rolled roofing.

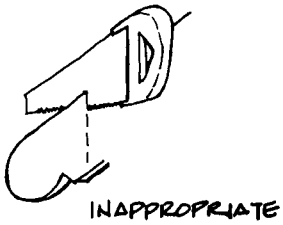
ROOF & ROOF ELEMENTS continued

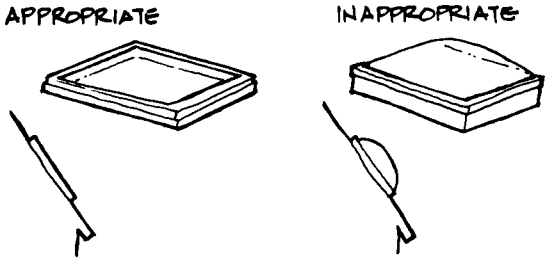
3. Avoid the addition of dormers on roof areas which are significant to the character of the building.
4. Avoid covering exposed rafter ends with a gutterboard and never cut or alter decorative rafter ends to accept a new gutterboard.

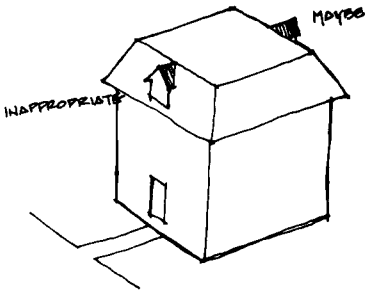
5. Avoid skylights on prominent roof slopes which affect the building character. Bubble style skylights break the roof plane and should be avoided unless they cannot be seen from any street.

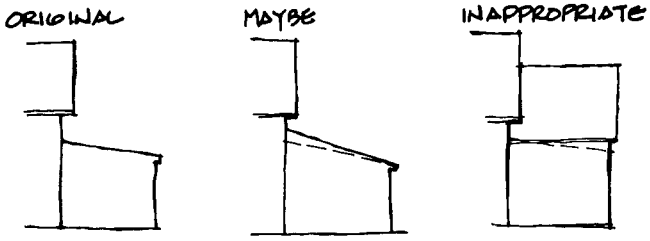
6. Avoid placing mechanical equipment such as roof vents, new metal chimneys, solar panels, T.V. antenna/dishes, air conditioning units, etc. where they can be seen from the street or affect the character of the building.

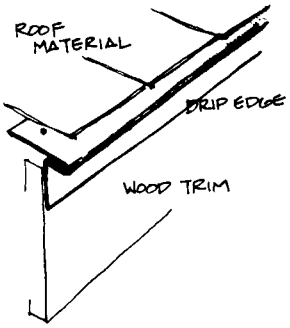


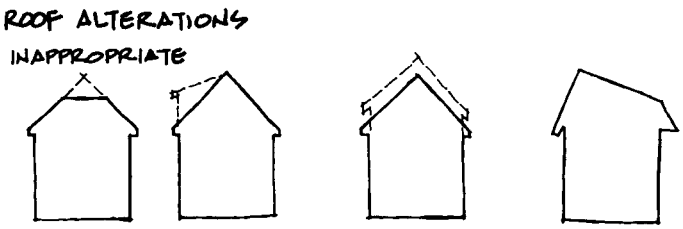












D18

RENOVATION GUIDELINES

WINDOWS

RECOMMENDED

1. Windows on an historic building are important elements defining its architectural character and historic significance. Their original materials and features should be respected and retained. Replacement should only be done if necessary and if similar to the original.

2. Window replacement should be considered only when one of the following conditions exists and can be documented:

   a) The existing windows are not original and are not significant,

   b) The condition of existing windows is so deteriorated that repair is not economically feasible.

3. Rather than replacing windows to attain energy efficiency, existing windows should be repaired and retrofitted using caulk, weatherstripping, modern mechanical parts, and storm windows. Some windows can be slightly altered to accept insulated glass.

4. Storm windows should fit window openings exactly, without the use of spacers. They should be painted, anodized, clad or otherwise coated in a color to match the existing windows or trim. They should be compatible with the window pattern (no simulated muntins or decorative details), should not obscure window trim and may be made of wood, aluminum, or other metals, or vinyl. Consider interior storm windows.

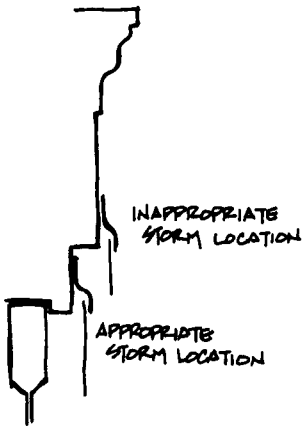
5. Original window trim should be preserved and retained. Only badly deteriorated sections should be replaced to match original. Decorative window caps or other details should be added only if there is evidence that they existed originally.

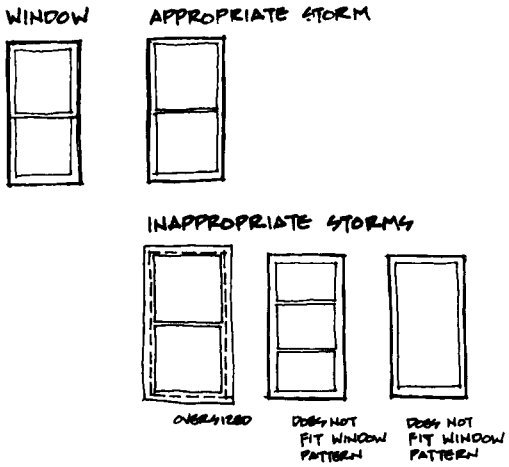
6. Window shutters (also known as blinds) may be installed if there is evidence that they once existed on a building, and then, only on those windows which had shutters. For evidence, look for old photographs, remaining hinges and hinge mortises. If the building did not have shutters and you wish to use them, put them on the inside of the window.

NOT RECOMMENDED

1. Avoid replacement windows not similar to the original in size, dimensions, shape, design, pattern, and materials . Example: metal and vinyl cladding, snap-in muntins, and tinted glass are not considered similar to original wood windows.

2. Avoid creating new window openings or eliminating original window openings. This should be considered only when necessary and should be avoided on significant, highly visible elevations.


INAPPROPRIATE STORM LOCATION
APPROPRIATE STORM LOCATION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APPROPRIATE STORM
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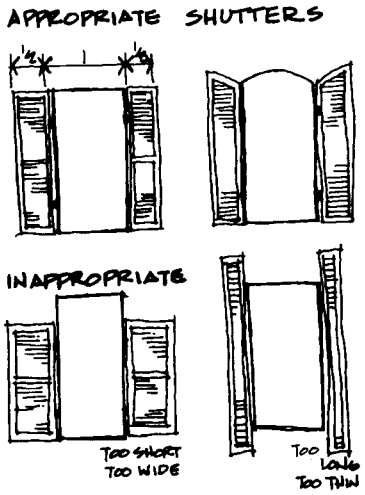
DOES NOT FIT WINDOW PATTERN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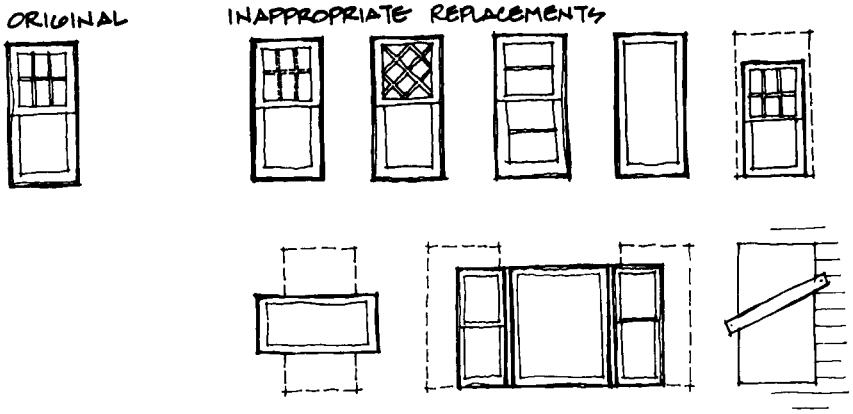

ORIGINAL
INAPPROPRIATE REPLACEMENTS

D20

RENOVATION GUIDELINES

EXTERIOR DOORS

RECOMMENDED

1. Original doors should be repaired and retained or, if beyond repair, replicated.

2. If an original door is lost, its replacement may be an old or new door compatible with the building style. New doors should be wood, unless the original was a different material, and should match the original in size, shape and proportion.

3. Transom windows and door trim should be retained or reinstalled if there is evidence of their original existence.

4. Wood storm and screen doors are preferred. Aluminum or other metal may be considered if finished in a color to match the door or trim, fitted properly to the door opening with no spacers, designed to not obscure the primary door design, and there are no decorative details or simulated muntins.

5. Hardware on a new door should be simple, unobtrusive and compatible with the building's style.

6. If the original hardware is missing from an historic door, replacement hardware should be compatible historic hardware or unobstrusive and compatible new hardware.

7. Original garage doors which are significant to the character of a garage should be repaired and retained. If beyond repair, they should serve as a model for the design of replacement doors.

8. Replacement garage doors should be compatible with the garage design.

NOT RECOMMENDED

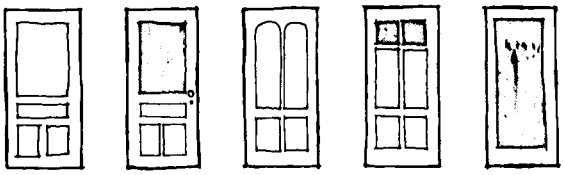
1. Avoid eliminating original or adding new door openings, especially on significant facades. Any new openings should be distinguishable from original openings.

2. Avoid sliding glass doors.

3. Avoid discarding original door hardware. If possible, it should be repaired and retained.

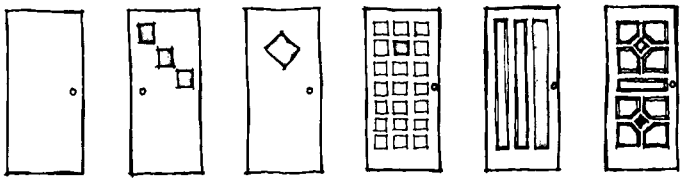
4. Avoid altering the size of garage door openings or changing single doors to double doors unless there is a documented access problem

APPROPRIATE ENTRY DOORS

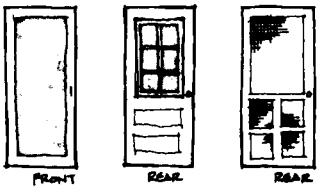


NOTE:
APPROPRIATENESS DEPENDS ON HOUSE STYLE

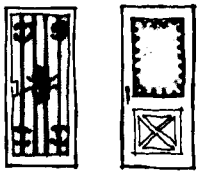
INAPPROPRIATE ENTRY DOORS



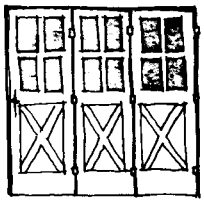
APPROPRIATE STORM DOORS



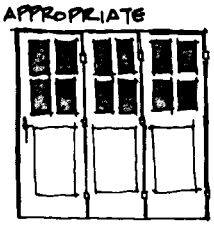
INAPPROPRIATE STORM DOORS



ORIGINAL

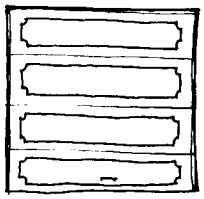


APPROPRIATE

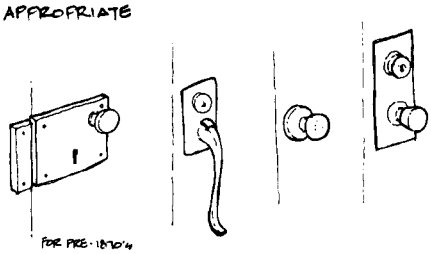


MAY BE

INAPPROPRIATE



APPROPRIATE



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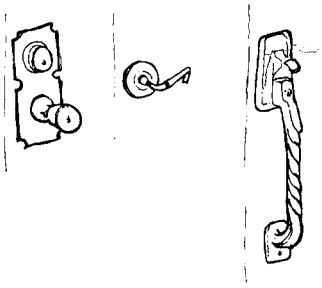

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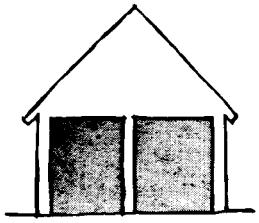
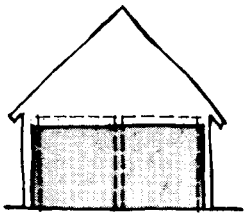


INAPPROPRIATE ALTERATION



D22

RENOVATION GUIDELINES

PORCHES

RECOMMENDED

1. Repair and retain original porches.

2. If rebuilding is necessary due to structural instability, reuse as much of the original decorative details as possible.

3. Assess the significance of a non-original porch before considering removing or altering it. A porch added to a building at a later date should not be removed simply because it is not original. It may have its own architectural or historic importance and is evidence of the evolution of the building.

4. Original porch floors should be repaired or replaced to match the original.

5. If a porch is missing, a new porch should be based on as much evidence as possible about the original porch design, shape, and details. Check the following sources for evidence:

   a) Old photographs
   b) Historic Sanborn maps
   c) Paint line defining porch roof outlines
   d) Paint lines defining porch post design
   e) Remnants of the porch foundation
   f) Similar houses in the neighborhood (helpful but not always dependable.)
   g) Oral descriptions from previous owners

6. Where little or no evidence of the original porch remains, a new porch should reflect the typical porch form of the era while being identifiable as a recent addition not original to the building.

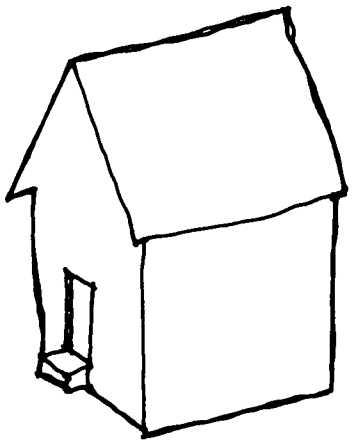
NOT RECOMMENDED

1. Avoid alterations to historic porches, especially on primary facades.
2. Avoid replacing original stone steps.

3. Avoid replacing original wood floors with concrete.

4. Avoid placing new porches in locations which never had porches, especially on significant elevations.

ORIGINAL



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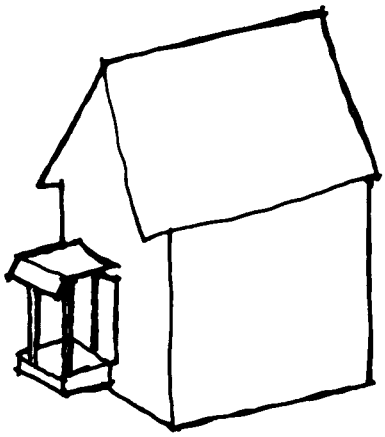

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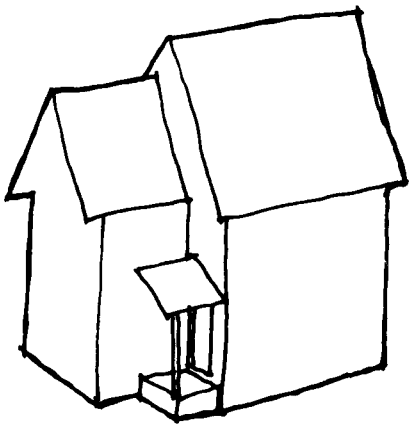

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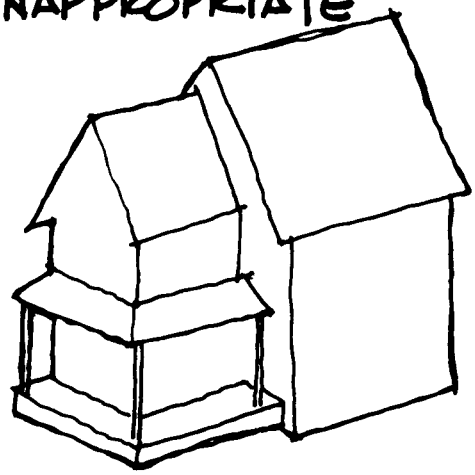


D24

RENOVATION GUIDELINES

PAINT COLORS

RECOMMENDED

1. Remove all loose paint and clean the surface before repainting. It is not necessary to remove all old paint as long as it is firmly fixed to the surface.

