

FINAL

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Prospect Hill Historic District  
other names/site number 105-055-66000

### 2. Location

street & number Roughly bounded by 3rd, Rogers, Smith and  not for publication  
city, town Jackson Streets, Bloomington  vicinity  
state Indiana code IN county Monroe code 105 zip code 47403

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>38</u>	<u>4</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>8</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>46</u>	<u>4</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 1

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

John T. Colette 1-25-91  
Signature of certifying official Date  
Indiana Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

**7. Description**

Architectural Classification

(enter categories from instructions)

Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS:

Colonial, Tudor and Mission Revival

Bungalow/Craftsman

OTHER: Gabled Ell, Pyramid Cottage

Materials (enter categories from instructions)

foundation STONE: Limestone

walls WOOD: Weatherboard

BRICK

roof ASPHALT

other METAL: Cast Iron

Describe present and historic physical appearance.

The Prospect Hill Historic District is a remarkable collection of late nineteenth and early twentieth century homes representing many of the "high-styles" of architecture popular at that time. Located a short distance from Bloomington's Courthouse Square to the southwest on a small rise, the district is composed entirely of residential structures many with garages on alleys behind the houses. The district, which includes the north and south sides of West Third Street from South Rogers Street to South Jackson Street, the east and west sides of South Rogers Street from West Third Street to West Smith Street, and two houses on the east side of South Jackson Street, is surrounded primarily by one story, residential structures.

The houses along the south side of West Third Street and the west side of South Rogers Street are situated well above the street level and many have retaining walls along the sidewalk (photo 1.). Most of the houses enjoy a common setback from the street and, with the exception of three houses north of West Third Street (photo 3.), are setback well off the street and a comfortable distance apart from one another. The neighborhood is heavily landscaped with large deciduous trees lining the streets and dispersed throughout the lots and various smaller, ornamental trees and shrubs. One property, 516 West Third Street, is further adorned with a wrought iron fence around the yard, moved here from another location in Bloomington, which has been attributed to the Seward Foundry of Bloomington (photo 12.).

Of the 51 total resources, 38 are contributing buildings, 8 are contributing structures and 4 are noncontributing buildings. There are seven retaining walls and one iron fence counted as contributing structures. The noncontributing buildings are garages built since the period of significance. These garages are located at the rear of their respective properties, at the perimeter of the district and are generally not visible from the street. One building is already individually listed on the National Register, and therefore is not counted. (The Paris Dunning House at 608 West Third Street.)

## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1840 - 1936

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

NICHOLS, John Lincoln

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Prospect Hill Historic District is significant for its embodiment of the characteristics of several residential architectural styles of the late nineteenth and early twentieth century. The district represents a distinct cross section of residential architecture in Bloomington and is easily evaluated within the context of upper middle class neighborhoods which developed during Bloomington's turn of the century prosperity. The Prospect Hill Historic District is a cohesive group of architecturally diverse residential buildings surrounded by generally smaller and less significant residential and a few low scale commercial buildings. The district survives as a significant microcosm of Bloomington's residential history.

Upon examination of historic districts identified in the City of Bloomington Interim Report--Indiana Historic Sites and Structures Inventory the Prospect Hill Historic District can be evaluated according to the historic context of prestigious, middle class, residential development in Bloomington between 1890 and 1925. This time frame automatically limits the context to districts on the west and north sides of Bloomington as most housing in eastern neighborhoods were developed in and after the 1920's. Bloomington experienced a period of general growth and prosperity beginning with the boom in the limestone industry, furniture manufacturing and Indiana University in the 1890's and lasting into the 1920's. The Prospect Hill Addition was platted in 1893 and, while two 1840's/1850's structures are included in the district, the majority of lots in the historic district were developed between 1890 and 1925 with houses built in a variety of architectural styles for Bloomington's upper middle class.

