

THE STORY OF A HOUSE
THE SCHMIDT-MUELLER HOUSE
95 WELLINGTON ROAD

WILLIAM L. SELM

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INDIANAPOLIS, INDIANA

BY

WILLIAM L. SELM

FOR

SHIRLEY M. MUELLER, M.D.

SEPTEMBER 1, 2006

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Researching and writing the history of the Schmidt-Mueller house began in the Summer of 2002 and finished in the Summer of 2006. This was not four solid years of work, but on-again, off again work. Needless to say, many hours were spent in the Indianapolis- Marion County Library, IUPUI University Library, Indiana State Library, Indiana State Archives, City-County Building, Indiana Historical Society Library, Park Tudor School Archives, Historic Landmarks Foundation of Indiana, Meridian Hills Country Club, and the Ball State University College of Architecture & Planning Archive. Hours were spent reading microfilmed newspapers and city directories, maps, scrapbooks, clipping files, documents, and searching for the "smoking gun" newspaper article about the house and supporting information as to who were the people that built the house, owned and lived in it, and who shaped Wellington Estates neighborhood where the house stands. Hours were also spent reading the house itself for physical evidence found in the floorplan, attic, and basement. Hours were also spent on the telephone and in person interviewing individuals who lived there and are/were neighbors who shed light on the subject and provided valuable clues.

A special note of thanks goes to Dr. Shirley Mueller who commissioned this history. She is co-owner of the house with her husband, Dr. Thomas Mueller. Her curiosity about the house led her to contact me. She possesses limitless patience, enthusiasm, and understanding of historical detective work. Dr. Mueller also had the good fortune to be in possession of the property's abstract of title. Her interest helped to shape the course of the research as she also asked the historian's questions of who, what, when, where, how, why, and "what does it mean?"

In the course of researching the history of the Schmidt-Mueller house, I came in contact with the grandchildren of three of the characters of the story: Steven J. Schmidt, Lisa Hendrickson, and Helen J. Dickinson. As it turns out all three had a keen sense of family history and interest in this project. Two of the three are professional record keepers. Steven J. Schmidt is the grandson of Oscar Schmidt, the house's builder and first occupant, and is a librarian for IUPUI/ IUPU Columbus. Lisa Hendrickson is the

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The Story of a House

The Schmidt-Mueller House, 95 Wellington Road

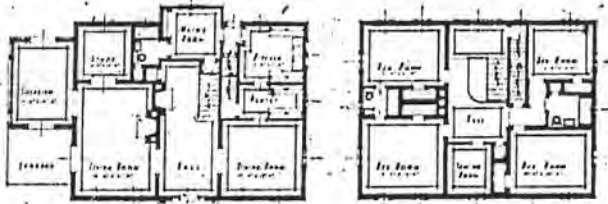
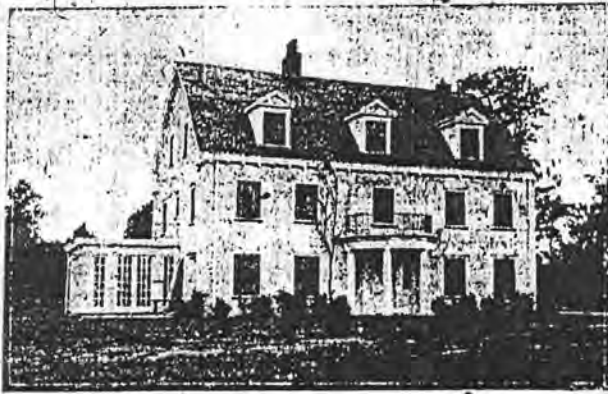
INTRODUCTION

The Schmidt-Mueller House at 95 Wellington Road was built in 1924 by Lorenz Schmidt & Sons, Inc. following the designs of Indianapolis architect Edward D. Pierre; or rather, architect Edward D. Pierre designed the conversion of a nineteenth-century barn into a fashionable Georgian Colonial Revival house for Lorenz Schmidt & Sons, Inc. in 1924. The above is documented in an article from the Indianapolis Star on September 14, 1924, [Fig.1] by the physical clues found in the house itself, and from other sources. The Schmidt-Mueller House was the show house built in the newly platted residential addition named "Wellington Estates". This residential addition was carved out of a 97-acre Washington Township farm, the home of the Van Scyoc family for two generations. The barn-to-house transformation is the perfect metaphor for the rapid rural-to-suburban transformation of Wellington Estates, Meridian Hills, and north side Indianapolis in the 1920s as the fields and paddocks became the streets and lots on which houses and garages eventually sprouted, and the old barn was transformed into an attractive house in a popular architectural style.

The story of the Schmidt-Mueller House involves a number of individuals, families, and organizations that directly and indirectly shaped the house. They include the farmer, developer, architect, landscape architect, realtors, and property owners of the house who made it their home from the 1920s to the present.

HOME BUILDER'S DEPARTMENT

New Colonial Home Just Completed.



A charming new suburban home, designed by Edward Pierce and built by Lorenz Schmidt & Sons, Inc., has been recently completed, at 64th Street and Wellington Drive. The site of the house overlooks the Meridian Hills Country Club, which lies north of it, and a view of rolling hills to the east. With few exceptions, the location is the highest spot in Marion county, and generally delightful views in every direction.

The house is of the New England colonial type, which has become so popular in this part of the country. The real New Colonial style has been strictly adhered to by close attention to details. In the construction there is a beautiful relation between the proportions of roof and house.

Sturdy Walls.
The entire structure is sturdily built, the exterior walls being of concrete block, applied with three coats of stucco, the final coat, a soft pink shade, which agreeably lightens the tone and removes the objectional feature of most stucco houses.

The pink walls, together with the slate roof, present a beautiful contrast. This effect is enhanced too by wrought iron railings about the front entrance and the sun porch as well as by black chintzery posts.

A unique feature is the entrance hall, an imposing room in itself, with its beautiful colonial draperies draped of a wide stairway which rises to a landing, then upward to a spacious but wide upper hall. Both upper and lower halls are lighted by crystal chandeliers.

Living Room Spacious.
The living room is most spacious and opens into the hall through a wide arch and into a music room. French doors communicate in the sun porch and to the rear terrace.

The dining room is excellent proportioned. Its soft gray landscape paper and the crystal center light and colonial side brackets combine to make it charming.

The kitchen is complete in every detail, with its electric refrigerator, incinerator, ample pantry space and hot and cold water.

An unusual feature is the maid's room on the first floor. It is separated from the kitchen by an entrance hall and has a private bath.

A rear stair leads to the second floor which has four large bedrooms and two tile baths, as well as a morning room.

The basement houses a complete laundry and hot water heating plant. An attractive effect is attained by available tile and velvet draperies,

which are the work of Bender and Becker. Their reputation and success lies in draperies for the modern home.

The furnishings throughout the house are in keeping with the architecture and construction of a residence of this type.

Mark Harmony.
In the selection of lighting fixtures which were supplied by the Hatfield Electric Company, particular attention has been given to having every thing harmonize with the architectural design. Above the water portal, a fine colonial piece is used and in both the upper and lower halls are colonial crystal pendants. Colonial brackets with cut glass mirror backs are suspended in the living room and arranged in the dining room in a beautiful mantle piece with crystal beading.

ALL THE
GLASS
AND
Glazing
In the Home Shown on This Page
Done by
Capitol Glass Co.
12 E. Market Street

The heating plant consists of a J. A. T. hot water system automatically controlled with a digital boiler and 10 radiators. The house is heated throughout including the basement. The sewage disposal system is taken care of with a septic tank with separate drains from the kitchen sink and laundry tub.

The main bath and sleeping was done by the Capitol Glass Company and the mantels and tile were installed by the French Tile Company.

Hot facial tiles were used in the construction of the mantels which show exceptionally fine workmanship as well as the tile in the bath.

The home is equipped with a Kalle vacuum which supplies low and relief suction. The machinery necessary to operate the low suction machine is located in the basement eliminating all dirt from the low hole as well as any noise created in the operation of the machine. Another notable feature is the Kalle vacuum exchange incinerator located in the basement that destroys all garbage by sanitary method.

Open for Inspection Starting TODAY

We invite you to personally inspect this New England Colonial Home. The first home to be built overlooking the beautiful golf course of the Meridian Hills Country Club.

Situated in Wellington Estates—the addition with restrictions that insure proper development.

Open from 10 A. M. to 6 P. M. every day.
Drive out paved Spring Mill Road by way of Crows Nest Hill to 64th Street, then east to this house.

LORENZ SCHMIDT & SONS, Inc.

OSCAR SCHMIDT, President.
MAin 3715. 31 Monument Circle.
Furnished and decorated by Sander & Recker Furniture Company. Piano by Baldwin Piano Company.

Figure 1. The "smoking gun" article and the first advertisement for the "New England Colonial Home". This article identifies the architect and fully describes the house sans barn pedigree. *Indianapolis Sunday Star*, September 14, 1924, p.11.

THE HOUSE

The Schmidt-Mueller House is situated on Lot 7 of the Wellington Estates Addition at the southeast corner of Wellington Road and North Illinois Street. The house is sited in the northeast quadrant of the rectangular lot, which measures 200 by 140 feet. The lot is situated at the top of a slope. [Fig.2] To the east, the lot slopes down following the natural topography. All the neighboring lots eastward of Lot 7 are on the steeper incline sloping eastward down to North Meridian Street. The western portion of Lot 7 and all neighboring lots of Wellington Estates to the west are on flatter land with a gradual incline from east to west.

The house measures 46 by 34 feet, with a rectangular footprint and a double-pile plan. The plans of the first and second floors have a similar pattern and size with the exception of the south wall of the first floor, which extends southward from the established façade line and a bay window near the south end of the west façade. Projecting 12 feet from the south half of the east wall is the original, one-story, frame, glazed solarium (14' x 12'6") with an aluminum, shed, greenhouse, addition which measures 12' x 9'. North of the solarium and opening from it is the original terrace, which is now roofed and with screen walls. Both the terrace and the solarium have their original random-paved, multi-colored slate floors.

The house is constructed of a heavy-timber frame with mortise and tenon joints. This frame system extends from the sills, resting on the poured concrete foundation to the third floor. The exterior stucco finish and interior plaster conceal the framing system except for the two token exposed posts at the third-floor level. [Figs. 3,4]

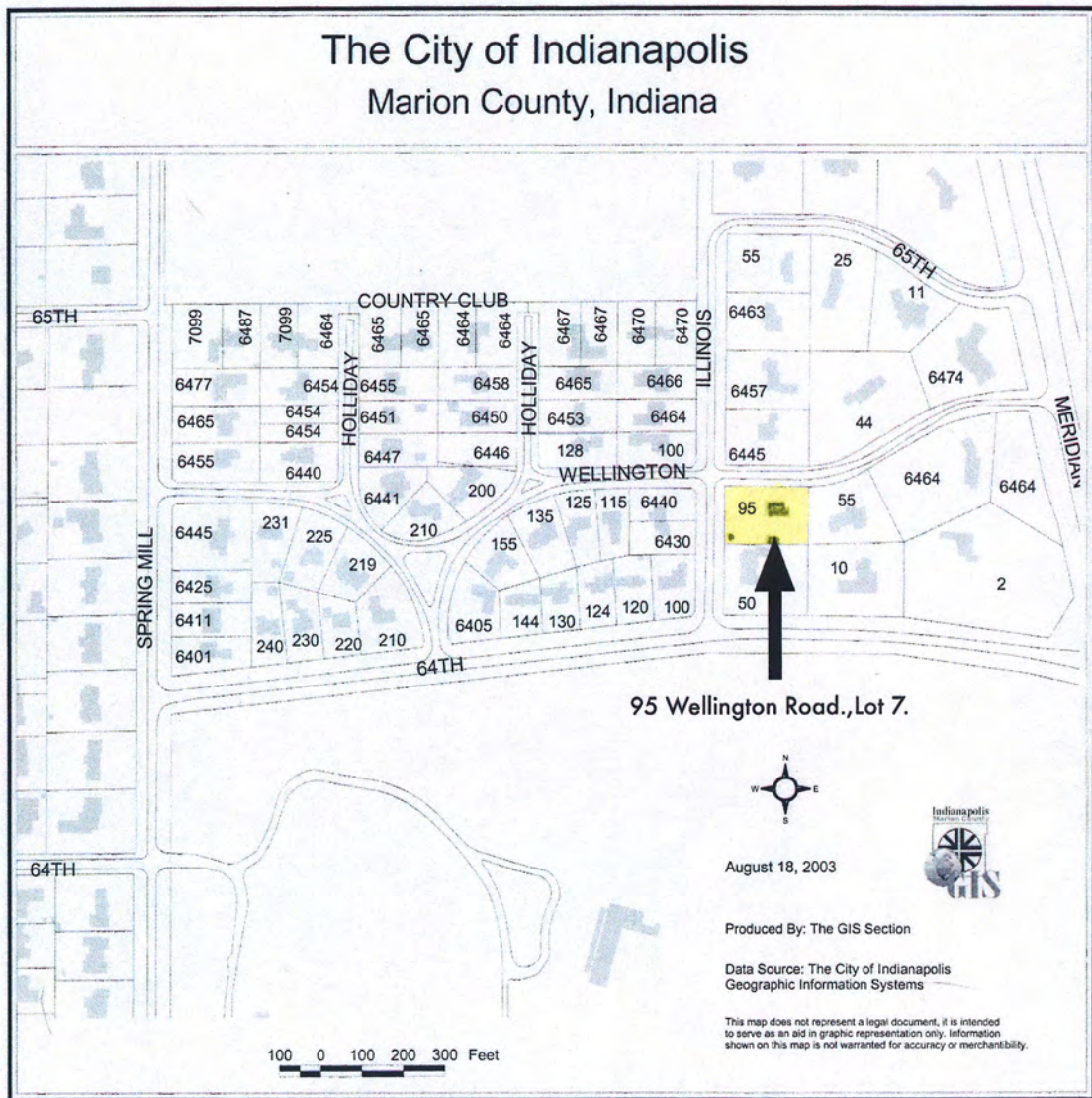


Figure 2. Current plat map of Wellington Estates with house addresses.
Compare this to figures 42 and 68.



Figure 2. Exposed heavy-timber post on third floor. WLS, 2004.



Figure 3. Detail of mortise, tenon, and peg in heavy-timber post on third floor. WLS, 2004.

These two posts reveal both circular saw marks and mortises which once held the tenon end of diagonal braces. Also on this level in closets and in a garret area are other visible elements of the timber framing system.

This framing system gives the house its form and shape and its internal division system of three bays with an exceptionally wide center hall. The hall measures 11 feet 7 inches wide and is flanked by the living room (15 feet 10 inches wide) on the east and the dining room (15 feet 6 inches wide) on the west. The exterior walls of the house are clad by roughcast stucco covering the rock-faced, concrete blocks filling in the voids between the timber posts and beams. The heavy-timber frame is that of the nineteenth-century barn that served the Van Scyoc Farm that became Wellington Estates in 1923.

The Schmidt-Mueller House is an excellent example of a Georgian Colonial Revival house. [Figs. 5, 6] It is crowned by a gray, slate-clad, gambrel roof which is pierced by three pedimented gabled dormers on the front (north) façade and by a large, centered, shed-roof dormer on the back (south) façade. [Fig.7] A brick chimney with twin chimney pots rises east of the center of the roof ridge serving the fireplaces in the living room and center hall. The dormers are lighted by 6-over-6, double-hung sash windows. The roof meets the wall with a classical wooden cornice enhanced by modillion blocks. The exterior walls are all clad by a coat of gray, roughcast stucco. The quoins are an addition of 1993-94 made of a stucco and styrofoam composition. The front (north) façade is divided into five bays with emphasis on the centered entrance with a semicircular classical portico. The portico is supported by two unfluted, wooden pilasters and four, freestanding, fluted Roman Doric columns resting on bases. [Figs. 8, 9] The columns support a wooden entablature surmounted by a wrought-iron balustrade.



Figure 4. Front (north) façade. WLS, 2004.



Figure 6. North and east façades. WLS, 2004.



Figure 7. South (rear) façade showing the first floor addition. WLS, 2004.



Figure 8. West elevation of front Doric portico. WLS, 2004.



Figure 9. Detail of north façade. WLS, 2004.

The columns are made of stamped sheet-metal, probably with a concrete or steel structural core. The portico frames the entryway, whose six-panel, wooden door is flanked by sidelights. The windows punctuating the stuccoed walls are all original, wooden, double-hung sash with 6-over-6 light configuration with brick sills; the exception being the new, but compatible windows on the rear addition.

Another important original exterior feature of the house is the glazed solarium on the east side. [Fig. 10] The solarium is of wood-frame construction with classical detailing with fixed, multi-lighted panel French doors. [Fig. 11] The solarium is original, but it has a metal and glass greenhouse lean-to addition on the east side. North of the solarium is a screened, covered patio of light construction. The greenhouse and screened terrace additions were added sometime between 1959 and 1978. Other changes to the exterior include the aforementioned small addition on the rear (south) side of the house and the shallow bay added to the west wall, built over the basement bulkhead, and the aforementioned quoins. [Fig. 12]

The interior retains its original floor plan with the exception of the enlarged kitchen-breakfast room made at the expense of the maid's room. [Fig. 13] The first floor consists of a large central hall with a staircase and fireplace. [Figs.14, 15, 16] East of the hall is the spacious living room with fireplace and an adjoining study to the south. [Figs.17, 18, 19] Archways open the study to the living room and to the stair hall. French doors open onto the solarium. The dining room with wood wainscoting lies immediately west of the hall, also connected by an archway. [Fig.20]



Figure 10. Detail of east façade showing solarium with greenhouse addition and enclosed terrace. WLS, 2004.



Figure 11. Detail of French doors in the interior of the solarium. WLS, 2004.



Figure 12. Detail of south façade showing addition. WLS, 2004.

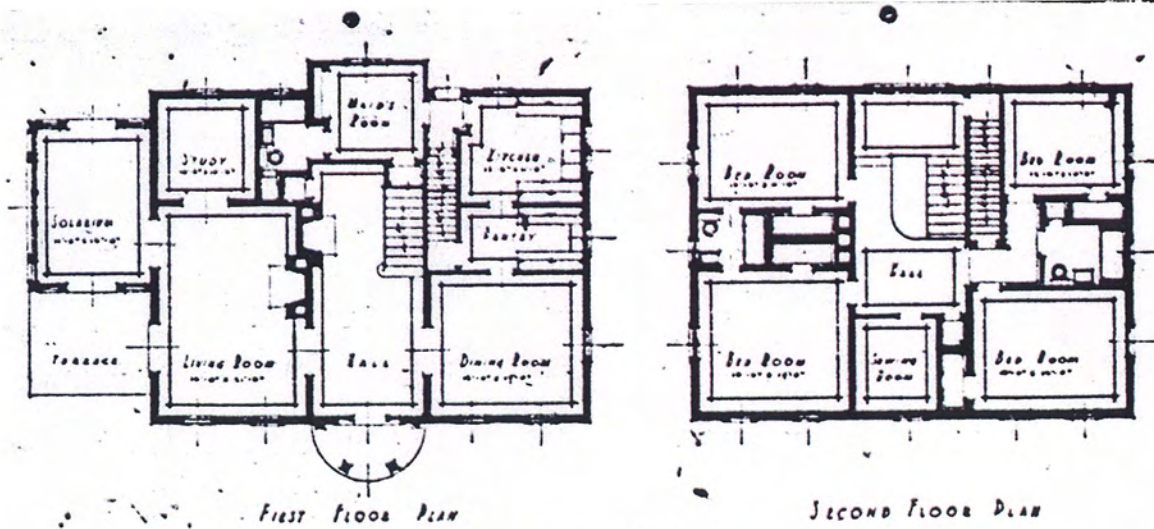


Figure 13. Original floor plans as published in the *Indianapolis Star*, Sept. 14, 1924.



Figure 14. Center stair hall, looking south. WLS, 2004.



Figure 15. Center stair hall and front door, looking north. WLS.



Figure 16. Center stair hall fireplace. WLS, 2004.



Figure 17. Living room fireplace. WLS, 2004.



Figure 18. Living room, looking north from study with Dr. Shirley M. Mueller reviewing research for this paper. WLS, 2004.



Figure 19. Living room, Study, and Solarium French doors, looking south.
WLS, 2004.



Figure 20. Dining room, looking west. WLS, 2004.

South of the dining room is the former butler's pantry area now integrated in the enlarged kitchen area. [Fig. 21] The dining room, hall, and living room arches were enhanced with Palladian-inspired molded wood casings with pilasters and keystones in the 1993-94 remodeling campaign. The staircase with the spiral newel posts leads to the second-floor landing which has steps up to the second floor hall. [Figs. 22, 23, 24] Radiating from the center hall are four bedrooms, two bathrooms and a small sewing room. An enclosed staircase leads to the finished third floor under the gambrel roof. The third floor consists of two rooms and closet space tucked under the lower pitch of the gambrel roof. The third floor was finished and made into a livable space in 1991.

The house rests on a combination poured-concrete and concrete-block foundation with concrete-block walls comprising the interior basement division walls. The basement is under only the south half of house and is divided into two rooms. Crawl space is under the area not served by the basement. Some of the joists under the center entry hall are reused pieces of lumber with varying dimensions. [Fig. 25] Some joists bear vertical, parallel saw marks which suggest processing in the antebellum period. These reused timbers may have been salvaged from the barn or even the farmhouse. The basement cabinet doors are nineteenth century and may have come from the farmhouse. [Fig. 26]

The story-and-a-half garage has a gable roof. It accommodates two cars and the finished garret could have been habitable at one time. The garage is clad with stucco and is supported by heavy-timber framing with mortise and tenon joints. [Figs. 27, 28, 29] Like the house, the garage was once a 19th century farm building. The 1924 hinged garage doors remain on the west façade, but new, overhead doors on the north façade supercede them. The garage had two roof dormers, now lost.



Figure 21. Kitchen with bay window looking northwest. WLS, 2004.



Figure 22. Detail of newel post and stair landing, 1st floor. WLS, 2004.



Figure 23. Stair and halls, 1st and 2nd floors, looking north. WLS, 2004.



Figure 24. Stair hall, 2nd floor, looking south WLS, 2004.



Figure 25. Floor joists under center stair hall. Note vertical saw marks on the second joist. WLS, 2004.



Fig. 26. Basement cabinet doors reused from a 19th century house, possibly the old Van Scyoc farmhouse. WLS, 2004.



Figure 27. Garage north & west façades. WLS, 2004.



Figure 28. Original 1924 garage doors on west façade. WLS, 2004.



Figure 29. Garage interior, detail of heavy-timber posts. WLS, 2004.

The grounds are extensively landscaped with trees, hedges, decorative plantings, a garden gazebo, and a curvilinear paved driveway snaking from the northwest corner of the lot from Illinois Street back to the garage centered on the south edge of the lot immediately behind (south) the house. A brick-paved patio is south of the house on the east side. A large garden with a gazebo and a water feature is on the west side. [Figs. 30, 31, 32]

The Schmidt-Mueller House possesses high integrity with most of its original features, details and materials intact from 1924. The period of greatest change was the 1990s. The Mueller's finished the third floor, transferring the rough attic space into useable living space divided into two rooms in 1991. Also that year the Muellers landscaped the east garden following the designs of Dick Gale. In 1993-94 the Muellers hired builder, Larry Dorfman, who had finished the attic, to reconfigure and slightly enlarge the breakfast room and kitchen. The shallow one-story bay that served as the original maid's room was removed and the space was opened up to the kitchen which was also expanded westward with a small bay and expanded southward with the addition measuring 32 feet by 7 feet with a simplified portico sheltering the rear entrance. This building campaign also included the landscaping of the west garden in 1993 by Dale and the addition of the gazebo the following year.

THE VAN SCYOC FARM

The area of 97 acres that is now Wellington Estates, in the southwest quarter of Section 35, Washington Township, Marion County, Indiana; bound by North Meridian Street on the east, 64th Street on the south, Spring Mill Road on the west, and the



Figure 30. West garden with gazebo, looking southwest. WLS, 2004.



Figure 31. West garden from gazebo, looking northeast. WLS, 2004



Figure 32. West garden from driveway, looking west. WLS, 2004.



Figure 33. South (rear) façade before 1993 addition. Note the original shallow, maid's room bay and hood over back door. T.Mueller, 1993.



Figure 34. South façade foundation excavation. T. Mueller, 1993.



Figure 35. South façade after removal of original maid's room bay. Note the heavy-timber barn beam above the opening and the concrete block walls behind the stucco finish. T. Mueller. 1993.

Meridian Hills Country Club on the north, was known as the Van Scyoc Farm during most of the nineteenth century. The farm was founded in 1825 when Thomas Ellis of Montgomery County, Ohio was granted 86.23 acres by the United States government (MCRO, Record Bk. 62, 249). He had applied for a patent for the land the previous year (MCRO Tract Bk.). Ellis sold the farm for \$130.00 three years later to James Bonnel (MCRO, Record Bk. B, 327), who is noted in a county history as owning this farm in 1829 and other acreage in sections 25 and 26 of Washington Township (Sulgrove, 629). Aaron Alldridge bought the farm for \$172.50 in 1831 (MCRO, Record Bk. D, 308) and sold it to Jacob Coil for \$280.00 in 1835 (MCRO, Record Bk. E, 471). Coil (c.1790-1837) is an important figure in Washington Township history. He immigrated to Washington Township in 1823 from his native Virginia via Fayette County, Ohio. Local historian Berry R. Sulgrove described Coil as a moral and industrious farmer of German descent. He not only farmed but also “burned lime,” a process of heating and pulverizing limestone rock. Lime is the essential ingredient in the recipe for masonry mortar and also used to rejuvenate farm fields. Coil founded the nearby village of Broad Ripple with his plat of 48 lots on April 20, 1837. By 1835, Coil had moved to the area near the future site of his village of Broad Ripple (Sulgrove, 633& 637). Broad Ripple was founded on the south side of White River and on the north side of the planned Central Canal. Coil’s plat was speculative in nature, as he anticipated the promised but, never-realized, success of the canal. Coil Street survives in Broad Ripple today between 65th and 66th Streets as a reminder of his historic role.

