

United States Department of the Interior
National Park Service

file copy
FINAL

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bloomington West Side Historic District

other names/site number _____

2. Location

street & number See continuation sheets N/A ☐ not for publication

city or town Bloomington N/A ☐ vicinity

state Indiana code IN county Monroe code 105 zip code 47404

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 36CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patricia R. Ralab
Signature of certifying official/Title

12-19-98
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 for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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

Bloomington West Side Historic District
Name of Property

Monroe IN
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ building
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
394	151	buildings
2		sites
2		structures
		objects
398	151	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

4

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling
INDUSTRY: Manufacturing Facility
COMMERCE/TRADE: Specialty Store
RELIGION: Religious Facility
TRANSPORTATION: Rail-Related
EDUCATION: School
FUNERARY: Cemetery

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling
COMMERCE/TRADE: Specialty Store
RELIGION: Religious Facility
EDUCATION: School
FUNERARY: Cemetery
GOVERNMENT: City Hall
RECREATION/CULTURE: Sports Facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
19th & 20th c. AMER.: Bungalow/Craftsman
OTHER: gabled ell

Materials

(Enter categories from instructions)

foundation STONE: Limestone
walls WOOD: Weatherboard
METAL: Aluminum
roof ASPHALT
other CONCRETE
BRICK

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

INDUSTRY

COMMERCE

ETHNIC HERITAGE: Black

TRANSPORTATION

Period of Significance

c.1850-1946

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Nichols, John

Plato, Samuel

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

Indiana Historic Sites and Structures Inventory

Bloomington West Side Historic District
Name of Property

Monroe IN
County and State

10. Geographical Data

Acreage of Property 180

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	540250	4435930
	Zone	Easting	Northing
2	16	540250	4434890

3	16	538840	4434950
	Zone	Easting	Northing
4	16	538900	4435880

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cynthia Brubaker and Nancy Hiestand
organization Preservation Development date 02/09/96
street & number 400 West 7th, Suite 110 telephone 812-336-2065
city or town Bloomington state Indiana zip code 47404

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name
street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Bloomington Near West Side Historic District, Monroe County, Indiana

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List of contributing properties in the West Side Historic District by address:

	Contributing	Noncontributing
West Fourth Street		
Odd:	417 through 511	
Even:	410-420	502-506
Kirkwood (West Fifth Street)		
Odd:	403	411-503
	515-936	
Even:	314-406	410-412
	504	506
	514-608	620
	702-834	906
	914-924	926
	930-934	1004
	1008-1026	1024
	1030	1100-1112
	1114-1124	1200
	1208-1218	1222-1226
West Sixth Street		
Odd:	223	401-405
	417-823	827
	831	837
	903-1201	1203
	1211-1221	1225
Even:	300-706	712
	718-822	826
	830-1016	1020
	1026-1224	
West Seventh Street		
Odd:	311	301
	513-1125	405
	1201-1223	1127
Even:	214-904	910
	914-1026	1200-1230
West Eighth Street		
Odd:	509- 807	811
	817-825	901
	915-1001	007

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	Contributing	Noncontributing
West Eighth Street (odd) continued:		
	1101-1109	113-1119
	1131-1201	1205
Even:	520-614	620-624
	702-812	824
	900	914-1114
	1120	1208
	1210	
West Ninth Street		
Odd:	609-909	915-1003
	1009-1017	1021
West Tenth Street		
Even:	708-712	
West Eleventh Street		
Odd:		709
North College Avenue		
Odd:	415	
North Morton Street		
Odd:	303-601 and four contributing buildings to the north	223
Even:	304-424	
South Madison Street		
Even:	116	
North Madison Street		
Odd:	211	217
	210	216
South Rogers Street		
Odd:	213-105	
Even:	212-204	118
	108	

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	Contributing	Noncontributing
North Rogers Street:		
Odd:	207-405	111-115
North Rogers Street:		
Even:		501-503
	106-214	220
	302-314	318-502
North Jackson Street		
Odd:	419-421	117
Even:	118	116
North Fairview Street		
Odd:	117-605	
Even:		524
South Maple Street		
Odd:	111-105	
North Maple Street		
Odd:	109-321	
Even:	110-418	
South Waldron Street	102-100	
North Waldron Street		
Odd:	215	
Even:	112	
North Elm Street		
Odd:	111	217
Even:	206-210	
North Pine Street		
Odd:	215-217	
North Adams		
Even:	224-408	

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Bloomington West Side Historic District, Monroe County, Indiana

Section 6, Location

Street and Number: Roughly bounded by the former Monon Railroad (now CSX), 11th Street,
West 4th Street, College Avenue, and North Adams Street.