Three other historic districts were identified in the City of Bloomington Interim Report that were developed within this same time frame. However, these districts, two on the west side (West Kirkwood Historic District, 105-055-64001-64030 and West Side Historic District, 105-055-65001-65020) and the other on the near, southeast side (South Durn Street Historic District, 105-055-73001-73021),

See continuation sheet

**9. Major Bibliographical References**

- Blanchard, Charles, ed. Counties of Morgan, Monroe, and Brown, Indiana: Historical and Biographical. Chicago: F.A. Battéy and Co., 1884.
- Bloomington City Directories. Bloomington, Indiana. 1900-1940.
- Boruff, Katherine. National Register of Historic Places Nomination Form, Blair-Dunning House. Indiana Division of Historic Preservation and Archaeology, 25 June 1979.
- City of Bloomington Interim Report--Indiana Historic Sites and Structures Inventory. Bloomington: City of Bloomington, Indiana, February 1988.
- Dodge, Dean. National Register of Historic Places Nomination Form, J.L. Nichols House and Studio. Indiana Division of Historic Preservation and Archaeology, 1 March 1984.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

**10. Geographical Data**

Acreage of property approximately 6 acres

UTM References

A 1,6 5|3,9|7,3,0 4,3|3,5|0,0,0  
 Zone Easting Northing

C 1,6 5|3,9|9,4,0 4,3|3,4|7,3,0

B 1,6 5|3,9|9,4,0 4,3|3,5|0,0,0  
 Zone Easting Northing

D 1,6 5|3,9|7,5,0 4,3|3,4|7,3,0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundaries chosen enclose a group of residential structures found to be architecturally significant and historically associated as a neighborhood as described in the Statement of Significance. These structures are situated on the eastern end of the Prospect Hill Addition, the western end of the McPheeter's Addition, the southwest corner of the original town plat

See continuation sheet

**11. Form Prepared By**

name/title Cynthia J. Brubaker, Architectural Conservator

organization Portfolio Design Inc. date 16 February 1990

street & number 222 N. College Ave., Suite 300 telephone 812/334-2488

city or town Bloomington state Indiana zip code 47404

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The architectural styles found in this district include Queen Anne; Free Classic; three revival styles: Dutch Colonial, Elizabethan and Mission; Bungalow; American Foursquare and examples of vernacular forms such as gabled-ell and pyramid roof cottages. The vernacular style houses are one story structures and the other houses in the district are one and one half or two story structures. The majority of the structures are wood frame, four are brick and one is stucco. The wood frame and three of the brick houses are painted in various colors, the other brick house is a brown brick and the stucco house is painted white with green trim. Decoration is simple or absent on the vernacular style houses, but more profuse and elaborate on the "high style" houses. The survival of these houses in generally good repair attests to the high level of workmanship and quality of design.

The contributing buildings in the Prospect Hill Historic District can be grouped into four categories for purposes of description. The earliest structures pre-date the period of greatest development for the district and include two 1840's/1850's houses. Small, vernacular style houses built from the 1890's to the 1910's and larger, architectural "high style" houses built from the 1890's to the 1920's each comprise a category. The final category includes the garages and outbuildings found throughout the district, which are mostly one story, wood frame structures.

One of the primary contributing buildings in the neighborhood and also one of the oldest, the Paris Dunning house, is located at 608 West Third Street, at the western terminus of Third Street (photo 14.). Situated atop a knoll and facing Third Street, the house commands an impressive view of the neighborhood and the city beyond. Originally sited on a six acre plot, this former home to Indiana statesmen is individually listed on the National Register of Historic Places. Initially believed to have been built in two stages, documentation from its recent rehabilitation has revealed that the two story central portion with single story projecting wings were built as one unit around 1850. Built with soft brick fired in a kiln on the site, the house features double-hung six over nine floor to ceiling windows with plain limestone sills and lintels. The Greek Revival influence is evidenced by the plain boxed cornice and frieze with front gable returns. The house has four corbelled chimneys flush with the gable ends and fireplaces in each of the six rooms, each with a large, but simple, mantel. The interior of the house has 11 foot ceilings and is finished with indigenous yellow poplar woodwork, featuring 18 inch baseboards.

The other early brick house within the district is located at 218 South Rogers Street (photo 3.). One of Bloomington's earliest remaining buildings, this house is believed to date back to the 1840's. This simple, one story, vernacular house is side-gabled with gable returns on the east side of the side gables and has end chimneys. Its main facade is symmetrically divided into five bays with a centrally located entry. The double doors topped by a transom are

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flanked by double-hung windows with stone sills and lintels. Numerous frame additions have been added over the years to the rear of this early L-shaped house. A large, recent, concrete block garage stands at the rear of this property.