Broad Ripple and its sister/rival village of Wellington on the south side of the canal (also founded 1837) were two of many speculative villages and towns throughout

the state spawned by the passage of the Mammoth Internal Improvements Act of 1836. This bill authorized the construction of the Central, Whitewater, and Wabash & Erie Canals, but eventually resulted in the bankruptcy of the state.

Coil sold his farm in 1835, after owning it less than twelve months (MCRO, Record Bk G, 235), to Lorenzo Van Scyoc (d.1876) for a surprising \$500.00. Lorenzo was a prominent Washington Township farmer and was the son of Cornelius Van Scyoc, a Washington Township pioneer. Sulgrove noted that the elder Van Scyoc owned a farm in 1829 in section 34 on the west side of Spring Mill Road (Sulgrove, 631). Lorenzo Van Scyoc was active in township and county politics, serving as township justice of the peace from 1838 to 1848, township trustee from 1861 to 1862, and Marion County commissioner from 1868 to 1871(Sulgrove, 250 & 624). Considering that Van Scyoc owned the farm for forty years, the farm's longest period of ownership, he probably is the owner responsible for the construction of the barn from which the house was evolved. However, the fact that Coil sold the farm for \$500.00 in 1835 having purchased it less than a year before for only \$280.00 suggests that he may have improved the farm with buildings – possibly a barn. An 1855 county plat map records the 86.23-acre farm of “L.Vansyoc”[sic] (Condit). [Fig. 36] It also records that the only road serving the farm was Spring Mill Road, as 64th Street (or its equivalent) did not yet exist. The 1866 county plat map (Warner) notes the addition of an east-west road (64th street) stretching from the west bank of the White River to Spring Mill Road, not on the south property line but north of it, through the farm. This map also notes the house location. [Fig. 37]

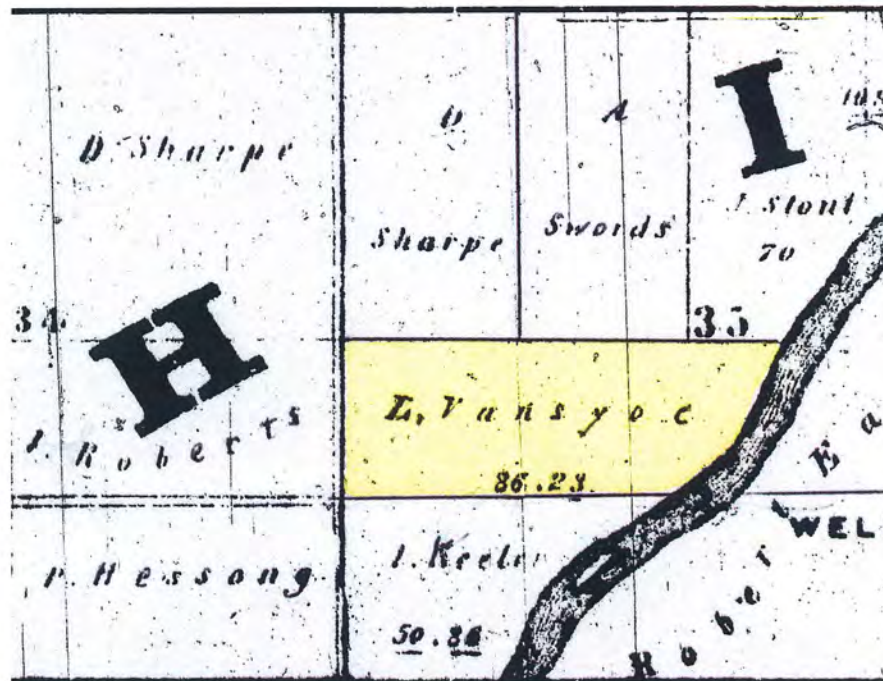


Figure 36. Detail of Condit, Wright & Hayden 1855 *Map of Marion County, Indiana* recording the 86.23 acres of L. Vansyoc [sic]. Ind. State Library.

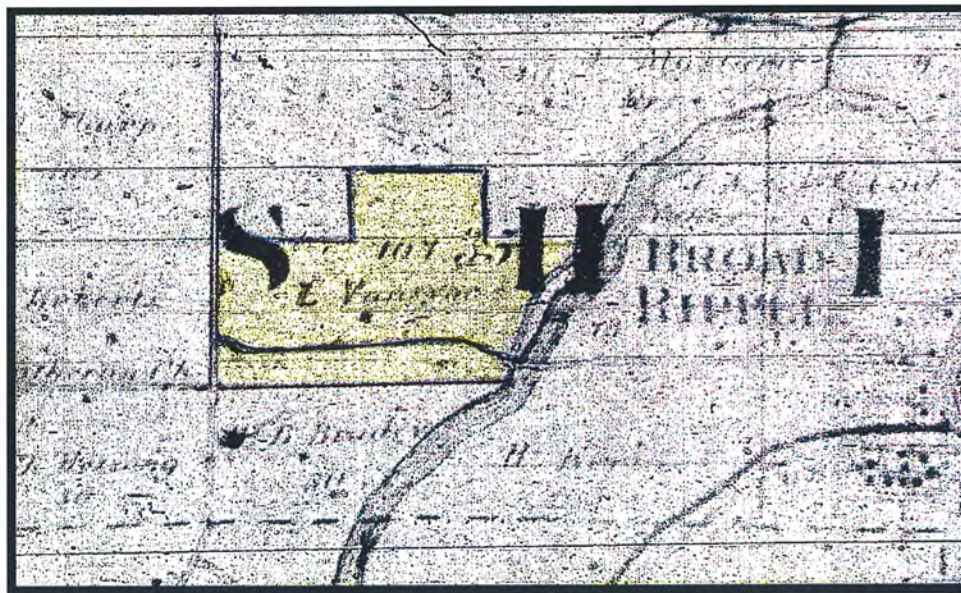


Figure 37. Detail of A. Warner's 1866 *Map of Marion County, Indiana* recording 104 acres of L. Vansyoc [sic]. Ind. State Library.

The Agricultural Census of 1850 and 1870 document the fruits of the Van Scyoc Farm. In 1850 the 86 acre farm had only 50 improved acres with the balance described as unimproved (U.S. 7th Agricultural Census). “Improved” meant that the land was cleared and arable. The improved ground was probably the flatter acreage lying west of Illinois Street stretching to Spring Mill Road. The unimproved ground was probably the land east of Illinois Street, sloping down to Meridian Street. Van Scyoc purchased an additional eleven acres from a neighbor to the north in 1860. This is the portion of land that straddles 65th Street, east of Illinois Street (MCRO, Record Bk I.I., 417). In 1870 the 97 acre farm had 60 improved and 37 unimproved acres. Both censuses record a typical mixed farm with field crops and livestock including horses, cows, pigs, wheat, corn, and hay (U.S. 9th Agricultural Census). With a typical nineteenth century farm being 80 acres, Van Scyoc had too much unimproved land not suitable for cultivation, but used for livestock foraging and timber harvesting.

At Van Scyoc’s death on September 2, 1876, his heirs were his second wife, Esther Jane (neè Culbertson), and his daughter, Almira, by his first wife (name unknown). Of note is the fact that Esther’s first husband was James Mustard (m. 1/3/1840) and Almira’s husband was also named James Mustard. The familial relationship (if any) between the two James Mustards is unknown at this time. The name Mustard is found on numerous parcels of land on the nineteenth-century plat maps of Washington Township. VanScyoc’s widow, Esther Jane, inherited the farm. In 1882, she married Joseph E. Hahn, her third husband, and in 1888 she married, for the fourth and last time, Henry Whiting (MCRO, Marriage Record Bk 3, 51; 4, 84; 17, 361; 29, 208). Esther Jane Culbertson Mustard Van Scyoc Hahn Whiting died in 1905. [Fig. 38] Upon

Esther's death, the five daughters of James and Almira (née Van Scyoc, died 1900)) Mustard inherited the farm and sold it in 1905 to Fannie F. Johnson (MCRO, Record Bk 45, 94), one of the five daughters and the wife of Walter S. Johnson. [Fig. 39] Fannie and Walter Johnson were married on May 10, 1893.

Walter Scott Johnson (1867-1947) is the last owner of the Van Scyoc Farm before it became Wellington Estates. His wife, Fannie (née Mustard), died in 1916 and he and his children, Alma and Harold R. Johnson, inherited the farm (MCRO, Order Bk 45, 377). Harold R. Johnson died in 1918 with no heirs. In 1919, Walter Johnson resigned guardianship of his minor daughter, and John Harcourt, Alma's uncle was appointed as her guardian (MCRO, Order Bk 56, 111). Walter S. Johnson and his second wife Blanche (1885-1978) purchased sole interest in the farm from Alma for \$33,000 on March 21, 1919 (MCRO, Order Bk 67, 357). They sold the farm to Lorenz Schmidt & Sons, thus ending the agrarian use of the property. (MCRO, Order Bk. 74, 86).

Johnson, a native of Carroll County, Indiana who moved to Marion County in 1894, was a real estate agent in partnership with his brother, Fletcher (*Indpls Star*, 11/3/1947). City directories from 1907 to 1928 note the partnership as Walter S. Johnson and Brother as Johnson and Johnson with offices downtown. The directories also note Johnson's residences such as "Broad Ripple" from 1907-08 and "Washington Township" in 1909. From 1910 to 1912 the directories record Johnson's residence on the farm as "1/2 mile west of Broad Ripple". [Fig. 40] From 1914 to 1920 his address is "64th 1/2 mile west of Broad Ripple" and simply as "64th & Meridian" in 1922. Beginning in 1925 Johnson's address is 6032 Ashland Ave. and later 6032 Carrollton Avenue in Broad

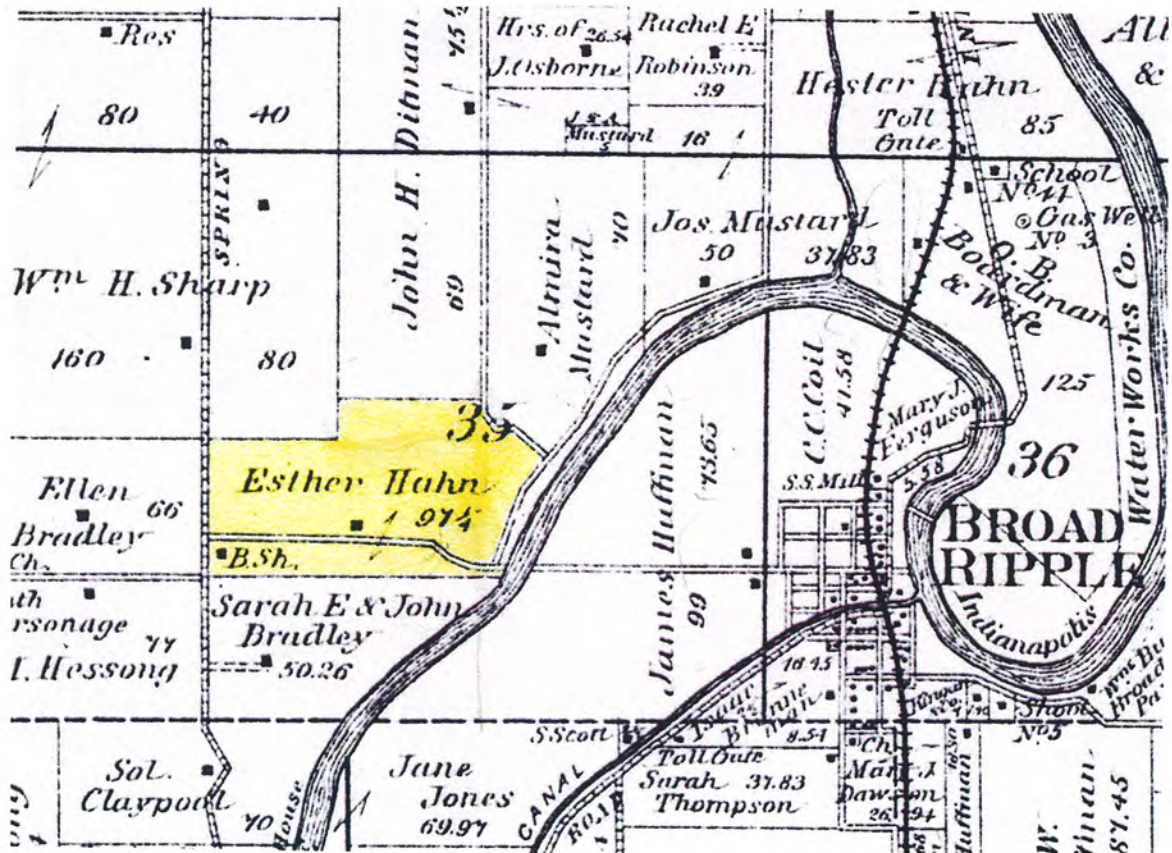


Figure 38. Detail of Bohn & Fatout's 1889 *Atlas of Indianapolis and Marion County, Indiana* recording Esther Hahn's farm with location of the farmhouse. Esther Hahn was Van Scyoc's widow, who remarried. Note the location of the brick schoolhouse (B.Sh.) at Spring Mill Road and 64th St. Indiana State Library.

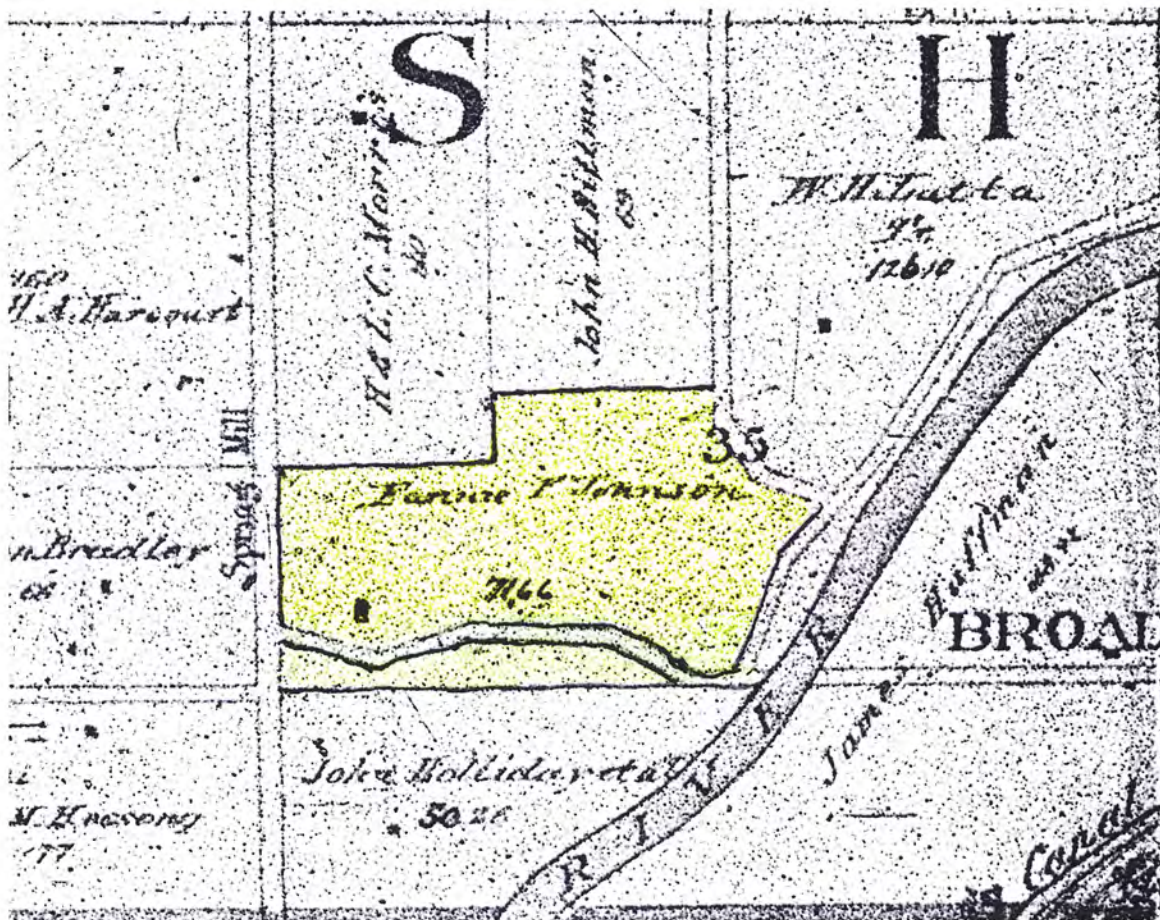


Figure 39. Detail of Baist's 1909 *Real Estate Atlas Surveys of Marion County and Indianapolis, Indiana* recording Fannie F. Johnson's ownership of the family farm.

- " Walter C, sailor U S N, b 2213 N Gale.
- " Walter D, carp Insane Hosp.
- " Walter D, formn, h 408 W 39th.
- " Walter K, condr, h 1917 Hoyt av.
- " Walter R, auto wkr, h 1928 Koehne.
- ➔ Walter S (Walter S Johnson & Bro), h W 64th ½ m w of Broad Ripple.
- " Walter S, buyer VanCamp Hdw and Iron Co, h 8 N Brookville av.
- ➔ Walter S & Bro (Walter S and Fletcher), real est 505 Law bldg.
- " Warren, h 1002 N Traub av.
- " Wellington, lab, b 3220 E New York.
- " Wilbur C, v-pres The Waverley Co, h 1648 N Talbott.

Figure 40. Walter S. Johnson at home and work as recorded by *Polk's Indianapolis City Directory*, 1916.

Ripple as Ashland St. was renamed Carrollton. Johnson disappeared from the city directories in 1941 (Polk 1907-1941). According to Johnson's step-granddaughter, Helen Dickinson, he lived out his life on a farm on what is now West 86th Street and died in 1947 (Dickinson). It is safe to assume that Johnson resided on the farm from 1905 when his wife purchased it, until 1921, the year he sold it to Schmidt and he may have resided there into 1922 or 1923.

The 1920 Census records Johnson, his second wife Blanche, and his stepdaughter, Lorraine, on a farm on Hessong Road and that he is a real estate agent working "on his own account" (U.S. 14th Census). Hessong Road may have been a common name for 64th Street. Johnson platted the "Walter S. Johnson's Addition to Augusta" in 1904 (MCRO, Plat Bk. 13,140) and "Johnson Brothers Washington Boulevard Addition," a residential area along Washington Boulevard from Pennsylvania to Central between 57th and 58th Streets in 1908 in what is now known as the Meridian Kessler neighborhood (MCRO, Plat Bk. 14, 194). Johnson's name also appears on a list of property owners in a 1916 advertisement promoting the Meridian Hills district as "the front yard of Indianapolis" (*Indpls Star*; 9/24/1916). [Fig. 41]



Community is judged by the class of people it attracts.

Your neighbors' make or mar your neighborhood. You can't get away from them. You can pretty accurately forecast the future character of any community by judging those who are buying there. We will be glad to have you carefully study our long list of purchasers and from it form your opinion of the—

MERIDIAN HILLS

DISTRICT

"The Front Yard of Indianapolis."

Nothing is more certain of fulfillment than that this great district should rapidly develop into the city's most pretentious suburban estate section—a region of fine homes and beautiful landscapes. Nothing favors it more than the class of people who are laying the foundation of its future. A list, not entirely complete, of the property owners in the Meridian Hills District is here given. It includes the names of many men prominent in the business and social life of the city.

- | | | |
|--------------------------------|--------------------------|----------------------------|
| Miss Otis Allison | Thomas F. Harold | George J. Harrell |
| Cress A. Barrett | Charles F. Hahn | N. Meridian Highland Assn. |
| Beet A. Boyd | George W. Harshbarger | Hart Parker |
| Russell T. Ivics | Edward G. Herold | Albert E. Pearson |
| Dr. Louis Burkhardt | Schuyler A. Hines | Prudential Investment Co. |
| Frank H. Bridges | Mrs. Jeannette H. Hadley | Charles C. Pollock |
| W. W. Bowman | Mrs. George E. Hunt | Edward G. Peck |
| Mrs. Alberta J. Burk | Mrs. Margaret Hamilton | Edward J. Robinson |
| Mrs. Ida D. Helzer | T. F. Hutchins | John W. Robbins |
| William H. Rocknighier | John H. Holliday | Harvey L. Robbins |
| Erasmus W. Chaille | James H. Hooker | Thomas D. Robbins |
| Otha F. Calvin | Peter Huston | Horace E. Ryan |
| John W. Clifton | Mrs. Lew Ellen Hunt | Charles F. Repp |
| J. Brooks Clarkson | Dr. Charles H. Jackson | John E. Reagen |
| Horace D. Cherry | Fletcher Johnson | Mrs. Julia T. Hisey |
| Harry C. Coppola | Walter S. Johnson | David F. Smith |
| Lewis A. Coleman | Miss Nellie Johnston | Fred H. Sillery |
| Fred G. Dillman | Edward D. Kingsbury | A. M. Stewart Realty Co. |
| Eugene H. Dierbach | John M. Kiler | Edward E. Stout |
| George Dillman | Lyon O. Kowalton | A. J. Scott |
| Nathan H. Davis | Robert F. King | Ralph B. Smith |
| Herman Disher | John F. Kerr | Charles A. Sudlow |
| Samuel C. Dinsgen | Dr. Daniel W. Layman | Joseph C. Schuch |
| Clarence Disher | Joseph E. Lilly | William A. Scott |
| Joseph M. Dwyer | Wm. H. Latta | Carl D. Spooner |
| Samuel E. Dwyer | Harvey D. Lane | Abraham H. Schmidt |
| Miss Charlotte Eise | Harvey A. Mansfield | Mrs. Christiane Schmidt |
| Volney T. Doney | Charles S. Maxwell | Frederick H. Sterling Jr. |
| A. P. Eichelberg | Mrs. Kate McLaughlin | H. M. Starnes |
| Mrs. Mary M. Evans | Mrs. N. M. McCallie | Mrs. Sarah E. Thompson |
| Miss Fines M. Hill | Geo. A. Minnick | John T. VanZant |
| George P. Elliott | John A. Moore | Herbert L. Whitehead |
| Daniel H. Falout | Hillary Morris | Walter C. White |
| Fletcher Savings and Trust Co. | J. Edward Morris | Irvine Williams |
| Charles T. Farley | Mrs. Jessie A. Miles | Washington Biv. Realty Co. |
| Clarence T. Farthing | Milford Realty Co. | Mrs. Frances E. Willis |
| Alfred H. Grove | Orval F. Mering | Frank L. Womack |
| Carl Gray | Frederick C. Matson | Miss Sarah Alice Walsh |
| Dr. William E. George | John Mueller | Miss Ken Wood |
| General Investment Co. | Walter R. McFarland | Mrs. Ella H. Wilson |
| John A. Gessner | Dr. Carlisle B. McCallum | Seamus B. Wright |
| Thomas F. Hewson | Miss Ruth M. McClain | William A. Young |

Inquiries may be made of any of these or by calling Main 3352 or New 3903-K.

MERIDIAN HILLS DEVELOPMENT CO.

Figure 41. Walter S. Johnson and his brother, Fletcher, were listed among the prominent property owners of the Meridian Hills District. *Indianapolis Sunday Star*, September 24, 1916.

OSCAR SCHMIDT AND WELLINGTON ESTATES

Oscar Schmidt is the most important name in the history of the Schmidt-Mueller House and Wellington Estates. He was a leader in the many organizations involved in the early history of the addition, but more importantly, he built and resided in the house.

Schmidt purchased the Van Scyoc Farm from Johnson on August 2, 1921, and he sold the property on January 9, 1923, to the Security Trust Co (MCRO, Record Bk. 74, 87). The stated purpose of the Security Trust Co. was to hold "said real estate for the use and benefit of said Wellington Estates Realty Co." (MCRO, Misc. Bk. 153, 73). That same day the Wellington Estates Realty Co. filed its Articles of Association with the Secretary of State's office, with its stated purpose "to lay out, survey and improve the same for purposes of sale at retail and to contract for sale thereof." (MCRO, Misc. Bk. 134, 16).

Oscar Schmidt was a founder and officer of this realty company.

The plat for Wellington Estates was prepared by the local engineering firm of Jeup & Moore and recorded by the Marion County Recorder on June 27, 1923. (MCRO, Plat Bk. 20). The plat divided the farm into fifty lots, creating new streets and linking them to existing city streets. Wellington Road is the major east-west Street and Illinois Street, the axis, divides the addition into east and west halves. [Fig. 42] The west half of Wellington Estates (Lots 18-50) west of Illinois Street, was re-platted in 1924 as Wellington Park Heights by Jeup and Moore Engineers, creating more, but smaller lots. The 33 original lots west of Illinois Street were reconfigured to create 57 smaller lots (Lots 18-74) within the laid out block and street system of the original 1923 plat. (MCRO, Plat Bk. 21, 15).



Figure 42. Original Plat of Wellington Estates with 50 lots. Note the irregularly shaped, eastern-most lots and curvilinear roads. Prepared by Jeup & Moore Engineers, recorded June 27, 1923. Marion County Recorders Office.

Lot 7 of Wellington Estates was purchased for \$4,420.00 from the Security Trust Co. by Lorenz Schmidt & Sons (LS&S) on October 2, 1923 (MCRO, Record Bk. 705, 117). Three days later, LS&S mortgaged the property to Monument Savings & Loan Association for \$15,000 and again on January 14, 1925, for \$12,500 (MCRO, Record Bk. 871, 31).

Eleven months after the purchase of Lot 7 by LS&S, *The Indianapolis Star* of September 14, 1924, published an article in its Home Builder's Department section entitled 'New Colonial Home Just Completed.' The article states that the "charming new suburban home, designed by Edward Pierre and built by Lorenz Schmidt & Sons, Inc. has been recently completed at Sixty-fourth and Wellington drive." The article was illustrated by a photograph of the house and plans of the first and second floors. The detail-filled article describes the house and its setting as well as the many modern conveniences and furnishings such as three bathrooms, chandeliers, incinerator, refrigerator, maid's room etc. Also noted is that the house is "sturdily built, the exterior walls being of concrete blocks, applied with three coats of stucco, the final coat, a soft pink shade, which agreeably lightens the tone....". No reference was made of the barn-to-house transition or the heavy timber frame. [Fig. 1]

Accompanying the article was an advertisement by Lorenz Schmidt & Sons stating that the new house, the first "to be overlooking the beautiful golf course of the Meridian Hills Country Club" was "open for inspection starting today" (ibid.). [Fig. 43] A subsequent advertisement described the "two car garage with chauffeur's quarters above" (*Indpls Star*; 9/28/1924). [Fig. 44]

Open for Inspection

Starting TODAY

We invite you to personally inspect this New England Colonial Home. The first home to be built overlooking the beautiful golf course of the Meridian Hills Country Club.