2. Paint colors are essentially a personal choice. They are reversible, have no permanent effect and have usually changed many times throughout the history of a building. There are two general approaches which are appropriate for selecting a color scheme.

   a) Identify through research the original colors and repaint with matching colors. Previous paint colors can be found by scraping through paint layers with a knife, analyizing the paint in the laboratory, or finding hidden areas which were never repainted.

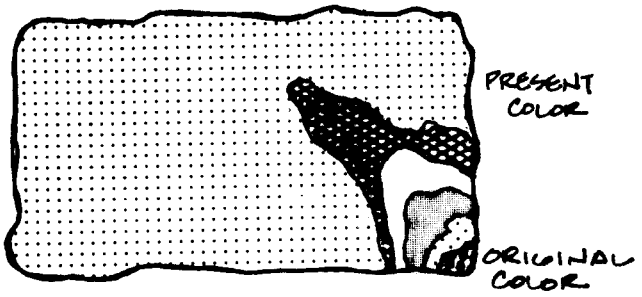
   b) Repaint with colors commonly in use at the time the building was built.

3. Consider using different shades of the same color when variation in color is desired but there is a danger of the color scheme becoming too busy.

NOT RECOMMENDED

1. Avoid monochromatic (single color) color schemes on buildings which originally had vibrant, multiple and contrasting colors.

2. Avoid highly polychromatic (multi-color) color schemes on buildings which were originally painted with restraint and simplicity.



PAINT CHIP ANALYSIS

RENOVATION GUIDELINES

TRIM AND ORNAMENTATION

RECOMMENDED

1. Repair and preserve the original trim and decorative elements, even if worn or damaged. Replace with a replication only if damaged beyond repair or if the material is unsound.

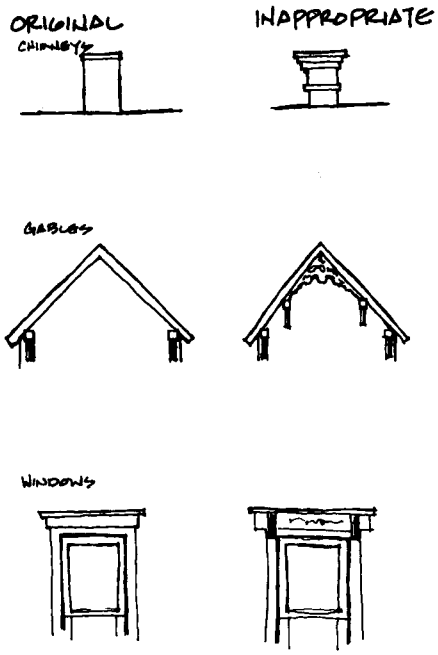
2. Missing decorative details may be added when there is evidence that they existed. Evidence can be found from old photographs, remnants left on the building, paint lines where parts were removed, nail holes, old notches and cut outs insiding and trim. Observation of details on similar historic buildings can assist but is not always conclusive.

NOT RECOMMENDED

1. Do not fabricate a history that does not exist by using ornamentation that is foreign to a building or has no evidence of having existed.

2. Decorative elements should not be removed simply because they are not original to the house. They may have significance of their own or as evidence of the evolution of the building.

3. Decorative details should not be added to parts of a building which never had such details. For example, window and door trim was sometimes different and simpler on one side, both sides or the rear of the house.



D26

NEW CONSTRUCTION GUIDELINES

The purpose of these guidelines is to present concepts, alternatives, and approaches which will produce design solutions that recognize the characteristics and bring harmony between new and existing building in Lockerbie Square. The guidelines are not meant to restrict creativity, but rather to set up a framework within which sympathetic design will occur. It should be noted that within an appropriate framework there can be many different design solutions which may be appropriate. While guidelines can create an acceptable framework they cannot insure any particular result and consequently people may hold a wide range of opinions about the resultant designs since they are largely a factor of the designer's ability.

New construction should reflect the design trends and concepts of the period in which it is created. New structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of Lockerbie Square can be interpreted properly.

D28

NEW CONSTRUCTION GUIDELINES: CONTEXT

Guidelines serve as aids in designing new construction which reacts sensitively to the existing context in a manner generally believed to be appropriate. Therefore, the most important first step in designing new construction in any historic district is to determine just what the context is to which the designer is expected to be sensitive.

Every site will possess a unique context. This will be comprised of the buildings immediately adjacent, the nearby area (often the surrounding block), a unique subarea within the district, and the district as a whole.

Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the context to which new construction must be primarily related.

1. DEVELOPED SITE. This is usually a site upon which there already exists an historic primary structure. New construction usually involves an addition to the buildings or the construction of an accessory building such as a garage.

   Context. New construction must use the existing historic building as its most important, perhaps only, context.

2. ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view.

   Context. The existing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

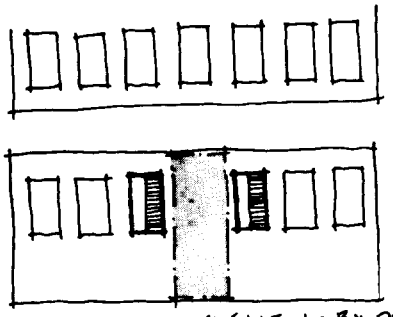
3. LARGE SITE. This is usually a combination of several vacant lots, often the result of previous demolition.

   Context. Since this type of site was usually created as a result of relatively extensive demolition, its surrounding context has been weakened by its very existence. However, context is still of primary concern. In such case, a somewhat larger area than the immediate environment must also be looked to for context, especially if other vacant land exists in the immediate area.

4. EXPANSIVE SITE. This site may consist of a half block or more of vacant land or the site may be a smaller one surrounded by many other vacant sites. Often there is much vacant land surrounding the site.

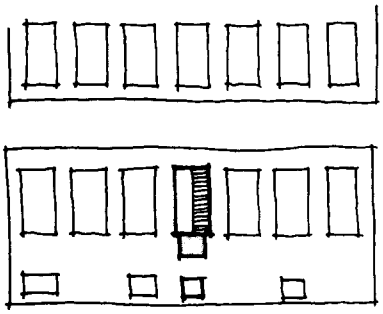
   Context. The context of adjacent buildings is often very weak or non-existent. In this case, the surrounding area provides the primary context to the extent that it exists. Beyond that, the entire historic area is the available context for determining character. This type of site often offers the greatest design flexibility. Where the strength of the context varies at different points around a site, new design should be responsive to the varying degrees of contextual influence.

ISOLATED SITE
NEW BUILDING ON SINGLE LOT



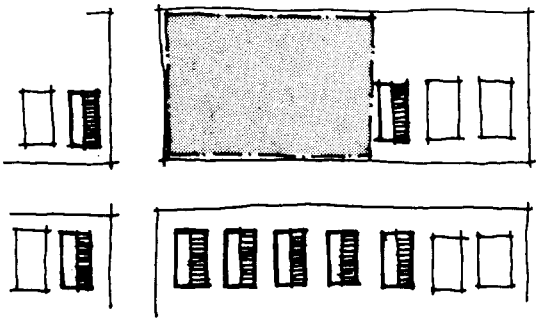
USE EXISTING BUILDING SURROUNDING THE SITE IN DETERMINING DESIGN OF NEW BUILDING

DEVELOPED SITE
ADDITION TO EXISTING BUILDING



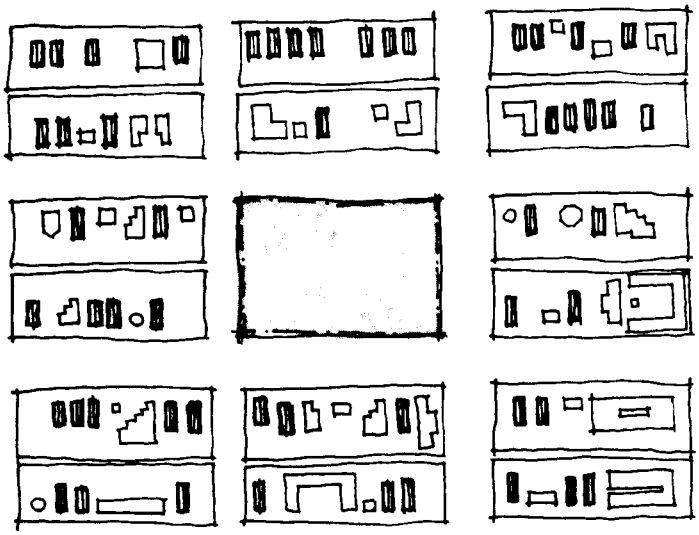
USE EXISTING BUILDING IN DETERMINING PRIMARY DESIGN OF ADDITION

LARGE SITE
NEW BUILDINGS ON SEVERAL SITES



USE EXISTING BUILDINGS SURROUNDING THE SITE IN DETERMINING DESIGN OF NEW BUILDINGS.

EXPANSIVE SITE
NEW BUILDINGS ON LARGE SITE



USE EXISTING BUILDINGS THROUGHOUT THE AREA IN DETERMINING DESIGN OF NEW BUILDINGS

D30

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

The first step to take in designing new construction is to define the context within which it will exist (see section on "Context"). Once the context is understood, the following guidelines are meant to assist in finding a compatible design response. Setbacks, orientation, spacing, heights, outline, and mass are elements which generally relate to a building's fit within its surrounding street character. Style, fenestration, foundation, entry, and materials are elements which generally describe the architectural compatibility of a new building to its existing neighbors.

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

MATERIALS: The visual, structural, and performance characteristics of the materials visible on a building exterior.

RECOMMENDED

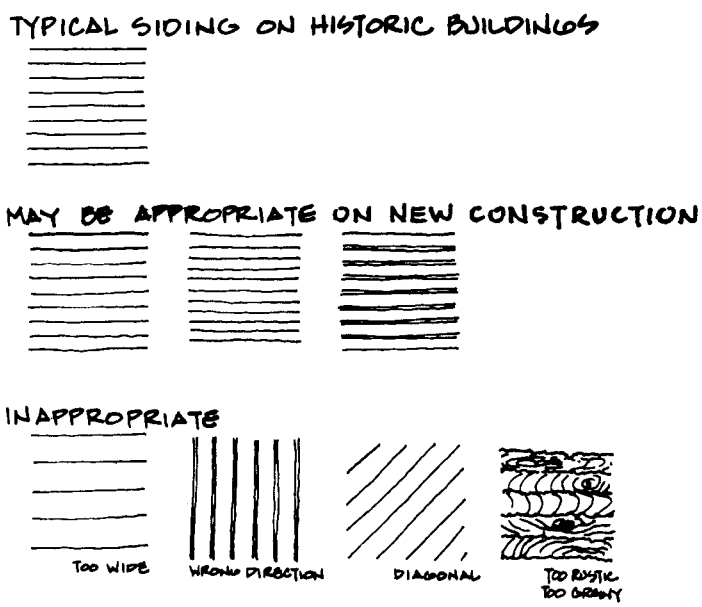
1. The dimensions, textures and patterns of building materials should not conflict with those found on historic buildings in the area. This can often be accomplished with some flexibility since building materials, if used within basic guidelines, have less impact on visual compatibility than larger scale visual elements.

2. Natural materials are encouraged although modern materials may be considered provided they appear and perform like natural materials.

NOT RECOMMENDED

1. Avoid the application of salvaged brick, old clapboard siding, barnsiding or any other recycled materials on the exterior of new construction. The use of new compatible material is preferable.

2. The use of brick as the primary material on a building should be avoided when its use will result in a significant alteration of the traditional relationship of brick to wood buildings in an area. The most common material used for siding in Lockerbie Square is wood although brick is occasionally used. New construction should reflect this historic distribution of building material.



D32

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

SETBACK: The distance a building is set back from a street.

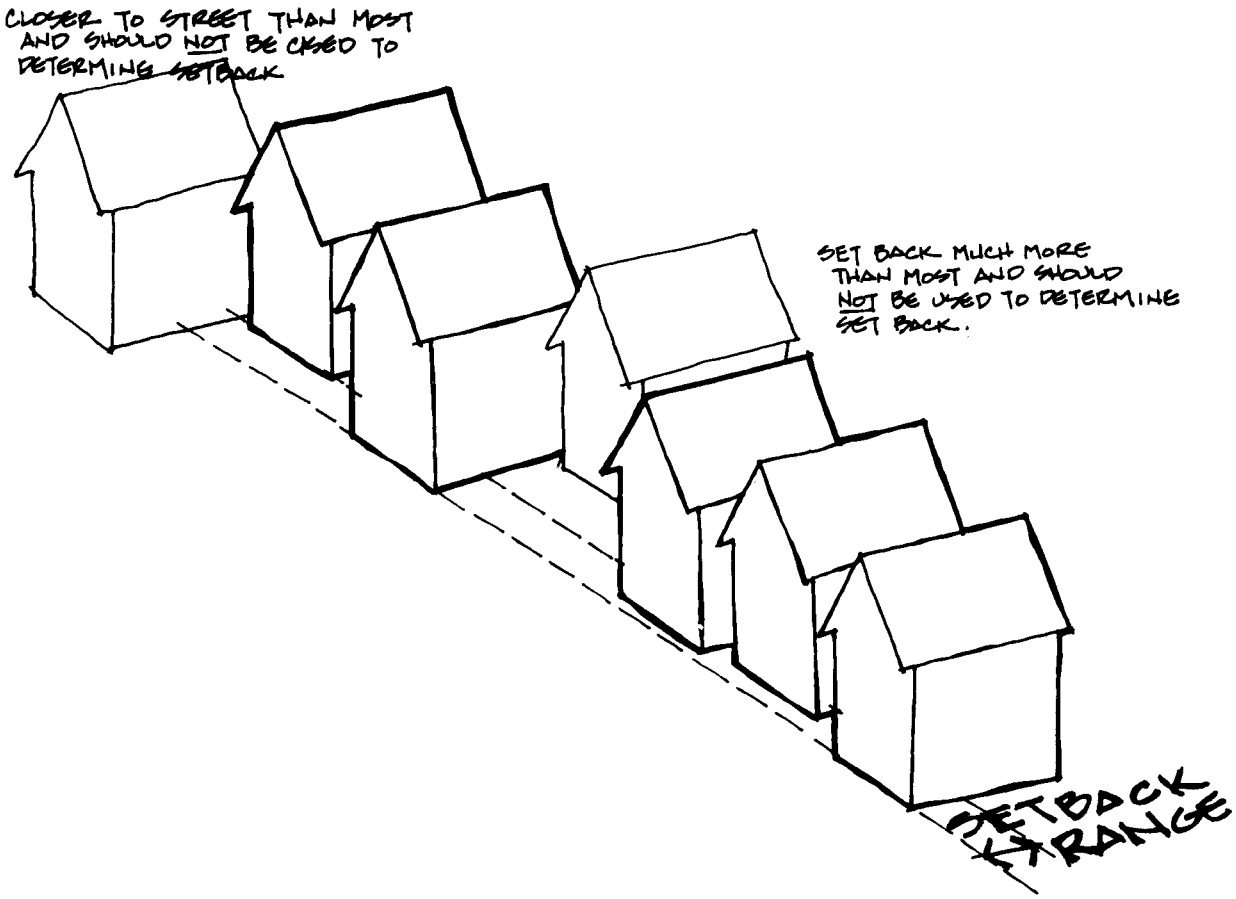
RECOMMENDED

1. A new building's setback should relate to the setback pattern established by the existing block context rather than the setbacks of building footprints which no longer exist. If the development standards for the particular zoning district do not allow appropriate setbacks, a variance may be needed.