The houses which form the core of the district's primary contributing buildings fall into the category of architectural "high style" houses. The Tinker's Mansion at 317 South Jackson Street is one example (photo 16.). Built around 1900, this brick house contains a full second story within this rather late version of a Second Empire mansard roof. An uncommon feature for Bloomington, the mansard roof is highlighted by elaborately decorated pressed metal window hoods, which are adorned with broken pediments, cartouches and finials. These baroque window caps and the decorative pressed metal shingles were fashioned and applied to the roof of this turn of the century home by the original owner, a tinsmith by trade. A small building constructed in the 1920's to isolate and provide fresh-air therapy for a tuberculosis-stricken family member still stands to the rear of this house.

The Prospect Hill Historic District contains several outstanding examples of the Free Classic style. Among them are houses at 304, 310 and 332 South Rogers Street and 515 West Third Street. One of the more unusual designs can be found at 310 South Rogers Street (photo 10.). Designed by Bloomington architect John Nichols and built in 1906, this quasi-elliptical shaped house is identical to the plans of Nichols' own house at 820 North College Avenue, which is individually listed in the National Register of Historic Places. This single story, wood frame house has a hipped roof with five-sided conical north and south ends highlighted with a dentiled frieze. The wide front-gabled porch was originally supported by more decorative columns. Nichols' attention to detail is revealed by the symmetrical arrangement of windows glazed with diamond-paned sash and casement windows. A one story, wood frame garage stands toward the rear of this property along the alley.

Recently rehabilitated to its original condition, the house at 304 South Rogers Street was also designed by John Nichols in the Free Classic style (photo 1.). The pyramidal roof of this two story frame house has projecting gables featuring gable returns and corner brackets. The wrap-around porch is topped by a balustrade and supported by Doric columns. The interior retains many of its original features such as oak woodwork, a free-standing bathtub, and a coal-burning fireplace.

The house at 332 South Rogers Street is another outstanding example of the Free Classic style (photo 9.). The design of this house has been attributed to the architectural firm, Crapsey & Lamm, who also designed the First Presbyterian Church in Bloomington. Unusually clad with diagonal wood siding on its front facade, this one and one half story house has a pyramidal roof with a large front hipped dormer. The frieze of the dormer and of the front projecting

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portico below are adorned with applied garlands and swags and with egg and dart molding. The integral, full-length porch is supported by simple, Doric columns resting on a stone wall. This same stone is also used in the front retaining wall and steps. A one story, wood frame, carriage house built in the 1920's stands at the rear property line (photo 17.).

Also attributed to Nichols, the frame house at 334 South Rogers Street fashioned in the Dutch Colonial Revival style (photo 8.). The second story is housed in the side and front gambrel roof structure which protrudes over the main body of the house. This overhang is trimmed with ornamental brackets. The Palladian window in the front gambrel is glazed with diamond-paned glass and has a stylized keystone. The front porch has a hipped roof with a wide dentiled frieze supported by Doric columns. Like many of the other houses in the neighborhood, this house has a decorative front retaining wall; this particular example is executed in brick.

The house at 346 South Rogers Street is the singular example of the Elizabethan Revival style in Bloomington (photo 7.). Identified by its stuccoed walls with painted-on quoins and false half-timbering, the symmetrically arranged second story gable front has triangular shaped windows flanking a group of three double-hung windows topped with a large triangular vent. This overhanging gable front is supported by simple Doric columns resting on stone pedestals and is further ornamented by flared roof rafter extensions exposed on both sides of the house. The same stone found in the porch pedestals is also used for the retaining wall and steps.

The one example of the Mission Revival style in the district is found at 610 West Third Street (photo 15.). This two story, brown brick structure has a simple, rectangular plan with symmetrical fenestration and a hipped, pyramidal roof and is, not coincidentally, reminiscent of the American Foursquare style also popular in the 1920's. The symmetry is thrown off by projecting window bays and a one story front porch. Scalloped parapets around the porch wing and across the front of a roof-level dormer give the house its distinctive Mission Revival feeling. A one story, pyramidal roof garage in matching brown brick at the rear of the property is a stellar example of a garage from this period.

A Midwestern cousin of the architectural style described above is the American Foursquare style, which is found at 222 South Rogers Street (photo 3.). Here the two story, rectangular plan with symmetrical fenestration and a hipped, pyramidal roof is interrupted only by a one story, brick front porch and a typical, small, one room wing at the rear. This form is found throughout Bloomington, often in yellow tapestry brick. This wood frame example is enshrined in vinyl siding, and also has a basement-level garage under the front porch, which is possible due to a change in the grade.