Situated in Wellington Estates—the addition with restrictions that insure proper development.

Open from 10 A. M. to 6 P. M. every day.

Drive out paved Spring Mill Road by way of Crows Nest Hill to 64th Street, then east to this house.

LORENZ SCHMIDT & SONS, Inc.

OSCAR SCHMIDT, President.

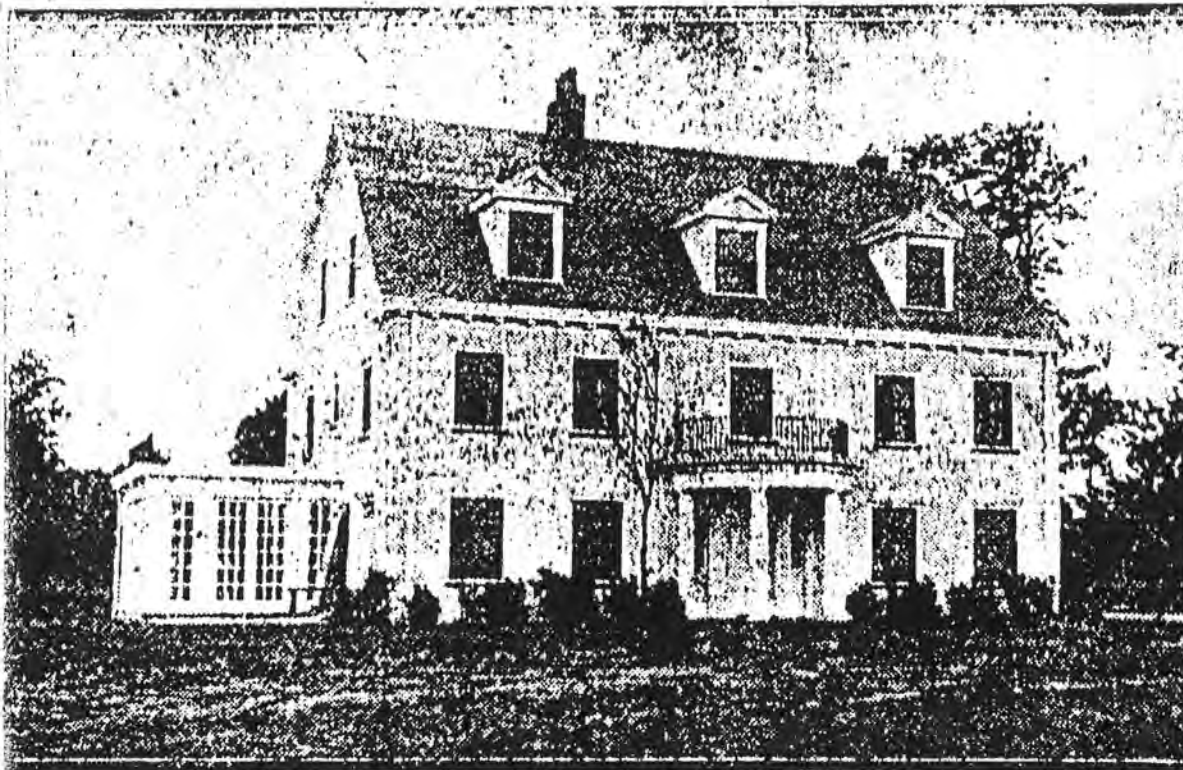
MAin 3715.

31 Monument Circle.

Furnished and decorated by Sander & Recker Furniture Company. Piano by Baldwin Piano Company.

Figure 43. Lorenz Schmidt & Sons' first advertisement for 95 Wellington Road, the model house for Wellington Estates. *Indianapolis Star*, September 14, 1924.

For Sale—This New Colonial Home



Located in Wellington Estates, on the hill land just north of the river. The first home to be built overlooking the beautiful golf course of the Meridian Hills Country Club. Long living room, with French doors to a very large sun room. Fireplace in living room and also in the wide entrance hall. Kitchen equipped with electric refrigerator and incinerator, and hot and cold well and cistern water. Hot water heating plant, maid's apartment with in-a-door bed adjoins hall to kitchen. Four bedrooms with two full baths on the second floor. Two-car garage with chauffeur's quarters above.

Open for inspection today and all of this week from 10 a. m. until 6 p. m.

Drive out paved Spring Mill Road by way of Crows Nest Hill to 64th Street, then east to this house.

LORENZ SCHMIDT & SONS, Inc.

OSCAR SCHMIDT, President

MAin 3715.

31 Monument Circle.

Figure 44. Advertisement describing the house's many features including the wide entrance hall and servant's quarters for maid and chauffeur!

Indianapolis Star, September 28, 1924.

Despite the featured article and the newspaper advertisements with photographs, open house inspections, the aggressive advertising campaign to sell other lots in Wellington Estates, and the founding of the nearby Meridian Hills Country Club in 1923, the model house at 95 Wellington Road did not sell. The first occupant of record was none other than Oscar Schmidt. The title records prove that LS&S continued to own the property until April 15, 1929. The R.L. Polk *Indianapolis City Directory* records Oscar Schmidt, president of LS&S, residing at 95 Wellington in 1926, 1927, and 1928 with his residence noted as "Wellington & Illinois." [Fig. 45] Schmidt is the most important person in the history of the house because he ordered it built, resided there, and was responsible for the creation of the environment for the house. Schmidt is the central figure in the history of the house, Wellington Estates, as well as Meridian Hills Country Club, and Park School; all related to the house and its development.

Oscar Schmidt (1877-1957) was born in Indianapolis the son of Lorenz Oscar Schmidt (1845-1928) and Helene Elise (Ballmann) Schmidt (1849-1931) (Schmidt Genealogy). The elder Schmidt was a native of the small German province Hessen-Kassel and emigrated in 1863 (or 1864) to Indianapolis. He was a self-made man, successful in the real estate and insurance business, namely the German Mutual Fire Insurance Company and Lorenz Schmidt & Sons, an insurance & realty company. He was also one of the founders in 1879 of the Unabhängiger Turnverein (Independent Gymnastics Society), which spawned the Independent Turner Savings & Loan Association in 1909. (*Indianapolis Star*, 9/17/1928; *Dunn*. II: 1079-80).

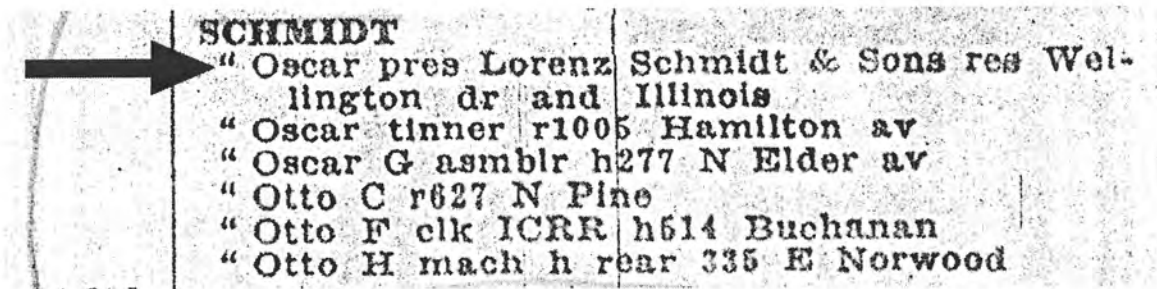


Figure 45. *Polk's Indianapolis City Directory* of 1926 records Oscar Schmidt's residence at Wellington Drive and Illinois Street for the first time.



Figure 46. A rare photograph of Oscar Schmidt, with his infant son Lorenz Oscar in 1910. Location of photograph setting is unknown.
Photo from Steven Schmidt Collection.

The firm of LS&S was founded on March 15, 1913, “to engage in buying and selling state, county, municipal and all other bonds, borrowing and lending money, buying and selling promissory notes, bills of exchange, accounts, choices in action, fees and all other evidence of indebtedness, and buying, holding, owning, mortgaging, leasing, and selling real estate and personal property.” The real estate role was further described as “engaging in the handling of real estate either through direct ownership, leasing or through agency arrangement for others” (Articles of Association; LS&S).

Oscar Schmidt served as president of LS&S for the entire life of the company (1913-1929?) with his father and brother, John Lorenz, as secretary and treasurer respectively. [Fig. 46] Another brother, Theodore, was also a director. The office of LS&S was downtown, first in the Lemcke Annex building (1913-1916), then at 37 Monument Circle (1917-1925), and finally at 144 East Ohio street (1926-1928). The office sign on Monument Circle stated “Lorenz Schmidt & Sons Real Estate & Insurance”(Bass photo #29884F). [Fig. 47] Full-page ads in the city directories stated that the firm was the general agent for the “Maryland Casualty Company of Baltimore” (Polk, 1925). [Fig. 48] LS&S was the manager if not the owner of the Meridian Apartments at 6 West Michigan (northwest corner of Michigan and Meridian Street) with its spacious and “thoroughly modern apartments with elevator service”(Indpls Star; 4/18/1917). [Fig. 49] LS&S bought, sold, developed, owned, and managed real estate throughout Indianapolis.

LS&S was probably a victim of the Great Depression as its last annual corporation report was filed with the Indiana Secretary of State’s office for the year 1928.



Figure 47. Lorenz Schmidt & Sons office with the prestigious address of 31 Monument Circle in the Baldwin Building, now the site of the Indianapolis Power and Light Company. Bass Photo # 92884F, Indiana Historical Society.

270

INSURANCE

**Lorenz Schmidt & Sons
Inc.**

OSCAR SCHMIDT, President

|||||

GENERAL AGENTS—
**MARYLAND
CASUALTY COMPANY
OF BALTIMORE**

|||||

**31 Monument Circle
Tel., Main 3715**

R. L. POLK & CO.'S (1925)

Figure 48. Lorenz Schmidt & Sons advertisement from Polk's 1925
Indianapolis City Directory.



Four and six-room thoroughly modern apartments,
WITH

Elevator Service

IN THE

MERIDIAN APARTMENTS

CORNER MICHIGAN AND MERIDIAN STS.

Lorenz Schmidt & Sons

Main 3715.

37 Monument Place.

New 22-703.

OR

MISS ALICE MATHEWE, Resident Secretary.

Circle 2377.

Figure 49. Meridian Apartments advertisement. It was located at the northwest corner of Meridian and Michigan Streets. The Meridian was the residence of Schmidt's architect, Edward D Pierre, and his first Wellington Estates customer, Mrs. Cora G. Dugger. *Indianapolis Star*, April 18, 1918.

The 1929 and subsequent city directories record no LS&S and no Oscar Schmidt living or working in Indianapolis (Polk, 1929). Eventually the firm was administratively dissolved by the State of Indiana in 1949 (Judgment M, 4629).

Oscar Schmidt was also a founder and officer in Wellington Estates Realty Company (WERC), founded on January 9, 1923, the exact, same day Schmidt sold the property to the Security Trust Co. whose purpose was “to hold said real estate for the use and benefit of said Wellington Estates Realty Co.” (Abstract). The address of WERC was that of LS&S from 1923 to 1928. As noted above, Wellington Estates Addition was platted and recorded six months later. Immediately following the platting of the addition, LS&S launched an aggressive advertising campaign in both the *Indianapolis News* and the *Star*, which continued for several years. Five days before the recording of the plat, a large advertisement placed by LS&S in the *Star* [Fig. 50] stated that “a site in Wellington unveils a new horizon to the onward-looking man . . .” It referred to an ideal setting with “the comfort of a landed estate” (*Indpls Star*, 6/14/1923). Subsequent advertisements appear with artistic renderings of pastoral landscapes with trees, bushes, a winding road, and rolling open ground. “North Beyond the River” was a repeating motto (*Indpls News*, 6/23/1923). [Fig. 51] An advertisement from June 21, 1923, stated that the landscape design was by “Geo. W. [sic] Kessler” (*Indpls News*, 6/21/1923). [Fig. 52] Other advertisements refer to the growing list of improvements in the area such as a planned Meridian Street bridge over the canal (*Indpls Star* 6/24/1923), the proximity to Holliday Park (*Indpls News* 6/19/1923), the Meridian Hills Country Club (*Indpls News* 6/21/1923), and other amenities. [Figs. 53, 54]



*A New
Horizon*

DRIVE
North on Meridian Street to Canal Road, East to Central Ave. North to 64th Street, then West to Wellington.

A SITE in Wellington unveils a new horizon to the onward-looking man—where sweetness is lent to labor and dignity to leisure. Here is your opportunity for an ideal home with the attending comfort of a landed estate which will be a joy forever—a fortune which you can never exhaust, and which gives year by year, a revenue of pleasurable activity.

LORENZ SCHMIDT & SONS
OSCAR SCHMIDT, Pres.
31 MONUMENT CIRCLE
PHONE MAIN 3715



Figure 50. Advertisement promoting the value of a landed estate; note the bucolic landscape. *Indianapolis Star*, June 14, 1923.

WELLINGTON ESTATES

North Beyond the River--on Meridian

Opening Sale Sunday



The Location of Wellington Insures Its Future

MERIDIAN street property has shown the greatest advance in value. The announced development program of the Park Board, which contemplates the extension of Meridian street through Holliday Park to Wellington Estates, definitely establishes its future.

There Are Only Fifty Homesites In Wellington

Of the 50 Homesites for sale, every one has its own individual charm and all must be improved in conformity with building restrictions designed to preserve the beauty of the entire tract.

The Growth of the Country Estate Idea in Indianapolis

OTHER progressive cities have their Country Estate Districts where the best homes are to be found, each set like a jewel in its individual park.

Wellington Estates is destined to become such a district. The Park Board Program and the privately planned development on the North, now under way, definitely assures this. If such a setting for your home interests you, Wellington presents the opportunity.

DRIVE—

North on Meridian to Canal Road east to Central Avenue, north to State Street, then west to Wellington.

Bear in mind also, that these Estates are not beyond your reach—they may be purchased on easy monthly terms.

SALES AGENTS

Lorenz Schmidt & Sons

Oscar Schmidt, President

Main 3715 31 Monument Circle Indianapolis

Figure 51. The map clearly informs the reader of the location of Wellington Estates relative to the country club, Holliday Park, the river, connecting streets, and the property of prominent citizens.

Indianapolis News, June 23, 1923.

Wellington
North
Beyond
the
River
On Meridian

Engineering
by
Jeap & Moore.
Landscape Design
by
Geo. W. Kessler.
Landscape Planting
by
A. W. Brayton, Jr.

WELLINGTON ESTATES, on the crest of Meridian Hills, lies 85 feet above the level of White River, which skirts its eastern border.

Wellington is bounded on the south by Holliday Park; on the east by Meridian Street (a boulevard one hundred feet wide); on the north by the beautiful Country Club District (now being developed), and on the west by Spring Mill Road (which is being paved with concrete).

*An Ideal Spot for Your Home,
With Assured Future Value*

DRIVE

North on Meridian to Canal Road; east to Central Avenue; north to Sixty-fourth; then west to Wellington.

*We Invite You to Wellington Estates
Saturday Afternoon*

Lorenz Schmidt & Sons

Oscar Schmidt, President

31 MONUMENT CIRCLE

MA in 3715

Indianapolis

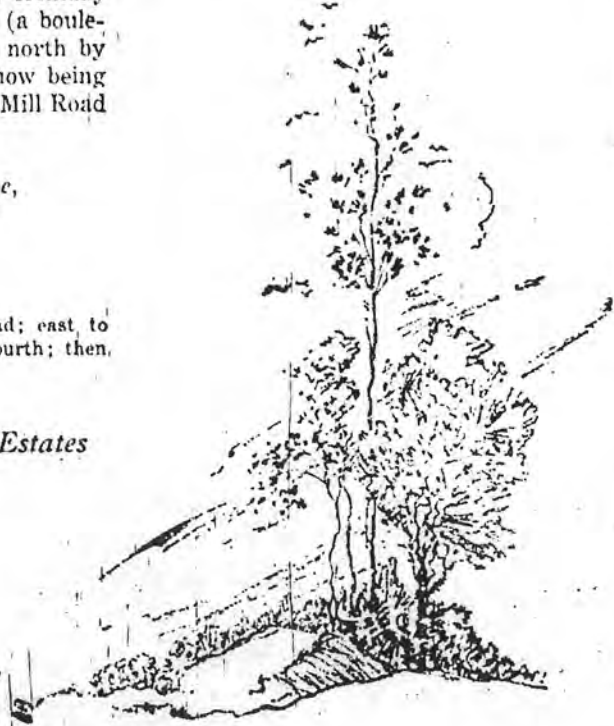


Figure 52. This advertisement for Wellington Estates emphasizes its ideal location and the reference to landscape architect and urban planner George Kessler. *Indianapolis News*, June 21, 1923.



Just
50
Home
Sites
in
Wellington



HERE is not another location in this vicinity that offers a more select site for your home. North Meridian Street values steadily increase. You who have seen the development of this thoroughfare south of the canal would do well to investigate Wellington at Meridian and Sixty-fourth streets.

The plans of the Park Board, already announced, provide for a 100-foot bridge across the canal at Meridian street and the construction of that thoroughfare directly to White river.

Spring Mill road, which borders Wellington on the west and connects with Illinois street at Crow's Nest, is now being paved with concrete.

Wellington lies between these two main thoroughfares—85 feet above the White river level.

DRIVE

North on Meridian Street to the Canal Road—east to Central Ave.—north to 64th Street—then west to Wellington. Or take the Broad Ripple car to 63rd Street and College—walk one block north then west to Wellington.

We Invite Your Inspection Today

LORENZ SCHMIDT & SONS

Oscar Schmidt, Pres.

31 MONUMENT CIRCLE

PHONE MAIN 3715



Figure 53. Lorenz Schmidt & Sons emphasized the exclusivity and accessibility of Wellington Estates. The artwork reinforces the rustic image of Wellington. *Indianapolis Star*, June 24, 1923.

Wellington North Beyond the River

on Meridian

GHE owners of Wellington selected it for country estate development, after a year and a half spent in careful survey and study of the entire northern half of Marion County. They sought natural beauty in the direct line of the city's growth. Wellington alone answered these requirements. Meridian Street (a 100-foot boulevard) borders on the east. On the south, across Sixty-fourth Street, lies beautiful Holliday Park and on the north there is now in progress an amazing development which will make Wellington the outstanding residential section of Indianapolis. If you are seeking a homesite where beauty is linked with value — Wellington Estates will fulfill the most exacting requirements.

Drive

North on Meridian to Canal Road, east to Central Avenue, north to Sixty-fourth, then west to Wellington.

SALES AGENTS

LORENZ SCHMIDT & SONS

OSCAR SCHMIDT, Pres.

MA In 3715

31 Monument Circle

Indianapolis



Figure 54. Both “natural beauty” and urban improvements are emphasized in this advertisement in the *Indianapolis News*, June 19, 1923.

The Meridian Street Bridge over the canal was built in 1925; and the Meridian Street White River Bridge the following year (Inventory of Bridges). Schmidt played an active leadership role in the development and founding of the Meridian Hills Country Club (MHCC). On June 19, 1923, the MHCC was founded at an organizational meeting at the Columbia Club (MHCC Sketch). Schmidt and Frederic M. Ayres were listed among the prominent businessmen sponsoring the new club (*Indpls News*, 6/23/1923). Reilly C. Adams was listed as temporary treasurer and Schmidt as a member of the temporary board of directors (*ibid.*). The club's history notes that Schmidt was its first president, and later served as assistant treasurer and chair of the House Committee (*ibid.*). Ayres, the department store heir, was one of the founders (with Schmidt) of Wellington Estates Realty Co. Adams was president of the Security Trust Co, which held title to Wellington Estates. These three men, especially Schmidt, were involved in the development of the new north side "north of the river" and they had much at stake.

Another factor that should have been a catalyst for interest in Wellington Estates was John H. Holliday's 1916 donation of his 80-acre country estate to the City of Indianapolis "to be used for park purposes" (*Indpls News*, 12/22/1916). The city took possession of the farm, creating Holliday Park in 1929 after the death of his widow. Despite Holliday Park, MHCC, bridges, paved motorways, and LS&S's aggressive marketing, lot sales were very slow. After a year and a half only three lots had sold by February 2, 1925: lots 7 & 6 in Wellington Estates and lot 33 in Wellington Park Heights subdivision (MCRO, Land Deed Record Bk, 77, 612).

By June 27, 1934, after eleven years of promotion, only fifteen of the 74 lots had sold (MCRO, Town Lot Record Bk. 925, 46) [Figs. 55 a & b] and by December 5, 1940, only 29 of the 74 lots had sold (MCRO, Will of F. M. Ayres, 12/5/1940). A 1937 aerial photograph of the area depicts only thirteen houses built or under construction (Marion Co. Surveyor's Office). [Fig. 56] The Great Depression clearly is a factor in the failure of the WERC to sell the lots. Only after the Depression and the Second World War in 1946 were the vast majority of the lots sold with only ten lots remaining (MCRO, Probate Ct: Alma Ayres & O. Schmidt v. Union Trust Co.). Another factor is that Wellington Estates may have been just too far north. However, the Williams Creek Addition north and east of Wellington did enjoy development before the Great Depression and North Meridian did cross the canal and White River in 1925 and 1926 respectively.

The Great Depression had a profound impact on the parties involved with Lot 7. Oscar Schmidt left Indianapolis in 1929. His 1957 obituary stated that he moved in 1929 to a farm near Spencer, Indiana, in Owen County where he lived with his sister Emma for the rest of his life (*Indpls Star*, 11/21/1957). [Fig. 57] Emma was also an officer in LS&S. On April 18, 1929, LS&S sold Lot 7 to Monument Savings and Loan Association (MCRO, Town lot Rec. Bk. 853, 205). Also affected by the Great Depression was Monument Savings and Loan, which was liquidated on December 5, 1935, and its property, including Lot 7, was administrated by the State of Indiana's Department of Financial Institutions (MCRO, Order Bk. 590, 345). Monument Savings & Loan had a long association with the Schmidt family.



Figure 55a. This undated aerial photograph of Wellington Estates and Meridian Hills Country Club hangs in the MHCC clubhouse. It was taken sometime between 1927 and 1934 and shows only seven houses built or under construction in Wellington Estates.

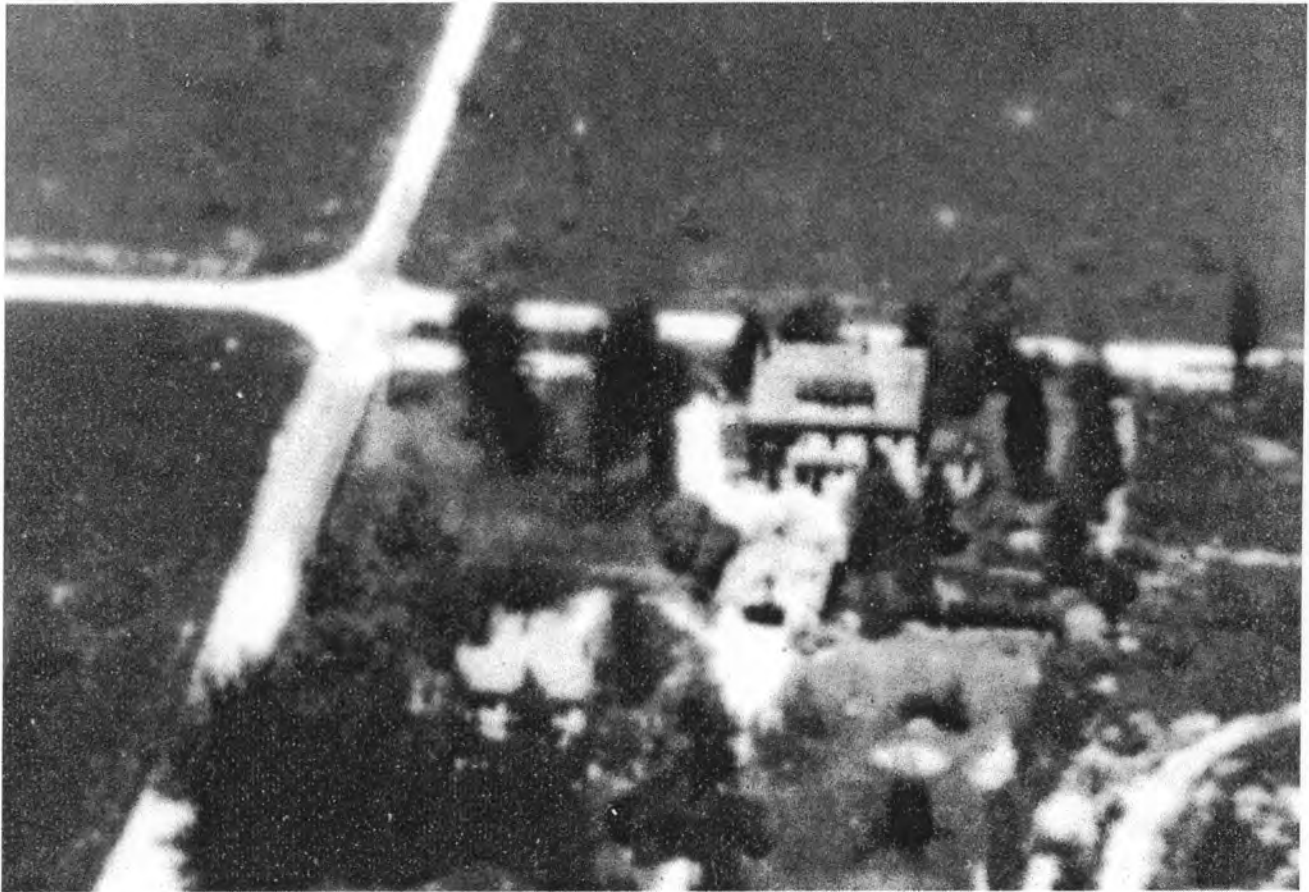


Figure 55b. Detail of above aerial photo showing the Schmidt-Mueller House and the Cora G. Dugger House to the south (shaded by the mature trees of the Van Scyoc farmstead) and the shared garage building.

