FINAL

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# National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*Type all entries—complete applicable sections

1. Nan	ne						
historic	Forest Hills						
and/or common	Forest Hills Histo	oric District					
2. Loc	ation						
street & numbe	Bounded by Kessler	ack to the east and	north, College Ave Northview	nue to the west, the			
city, town	Indianapolis	N/A vicinity of					
state	Indiana code	018 county	Marion	<b>code</b> 097			
3. Clas	sification						
Category X district building(s) structure site object	Ownership public private both Public Acquisition in process being considered N/A	Status X occupied unoccupied work in progress Accessible yes: restricted X yes: unrestricted no	Present Use agriculture commercial educational entertainment government industrial military	museum park X private residence religious scientific transportation other:			
4. Owr	ner of Proper	ty					
	Multiple owners						
name	raiciple owners		<del></del>				
street & number			.,				
city, town		vicinity of	state				
<u>5. Loca</u>	ation of Lega	I Description	n				
courthouse, regi	Istry of deeds, etc. Marion	County Recorder's	Office				
street & number	City-C	ounty Building					
city, town	I <b>nd</b> ian	apolis	state	Indiana			
	resentation i	n Existing S	urveys	**************************************			
title	N/A		erty been determined eli	gible?yes _X no			
	WA	nas tris prop					
date			federal stat	e county local			
depository for su	urvey records N/A						
city, town			state				

#### 7. Description

Çondition		Check one	Check one		\$
X excellent X good	deteriorated	unaltered _X_ altered	_X_ original s moved	site date N/A	
fair	unexposed				

Describe the present and original (if known) physical appearance

Forest Hills is a neighborhood approximately six miles north and one mile east of Monument Circle, the center of Indianapolis. It is an area of 14 irregular city blocks encompassing approximately 72 areas. There are a total of 244 lots in the neighborhood on which there are 236 single family residences and one gas station.

The topography of the area is slightly rolling with fairly steep hills on the north-west and east central sections. Mature oak and silver maple trees line the streets in most sections of the neighborhood. Sycamore, hickory, buckeye, walnut and fir are also present to a lesser degree. Flowering crabapple, tulip, redbud and dogwood are in abundance and the neighborhood is known throughout the area for the springtime extravaganza provided as a result.

The street pattern is unique for the northside of the city with curved, intertwining streets that connect well to the regular grid pattern present at the edges of the neighborhood. At all seven entrances to the neighborhood, the street is bracketed with brick columns five feet high and two feet square, which have fallen into partial disrepair. The older style lamp posts, found in only a few sections of the city, are made with fluted cast iron posts and sculpted globes, are placed at least two to a block throughout the neighborhood, and are in good repair. Sidewalks are present on all but a few streets.

A variety of residential architectural styles are represented in the neighborhood. The primary influence is English Tudor which is prevalent throughout. Although few with that influence could be considered to be the pure Tudor design, most have been graced with more than one element of such design and done well. Many of those with this influence could be best described as English Tudor Cottage. Leaded windows, arched doorways, limestone window trim, brick construction and high pitched slate roofs are abundant. There are generous sprinklings of both American and Dutch Colonial of both frame and brick construction. To a much lesser degree are houses with strong French and Norman influence with the curved walls at the entryway. There is one magnificent limestone French Colonial, as well. Scattered throughout are a few well done Cape Cods to round out the selection.

All of the types mentioned above were built in the time span from 1924-1935, and represent 173 of the 237 structures built, or 73%. The remaining 64 are mostly of the same styles with a few additional later styles, and were built mostly in the next 10 years. They fit in very well with the rest of the neighborhood. All of the structures are being maintained in a very good state of repair.

The curved street pattern is probably the main distinguishing element of the district. All of the immediately surrounding areas are developed with the traditional grid street pattern, whereas within Forest Hills, there are curved streets and diagonal streets that bisect the regular grid pattern. The brick entrance columns and the older style lamp posts further define the edges of the district.

As a result of the irregular street patterns, there are no alleys like those found in surrounding blocks. Also as a result of that street pattern, many of the lots are irregularly shaped, rather than rectangular-shaped which is the norm for this part of the city. The terrain is naturally rolling to a larger degree than in the surrounding area; hence the name "Forest Hills."