2. If setbacks are varied, new construction can be located within a setback which falls within an "envelope" formed by the greatest and least setback distances.

3. If setbacks are uniform, new construction must conform.

4. On corner sites, the setbacks from both streets must reflect the context.



NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

ORIENTATION

RECOMMENDED

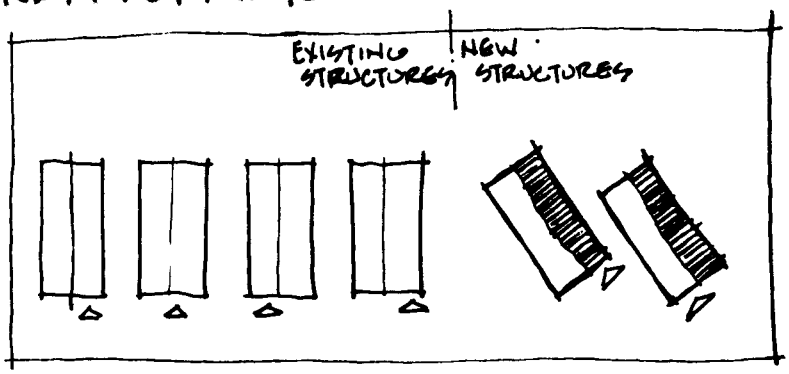
1. New buildings should relate to the street.

NOT RECOMMENDED

1. Avoid new buildings at angles to the street which are not characteristic within the building or neighborhood context.

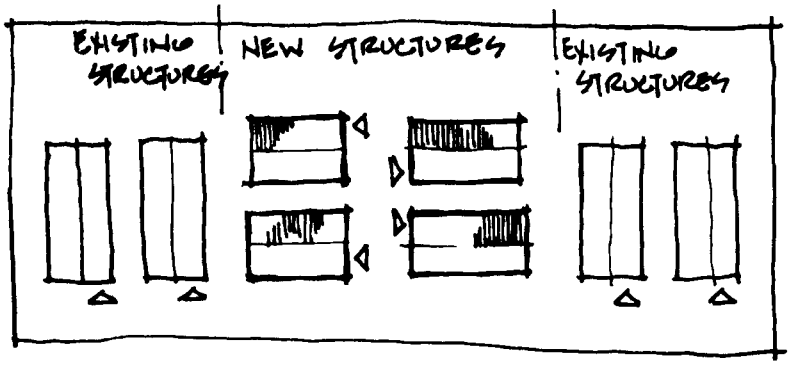
2. Avoid buildings or building groupings which turn away from the street and give the appearance that the street facade is not the front facade.

INAPPROPRIATE



NEW STRUCTURES AT ANGLE TO EXISTING CONTEXT

INAPPROPRIATE



NEW STRUCTURES DO NOT FACE THE STREET AS EXISTING STRUCTURES

D34

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

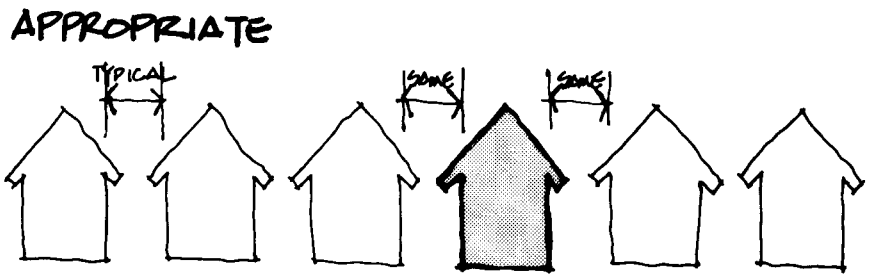
SPACING: The distance between contiguous buildings along a blockface.

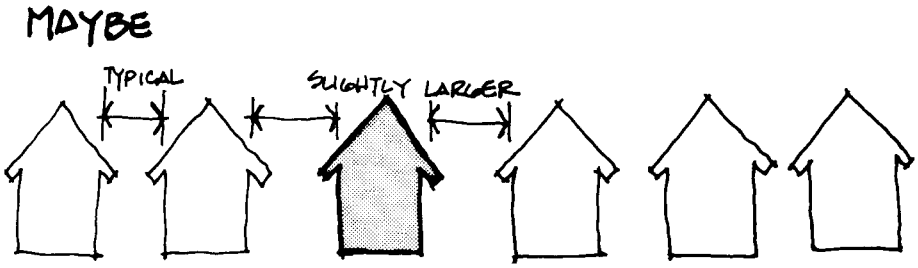
RECOMMENDED

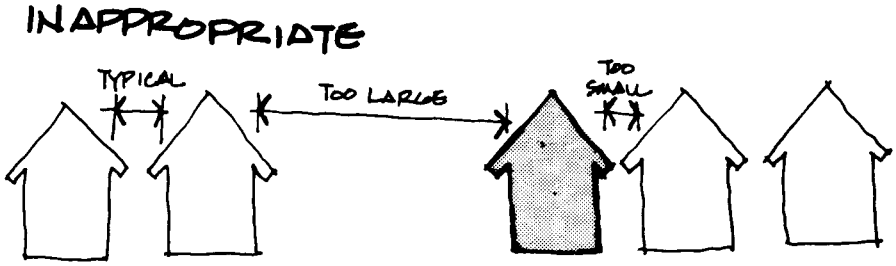
1. New construction should reflect and reinforce the character of spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

NOT RECOMMENDED

1. Avoid the creation of large open spaces where none existed historically. Such spacing is uncharacteristic and establishes holes in the traditional pattern and rhythm of the street.







NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

BUILDING HEIGHTS: The actual heights of buildings and their various components as measured from the ground.

RECOMMENDED

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range. If the pattern of the block is characterized by a variety of heights, then the height of new construction can vary from the lowest to highest on the block.

2. Cornice heights can be as important as overall building heights and where there is uniformity, should conform with contiguous buildings in a similar manner.

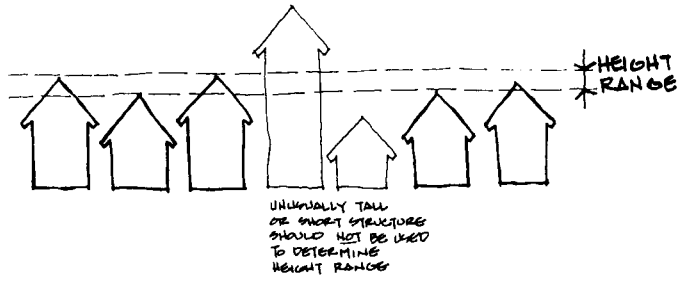
3. New construction at the end of a block should take into account building heights on adjacent blocks.

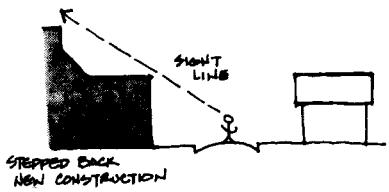
4. If the area immediately contiguous to new construction does not offer adequate context to establish an appropriate new building height, the larger historic area context should be assessed.

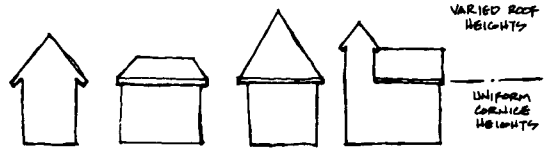
5. Porch height can have an impact on the height relationships between buildings and should align with contiguous porch foundation and roof heights in a similar manner to building heights.

NOT RECOMMENDED

1. Avoid any building height that appears either diminutive or overscale in relation to its context.







D36

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

OUTLINE: The silhouette of a building as seen from the street.

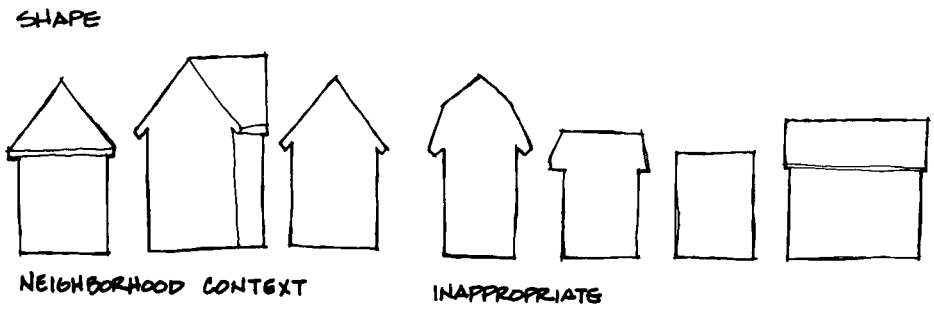
RECOMMENDED

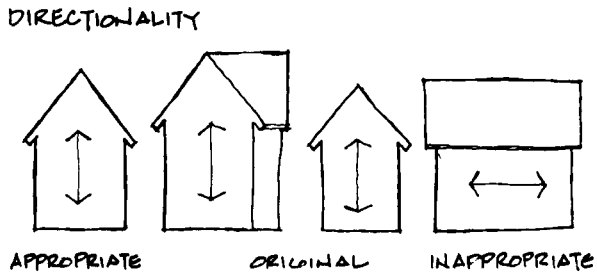
1. The basic outline of a new building should reflect building outlines typical of the area.

2. The outline of new construction should reflect the directional expression characteristic of the existing buildings in its context.

NOT RECOMMENDED

1. Avoid roof shapes which create uncharacteristic shapes, slopes and patterns.





NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

MASS: The three dimensional outline of a building.

RECOMMENDED

1. The total mass of a new building should be compatible with surrounding buildings.

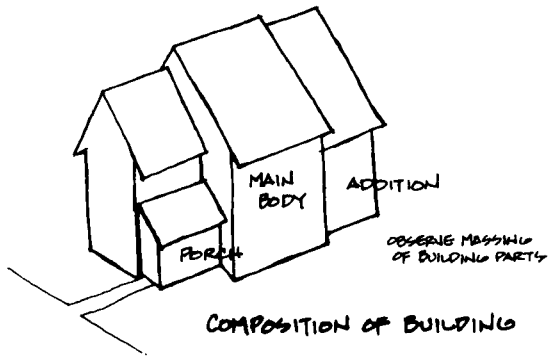
2. The massing of the various parts of a new building should be characteristic of surrounding buildings.

3 If the context suggests a building with a large mass (ie. surrounding houses are large with 4-6,000 square feet) but the desire is for a smaller space, consider more than one unit as a means to increase the size of the building.

4. A larger than typical mass might be appropriate if it is broken into elements which are visually compatible with the mass of the surrounding buildings.

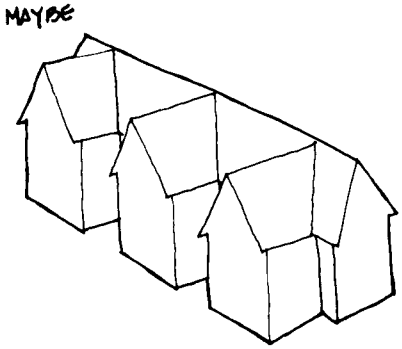
NOT RECOMMENDED

1. Avoid near total coverage of a site unless doing so is compatible with the surrounding context.



COMPOSITION OF BUILDING

MAYBE



D38

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

STYLE AND DESIGN: The creative and aesthetic expression of the designer.

RECOMMENDED

1. No specific styles are recommended. Creativity and original design are encouraged. A wide range is theoretically possible, from modern to revivals, from simple to decorated.

2. Surrounding buildings should be studied for their characteristic design elements. The relationship of those elements to the character of the area should then be assessed. Significant elements define compatibility. Look for characteristic ways in which buildings are roofed, entered, divided into stories and set on foundations. Look for character-defining elements such as chimneys, dormers, gables, overhanging eaves, and porches.

NOT RECOMMENDED

1. Avoid the imitation of historic styles. A district is historic because of actual historic buildings, not because it has been made to "look" historic. New construction will eventually be seen as a part of the district's history and will need to be read as a product of its own time, not as an historical fraud.

2. Avoid the adoption of, or borrowing from, styles, motifs or details of a period earlier than that of the historic district or which are more typical of other areas or cities.

NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

FENESTRATION: The arrangement, proportioning, and design of windows, doors, and openings.

RECOMMENDED

1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.

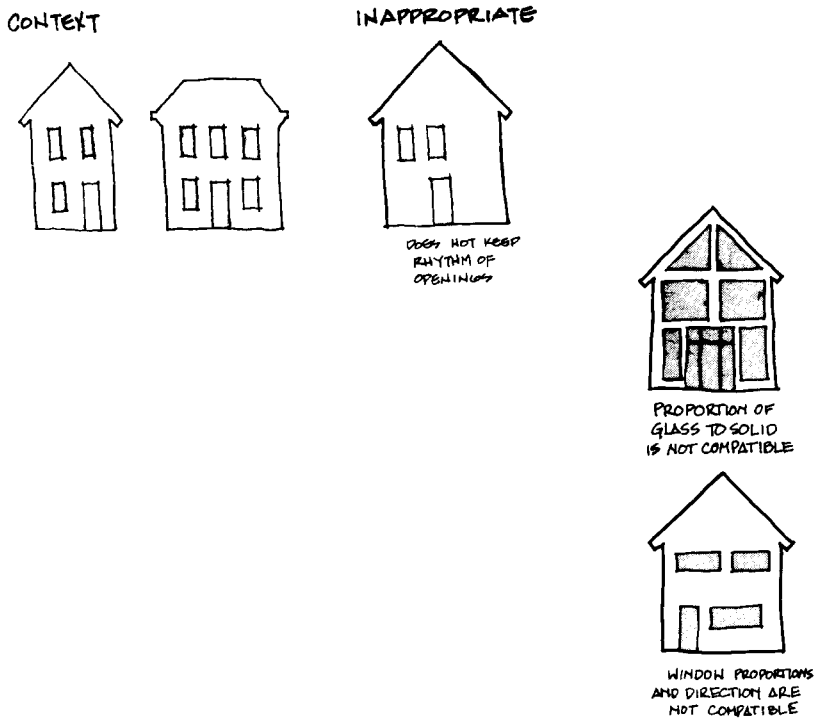
2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

3. The basic proportion of glass to solid which is found on surrounding buildings should be reflected in new construction.

NOT RECOMMENDED

1. Avoid window openings which conflict with the proportions and directionality of those typically found on surrounding historic buildings.

2. Avoid window sash configurations which conflict with those on surrounding buildings.



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NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURE

FOUNDATION: All buildings sit on a foundation. The way in which that is visually expressed is a design feature which can effect compatibility.

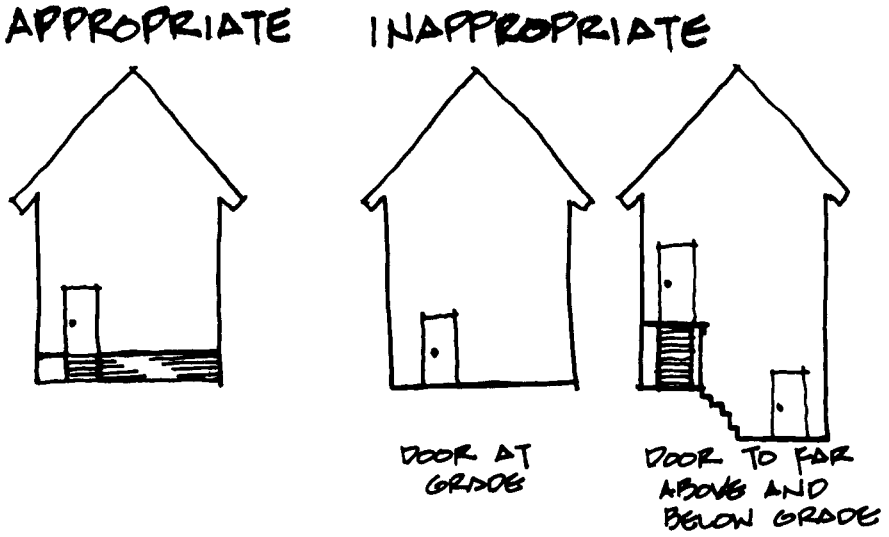
RECOMMENDED

1. New construction should reflect the prevailing sense of foundation height on contiguous buildings.

NOT RECOMMENDED

1. Avoid high walk-ups if surrounding buildings are cottages raised only two or three steps off the ground.

2. Avoid designs which appear to hug the ground if surrounding buildings are raised on high foundations.



NEW CONSTRUCTION GUIDELINES: PRIMARY STRUCTURES

ENTRY: The actual and visually perceived approach and entrance to a building.

