

UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
 INVENTORY -- NOMINATION FORM**

 SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS
**1 NAME**

HISTORIC

Michael Schaeffer House

AND/OR COMMON

**2 LOCATION**

STREET &amp; NUMBER 118 East Chandler Avenue

CITY, TOWN

Evansville

— NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Eighth (Joel Deckard)

STATE

Indiana

— VICINITY OF

CODE  
018

COUNTY

Vanderburgh

CODE

163

**3 CLASSIFICATION****CATEGORY**
 DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT
**OWNERSHIP**
 PUBLIC  
 PRIVATE  
 BOTH  
**PUBLIC ACQUISITION**  
 IN PROCESS  
 BEING CONSIDERED
**STATUS**
 OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS  
**ACCESSIBLE**  
 YES: RESTRICTED  
 YES: UNRESTRICTED  
 NO
**PRESENT USE**
 AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER:
**4 OWNER OF PROPERTY**

NAME

Robert Eugene Kautzman

STREET &amp; NUMBER

118 East Chandler Avenue

CITY, TOWN

Evansville

— VICINITY OF

STATE

Indiana

**5 LOCATION OF LEGAL DESCRIPTION**COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Vanderburgh County Recorder's Office

STREET &amp; NUMBER

Civic Center Complex

CITY, TOWN

Evansville

STATE

Indiana

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

National Register - Determined Eligible

DATE

17 August 1976

 FEDERAL  STATE  COUNTY  LOCAL
DEPOSITORY FOR  
SURVEY RECORDS

National Register of Historic Places

CITY, TOWN

Washington, D. C.

STATE

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR  
 DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Michael Schaeffer house occupies a lot near the corner of Chandler and Eighth streets, some five blocks southeast of the central business district. While the immediate neighborhood of the property remains denuded after a recent Urban Renewal project, revival of the historic Blackford's Grove district has begun just south of Chandler. Recent plans for reuse have brightened the future of this structure, now vacant and boarded for almost five years.

Number 118 East Chandler is an economical version of the Queen Anne and Eastlake popular with Evansville builders and clients near the end of the nineteenth century. Constructed of hard-burned red brick, the Schaeffer House is two stories tall and is surmounted by a black slate roof. Rough-hewn limestone bands demark watertable, sills, and lintels and decorate chimneys. Mouse-toothed and raised 'checkerboard' brick panels divide each story at window openings. A fragile-looking wooden porch features four slender columns supporting an intricate cast-iron balcony. All windows are single-pane, double sash.

The plan of the house is basically rectangular, the major rooms arranged four over four. Three gables, however, surmount bays projecting from the principal mass of the building. On the facade, a section extends in advance of the entrance on the right side. In this section, a pair of narrow windows flank a central window on the first and second floors (art glass -- now in storage -- filled the first floor transom). The front gable's tympanum contains a pair of shorter windows topped by an arched decorative brick panel. The other two gables project transversely above bays. The middle section of these side bays carries fireplaces and chimneys, both bearing recessed, corbelled brick panels. The roof's polygonal volumes reflect these various elaborations, and an attenuated Eastlake dormer rises above the entrance.

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# 8 SIGNIFICANCE

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PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES      1894                              BUILDER/ARCHITECT      Unknown

## STATEMENT OF SIGNIFICANCE

The Michael Schaeffer House represents a fairly typical late-nineteenth century middle class dwelling made additionally significant because of the destruction of its historic environment. Built in 1894 to house a bank cashier and his family, the building is a foursquare version of the flashy Queen Anne found frequently in the Riverside or Washington Avenue Historic Districts. The builder has depended upon varied massing and a simple decorative program using patterned brick to achieve the eclectically ornamented, picturesque quality of the Queen Anne. Schaeffer himself was a virtually unknown burgher. City directory data indicate that he was a rising clerk in a local bank before his untimely demise at the age of thirty-seven.

If not for the bulldozing of the neighborhood surrounding this building, the Schaeffer House would be just one more pivotal building in the Washington Avenue District (National Register Eligible, June 1978).

# MAJOR BIBLIOGRAPHICAL REFERENCES

Building Permits 1887-1897.

City Directories 1858+

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Evansville South, Ind. - Ky.