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I. Summary Paragraph

The Near West Side Historic District is a large, multifaceted district located on the near west side of downtown Bloomington, Indiana. The general character of the district is divided between residential and industrial/commercial resources with dozens of single family dwellings and many former industrial buildings. There are also two school buildings, several churches, a cemetery, and a former railroad depot. The east side of the district is low and flat, is bisected by railroad tracks and is separated from the Courthouse Square Historic District by downtown parking lots. This area is also characterized by the former industrial resources that are larger, less densely sited buildings. From the east side of the district the topography rises to the north, west and south. Open land and a railroad track bound the district to the north. Residential areas including the Prospect Hill Historic District bound the district to the west and south. The west side of the district is characterized by many residential resources that are smaller and more densely sited than the industrial buildings.

There are 394 contributing buildings, 151 noncontributing buildings, 2 contributing structures including an overhead tramway and a W.P.A. built limestone drainage channel, 2 contributing objects, (a limestone marker and a WPA constructed wading pool) 2 contributing sites, (White Oak Cemetery and Ninth Street Park) and an undetermined number of retaining walls built during the period of significance in the Near West Side Historic District. Limestone retaining walls, brick sidewalks and the mature trees which line the streets add much to the West Side's sense of place. In addition, four buildings, the Elias Abel House, the James Cochran House, the Second Baptist Church and the Illinois Central Depot were previously listed in the National Register.

II. General Topography

The West Side Historic District encompasses most of the Southeast Quarter of Section 32. Its north and east boundaries are roughly framed by the CSX and Indiana Railroad right-of-ways respectively. The land lies northwest of the town square and includes industrial, commercial, residential and institutional uses. The land slopes to the southeast in the general direction of the central square of the city. It can be verified that at least as early as the 1850's, the lowest areas of the Near West Side Historic District were developed for industrial uses. At that time a mill on 6th and Railroad Streets, now Morton Street, was established. The highest points in the West Side Historic District are occupied by two cemeteries, Rose Hill and White Oak, formerly the United Presbyterian Cemetery. Rose Hill, lies just south of the boundary of the district. The visual nature of the residential areas in the Near West Side Historic District is enhanced by a mature tree cover, although the small size of the lots and front yards prevents the dominance of trees in the landscape.

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The City of Bloomington was developed in a wide geographic valley running north and south through town, which geologists call the Mitchell Plain. Because of this feature, the Louisville, New Albany and Salem railroad was completed first in 1853, while the east-west linkage was not finished until 1905, [Warren Roberts, essay Tour of Monroe County, p.3] Construction of the Indianapolis Southern line included the notable Tulip Trestle, near Solsberry in Greene County, to accommodate the dramatic grade fluctuation of the Mitchell Plain. This steel structure is credited with being the third largest railroad trestle in the United States, reaching 2000' in length and 180' in height at its apex.

An open area which historically has defined the north boundary of the district and is now used as a park, passed through private ownership before its acquisition by the Illinois Central Railroad. In 1972, the area was formally dedicated as a city park, although it was informally used as recreational space by the neighborhood for many years. The park (photo 1) now contains a softball field, basketball and tennis courts, a playground area and a small W.P.A. wading pool. Trees border the northwest perimeter, buffering the park from the railroad tracks. A single noncontributing storage structure remains, which is still in use by the Indiana Railroad.

III. General Characteristics

Styles:

The diversity of buildings in the Near West Side Historic District, including residential, commercial and industrial uses, reflect particular styles associated with their periods of construction, technological changes, and the influence of popular taste. During the period of significance, from 1850 to 1946, residential construction exhibits Italianate, Greek Revival, Queen Anne, Federal and Arts and Crafts influences. More characteristic of the neighborhood generally is the vernacular nature of construction. High style examples of residential property, such as the Cochran House and Batman House are few and representative of earlier development. The more prevalent vernacular forms which characterize the district include the I-House, Gabled-ell, Pyramidal Roof, and Bungalow, (photo 2) which were widely available through catalogues and pattern books. Residential construction spans the entire period of significance from 1850 to 1946. In general the larger more ornate properties of the nineteenth century give way to simpler forms with spare decoration as the neighborhood evolves into a community of working class people.

