

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received 2/2/84

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Villa North Historic District

and or common

2. Location 706--760 and 707--731 N. Main St.

street & number An area approximately one-half mile long on both sides of the 700 block of North Main Street N/A not for publication

city, town Bluffton N/A vicinity of

state Indiana code 018 county Wells code 179

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership, see continuation sheet

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Wells County Recorder's Office

street & number Wells County Courthouse

city, town Bluffton state Indiana

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records N/A

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Villa North is a residential area on either side of North Main Street (Indiana Highway 1) in Bluffton, Indiana. Although the area is today bounded on both the north and south by roadside commercial development, Villa North has maintained its identity as a distinctive residential area. The houses are set back from the roadway behind lines of shade trees, and the houses are widely spaced in much the manner of a modern suburb. The integrity of the area's landscape has been a major factor which has contributed to the area's continued viability as one of single-family residential use, in spite of the volume of traffic on North Main Street, which is the principal highway in Bluffton. The landscape elements are also a significant factor in Villa North's visual identity as an easily recognizable unit, both today and historically (Photos 14, 15, 16, 17).

Villa North began with the construction of the Lent Williamson Residence, "Longfields," in 1891 and the historical development of the area was largely complete by 1915, although the newest houses in the area, those of John Young (1949) and Corvin Briner (1959) were built well into the 20th century (the Young and Briner residences are not included in the area here nominated). During the period of historical development, open farmland separated the houses from nearby Bluffton, whose development was limited to the south bank of the Wabash River. Only roadside commercial development after 1945 finally ended the physical separation of Villa North, and the area was not formally annexed into the city until 1965.

The 13 houses which compose Villa North are local examples of the styles of residential architecture common in the late 19th and early 20th centuries, and include among their number works by local architect/builders and one structure by an architectural firm of regional significance. In addition to the houses, most of the properties also include original carriage barns and other outbuildings. All of the buildings in the area are in good physical condition, and many display a high degree of architectural integrity; the most commonly seen form of alteration is asbestos or aluminum siding. The houses of Villa North include:

1. The Lent A. Williamson Residence, 760 North Main Street

The Williamson Residence is a two story Queen Anne style design, and was the first house built in Villa North (1891). The house was designed by the prominent Fort Wayne architects, Wing and Mahurin, who also designed the Bluffton building of the Wells County Bank (1888) of which L. A. Williamson was President. In addition to its historical associations with Williamson, the house is of additional architectural significance for its similarity to the Fort Wayne residence of architect Marshall Mahurin (1891, demolished 1920) as shown by comparison of the original plans, which are in the possession of the present owners, with the plans of the Mahurin Residence as shown in the November, 1891, issue of the Chicago trade magazine, Inland Architect and News Record. (Photo 1.)

2. The Amos G. King Residence, 750 North Main Street

The King Residence is a two story design which combines an Italianate form with Colonial Revival details. The home was designed and built by Alvin J. Stewart, local civil engineer, for his daughter and son-in-law in 1894. Although Stewart was a resident of Bluffton from 1871 and was active as a local builder and architect, only this residence and his own home at 414 West Market Street in Bluffton (1882), which is the present Wells County Historical Society Museum, have been clearly

8. Significance

Period	Areas of Significance—Check and justify below			
prehistoric	archeology-prehistoric	community planning	landscape architecture	religion
1400-1499	archeology-historic	conservation	law	science
1500-1599	agriculture	economics	literature	sculpture
1600-1699	X architecture	education	military	social
1700-1799	art	engineering	music	humanitarian
X 1800-1899	commerce	exploration settlement	philosophy	theater
X 1900-	communications	industry	politics government	transportation
		invention		other (specify)

Specific dates 1891-1915

Builder Architect Various

Statement of Significance (in one paragraph)

Villa North is primarily of local historical and architectural significance as Bluffton's first suburban development. The size and disposition of the houses built by some of Bluffton's most prominent citizens is tangible evidence of the prosperity the area enjoyed at the turn of the century, during a gas and oil boom (1877-c. 1905). The designs and siting of the houses reflect not only generally popular architectural styles and concepts of suburban development and landscape planting, but are also illustrations of the works of local and area architects and builders. Credit for the planting of the trees along the west side of North Main Street belongs to one of the most significant local figures in the field of botany, Charles C. Deam (1865-1953), who served as the first State Forester of Indiana, and was of statewide significance not only in that capacity, but as the author of several seminal works on Indiana flora.