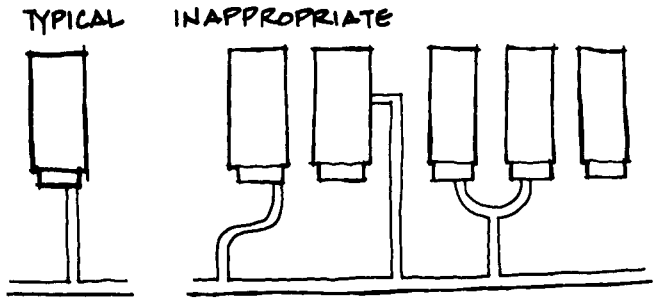
RECOMMENDED

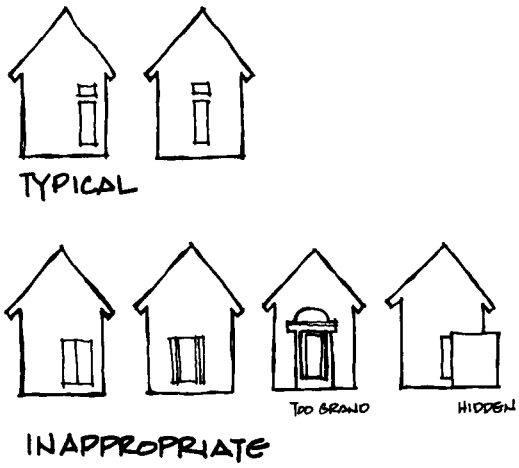
1. Entrances may characteristically be formal or friendly, recessed or flush, grand or commonplace, narrow or wide. New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings.

NOT RECOMMENDED

1. Avoid entrances which are hidden, obscured, ambiguous, or missing.

2. Avoid designing approaches to buildings which are uncharacteristic within the area.





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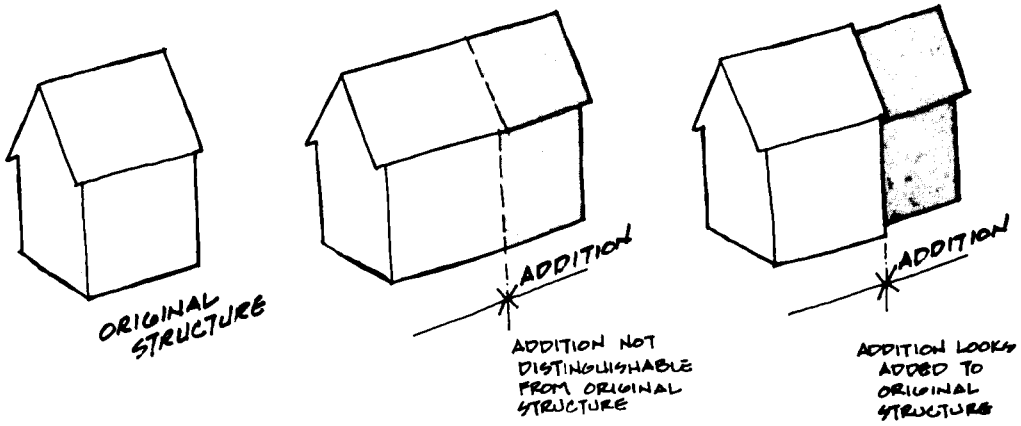
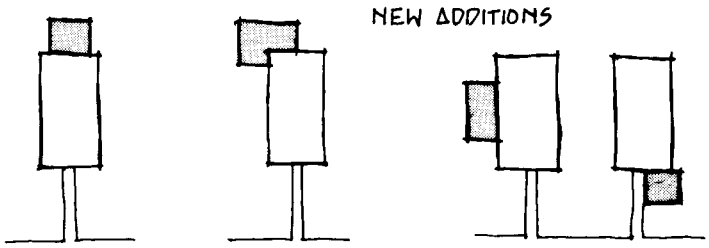


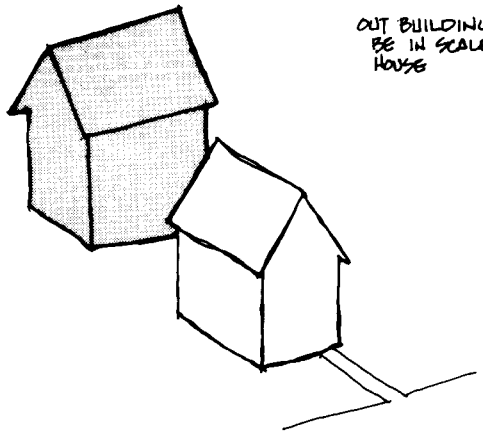
NEW ADDITIONS



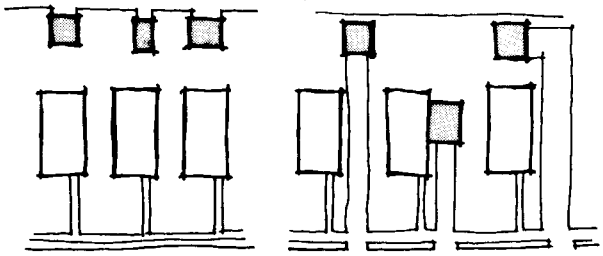
APPROPRIATE MAYBE INAPPROPRIATE

INAPPROPRIATE

OUT BUILDINGS TO BE IN SCALE WITH HOUSE



NEW GARAGES



APPROPRIATE INAPPROPRIATE

NEW CONSTRUCTION GUIDELINES: ADDITIONS & ACCESSORY BUILDINGS

When designing a new addition to an historic building or a new accessory building such as a garage or storage building, the context to which the designer must relate is usually very narrowly defined by the exsiting buildings on the site. For the most part, the guidelines pertaining to new construction of primary structures (see next section) are applicable to additions and accessory buildings as long as it is remembered that there is always a closer and more direct relationship with an existing building in this case. The following guidelines are specific to additions and accessory buildings or are particularly important when undertaking such a project.

RECOMMENDED

1. Accessory buildings should be located behind the existing historic building unless there is an historic precedent otherwise. Generally, accessory buildings should be of a secondary nature and garages should be oriented to alleys.

2. Additions should be located away from the front facade and at the rear.

3. The scale, height, size, and mass should relate to the existing building and not over power it. The mass and form of the original building should be discernable, even after an addition has been constructed.

4. Additions and accessory buildings should be discernable as a product of their own time.

NOT RECOMMENDED

1. Do not obscure significant architectural detailing with new additions.

2. Avoid altering the roof line of an historic building in a manner which affects its character.

3. Avoid additions which look as though they were a part of the original house. Additions should be differentiated from the original building.

4. Avoid additions near the front facade and at the side.

5. Avoid imitating historic styles and details although they may be adapted and reflected.

6. Avoid blocking the light of adjacent buildings.

SITE DEVELOPMENT AND LANDSCAPING

RECOMMENDED

1. Maintain the original topographic character of a site as perceived from the street.

2. Off-street parking should be at the rear of the properties, oriented toward alleys, and screened if appropriate.

3. Surface parking for multi-family development should be hard surfaced and appropriately screened from the view of any street or adjoining property. The use of appropriate marking should be considered where parking space location is ambiguous.

4. Parking lot dimensions, including the size of spaces, traffic pattern, and turning radius are to conform with Architectural Graphic Standards so that all spaces are usable and accessible.

5. Privacy fences, if desired, should enclose only the rear yard.

6. Appropriate rear yard fences include lattice, vertical boards (abutted), vertical boards (spaced), wrought-iron, welded or woven wire if hidden by a hedge.

7. Front yard fences, if desired, should be open in style and relatively low (usually not in excess of 42"). Picket, wrought-iron, or other ornamental fence may be appropriate.

8. Trees should frame and accent buildings.

9. Department of Parks and Recreation approval of the variety and location of all street trees is needed. Trees suggested as appropriate include: Acer platanoids (Norway Maple), Acer rubrum (Red Maple), Celtis occidentalis (Hackberry), Carpinus betulus (European Hornbean), Liriodendron tulipifera (Tuliptree), Quercus rubra, (Red Oak), Koelreuteria paniculata (Goldenrain Tree), Liquidambar styraciflua (Sweet Gum), Fraxinus spp. (Green or Blue Ash), Phellodenron amurense (Amur Cork-Tree) Sophora japonica (Japanese Pagoda - Tree), Tilia cordata (Little-leaf Linden), Sassafras albidum (Sassafras), Gymnocladus dioicus (Kentucky Coffee Tree).

10. Refer to the IHPC "Policies and Procedures" for specific policies.

NOT RECOMMENDED

1. Avoid significant changes in site topography by excessive grading or addition of slopes and berms.

2. Avoid rear privacy fences which begin any closer to the street than a point midway between the front and rear facades of the primary structure.

3. Avoid privacy fences which are over six (6) feet high.

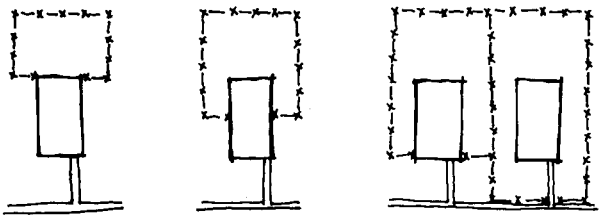
4. Avoid inappropriate fence types such as chain link, basket weave, shadow box, split rail, stockade and louvred.

5. Avoid trees which hide buildings or are too close to buildings.

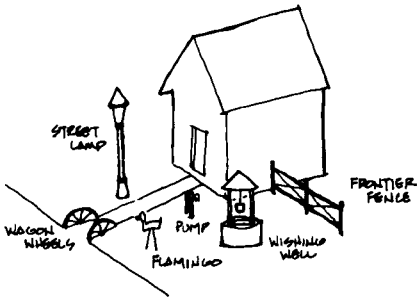
6. Inappropriate trees for planting along any public street or alley include: Acer negundo (box elder), Acer saccarinum (silver maple), Catalpa bignoniodes (southern catalpa), Populus nigra "Italica" (Lombardy poplar), Populus deltoides (cottonwood), Populus eugenei (Carolina poplar), Salix species (all willows) and Ulmus Pumila (Siberian elm). (can be planted on private property)

7. Avoid suburban massing of landscape materials and excessive foundation planting.

8. Avoid decorative yard embellishments which are characteristic of an earlier era or a different place.



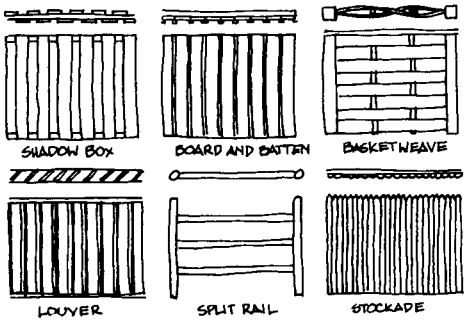
APPROPRIATE PRIVACY FENCE — MAYBE — INAPPROPRIATE



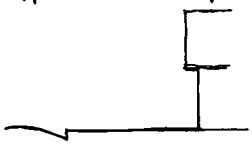
INAPPROPRIATE LAWN DECORATIONS

APPROPRIATE WOOD FENCES

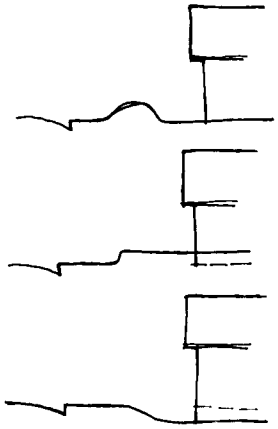
INAPPROPRIATE WOOD FENCES



TYPICAL SITE GRADING



INAPPROPRIATE



D46

DEMOLITION GUIDELINES

Only in extreme cases can demolition of an historically and architecturally important building in Lockerbie Square be justified. The relatively small area and finite number of structures make each one more valuable. The neighborhood certainly could not suffer the loss of landmarks like the James Whitcomb Riley Home. Not so obvious, but of great importance are the typical and background buildings whose demolition would create damaging gaps in the neighborhood fabric.

On a different scale is the demolition of portions of a building. If done without forethought, such action could have disastrous effects on the architectural integrity of the building and destroy continuity of the streets.

There may be instances when demolition might be considered. The following guidelines are intended to assist in determining whether or not demolition is justified.

1. Significance

   Demolition is not permitted if the building is of historic or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

2. Location

   Demolition is not permitted if the building contributes to the neighborhood and the general street's appearance and has an effect on other buildings in the area, unless one of the following criteria is met.

3. Potential for Restoration

   Demolition may be considered if the building is beyond all feasible economic repair as determined by the Commission and/or consultants it wishes to employ.

4. Condition

   Demolition may be considered if the condition of the building or portion thereof is such that an immediate threat to health and safety exists.

GUIDELINES FOR MOVING BUILDINGS

Buildings existing in Lockerbie Square cannot be moved to other locations in the district. The moving of an historic structure should only be done as a last resort to save a building. Moving a building strips it of a major source of its historic significance: its location and relationship to other buildings in the district. The existence of relocated buildings, especially in significant numbers, confuses the history of the district. Since Lockerbie Square has already had a fairly large number of buildings moved into it, extreme care should be taken before undertaking any further moves. The following guidelines are meant to assist in determining the appropriateness of moving a building.

RECOMMENDED

1. The building to be moved should be in danger of demolition at its present location or its present context should be so altered as to have lost significance.

2. The building to be moved should be compatible with the architecture surrounding its new site relative to style, scale, materials, mass and proportions.

3. The siting of a building on a new site should be similar to its previous site.

4. After a building is moved, there should be covenants attached to the deed detailing the type of work necessary for minimum proper restoration.

5. A placque describing the date of the move and the original location should be provided in a visible location on the building.

NOT RECOMMENDED

1. A building should not be moved if its loss will have a negative effect on its original neighborhood.

2. Buildings within the district should not be moved. The existing location and relationship of buildings is a part of the neighborhood's history and gives us knowledge of historic lifestyles, development patterns, attitudes and neighborhood character.

D48

SIGN GUIDELINES

RECOMMENDED

1. The location of signs on commercial buildings should conform with the traditional placement of signs on such buildings.

2. The size, scale, color, shape, and graphics of commercial signs should be compatible with the building and the surrounding area.

3. Lighting should be subtle and be compatible with the historic character of the district.

4. Signs which identify home occupations, should be:
   a) identification only (not advertising)
   b) small
   c) designed to be read at the entrance rather than from the street.
   d) discreetly mounted against the building

5. Signs should comply with all applicable ordinances and regulations.

NOT RECOMMENDED

1. Avoid internally lit signs.

2. Avoid freestanding signs, especially in residential area.

3. Billboards are not appropriate anywhere in the district.

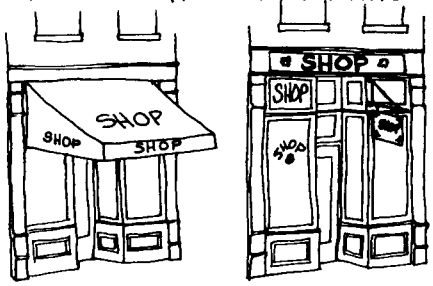
4. Signs identifying a home occupation, historic information, or neighborhood association membership should not:
   a) be individually lit
   b) be freestanding
   c) constitute advertising

5. Avoid concealing architectural details.

6. Signs which have a negative impact on surrounding residential buildings should not be considered.

INAPPRORIATE SIGN LOCATIONS AND TYPES

APPROPRIATE SIGN LOCATIONS AND TYPES



INTRODUCTION

Many of the procedures necessary to implement the planning recommendations already exist. Implementation can only be successful with the involvement of merchants, private lenders, private owners/investors and various community organizations and government agencies. The public and private sectors are capable of supporting complimentary activities. Only by working cooperatively can the community's objectives be achieved. The Lockerbie Square People's Club and the Riley Area Revitalization Program, Inc. have obtained the cooperation of many groups. The development of this plan update is a step toward enhancing the involvement of the various city agencies in the ongoing preservation and revitalization of Lockerbie Square.