There is a noticeably higher degree of English Tudor and English Cottage influence in the designs than is apparent in surrounding areas. Individual examples of relatively rare, single family designs are not found anywhere else nearby, such as the houses with French Colonial and Norman influences.

#### 8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	Areas of Significance—Carcheology-prehistoricagriculturearchitectureartcommercecommunications	heck and justify below community planning conservation economics education engineering exploration/settlement industry invention	Iandscape architectur   Iaw   Ilterature   military   music   philosophy   politics/government	science sculpture social/ humanitarian theater
Specific dates	1911-1935	Builder/Architect Benja	umin Stevenson (Plat	ted)

#### Statement of Significance (III - THE partition)

The Forest Hills Historic District is a marvelously cohesive and intact expression of the picturesque ideals that came into vogue in the early 1920s, both in its architecture and in its landscaping. The neighborhood is clearly distinguished from the surrounding area by the brick piers flanking its major entrances, and by the old-style streetlights gracing its curbs. It is also set apart by its curved streets, which break away from the rigid grid pattern of other area streets, and by its rolling terrain in an otherwise flat area. Although numerous other areas of the city have houses of this period and these styles, the setting in Forest Hills makes it a complete expression of the period.

In the Midwest, the 1920s saw the advent of the picturesque styles (for lack of a better term): houses, usually of brick, that featured steeply gabled roofs with massive slates or shingles, gabled entrances, diamond-paned windows (often casements), and broad exterior chimneys on the main facades. For many of them, built from standardized patterns, their inspiration was clearly medieval European. Equally popular at this time was the Colonial-inspired home. Whichever style, most of these houses were smaller in scale than the Victorian or Foursquare houses of an earlier period, being only one or one-and-one-half stories high. In keeping with the "medieval cottage" idea, and their picturesque qualities, landscaping tended toward larger, landscaped lawns with an abundance of trees, and winding streets. All of these elements can be seen in the Forest Hills neighborhood, with no intrusions to detract from the original concept.

As late as 1910, the area now known as Forest Hills was a wooded tract of land known as "Stevenson's Woods". Benjamin Stevenson built the house located at 718 E. 57th Street in 1911 as a gift to his new wife, Earla (Bowers). This was the first house built in the neighborhood. The design is of Spanish influence, constructed with hollow clay tiles as the basic structure, with stucco and plaster applied over the tile. The roof is curved clay tile and the woodwork inside the house is all black walnut cut from trees felled at the building site.

Soon after his marriage, Benjamin Stevenson decided to subdivide his share of the old family holdings, which included the Forest Hills neighborhood. The plat was originally laid out as a copy of the Brendenwood subdivision, located a few miles east, with large lots and no sidewalks. The design relied entirely on the use of cul-de-sacs, as had Brendenwood. When Stevenson took this plat to the City in 1920, he was told that there was a need for more through streets if the City were to be interested in annexing the area. The plan was revised to its present appearance. The plat was added to the Town of Broad Ripple in 1922, just days before Broad Ripple was annexed to the City of Indianapolis. The sewer plan was filed in January, 1924, and was completed in September of that same year. The resulting design is a neighborhood with a cohesive ambiance not available in many other neighborhoods in the city. Its physical significance arises from the curved streets, old style lamp posts, entrance posts, and the well-conceived blending of the many different architectural styles.

Many persons of various professions who were and remain influential in the affairs of the City of Indianapolis lived in the Forest Hills neighborhood, giving it a strong cultural significance through the contributions of its inhabitants. The list of past and present residents includes bank presidents, a state senator, a former Mayor, presidents of various types of businesses, and many professional persons, such as doctors and attorneys.