As noted in the descriptions of the properties, the houses in Villa North each have significant historical associations with persons prominent in the commercial, social, and governmental life of the local community. That the residents of Villa North also thought of themselves as members of a distinct community is illustrated by their adoption of the name, Villa North, in 1901, at the suggestion of Mrs. Lent Williamson, their purchase in 1901 of a communal lawn mower, and their opting for Craigville, rather than Bluffton telephone service in 1905 (for the sake of lower service rates). These acts of local autonomy led Bluffton residents to dub the area "Dodgertown" as a derisive reference to Villa North's lower county taxes. While most of Bluffton's other 19th century suburban areas have lost their identity due to contiguous residential expansion of the city, both the lateness and difference of land use of the surrounding development which has made Villa North a part of Bluffton has only served to reinforce and extend the sense of the visual and historical identity of Villa North as a significant residential district.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property Approx. 10

Quadrangle name Bluffton, Uniondale

Quadrangle scale 1:24000

UTM References

A

1	6
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6	5	4	5	6	0
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4	5	1	2	5	4	0
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Zone Easting Northing

B

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6	5	4	6	6	0
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4	5	1	2	5	4	0
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Zone Easting Northing

C

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6	5	4	6	8	0
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4	5	1	2	3	0	0
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D

1	6
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6	5	4	6	5	0
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4	5	1	2	1	6	0
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6	5	4	4	8	0
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4	5	1	2	1	6	0
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F

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G

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H

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Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

11. Form Prepared By

name title Craig Leonard
Historic Preservation Consultant to the

organization Villa North Residents' Association date 11-83

street & number c/o 760 North Main Street telephone 219/824-2722

city or town Bluffton state Indiana 46714

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Jake T. Costello

title Deputy Director, Dept. of Natural Resources

date 8-17-84

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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OWNERS OF PROPERTIES - WEST SIDE

1. Lent A. Williamson Residence: Gordon and Marcella Hart
760 North Main Street
Bluffton, Indiana 46714
2. Amos G. King Residence: Clarence Kim and Kathleen Kline
750 North Main Street
Bluffton, Indiana 46714
3. James H. Chaddock Residence: Daniel and Charlene Lantz
742 North Main Street
Bluffton, Indiana 46714
4. Judge E. C. Vaughn Residence: Ronald and Judith Hanusin
734 North Main Street
Bluffton, Indiana 46714
5. John Trostel Residence: Victor and Theresa Biberstine
730 North Main Street
Bluffton, Indiana 46714
6. Peter Beeler Residence: William and Dorothy Fryback
718 North Main Street
Bluffton, Indiana 46714
7. William Dustman Residence: Raymond and Daisy Cox
712 North Main Street
Bluffton, Indiana 46714
8. Andrew H. Reed Residence: Duane and Frederica Nodine
706 North Main Street
Bluffton, Indiana 46714

OWNERS OF PROPERTIES - EAST SIDE

9. Charles H. Houck Residence: Dale Mann
731 North Main Street
Bluffton, Indiana 46714
10. William Merriman Residence: Virginia L. Mayer
727 North Main Street
Bluffton, Indiana 46714
11. W. J. Newhard Residence: William Haifley
R. R. 3
Bluffton, Indiana 46714
12. J. A. Poffenberger Residence: Alvin and Coleen Ringger
715 North Main Street
Bluffton, Indiana 46714
13. Wiley Messick Residence: William and Mary Steffen
707 North Main Street
Bluffton, Indiana 46714

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identified as Stewart designs. The completion of the King Residence by Stewart was noted by the Bluffton Weekly Chronicle November 14, 1894. King and Stewart were partners in the Bluffton Creamery, and King was later (1901-1904) elected Wells County Treasurer. (Photo 2.)