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Other truly American architectural forms present in the district are the bungalow and craftsman style. Houses in the district that exhibit elements of these styles are found at 511 (photo 11.) and 525 West Third Street (photo 13.) and at 344 (photos 7. and 8.) and 345 South Rogers Street (photo 6.). The house at 511 West Third Street is a classic example of the bungalow and exhibits the wide, overhanging eaves, deep porches and knee braces commonly associated with this form (photo 11.). A stucco and pebble finish in the double front gables and small side gable add character to this modest frame house built in 1915.

Among the vernacular style contributing buildings in the district, two plan types are represented. The houses at 301, 311, 317 and 349 South Rogers Street and 508 West Third Street are one story gabled-ells, which is an L-shaped plan with gabled ends (photo 4.). Each has a gabled end facing the street and a porch between the two wings. The houses at 301-317 South Rogers Street also have cornice moldings and returns. The houses at 522 and 524 West Third Street (photo 2.) and 325 South Jackson Street (photo 16.) can be characterized as pyramid cottages. These one story houses have pyramidal roofs and are square in plan with front gabled corner porches incorporated into the square.

With the exception of more mature trees, newer paved streets, curbs, sidewalks and traffic signs and equipment, the district probably looks very much as it did since the 1920's. Until the 1890's the district was quite pastoral around the two 1840's and 1850's houses in the district. Throughout the 1890's and into the 1920's the district saw a lot of construction activity. Most of the houses in the district were owner occupied until the 1950's when the post-World War II veteran-student boom occurred creating a large demand for student housing. Several houses were divided into rental units or experienced deferred maintenance. The district reached a peak of decline in the late 1960's, after which a few properties were renovated and the appearance of the district was stabilized. The 1980's saw a major resurgence in the neighborhood with several houses restored or rehabilitated by residents and Bloomington Restorations Inc. Rehabilitation activity continues in the district and surrounding neighborhood.



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are comprised primarily of one or one and one half story worker's cottages in vernacular forms. The only other historic district identified in Bloomington with similar resources is the North Washington Street Historic District, which is listed on the Indiana Register of Historic Sites and Structures (105-055-62001-62029). The North Washington Street Historic District was developed mostly by family and friends of the Showers Brothers' Furniture Factory.

The most well known and successful pre-World War II manufacturing concern in Bloomington, the company steadily grew over the years from humble beginnings as a cabinet shop in the 1840's to "the world's largest furniture factory", producing entire suites of furniture and employing more than 2000 people by 1929. In the 1890's the Showers began building large, two story, Queen Anne and Free Classic style homes along North Washington Street between Eighth and Tenth Streets. This neighborhood remained a prestigious area for Bloomington's elite until later in the twentieth century when the houses were divided into student apartments. The Prospect Hill Historic District is unique in that it was developed over a longer period of time, with more architectural variety and housed a slightly different class of people. While North Washington Street housed Bloomington's most prosperous citizens, the owners and presidents of factories, quarries and banks, the Prospect Hill neighborhood housed Bloomington's managers, lawyers, merchants and employees of the residents of North Washington Street.

The earliest structures in the Prospect Hill district pre-date the platting and major development of the neighborhood after 1893, thereby stretching the period of significance to circa 1840. The house at 218 South Rogers Street is a simple, one story, brick, central passage structure thought to be the oldest surviving structure in Bloomington built c. 1840 (photo 3.). This property is in the extreme southwest corner of the original town plat of Bloomington, immediately north of the Prospect Hill Addition.

The other early structure in the district is the Paris Dunning House at 608 West Third Street, which is considered by many to be the cornerstone of the district and is individually listed on the National Register (photo 14.). Previously thought to have been constructed by Enos Blair, during the time he owned the property, interpretation of the abstract indicates that James Hester, an attorney, built the house after he purchased the land in 1849. In 1852, Hester took out a substantial mortgage from Craven P. Hester of California, who attested in 1853 that James had made improvements on the land which greatly increased the value. Subsequent owners included Ransom W. Akin, an Indiana State legislator and trustee of Indiana University, Elias Abel, also an Indiana State legislator (and whose house at 317 North Fairview Street is listed on the National Register), Paris Dunning, ninth governor of Indiana, Matthew B. Dillon, a quarry owner, and Henry Steele, who sold off six acres of the property for what became the Steele Addition in the 1930's. (The property was in Bloomington

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out lot 1, immediately north of the Prospect Hill addition and west of the original town plat.) The person most associated with the house, Paris Dunning lived in the house in the 1860's while a practicing lawyer and Indiana state senator. Dunning had served in the Indiana State legislature in the 1830's, as Lieutenant Governor in 1846 and as Governor from 1848 to 1850.