It must be recognized that the funding capabilities of the involved agencies may not immediately support implementation of all strategies. However, when determining the scope of activities in Lockerbie Square, individual organizations should consider the planning recommendations. The ultimate responsibility for implementation lies with each organization which must study the feasibility of such recommendations and decide priorities according to their budget resources from year to year. The Lockerbie Square People's Club and the Riley Area Revitalization Program, Inc., should continue to lead efforts and to work closely with the Indianapolis Historic Preservation Commission, the various divisions of the Department of Metropolitan Development, the Historic Landmarks Foundation of Indiana, and other organizations to coordinate and plan annual goals and objectives.

SUPPORT ORGANIZATIONS

The following is a list of organizations which can assist in implementing the recommendations put forth in this plan. All of the recommendations require an ongoing commitment from the public and the private sector.

Neighborhood Organizations

Lockerbie Square People's Club

Founded in 1973 by both old and new residents of the Lockerbie Square neighborhood in order to combat more effectively some of the physical problems afflicting the neighborhood from years of neglect and deterioration. The People's Club has taken an active role in the revitalization of Lockerbie Square since its founding. They have worked with the city on several projects to physically improve Lockerbie Square. These projects include street tree

planting, sidewalk bricking, and the cobbling of the 500 block of Lockerbie Street. The People's Club has also actively promoted the district through home tours, and social events such as the "Summer Affair".

Local Government

Metropolitan Development is a department of the City of Indianapolis organized into four divisions which are involved in the physical development of the city. These divisions are:

Indianapolis Historic Preservation Commission (IHPC)

Office: Room 1821
City-County Building
Indianapolis, Indiana 46204
Tel. 236-4406

The IHPC is responsible for identifying, documenting, and preserving the historic architectural and cultural resources of Indianapolis/Marion County. The IHPC is responsible for reviewing all exterior changes to property, and changes in land use within the boundaries of the Lockerbie Square Historic Area.

Division of Development Services (DDS)

Office: Room 1822
200 East Washington Street
City-County Building
Indianapolis, Indiana 46204
Tel. 236-5010

This agency is responsible for three major programs, permits, zoning and code enforcement. It is responsible for administration of zoning, which involves the review and processing of zoning changes, variance requests, etc. Enforcement of zoning and sign ordinances is also the responsibility of this division.

Development Services is also responsible for the inspection of construction activities, as well as existing structures, to ensure their compliance with applicable city codes. The division also issues licenses to general contractors and permits for construction activities.

Division of Economic and Housing Development (DEHD)

Office: 9th Floor
148 East Market Street
Indianapolis, Indiana 46204
Tel. 633-3480

This agency is responsible for administering most of the housing and development activities promulgated by the city. Various programs within the division include housing counseling, housing rehabilitation, economic development, and other such development projects.

Division of Planning (DP)

Office: Room 2021
200 East Washington Street
City-County Building
Indianapolis, Indiana 46204
Tel. 236-5127

The Division of Planning is responsible for many planning activities involved in guiding the future physical development of Marion County.

Department of Public Works (DPW)

Office: Room 2460
200 East Washington Street
City-County Building
Indianapolis, Indiana 46204
Tel. 236-4400

In addition to other responsibilities, Public Works is responsible for the maintenance and disposal of city-owned properties. This includes land and buildings acquired through non-payment of back taxes.

Department of Transportation (DOT)

Office: Room 2360
200 East Washington Street
City-County Building
Indianapolis, Indiana 46204
Tel. 236-4700

All transportation routes and their maintenance are the responsibility of DOT. This agency has contributed to the bricking of sidewalks in Lockerbie Square by removing concrete walks and curbs to prepare the ground for the new brick sidewalks. DOT is also responsible for implementation of the Marion County Thoroughfare Plan.

Department of Parks and Recreation (DPR)

Office: 1426 West 29th Street
Indianapolis, Indiana 46208
Tel. 924-9151

Parks and Recreation developes and maintains all city-owned parks in Marion County. This division has also been responsible for the planting of street trees and other landscaping within the public rights-of-way in Lockerbie Square.

Private Non-Profit Organizations

Riley Area Revitalization Program, Inc. (RARP)

341 Massachusetts Avenue
Indianapolis, Indiana 46202
Tel. 637-8996

A non-profit, neighborhood based, economic development corporation founded in 1979 through the efforts of the Riley-Lockerbie Ministeries Association. RARP is currently funded through several sources including: The Community Development Block Grant Program, and corporate as well as private contributions.

RARP currently administers the following programs in the Riley Area:

1. Paint-Up/Fix-Up Program
2. Commercial Revitalization Program
3. Storefront Rebate Program
4. Design Review Committee

Historic Landmarks Foundation of Indiana (HLFI)

State Headquarters: 3402 Boulevard Place
Indianapolis, Indiana 46208
Tel. 926-2301

Kemper House Office: 1028 North Delaware Street
Indianapolis, Indiana 46202
Telephone 638-5264

Founded in 1960, HLFI is a not-for-profit organization devoted to the preservation of historical and architectural resources throughout Indiana. The Kemper House office of HLFI concentrates its activities in Indianapolis/Marion County and administers the Fund for Landmark Indianapolis Properties (FLIP) which is concerned with the purchase and

resale of endangered historic properties.

HLFI's involvement in the revitalization of Lockerbie Square began with the purchase, in 1965, of the Joseph W. Staub House at 342 N. College Avenue. It continued with the Foundation's involvement in the development of the 1968 Lockerbie Square Historic Preservation Plan, and in the subsequent creation of a revolving fund to finance the Foundation's acquisition and restoration of historic properties in Lockerbie Square.

APPENDIX A

STATE ENABLING LEGISLATION FOR HISTORIC PRESERVATION COMMISSIONS

In the 1982 session of the General Assembly of the State of Indiana, House Bill No. 1307 was enacted to amend IC 8-9.5, IC 14-3, and IC 36 as part of a codification, revision, and rearrangement of local government law. The enabling legislation of the Indianapolis Historic Preservation Commission, which falls under IC 36, was thus amended. Following are selected passages of this bill which relate most directly to the administration of historic areas:

CHAPTER 11.1 HISTORIC PRESERVATION IN MARION COUNTY

36-7-11.1-6 Proposed Historic Preservation Plans: Recommendations; Approval Procedings; Official Markers.

Section 6. (a) The commission shall have its staff prepare proposed historic preservation plans for all appropriate areas of the county. Upon the commission's declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed historic preservation plan shall be presented to the metropolitan development commission for public hearing and adoption as a part of the comprehensive plan of the county.

(b) The proposed historic preservation plan must officially designate and delineate historic areas and identify any individual structures or sites in it of particular historic or architectural significance, which structures and sites must be listed on the county register of historic places.

(c) With the designation of a historic structure, the plan may additionally expressly identify and designate the interior, or any interior architectural or structural feature of it, having exceptional historic or architectural significance.

(d) The historic preservation plan may include any material listed in IC 36-7-4-503 as it relates to historic preservation. Any plan designating one (1) or more historic areas, and any historic structures and sites located in it, must include a historic and architectural or design analysis supporting the significance of the historic area, general or specific criteria for preservation, restoration, rehabilitation, or development, including architectural and design standards, and a statement of preservation objectives.

AP2

(e) In preparing a proposed historic preservation plan, the staff of the commission shall inform, consult, and cooperate with the staff of the department of metropolitan development. In carrying out its planning and redevelopment responsibilities in an area for which a historic preservation plan is being prepared or is in effect, the staff of the department of metropolitan development shall inform, consult, and cooperate with the staff of the commission. To the extent possible, commission staff and department staff shall carry out a joint planning effort relative to proposed historic areas with the resulting information and conclusions relating to historic preservation being placed in the historic preservation plan.

(f) Concurrently or subsequently, the commission may prepare and recommend to the metropolitan development commission, for its initiation, approval, and recommendations to the legislative body for adoption, a historic district zoning ordinance or ordinances to implement the historic preservation plan.

(g) Each historic area or historic zoning district must be of such territorial extent and configuration as will best serve the purposes of this chapter, there being no maximum or minimum size limitations thereon whether applied to single or multiple historic properties or sites, and may include any adjacent area necessarily a part thereof because of its effect upon and relationship to the historic values and character of the area.

(h) The proposed historic preservation plan, if approved and adopted by the metropolitan development commission, constitutes part of the comprehensive plan of the county.

(i) The proceeding for approval of this plan, including notice and hearing requirements, is governed by the same rules and requirements applicable to petitions to the metropolitan development commission for amendment of zoning ordinances and for creation of new district classifications, and by all statutory requirements relative to the metropolitan development commission; however, individual notice of the hearing shall be given each owner of property in any proposed historic area, according to the metropolitan development commissin's rules and requirements or, alternatively, the owner's consent to the proposed historical area designation may be obtained and filed with the metropolitan development commission.

(j) Amendments to any historic preservation plan, or any segment of its, shall be made in the same manner as the original plan.

(k) The commission shall receive and consider any pertinent information or exhibits such as historic data, architectural plans, drawings and photographs, regarding any proposed or designated historic area, structure, or site, and any request for historic designation or for the exclusion of any property or structure from any proposed or designated historic area.

(l) The commission may adopt any operating guidelines for the evaluation and designation of historic areas, structures, and sites, so long as they are in conformity with the objectives of this chapter.

(m) Upon the adoption of the historic preservation plan the commission may at any time identify by appropriate markers any historic areas, structures, and sites designated by the plan, or any historic area properties in the process of restoration under the plan. These markers may be erected on public right-of-ways or, with the consent of the owner, on the subject historic property. These official informational or identification markers, whether permanent or temporary, constitute an exception to any codes and ordinances establishing sign regulations, standards, and permit requirements applicable to the area.

36-7-11.1-7 Categories of Work Exempted by Historic Preservation Plan; Premature Issuance of Permits for Work.

Section 7. (a) The historic preservation plan may provide that certain categories of work accomplished in the historic area are exempt from the requirement imposed by section 9 of this chapter that a certificate of appropriateness be issued. Categories of work that may be exempted by a historic preservation plan include the construction, reconstruction, alteration, or demolition of a structure or feature. Various historic preservation plans may exempt different categories of work.

(b) After the commission has adopted a declaratory resolution relative to a historic area and presented the historic preservation plan to the metropolitan development commission for adoption or rejection as a segment of the comprehensive plan of the county, no permits may be issued by the department of metropolitan development for the construction, reconstruction, or alteration of any exterior architectural structure or feature in the area until the metropolitan development commission has taken official action on the proposed plan or within ninety (90) days after the date of adoption of the declaratory resolution by the commission, whichever occurs first. If such a permit has been issued before the adoption of a declaratory resolution by the commission the agency issuing the permit may order that the work allowed by the permit, or a part of the work, be suspended until the metropolitan development commission has adopted or rejected the historic preservation plan.

36-7-11.1-8 Permits for Work; Application; Certificate of Appropriateness

Section 8. (a) After adoption of the historic preservation plan for any historic area, permits may be issued by the department of metropolitan development for the construction of any structure in the area or the reconstruction, alteration, or demolition of any structure in the area only if the application for the permit is accompanied by a certificate of appropriateness issued under section 10 of this chapter.

AP4

(b) Notwithstanding subsection (a), if the historic preservation plan for the historic area specifically exempts certain categories of work involving the construction, reconstruction, alteration, or demolition of structures in that area from the requirement that a certificate of appropriateness be issued, then a permit for the work may be obtained from the department of metropolitan development without the issuance of a certificate of appropriateness.

(c) After the adoption of the historic preservation plan for any area, all governmental agencies shall be guided by and give due consideration to the plan in any official acts affecting the area.

(d) On application by any governmental agency or interested party in accordance with section 9 of this chapter, the commission shall make a determination of the appropriateness of any proposed governmental action affecting a historic area. Any official action in conflict with the plan or determined by the commission to be inappropriate is presumed to be not in the public interest and is subject to the enforcement provisions of section 12 of this chapter.

(e) The commission's determination of appropriateness is a prerequisite to any governmental order or action to alter or demolish any designated historic site or any structure in a historic area. No rezoning or variance applicable to a historic area, or any part of it, may be approved by the metropolitan development commission or granted by a board of zoning appeals, except on the commission's prior issuance of a certificate of appropriateness.

36-7-11.1-9 Necessity of Certificate of Appropriateness; Filing Application; Issuance Procedure

Section 9. (a) A person may not construct any exterior architectural structure or feature in any historic area, or reconstruct, alter, or demolish any such exterior or designated interior structure or feature in the area, until the person has filed with the secretary of the commission an application for a certificate of appropriateness in such form and with such plans, specifications, and other material as the commission may from time to time prescribe and a certificate of appropriateness has been issued as provided in this section. However, this chapter does not:

(1) prevent the ordinary maintenance or repair of any such exterior or designated interior architectural structure or feature that does not involve a change in design, color or outward appearance of it;

(2) prevent any structural change certified by the department of metropolitan development as immediately required for the public safety because of hazardous condition; or

(3) require a certificate of appropriateness for work that is exempted by a historic preservation plan under section 7 of this chapter.

(b) The commission shall hold a public hearing on any application for certificate of appropriateness. At least then (10) days before the date set for the hearing, notice shall be published in accordance with IC 5-3-1, and notice shall be given additionally to the affected parties in accordance with the commission's rules of procedure.

(c) Upon hearing the application for a certificate of appropriateness, the commission shall determine whether the proposal will be appropriate to the preservation of the area and to the furtherance and development of historic preservation.

(d) In determining appropriateness of any proposed construction, reconstruction, or alteration, the commission shall consider, in addition to any other pertinent factors, the visual compatibility, general design, arrangement, color texture, and materials in relation to the architectural or other design standards prescribed by the plan or any applicable zoning regulation, the design and character of the historic area, and the architectural factors of other structures in it. In determining appropriateness of any proposed demolition, the commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in it, including its relative contribution to the historic and architectural values and significance of the area.

(e) However, if the commission finds under subsection (d) any application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial, the commission shall issue a certificate of authorization, which constitutes a certificate of appropriateness for purposes of this chapter.

(f) Issuance of a certificate of appropriateness is subject to review by the metropolitan development commission as to its appropriateness in relation to the comprehensive plan. This review must be in accordance with the same procedures and limitations applicable to appeals of decisions of boards of zoning appeals, as provided in IC 36-7-4, and must be initiated only upon notice of appeal by the division of planning and zoning certifying that this determination interferes with the comprehensive plan. All proceedings and work on the subject premises under the certificate of appropriateness are automatically stayed upon notice of the appeal.

AP6

36-7-11.1-10 Certificate of Appropriateness; Determination of Commission

Section 10. (a) If the commission determines that the proposed construction, reconstruction, alteration, or demolition will be appropriate, the secretary of the commission shall forthwith issue to the applicant a certificate of appropriateness.

(b) The commission may impose any reasonable conditions, consistent with the historic preservation plan, upon the issuance of a certificate of appropriateness, including the requirement of executing and recording covenants or filing a maintenance of performance bond. If the commission determines that a certificate of appropriateness should not be issued, the commission shall forthwith place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, reconstruction, alteration, or demolition. The secretary of the commission shall forthwith notify the applicant of the determination transmitting to him an attested copy of the reasons and recommendations, if any, of the commission.