Examples of contributing industrial buildings in the Near West Side Historic District reflect an era of expansion into national markets for Bloomington industry. The time of construction encompasses roughly the years 1910 through 1930. Use of steel sash ventilator windows or clerestory windows is characteristic. Brick masonry, stepped front parapets, steel sash and barrel

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vaulted roofs with open bowstring truss supports are characteristics of the industrial architectural style shared by these buildings. Structures associated with historic industrial uses in Bloomington that were identified in the Indiana Historic Sites and Structures Inventory: City of Bloomington, Interim Report include: the Coca-Cola Bottling Company Building (ca. 1930; 153-055-80113; rated "notable") at 318 South Washington Street; the Bloomington Wholesale Foods Warehouse (1920; 153-055-80068; rated "contributing," in the district, photo 3) at 300 West 7th Street; the Cantol Wax Company Building (ca. 1905; 153-055-80043; rated "contributing;" listed on the National Register, April 24, 1990) at 211 North Washington Street; and the Showers Brothers Furniture Company Building [sic] (1909 - 1924; 153-055-80064; rated "outstanding," in district). The Johnson's Creamery is also in the district at 400 West 7th Street (photo 7 right). Built between 1913 and 1953 and recently rehabilitated, it now has sufficient integrity that it too would be considered among the above list.

Several contributing commercial structures in the Near West Side Historic District are linked with auto-related uses. The near downtown area redeveloped quickly in the 1920's, affected by the impact of automotive related markets on local economies. New buildings were constructed to meet the specific spatial and marketing requirements of a new industry. Building replacement was catalyzed by the need for showroom space, garages and accessory businesses such as battery, tire and radiator shops. Many of Bloomington's auto-related businesses were built on the west side of the downtown between 11th, College, 3rd and Rogers Streets--the east side of the Near West Side Historic District. Architecturally, two examples of this style: the Frosted Foods (photo 4 right) and Fell (photo 4 left) buildings are similar. Their rear elevations feature utilitarian red brick. Steel sash ventilator windows permit light and air circulation. The main facades are constructed with stepped parapets and fancier masonry--limestone for Frosted Foods and buff-colored tapestry brick for Fell, which reinforce the pedestrian orientation of the buildings.

The Bloomington Garage building at 316 West Sixth Street (photo 5) and the Curry Buick building at 214 West Seventh Street are other examples of this use within the boundaries described above. These structures are brick masonry with stepped parapets on their main facades, barrel vaulted roofs, and the former also has an open bowstring truss roof system on the interior. These stylistic elements are characteristic of the automobile-related business structures in the Near West Side Historic District. Built during the beginning of the automobile's great popularity in the 1920's and 1930's in Bloomington, these structures reflect a style that was practical, industrial and functional for the display and repair of heavy machinery--the automobile. But they also presented a more stylish front facade to the public with a higher grade of masonry and architectural detail. The structures mixed commercial and new uses which could be considered semi-industrial in nature.

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Materials:

The ground which underlies the city is composed of Salem limestone bedrock, part of a broad outcrop belt which extends from Parke and Fountain counties through Montgomery, Putnam, Owen, Monroe, Lawrence, Washington, Floyd and Harrison Counties. Limestone is quarried for commercial use primarily in Monroe and Lawrence Counties. The coming of the New Albany and Salem Railroad encouraged stone distribution beyond the local area for the first time. Where once mills had supplied smaller items like sills, chimneys, foundations and monuments, technological, architectural style, and transportation changes served to dramatically expand the stone market. By 1890 there were over 50 operating quarries within the stone district. At least one limestone saw mill, Central Oolitic Stone, was constructed within the West Side District, at the intersection of Ninth and Rogers, adjacent to the rail line. From 1892 until the late 1930's the property was in use as a mill: roughly following the heyday and subsequent decline of the limestone industry. It was purchased in 1947 by Fell Iron Works, a scrap yard, which remains in business today. Parts of several structures may still stand from its years as a stone mill: a limestone administration building, built c.1927 and expanded several times, and an overhead tram system.

Residential, commercial and industrial buildings show a pattern of the use of specific building materials. As a result of the availability of fine limestone and master stone cutters, community buildings on the west side constructed after 1890 were commonly made of limestone. Church and school construction reflect both the availability and local interest in the use of stone. It has been noted that segregated black school buildings were always shabbily constructed, but in Bloomington, where limestone companies donated materials for this purpose, the buildings of the black community were substantial and well designed [Wilbert Miller audio interview 5/21/93] The variety of limestone walls and embankments on the West Side also enforce the local enthusiasm and expertise in the medium.