9. Major Bib	liographica	l Refer	ences	
The Indianapolis City Real Estate Base Maps The Forest Hills Neig Conversations with lo	s, 1901, 1916, 1927 ghborhood Directory	7 and 1941 7, 1981	st Hills N	eighborhood
10. Geograp	hical Data			
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name/title John K.	Boal			
organization Neighbor	hood resident		date	February 18, 1982
street & number 5686 Gui	lford Avenue		telephone	317/255-3677 (Office 269-5
ity or town Indianap	olis		state	Indiana 46220
12. State His	storic Pres	ervatio	n Offic	er Certification
িhe evaluated significance of		state is:		
As the designated State Histo 665), I hereby nominate this p according to the criteria and p State Historic Preservation Of	roperty for inclusion in to procedures set forth by	ne National Regi	ster and certify	vation Act of 1966 (Public Law 89– y that it has been evaluated
itie Indiana State Hist	oric Preservation	officer		date April 15, 1983
For NPS use only	property is included in the	ne National Regi	***	
Keeper of the National Re	gister			dete
Attest: Chief of Registration				date

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Forest Hills Continuation sheet Neighborhood

Item number 2

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#### Inclusive Addresses:

5665 - 5897 North College Avenue (east side of street, only)

5662 - 5880 Carrollton Avenue

5658 - 5885 Guilford Avenue

5660 - 5875 Winthrop Avenue

5801 - 5893 Forest Lane

5711 - 5769 Wildwood Avenue

718 - 920 East Northview Avenue (north side of street, only)

704 - 943 East 57th Street

702 - 1002 East 58th Street

715 - 1031 Kessler Boulevard, East Drive (south side of street, only)

Following is a list of all addresses in the neighborhood and the date each first appeared in the City Directory. Some first appeared as vacant, indicating they were either under construction or, as happened in quite a few cases, they were built on a speculative basis by the builder. The entries in the Directory appear reliable in that in each case after the first appearance in the Directory, the structure then appeared in each subsequent issue. The dates of first appearance also are very close in most cases with verbal accounts given by older residents of the neighborhood for the year of construction of the structure. There is a high degree of confidence that each structure was built either in the year it first appeared in the Directory, the dates given here, or in the previous year.

•		
Date of first Address - Appearance	Address - Date	Address - Date
Carrollton: 5662 - 1927 5663 - 1927 5664 - 1928 5666 - 1925 5667 - 1928 5673 - 1928 5675 - 1931 5677 - 1930 5680 - 1925 5681 - 1934	Carrollton(cont.) 5730 - 1925 5733 - 1930 5735 - 1929 5740 - 1931 5744 - 1931 5745 - 1925 5747 - 1930 5750 - 1932 5757 - 1931 5760 - 1930	Carrollton (cont.) 5838 - 1939 5840 - 1932 5845 - 1940+ 5850 - 1928 5855 - 1940+ 5858 - 1930 5864 - 1925 5868 - 1931 5870 - 1940+ 5880 - 1932
5701 - 1925 5702 - 1932 5703 - 1940+ 5720 - 1931 5725 - 1928 5726 - 1931	5802 - 1932 5805 - 1929 5815 - 1931 5816 - 1934 5825 - 1930 5833 - 1930	College: 5665 - 1930 5671 - 1938 5677 - 1938 5685 - 1928 5695 - 1933