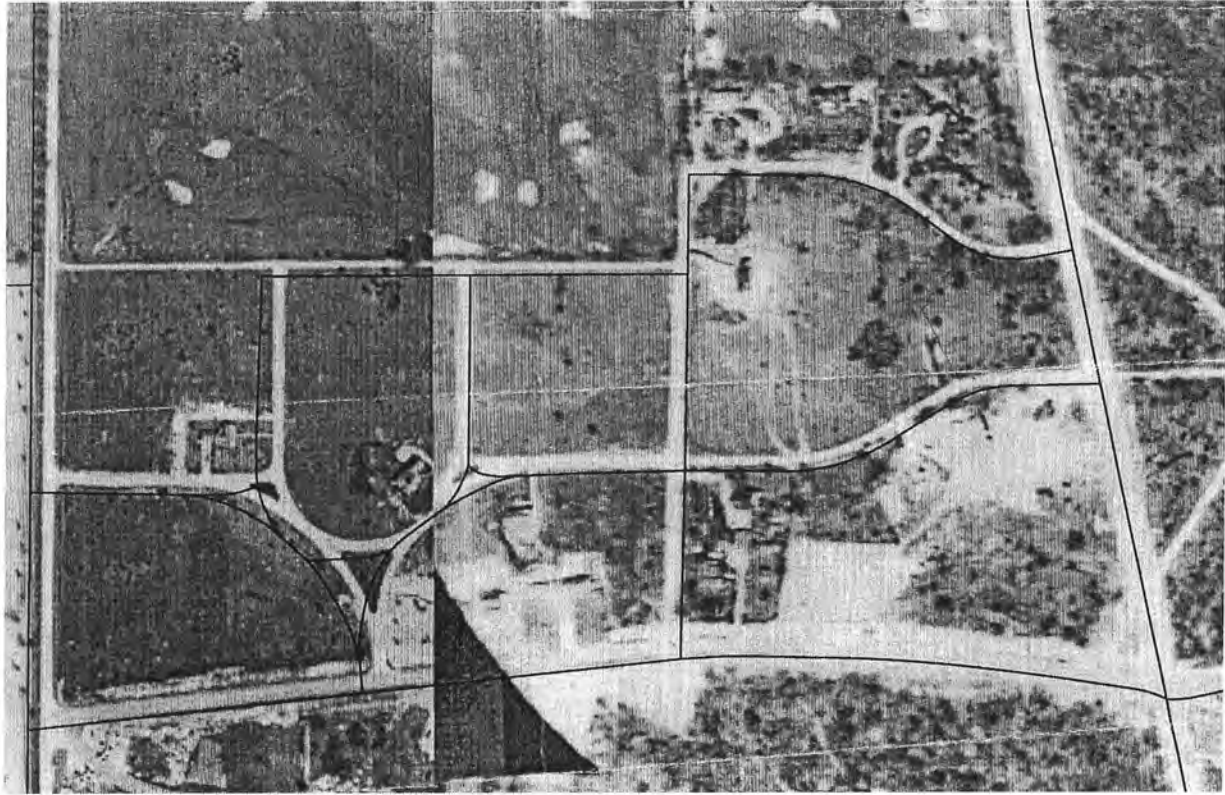


Figure 56. Detail of 1937 aerial photograph of Marion County recording 13 houses built or under construction in Wellington Estates. The aerial photograph was a project of the Agricultural Stabilization Conservation Service (ASCS) of the U.S. Department of Agriculture. Marion County Surveyor's Office, Indianapolis.

Oscar Schmidt, Ex-Indianapolis Resident, Dies

Spencer, Ind. (Spl.)—Oscar Schmidt, 80 years old, former Indianapolis real estate dealer, died here yesterday in his home.

~~Born in Indianapolis, Mr. Schmidt came here 28 years ago. While living in Indianapolis, he was president of the Lorenz Schmidt Real Estate Company on Monument Circle. He also was a former secretary of the Indianapolis Chamber of Commerce.~~

Funeral arrangements are incomplete.

Survivors include a son, Lorenz O. Schmidt of Indianapolis; a daughter, Mrs. Murray G. Harris of Westwood, N.J.; three sisters, Miss Emma Schmidt of Spencer, Mrs. Henry Aufderhide of Indianapolis, and Mrs. Alma Dierichs of Bochum, Germany, and four grandchildren.

Figure 57 Oscar Schmidt obituary. Oddly, it really does not reflect his accomplishments and active life in Indianapolis. It does not mention his role as cofounder of Park School, and Meridian Hills Country Club.

Indianapolis Star, November 21, 1957.

It was founded in 1909 as the Independent Turner Savings & Loan Association (MCRO, Misc. Records Bk. 590, 345) and changed its name in 1918 (MCRO, Order Bk. 214, 38). Lorenz Schmidt, Oscar's father, was a founder of the Independent Turnverein and its S&L served the Turnverein members. The name change came about during the anti-German political correctness of the First World War, when the Unabhängiger (Independent) Turnverein became the Independent Athletic Club in 1921 and later the Hoosier Athletic Club and by the 1940s it, too, disappeared (Bodenhamer, 729).

OSCAR SCHMIDT & THE BOYS' PREPARATORY SCHOOL

Oscar Schmidt originally purchased the Van Scyoc Farm from Walter S. Johnson on August 2, 1921 for the purpose of transforming the farm into the campus of the newly reconstituted Boys' Preparatory School (BPS) as was announced by the *Indianapolis News* on June 3, 1921, two months before the deed was finalized. [Fig. 58, 59] Schmidt was one of seven local businessmen in 1920, who purchased the Brooks School for Boys (founded 1914), reorganized, and renamed it the Boys' Preparatory School. The seven businessmen included Frederic M. Ayres, Louis Huessmann, Earle C. Howard, the Rev. Owen D. Odell, Bert McBride, William P. Herod, and Schmidt. The original BPS Board of Trustees of 1920-1921 included the above seven, plus Hugh McK. Landon and the famous Indianapolis writer, Meredith Nicholson. Ayres was the school's first board president and Schmidt served as BPS treasurer until 1926 when he was elected president and served in that capacity until 1928 (Park Tudor School Archives). [Fig. 60] Other BPS members were also involved with Schmidt in the Wellington Estate Realty Company.

SITE BOUGHT FOR BOYS' PREPARATORY SCHOOL

TRUSTEES PLAN NEW HOME BY SEPTEMBER, 1922.

INVESTMENT OF \$200,000

A new site for the Boys' Preparatory School of Indianapolis, consisting of fifty-three acres of land at Meridian and Sixty-fourth streets, has been bought from Walter Johnson by the board of trustees of the school. It was announced by the trustees today, and in September, 1922, a modern, thoroughly equipped school with dormitories, classrooms and athletic fields, will be opened. An investment of \$200,000 will be represented in the school at that time, and plans for further expansion include the expenditure of perhaps as much more. During the next year the school will be continued at its present site, 1535 Central avenue.

The announcement by the trustees said that by the fall of 1922 there will be facilities for caring for at least 100 boys, of which about thirty will be boarding students.

Boarding and Day Students.

The school when completed will be a fully equipped modern preparatory school for boys, with facilities for boarding pupils, including both those for the week and those for five days. Besides the boarding pupils, day students will be taken.

The extent of the ground purchased, it was announced, will give ample room for expansion and the erection of buildings and establishment of athletic fields necessary from time to time. The land lies just opposite the tract given to the city for park purposes by John H. Holliday. This fact, Mr. Herron said, is an assurance that the site will never be hemmed in by buildings.

To Continue as Head Master.

James T. Barrett, head master, will continue in that capacity. He was for many years head of the upper house of the Lawrenceville (N. J.) school. It is the intention of the trustees, they said, to make the school a rival in reputation and prestige of any boys' school in the country.

The trustees of the school are Fred-eric M. Ayres, Earle C. Howard, Louis C. Huesmann, William P. Herod, Hugh McK. Landon, Bert McBride, Meredith Nicholson and Oscar Schmidt.

Figure 58. The proposed site for BPS is the old Van Scyoc Farm, future site of Wellington Estates. *Indianapolis News*, June 3, 1921.

Boys Preparatory School

IN THE Summer of 1920 several citizens of Indianapolis determined to organize a secondary school in which boys might receive that substantial training which is so necessary for fine success in college. Feeling that it was important to start the enterprise at once a building was secured, the faculty engaged, and the school set in operation within two months of its inception. During the year that has now elapsed there has been a steady growth in numbers, scholastic work has been thorough and marked by constant improvement, and a rational system of discipline has become well established.

The school was granted a charter in December, 1920, as a corporation not for pecuniary profit.

The permanent location has been chosen only after a most careful examination of every available site within suitable distance of the city. The tract of land selected lies at the intersection of Meridian and Sixty-fourth streets, just above the banks of White river. It contains 53 acres. There is perfect protection on all four boundaries—on the East, White river and Meridian street; on the South, the Holliday woods, promised to the city for a park; on the West the Spring Mill road; and on the North a private estate. The natural drainage is good and there is excellent water. The elevation of the property is probably equal to that of any point in the county. In the western half the ground is fairly level and in this part there is to be rapid development of playing fields for all kinds of athletics. The eastern half, where the buildings will be grouped, consists of knolls and dells whose beautiful topography can be fully realized in no way except by personal inspection.

Figure 59. The "permanent location" is the old Van Scyoc farm.
Boys Preparatory School 1920-1921 Yearbook. Park Tudor School
Archives.

Boys Preparatory School
Indianapolis, Indiana

TRUSTEES

Frederic M. Ayres, *Pres.*
William P. Herod, *Sec'y*
Oscar Schmidt, *Treas.*
D. Laurance Chambers
LaMonte Daniels
Ward H. Hackleman

R. A. Box 157

TRUSTEES

Louis C. Huesmann
Frederick E. Matson
Bert McBride
Hugh McK. Landon
Meredith Nicholson
Nicholas H. Noyes

Indianapolis Ind 3/16/25

Boys Preparatory School
Indianapolis, Indiana

TRUSTEES

Oscar Schmidt, *Pres.*
Leland C. Huey, *Sec'y*
Frederic M. Ayres
Solon J. Carter
D. Laurance Chambers
LaMonte Daniels
Dr. Charles P. Emerson
Ward H. Hackleman

Harrison 3870

R. A. Box 33

TRUSTEES

C. D. Lasher
Bert McBride
Nicholas H. Noyes
W. M. Rockwood
R. H. Sherwood
Anton Vonnegut
Kurt Vonnegut

copy

9/15/27

Figure 60. BPS letterhead noting Schmidt's office of Treasurer in 1925 and of President in 1927. Park Tudor School Archives.

When the WERC organized in 1923, Huessmann was president, Schmidt was secretary/treasurer, and Ayres and McBride served as directors. Ayres also served as president of WERC from 1927 to 1930 (WERC, Annual Reports 1923-1932). In 1921 the proposed campus of the BPS was to use only 53 acres of the 97-acre property and it was announced that an investment of \$200,000 was required to transform the farm into “a modern, thoroughly equipped school with dormitories, classrooms, and athletic fields”. The plan was that the new campus would be ready “by the fall of 1922...for at least 100 boys, of which about thirty” were to be boarding students (*Indpls News* 6/3/1921). Schmidt’s son, Lorenz Oscar, was a student of the Brooks School and later BPS from which he graduated in 1928. (Park School Tenth Year 1929-30; Holzman appendix). The prep school never moved to the old Van Scyoc Farm, but instead BPS president Ayres purchased in 1923 the 23-acre estate of Carl G. Fisher, “Blossom Heath” at 3050 Cold Spring Road. The school located there and began the fall term on September 7, 1923. The name of the school was changed to Park School in 1929 and merged with Tudor Hall in 1970 to form the co-educational Park Tudor School, now located on the former Lilly Orchard at 71st and North College Avenue about a mile and a half east of Wellington Estates (Beck).

Since the campus plan for the farm was not realized, developing it into a residential addition was probably Schmidt’s “Plan B” as he recruited other BPS trustees as investors in the WERC. It was less expensive, easier, and quicker to remodel Fisher’s estate than to start from scratch on the old farm. Blossom Heath was probably a more convenient location for most BPS families. Another connection between Schmidt,

Wellington Estates, and BPS is that the home of the school's first headmaster from 1920-1928, James Thomas Barrett was to be constructed in 1924-25 in Wellington. Architect Edward D. Pierre designed it and, it would have been the third house constructed in Wellington Estates (ICR, 8/9/1924). However, a Park School history stated that headmaster Barrett eventually made his home on the campus in 1924 in a house Fisher built for his mother-in-law at Blossom Heath (Holzman, 23). Barrett's Wellington house was never built on the lot (21) he purchased.

ARCHITECT PIERRE

Edward D. Pierre is the architect who transformed the Van Scyoc barn into an impressive Georgian Colonial Revival House (*Indpls Star*, 9/14/1924). Pierre was a prolific architect designing buildings as a sole practitioner and later with his partner George C. Wright in the firm of Pierre & Wright. Pierre (1890-1971) was a native of Fort Wayne, Indiana, the grandson of Alsatian immigrants. [Fig. 61] Working as a draftsman for a local architect, he attended Valparaiso University and transferred to the Armour Institute of Technology in Chicago, which awarded him his Bachelor of Science degree in 1915. Between graduation and his military service, Pierre worked for famed Detroit architect Albert Kahn. He served in the U.S. Army Corps of Engineers from 1917 to 1919 during the First World War, after which he settled in Indianapolis and was accepted as a member of the Indiana Society of Architects. He designed numerous houses and commercial buildings before his partnership with Wright in 1925 which lasted until 1944.



Figure 61. Architect Edward D. Pierre. Photograph courtesy of Lisa Hendrickson, Indianapolis, Indiana.

The partnership produced numerous designs for houses (many in Williams Creek and Meridian-Kessler), apartment buildings (Oxford Gables), public buildings (Indiana State Library and Bush Stadium), and commercial buildings (at 56th and College and Old Trails Building). The firm designed in a variety of popular styles including Colonial Revival, Tudor Revival, Art Deco, and Art Moderne (Huntington, 6-12, & 27-35).

Pierre's design transformed the utilitarian barn frame into an attractive, stately example of the Georgian Colonial Revival Style. This style was very popular in Indianapolis as well throughout the nation from 1890 to 1930 peaking in the 1920's. Many fine examples are concentrated in the North Meridian Street Historic District, throughout the Meridian-Kessler neighborhood, and scattered throughout the city. [Figs. 62, 63] The Schmidt-Mueller house is an unusual example as it is clad with roughcast stucco. Most examples of the style are either wood-frame, clad with clapboards or are made of brick or at least, clad with brick. The house was described at its completion as an example of a "New England Colonial type" (*Indpls Star*, 9/14/1924). Ironically with the stucco cladding it appears more as a Georgian period English house of the 18th century. Stucco roughcast was rare in New England due to the inabundance of lime (Cummings, 135). In 18th century England roughcast stucco was a finish for both masonry and heavy-timber framed houses (Brunskill, 67). The heavy timber construction makes the Schmidt-Mueller house unique as this was how true Colonial frame houses were constructed. Heavy timber frame construction was the norm for house construction in America into the early 19th century when it was discarded for the faster and cheaper balloon framing facilitated by industrialized sawmills and nail manufacturing. The barn frame gives the



Figure 62. The Meredith Nicholson House at 1500 North Delaware Street was built in 1904 (architect unknown). This Georgian Colonial Revival house, though made of brick has many features in common with the Schmidt-Mueller House, but it has lost its semi-circular portico. WLS, 2005.



Figure 63. The Bliss House at 2810 North Meridian Street was built in 1903 (architect unknown) a generation before the Schmidt-Mueller House. This fine example of a gambrel-roofed Georgian Colonial Revival house has lost its semi-circular portico. WLS, 2005.



Figure 64. The Richard Derby House of 1762 in Salem, Massachusetts is an authentic New England Georgian Colonial Revival house with features found on the Schmidt-Mueller House: a symmetrical façade, gambrel roof, accented center entrance, and dormers. *A. G. Smith's The American House, Styles of Architecture*, Dover Publications.

house honest structural integrity. Heavy-timber barn construction continued well into the early 20th century.

The Schmidt-Mueller house has all the hallmarks of the Georgian Colonial Revival Style in form, massing, proportions, and details. Most notable are the gambrel roof, the Doric portico, the detailed entablature, symmetrical façade, pedimented gables, and the solarium. [Fig. 64] The interior with its fireplaces, wainscoting, wide center hall, grand staircase, and symmetrical floor plan are expressive of the style and make the style more than skin deep.

The gambrel roof form was found mostly in the northern colonies and is found on about a quarter of the surviving 18th century houses (McAlester, 139). This form is often associated with barns, but the gambrel roof was unheard of for barns until the early twentieth century, when it was promoted as a way of expanding the capacity of the hayloft. Nineteenth century barns typically were crowned with gable roofs. The term Georgian is applied to distinguish this colonial period of the 18th century during the reign of the Georges I, II and III who reigned in succession from 1714 to 1820 over Great Britain, Ireland, the British Empire, and the Kingdom of Hannover. During this period the influence of Palladio, Jones, and Wren directed the efforts of the builders and designers in producing symmetrically balanced and harmonious facades and interiors with classically inspired details.

Architect Pierre had crossed paths with Schmidt when he was Schmidt's tenant at the Meridian Apartments at 6 West Michigan Street. The LS&S advertisement in the *Indianapolis Star* (9/14/1924) states that 95 Wellington is "the first home to be built

Residence: \$18,000, "English Colonial Design," Wellington Estates Addition. Archt., Edward D. Pierre, 321 Occidental Bldg. Owner, Mrs. C. G. Dugger, the Meridian Apartments, 6 West Michigan. Plans in progress. Ready for bids in two weeks. Stucco, hot water heat.

Figure 65. Notice from "News of the Week" of the *Indiana Construction Recorder*, September 15, 1923. Mrs. Dugger's house was built on Lot 6, immediately south of Lot 7. The Dugger House stood for only 20 years. She owned the property three years, losing it to foreclosure in 1927.

Why Indianapolis is Naturally Growing Meridian Hillward

Nowhere else near Indianapolis is there a 2,000-acre tract of high ground, rolling and picturesque, suitable for development into a high-class suburban home district.

Indianapolis slopes to the north--upstream. The highlands of this region is the Meridian Hills District--from 70 to 100 feet higher than the base of the monument.

No barriers, natural or man-made, retard growth northward. No railroads to cross and no factory or tenement districts to pass through.

The main north and south streets, most of them now being paved far to the north, lead directly to the Meridian Hills District.

Practically all of the territory south of the river has been cut up into town lots. To secure ample ground, with trees and natural beauty, for a suburban estate, one must look elsewhere. The Meridian Hills District is really the only region of ample area and suitable setting for such homes.

The city's growth northward is logical. Of more importance--IT IS A FACT.

"The Front Yard of Indianapolis"

Figure 66. Meridian Hills District advertisement, *Indianapolis Star*, August 18, 1916.

overlooking the beautiful golf course...”. While Pierre was converting the barn into a house he was also designing and overseeing the construction of the second house in the Wellington Estates addition: the “English Colonial Design” house on lot 6 for Cora G. Dugger; probably completed in 1925 (ICR, 9/15/1923). [Fig. 65] Pierre and Mrs. Dugger were both tenants of Schmidt’s Meridian Apartments (Polk; 1924 & 1925). Pierre was to be the architect for the Wellington Estates’ proposed third house, the home of James T. Barrett, the headmaster of Boys’ Preparatory School (ICR, 8/9/1924). This house was never constructed, but Barnett owned lot 21, the site of 6464 North Illinois St. today.

Pierre’s connection to Schmidt and Wellington Estates are further documented by six entries in Pierre’s own inventory of commissions, dated August 22, 1953 (Pierre). The list notes the job number and the client’s name or the name of the building. The six entries are as follows:

- #347. Lorenz Schmidt and Sons. Mass Ave. Apt. Mrs. Dugger.
- #357. Wellington Estates, English Residence.
- #364. C. G. Dugger Barn remodel.
- #369. Barret, Jas. T. [sic]
- #382. Meridian Apartments.
- #383. Schmidt, Oscar 538 N. Meridian.

Unfortunately, none of these drawings has survived and no dates were noted in the inventory. The Dugger barn was also the Schmidt garage as this building straddled the property line of Lot 6 and Lot 7. The c.1930 aerial photograph [Fig. 55b] depicts this 19th century, former-farm outbuilding serving as the garage for the Dugger House and the Schmidt House.

GEORGE KESSLER LANDSCAPE

An advertisement in the *Indianapolis News* (6/12/1923) presents the only evidence found thus far that documents the involvement of Kessler. [Fig. 52] George Edward Kessler (1862-1923) was a prominent landscape architect and urban planner. Born in Germany, he immigrated to America as a child with his family, but returned to Germany for his professional training. He was much in demand throughout the Midwest and West. He planned the park and boulevard system for Kansas City and the St. Louis World's Fairgrounds (Forest Park). In Indianapolis, he designed the city's park and boulevard system (1908-1909), Garfield Park Sunken Gardens, as well as the Monument Circle building height regulations of 1922. Kessler Boulevard was named for him in 1929. Kessler died in 1923 at St. Vincent Hospital, then at Fall Creek and Illinois Street, overlooking the Fall Creek and the improvements that he had planned two decades before as part of the park and boulevard plan (Bodenhamer, 867-869). Unfortunately Kessler's plans, drawings, and writings regarding Wellington Estates have not survived as his assistants disposed of his papers after Kessler's death (Worley). Further research might be able to uncover documentation supporting Kessler's involvement. The landscape of the farm was preserved with the winding streets following the topography. The 1923 Wellington Estates' Building Restrictions state in Article "G" that "no shrubbery, undergrowth, or a tree wherever standing on any plot shall be cut or removed except for building or landscape purposes" (MCRO, Plat Book, 20, Inst.#24741). Kessler was held in high esteem in Indianapolis and was in demand for private projects as well as public ones. He was in the midst of developing the plan for the Butler University campus when

he died in March 1923 (*Indpls News*, 3/20/1923). He “continued doing private projects for developers” with his public projects right up to his death (Worley).

WELLINGTON ESTATES AND MERIDAN HILLS

The Wellington Estates Addition is included in the Town of Meridian Hills. When the name “Meridian Hills” was first coined is uncertain, but it has the implication of being used as an effective marketing device as it implies the north side following North Meridian Street and a bucolic setting on “high ground, rolling and picturesque” (*Indianapolis Star*, 9/18/1916). [Fig. 66] The name officially appears in 1912 with the platting of the Meridian Hills Addition which straddled Meridian Street from 65th Street to 71st Streets. The plat called for 22 large lots (385' x 200') on both sides of Meridian (Plat Bk. 16, 99). By 1924, the eleven lots on the west side were absorbed into the MHCC and the remaining eleven were subdivided into 46 smaller lots and the addition was renamed Meridian Hills 1st Section. This re-platting coincided with the platting of Meridian Hills 2nd Section the same day (3/25/1924). This larger area is north and east of MRCC from Spring Mill Road to Pennsylvania Street between 71st and 74th Streets (MCRO, Plat Bk. 20; 16 & 17). Two plats for residential additions north of the Meridian Hills 2nd section were platted in 1922 and 1928 named Meridian Highlands and Meridian Highland Woods. In the 1950s, further additions were platted using the Meridian Hills name.

Northside real estate interests were actively promoting the idea of the “Meridian Hills District” before the First World War. The 1916 ad campaign in the *Indianapolis Star* Sunday real estate section consistently used the slogan of “The Front Yard of

Where is Indianapolis Headed?

Think a moment. Is it east, west, north or south?

In what direction has nature most favored residential development--with high ground, upstream, wooded, watered and picturesque?

In what direction are the big improvement projects being carried out--extensive street paving, sewer laying, public utility extensions, boulevard building, opening of restricted, high-class additions and erection of expensive homes? *


There can be but one conclusion for every one who gives the matter half a thought--Indianapolis is plainly headed NORTH.

The Meridian Hills District is a 2,000-acre section spread squarely across the path of the city's northward march. It is straight north, on the extension of the main thoroughfare, from Illinois St. to Ashland Ave.

It is the next step beyond that region of fine residences south of the river, where the greatest building and public improvement activities anywhere in Indianapolis are now seen.

It is the "promised land" for those who want an ideal suburban home, with extensive grounds, among nature's forest trees and near running water, with pure air and sunshine, and yet convenient to the city. Many far-seeing ones have already passed over into this delectable country and possessed a portion of it. When you have investigated, you will not wonder that they have done so.

Figure 67. Meridian Hills District advertisement. *Indianapolis Star*, August 6, 1916.



"The Front Yard of Indianapolis"

The mansion land of Indianapolis, where many beautiful suburban estates will be created, with no danger of undesirable encroachments, is the

MERIDIAN HILLS DISTRICT

"North of the River"

Back of the beautification plans for this great 2,000-acre territory are many of the wealthiest and most influential men and women of Indianapolis. The magnificent country estates of J. K. Lilly, Samuel O. Dungan, John H. Holliday, E. G. Peck, John T. Van Zant, Edward J. Robison, Orval E. Mehring and others are examples of what may be accomplished in the Meridian Hills District. Large areas of high, rolling ground, the windings of Williams Creek and White River, and the many noble forest trees have created many beautifully landscaped home sites that await only man's occupancy. Indianapolis possesses today, in the Meridian Hills District, what many larger cities lack—an ideal suburban home section.

A list of dealers and owners in the Meridian Hills District will be furnished on request. Call Main 3352 or New 3903-K.

Figure 68. "North of the River" and "The Front Yard of Indianapolis,"
Indianapolis Star, June 18, 1916.