Despite the ready availability, existing limestone civic structures within the Near West Side Historic District, are smaller and less ornate than examples of churches and schools located elsewhere in Bloomington and constructed during the same time period. Comparing the examples of the Banneker School, at 930 West Seventh (photo 6) and Bethel African Methodist Episcopal Church, at 302 North Rogers (photo 7), one finds smaller footprints and less embellishment. This is consistent with the working class environment, but it may be noted that the use of limestone as a material in such an environment can be traced to its prominence in the south central Indiana economy of the time. Unique significance remains in that three contributing limestone institutional structures are linked to the black ethnic community. Notably, two of the

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most architecturally significant limestone structures in the district, the 1893 Romanesque Fairview Public School Building and the 1914 Fairview Methodist Church were demolished, the former by replacement, the latter by fire. Both institutions chose to stay within the Near West Side Historic District, but the new construction did not match the previous sites in scale or grandeur. By the decade of the twenties, during which the new buildings were built, the neighborhood had acquired its identity as a working class community.

Limestone, as a primary building material was not used in house construction after 1900, although foundations, porches and embankments continue to be composed of limestone block. Brick construction is also rare, and can usually be observed on lots developed before the twentieth century. Examples of this earlier brick construction are located at 621 West Sixth c. 1895 (photo 8 right) to , 615 West Sixth (photo 8 left), c. 1895, and 417 West Sixth, c. 1863 (photo 9 second from right). Wood frame is the preferred material for the more modest dwellings which were built in the twentieth century.

Use of locally available limestone did not extend to industrial or most commercial structures within the Near West Side Historic District. Industrial buildings which are preserved on the west side date from the early twentieth century to 1940 and are predominantly brick, with infrequent use of limestone detailing. This contrasts with the adjacent Courthouse Square Historic District, where civic buildings, auto showrooms, etc., are either limestone construction or have limestone veneer facades. As an example, the brick building used by the Showers Brothers Company as its executive offices at 601 North Morton (photo 10) is constructed of brick with pilaster detailing. The parapet wall features limestone coping, the pilasters have limestone bases and capitals. Also characteristic of these buildings is the use of steel sash ventilator windows or saw toothed roofs with clerestories. Both are design responses to the problem of lighting and ventilating large interior spaces.

IV. Commercial

Auto-Related:

With the inception of the new automobile industry, as early as 1916, commercial construction in the near downtown began to rapidly evolve, often there was serial replacement of the businesses rapidly becoming obsolete, for instance, liveries, for automotive service businesses. Several frame liveries were replaced with brick structures associated with automobile use. For example, the John Dressel Livery previously occupied the site obtained by Wm. Curry for his showroom. Bloomington Garage (316 W. Sixth) was used primarily as a car repair and servicing business and, for a short time, functioned as a Chrysler Plymouth dealership. The one story brick

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commercial building was constructed on a site previously occupied by a livery. Many smaller buildings were constructed at that time for accessory automobile services. Then gradually, the original sites of dealerships moved to outlying commercial malls where vast parking areas were available. Wm. Curry remained in town at its Sixth Street location until 1971. Since that time several former automobile dealerships in the West Side Historic District have been adapted to other uses. The Curry Building at 214 West Seventh is now professional office space. The Bloomington Garage Building, 316 West Sixth, has been converted to restaurant and espresso bar use. Bloomington Frosted Foods, which carries the name it assumed in the 1940's, was built for a sheet metal and auto repair business in 1927, and is currently being rehabilitated as a predominately retail and service oriented mixed-use building.

Description: Bloomington Frosted Foods 211 South Rogers (photo 4)

This two-story, barrel vaulted-roofed, brick and concrete block industrial building, rectangular in shape, fills most of Bloomington In Lot 63. The front brick section was first constructed between 1927 and 1932 for a sheet metal and auto repair shop. Additions to the original building include: a center section added before 1946; a concrete block rear section added by 1947; and a concrete block office addition with a limestone facade added at the northwest corner in the late 1950's and removed in 1995.

The roof is composed of a metal bowstring truss system that supports wood roof rafters, wood roof decking and asphalt roofing compound on the outside, which was replaced with an insulated rubber roof in 1995. In 1946, corrugated metal sheets covered the roof. The roof line is virtually continuous along the length of the building with a break at the rear addition, where the roof level is raised about one foot.