Another prominent citizen of Bloomington, James Hughes, who practiced law in Bloomington and served as a Circuit Court Judge from 1852 to 1856, owned Seminary out lots 48 and 35 and Bloomington South Fractional lots 25 and 26, which included all of the future Prospect Hill Addition and the properties on the east side of South Rogers Street, (that is, all of the Prospect Hill district except the properties on the north side of West Third Street). The Seminary lots were platted in 1820 from land set aside for a State Seminary, which later became Indiana University. In 1865, Judge Hughes was said to have lived in a house on Prospect Hill to the south of the Paris Dunning house. Although no structures from this period remain in the Prospect Hill Addition, Hughes surely was an early occupant with few neighbors. According to abstracts, this parcel of land was commonly known as the "Prospect property" or simply "Prospect" from the time of Hughes' ownership in the 1850's.

For the next forty years the district remained largely undeveloped. In 1887, Hughes' children sold a four acre parcel of the "Prospect property" east of Rogers Street bounded by Third, Rogers, Smith and Madison Streets. In 1888, Joseph G. and Amelia R. McPheeters had this parcel platted and annexed as the McPheeters Addition. All of the houses on the east side of South Rogers Street in the Prospect Hill district are in the McPheeters Addition. The earliest of these, the house at 325 South Rogers Street (photo 5.) was probably constructed either by the first owner of the subdivided lot between 1889 and 1892 or by the second owner, William A. Fulwider, who bought the property in 1892. Fulwider, who was a Monroe County State Bank president from 1904 to 1924, came to Bloomington in 1891. By 1892, he had established the W.A. Fulwider & Son lumber company one block away from the house at the corner of Madison and Third Streets.

The Fulwider family continued to have a significant association with the district. The Fulwider lumber company was right in the neighborhood and probably supplied much of the lumber for the houses built in the district. The family is further represented in the district by the house at 525 West Third Street (photo 13.), where William's son Jessie and his wife Florence Fulwider lived from the time they built the house after acquiring the land in 1903 until the 1920's.

The rest of the "Prospect property" west of Rogers Street bounded by Third, Maple, Smith and Rogers Streets was purchased by William A. Gabe and Henry A. Woolery in a sale on May 13, 1893. The sale was ordered by the court to settle

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disputes of ownership among the heirs of Judge Hughes. Gabe and Woolery sold an undivided 1/3 interest in the land to James D. and William N. Showers on May 16, 1893. The four, together with their wives and with Woolery acting as their attorney, had the Prospect Hill Addition platted and annexed on June 7, 1893.

The earliest lots to be developed in the Prospect Hill district were along both sides of South Rogers Street. By 1900, at least eleven of the houses in the district were built and occupied. By 1910, that number had more than doubled with all but five of the houses in the district standing. Two were built by 1915, two around 1920 and the house at 516 West Third Street was constructed in 1936 on the site of a house which had burned, but which was constructed before 1900 (photo 12.).

While the significance of the district is established in large part by the presence of architecturally "high style" and architect designed homes, the district is also significant for the architectural mix of building styles in the district, which includes many vernacular style houses that could be classified as worker cottages. Worker cottages and bungalows built within the district's period of significance are also the most predominant building type found adjacent to and beyond the district's boundaries in every direction.

As stated previously, many of the houses in the district were built by upper middle class residents of Bloomington. Among the builders of the architectural "high style" and architect designed homes were: Thomas Sare, a lawyer who built the house at 334 South Rogers Street (photo 8.); Mickey Burke, a conductor on the Monon Railroad who built the house at 515 West Third Street (photo 13.) and Wood and Anna Wiles, proprietors of the Wiles Drug Store on the courthouse square, who built the house at 332 South Rogers Street (photo 9.). Subsequent residents of these types of homes included: Fred Frank, a foreman at a stone mill who lived at 324 South Rogers Street in 1909 (photo 9.); Walter Burke, an assistant postmaster who lived at 317 South Jackson Street in 1916 (photo 16.); proprietors of a shoe shop, a grocery and a stationery store, all on the courthouse square, and several other employees of the Monon Railroad and the Showers Brothers' factory. The residents of the worker cottages and bungalows in the district included employees of the Monon Railroad and the Showers Brothers', Nurre Glass and other factories, a mailman, a grocer, a lawyer and a bookkeeper.