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Continuation sheet Fo	rest Hills Neighborhoo	d Item number 2	Page 2
Address - Date		Address - Date	Address - Date
College (Cont.)			Guilford (cont.)
College (Cont.)  5715 - 1935  5725 - 1937  5727 - 1940+  5737 - 1940+  5747 - 1927  5753 - 1931  5759 - 1932  5771 - 1927  5817 - 1927  5817 - 1929  5837 - 1932  5841 - 1940+  5845 - 1939  5855 - 1940+  5861 - 1940+  5873 - 1929  5897 - 1928  (gas station)  Fifty-Seventh:  704 - 1939  707 - 1931  710 - 1938	Fifty-Seventh(Cont.)  925 - 1928 930 - 1925 934 - 1927 935 - 1929 943 - 1932  Fifty-Eighth: 702 - 1936 710 - 1940 711 - 1931 715 - 1940+ 720 - 1931 725 - 1939 728 - 1929  810 - 1932 811 - 1928 815 - 1934 818 - 1931  908 - 1939 909 - 1940 915 - 1940+	Forest Lane:  5801 - 1929 5805 - 1929 5824 - 1928 5829 - 1929 5835 - 1930 5840 - 1925 5841 - 1929 5846 - 1931 5847 - 1930 5853 - 1929 5854 - 1940+ 5855 - 1931 5858 - 1928 5859 - 1930 5860 - 1932 5870 - 1930 5872 - 1932 5884 - 1931 5885 - 1932 5884 - 1931 5885 - 1933 5886 - 1932 5889 - 1933 5893 - 1940+	5733 - 1932 5734 - 1931 5735 - 1928 5738 - 1932 5740 - 1937 5742 - 1931 5745 - 1931 5759 - 1937 5760 - 1940+ 5802 - 1933 5810 - 1940+ 5821 - 1930 5824 - 1926 5825 - 1928 5829 - 1939 5832 - 1929 5832 - 1929 5832 - 1929 5842 - 1930 5856 - 1928 5857 - 1932 5859 - 1939 5860 - 1928 5865 - 1933
715 - 1924 718 - 1911 725 - 1936 729 - 1937	936 - 1929 938 - 1931 939 - 1932 942 - 1937	5658 - 1929 5661 - 1929 5668 - 1927 5669 - 1927 5670 - 1928	5867 - 1940+ 5869 - 1927 5875 - 1930 5885 - 1940+
733 - 1930 810 - 1928 815 - 1925 816 - 1925 817 - 1932 909 - 1927 917 - 1934 918 - 1930 923 - 1931	1001 - 1931 1002 - 1933 Fifty-Ninth: 715 - 1926 719 - 1926 727 - 1940+ 735 - 1928 851 - 1940+ 855 - 1940+ 1023 - 1930	5670 - 1928 5673 - 1928 5680 - 1940+ 5681 - 1927 5683 - 1929 5686 - 1930 5688 - 1929 5689 - 1939 5704 - 1928 5712 - 1930 5730 - 1928	Northview: 718 - 1940+ 722 - 1940 820 - 1929 920 - 1939

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Continuation sheet Fore	st Hills Neighborhood	Item number	2	Page	3	
Address - Date	Address - Date					
Wildwood:	Winthrop (cont.)					
5711 - 1938 5730 - 1929 5737 - 1938 5750 - 1931 5751 - 1936 5755 - 1929 5758 - 1931 5769 - 1929	5802 - 1937 5809 - 1940+ 5815 - 1930 5818 - 1932 5821 - 1936 5825 - 1931 5826 - 1933 5832 - 1931 5833 - 1937					
Winthrop: 5660 - 1940+ 5661 - 1940+ 5665 - 1931 5666 - 1940+	5836 - 1931 5837 - 1937 5840 - 1930 5843 - 1940+ 5846 - 1931					
5672 - 1934 5675 - 1931 5678 - 1933 5679 - 1927	5849 - 1939 5850 - 1931 5857 - 1937 5865 - 1930					
5680 - 1933 5681 - 1932 5683 - 1927 5689 - 1928 5690 - 1925 5699 - 1932	5871 - 1939 5875 - 1933					
5701 - 1937 5708 - 1934 5718 - 1929 5719 - 1928 5723 - 1928 5724 - 1929						
5725 - 1934 5728 - 1939 5732 - 1936 5735 - 1930 5740 - 1931 5741 - 1931						
5745 - 1931						

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Continuation sheet Forest Hills

tive of the past.

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Because of the strong English influences mentioned earlier, Forest Hills, unlike the neighborhoods that immediately surround it, is blessed with an unusual concentration of houses featuring living rooms with extraordinarily high and elegant ceilings, two story hearths, great windows 10 and 12 feet tall, and balconies opening onto the living room from the second level. The frequent use of beams exposed in the ceiling and the height and proportion of these rooms remind one of the Great Halls in old English manor houses. The surrounding neighborhoods do not have such a concentration of "Great Halls," and there is not another European-styled neighborhood in the city that has such a concentration. In Forest Hills, virtually every block is graced by this distinctive architecture so evoca-

Following is a more detailed description of some selected buildings in the neighborhood, including pivotal contributing structures, as well as a few non-contributing structures:

- 1. 5816 Carrollton (1934) This house shows off the picturesque aspects of the siting and landscaping found in the neighborhood. At a full two stories, this is one of the larger homes. Rather than the steep gables and half-timbering found on many of the houses, this residence utilizes different wall planes accented by brick quoining to give the surface some interest. (Photo 9)
- 2. 5868 Carrollton (1931) This is one of the few houses in the neighborhood using frame construction, although its ground level is masonry. The pitched gables over all the window openings, and the oriel window over the main entrance add to the medieval flavor of the house. (Photo 14)
- 3. 5880 Carrollton (1932) It is simple to note the English influence in this house by the steep pitched slate roof (very typical in Forest Hills), the fieldstone exterior walls and the use of timbers imbedded in stucco on the second level. Also typical are the leaded windows and, once again, the irregularly shaped lot. In this case, however, the use of design elements present in many structures in the neighborhood is emphasized by the larger than typical scale of this house, and its commanding presence at the top of the hill. (Photo 15)
- 4. 5835 Forest Lane (1930) This house epitomizes the idea of a quaint cottage. Random projecting bricks give a rustic appearance to the double-flue front chimney, and the irregular cut of the shingles adds to the textured facade. The steeply pitched gable, and gabled entrance porch with Gothic-arched opening, complete the medieval theme. (Photo 20)
- 5. 5860 Forest Lane (1932) This residence is characteristic of the Colonial revival style homes. Its gambrel roof, flat brick arches with keystones, dormers, and multipaned windows demonstrate the influence of Colonial motifs on architecture of the 1920's and later. (Photo 24)
- 6. 5872 Forest Lane (1932) The roofline of this house indicates more of a French Country influence, although other aspects suggest the more prevalent English influence. It is a very successful and stately blend that is well detailed. The slate roof, subdued land-scaping, leaded windows and limestone trim around the windows and doors are well combined to present another interesting variation to the neighborhood. (Photo 25)

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- 7. 5836 Winthrop (1931) The design of this house is influenced by the English Country Cottage. Of note here is the partially whitewashed brick treatment, leaded windows and the arched front entry door. The fully bricked front area with small landscaped gardens is unique in the neighborhood and an interesting contribution. (Photo 43)
- 8. 820 Northview (1929) On a much smaller scale, the same English influence is noted in this structure as was found in the larger houses. The high pitched roof, brick facade and timber and stucco gable ends maintain the continuity established by those larger structures. This house is typical of a number of the smaller two and three bedroom houses scattered throughout the neighborhood. (Photo #48)
- 9. 5661 Guilford Avenue (1939) This is another example of the smaller houses with the same familiar characteristics as noted at 820 Northview (Photo 49)
- 10. 718 East 57th Street. This structure was the first house built in Forest Hills and was built by Benjamin Stevenson in 1911. The design is of Spanish influence and is constructed with hollow clay tiles as the main structure, with stucco applied on the exterior and plaster on the interior. The roof is curved clay tile and the woodwork inside the house is all black walnut cut from trees felled at the building site. (Not pictured)
- 11. 5769 Wildwood (1929) This structure is a well executed variation of the English Cottage that provides a view very typical of the neighborhood. Some of the more interesting features of the house are the curved lower portions of all roof overhangs, the wing wall extending out from the house on the west end, and the offset brick pattern used on the exterior walls that gives a pleasing textures look to the walls. The odd shaped lot is representative of the considerable number of such lots that resulted from the diagonal and curved streets in the plan. (Not pictured)

#### Non-Contributing Structures:

5689 Guilford (1939) This structure is considered non-contributing only because it was built in 1939, four years after the date established for differentiation. It is a stately French Colonial built with native Indiana limestone, two brass lanterns at the main entrance, and a very well maintained yard. It is located on one of the more visible interior intersections and actually contributes greatly to the overall flavor of the neighborhood. (Photo #34)

5751 Wildwood (1936) Although also built after the 1935 cut-off date, this Cape Cod variation blends very well into the neighborhood. It contains the central entrance and second floor dormers of the traditional Cape Cod, but also has a more fully developed front porch, where the roof line curves gracefully to a lower pitch at the front of the porch, than is prevalent in the pure Cape Cod. (Photo 37)

5838 Carrollton (1939) This house can hardly be called non-contributing, either, except for the fact that it was also built after the date established. It is a very imposing Colonial with slate roof and a Classical entryway complete with columns. It is situated on a very large lot which is typical of the lots in the northwest portion of the neighborhood. (Photo 11)

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5701 Winthrop (1937) This house was also built after 1935 but is very complimentary to the older structures in the neighborhood. The classic entrance, although possibly a bit overdone, results in a somewhat unusual and pleasing adaptation of the traditional Colonial design. The landscaping is well executed and helps to blend this house successfully into the neighborhood. (Photo 52)