(c) Every determination of the commission upon an application for a certificate of appropriateness is subject to review by certiorari upon petition to the circuit or superior court of the county by any aggrieved person, in the same manner and subject to the same limitations as a decision of a board of zoning appeals under IC 36-7-4. However, upon notice of the filing of the petition for a writ of certiorari, all proceedings and work on the subject premises are automatically stayed.

(d) An appeal may be taken to the court of appeals of Indiana from the final judgement of the court reversing, affirming, or modifying the determination of the commission in the same manner and upon the same terms, conditions, and limitations as appeals in other civil actions.

36-7-11.1-11 Hearing Officer; Powers and Duties

Section 11. (a) A hearing officer designated by the commission may conduct the public hearing provided for in this chapter on applications for a certificate of appropriateness. The commission may limit by rule or resolution the applications that a hearing officer may hear and determine.

(b) The hearing officer shall hold a public hearing under the same notice and procedural requirements as are applicable to a hearing before the commission. After the hearing on an application for a certificate of appropriateness, the hearing officer shall make a determination.

(c) The hearing officer may not issue a certificate of authorization.

(d) The hearing officer shall set forth the reasons for the determination and may impose conditions in accordance with section 10 of this chapter.

(e) The commission shall provide reasonable opportunity by rules for the applicant, any commission member, the administrator, or any interested person to file exceptions to the determination of the hearing officer. If such an exception is properly filed, the commission shall hold a de novo hearing and make a determination. If such an exception is not filed, the determination of the hearing officer constitutes the final decision of the commission.

36-7-11.1-12 Enforcement of Chapter, Ordianance and Covenants; Notice to Correct Failures or Violations

Section 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and a safe condition, the commission may give the owner written notice to correct the failures or violations with (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

(b) The commission, or any enforcement official of the consolidated city designated by the commission, may enforce this chapter, any ordinance adopted under it, and any covenants or conditions required or imposed by the commission by civil action in the circuit, superior, or municipal court. Any legal, equitable, or special remedy may be involved, including mandatory or prohibitory injunction or a civil fine. These enforcement actions (except those seeking a civil fine) may also be brought by any interested person or affected owner.

(c) Ordinances adopted under this chapter may provide for penalties for violations, subject to IC 36-1-3-8.

(d) No costs may be taxed against the commission or any of its members in any action.

(e) In actions brought under subsection (b), there may not be a change of venue from the county.

36-7-11.1-13 Nonconforming Uses

Section 13. (a) Any building, structure, or land use in existence at the time of the adoption of the historic preservation plan that is not in conformity to or within the zoning classification or restrictions or requirements or architectural standards of this plan, shall be considered to be a nonconforming use and may continue, but only so long as the owner or owners continuously maintain this use.

AP8

(b) In addition to the requirements pertaining to certificates of appropriateness, the ownership of a nonconforming use is subject to the additional restriction that a nonconforming use may not be reconstructed or structurally altered to an extent exceeding in aggregate cost fifty percent (50%) of the market value thereof unless the structure is changed to a conforming use.

36-7-11.1-14 Effect of Chapter on Existing Laws

Section 14. This chapter does not supercede IC 14-3-3.2 and is intended to supplement that chapter and IC 36-7-4.

APPENDIX B

FINANCIAL ASSISTANCE PROGRAMS

I. PRESERVATION PROGRAMS

A. Preservation Services Fund

The National Trust's Preservation Services Fund provides matching dollar-for-dollar grants to non-profit and public member organizations. Grants are awarded in three categories:

consultant services to provide funding for professional advice on specific preservation projects.

preservation deduction to develop innovative curriculum and training programs.

cosponsorship of conferences to address subjects of particular importance to historic preservation.

Grants average between $1,000 and $3,000. Projects, programs, and conferences are not funded retroactively. Application deadlines are January 31, May 31, and September 30. Applications should be submitted to the National Trust's Midwest Regional Office.

B. Inner-City Ventures Fund

The National Trust's Inner City Ventures Fund (ICVF) offers grants, low-interest loans, and technical assistance to non-profit neighborhood-based organizations. It assist specific projects that use historic preservation to create housing and conveniently located jobs and services for the neighborhood's low and moderate-income residents, especially minorities. ICVF grants range from $20,000 to $50,000; each is coupled with a low-interest loan of equal amount. The ICVF has also launched a mortgage program to help recipients with long term financing. Award rounds are held as resources become available and are sometimes targeted to specific geographic areas.

For more information about the National Trust's financial assistance programs and to obtain program materials, contact the National Trust for Historic Preservation, **Midwest Regional Office**, 407 South Dearborn Street, #710, Chicago, Illinois, 60605.

II. HOUSING PROGRAMS

A. Rental Rehabilitation Loan Program

The City's Division of Economic and Housing Development (DEHD), through its Housing Rehabilitation Program, uses federal funding to offer affordable residential rehabilitation loans to owners of rental housing units. To qualify the applicant must own rental property containing one or more dwelling units, be able to obtain private financing for at least 50 percent of the rehabilitation costs, and be able to certify compliance with all Program regulations. The benefits of the program are lower maintenance costs, fewer tenant complaints, an opportunity to rehabilitate and yet keep rents affordable, and a more attractive neighborhood.

B. Section 312 Loan Program

The Section 312 Loan is a direct loan from the Department of Housing and Urban Development that is administered by the City of Indianapolis. This loan can be made to owners of single family properties containing one to four units, or to owners of multi-family properties containing five to one hundred units.

The single family 312 Loan is made available to owner/occupants whose income does not exceed 80 percent of median income at a 3 percent interest rate. For all other borrowers (including partnerships, corporations and other legal entities, as well as persons and families with income exceeding 80 percent of median income) the interest rate shall be based on the yield of government securities for the term most comparable to the Section 312 loan term.

Applications for the loan programs described above are taken by DEHD staff, Housing Operations, and are processed by the Housing Technical Services Section. Eligibility for a rehabilitation loan is determined by the applicant's ability to undertake a loan and the extent of renovation needed to eliminate health and safety hazards. Rehabilitation Specialists from the Housing Technical Services Section make in depth property inspections, prepare work write-ups and cost estimates and discuss them with the applicants. A minimum of two qualified contractors prepare bids based on the work write-ups which are reviewed by the staff for accuracy and fairness. Rehabilitation Specialists assist in monitoring the contractor's work until it is completed. Final payment is made to the contractor upon Certification of Completion of Work Specifications as documented by the homeowner, the contractor, and the contractor, and the Housing Technical Services Section.

III. THIRD PARTY CONTRACTS

In 1975, DEHD implemented what are now known as third party contracts. DEHD enters into contracts with not-for-profit neighborhood organizations which allows various areas to conduct housing and economic development programs under the Community Development Block Grant Program.

A. **Paint-Up/Fix-Up Program**

The Paint-Up/Fix-Up Program was designed to assist primarily low-to-moderate income persons whose homes are structurally sound, but in need of painting and/or minor fix-up activities such as repairing gutters, downspouts, windows and doors.

Contracts allow for three different components to be used in implementing this activity:

1. Self-help: Homeowners are provided free paint, primer and other materials necessary to properly prepare the surface for painting. This component is utilized in cases where the applicant is physically capable of doing the work.

2. Rebates: Homeowners purchase the paint and materials and upon completion of the work, the neighborhood organization provides a rebate of 40% of the total dollar value. This component is utilized for applicants who are financially capable of bearing a portion of the cost.

3. Contractor assisted: Elderly, handicapped or other applicants unable to do their own painting are provided assistance. In most cases the neighborhood organization will assist the applicant in selecting a reliable contractor.

B. **Commercial Revitalization**

The Commercial Revitalization Program is designed to provide neighborhoods with a tool to encourage small businesses serving area residents in making necessary improvements to their property. In most cases, businesses located on highly visible commercial strips are provided with financial assistance in renovating the exterior of a structure on the condition that the applicant make needed interior repairs. This program is funded through a third party contract from the Divison of Ecomonic and Housing Development. For more information on this program contact the Riley Area Revitalization Program (RARP) at 637-8996 or the Program Management Section of the Divsion of Economic and Housing Development at 633-3480.

IV. TAX INCENTIVES

A. Economic Recovery Tax Act of 1981

Since 1976 the Internal Revenue Code has contained a variety of incentives to encourage capital investment in income-producing historic buildings and to spur the revitalization of historic neighborhoods. The Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Treatment Extension Act of 1980 established and expanded such

incentives as accelerated depreciation, rapid amortization, and an investment tax credit (ITC), while offering no incentives to projects involving demolition of historic buildings.

The Economic Recovery Tax Act of 1981 dramatically changed the Federal tax treatment of investment in historic property. This law (amended by the Tax Reform Acts of 1984, and 1986) replaced the earlier preservation tax incentives with:

> A 20 percent ITC for the substantial rehabilitation of historic commercial, industrial and rental residential buildings which can be combined with,
>
> An 27 1/2-year cost recovery period for the adjusted basis of the historic residential building and 31 1/2-years for non-residential property.

Non-historic buildings built before 1936 that are substantially rehabilitated can qualify for a 10 percent ITC; these buildings can be used for industrial and commercial (non-residential) purposes only. The lesser credit, however, is **not available for certified historic structures**, and owners who have properties within registered historic districts and who wish to elect these credits must obtain certification that their buildings are not historic.

> Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the provisions described above.

B. Tax Abatement Program

This program was established by the City of Indianapolis to provide incentives for rehabilitation and new construction in areas of the city where development should be encouraged. Administered by the Department of Metropolitan Development (DMD), the program allows a 3, 6, or 10-year graduated reduction of property taxes on increased assessment incurred through rehabilitation or new construction. It allows property owners to save about half the taxes that they would have paid over the same period.

C. Property Tax Deduction for any Rehabilitated Property (IC 6-1.1-12-22)

This section of the law was enacted in 1975. An owner of residential property can elect either a deduction under this Section 22 or under Section 18 above.

The mechanics of Section 22 are similar to Section 18 above: however, the maximum limits are different. Under Section 22, the deduction is limited to: 50 percent of the increased assessment up to $5,000 maximum for single-family residential and up to $25,000 maximum for other property.

Section 22 provides the greater deduction where the increase is $5,000 or more. In multifamily (more than two) residential units, Section 18 is the higher deduction where the increased assessment is less than $3,000 per unit. Above that, the Section 22 is higher. For non-residential property, only Section 22 is available-50 percent of increased value with a $25,000 maximum. There is no limitation on pre-rehabilitation assessed valuation.

APPENDIX C

RECEIVED
DEC 18 1985
Indianapolis Historic Preservation Commission

MEMORANDUM

To: Stuart R. Boggs, Preservation Planner

From: Ronald R. Greiwe, Traffic Studies Engineer RRG

Date: December 12, 1985

Re: Lockerbie Square Parking Study

The second Lockerbie Square parking study field data was completed on Wednesday, April 10, 1985. The original study was completed on Wednesday, September 24, 1980.

The following conclusions have been determined.

1. More cars are parked (99) in 1985 (Table 2), however, they are staying for a lesser time period (Table 1).

2. Total resident vehicles have increased 44 percent (Table 2).

3. The 1985 survey was conducted during the State Legislature Meeting (3 state representatives cars parked).

4. More new construction and remodeling is underway in 1985 than in 1980, which may account for the increase in total vehicles.

5. During the highest hour (11:00 AM) in 1980 - 63 cars were parked, and in 1985 - 55 cars were parked.

From this analysis, I would conclude that the 6-Hour Limit signs have deterred downtown employees from parking in Lockerbie Square.

cc: J. H. Cox
File

TABLE 1. PARKING TURNOVER SUMMARY

	1980	1985	PERCENT CHANGE (%)
TOTAL VEHICLES PARKED*	331	316	- 5
HIGHEST HOUR (11:00 AM)	63	55	-13

*Accumulative total each 2-Hour increment (7 AM to 7 PM) from Table 3 and 4.

TABLE 2. TOTAL VEHICLES PARKED

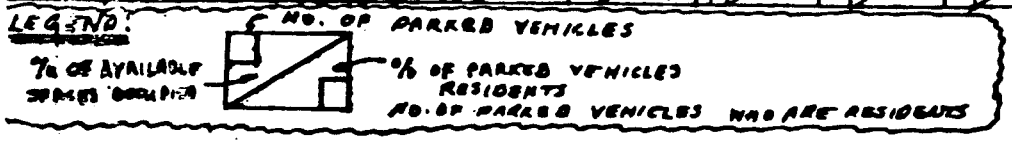
	1980	1985	PERCENT CHANGE (%)
TOTAL - ALL VEHICLES	88	99	+12
TOTAL - RESIDENT VEHICLES	16	23	+44

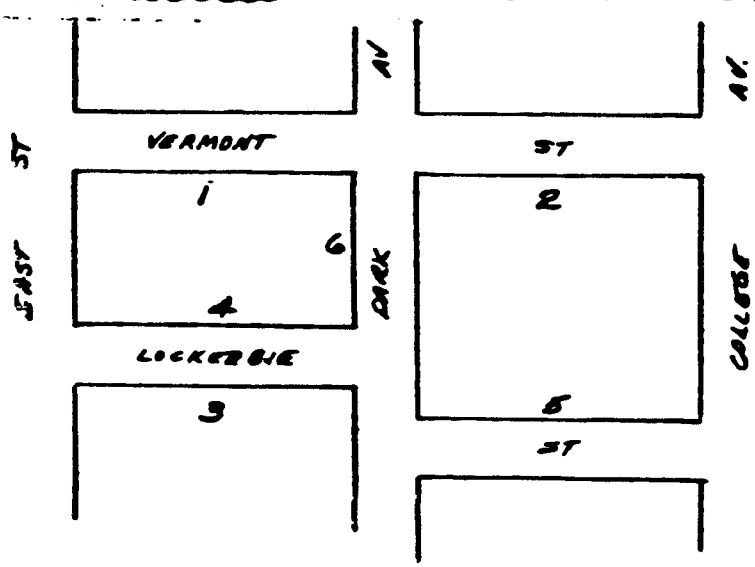
AP16

LOCKERBIE SQUARE
PARKING SURVEY
9-24-80
(WEDNESDAY)

BLK NO.	TOTAL AVAILABLE PARK SPACES	TIME PERIOD 7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P	TOTALS
1	15	10 / 67 / 30 / 3	16 / 107 / 6 / 1	18 / 120 / 0 / 0	12 / 80 / 0 / 0	15 / 100 / 7 / 1	9 / 60 / 11 / 1	5 / 33 / 40 / 2	85 / 87 / 9 / 8
2	48	5 / 32 / 60 / 3	12 / 75 / 25 / 3	13 / 82 / 23 / 3	11 / 69 / 9 / 1	9 / 57 / 11 / 1	7 / 44 / 14 / 1	1 / 7 / 100 / 1	58 / 52 / 22 / 13
3	17	11 / 65 / 18 / 2	17 / 100 / 0 / 0	17 / 100 / 0 / 0	16 / 95 / 0 / 0	17 / 100 / 0 / 0	8 / 47 / 0 / 0	7 / 42 / 14 / 1	93 / 78 / 3 / 3
4	11	3 / 28 / 0 / 0	9 / 82 / 11 / 1	7 / 64 / 14 / 1	6 / 55 / 17 / 1	6 / 55 / 17 / 1	3 / 28 / 33 / 1	1 / 9 / 0 / 0	35 / 45 / 14 / 5
5	16	8 / 50 / 50 / 4	9 / 57 / 33 / 3	8 / 50 / 25 / 2	9 / 57 / 22 / 2	10 / 63 / 20 / 2	8 / 50 / 38 / 3	7 / 44 / 43 / 3	59 / 53 / 32 / 19
TOTALS	75	37 / 49 / 33 / 12	63 / 84 / 13 / 8	63 / 84 / 10 / 6	54 / 72 / 7 / 4	57 / 76 / 9 / 5	36 / 47 / 17 / 6	21 / 28 / 33 / 7	332 / 63 / 15 / 48

LEGEND:



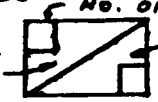


(TABLE 3.)