3. The James H. Chaddock Residence, 742 North Main Street

The Chaddock Residence is a two story Queen Anne style design which has a Colonial Revival style porch and interior details. Chaddock, who came to Bluffton in 1876 as superintendent of a woolen mill located on East Market Street in Bluffton, built this retirement home for himself in 1898. The design is very similar to that of the John Trostel Residence nearby, and the features of both houses are very similar to those of known works by the local architect and builder, William H. Powers, especially Powers' earliest known residential design, the Wilson Mason Residence at 404 West Washington Street in Bluffton (1888). (Photo 3.)

4. Judge Edwin C. Vaughn Residence, 734 North Main Street

The Vaughn Residence is a two story Colonial Revival style design whose present gambrel roofline is a later alteration made after the original steeply pitched gabled roof was struck by lightning. The design is documented as the work of local architect William H. Powers (1897), who did a number of similar, though less elaborate, residences in Bluffton. The original owner of the property, Edwin Vaughn, had a distinguished career in local politics, which included terms as mayor of Bluffton, prosecutor and later judge (1893-1906) of the 28th Indiana Judicial Circuit, as well as county attorney and President of the Wells County Bar Association. (Photo 4.)

5. The John Trostel Residence, 730 North Main Street

The Trostel Residence is a two story ell-shaped Queen Anne style design which features a second story loggia on its facade above a Colonial Revival style porch. As noted above, the Trostel and Chaddock residences bear a marked similarity to the known works of local architect William H. Powers. John Trostel was proprietor of a livery barn in Bluffton and is also notable for having served one term as Wells County Surveyor (1895-1898). Trostel built his home in Villa North c. 1893, and his residence here probably influenced his next-door neighbor and brother-in-law, Edwin Vaughn, to build in Villa North, as well. (Photo 5.)

6. The Peter Beeler Residence, 718 North Main Street

Peter Beeler was an Adams County resident who built this two story Colonial Revival style residence as a retirement home in 1899. After having only lived in the house since November of that year, Beeler died in January, 1900, and the house was occupied by his widow and five children for several years. In 1910 the property was bought by Phaniel McIntire, a retired Jackson Township farmer, who had served as a Wells County Commissioner from 1888 to 1890, during the construction of the present county courthouse; McIntire later (1901-1906) served as the first First District Councilman when that element of local government was created. The design of the Beeler house suggests that it is probably the work of local architect William H. Powers, since the north end bay of the front porch was originally a square, flat-roofed pavilion of the type seen on other Powers designs, such as the Harry Studabaker Residence (1901) at 513 West Market Street in Bluffton. (Photo 6.)

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7. The William J. Dustman Residence, 712 North Main Street

The Dustman Residence is a one story Queen Anne form which displays some Colonial Revival features, such as a lunette window in the front gable. The house was built c. 1902 by William Dustman, who later served as Wells County Treasurer (1909-1912). During his term in public office, Dustman started a real estate and loan firm with Henry Hunsicker and W. F. Simon, Dustman and Company, whose offices were located, not surprisingly, in a room rented on the first floor of the Wells County Courthouse. (Photo 7.)

8. The Andrew H. Reed Residence, 706 North Main Street

Bluffton hardware merchant, Andrew Reed, built this Colonial Revival style residence in 1899, at which time he was a partner in the Cline, Zimmer and Reed Hardware store at 115 West Market Street in Bluffton. The similarity of the Reed house to the design of the John A. Morris Residence (1898) at 427 West Wiley Avenue in Bluffton, suggests that the Reed design was done by local architect Cuno Kibele. (Photo 8.)

9. The Charles H. Houck Residence, 731 North Main Street

Local architect Charles H. Houck built this two story Craftsman style residence for himself c. 1908. Houck was one of the last remaining local architects in Bluffton after the wane of the local gas and oil boom (1887-1905), and this is the only residential design which can be ascribed to him. At the time he built his house, Houck was busy with the design of the German Reform Church (present First United Church of Christ) at 301 West Cherry Street in Bluffton, and later he designed the Central School (1910), and eventually relocated in Muncie, Indiana, where he designed the City Hall (1925) and High Street Methodist Church (1929) in partnership with Herbert Smenner. (Photo 9.)