Indianapolis". The ads stressed that the 2,000 acre area "north of the river" offered building sites that were "high ground, upstream, wooded, watered and picturesque" with "pure air and sunshine, and yet convenient to the city" (*Indpls Star*, 8/6/1916). [Fig. 67] The appeal of high ground upstream was enhanced with the recent memories of the disastrous flood of 1913. Other ads boasted that "the wealthiest and most influential men and women of Indianapolis and many men prominent in business and social life of the city" were already residing or had purchased lots in Meridian Hills (*Indpls Star*, 6/18/1916 & 9/24/1916). [Figs. 68, 41]

Ads further described Meridian Hills with the phrases "privacy," "beauty by nature," "high-grade residences," and "ideal suburban home section." One Meridian Hills ad listed the residents as an endorsement of the "Class of people it attracts" (*Indpls Star*, 9/24/1916). The Meridian Hills District was described in ads as the 2,000 acres of land "spread across ten of the main streets north" with maps depicting it from Capitol Avenue to the Monon Railroad all north of the White River (*Indpls Star*, 9/24/1916 & 10/1/1916). Wellington Estates Addition was one of many plats recorded in the 1920s and 30s rapidly transforming Washington Township farm land into the suburban Meridian Hills residential area. The founding of MHCC in 1923 reinforced the Meridian Hills identity.

The platting process gave legal description to the many lots ready for the construction of houses served by new streets tied into the established street patterns, as county roads become residential streets such as 64th Street and Spring Mill Road. Articles in the local papers and the building trades publications state that every year leading up to the economic collapse of the Great Depression set a new record in the issuance of building permits. Of course, this accounting is based on the record keeping in the City of

Indianapolis, but the Meridian Hills District was north of the city limits and not subject to city building permits. The population of Indianapolis grew from 233,650 in 1910 to 314,194 in 1920 (74% increase) and to 364,161 in 1930 or a 86% growth (Bodenhammer,1504). An article entitled "Realtors See Big Year Coming" (*Indpls Star*,12/31/1924) quoted a bank official referring to the Meridian Hills District as.... "destined to become a fine residential section; and for at least a part of this district, the plans were made by the late Mr. Kessler's working...." F.C. Tucker, a director of the local real estate board, noted the growing movement of home buyers and builders toward rural districts, expanding the city's growth, moving "just far enough out to miss the hustle and bustle of the city; yet within easy access of all the city's convenience," thus echoing the claims of the many 1916 ads for the Meridian Hills District. Eventually the Town of Meridian Hills was founded and incorporated in 1939. It included Wellington Estates and much of what was envisioned in 1916 as the Meridian Hills District. Meridian Hill's incorporation was a defensive measure to keep out unwanted commercial development. At the time of founding, Meridian Hills had eighty residences and a population of 300 (*Indpls Times*, 1/28/1962). In 1941, Meridian Hills implemented a zoning ordinance to regulate and restrict land usage (MCRO, Misc. Record Bk. 322, 563). Incorporation of the town (out of necessity to preserve property values) gave the Meridian Hills a real and legal identity rather than a merely being the "Front Yard" of the city south of the river.

[Fig. 69]

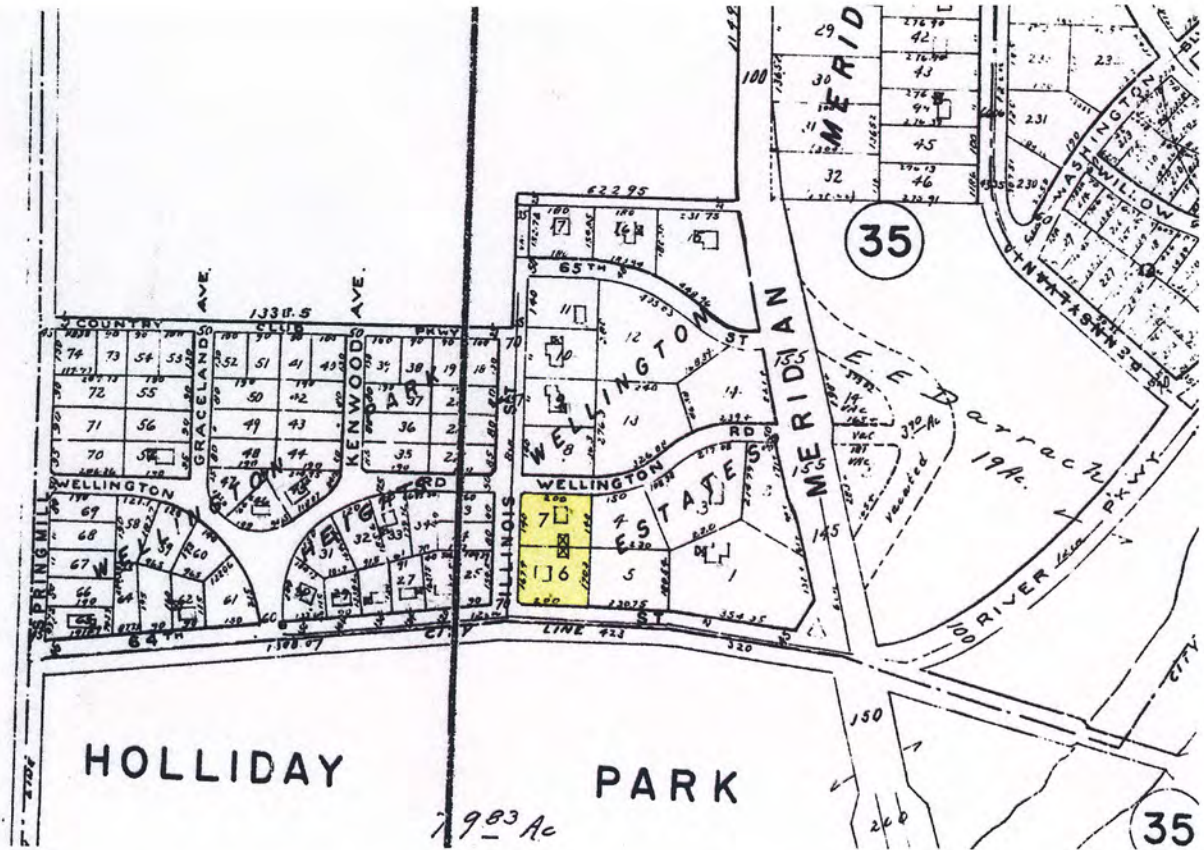


Figure 69. Wellington Estates in 1941 with 21 houses constructed. Note that the garages on Lots 6 and 7 (marked with X's) are actually one building which was a 19th century farm building converted into garage use. The Lot 6 half was demolished in the 1940s. Whereas the north half still stands and continues to serve as the garage for the Schmidt-Mueller House. See figures 27, 28, & 29. *Baist's Real Estate Atlas of Surveys of Marion County and Indianapolis.*

POST SCHMIDT ERA

Schmidt vacated 95 Wellington Road in 1928-1929 and leased it to Harry R. Wilson. The lease was noted in the sale of the property in 1929 to Monument S&L (MCRO, Town Lot Record Bk. 853, 205). Wilson occupied the house until 1933 at which time he moved to a house on Hampton Drive near Meridian Street. He was a vice president of American Central Life Insurance Company (Polk, 1929-1934). The 1930 census noted that Mr. and Mrs. Wilson rented 95 Wellington for \$100 per month (U.S. 15th Census), and appear to be the only non-owners to occupy the house. The house may have been unoccupied in 1934 and 1935, as there is no known record of occupancy. Roy and Ruth Slaughter purchased the house on January 31, 1936, from the Indiana Department of Financial Institutions (MCRO, Town Lot Record Bk. 934, 587). Slaughter, a native of the city, was a district sales manager of the Crucible Steel Company. [Fig. 70] The Slaughters lived here 1936-1948 (*Indpls Times*, 8/17/1948). After Slaughter's death in 1948 his estate sold the property to John H. & Phyllis B. Holliday on February 22, 1949 (MCRO, Record Bk. 1329, 351). The Hollidays were owner-occupants from 1949 to 1955. He was involved in sales and management of Monarch Steel Company (Polk, 1949-1955). The relationship (if any) of John H. Holliday, the banker and founder of the *Indianapolis News* and benefactor of Holliday Park, to the owner-occupant of 95 Wellington Road is unknown. The Hollidays sold Lot 7 to the next owner-occupant, H. Arthur Janes and Lillian, his wife, on December 28, 1953 (MCRO, Town Lot Record Bk. 1512, 581). Janes was a district manager for George Schmidt, Inc. (Polk 1956-1959). The Janes sold the property to the next owner-occupant, Dr. Robert A. Garrett and his



SLAUGHTER RITES — Services for Roy Slaughter, district sales manager at Crucible Steel Co., will be held tomorrow.

Roy Slaughter Dies In Hospital at 55

Rites Tomorrow for Steel Sales Manager

Roy Slaughter, 95 Wellington Dr., district sales manager of Crucible Steel Co., died yesterday in Methodist Hospital. He was 55.

A life resident of Indianapolis, Mr. Slaughter was in the sales department of the company 32 years and was district sales manager since 1931.

He was formerly employed in the Indiana National Bank and William E. Burford & Son. He was a member of North Methodist Church and Indianapolis Athletic Club.

Services will be held at 2.30 p. m. tomorrow in North Methodist Church. Burial will be in Crown Hill.

He is survived by a daughter, Marilyn, and three sons, James R. and Robert L. Slaughter and Roy Carlton Sanders; a brother, the Rev. Alonzo T. Slaughter, and a grandson. All are from here.

Figure 70. Obituary of Roy Slaughter, who was the second owner-occupant of 95 Wellington Road. Although Slaughters address is noted as “Wellington Drive” the original plat [Fig. 42] and all subsequent maps identify it as “road” not “drive”. *Indianapolis Times*, August 17, 1948.

wife Elizabeth ("Betsy") on June 18, 1959 (MCRO, Record Bk. 1754, 251). Dr. Garrett was a professor of urology at the Indiana University Medical Center. The Garretts sold the property to the current owner-occupants, his colleagues at the Medical Center, Drs. Shirley M. and Thomas M. Mueller, on June 22, 1978 (MCRO, Instrument #1978-00040543).

MUELLER ERA

Shirley M. Mueller, M.D. and her husband Thomas M. Mueller, M.D. have owned and occupied 95 Wellington Road since 1978. They moved to Indianapolis from Iowa City, Iowa in 1978, assuming their positions on the faculty of the Indiana University Medical Center, he a cardiologist and she a neurologist. The Mueller ownership has been very significant as they have carefully restored the property and have made several changes. Beginning in 1991, the Muellers extensively landscaped the east garden and finished the third floor attic. The attic renovation resulted in two rooms with the heavy-timber posts exposed as a reminder of the house's barn pedigree. In 1993-94, the west garden was re-landscaped and the butlers pantry, kitchen and breakfast room were enlarged and unified at the expense of the original maid's room. The original shallow bay of the maid's room was removed and replaced by a larger but subtle addition measuring 32 feet wide by 7 feet deep with a shallow pedimented portico over the rear door and a shallow bay window (west side) serving a second sink in the kitchen. The garden landscape projects are the work of Dick Gale. The kitchen, breakfast room, and the third floor was designed and built by contractor Larry Dorfman. [Fig.71]

Calendar/E2 Dick Crum/E9 Hoosier Gardener/E9 Chris Casson Madden/E2

Home&Garden

THE INDIANAPOLIS STAR
IndyStar.com/home

Saturday, May 22, 2004
Section E

ibute tree field is branching out on the Internet. E2 > Vinyl windows gaining in popularity. E7

Putting down Asian roots



Splash of color: Brilliant red leaves from a Japanese Maple tree are in stark contrast to the neutral gray color of the Muellers' gazebo. The couple's home is one stop on the June 9 tour.

Ninth annual Garden Walk features a yard with three Eastern-influenced areas.

By Courtenay Edelhart
courtenay.edelhart@indy.com

Shirley Mueller credits her interest in Asian art with saving her life. The former physician used to get deeply stressed over the welfare of her patients. Then, she started collecting antique Chinese porcelain.

"For some reason, it relaxed me," she said. It's been more than a decade since Mueller's interest in Asian culture started overtaking her Dutch Colonial home in the Wellington neighborhood. Eventually, her pastime overflowed into several gardens she tends with her husband, Tom.

The Muellers' Asian-influenced yard is one of five gardens on the Indianapolis Garden Club's ninth annual Garden Walk. Three gardens in Indianapolis and two in Carmel will be open to the public from 10 a.m. to 4 p.m. June 9.

More than 600 visitors attended the show last year. The Garden Club declined to divulge how much money it raised. Proceeds benefit local beautification efforts, including a cafe garden planned for the Central Library, now under renovation.

The Muellers have divided their large lot into three

choice for an eastern garden with mature trees, said Tom Mueller.

"They don't need much light, and they're really easy," he said. "The only problem, really, is you have to keep them watered, and also slugs will get to them."

"But if hostas are in decent soil that drains well, they'll do really well without much effort."

Another perk is the wide assortment of sizes, colors and shapes hostas come in. Even in a spot where the lack of sunlight limits choices, it's possible to have incredible diversity, Tom Mueller said.

The smallest of the Muellers' three gardens is an herb garden with cilantro, parsley, rosemary, thyme, mint and chives. They harvest it frequently for cooking, under the watchful eyes of a stone statue of a Bodhisattva, a Buddhist figure of compassion and enlightenment.

Even here, there's color in the form of the dainty purple flowers of the chive.

"The flowers are edible," Tom Mueller noted as he plucked a handful. "Doesn't that smell nice?"

Call Star reporter Courtenay Edelhart at (317) 444-6481.



Silent roar: A marble antique Chinese guardian lion sits at the entrance of the sun garden that Shirley and Tom Mueller maintain next to their Northside home.

never leave the walkway unless they're chasing a bird or something."

A brick path connects the larger sunny garden to a smaller shade garden surrounded by hemlocks and Adam's yews. More than a dozen varieties of hostas blanket the grounds, along with ferns and euonymus. Hostas were an obvious



Guest-inspired: Shirley and Tom Mueller are framed in one of the arches of their gazebo that adorns the southern edge of the secluded sun garden beside their Northside house.

Asian

Flowers, trees and shrubs provide all-season color.

From E1

distinct outdoor rooms.

The largest has an entryway flanked by two marble Chinese guardian lions that grimace menacingly at visitors. An 18th-century-styled Chinese gazebo overlooks the space at the rear. There's also a small pond with a fountain spraying from the mouth of a metal Chinese carp.

A 45-foot persimmon tree anchors that section, which enjoys full sun. A perennial garden borders a walkway that circles a wide-open lawn. The couple has planted Adam's yew, tall Serbian pines and Japanese maples alongside geraniums, day lilies and crambie, to name a few.

The couple has been careful to plant flowers, trees and shrubs for all-season color, including asters that peak in September. A family of raccoons that visits regularly appreciates the effort.

"I see them all the time out here with their little babies," Shirley Mueller said. "It's like a

little party."

Raccoons aren't the only furry guests who like to come around. Neighborhood cats stroll through a few times a week with the purposeful dedication of patrolmen walking a beat.

"The funny thing is, they always stick to the sidewalks," Shirley Mueller said. "They

Figure 71. The Mueller Era Landscape. *Indianapolis Star*, May 22, 2004.

As of this writing (2006) the Muellers have owned and occupied the house for 28 years, the longest ownership in the history of the house, hence the name *Schmidt-Mueller House*.

DEBUNKING AND INCONSISTENCIES

Q: Was the house once a barn?

A: Yes, the house was a barn. The barn was the barn of the Van Scyoc Farm. Van Scyoc and his descendants owned the farm from 1835 to 1921. The barn could have been built by Jacob Coil in 1835 since he bought the farm in January 1835 for \$280.00 and sold it in December of the same year for \$500.00! Coil or not, the barn served the Van Scyoc Farm for three generations. Maps of the nineteenth century and early twentieth century show the locations of the barn and identify the owners. [Fig. 37, 38] The earliest map locating the site of the buildings is from 1866 (Warner). This map shows the house approximately on the site of Lot 6. or Lot 7. The map of 1889 (Bohn) is consistent. The map of 1901 clearly shows the location of both the house and barn on the farm, but shows that they are located not on what became Lot 6 or Lot 7, but on the approximate site of 6441 and 6447 Holliday Drive West (lots 47 and 48). The 1901 map (Baist) is the first known map that specifically depicts both the house and barn but incorrectly locating the barn and house west of the actual site. [Fig.72] The most convincing evidence is the heavy-timber framing which is partially exposed on the third floor with more behind the built-out finished walls. The garret behind the wall on the south side also presents additional evidence of surviving livestock manure on some of the sheathing under the slate roof. [Fig. 73]

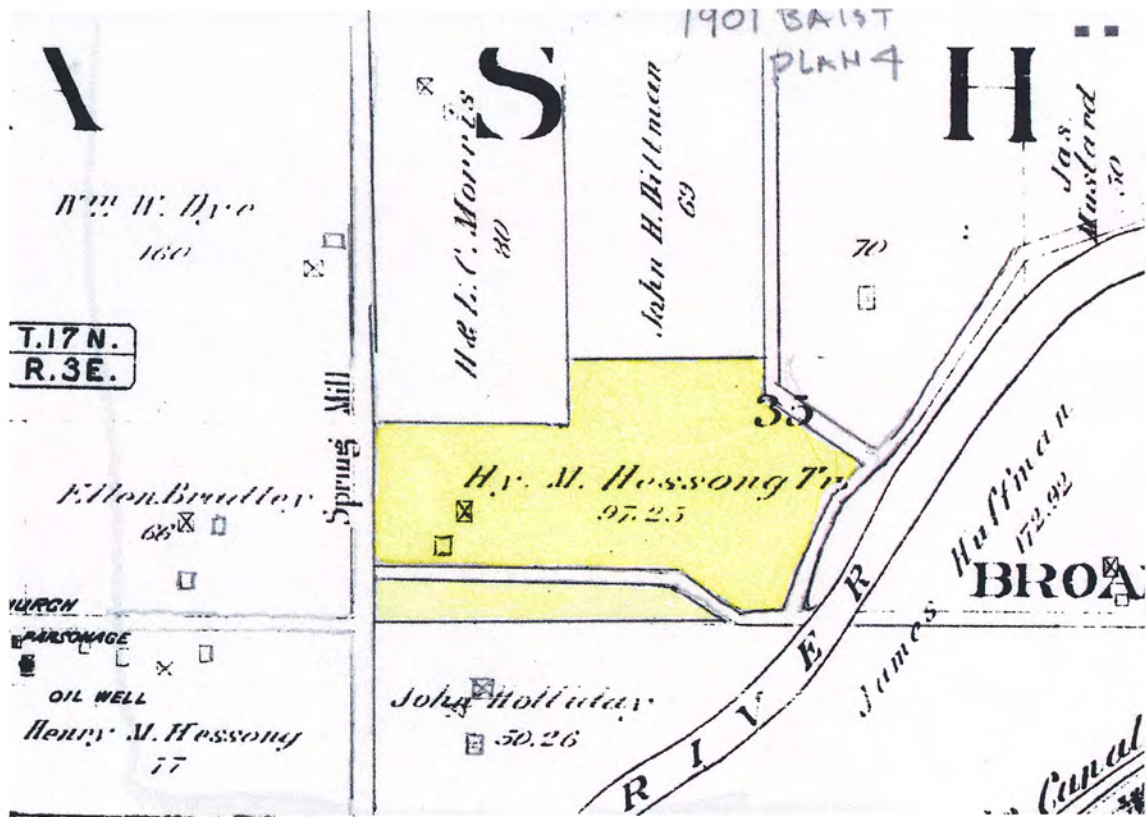


Figure 72. The 1901 *Baist's Real Estate Atlas of Marion Co. and Indianapolis, Indiana* depicts the house and barn of the old Van Scyoc farm but west of where the buildings actually stood. The barn is the "X" in the square. Henry Hessong was not the owner, but a trustee near the end of Esther Jane Van Scyoc's ownership (d. 1905).

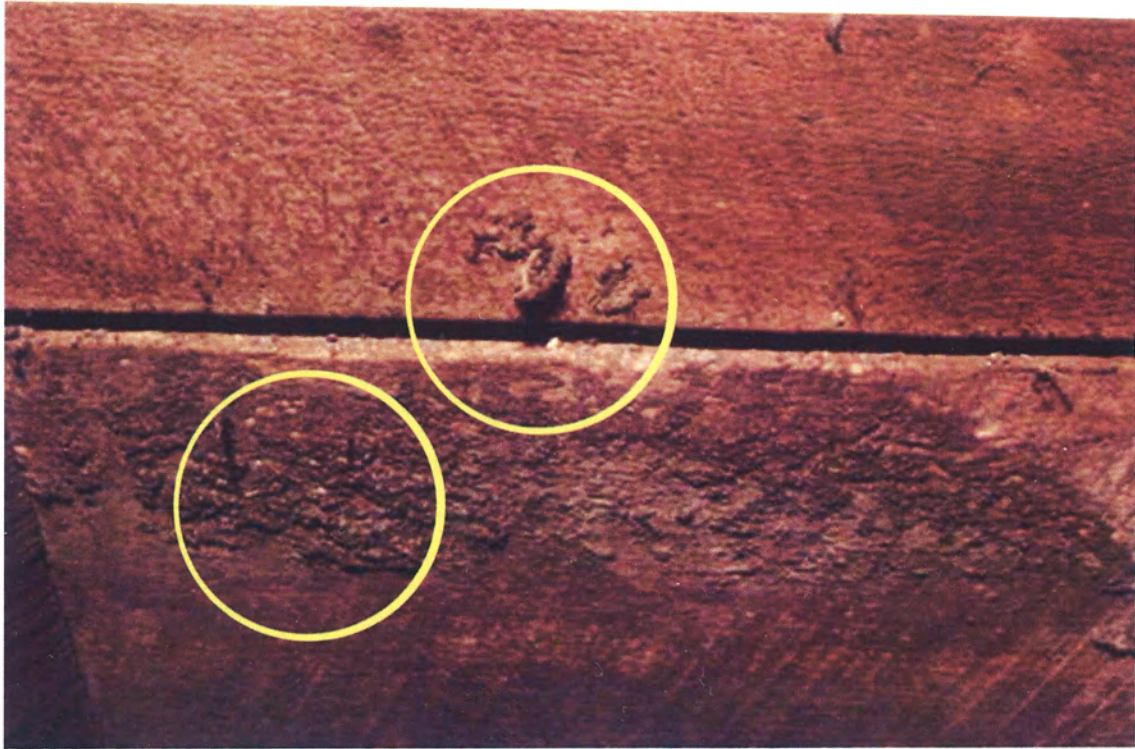
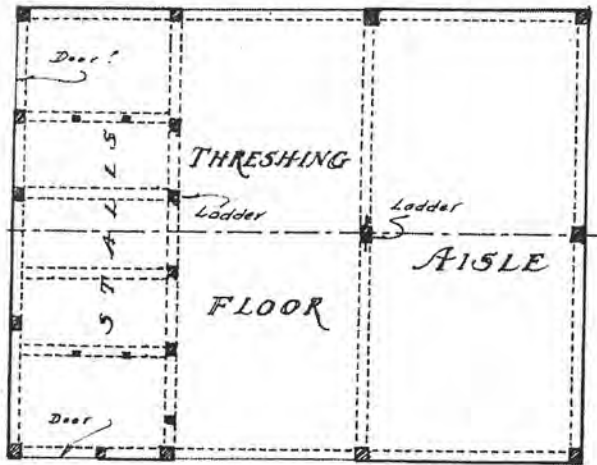


Figure 73. Detail of a roof sheathing board with the telltale manure.
WLS, 2004.

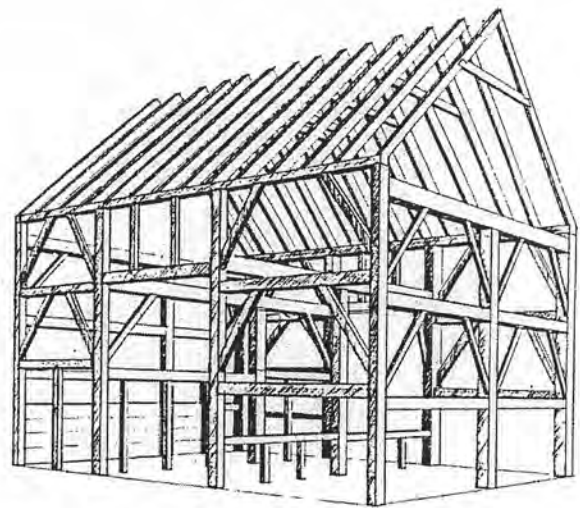
The sheathing consists of an odd assortment of reused boards. Some are painted, others appear to be reused boards from the animal stalls, and others are the original barn roof sheathing boards which have been turned upside down with the original roofing nails intact with some remnants of wood roof shingles still held in place by the nails. [Fig. 74] The framing is not the framing of the old house, but is without question, from the barn. Contractor Larry Dorfman, who did some remodeling in 1993-94, stated that he exposed a partial stone foundation on the house's southeast corner and a large barn door hinge on the south wall (Dorfman).[see Appendix E] The house floorplan also offers evidence of the barn plan and post and beam construction. The center hall is exceptionally wide (approximately 11 feet, 7 inches) flanked by the 15 feet wide dining and living rooms. [Figs. 14, 15] An advertisement of 1924 notes the fireplace "in the wide entrance hall" (*Indpls Star*, 9/28/1924). [Fig.44]. This wide hall expresses the three-bay plan of the barn. The center hall was the center bay where the wagon was parked and the grain was threshed. The living room and dining room are where grain bins or animal stalls once functioned. The second floor was the hay loft. [Fig. 75] Ms. Laura Jolly, who had lived in the house on Lot 6 (50 W. 64th Street) remembered digging up old horseshoes in the back yard near the south property line of Lot 7 (Jolly). The circa 1930, aerial photograph hung in the Meridian Hills Country Club shows the Schmidt-Mueller House and the Dugger House (Lot 6) surrounded by mature trees and plantings which no other lot has. These plantings date from the Van Scyoc farmstead. [Fig. 55]



Figure 74. Reused sheathing boards with nail and fragments of wood shingles on the undersides. Located in the south garret on the 3rd floor. WLS, 2004.