Five of the houses in the Prospect Hill district are attributed to Bloomington's first native born architect, John Nichols. Nichols learned much of his craft by working with his father, a building contractor. Nichols, who lived in Bloomington all of his life, was a prolific designer credited with 632 buildings in 1908 alone. His commissions included several buildings in the downtown area and many residential buildings all over Bloomington. Nichols' own house and studio built c. 1900 at 820 North College Avenue are listed on the National Register.

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Nichols utilized a design almost identical to his own house mentioned above with the house at 310 South Rogers Street built in 1906 for Narrie and David Stewart (photo 10.). This unique, Free Classic design rendered in a quasi-elliptical plan was published in a 1902 catalog of Nichols' work. Three earlier houses attributed to Nichols are: 304 South Rogers Street built in 1897 for William H. Fogg at a cost of \$1500 (photo 1.); 316 South Rogers Street built before 1900 for Mr. & Mrs. Ira Dillman (photo 10.); and 324 South Rogers Street also built before 1900 (photo 9.). The house at 334 South Rogers Street built in 1906 for Thomas Sare displays a signature spike-shaped piece of molding found on other Nichols' houses in town and has a distinct similarity to a floor plan in Nichols' 1902 catalog (photo 8.).

The other architect designed house in the district is the house at 332 South Rogers Street (photo 9.). Crapsey and Lamm, who also designed the First Presbyterian Church in Bloomington, are attributed with the design of this house built before 1900 for Wood and Anna Wiles, proprietors of the Wiles Drug Store on the courthouse square. This outstanding example of the Free Classic style incorporates a plethora of classic decoration including swags, garlands and egg and dart molding.

The Prospect Hill Historic District embodies the distinctive characteristics of several architectural styles prevalent during the period of significance. Indeed, the variety of architectural styles present, which represent several periods in the development of the district, also correspond with the general architectural development of Bloomington.

The earliest period represented in the district is the mid-nineteenth century. The house at 218 South Rogers Street (photo 3.), believed to be one of the oldest surviving buildings in Bloomington, displays a simple, vernacular form, a symmetrical facade with a centrally located double door entry and a hint of Greek Revival influence in the end gable cornice molding and returns. The Paris Dunning house at 608 West Third Street (photo 14.) also displays elements of the Greek Revival style. The symmetrical facade features a central, front facing gable, plain limestone window lintels and sills, corbelled brick chimneys and a boxed cornice with end gable returns. The Paris Dunning house was restored in the last five years to an appearance which probably is much as it was originally. The house at 218 South Rogers Street, while in need of repair, still retains enough of its original form and appearance to convey its significance. Both of these structures successfully portray the feeling of their period of construction and the district's association with this early period of Bloomington's development.

The predominant period represented in the district is the late nineteenth century boom period which took place after the platting of the Prospect Hill Addition and which corresponds with the period of general growth and prosperity

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experienced in Bloomington during the same time. As stated previously, most of the houses in the Prospect Hill district were constructed between the time of the platting of the Prospect Hill Addition in 1893 and 1910. Several architectural styles are represented among these turn of the century houses including vernacular worker cottages, the Queen Anne and Free Classic styles, revival styles and bungalows.

There are two forms of vernacular house types represented in the district. The one story gabled-ell has an L-shaped plan with gabled ends. Examples of this form are found at 301, 311, 317 and 349 South Rogers Street (photo 4.) and 508 West Third Street. While three of these houses have had artificial siding applied to them, (301, 311 and 349 South Rogers Street), all of these houses retain their original form and enough of their historic fabric to convey both their contribution as vernacular architectural forms and their contribution to this period of the district's development. The pyramid roof form is found at 522 and 524 West Third Street (photo 2.) and 325 South Jackson Street (photo 16.). The houses at 522 and 524 West Third Street retain a high degree of their historic fabric and integrity. A current rehabilitation project at 325 South Jackson Street will include removal of its artificial siding, which will bring its level of integrity up to par with the other two houses.

The houses at 316, 324 and 325 South Rogers Street can be said to exhibit elements of the Queen Anne architectural style. Each has an irregular plan with several gables. The houses at 316 (photo 10.) and 325 South Rogers Street (photo 5.) are further adorned with decorative shingles in the gables. The house at 324 South Rogers Street (photo 9.) has been covered with artificial siding, but still retains its form and character, which identify it with this period of the district's significance.