10. The William Merriman Residence, 727 North Main Street

11. The W. J. Newhard Residence, 721 North Main Street

These two very similar Colonial Revival residences were built c. 1906. While both have second floor areas within their gambrel rooflines, the form of the Merriman Residence is further enriched by the use of cross gables on the side elevations. Both probably possessed the kind of narrow lock siding seen on the Merriman House and Tuscan porch still seen on the Newhard Residence. While little is known of W. J. Newhard, William Merriman is remembered as both a onetime restaurant proprietor and later veteran insurance broker for the Lincoln Life Insurance Company of nearby Fort Wayne (Photos 10, 11).

12. John Poffenberger Residence, 715 North Main Street

13. Wiley Messick Residence, 707 North Main Street

These two very similar Craftsman bungalow style residences were built c. 1915, and represent the effective end of the historical development of the Villa North residential area. Both houses have the broad, low roofline characteristic of the bungalow, a house form popular from 1905 until 1930. The Messick Residence is a particularly fine example of its style, since it has retained its original shingled gables, square tapestry brick porch piers, and narrow clapboard siding. Both houses still retain the original truss brackets under their broad eaves. (Photos 12, 12.)

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As noted above, although the Villa North area is now flanked on both the north and south by commercial development, the residential area itself has maintained a high level of integrity, both of original use and of its original landscape appearance (Photos 14 through 17). The area has seen only one intrusion of non-residential use at its south end, where the Reed Residence is used as a dental office. The maintenance of the single family use of the buildings is reflected in the high general level of maintenance of all of the area's structures. Taken together, these factors have helped to maintain the distinct identify of Villa North as a recognizable district.

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BOOKS

Joyce Buckner and Dorothy Rose, History of Wells County, 1776-1976, Bluffton, Indiana
Wells County Bicentennial Publication Committee, 1976.

O. E. Lesh and John Tyndall, Standard History of Adams and Wells Counties, Indiana,
Chicago, Illinois, Lewis Publishing Company, 1918.