The floor plan.



A perspective rendering of the Middleton-Wain frame.

Figure 75. Floor plan and perspective rendering of a traditional heavy-timber framed English barn of the 18th century. This form and plan of 3 bays persisted throughout the 19th century and into the last century. Endersby, Greenwood & Larkin. *Barn Preservation and Adaptation*, 2003.

Barn-to-house transformations were not unheard of in the 1920s, but the “smoking gun” article in the *Indianapolis Star* (9/14/1924), does not mention the barn pedigree or the heavy timber framing. It leads readers to believe that the New England Colonial is a thoroughly modern house of new construction with nothing old except the revived style. The house was “...sturdily built, the exterior walls being of concrete blocks applied with three coats of concrete stucco...” (ibid). The lack of the barn reference was probably due to the fact that many residents of the city at that time had moved from farms to the city and the less-than-charming barn pedigree may not have been appealing to many potential buyers with fresh memories of the drudgery of cleaning out the stalls, putting up hay in the heat of summer, and milking cows before dawn on frigid winter mornings. One Indianapolis architect rehabilitated a barn in the early 1920s and did capitalize on the house’s barn pedigree. English-born, Indianapolis architect Alfred Grindle announced to the public his barn-to-house project in Brown County when he exhibited six pen-and-ink drawings of the barn before and the house after including an interior view. Grindle produced a romantic, rustic cottage incorporating the exposed heavy-timber posts and beams with rustic fieldstone fireplaces on the first and second floors. His drawings were on view at an Indiana Society of Architects exhibition at the Herron Art Institute in January of 1923. The accompanying article entitled “Architect Transforms Barn” in the *Indianapolis Star* (2/28/1923) was illustrated with two of these drawings.

The *Indiana Construction Recorder*, the official paper of the Indiana Society of Architects reprinted (9/17/1927, 9-12) an article from the *Indianapolis Star* entitled

“What an Indiana Architect Did To Produce a Picturesque Home from an Old Country Barn.” It included four Grindle drawings. [Appendix D] The feature article recounted the architect’s story of adding local color with Brown County characters who executed Grindle’s vision of not a “remodeled” house, but rather a house “indigenous to Brown County” with picturesque rustic values. Grindle’s work could have inspired the young architect Pierre and developer Schmidt as Grindle’s barn project was first published in a story (“Architect Transforms Barns”) in the *Indianapolis Star* (1/28/1923). The Van Scyoc barn’s sturdy timber frame produced construction shortcuts, but the barn’s character was concealed in the New England Colonial design. Despite that, the barn plan is still recognizable with the exceptionally wide center stair hall and the exposed framing in the attic.

Grindle practiced architecture in England, New Jersey, Fort Wayne, and later opened an office in Indianapolis. He was an accomplished architect who designed houses, public buildings, schools, and churches; of note is the All Saints Episcopal Church in Indianapolis. His retirement home in Brown County, the barn-to-cottage, was noted in his obituary as a former barn “made into an old English homestead... [a] showplace of that area” (*Indianapolis Times*, 1/5/1940).

Q: Did the barn become a house after the farmhouse burned?

A: The house at 95 Wellington Road was the first built development of Wellington Estates by LS&S as stated in the Star article (*Indpls Star*, 7/14/1924). What happened to the old farmhouse is not known. The site of the house (Lot 6) was cleared by 1923 and the house of Cora G. Dugger was constructed with excavation commencing in the first

week of November 1923 (ICR, 11/3/1923). Further research is needed to determine if fire destroyed the old farmhouse, if it can be determined at all. Walter S. Johnson presumably lived on the farm until c. 1922. The 1922 City Directory records his address as 64th and Meridian. Johnson's stepdaughter recalled the farmhouse with a porch overlooking the road, probably 64th Street (Dickinson). Surprisingly, the Dugger House stood on Lot 6 only twenty years. The present house on that lot was built in 1945. The Dugger House was the second house built in Wellington Estates, the work of architect Edward D. Pierre

Q: Was the house once the barn on the Holliday Farm which is now Holliday Park?

A: The barn, which became the Schmidt-Mueller House, was the barn of the Van Scyoc Farm as noted above. Confusion arises from the ownership and occupancy of 95 Wellington by a John Holliday from 1949 to 1953. This Holliday is not the John H. Holliday who donated his summer estate with house, barn, and 80 acres to the City of Indianapolis in 1916 to create a park. The City took possession after the death of Mrs. Holliday in 1929. The John Hampden Holliday (1846-1921) of park fame was the founder of the *Indianapolis News* (1869) and Union Trust Company (1893) which later merged with Indiana National Bank. The Hollidays purchased the farm in 1892. Their 22-room frame house served as the park's botanical museum and library until it burned in 1955. The familial relationship (if any) between the two John H. Hollidays is not known. The park donor Holliday had one son, J.H. Holliday, Jr. who died in 1917 from an unspecified illness (influenza?) while serving in the U.S. Army during the First World War (*Indpls Star*, 12/24/1917).

Q: Was the Schmidt-Mueller House constructed in 1917 as recorded by the Washington Township Assessor or 1924?

A: The house was completed in 1924 and work probably started soon after Schmidt purchased Lot 7 on October 2, 1923. The *Indianapolis Star* illustrated advertisement (9/28/1924) states that it is “the first home to be built overlooking the beautiful golf course of the Meridian Hills Country Club.” In 1923, it was outside of the city’s corporation boundaries and the house’s construction did not require an Indianapolis building permit. Ironically, Wellington Estates was officially described as “an addition to the City of Indianapolis” (MCRO, Plat Bk 20). Wellington Estates was not part of Indianapolis until the Unigov legislation of 1970 consolidated all of Marion County into Indianapolis, while still recognizing Meridian Hills, Speedway, and other existing incorporated towns. The 1917 date proved to be a red herring requiring many additional hours of research to prove or disprove the document. The 1917 date is an error. Did Walter S. Johnson intend to develop the Van Scyoc farm himself, or at best build a new house on the farmstead of his first-wife’s grandfather? There are no documents to support this. But to reiterate, the 1917 date of construction is not correct, it does not apply to the Schmidt-Mueller House. The Washington Township Assessor’s office offers no explanation, as the scribe who wrote “1917” is unknown and long gone.

Q: Who designed Wellington Estates: George E. Kessler or Jeup and Moore?

A: Jeup and Moore, Engineers surveyed and mapped the original 50 lots and streets of Wellington Estates in 1923. The plan reflects the natural topography especially the seventeen lots east of Illinois Street. Wellington Road and West 65th Street are curvilinear following the topography. The eastern seventeen lots are irregular in shape with the exception of lots 6-11 and 17 which shows the influence of the axial Illinois street. The Lots (18-50) west of Illinois Street were laid out of the flatter cropland fields of the old farm, but were configured around not a street grid, but a curved Wellington that forms a “Y” dipped southward to 64th Street. In 1924, Jeup and Moore again were commissioned by WERC and Security Trust Co. to re-plat lots 18 through 50 creating lots 18 through 74 reconfiguring the lots within the framework of the laid out streets. The re-plat of the subdivision was named Wellington Park Heights. Eventually, Graceland Avenue (originally Capitol Avenue) was renamed Holliday Drive West, and Kenwood Avenue (originally Boulevard Place) became Holliday Drive East.

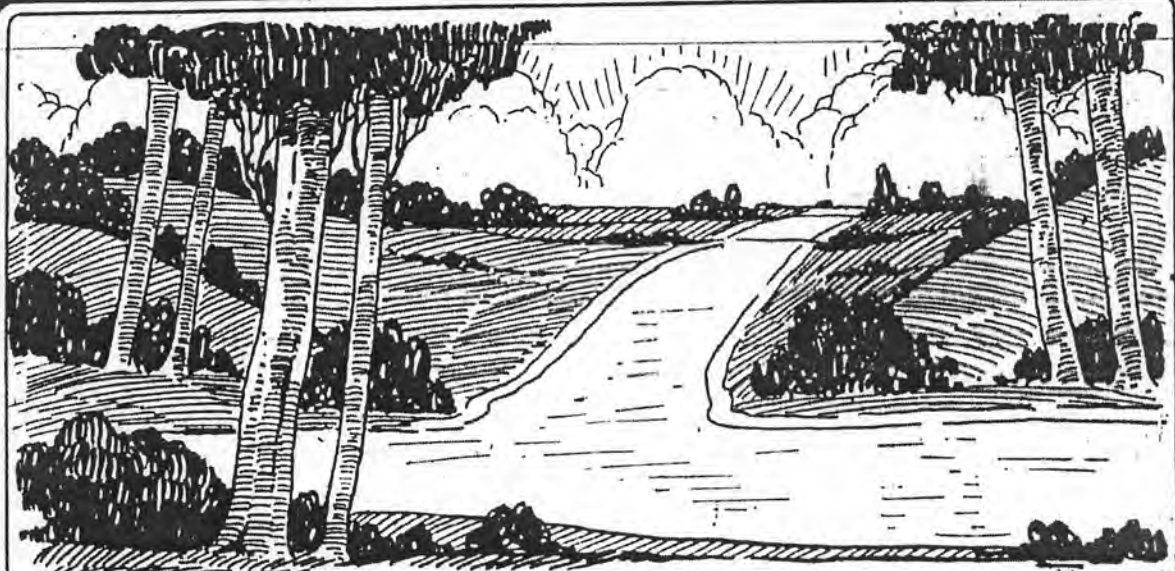
The Wellington Estates plat was also altered with the construction of the Meridian Street-White River Bridge in 1926. The Meridian Street roadbed was straightened, truncating the large lots of Lot 2 and Lot 14. This was probably done by the state using the eminent domain process. [Fig. 69]

Kessler, the famous landscape architect and urban planner, enters into the Wellington Estates story because his name appears in an LS&S advertisement for Wellington Estates stating, “Landscape Design by Geo. W. [sic] Kessler” and Jeup and Moore are noted for engineering (*Indianapolis News*, 6/21/1923). [Fig. 52] Kessler’s

name does not appear in any other of the numerous other ads placed in the *Indianapolis Star and News* by LS&S. At this point no other documentation to support the Kessler role is known.

The firm of Jeup and Moore was a successful civil engineering firm of long duration. Bernard J. F. Jeup (1864-1933) a native of Cincinnati, earned his civil engineering degree from Columbia University. He worked for the New York City Board of Health before moving to Indianapolis in 1892. He served as assistant city engineer in the 1890's and chief engineer for several city administrations in the first decades of the twentieth century. He also served as chief engineer of the Indianapolis Water Company from 1916 to 1926. As city engineer, he worked closely with George E. Kessler on numerous public projects such as the bridges over Fall Creek. (Their names are found on the bronze dedication plaques on the Meridian Street Fall Creek Bridge built 1915-17.) Jeup formed a partnership with Alfred H. Moore (1873-1946), who also served as a city engineer from 1927 to 1935. Jeup left Jeup and Moore in 1916 but the name remained. Jeup's son Bernard, later, joined the firm (*Indpls Star*, 2/22/1933, 9/9/1941, & *City Directories*, 1910-1932).

The original plat for Wellington Estates shows artistic work of an experienced landscape architect expressing the natural features of the landscape with the irregularly shaped lots, the curvilinear drives, and the use of triangular esplanades at Holliday Drive and Wellington Road. The LS&S ads stressed the natural beauty of the setting such as "Landscape development also follows the natural waterways- a beautiful river skirts Wellington" (*Indpls Star*, 6/22/1923). [Fig. 76] Before the Kessler era, the waterways of



**Where 65 Street
Meets Meridian in
Wellington**

DRIVE
North on Meridian Street to Canal Road, east to Central Ave., north to 64th Street, then west to Wellington

Indianapolis has outgrown its limits. The tendency is northward, following the main arteries of traffic, and where there are no railroads to endanger life. Landscape development also follows the natural waterways—a beautiful river skirts Wellington.

LORENZ SCHMIDT & SONS
Oscar Schmidt, Pres.
31 MONUMENT CIRCLE
PHONE MAIN 3715




Figure 76. Wellington Estates advertisement shows the typography at an intersection. *Indianapolis Star*, June 22, 1923.

Indianapolis were merely viewed as open sewers carrying away the city's refuse (*Indpls News*, 3/31/1923). Kessler saw the waterways as living things of beauty.

Q: What about Schmidt?

A: He is a mystery. Schmidt left Indianapolis in 1929 and moved to a farm ("Strawberry Hill") in Owen County, Indiana, never to reside in Indianapolis again. He lived the rural life until his death in 1957. He lived with his sister, Emma, not his second wife, Edith, in this self-imposed exile. [Fig. 57] Schmidt married his first wife, Sarah Humphreys Peckham in 1908. Mrs. Schmidt had an impressive pedigree. Her father Orville Peckham was a prominent Chicago attorney. Her mother Anne Marie (née Jameson) Peckham was the daughter of Dr. Patrick Henry and Maria (née Butler) Jameson. Dr. Jameson (1824-1910) was prominent in local medical and political circles as he was one of the organizers of Indiana Central Hospital for the Insane (Central State) He also was a 40-year director of Butler University. His wife was a daughter of none other than Ovid Butler, founder of North Western Christian University, now known as Butler University. Jameson's grandfather was an established Virginia planter and fought in the American Revolution (Dunn, Vol 2, 1059-61).

Of the Schmidt-Peckham union were born two children: Lorenz Oscar in 1909 and Anne Peckham in 1912 (Schmidt genealogy). Lorenz Oscar was a student at the Brooks School at 1535 Central Avenue, only three blocks from the Schmidt home at 1324 N. New Jersey St. He remained enrolled at the Boys' Preparatory School, which his father helped to reorganize, graduating in 1928. At that time his address was 5309 Graceland Avenue, not 95 Wellington Road (Park Tudor School Archives). Oscar

Schmidt's wife had died in 1919, and he married his second wife, Edith (née Fletcher) in 1922. Something happened in 1928-1929 that disrupted Schmidt's private and public life.

This high-profile, mover and shaker dropped off the radar screen in 1929 with his self-imposed exile and the abrupt demise of his family business, Lorenz Schmidt & Sons. The stockmarket crash of October 29, 1929 triggered the Great Depression, wiping out fortunes and destroying businesses, and for this story, dried up the market for the seventy-four lots of the Wellington Estates, north of the river. Schmidt did not file an annual report for the year 1929 or any subsequent year for LS&S with the Secretary of State. Beginning in 1929 he is not listed as an officer of the Wellington Estates Realty Co., which he founded. WERC ended its close relationship with LS&S in 1929, whereby WERC's address previously was that of LS&S. Schmidt's obituary did not list his wife as a survivor or preceding him in death implying divorce. One can only speculate that the apparent end of his marriage and the economic conditions at the end of his marriage were the reasons, either sole or partial, for Oscar Schmidt's personal crisis.

FINIS

APPENDIX A

CHRONOLOGY OF OCCUPANCY OF 95 WELLINGTON ROAD

YEAR	NAME	STATUS
1926-1927	Oscar Schmidt	owner occupant
1930-1933	Harry R. & Mary Wilson	renter
1933-1936	Vacant? no recorded occupant	unknown
1936-1949	Roy & Ruth Slaughter	owner occupant
1949-1953	John & Phyllis B. Holliday	owner occupant
1953-1959	H. Arthur & Lillian Janes	owner occupant
1959-1978	Robert A. & Elizabeth S. Garrett	owner occupant
1978-Present	Thomas & Shirley Mueller	owner occupant

APPENDIX B

ANNOTATED CHAIN OF TITLE

February, 21 1824 United States	to	Entry. Thomas Ellis Re: 86.23 acres
March 15, 1825 United States	to	Patent Thomas Ellis Re: 86.23 acres
June 22, 1828 Thomas Ellis & wife Elizabeth	to	Warranty Deed James Bonnell Re: 86.20 acres/\$130.00
May 9, 1831 James Bonnell & wife Elizabeth	to	Warranty Deed Aaron Alldrige Re: 86.20 acres/\$172.50
January 5, 1835 Aaron Alldridge	to	Warranty Deed Jacob Coil Re: 86.23 acres/\$280.00
December 26, 1835 Jacob Coil	to	Warranty Deed Lorenzo Van Scyoc Re: 86.23 acres/\$500.00

June 27, 1864
Celia Jane Swords to Final Judgement
L. Van Scyoc.
11 acres of south end of
E 1/2 of NW 1/4 section 35.

NB: Lorenzo Van Scyoc purchased undivided 1/8 interest in said
80 acre farm in 1860

April 25, 1878 Affidavit
Partition of real estate of Lorenzo Van Scyoc, Almira Mustard, and Esther J.
Van Scyoc

NB: L. Van Scyoc died 9/2/1876
2nd wife = Esther J, Van Scyoc
Almira, his daughter by 1st wife is the wife of James Mustard

April 25, 1878
Esther J. Van Scyoc to Quit Claim
Almira Mustard

NB: Esther (nee Culbertson) was married 4 times
Jan 3, 1840 to James Mustard
Feb 29, 1844 to Lorenzo Van Scyoc
Jan 5, 1882 to Joseph E Hahn
Jan 12 1898 to Henry Whiting

June 22, 1899
Almira & James Mustard to Warranty Deed
Henry M. Hessong (trustee)
Re: 97.23 acres

January 24, 1901
Esther J. Whiting vs. Judgement Decree
Children of Almira Mustard

Fannie F Johnson, wife of Walter S. .
Ella F. Shanton, wife of Alva C.
Mary E Harcourt, wife of John
Rebecca J Hessong, wife of Thomas
Cora E Hessong, wife of Frank E
Almira Mustard died June 9, 1900

August 8, 1905
Children & Spouses to
of Almira Mustard

Quit Claim
to Fannie F. Johnson, daughter of Almira,
Wife of Walter Scott Johnson

April 23, 1912
Dedication of land for Meridian Street as part of Meridian Hills Subdivision

Dedication

Nov 25, 1914
Walter S. & Fannie F. Johnson to AM Stewart Realty Co.
Release of land & owner of any and all claims regarding strip of land 100ft in
width for Meridian St.

Quit Claim

January 29, 1917
Walter S. Johnson resigns guardianship of daughter Alma Johnson.
John Harcourt approved guardian. Harcourt is Alma's uncle and
brother-in-law of Walter S. Johnson, husband of Mary E. (Mustard) Harcourt.

Guardianship

April 20, 1918
Fannie F. Johnson (died 10/2/1916)

Her Widower is Walter S. Johnson and children are Harold R.
(died 9/15/1918) & Alma Johnson.

Probate

March 21, 1919
Alma Johnson

Deed
to Walter S. Johnson (her father)
\$33,000.00

August 2, 1921
Walter S. Johnson & (2nd) wife Blanche

Warranty Deed
to Oscar Schmidt

Jan 9, 1923
Wellington Estates Realty Co. Oscar Schmidt, Secretary

Articles of Association

January 9, 1923
Oscar Schmidt

Warranty Deed
to Security Trust Co.,

APPENDIX C

WELLINGTON ESTATES LOT SALES CHRONOLOGY

1923 Plat of Wellington Estates Addition, 1-50 Lots

1924 Plat Wellington Heights Addition (Subdivision of WEA lots 18-50) Lots 18 -74

WELLINGTON ESTATES (& HEIGHTS) ADDITION LOT SALES

Date	Lot #	Total % of lots sold
1925 (Feb 2)	7, 6, & 33	4%
1934 (June 27)	5, 6, 7, 15, 17, 21, 25, 33, 36,	20.2%
1937 (July 2)	5, 6, 7, 15, 17, 21, 25, 33, 36, 37, 43, 45, 46, 47, 60	21.6%
1940 (Dec 5)	1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 17, 21, 25 26, 27, 28, 29, 30, 33, 36, 37, 43, 45, 46, 47 57 & 60	39%
1943 (Oct 27)	1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 17, 21, 25 26, 27, 28, 29, 30, 33, 36, 37, 43, 45, 46, 47 57 & 60	39%
1946 (Aug 5)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16 17, 18, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 54, 55, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66 67, 73, 74	86%

APPENDIX D

BARN-TO-HOUSE STORY

INDIANA CONSTRUCTION RECORDER, SEPTEMBER 12, 1929

Vol. IX No 25

INDIANA CONSTRUCTION RECORDER

Sept 17, 1929

Official Paper

Indiana Society of Architects

Office of the Secretary
1134 Hume-Mansur Building
Indianapolis, Ind.

Officers

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WHAT AN INDIANA ARCHITECT DID TO PRODUCE A PICTURESQUE HOME FROM AN OLD COUNTRY BARN

Alfred Grindle, Well-Known I. S. A. Member, Works Wonders Down in Brown County

MARJORIE TRASK
In The Indianapolis Star



—Courtesy of The Indianapolis Star
Of Another Age the Structure Stood Abandoned. Almost Forgotten

The barn hunched itself against the hillside, a shabby roustabout, broken with age.

"Why don't you tear that old shack down, asked the week-end guest from the city.

Alfred Grindle, a Bloomington architect, who formerly lived in Indianapolis, and an artist who has caught the unstudied charm of Brown county in etchings and water colors, regarded the timber hulk thoughtfully.

"I rather like its soft, weatherworn greyness. It suits this country," he replied, looking off across a ragged patchwork of fields to a picket fence that rambled past an old apple orchard.

This was the truth but it was also a subterfuge; he had long had an idea

in mind which the chance remark of his guest put into action. That night he sat late over his drawing board making some rough plans. A few days later, with the plans under his arm, he sought out Eph and Zeb, two local characters of no definite occupation, and led them up the hill to the barn and inside the cow shed where their feet sank into the litter that covered the floor.

"I am planning to make this barn over into a house," he explained, his head bent forward to avoid colliding with the ceiling. "This is to be the dining room."

Eph and Zeb eyed the cobwebs on the sagging rafters and waited.

The Proposition

"You know they say we Brown county

folks are lazy and crude. We never finish anything we start and so on. Now are you willing to take a hold of this job and show them that they are wrong? Are you willing to come here every morning at 7 o'clock and go over the plans with me for an hour while I show you what's to be done during the day? Then will you go to work and carry out the directions and stand by the job loyally until it is completed?"

Eph balanced a straw on a gnarled forefinger and ruminated. Zeb, the more voluble one said, "Wall—I reckon, eh, Eph?"

"Wall—" said Eph.

The contract thus more or less definitely entered into, work began to show signs of progress.

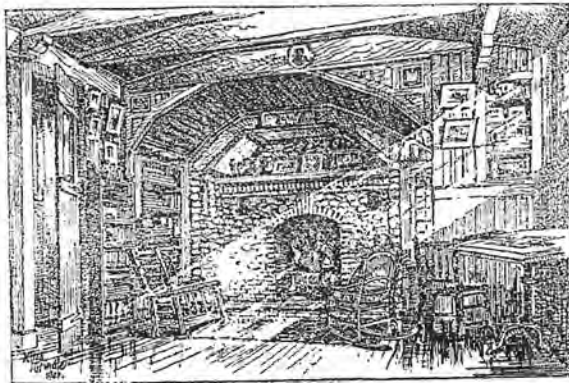
Note the simplicity of this: No baffling arguments with contractors about the basement windows, no altercations with plumbers over the location of the kitchen sink, no haggling with electricians as to the number of wall sockets. Just a simple agreement. Mr. Grindle's idea was not to have a "remodeled" house, but a home that should be indigenous to Brown county, a product of natural growth and slow ripening—hence the barn, the roughly sketched plans, and Eph and Zeb.

At last the house was finished except for the chimney. A mason who had been sent for three months earlier failed to put in an appearance. Mr. Grindle came home one night and found that rain, coming in from the opening left in the wall, was beginning to warp the boards of the floor. He turned to "Dutch," who was hammering away on a door sill, his mouth full of nails, and said: "There's nothing else for it. You're going to make this chimney."

"Me?" sputtered "Dutch" through the nails. "Why, I never had a trowel in my hand in my life."

"That doesn't make any difference. Just take your level and your plumbline

(Continued on Page 11)



—Courtesy of The Indianapolis Star
A Cozy Den Developed From Where Once Dusty Rafters and Cobwebs Ruled

and say you will do it and you will do it well."

No Level for "Dutch"

"If you don't mind I'd rather use my eye," said "Dutch."

"Certainly, any way you wish; you're the builder."

When the job was finished Mr. Grindle said that he doubted if there was a safer, more carefully constructed chimney in Indiana.

This all happened four years ago.

"Architecturally it's an ungainly brute," is the owner's disparaging comment on "The Barn" today. Of course it would never do to dispute the opinion of an expert, but to the writer it has all the charm of a thatched cottage that has mellowed in an old-fashioned garden for centuries. It is as inevitably a part of its background. Some gnarled root twisting up from the sandy soil might have produced it.

Following along the loop of road from Trevlac, the visitor catches his first glimpse of the house as it stands high up—, but no—it doesn't stand. Richardson Wright, editor of House and Garden, says, "A country house should not stand up. It should sit down, should lounge along its site as an old man lounges on an easy chair."

Far be it from "The Barn" to violate

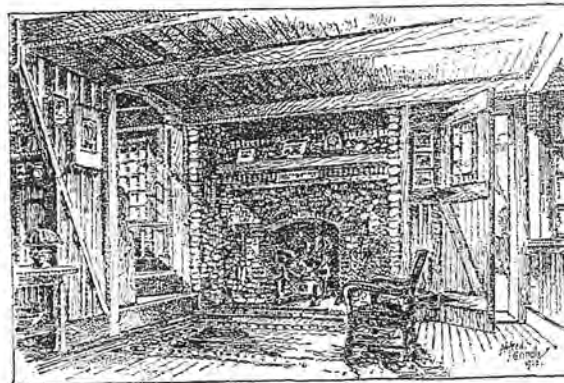
this point in the etiquette of country houses. It settles its slab sides into a curve of the hills and rests comfortably against its expansive chimney. As the road ascends, there are fascinating glimpses above the trees—brown walls flanked with hollyhocks, a sunroom (the erstwhile wagon shed) buried in rose-bushes, the boulders of the chimney emerging toward the top from a sheath of woodbine and bittersweet. Near the summit of the hill beside a stile the road

branches sharply up to the left and ends in a plot of closely cropped green by the doorway.