LOCKERBIE SQUARE
PARKING SURVEY
4-10-85
(WEDNESDAY)

BLOCK NO.	TOTAL AVAILABLE PARK SPACES	TIME PERIOD: 7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P	TOTALS
1	15	10 / 67 / 0 / 0	10 / 67 / 0 / 0	11 / 73 / 9 / 1	10 / 67 / 0 / 0	12 / 80 / 0 / 0	7 / 47 / 14 / 1	3 / 20 / 0 / 0	63 / 60 / 3 / 2
2	13	5 / 31 / 60 / 3	4 / 25 / 25 / 1	6 / 38 / 17 / 1	4 / 25 / 25 / 1	4 / 25 / 25 / 1	6 / 31 / 40 / 2	4 / 25 / 50 / 2	32 / 29 / 34 / 11
3	17	3 / 18 / 100 / 3	14 / 82 / 21 / 3	15 / 88 / 20 / 3	12 / 71 / 25 / 3	12 / 71 / 25 / 3	5 / 29 / 40 / 2	3 / 18 / 67 / 2	64 / 54 / 30 / 19
4	11	3 / 27 / 33 / 1	7 / 64 / 14 / 1	7 / 64 / 14 / 1	5 / 45 / 0 / 0	8 / 73 / 0 / 0	4 / 36 / 25 / 1	2 / 18 / 0 / 0	26 / 47 / 11 / 4
5	16	15 / 94 / 47 / 7	16 / 100 / 25 / 4	12 / 75 / 33 / 4	12 / 75 / 33 / 4	11 / 69 / 36 / 4	13 / 81 / 23 / 3	12 / 75 / 42 / 5	91 / 81 / 34 / 31
6	7	5 / 71 / 40 / 2	2 / 29 / 0 / 0	4 / 57 / 0 / 0	6 / 86 / 17 / 1	5 / 71 / 20 / 1	4 / 57 / 50 / 2	4 / 57 / 50 / 2	30 / 41 / 27 / 8
TOTALS	82	41 / 50 / 39 / 16	53 / 65 / 19 / 10	55 / 67 / 18 / 10	49 / 60 / 16 / 8	52 / 63 / 17 / 9	38 / 46 / 24 / 9	28 / 34 / 32 / 9	216 / 55 / 22 / 71

LEGEND:

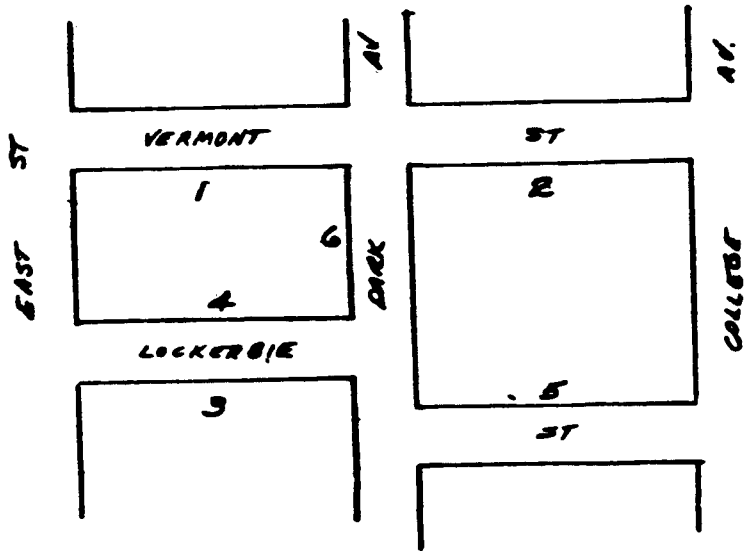


NO. OF PARKED VEHICLES

% OF AVAILABLE SPACES OCCUPIED

% OF PARKED VEHICLES RESIDENTS

NO. OF PARKED VEHICLES WHO ARE RESIDENTS



(TABLE 4.)

AP18

MEMORANDUM

To: Stuart R. Boggs, Preservation Planner

From: Ronald R. Greiwe, Traffic Studies Engineer

Date: August 19, 1985

Re: Lockerbie Square Parking Study

The second Lockerbie Square parking study field data was completed on Wednesday, April 10, 1985. The original study was completed on Wednesday, September 24, 1980.

The analysis reveals that the total parked vehicles observed have decreased 14 percent. Also, adjusting this total for construction workers pick-up trucks and state representatives vehicles, a 27 percent reduction was observed.

The number of parked vehicles that are residents has not been determined and may not be necessary. I would assume this total would have increased slightly.

From this analysis, I would conclude that the 6-Hour Limit signs have deterred downtown employees from parking in Lockerbie Square.

cc: J. H. Cox
File

RECEIVED
AUG 21 1985
Indianapolis Historic Preservation Commission

	1980	1985	PERCENT CHANGE (%)
TOTAL VEHICLES PARKED	331	286	14
HIGHEST HOUR	84	68	19
ADJUSTED TOTAL*	331	241	27

* Pick-up trucks and state representative vehicles deleted

AP20

LOCKERBIE SQUARE
PARKING SURVEY
4-10-85
(WEDNESDAY)

BLOCK No.	TOTAL AVAILABLE PARKING SPACES	TIME PERIOD 7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P
1	15	10 / 67	10 / 67	11 / 73	10 / 67	12 / 80	7 / 47	3 / 20
2	16	5 / 31	4 / 25	6 / 38	4 / 25	4 / 25	5 / 31	4 / 25
3	17	3 / 18	14 / 82	15 / 88	12 / 71	12 / 71	5 / 29	3 / 18
4	11	3 / 27	7 / 64	7 / 64	5 / 45	8 / 73	4 / 36	2 / 18
5	16	15 / 94	16 / 100	12 / 75	12 / 75	11 / 69	13 / 81	12 / 75
TOTALS	75	36 / 48	51 / 68	51 / 68	43 / 57	47 / 63	34 / 45	24 / 32

286

14% REDUCTION

LEGEND:

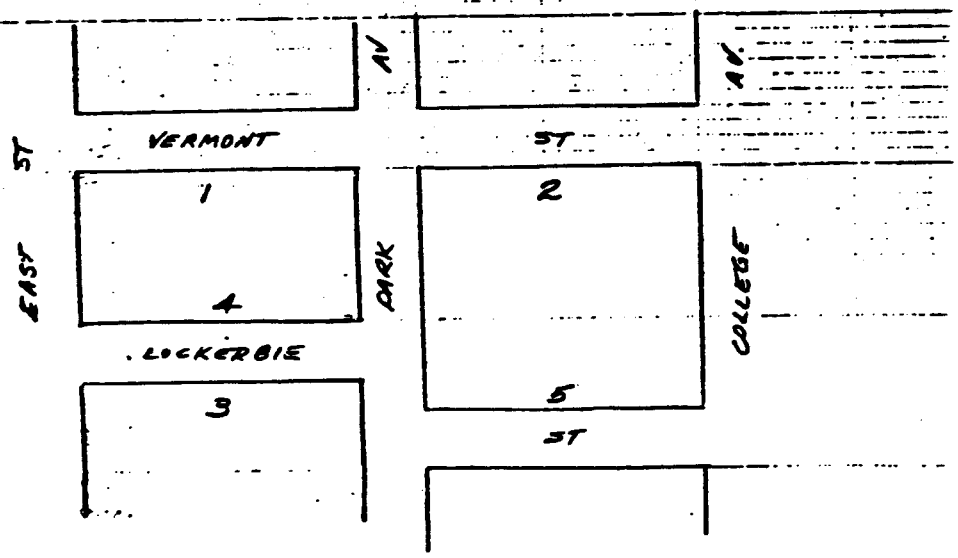
NO. OF PARKED VEHICLES

% OF AVAILABLE SPACES OCCUPIED

1 / 45 / 33 / 1

% OF PARKED VEHICLES RESIDENTS

NO. OF PARKED VEHICLES - RESIDENTS

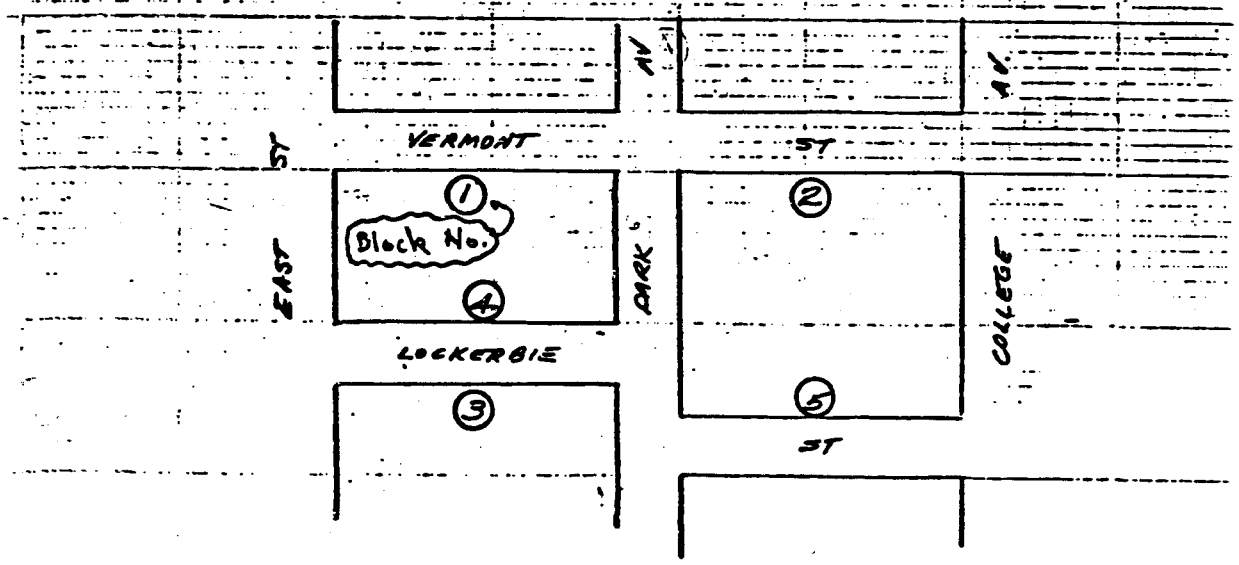


LOCKERBIE SQUARE
PARKING SURVEY
9-24-80
WEDNESDAY

BLOCK No.	TOTAL AVAILABLE PARKING SPACES	% OF AVAILABLE SPACES OCCUPIED / % OF PARKED VEHICLES RESIDENTS						
		7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P
1	25	10 / 61 / 30 / 3	16 / 107 / 6 / 1	18 / 120 / 0 / 0	12 / 80 / 0 / 0	15 / 100 / 7 / 1	7 / 60 / 11 / 1	5 / 33 / 40 / 2
2	16	5 / 32 / 60 / 3	3 / 75 / 25 / 3	3 / 82 / 23 / 3	4 / 69 / 9 / 1	9 / 57 / 11 / 1	7 / 44 / 14 / 1	1 / 7 / 14 / 1
3	17	11 / 65 / 13 / 2	17 / 100 / 0 / 0	13 / 100 / 0 / 0	6 / 95 / 0 / 0	11 / 100 / 0 / 0	8 / 47 / 0 / 0	7 / 42 / 14 / 1
4	11	5 / 28 / 0 / 0	9 / 82 / 11 / 1	7 / 64 / 14 / 1	6 / 55 / 17 / 1	6 / 55 / 17 / 1	3 / 28 / 33 / 1	1 / 9 / 0 / 0
5	16	8 / 50 / 50 / 4	9 / 57 / 33 / 3	8 / 50 / 25 / 2	9 / 57 / 22 / 2	10 / 63 / 20 / 2	8 / 50 / 38 / 3	7 / 44 / 43 / 3
TOTALS	75	37 / 49 / 33 / 12	43 / 84 / 13 / 8	43 / 84 / 10 / 6	34 / 72 / 7 / 4	51 / 76 / 9 / 5	36 / 47 / 17 / 6	21 / 28 / 33 / 7

(31)

LEGEND:
% OF AVAILABLE SPACES OCCUPIED — 45
NO OF PARKED VEHICLES — 11
% OF PARKED VEHICLES RESIDENTS — 33
NO. OF PARKED VEHICLES WHO ARE RESIDENTS



9/24/80

AP22

DEPARTMENT OF TRANSPORTATION
CITY OF INDIANAPOLIS
STREET PARKING
FIELD SHEET

LOCATION VERMONT SIDE OF SOUTH (1) STR
FROM EAST TO PARK
DATE 4-10-85 WEATHER CLEAR DRY TIME: FROM 7:00A TO 7:0

Record Starting Time of Each Round Trip at Top of Each Column Below

:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P		
UP TRUCK	PICKUP TRUCK	PICKUP TRUCK	PICKUP TRUCK	PICKUP TRUCK				
307A	43307A	43307A	43307A	43307A	—	—		
5129	30E2809	30E2809	30E2809	30E2809	—	—		
REP.								
52	—	93A4297	93A4297	49U 6025	29B 3694	—		
REP.	STATE REP.		TRUCK	TRUCK		STATE REP.		
2	62	—	45409A	45409A	—	62		
—	TRUCK 78944X	TRUCK 78944X	—	49N 9330	—	—		
RNIA								
600	49C 628	93L7772	93L7772	93L7772	93L7772	93L7772		
4216	69A4216	49G 1075	49G1075	49G 1075	—	—		
NOIS	ILLINOIS	ILLINOIS	ILLINOIS	ILLINOIS	ILLINOIS	ILLINOIS		
8996	FK 8996	FK 8996	FK 8996	FK 8996	FK8996	FK8996		
REP	STATE REP.	STATE REP				STATE REP		
0	10	10	49G 3905	49G3905	49G 3905	10		
3704	69A3704	49C 628	49C 628	49C 628	93U 287	—		
	32J1784	32J1784	32J1784	32J1784	49E 9453	—		
—	—	93G2319		69A 3805	69A 3805	—		

RECORDED T. SANNEMAN

DEPARTMENT OF TRANSPORTATION
CITY OF INDIANAPOLIS
STREET PARKING
FIELD SHEET

LOCATION LOCKERBIE SIDE OF NORTH (5) STR
FROM COLLEGE TO PARK
DATE 4-10-85 WEATHER CLEAR DRY TIME: FROM 7:00A TO 7:

Record Starting Time of Each Round Trip at Top of Each Column Below

7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P		
F7330	99F7330	—	—	—	99F7330	99F7330		
L9078	—	—	—	—	89K 44	—		
B 8509	99D2508	99D2508	—	—	99D2508	99D2508		
WISCONSIN R 2912	89K 44	89K44	99K376	—	WISCONSIN JR 2912	WISCONSIN JR 2912		
E5484	49E5484	49E5484	49E5484	49E5484	49E5484	49E5484		
E9839	49E9839	49E9839	—	49E9839	49E9840	49E9839		
E9840	93N8713	93N8713	93N8713	93N8713	93N8713	49E9840		
OC RB	59A5945	59A5945	59A5945	59A5945	59A5945	SUSANNA PER. LOC R B		
9L2365	97B8509	—	49L2365	—	—	49L2365		
P599	3C6791	—	3C6791	3C6791	3C6791	—		
[illegible]	49E3807	49E3807	49E3807	49Y1627	49Y1627	—		
72.4523	49Z9523	49Z9523	49Z9523	49Z9523	—	—		
3A7195	93A7195	49X90	49X90	—	—	93A7195		
E8811	49E8811	49E8811	49E8811	49E8811	49E8811	49E8811		
9J 53	99J 53	—	93A7195	93A7195	93A7195	—		
—	PICK-TRUCK 55292A	93R732	93R732	93R732	—	49B9889		
—	99C5970	99C5970	—	93C5593	93C5593	93C5593		

RECORDED T. SANNEMAN

AP24

DEPARTMENT OF TRANSPORTATION
CITY OF INDIANAPOLIS
STREET PARKING
F[illegible]D SHEET

LOCATION LOCKERBIE SIDE OF NORTH STR
FROM PARK TO EAST
DATE 4-10-85 WEATHER CLEAR DRY TIME: FROM 7:00A TO 7:[illegible]