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A	1,6	45,05,4,5	4,210,210,0,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION The Michael Schaeffer House is situated on part lots 8-9-10 of Block 4 of the Southern Enlargement. Block 4 is bounded on the south by E. Chandler Avenue, on the north by Gum Street, on the east by S. Eighth Street, and on the west by S. Sixth Street.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## FORM PREPARED BY

NAME / TITLE

Joan Marchand and Douglas Stern

ORGANIZATION

Department of Metropolitan Development

DATE

28 August 1979

STREET & NUMBER

Civic Center Complex - 304

TELEPHONE

(812) 426-5487

CITY OR TOWN

Evansville

STATE

Indiana

## 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

TITLE

Historic Preservation Officer

DATE

December 8, 1980

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

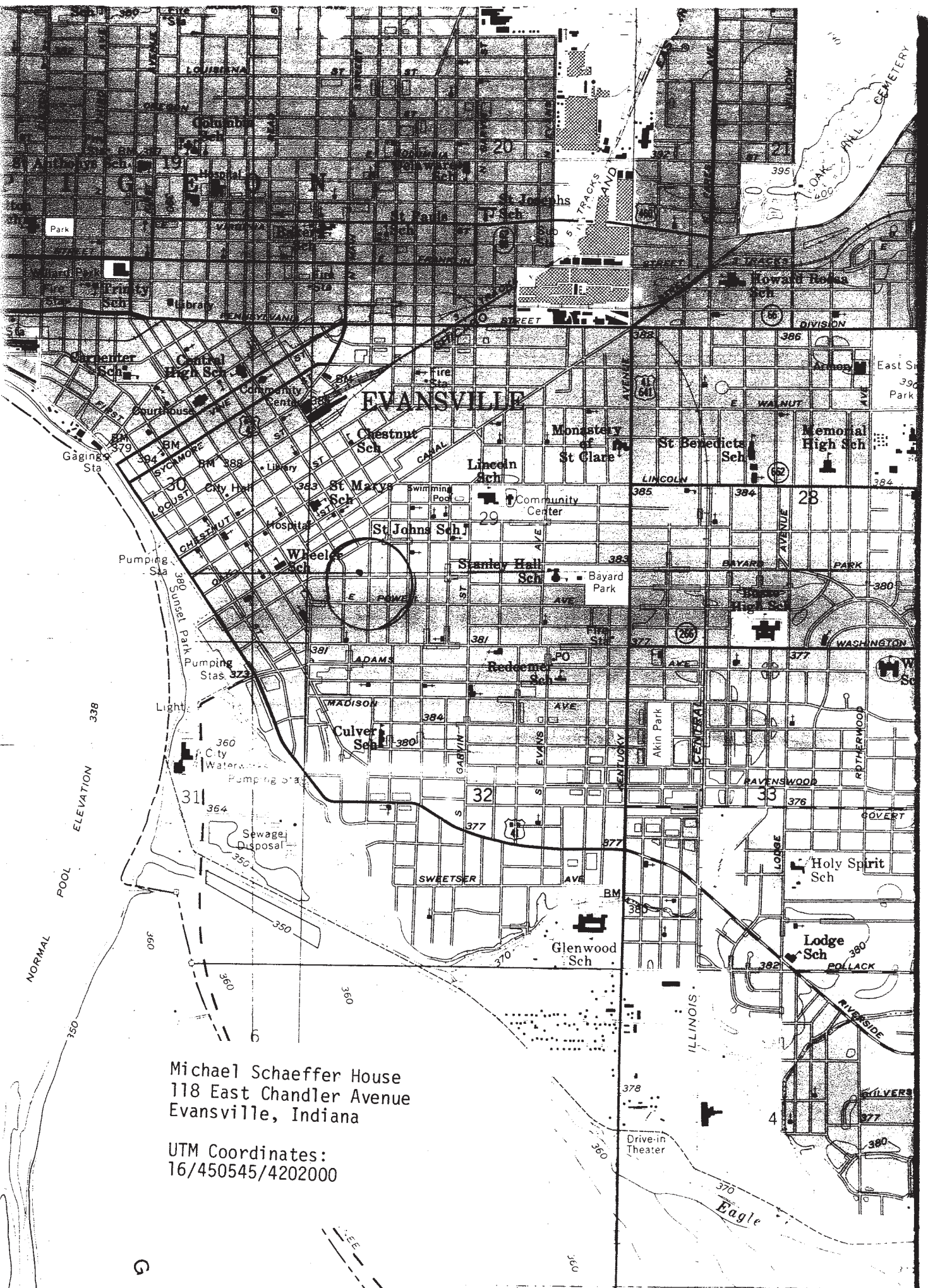
DATE

KEEPER OF THE NATIONAL REGISTER

TEST:

DATE

CHIEF OF REGISTRATION



Michael Schaeffer House  
 118 East Chandler Avenue  
 Evansville, Indiana

UTM Coordinates:  
 16/450545/4202000

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