A ship's burnished signal lantern hangs on a projecting beam over the door and from a bird's nest wedged into an angle of the beam some wisps of straw are dangling. The knocker is made of iron hammered out on the local blacksmith's forge. A stained beam over the door bears the inscription, written in old English letters, "The Barn." The door, over which a vagrant coil of woodbine wanders, opens into the living room. Here are walls of unfinished boards, a rough raftered ceiling, chairs of loosely woven wicker and a generous brick and boulder fireplace. The walls at the north and south give way to spacious sunrooms which afford sweeping views of the surrounding country.

A corridor rambles off and forms, apparently by accident, a picture gallery, the one wall lined with windows, the other with etchings and paintings by the Brown county colony of artists. The corridor casually widens into a lounge that opens onto a balcony-like porch encompassed with flower boxes; beyond is a billiard room.

Upstairs in the den wide dormer windows point out vistas of windblown trees and hills. In an inglenook is a deep fireplace made of boulders. On either side



—Courtesy of The Indianapolis Star
Then, Too, a Living Room Sprang Forth



PACIFIC STEEL BOILERS

PACIFIC BOILERS are built in all sizes from two hundred to twenty-five thousand square feet. Are strictly A. S. M. E. Code, and come completely assembled with the grates and fire brick arches in place.



PACIFIC STEEL BOILER CORPORATION OF ILLINOIS
INDIANA DIVISIONAL SALES OFFICE

L. K. ASCHER & SONS
Phone: Lincoln 4579

516 Board of Trade Bldg.
Indianapolis, Indiana

INDIANA CONSTRUCTION RECORDER

a hollow has been built into the wall; one is stacked with logs and the other with books and manuscripts on art and architecture. Some of the latter are more than one hundred years old.

A precipitous staircase descends to the dining room whose doors open onto a green crescent, the former stable yard. It is overgrown with phlox, lupin and canterbury bells; robins and red birds teeter and splash on the rim of a bird bath in a quiet corner.

At the foot of a slope behind the garden, following a fold of the hills, twists the limpid green expanse of a lake. A boat trailing a fishing pole is moored to the dock; water lilies ride the shallow ripples; wild rice, arrowhead and pickerel plants grow along the banks. A grandfather frog rustles among the cat-tails and flops with a splash into the water. Swaying in the breeze between the two beech trees on a promontory hangs that justification of indolence, an old-fashioned hammock. Nearby are rustic benches and a table of split logs.

This is the only spring-fed lake in Brown county and is a product of the same slow process of evolution as the house. It, too, traces its origin to an idea germinating in Mr. Grindle's mind. In its early stages it was to all appearances just as barren of promise.

"The thought of having a lake here first occurred to me several years ago,"

Mr. Grindle explains. "I noticed in walking through this hollow that my footprints always filled with water no matter how dry the weather was; I investigated and found that twenty springs seeped through the sides of the hills. It seemed plausible that if the hollow were dammed up, the water would form a lake.

"Aided by two or three natives I set about with a team of horses and a big scoop shovel to dig earth from the hollow and pile it at the western end, allowing the horses to trample it hard. None of your automatic steam shovels that gouge out the side of a hill in two bites.

"At the end of six months we had dug up and transported 2,500 cubic yards of earth, which, banked into a solid wall, formed the dam. The gulch thus made gradually filled with water and the lake became a reality."

Of course this muddy trough gashed in the hills bore little resemblance to the lake as it is today. The dam has been graded and sodded so that to all appearances it is a natural green slope. Willow trees spread their branches on its outer bank.

The water plants were imported from nurseries in Wisconsin and carefully cultured. In addition to these things, the lake has been stocked with hundred of bass, perch, blue gills and other fish. Now after several years there are literally thousands of fish in the lake.

INCREASE IN BUILDING PERMITS

Issuance During August Exceeds That of Corresponding Period a Year Ago

The report of building permits issued during the month of August which was made public by Building Inspector Charles Dowdell, of Hammond, shows a substantial increase over the corresponding month a year ago.

Although the increase is not huge, it proves that Hammond's building program has not entered a state of lethargy and is keeping in harmony with the contention that the city is one of the fastest growing ones in the middle West.

Last month there were 118 permits issued calling for an expenditure of \$568,500. This is an increase of \$112,850 over August, 1926. A majority of permits issued calling for modest dwellings and small garages, auguring well for the prosperity of the region.

BUILDING HEIGHT QUESTION OCCUPIES ATTENTION AT EVANSVILLE

City Plan Commission Seeks to Relieve Traffic Congestion

Evansville is fighting the traffic problem as are all cities of any size these days and in an effort to relieve congestion the City Plan Commission is battling with sundry street outlet solutions and building propositions.

Particular attention is being directed to specified building heights proposal which was thoroughly studied by the city council last year also was discussed. The commission recommends that the height of buildings be based on the street width. It is proposed that the buildings should be built twice as high as the width of the street. The volume of the building should not exceed two and one-half times that of the street width.



—Courtesy of The Indianapolis Star
The House That Came When the Old Barn Was Dressed Up

JAMES H. CARNINE & COMPANY

BUILDING MATERIALS

311 E. SOUTH ST.

PHONE RILEY 6747

INDIANAPOLIS

Metal Lumber
Hollow Metal Doors
Ornamental Iron

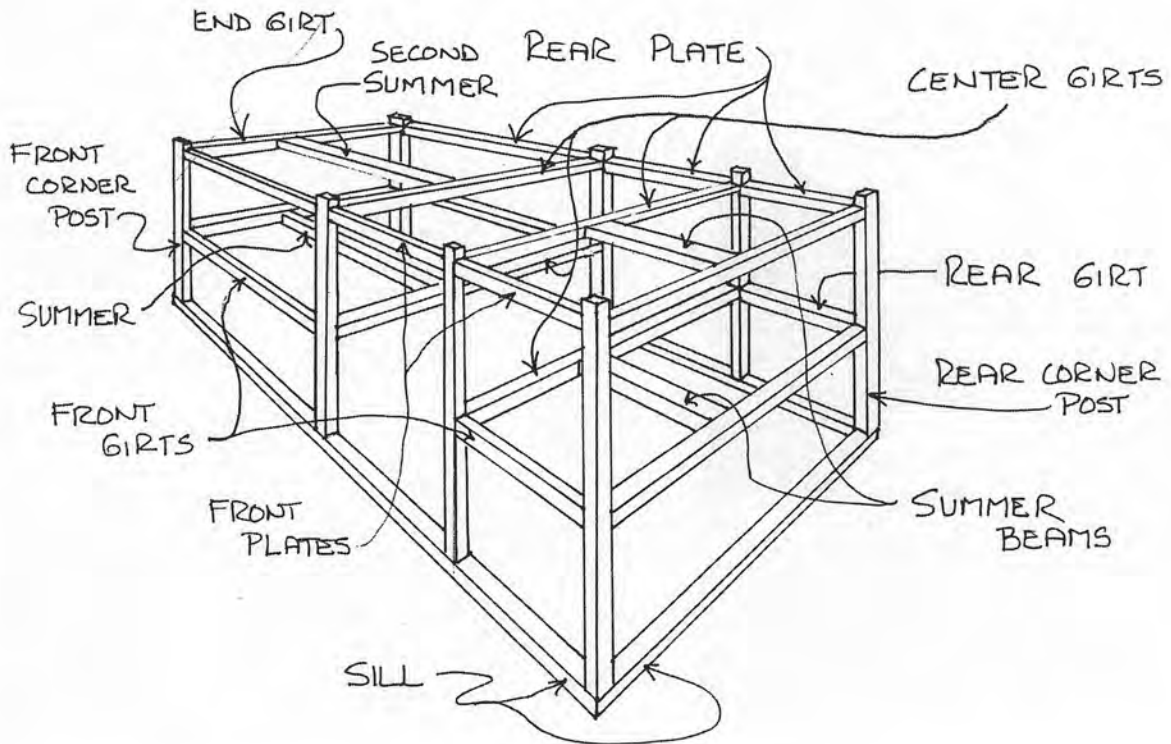
Fire Doors
Steel Partitions
Bronze

Steel Sash
Hollow Metal Windows
Rolling Steel Doors

ENGINEERING SERVICE BY REGISTERED ENGINEERS

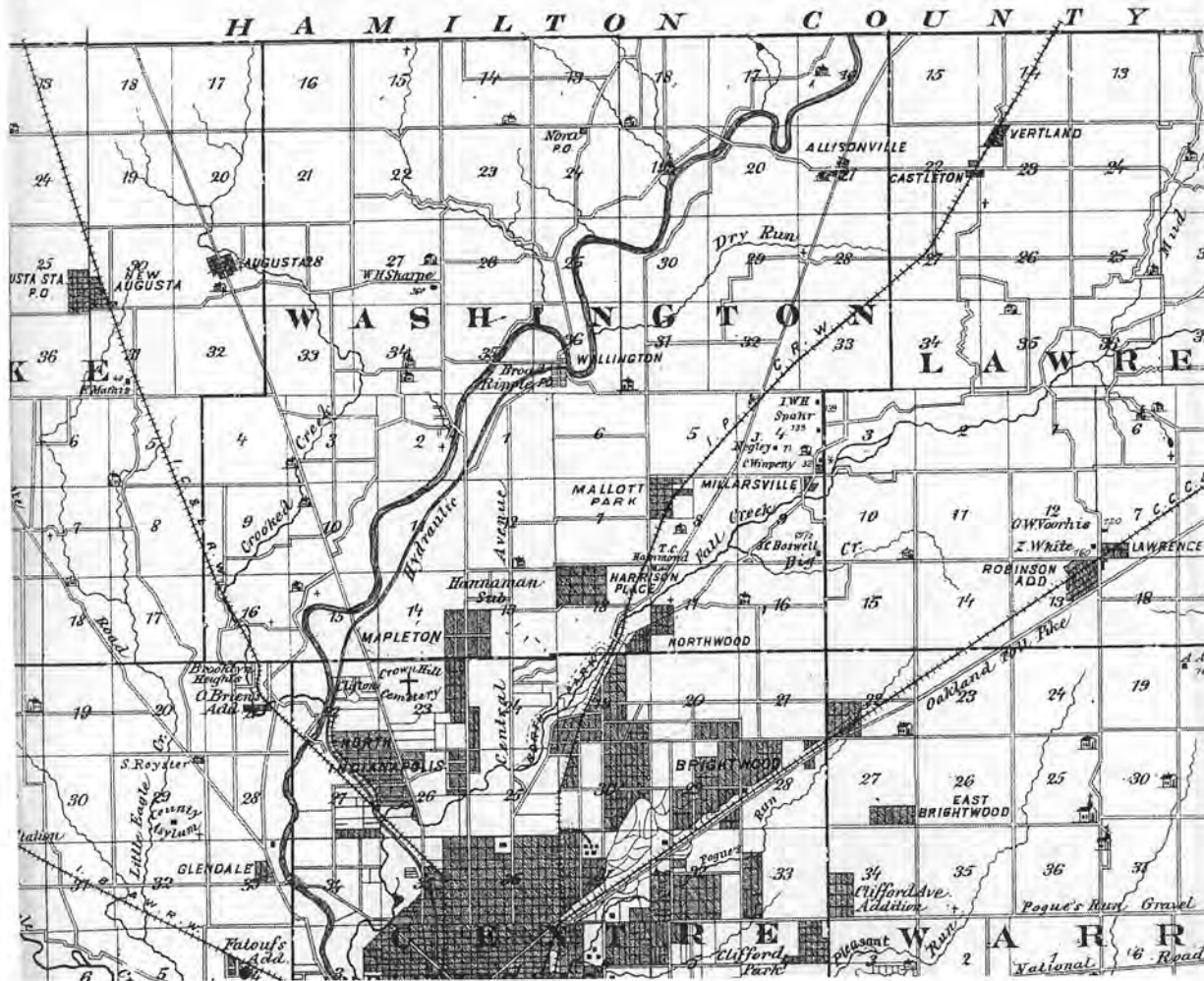
APPENDIX E

MISCELLANEA



A diagram of a three-bay, heavy-timber-framed English barn.
Randy Leffingwell's *The American Barn*, Osceola,
WI: MBI Publishing, 1997, p.13.

MAP OF MARION COUNTY



Note the location of the Van Scyoc Farm below the "H" in Washington in section 35. Immediately below "35" is 64th Street. Detail of 1876 Map of Marion County.

Walter S. Johnson

Funeral services for Walter S. Johnson, 80 years old, New Augusta, who died Friday in Methodist Hospital, will be held at 11 o'clock this morning in the Flanner & Buchanan Mortuary. Burial will be in Crown Hill Cemetery.

A real estate dealer 41 years, Mr. Johnson was born in Carroll County and lived here 53 years. He was a member of Pleasant View Lutheran Church.

Survivors are the widow, Mrs. Blanche Johnson; two daughters, Mrs. Manuel McGoldrick, New Augusta, and Mrs. Charles L. Middleton, Indianapolis; a son, Walter S. Johnson Jr., New Augusta, and seven grandchildren.

REAL ESTATE FOR SALE

Meridian Hills District

Here

is where you must look for the city's finest homes and most pretentious country estates in a few years. Other beautiful suburban places there are and will be. But they are isolated—scattered—often hedged in by unfortunate environments. But the city's only real **COMMUNITY** of suburban estates will be in the great 2,000-acre—

MERIDIAN HILLS DISTRICT

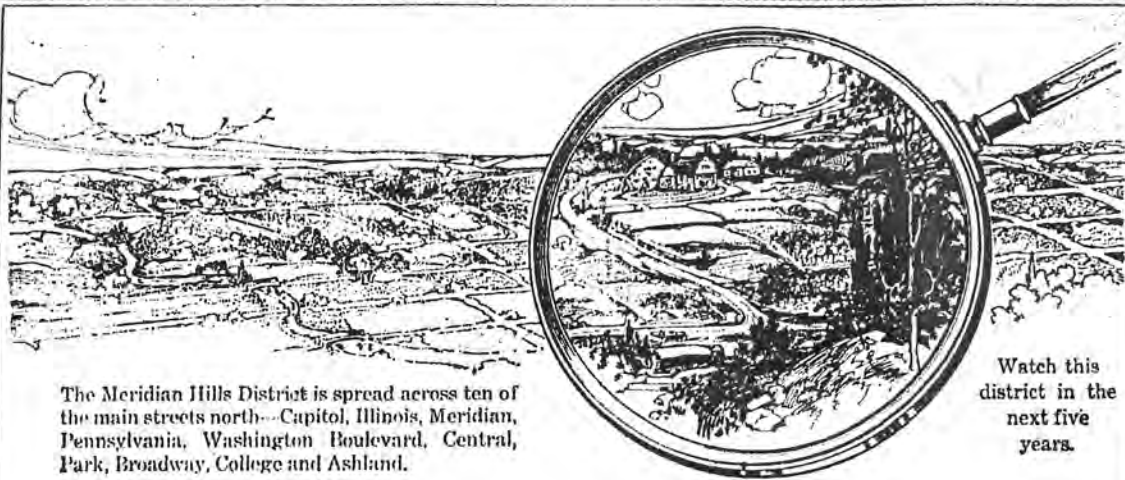
Indeed, it is coming more rapidly than many imagine—is already well under way. You may be surprised to see how many broad estates are already established and others being landscaped and occupied.

Even if you do not care to locate here, a five or ten-acre tract bought now at acreage prices and developed with trees and shrubbery at small expense will prove a fortunate investment in a few years.

Consult any of the owners or almost any broker for information regarding the Meridian Hills District.

Indianapolis Star, September 17, 1916.

REAL ESTATE—FOR SALE.



MERIDIAN HILLS DISTRICT

Whether you look at this great section as a whole, as a part of the city's northward development, or "close up," with the critical eye of the discriminating homeseeeker, you are certain to be impressed with these clear, outstanding facts:

The very location of this 2,000-acre tract marks it as the city's logical suburban estate district. If it hadn't a hill as a type its future would be no less certain. The city's high-class residence development is headed that way and nothing can stop it.

Ten main drives lead directly to the Meridian Hills District and will eventually cross it. They are Capitol, Illinois, Meridian, Pennsylvania, Washington Boulevard, Central, Park, Broadway, College and Ashland.

The Meridian Hills District is high ground— from 75 to 100 feet higher than Washington street.

It is upstream from Indianapolis, the logical direction of high-class residence growth in any city.

It is gifted by nature with those beauties of landscape that favor suburban estate development. Rolling hills, picturesque bluffs, fertile valleys, two natural streams of water, groves of forest trees—these are among the natural attractions.

This is practically the only region north where any extended development of expensive homes sites may be made, as practically everything offered south of the river is in town lots.

The city's greatest public improvement activity is northward, already bringing sewer systems, paved streets and public utilities close to the Meridian Hills District.

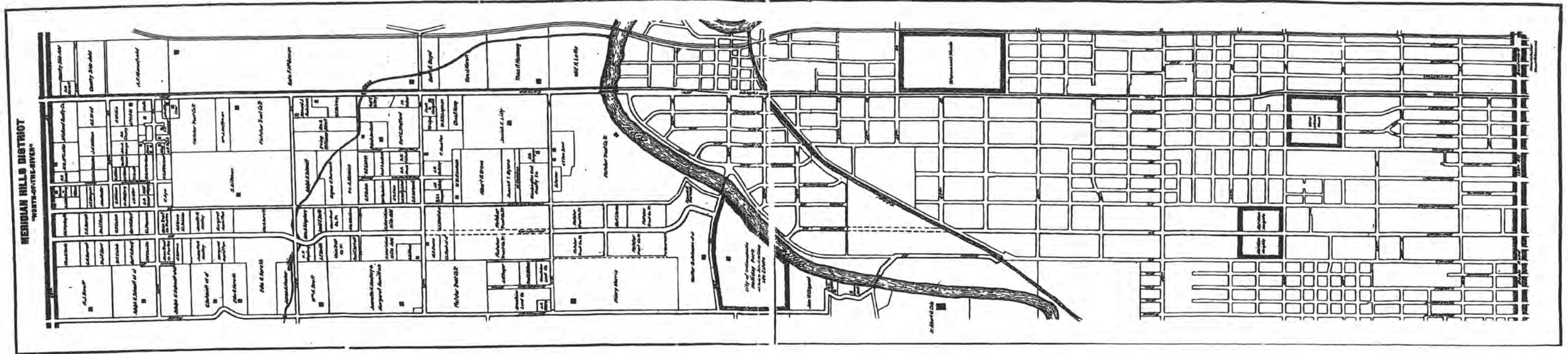
The future of this region is forecast by the many influential and prosperous people who have already bought there, and some of whom have built.

Lastly, the united purpose of the owners to make the Meridian Hills District a region of residential parks, the beauty spot of Indianapolis, giving a community of high-class homes with the best environment.

A plat of the Meridian Hills District, giving the names of all owners and dealers interested, will be sent on request. Call Main 3352 or New 3903-K.

"The Front Yard of Indianapolis"

Indianapolis Star, October 1, 1916.



This plat of Meridian Hills District referred
To in the Meridian Hills District ad in the
Indianapolis Star, October 1, 1916.

REAL ESTATE—FOR SALE.

FOR SALE—

“Straws that show which way the wind blows”

A number of fine new homes have been built in and adjoining the Meridian Hills District this fall.

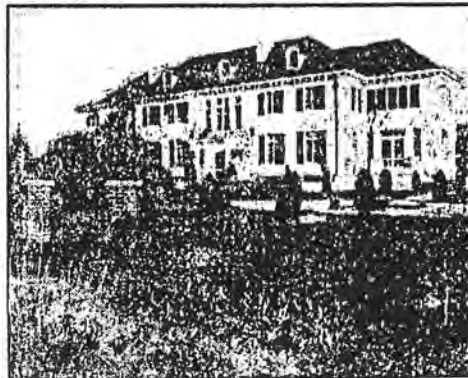
Their number is not large. They are merely a hint of what is coming in this great country home district.

They indicate the character of its future homes.

They indicate an undercurrent of interest in north-of-the-river home building.

They are the forerunners of a steadily increasing inflow of new residents in the Meridian Hills District that will surprise even the most optimistic during the next five years.

MERIDIAN HILLS DISTRICT



NEW COUNTRY HOME OF DR. ALBERT M. COLE.

One of the finest homes built this season anywhere about Indianapolis has been erected by Dr. Albert M. Cole, at the southwest corner of the Meridian Hills District, opposite “Crow’s Nest.” This magnificent country home stands on the bluffs of White River, with 35 acres of beautiful grounds surrounding it.

A splendid country home has just been built adjoining the Meridian Hills District on the east by Frank P. Manly.

A. A. Auraden is erecting a splendid new home on the Springmill road, and Harry W. Claffey has under construction a fine residence farther north on the Springmill road, in the Meridian Hills District.

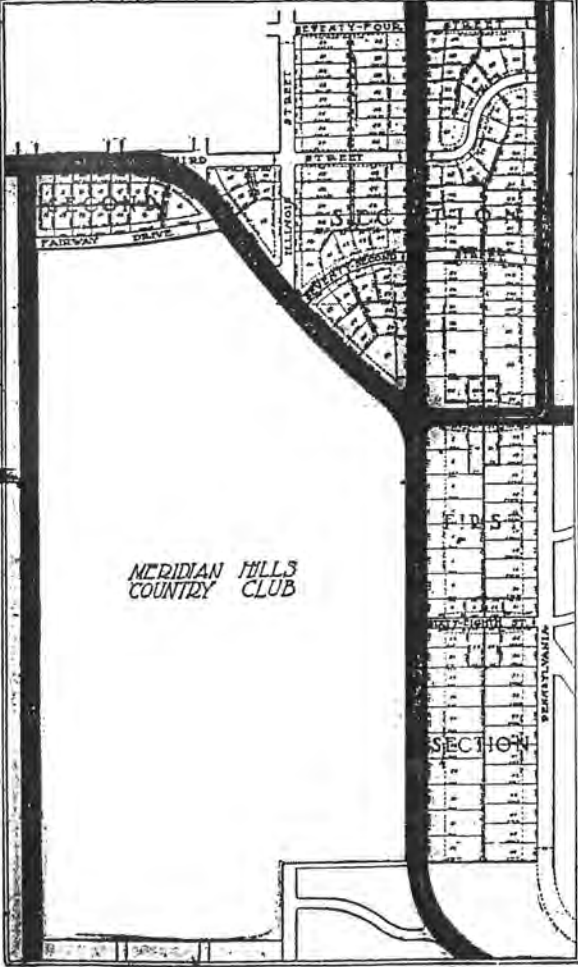
Several other fine homes have been built in the Meridian Hills District.

These are but “straws that show which way the wind blows,” but they are tremendously significant.

The Meridian Hills District is the “Front Yard of Indianapolis.”

In five years you won’t know it. Buy now and help grow it.

MANY BARGAINS ARE TO BE FOUND IN WANT ADS IN THE STAR.



**The New Pavements
Are Finished in**

Meridian Hills

You will enjoy driving thru this Country Club district on these new streets.

Streets blacked in accompanying plat are now paved. Most of the frontages yet open are on paved streets.

Meridian Hills offer the widest variety of choice to every taste and to every purse. The terms are easy, also.

Office, Seventy-first street between Meridian and Pennsylvania streets. Representatives on the ground. Drive north on Meridian street to the canal, west to Illinois, cross canal and continue north on the pavement to Seventy-third street then southeast to Meridian Hills office.

Washington Bank & Trust Co.
257 West Washington Street
MAY 9 1924

Indianapolis Star, November 9, 1924, p.23.

NEW COUNTRY CLUB TO BUILD ON TRACT NEAR WHITE RIVER

Clubhouse, Swimming Pool and
Children's Playground to
Cost \$100,000.

Formation of a new golf and country club, including plans for a \$100,000 clubhouse, swimming pool and children's playgrounds, to be located in a 135-acre tract of ground between Meridian street and the Spring Mill Road a half mile north of White river, was announced yesterday. It will be known as the Meridian Hills Country Club.

The tract to be used for the golf links and grounds of the club will be leased for ten years at a rental of \$9,000 a year from the Broadview Land Company, Hilary Morris, J. R. Moore and J. M. Dwyer. The lease will contain a provision permitting the club to purchase the property for \$240,000 at the expiration of the lease.

Articles of incorporation for the club will be filed at the office of the secretary of state next week. Plans of the club provide that \$15,000 shall be spent in furnishing the club house. In addition to the \$100,000 which the erection of the structure will cost. The swimming pool and playgrounds will cost \$15,000 and \$50,000 will be spent in laying out the golf links, landscaping the grounds of the club and the establishment of artistically arranged bridle paths. A complete riding stable will be established later.

The golf course will be laid out by James H. Lowry and Will Diddel. The arrangement of the grounds is ideal for a golf course and, if work is begun at once, it is expected to be ready for use by the middle of next summer, it was said. It will be an eighteen-hole course. The experts said it would be one of the finest courses in the country.

The clubhouse will be complete. It will have a number of sleeping rooms for the use of nonresident members of the club in addition to the usual accommodations, and will be a family club throughout. The location was one of the principal factors considered in the selection of the site. Practically all of the members live north of Fall creek and none of them will be more than three miles from the club.

Officers of the club include Dick Miller, president; Anton Vonnegut, vice president; Rolly C. Adams, treasurer; Robert E. Rhoades, John G. Rauch, Oscar Schmidt, Russell T. Byers, and John J. Maiden, directors.

The tentative plans have been submitted to the officers and have been approved. The officers met yesterday and decided to incorporate the club immediately.

The membership of the club is limited to 350 persons, and applications are coming in rapidly. The officers have decided to close the charter membership roll on July 4, and it is probable that a meeting will be held shortly afterward to elect permanent officers for the ensuing year, and to select by-laws and prepare a constitution.



Below the "S" of Washington is 64th Street, a gravel road. Detail of
D.Y. Byrkit's *Official Map of Marion County*, March 24, 1924,
Indianapolis-Marion County Public Library.

WELLINGTON ESTATES

NORTH Meridian—*Beyond the River*



FFIFTY-TWO and one-half acres of the highest, best situated land in Marion County have been reduced to fifty home sites, whereon proper developments of individual sites will be indicated by restrictions of a nature to preserve the beauty of the entire tract.