The Free Classic style is perhaps the most profuse within the district. Four of the houses in the district, all built before 1910, fall into this category. Three, 304 (photo 1.), 310 (photo 10.) and 332 South Rogers Street (photo 9.), were designed by architects; two, 304 and 310 South Rogers Street, occupy prominent positions elevated above the street level at the northeast "entrance" to the district (photo 1.); and all were either recently rehabilitated or have enjoyed good maintenance for a long period of time. As a result, these houses are very effective at portraying this period of prosperity in the history of the district and the town.

Two houses built in revival styles in 1906 are the Dutch Colonial Revival at 334 South Rogers Street (photo 8.) and the Elizabethan Revival at 346 South Rogers Street (photo 9.). These two houses are also in very good repair and retain enough of their design qualities to convey their sense of association and importance within the district's significance.

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The most recent period represented in the district picks up from the late nineteenth and turn of the century boom period and ends with the district's newest contributing house built in 1936. An architectural style which truly belongs to the twentieth century is the Bungalow or Craftsman influenced home. Three excellent examples of the Bungalow form are found at 525 West Third Street, built in 1903 (photo 13.); 344 South Rogers Street, built in 1906 (photo 9.); and 511 West Third Street, built in 1914 (photo 11.). The American Foursquare at 222 South Rogers Street, built c. 1920, is, in spite of added artificial siding, a good, typical example of the form (photo 3.). The Mission Revival at 610 West Third Street with matching garage behind, also built c. 1920, is a textbook example of its form (photo 15.). The house at 516 West Third Street, built in 1936, is not indicative of any particular style from the 1930's however, the simple, cross gable form with wood siding, recently rehabilitated to its current condition, is sympathetic to the vernacular forms found on either side of it (photos 2. and 12.).

Contributing garages are found at the rear of ten of the properties (photo 17.). Most of the garages appear to have been built at the same time as the houses they accompany. The four-sided, wood frame and brick structures are mostly in good repair and add to the sense of history portrayed by their respective houses.

The three noncontributing buildings in the district are garages built since the period of significance. These structures are located at the rear of their respective properties, at the perimeter of the district and are generally not visible from the street (photo 5.). Therefore, their intrusion on the district is negligible. Most building types surrounding the district are residential and do not represent any intrusion on the district. Structures adjacent to the district at the northeast corner are commercial in nature, set close to the street and often have automobiles parked directly in front along the street. This area may represent a slight intrusion in the future if commercial development is increased however, at the present time, the intrusion is minimal.

Individual restoration activities in the district have been a substantial and positive influence on the preservation of the district and the neighborhood as a whole. Beginning in the late 1960's, a local resident, Bill Sturbaum, has purchased and renovated several of the houses in the district. The Paris Dunning house at 608 West Third Street (photo 14.) was restored by Bloomington Restorations Inc. in the mid-1980's. Other houses in the district have been restored or well maintained by their owners over the years. The Prospect Hill Neighborhood Association is actively advocating both the listing of the district on the National Register and local historic designation in an effort to continue the strong drive for preservation of their district.

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Hall, Forest M. "Pop". Historic Treasures: True Tales and Deeds with Interesting Data in the Life of Bloomington, Indiana University and Monroe County - Written in Simple Language About Real People, with Other Important Things and Illustrations. Bloomington: Forest M. "Pop" Hall, 1922.

History of Lawrence and Monroe Counties, Indiana: Their, People, Industries and Institutions. Indianapolis, Indiana: B.F. Bowen & Company, 1914.

Monroe County Interim Report--Indiana Historic Sites and Structures Inventory.  
Bloomington: Bloomington Restorations Inc., June 1989.

Nichols, J.L. Nichols' Album of Artistic Dwellings. Bloomington, Indiana, 1902.

Sanborn Insurance Maps. Bloomington, Indiana. 1907, 1913, and 1927.