Record Starting Time of Each Round Trip at Top of Each Column Below

7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P		
72 1553	-	93N7605	93N7605	93N7605	-	-		
IP. PIPE 9496	HDP. PLATE 9496	-	-	97B 7484	97B 7484	HDP. PLATE 9496		
-	49E 7436	49E7436	-	93L 6041	93A 7913	-		
-	48E6822	48E6822	48E6822	48E6822	48E6822	48E6822		
-	INDIANA PER. PHI PSI	INDIANA PER. PHI PSI	93A3181	93A3181	-	-		
-	29H7160	29H7160	93H4158	49S3964	97A 2	-		
3K7703	93K7703	93K7703	93K7703	93K7703	-	-		
-	30B3627	30B3627	-	OHIO JUA 573	-	-		

RECORDED T. SANNEMAN

DEPARTMENT OF TRANSPORTATION
CITY OF INDIANAPOLIS
STREET PARKING
FIELD SHEET

LOCATION LOCKERBIE SIDE OF SOUTH (3) STR
FROM EAST TO PARK
DATE 4-10-85 WEATHER CLEAR DRY TIME: FROM 7:00A TO 7:0

Record Starting Time of Each Round Trip at Top of Each Column Below

:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P		
–	49P8827	49G2704	49G2704	49G2704	–	–		
–	–	93R7008	93R7008	93R7008	93R7008	93R7008		
–	93L6041	93L6041	93L6041	–	–	–		
–	PICK UP TRUCK 9324A	PICK UP TRUCK 9324A	–	PICK UP TRUCK 9324A	PICK UP TRUCK 9324A	–		
–	49T3398	OHIO OP 4195	–	–	49C3280	49C3280		
–	49N9116	93R9382	93R9382	93R9382	93R9382	–		
–	49N6746	49N6746	49N6746	49N6746	–	–		
–	49E2045	49E2045	49E2045	49E2045	–	–		
–	93L6750	93L6750	93L6750	93L6750	–	–		
–	49D2112	49D2112	49D2112	49D2112	–	–		
	PICK UP TRUCK 10434A	PICK UP TRUCK 10434A	PICK UP TRUCK 10434A	PICK UP TRUCK 10434A	–	–		
–	93J6685	93J6685						
6105	99L6105	99L6105	99L6105	99L6105	99L6105	99L6105		
C5593	93C5593	97C1062	97C1062	97C1062	–	–		
B9839	49B9839	49B9839	49B9839	49B9839	–	–		

RECORDED T. SANNEMAN

AP26

DEPARTMENT OF TRANSPORTATION
CITY OF INDIANAPOLIS
STREET PARKING
D SHEET

LOCATION VERMONT SIDE OF SOUTH STR (2)
FROM PARK TO COLLEGE
DATE 4-10-85 WEATHER CLEAR DRY TIME: FROM 7:00A TO 7:0

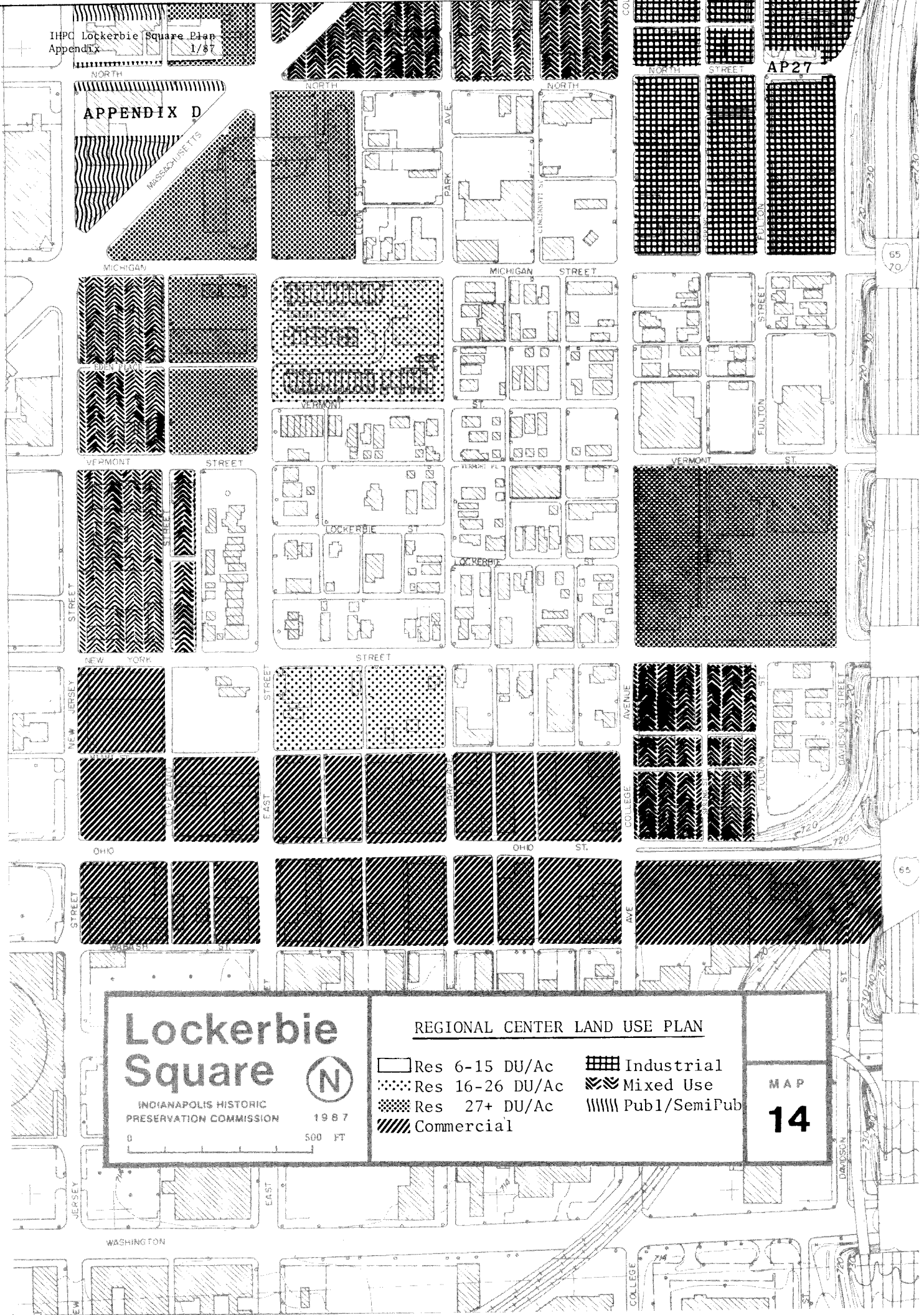
Record Starting Time of Each Round Trip at Top of Each Column Below

7:00 A	9:00 A	11:00 A	1:00 P	3:00 P	5:00 P	7:00 P		
96 1603	—	49E 6016	49E 6016	93J 1105	—	—		
D 9757	49D 9757	49D 9757	49D 9757	49D 9757	49D 9757	49D 9757		
E 2530	—	—	—	—	49E 2530	49E 2530		
29049	—	—	—	—	93S 1706	—		
D 7736	—	—	—	—	—	29D 7736		
—	99H 2611	99H 2611	99H 2611	99H 2611	—	—		
—	99L 3875	99L 3875	99L 3875	99L 3875	99L 3875	99L 3875		
—	99K 3176	99K 3176	—	—	99K 3176	—		
—	—	PKEWP 54406A	—	—	—	—		

RECORDED Y. SANNEMAN

AP27

APPENDIX D



APPENDIX E

Lockerbie Square People's Club, "Historic Lockerbie Square," no date. Reproduced verbatim.

The Lockerbie Square Peoples Club was formed in the summer of 1973 in response to one neighbor's plea for help in dealing with the rats that she discovered in her newly purchased home at 349 North Park Avenue. Jean Spears had already contacted the Public Health Department and the other residents in Lockerbie Square were alerted to the problem. At that time there were a great number of transients in the neighborhood who were not concerned with the general health or safety of the area. At the first meeting of the Peoples Club, Helene Small, 542 Lockerbie Street volunteered to become the neighborhood contact person for the health officials to communicate with so that their information could be disseminated. With the cooperation of long time residents, the newly formed Peoples Club and the Public Health Department eliminated the rats in Lockerbie.

Meetings were held at fairly regular intervals when other problems that could be addressed to the neighborhood were encountered. Weed control of the vacant lots and the high rate of absentee landlords, who were not caring for their properties, were two of the issues needing improvement. Something needed to be done. A map of the area was platted to identify who owned what property so these people could be contacted and asked to attend the club's meetings thereby gaining their cooperation in helping to stop the deterioration of existing structures and rid the area of unsightly conditions.

Historic Landmarks of Indiana owned a number of properties in Lockerbie and their policy in the early 70's was to sell these properties without any type of covenants. The Peoples Club contracted J. Reid Williamson shortly after he had been hired as the executive director of HLFI. He had just come from the successful preservation project he had directed in Savannah, Georgia. The existence of a viable neighborhood organization in Lockerbie convinced Mr. Williamson of the feasibility of establishing a revolving fund program for restoring houses in Lockerbie, thereby involving HLFI even more than they had been before.

At the time of the first Peoples Club meeting, the Historic Preservation Commission was in existence, but was not a functioning body. The Commission was holding no regular meetings and did not have a staff. New residents to Lockerbie wanted a working commission to protect them and the area from the big developers or speculators who might try to gain financially rather than become a part of the friendly neighborhood that Lockerbie could offer.

Lockerbie was a very risky endeavor for an individual at this time; the banks were not making conventional mortages on houses and insurance was nearly impossible to obtain, unless it was rated or through the fair plan. Burned out houses, deteriorated living quarters, and weed filled lots were scattered throughout the area causing banks and insurance companies to disapprove applications.

Many of the residents who had lived in the area for years saw the neighborhood crumble and become a victim of urban blight as well as high insurance rates.

The Strouds, 538 Lockerbie, were the first to apply for a Certificate of Appropriateness for changes to the exterior of their home. The DeBrulers, Smalls, and Lees were next to apply hoping to encourage the wheels of the city agency to turn. With some progress it now appeared that finally after five years, the 1968 Historic Preservation Districts Zoning Ordiance established for the purpose of realistically recreating a neighborhood set in the period of 1870-1910, would become of some use.

Although at this time this ordinance required that no building or structure be erected, located, relocated, structurally altered, reconstructed, or restored in the primary and secondary areas of Lockerbie Square without the approval of the Indianapolis Historic Preservation Commission, many historically significant buildings were defaced and many more were destroyed forever because of lack of enforcement of this ordinance. Lockerbie Square received a fresh breath of life with the issuance of those first certificates.

There were no minutes kept of those first meetings of the commission and those present did not vate. The commissioners met, attempted to understand what was required of them, and gave their approval or disapproval by a nod. Jim Rogers, who was a member of the early commission, understood that the people of Lockerbie Square wanted to live with brick sidewalks, limestone curbs, and gas lights, as the ordinance required. Mr. Rogers further realized that the residents of Lockerbie desired the protection of the commission.

Because Historic Landmarks also wanted the commission's protection for the Lockerbie area, Mr. Williamson offered the commission the use of Landmarks' Crown Hill Cemetry Waiting Station as a meeting place. At the first newly organized and regular meetings of the commission, Landmarks' secretary took the the minutes, typed, and distributed them by mail. The commission needed by-laws regulating their meetings and recording keeping. Attorneys Ken Stroud and Bobby J. Small, both residents of Lockerbie, wrote the by-laws. Funding for the commission needs was non-existent until Terry Bradbury, a new commissioner, and Jim Rogers helped secure funds for a staff.

The Peoples Club was meeting regularly, and members were informed at each meeting that certificates of appropriateness must be secured from the commission prior to changes in exterior of their homes or property. Jim Rogers attended many of these meetings as an advisor to the residents regarding commission policy. A new master plan for the Lockerbie area was devised replacing the old "Lockerbie Fair" master plan which would give possitive direction to future development of Lockerbie as an early Indianapolis neighborhood complete with wrought iron and board fences, backyard clothes lines, and 19th century friendliness.

1974 was a year for neighborhood cohesiveness. The Peoples Club sponsored its first clean-up campaign and held its first weiner roast. These functions helped neighbors get to know each other better and encourage the pride all were gaining in the surroundings. The club functioned well as a group when a petition was presented and acknowledged requesting a ban on heavy trucks. Individual members accomplished lasting things when Diana Stroud created a Logo and Terry Bradbury worked through city channels to have the logo erected at all the entrances to the Square.

1975 saw the introduction of the Garden Party sponsored that year by the Garden Club. The Lockerbie Peoples Club secured eight homes in the area for a tour during the Garden Party. A cocktail and supper patrons' party preceded the grand event. The Garden Club planted forty-five London Plane trees on Lockerbie, Park, and East Streets that same year. They solicited donations for turn-of-the-century style street lights to be installed by the city. A soft night time glow casting shadows of swaying bows and flying millers reminiscent of days of James Whitcomb Riley's strolls along the brick walks of Lockerbie Street wasnow a reality.

Several booklets have aided in the education of the public about the interest and pride of Lockerbie Square residents. The Junior League of Indianapolis in a work study program assisted by Landmarks dated many homes in Lockerbie and published this information in pamphlet form. "Around the Corner From Lockerbie Street" was assembled by the youngsters from the Benjamin Harrison School, and a new booklet, "Looking at Lockerbie", was distributed free of charge at Penrod Day at the Indianapolis Museum of Art. The first publication of the revitalized commission before staff was hired was a flyer designed by Terry Bradbury and written by Helen Small which described Lockerbie and gave information about the Commission, Landmarks, and the Peoples Club.

1976 saw Lockerbie receive a great many offers of help and attention from a number of different groups and agencies. The Garden Club held their second Garden Party and continued their tree and street lighting project. The Heritage Committee of the Bicentennial Committee designated Lockerbie as their project and "set up shop" in the Landmarks donated "Hollar House". As a result of this bicentennial distinction and as a gift to the Square the Department of Transportation recobbled Lockerbie Street. 1976 was also a year of self-help for Lockerbie residents when twenty-two neighbors joined to form Lockerbie Square, Inc., a unique corporation formed for the express purpose of moving endangered period houses onto vacant lots in the Square. The "Carpenter Gothic" style house that now sits at 536 East New York Street was the result of all those people's off-work hours and dedication, providing yet another option for person interested in living in Lockerbie Square. By the end of the Bicentennial year in the Square, more than eighteen new families had moved to Lockerbie.

1977 was our "finest hour". The Peoples Club planned and executed the Summer A'Fair" with the theme of "A Victorian Day in Lockerbie Square" on June 19th. There was food from Renee's,

entertainment provided by the children of the neighborhood and by strolling minstrels and barbershoppers. The Indianapolis Police Department provided mounted horse patrol. The Indianapolis Fire Department and the Indianapolis Park Department also provided active cooperation and support. A patrons' champaign reception the night before enhanced the atmosphere of the occasion.

Two more old homes were moved to Lockerbie Square in 1977, one from 1426 West Washington Street to 325 North Park and another from 905 South St. Peter Street to 544 East New York Street. The second new home in the area at 345 North Park joined the first new home at 531 East Vermont Street which had been erected in 1973. New but compatible evidences of renovation permitted by an aware commission were becoming more and more common. Solar heating panels, plastic sky lights, and a few aluminum storm doors appeared as part of several restoration projects. An extensive restoration project in the secondary Lockerbie area began at 440 North East Street when work was started on a fine arts gallery, Lockerbie Gallery. On warm summer evenings cars filled with onlookers lined the streets of the Square watching the progress.

Lockerbie Square is no longer considered a financial risk. A commission staff person estimated that approximately $800,000 in private investment money was spent in each of 1976 and 1977, with $1,000,000 projected for 1978. The residents of Lockerbie, old and new; the Lockerbie Square Peoples Club; and Lockerbie Square, Inc. have taken a vital interest and active part in the development of this area since 1971.