NEWSPAPERS

Titled Articles

_____, "All Lots Were Sold in Villa North," Bluffton Weekly Chronicle, Bluffton,
Indiana, September 19, 1906.

_____, "Andy Reed Trades Fred Noble," Evening Banner, Bluffton, Indiana, May 25, 1922.

_____, "Judge E. C. Vaughn Called by Death," Evening News-Banner, Bluffton, Indiana,
July 10, 1935.

_____, "Our New Bank," Bluffton Weekly Chronicle, Bluffton, Indiana, December 13, 1888.

_____, "Trostel Dies at Home in Van Buren," Evening News-Banner, Bluffton, Indiana,
January 2, 1936.

_____, "Very Sudden Death," Bluffton Weekly Chronicle, Bluffton, Indiana, January 24, 1900.

_____, "W. H. Merriman is Claimed by Death," News-Banner, Bluffton, Indiana, October
26, 1949.

Untitled Articles

_____, Peter Beeler lets contract for house, Bluffton Weekly Chronicle, Bluffton,
Indiana, July 5, 1899.

_____, Peter Beeler moves into new residence, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 16, 1899.

_____, James Chaddock building a new residence, Bluffton Weekly Chronicle, Bluffton,
Indiana, September 7, 1898.

_____, James Chaddock obituary, Bluffton Weekly Chronicle, Bluffton, Indiana,
December 27, 1911.

_____, Dustman and Company formed, Evening News, Bluffton, Indiana, January 7, 1913.

_____, King and Stewart Bluffton creamery opens, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 4, 1886.

_____, King and Stewart dissolve partnership, Bluffton Weekly Chronicle, Bluffton,
Indiana, January 10, 1889.

_____, New King residence nearly complete, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 21, 1894.

_____, Mrs. Olive McIntire obituary, Evening Banner, Bluffton, Indiana, February 6,
1922.

_____, Wiley Felts Messick obituary, Evening Banner, Bluffton, Indiana, September
6, 1921.

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- _____, Reed and Cline buy Zimmerman interest in their hardware store, Bluffton Weekly Chronicle, November 9, 1910.
- _____, Mrs. A. H. Reed obituary, Bluffton Weekly Chronicle, Bluffton, Indiana, October 26, 1904.
- _____, Mrs. John Trostel obituary, Evening News-Banner, Bluffton, Indiana, July 1, 1937.
- _____, Vaughn buys property to build a residence, Bluffton Weekly Chronicle, Bluffton, Indiana, June 25, 1897.
- _____, Villa North communal lawn mower purchased, Bluffton Weekly Chronicle, Bluffton, Indiana, May 1, 1901.
- _____, Villa North residents adopt name, Bluffton Weekly Chronicle, Bluffton, Indiana, May 29, 1901.
- _____, Villa North has Craigville telephones, Bluffton Weekly Chronicle, Bluffton, Indiana, March 25, 1904.
- _____, Williamson property being surveyed, Bluffton Weekly Chronicle, Bluffton, Indiana, July 16, 1891.
- _____, Williamson residence nearly done, Bluffton Weekly Chronicle, Bluffton, Indiana, August 6, 1891.
- _____, Lent A. Williamson obituary, Evening Banner, Bluffton, Indiana, December 21, 1914.

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VERBAL BOUNDARY DESCRIPTION

Commencing at a point on the West line of North Main Street one hundred feet South of the Northeast corner of the property of Gordon and Marcella Hart, then proceeding West a distance of two hundred eighty feet along a line parallel to the North line of the property of Gordon and Marcella Hart, then proceeding South and West on a line parallel to the West line of North Main Street, to the intersection of said line with the South line of the property of Duane and Frederica Nodine, then proceeding East along said South property line and its direct extension to intersect the East line of North Main Street, then South and West along said line to intersect the South line of the one acre tract owned by William and Mary Steffen, then East along said line a distance of two hundred feet, then North and East along a line parallel to the East line of North Main Street to the South wall of a garage building on the property of William Haifley, then East, North, and West along the walls of said garage building to return to an intersection with a line parallel to and two hundred feet to the East of the East line of North Main Street, then North and East along said line to its intersection with the North line of the property of Dale Mann, then West along said property line and its direct extension to intersect the West line of North Main Street, then North and East along said line to its intersection with the point of beginning, all enclosed area located in Section 33, Township 27, Range 12 East of Lanceaster Township within the limits of the City of Bluffton, Wells County, Indiana.

Justification:

The area described has been selected to include only the residences and outbuildings of the Villa North area. The land held by the owners extends in varying depths on either side of North Main Street, and varies in individual extent from one to ten acres. Rear portions of the properties, however, are open land which has never been subject to any historical development other than agricultural use, and these areas were therefore judged not to be of contributing significance to the district.