As has been demonstrated by the many outlying developments during the last few years, Indianapolis has now outgrown its limits. The tendency is northward, following the main arteries of traffic, and where there are no railways to endanger life.

Landscape development also follows the natural waterways—a beautiful river skirts Wellington.

DRIVE

north on Meridian to Canal Road, east to Central Ave., north to 64th St., then west to Wellington.

Or, take a Broad Ripple Car to 63rd Street and College Avenue; walk north to 64th Street; then west to Wellington Estates.

50 Restricted Home Sites—Beautifully Situated

Sale Begins Saturday Afternoon

The sale of these properties will begin Saturday (tomorrow) afternoon at 2 o'clock.

You are invited to make a personal inspection of Wellington, drive over the roadways; climb the beautiful hills and enjoy the wonderful views.

Convince yourself "that Wellington is the ideal place for your home."

If you can not come tomorrow afternoon, come Sunday. Our salesmen will be there to show you why we believe in Wellington Estates.

SALES AGENTS

Lorenz Schmidt & Sons

Oscar Schmidt, President

31 Monument Circle

MAIn-3715

Indianapolis





Wellington is Ready

THE development of this property for the approval of the discriminating Indianapolis public, was planned with the view of establishing a distinctive community settlement.

These home sites range from one-half to three acres in size and combine beautiful country surroundings with city advantages, for a thriving community—Broad Ripple lies within a short walk.

*North
Beyond
the
River*

You are invited to inspect Wellington this afternoon. See for yourself this truly beautiful home development. Our representatives will be there from 1:00 until 7:00 p. m., and from 9:00 a. m. until 7:00 p. m. on Sunday.

DRIVE

North on Meridian Street to Canal Road, east to Central Avenue, north to 64th Street, then west to Wellington.



LORENZ SCHMIDT & SONS

Oscar Schmidt, Pres.

**31 MONUMENT CIRCLE
PHONE MAIN 3715**

Would you go to France and not see Paris? Would you go to England and not see London? By the same token, would you buy a homesite without seeing

Wellington Estates

Wellington is located in the heart of Marion County's best residential district, which has back of it a development program in line with the logical growth of Greater Indianapolis.

We have available several choice estates with individuality, no frontage less than eighty feet, carefully designed and amply restricted, facing the Meridian Hills Country Club, Holliday Park, Meridian Street and the Spring Mill Road. Our prices are reasonable; our terms are liberal and afford an investment opportunity.

Drive out Meridian st. to the canal, west to Illinois st. bridge, then follow concrete roadway to Wellington at 64th street.

Investigate the Wellington Opportunities

SALES AGENTS

Lorenz Schmidt & Sons

OSCAR SCHMIDT, President.

81 Monument Circle.

MAIn 3715.

Indianapolis Star, September 20, 1925.

CAN you afford to take a chance and put your savings in a GET-RICH-QUICK scheme as thousands of others have done and lost?



**There Is No Guess-Work
About the Future of
WELLINGTON ESTATES**

—It is the admitted center of progress and improvement with future requirements of Greater Indianapolis well in mind.

Our many visitors are delighted with the beauties and opportunities afforded by this Superb Residential Section.

You can easily acquire one of these choice home sites where values are rapidly increasing and profits are sure.

Be Our Sunday Guest

MOTOR out Meridian Street to the Canal, west to the Illinois Street bridge and follow the concrete drive to Sixty-fourth Street.

Sales Agents

Lorenz Schmidt & Sons

Oscar Schmidt, Pres.

MAin 3715

31 Monument Circle

Indianapolis Star, September 27, 1925.

THEODORE ROOSEVELT

SAID "every person who invests in well selected real estate in a growing section of a prosperous community, adopts the surest and safest method of becoming independent, as real estate is the basis of all wealth."



Prepare for the Future

WELLINGTON ESTATES

provide the ideal environment for your home. Not only does it possess natural charm, but other desirable features which add to home comforts and the permanent enhancement of property values.

Our visitors are never importuned to buy. We take pleasure in giving information regarding the development program of the Meridian Hills District—MARION COUNTY'S BEST.

Each home site has its individuality.

Be Our Sunday Guest

MOTOR out Meridian Street to the Canal, west to Illinois Street-bridge and follow the concrete drive to Sixty-Fourth Street.

Sales Agents

Lorenz Schmidt & Sons

OSCAR SCHMIDT, Pres.

MAin 3715

31 Monument Circle

Indianapolis Star, October 4, 1925.

Home Sites in Wellington

Restricted to single residences.
Overlooking Holliday Park and
Meridian Hills Country Club.

*Several Lots
Priced
Under \$2,000*

*Terms
\$50 Down
1% Monthly*

You need have no fear of the owner next to you or of what he will build.

You are safeguarded against inferior type homes in Wellington. The restrictions are in each deed. No frontage less than eighty feet.

Drive to and through Wellington today.

64th Street. Between Meridian Street and Spring Mill Road

LORENZ SCHMIDT & SONS

31 Monument Circle

MAin 3715

For Sale on Terms



NEW ENGLAND COLONIAL

This new New England Colonial home on the hills just north of the river. Four bedrooms, two tile bathrooms, long living room, two fireplaces, extra large sun room, large kitchen and pantry with built-in cabinets, electric stove, incinerator and Kelvinator. Maid's apartment with separate bath. Double garage. Lot 140x200.

Beautifully decorated and furnished by Sander & Recker Furniture Co. Situated in Wellington Estates, overlooking the Meridian Hills Country Club.

Open for Inspection From 10 to 6 Today.

LORENZ SCHMIDT & SONS, Inc.

OSCAR SCHMIDT, President.

31 Monument Circle

MAin 3715

Indianapolis Star, October 5, 1924, p.16.

REALTORS SEE BIG YEAR COMING; 1924 STATUS REVIEWED

Season Just Past Priced "Spotted"—Low Priced Homes Demanded.

BY HENLEY T. ROTTEL, Secretary Indianapolis Real Estate Board.

To give an accurate survey of the real estate business naturally requires close observation or first-hand information. Since the latter is probably the more important, it has been secured, and deductions from representative offices will be given. The nervous condition of the real estate market for the last year presents a picture of unusual interest. In some places Indianapolis realtors report certain months "the best in five years," and in the same small reports come in saying, "sour" and such a month was "the worst."

Statements Presented. The following realtors with their statements present a comprehensive review.

Scott R. Brewer, head of the real estate department of the Washington Bank and Trust Company, reported for the last six months of 1924, that from July to October business in his office was rather stagnant, October showing a decided improvement, November being one of the best months in several years, and December also showing up very well. Mr. Brewer points out that one of the biggest activities in his office is that of people seeking desirable building lots and inquiries about securing a home. This has led him to believe there will be quite a volume of home owners added to Indianapolis in 1925. A number of realtors have reviewed generally the real estate situation, but have taken into consideration districts in which they are most familiar.

B. E. Richardson, manager of the real estate trust department of the Fletcher Savings and Trust Company, says: "There has been a great development in the territory lying north of White river, south of Eighty-fifth street, and between Collier streets and Illinois street. A fine country club has been proposed, improved roads have been built, subdivisions correctly laid and property restricted."

Bolevard Planned. "In my opinion this district is destined to become a fine residential section, and, for at least a part of this district, the plans were made by the late Mr. Renssler, working with the city plan commission. Among other things contemplated which will be developed here, is a boulevard along the north bank of White river. The shortage of buildings for residential purposes has been met, although there is no surplus.

"While I think that the outstanding development has been north of White river, and will continue to be so for some time, all other sections of the city have had a share, particularly that territory lying east of Thirty-eighth street. This neighborhood is developing quite rapidly. The year has been marked with a brisk demand for suburban acreage—one to five-acre tracts, which is due to improved transportation conditions. We have a large number of subdivisions located in various sections of the city, and we are experiencing a growing demand for this character of property. I confidently believe that the coming year will develop a big demand for vacant lots and acreage."

J. J. Sexton, secretary of the Prudential Savings and Loan Association, states that the year, according to his office, has been marked by quite a number of sales, that their business per annum year will result, but not without diligent and persistent effort in all directions, however. Mr. Sexton is optimistic with reference to 1925.

Dillon Gives Views.

Tom L. Dillon, member of the city plan commission, who deals entirely in vacant ground north of Fall creek, in making a survey for the year 1924, states the great bulk of building in that territory has been moderately priced homes, ranging from \$5,000 to \$8,000. Mr. Dillon says his observations have been that contractors have not bought ground and built houses to sell nearly so much as they have built upon the owner's lot according to specifications. In other words the houses have been

CONTINUED ON PAGE ELEVEN.

and before they were built. The effect of the zoning ordinance, after two or three years operation in Indianapolis, is beginning to show results.

Mr. Dillon says that since he deals in nothing except lots his inquiries are along the same line, and from the number he has received this year for 1925, he feels that building by home owners will be one of the principal real estate activities. It appears that we will have several years' maintenance of the present schedule of prices. One of the improvement plans for 1925 is that every street from the Union railroad to Illinois street and north to the canal will be improved next year, which will open up a large select residential territory.

It is commonly known in real estate circles that the day of specialists is at hand. That may pertain to the class of business. It also pertains to the location in which the particular realtor may operate. J. E. Morrison of the J. E. Morrison & Co., who has been quite successful in the east side development, has prepared quite a survey, and points out in two or three well-defined statements the following conclusions. Mr. Morrison says:

Conditions Unsettled. "During the year of 1924, conditions in real estate as in other lines have been unsettled. This is just as true perhaps on the east side as in any other portion of the city. Whether or not the old-fashioned idea of the effect of an election has had anything to do with that is a matter of opinion."

Notwithstanding this situation, Mr. Morrison has enjoyed a prosperous 1924 and throughout the year it has been a common expression when queried how he found business, to reply: "By going out after it." This seems to be the general solution of the problem of business getting for 1924.

Steadiness in costs of production and other prices along with an anticipated prosperity for 1925 give prospects for a large volume of business in East side real estate. In a recent survey made by Mr. Morrison for a statistical analysis on request of the Real Estate Board, conditions in all lines tended to show an improvement even a few days away from election. Industrial centers in the East part of the city apparently are operating on a sound basis and a revived activity which, by the time spring opens up the problem of securing desirable snug "houses," will give the realtor ample opportunity to render services.

The later months of 1924 have been marked by property owners painting or repainting or making other necessary improvements and conveniences until the class of homes, generally, on the East side, and no doubt this applies to other parts of the city, will present a much more marketable condition for 1925.

E. K. McKinney of the firm of McCord & McKinney, in giving quite a lengthy review of the situation last year, substantiated everything that has been said in the interviews preceding, especially laying emphasis on the fact there has been a surprising number of homes built by contractors for the home owner himself on lots previously purchased.

Need Cheaper Property.

Mr. McKinney says in his opinion there is a scarcity of the lower-priced cottages which might be sold for from \$2,500 to \$3,500, and his firm has been able to sell all of this class of property it has been able to obtain. With reference to farm lands, he says he believes there was quite a pickup in interest during the last few months, and that 1925 will see more activity in that direction than in several previous years. Mr. McKinney concludes:

"In summing up, I believe this year could best be described by saying it has had a tendency to steady the real estate market, and probably we all will agree that, while there has been no outstanding boom, neither has there been any outstanding depression in any line. All of this has a tendency to make the real estate market in Indianapolis what we want it to be—a successful investment for the careful buyer and seller."

"The present and proposed development of boulevards and parks in the city by the present administration has had an outstanding tendency to give real estate a boost in the outlying districts and will help in the development of those locations in the next few years."

Z. E. Hunt, member of the board of directors of the Indianapolis Real Estate Board, described the market condition from the standpoint of the realtor as being "spotted." He illustrated this point by saying there "has been three short periods during the year, during which business was rather slow, but at other times very good. Mr. Hunt deals quite at length with a prediction of the future. He is of the opinion the realtor not only should attempt to sell the present home, but should lay stress on selling Indianapolis as well. Improved farming conditions carry with them improved business conditions generally, but the day of easy sales at the seller's price is a thing of the past."

Must Meet Competition.

Not only realtors will have to work harder, but every one in all directions will find himself being called upon to give more and better service, and to meet a keener competition in the future. This, Mr. Hunt thinks, will be a good thing for every one, as it will eliminate unnecessary overhead expenses and develop a more efficient method of transacting business. In conclusion Mr. Hunt said:

"The realtor who will work and the home owner or home buyer who is seeking Indianapolis real estate and invests therein, need not worry about the future."

F. C. Tucker, also a director of the Real Estate Board, in a few brief statements, says 1924 has been a little below normal in a business way. The future should show good prospects, for business generally is on the upgrade. The normal growth of Indianapolis itself, carries with it a large volume of real estate activities. The movement of people toward the rural districts is becoming noticeable, and will continue for a number of years. This will tend to expand the city's growth quite rapidly, because of the large volume of people who will build just far enough out to miss the hustle and bustle of the city, yet within easy access of all the city's conveniences.

E. G. Sumner, former secretary of the Fletcher Savings and Trust Company, now a realtor in business for himself, states his observations are that Indianapolis is characteristic in its steady and substantial growth, and investments in Indianapolis real estate now or at any future time are sound. The truth of this statement is verified in that an ever-increasing number of successful business men are investing their money in Indianapolis real estate. These men have found that a steady increase in values has made not only sound investments but profitable ones. Indianapolis now has grown to a size which makes its further growth inevitable. Investments made now, will, within a short time, show remarkable increases.

The above statements taken from representative realtors no doubt are common sense statements, and as Ernest E. Woods, a well established realtor of Indianapolis says: "All realtors who will follow the code of ethics and will work a little more diligently in 1925 will be very successful."

THIS IS A TRUE AND ACCURATE COPY OF A DOCUMENT
ON FILE WITH THE INDIANA STATE ARCHIVES
INDIANA COMMISSION ON PUBLIC RECORDS
6440 E. 30TH STREET
INDIANAPOLIS, INDIANA 46219

ARTICLES OF ASSOCIATION.

The undersigned, desiring to form a corporation under the laws of the State of Indiana pertaining to the formation of voluntary associations, have this day made, executed and acknowledged the following

CERTIFICATE OF THEIR INTENTION AND PURPOSE

1. The name of such association shall be "LORENZ SCHMIDT & SONS".

2. The amount of the capital stock of said company shall be fifty thousand dollars (\$50,000.00), divided into five hundred (500) shares of the par value of one hundred dollars (\$100.00) each.

3. The object of said company is to engage in buying and selling state, county, municipal and all other bonds, borrowing and loaning money, buying and selling promissory notes, bills of exchange, accounts, choses in action, fees and all other evidence of indebtedness, and buying, holding, owning, mortgaging, leasing and selling real estate and personal property.

The proposed plan in which said company will conduct its business consists in the handling of securities and investments, both on its own account and as agent or broker for others, and from time to time as it may be found advisable, likewise engaging in the handling of real estate, either through direct ownership, leasing or through agency arrangement for others. Said company will also borrow money from time to time as may be necessary for its own account, and from time to time loan money to others on such securities as may be deemed advisable.

4. The names and places of residence of the incorporating members are as follows:

Lorenz Schmidt,	Indianapolis, Indiana.
Oscar Schmidt,	Indianapolis, Indiana.
J. Lorenz Schmidt,	Indianapolis, Indiana.
Theodore Schmidt,	Chicago, Illinois.

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INDIANAPOLIS, INDIANA 46219

5. The principal place of business of such association shall be in the City of Indianapolis.

6. The term of existence of such association shall be fifty (50) years.

7. The corporate seal of said company shall consist of a circular metal disc, around the outer edge whereof shall be inscribed "LORENZ SCHMIDT & SONS, INDIANAPOLIS, IND." and across the center thereof the word "SEAL".

8. All directors of the company shall be chosen by the stockholders at their annual meetings, other than for the purpose of filling vacancies between annual meetings, when the same shall be chosen by the remaining members of the board of directors; and the officers of the company who are to manage the business and prudential concerns thereof shall be elected by the board of directors.

9. The number of directors who shall manage the affairs of the association shall be ~~not less than three, nor more than five,~~ as may be provided from time to time by the by-laws of the company, after the first year of its existence, but for the first year of the company's existence the board of directors shall consist of three members and the following shall constitute such board of directors for the first year, or until their successors have been duly elected:

Lorenz Schmidt, Oscar Schmidt and J. Lorenz Schmidt.

IN WITNESS WHEREOF, the said incorporators have hereunto set their hands and seals, this fifteenth day of March A.D. 1913.

Lorenz Schmidt (SEAL)
Oscar Schmidt (SEAL)
J. Lorenz Schmidt (SEAL)
Hedror Schmidt (SEAL)

STATE OF INDIANA) SS:
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and

Page 2, Lorenz Schmidt & Sons Article of Association. Note Oscar's signature 2nd from top.

242 N. Oriental St.

\$1,000 Cash

Six-room thoroughly modern home, hardwood floors, furnace, bath, balance monthly terms. Open from 9 to 5 Sunday afternoon.

Lorenz Schmidt & Sons

31 Monument circle.
MA. 3715. Res. 4337-R.

Indianapolis Star, May 31 1925, p.1.

2805 E. Michigan St.

One room and kitchenette apartment on second floor, \$40 per month.

Lorenz Schmidt & Sons

MA. 3715 31 Monument circle.

Indianapolis Star, November 1, 1925, p.10.

b-4—Houses—West.

**Modern Cottage
43 N. Holmes Ave.**

Six rooms, hardwood floors, furnace, electric lights, bath, gas, city water; terms of \$1,000 cash, balance \$40 per month.

Lorenz Schmidt & Sons

MA 3715. 31 Monument circle.

Indianapolis Star, June 28, 1925, p.10.

**The Meridian
Michigan and Meridian Sts.**

Modern apartments, 2 to 5 rooms, at reasonable rental; see custodian.

Lorenz Schmidt & Sons

MA. 3715. 31 Monument circle.

Indianapolis Star, November 29, 1925, p. 10.

21 REAL ESTATE FOR SALE.

b-1—Houses—North.

416 Congress Ave.

**New Modern
Bungalow**

Bargain on Terms

Just completed, five-room home. Long living room with in-a-door bed, large built-in buffet, kitchen cabinet, two bedrooms, garage. Priced less than \$5,000 on terms of \$450 cash and \$45 per month. Open from 3 to 5 Sunday afternoon.

Lorenz Schmidt & Sons

31 Monument circle.
MA. 3715. Residence, IRv. 1964-J.

Indianapolis Star, September 20, 1925, p.10.

\$250 Cash

**BUYS MODERN BUNGALOW,
607 W. 31ST ST.**

Five rooms, hardwood floors, French doors, brick fireplace, large basement; paved street. Balance on monthly terms.

**Lorenz Schmidt & Sons,
Realtors**

31 Monument circle.
MA. 3715. Residence, IRv. 1544.

Indianapolis Star, November 29, 1925, p.10.

Der Bote. Mai 1898.

Notariate-Geschäft

von
LORENZ SCHMIDT,

No. 27½ S. Delaware Str.

Vollmachten, Erbhaft-Erhebungen, sowie gesegelte Dokumente aller Art besorgt.

A sampling of real estate ads of Lorenz Schmidt & Sons in 1925 and of Lorenz Schmidt in a local German Reformed Church publication of 1898.

THE BROOKS SCHOOL

Prepares Boys For All Colleges

Specific preparation for the college of your choice. Instruction largely by men, in classes limited to twelve. Athletic, literary and musical activities.

NEW BOYS COMING IN EVERY MONTH

CATALOG ON REQUEST

THE BROOKS SCHOOL, 1535 Central Ave., Indianapolis

THE G. H. WESTING CO.

Indiana's Leading Cycle and Sporting Goods Store
Cor. Pennsylvania and Vermont Street

Lorenz Schmidt & Sons, (Inc.)

Oscar Schmidt, president.
INSURANCE
37 MONUMENT CIRCLE

S. M. MYERS

Contracting Painter
657 E. 16th St. Main 1458

BRANDON & JAMESON

INSURANCE IN ALL ITS FORMS
127 N. DELAWARE ST. Indianapolis.

N. H. DEAL

Across the Street.
Dealer in Drugs, School Supplies, Refreshments.
CENTRAL AVE. and 16TH STREET.

EVERYTHING MUSICAL
Band and Orchestra Instruments
String Sheet Music
Pianos and Phonographs
THE CARLIN MUSIC COMPANY
33 N. Pennsylvania St., Indianapolis

DRINK
CARTERSBURG
SPRING WATER
BOTH PHONES

OLLIE SCRUGGS
CLEANING, DYEING and PRESSING
318 East 16th Street.

HOOSIER COAL COMPANY

Dealers in
COAL, COKE and BUILDING MATERIALS
Both Phones 30th ST. and C. E. & W.

W. H. BASS PHOTO CO.

COMMERCIAL PHOTOGRAPHERS
308 S. New Jersey St.—Phones—Main 3684; 28-241

We photograph Groups and Banquets---large or small, with view or circuit camera

Note the Lorenz Schmidt & Sons ad in the *Brooks School News*,
November 1919.

Hotmail® wlselm@hotmail.com

[Inbox](#) | [Previous Page](#)

From : WSWAssocs@aol.com
To : dboleym@birch.net
CC : wlselm@hotmail.com
Subject : Re: kessler designed Wellington Estates?
Date : Fri, 15 Aug 2003 09:01:40 EDT

Hello Dona and Mr. Selm,

This is a best guess on my part as someone who's looked into the Kessler papers in St. Louis as well as the materials that are in KC with Parks & Rec.

Kessler's son would have been about 20 at the most in 1923. I don't think he's a likely suspect. As close to Kessler's passing as this is, and due to the fact he was working in Indianapolis on projects at the time of his death, my best guess is that the newspaper adv. means "George E." but stuck in the wrong initial. Kessler continued doing private projects for developers along with his park planning and other landscape work right up to just before his death.

I wish I could give you a definitive answer, but educated guesses are as good as it gets on this one.

Bill Worley

From : WSWAssocs@aol.com
To : wlselm@hotmail.com
Subject : Re: kessler designed Wellington Estates?
Date : Sat, 16 Aug 2003 08:36:09 EDT

Hello again,

The Kessler papers are far from complete. His assistant dispersed a lot of the material to his former clients after his death. I do not recall any direct evidence of his involvement and certainly no plans for Wellington Estates. Indeed, the plans that remain in the collection are few and far between.

I should think that either Indianapolis or Marion County should have the original plat on file in their Register of Deeds [or equivalent; I'm using Missouri terminology here] office. While Kessler's name may not be on the plat, it just might be. If you haven't checked there, it might be worthwhile. I've found a lot of excellent information about Kessler and other architects, builders and landscape architects in those records here.

Good luck in your continued search.

Bill Worley

From : WSWAssocs@aol.com
To : wlselm@hotmail.com
Subject : Re: kessler designed Wellington Estates?
Date : Sun, 17 Aug 2003 11:29:46 EDT

Thanks for the offer of sending the copy. I would appreciate it. My address is:
Bill Worley
3627 Locust
Kansas City, MO 64109

It isn't surprising that Kessler's name is not on the plat in that the frequent practice was for an engineering firm like the one you mentioned to take the landscape architect's drawings and put them into required form.

Thanks for all the information.
Bill Worley

Email correspondence to author from Bill Worley of the Kessler Society,
www.georgekessler.org.

Note: This form approved by Indiana State Bar Association for use in Indiana. Use of this form constitutes practice of law and is limited to practicing lawyers.

Form No. 1

2-54

WARRANTY DEED 78-040543

THIS INDENTURE WITNESSETH, That ROBERT A. GARRETT and ELIZABETH S. GARRETT, husband and wife ("Grantor") of Marion County, in the State of Indiana, CONVEY AND WARRANT to THOMAS M. MUELLER and SHIRLEY M. MUELLER, husband and wife of Marion County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, in the State of Indiana:

Lot 7 in "Wellington Estates", an Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 20, pages 12 and 13, in the Office of the Recorder of Marion County, Indiana.

SUBJECT TO:

- (a) The second installment of 1977 real estate taxes payable in November, 1978, and all taxes thereafter;
- (b) All easements, rights-of-way, conditions, restrictions and assessments of record.
- (c) The unpaid balance of a mortgage for \$20,000.00 from E. Arthur James and Lillian F. James, individually and as husband and wife to The Northwestern Mutual Life Insurance Company dated October 29, 1958, recorded November 10, 1958, in Mortgage Record 1962, Instrument #72441.

RECEIVED FOR RECORD
 PRECIOUS BYRD
 RECORDER-MARION CO
 JUN 26 11 03 AM '78

BY GRANTOR WHEREOF, Grantor has executed this deed this 22nd day of June, 1978.

Signature Robert A. Garrett (SEAL) Signature Elizabeth S. Garrett (SEAL)
 Printed Robert A. Garrett Printed Elizabeth S. Garrett

STATE OF INDIANA }
 COUNTY OF MARION } SS:

Before me, a Notary Public in and for said County and State, personally appeared ROBERT A. GARRETT and ELIZABETH S. GARRETT, husband and wife who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of June, 1978.

My commission expires 9-25-79 Signature Nancy McPhee
 Printed Nancy McPhee Notary Public
I reside in Marion County
 This instrument was prepared by John C. O'Connor attorney at law.

78-040543

Warranty Deed of Lot 7 from the Garretts to the Muellers.
 Marion County Recorder's Office.



Kernerator incinerator shipping tag and remains of its original packing crate found in the crawlspace under the dining room. It was discarded on site after installation of the appliance. The ad for Kernerator (upper right) was published in the Indianapolis Star, September 14, 1924 [Fig.1] on the same page of the “smoking gun” article about the house, “New Colonial Home Just Completed” WLS, 2004.



Photograph of barn door hinge uncovered during the 1993-94 renovation and expansion project of the rear (south) side of the house. The hinge was imbedded in the timber post, framing in the center bay of the barn (detail of figure 35). T. Mueller, 1993.

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LS&S = Lorenz Schmidt & Sons.

MCRO = Marion County Records Office.

MHCC = Meridian Hills Country Club

WERC = Wellington Estates Realty Company.

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Aerial Photograph of Wellington and Meridian Hills Country Club. no photographer, no
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