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### Boundary Description

Beginning at the intersection of the north curblineline of Smith Street and the west property line of 346 South Rogers Street, proceed eastward along the north curblineline of Smith Street, crossing South Rogers Street to the east property line of 349 South Rogers Street. Then proceed northward along the east property lines of 349 and 345 South Rogers Street. Proceed westward along the north property line of 345 South Rogers Street, crossing South Rogers Street to the west curblineline of South Rogers Street. Then proceed north along the west curblineline of South Rogers Street to the north curblineline of Prospect Street. Proceed eastward, crossing South Rogers Street and along the north curblineline of Prospect Street to the east property line of 325 South Rogers Street. Then proceed northward along the east property lines of 325-301 South Rogers Street to the south curblineline of West Third Street. Proceed westward along the south curblineline of West Third Street, crossing South Rogers Street to the west curblineline of South Rogers Street. Proceed northward from this point, crossing West Third Street and following the west curblineline of South Rogers Street to the north property line of 218 South Rogers Street. Then proceed westward along the north property line of 218 South Rogers Street to the east property line of 516 West Third Street. Follow the east and north boundaries of 516 West Third Street and the north and west boundaries of 524 West Third Street to a point intersected by the north property line of 608 West Third Street. Cross South Jackson Street and follow the north and west boundaries of 608 West Third Street and the west boundary of 610 West Third Street to the north curblineline of West Third Street. Then proceed eastward along the north curblineline of West Third Street, crossing South Jackson Street to the east curblineline of South Jackson Street. Proceed southward along the east curblineline of South Jackson Street to the north curblineline of Prospect Street. Then proceed eastward along the north curblineline of Prospect Street to a point intersected by the west property line of 332 South Rogers Street. Proceed southward along the west property lines of 332-346 South Rogers Street to the point of beginning.

### Boundary Justification

of Bloomington and the southeast corner of the Steele's Addition (originally part of Bloomington out lot 1). Despite the fact that four separate platted entities are represented within the boundaries and in addition to the historical association as a neighborhood described in the Statement of Significance, the houses in the district enjoy a direct spatial and visual relationship to one another. This spatial and visual relationship among the buildings and the building type changes significantly outside of the boundaries.



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The district boundaries are identical to those outlined in the City of Bloomington Interim Report--Indiana Historic Sites and Structures Inventory with two exceptions. The house at 325 South Jackson has been included in the district due to the fact that it is undergoing a rehabilitation which will elevate its integrity to the general level of the buildings in the district and also due to the fact that its inclusion takes the boundaries along distinct, logical routes (South Jackson and Prospect Streets). Three houses, 333 and 343 South Rogers Street and 417 Prospect Street have been deleted from the district due to physical changes which have caused an irretrievable loss of integrity. The district boundary was drawn to exclude them because they are separable along a distinct, logical route (Prospect and South Rogers Streets and an alley).

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### PHOTOGRAPH INFORMATION

The following information is the same for all photographs:

Prospect Hill Historic District  
Bloomington, Indiana  
Cynthia Brubaker  
Portfolio Design Inc., 222 N. College Ave., Ste. 300, Bloomington,  
Indiana 47404

1. January 7, 1990  
Streetscape, South Rogers Street and West Third Street  
Camera pointing southwest.
2. January 7, 1990  
Streetscape, 524, 522, 516 and 508 West Third Street  
Camera pointing northeast.
3. January 7, 1990  
222 and 218 South Rogers Street  
Camera pointing west, east elevations.
4. January 7, 1990  
301, 311 and 317 South Rogers Street  
Camera pointing southeast, north and west elevations.
5. January 7, 1990  
317 and 325 South Rogers Street  
Camera pointing northeast, south and west elevations.
6. February 8, 1990  
345 and 349 South Rogers Street  
Camera pointing southeast; north and west elevations.
7. January 7, 1990  
346 and 344 South Rogers Street  
Camera pointing northwest, south and east elevations.
8. January 7, 1990  
344 and 334 South Rogers Street  
Camera pointing southwest, north and east elevations.
9. February 8, 1990  
332 and 324 South Rogers Street  
Camera pointing northwest, south and west elevations.

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10. February 8, 1990  
316 and 310 South Rogers Street  
Camera pointing northwest, south and east elevations.
11. January 7, 1990  
511 and 515 West Third Street  
Camera pointing southwest, north and east elevations.
12. January 7, 1990  
524, 522 and 516 West Third Street  
Camera pointing northwest, south and east elevations.
13. February 8, 1990  
515 and 525 West Third Street  
Camera pointing southeast, north and west elevations.
14. February 8, 1990  
608 West Third Street  
Camera pointing northwest, south and east elevations.
15. January 7, 1990  
610 and 608 West Third Street  
Camera pointing northwest, south and east elevations.
16. February 8, 1990  
317 and 325 South Jackson Street  
Camera pointing southeast, north and west elevations.
17. January 7, 1990  
Garage behind 332 South Rogers Street  
Camera pointing southeast, north and west elevations.
18. November 29, 1990  
Garage behind 325 South Rogers Street  
Camera pointing northwest, south and east elevations.