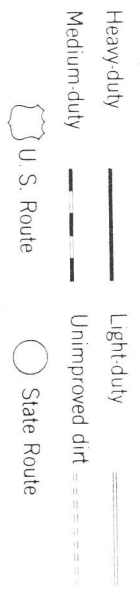
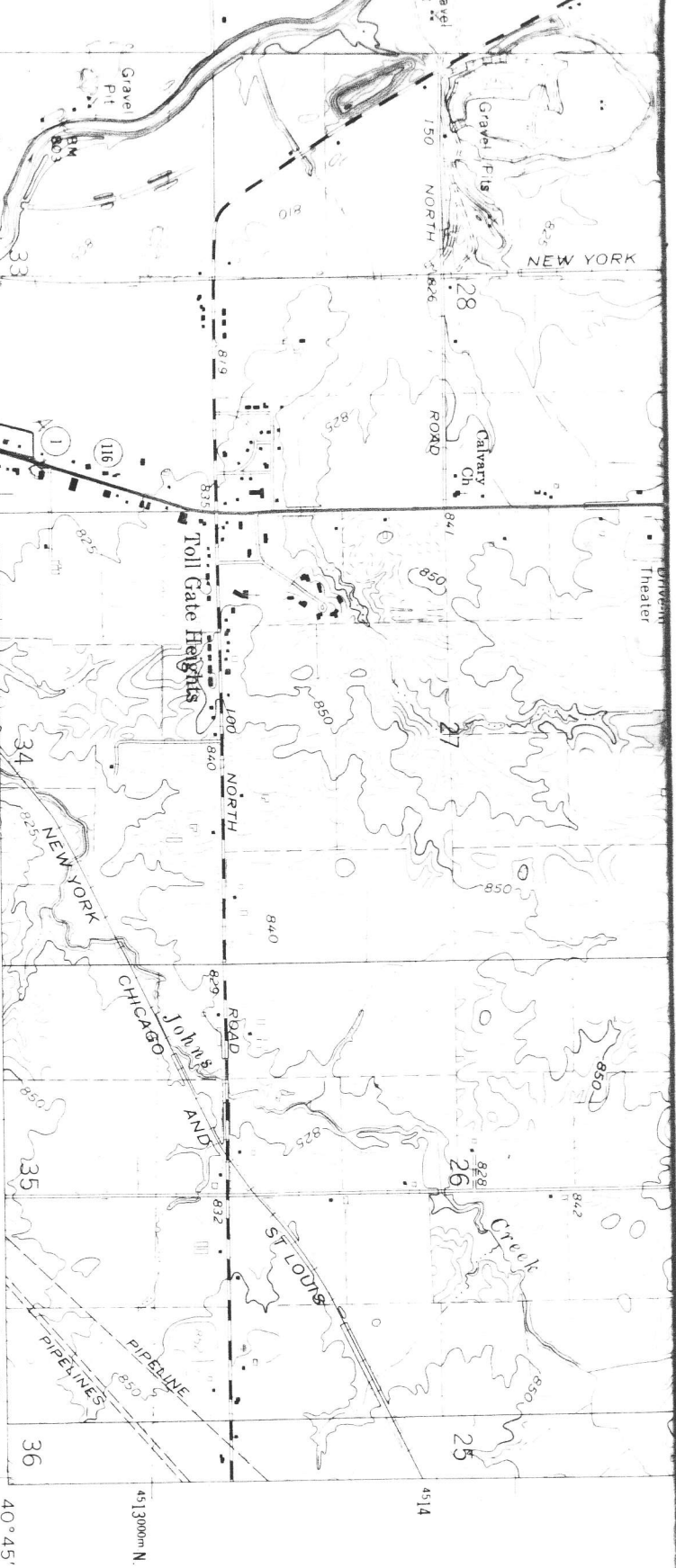
The boundary along the west side of North Main Street follows the present right-of-way line of State Highway 1, which is also the original property line for the residence.

VERTICAL SCALE
 1" = 5 FEET
 HORIZONTAL SCALE
 1" = 1 MILE



1 MILE
 1 KILOMETER

BLUFFTON 0.8 MI. TO IND. / 1.8 MI. TO N.Y.



ROAD CLASSIFICATION

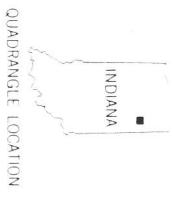
INTERIOR-GEOLOGICAL SURVEY WASHINGTON D.C. 1963
 6589000m E

40° 45' N
 85° 07' 30" W

(LINN GROVE)
 3965 II NE

Villa North Historic District
 Bluffton, Indiana
 UTM References:
 A 16/654560/4512540
 B 16/654660/4512540
 C 16/654680/4512300
 D 16/654650/4512160
 E 16/654480/4512160

NATIONAL MAP ACCURACY STANDARDS
 SURVEY, WASHINGTON 25, D. C.
 OBSERVATION, INDIANAPOLIS, INDIANA
 AND SYMBOLS IS AVAILABLE ON REQUEST



UNIONDALE, IND.

