

INDIANAPOLIS OFFICE BUILDINGS RECORDS, 1914-1951

Collection #
OMB 15

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Processed by
Charles Latham
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USER INFORMATION

VOLUME OF COLLECTION: 1 oversize manuscript box

COLLECTION DATES: 1914-1951

PROVENANCE: Hokanson Companies, Inc., 107 N. Pennsylvania St., Indianapolis, IN 46204, 28 December 1994

RESTRICTIONS: None

REPRODUCTION RIGHTS: Permission to reproduce or publish material in this collection must be obtained in writing from the Indiana Historical Society

ALTERNATE FORMATS: None

OTHER FINDING AIDS: None

RELATED MATERIAL: None

ACCESSION NUMBER: 95.0129

HISTORICAL SKETCH

With the growth of Indianapolis in the last decades of the nineteenth century, and the development of the skyscraper

from 1890 on, the city developed a real downtown. Many multi-story office buildings went up in the Mile Square, especially in the years 1910-1929. According to their age and quality, buildings were classified A, B, and C. As competition developed among building owners and managers, it became increasingly important to get comparative statistics about area, initial cost, assessed value, and rates charged per square foot. These figures were made available through cooperative efforts.

The Hokanson family firm was one of several realty firms specializing in the management of downtown commercial buildings. Maynard Hokanson, the father, was born in Chesterton, Indiana, attended DePauw University, and earned law degrees at Benjamin Harrison Law School and Indiana University. Before forming his own firm, he was manager of the Hume Mansur Building on East Ohio Street. The son, Stephen P. Hokanson, was born in Indianapolis, attended North Central High School, and graduated from Indiana University. Both father and son were prominent in real estate and other organizations.

Sources: Materials in collection

Indiana Biographical Series, vol. 47 p. 12

Metropolitan Realtor, vol. 57 # 39 (30 September 1977) vol. 59 # 7 (16 February 1978)

SCOPE AND CONTENT

This collection, filling one oversize manuscript box, contains handwritten and printed tabulations, typed listings, maps and floor plans, and clippings. It is arranged by category, and chronologically within category. The collection comes from the office of the Hokanson Companies, but deals mainly with general information about the buildings in downtown Indianapolis.

Folders 1-5 contain comparative tabulations of material about the Class A and B buildings in Indianapolis: general information, land value, improvements, vacancies. Folder 6 contains clippings, mainly about elections and about politicians who might be responsible for tax increases on real estate. Folders 7-9 contain materials about rentals in the Hume Mansur Building. In Folder 10 are floor plans of the Lemcke Building on North Pennsylvania Street. Folder 11 contains maps, mainly of downtown Indianapolis. In Folder 12 is a large booklet showing zoning districts in Marion County as of 1950.

FOLDER LISTING

FOLDER

1 Indianapolis office buildings--general information 1924-1944

2 Indianapolis office buildings-- lots 1914-1945

3 Indianapolis office buildings-- rental rates

4 Indianapolis office buildings-- improvements 1922-1951

5 Indianapolis office buildings-- vacancies 1923-1950

6 Clippings

7 Hume Mansur Building and others 1918-1948

8-9 Hume Mansur Building rentals

10 Lemcke Building-- floor plans

11 Maps

12 Comprehensive Zoning Districts-- Marion County, 1950

CATALOGUING INFORMATION

MAIN ENTRY: Indianapolis office buildings records, 1914-1951

SUBJECT ENTRIES: Hokanson Companies, Inc.

Hokanson, Maynard R.

Hokanson, Stephen P.

Hume Mansur Building (Indianapolis, Ind.)

Lemcke Building (Indianapolis, Ind.)

Office buildings--Indiana--Indianapolis

Office buildings--Indiana--Indianapolis--Management

Commercial buildings--Indiana--Indianapolis

Buildings--Indiana--Indianapolis

Building management

Real property tax--Indiana--Indianapolis

Zoning--Indiana--Marion County

Indianapolis (Ind.)--Buildings, structures, etc.

Indianapolis (Ind.)--Maps

END