5810 Guilford (1940+) This house is a much more radical department from the norm in the neighborhood. It is a ranch design that even has the garage in the front, which is very unusual here. However, through a wise selection of materials, a few distinctive details, and appropriate landscaping, this house is also successfully blended with the surrounding older structures. (Photo 55)

5727 College (1940+) This house is a variation on the Cape Cod. It is a fairly significant departure, but still blends well due to a familiar massing of the structure, the use of stone on part of the front facade, and well done landscaping. It is worth noting that the design of this structure is one of those which could be considered the furthest removed from the norm in the neighborhood, but it still fits in very well. (Photo 60).

The only non-contributing use is a gas station on Kessler and College (not pictured).

# Forest Hills Association

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	Northview			ve.	

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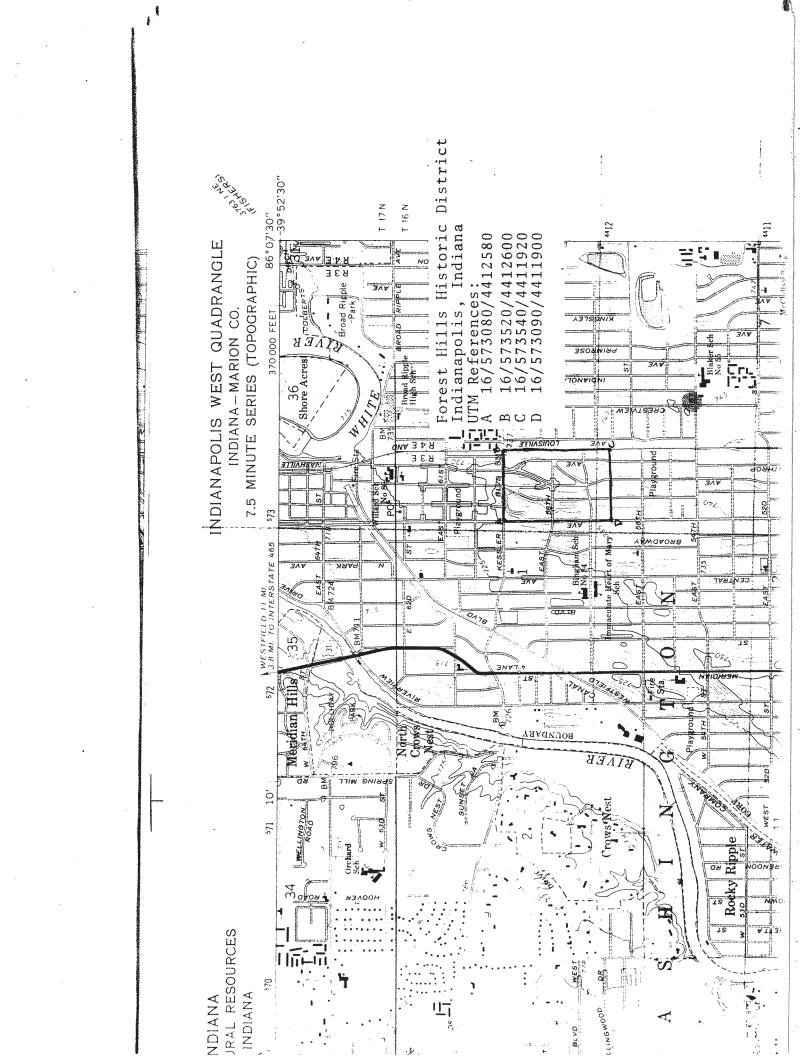
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The present list of residents of the neighborhood remains overwhelmingly professional, consisting of attorneys, architects, doctors, engineers, teachers, businessmen, and others.

Another significant aspect of the neighborhood is that the Forest Hills Neighborhood Association was first incorporated in June of 1922, making it one of the oldest associations in the city. Over the years, the association has successfully defended the neighborhood against a number of potentially damaging incursions, such as plans to extend 57th Street across the Monon tracks to the east, plans to develop a large, multifamily housing project adjacent to the neighborhood, and expansion of the service station at Kessler Boulevard and College Avenue. The association remains alive and active at this time and continues to protect the integrity of the neighborhood.



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