N4045—W8507.5/7.5

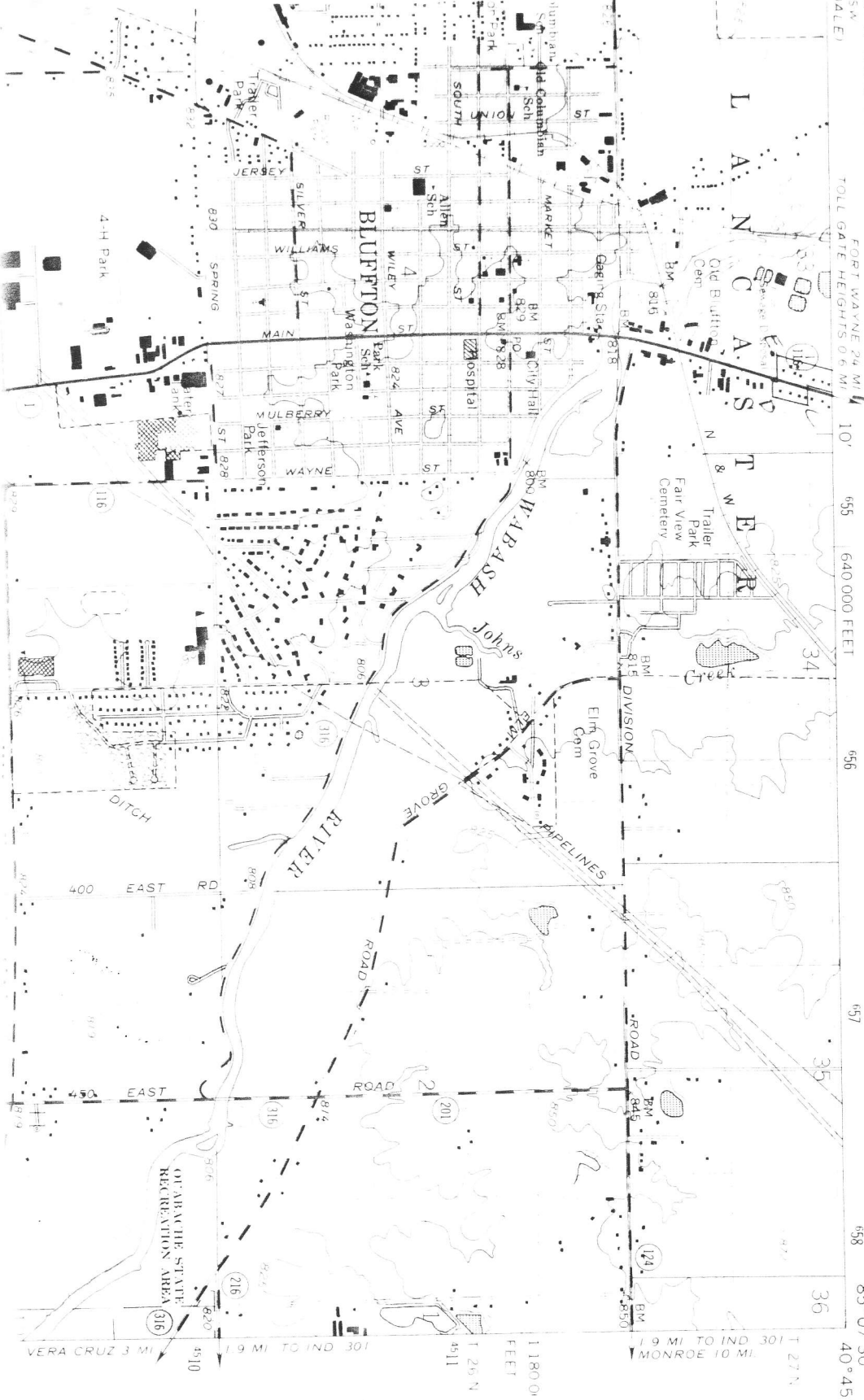
1962

AMS 3965 I SW-SERIES V851

INDIANA
 OF CONSERVATION
 S. INDIANA

VILLA NORTH

BLUFFTON QUADRANGLE
 INDIANA - WELLS CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)



SA (SCALE) FORT WAYNE 24 MI TOLL GATE HEIGHTS 0.6 MI 10' 655 640 000 FEET 656 657 658 85° 07' 30" 40° 45'

Villa North Historic District
 Bluffton, Indiana
 UTM References:
 A 16/654560/4512540
 B 16/654660/4512540
 C 16/654680/4512300
 D 16/654650/4512160
 E 16/654480/4512160

3085 1 SE (PREBLE)