Steel columns support the roof and brick and concrete block side walls. The front elevation has a limestone veneer facade with a stepped parapet. The northwest office addition had concrete block walls and a limestone veneer facade facing Rogers Street.

Original large window openings in the main or west facade were plate glass, until they were downsized to small single pane windows in the 1975 renovation. Windows on the south elevation of the front original section of the building form a continuous band of original multi-pane steel ventilator sash. Original window openings on the north elevation of the front original section are infilled with structural clay tile units. Windows on the south elevation of the center section are randomly placed steel ventilator sash. Many of the original steel sash windows on the north, east and south elevations of the additions were infilled with concrete block and/or reglazed with glass

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block in the 1975 renovation. In a 1995 certified rehabilitation, all the infilled windows were reopened and matching steel sash was installed.

Bloomington Frosted Foods is the most recent example of the trend toward reuse of existing auto-related commercial structures. It is the first rehabilitation conceived as a mixed use project in Bloomington.

Other contributing auto-related structures:

415-417 North College

S.T. Semicon Building

College Avenue Motor and Sales Co. 1929

Hanson Motor Co., Inc. 1940

vacant 1996

223 West Sixth

plumbing auto repair 1907

drugs, pool, barber 1913

Janko's Little Zagrebe restaurant 1996

108 North Rogers

implements store 1927

Car Quest auto parts store 1996

201 South Rogers (photo 4 left)

J. Fell Bldg. Auburn dealership 1930

1947 paper and rag wholesaler, gas tank storage

beauty supply and storage 1996

116 South Madison

Dewey Harden auto repair 1945

Owen Electric Co. 1996

210 N. Madison

auto repair 1947

Johnson's Supply 1995

reptile store and The Rubber Stamp Shoppe 1996

505-507 West Fourth (photo 11 middle)

garage 1947

Monroe County Sheriff's Garage 1996

509-11 West Fourth (photo 11 right)

City Garage 1934-1996

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As an example of the adaptability of commercial architecture, an early brick Sinclair service station with a porte cochere located at 201 S. Rogers was absorbed into the plan for a larger Auburn dealership. This dealership, located at Fourth and Rogers, opened and closed abruptly in 1930 at the onset of the Great Depression. During its brief period of activity, the dealership housed Auburn and Deussenburg vehicles in the showroom. The building is now used for sale of auto parts, beauty supplies and storage of baled newsprint. Another example, an automotive battery service shop located at 308 West Sixth Street, currently houses a French restaurant but has been sided with half timbering and weatherboard, rendering it noncontributing.

Neighborhood Retail:

There were several small groceries and drygoods stores extant in the Near West Side Historic District which made the neighborhood relatively self-sufficient. Hays Market, located at 300 West Sixth, (photo 12 right) has been in business since the 1940's and is one of the few remaining independent grocers in town. Small package stores were operated from 826 West Sixth and 1010 West Seventh in the first decade of the century, but the structures associated with them are now demolished. (Blakely R.F.) The structure at 421 West Sixth (photo 9 right) has housed a neighborhood serving grocery since 1898. A conglomeration of structures and attachments, the building collected a barber, grocer and sewing machine repair under one roof. It remains with seriously diminished integrity. Early structural elements are visible on the Rogers Street facade and in the cantilevered corner entrance on Sixth Street. Another neighborhood grocery store was constructed at 914 West Kirkwood (photo 13) in 1927. At the time it was known as Herrin's and occupied a narrow frame storefront with a parapet roof and large divided window. Brackets support a small wooden awning on the front facade. Use of this structure has frequently changed through the years and now it is a storage facility for a nearby appliance dealer. The original grocery was built next to a beauty parlor owned by beautician, Mattie Jacobs Fuller on a commercial corner which served the neighborhood. This early black business began in 1909.

Other contributing neighborhood retail structures:

725-727 West Kirkwood

store (727) 1927

service station (725) 1931

Van Hook Food 1940

used furniture 1996

804 West Kirkwood

Clines grocery 1916

Ann's Flower Patch 1996

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914 West Kirkwood

store 1927

storage 1996

105 South Rogers

H.J. Brannock Hand Made Shoes and Shoe Repair

municipal fire station replaces 1996

204 South Rogers (photo 11 left)

Roy Burns Grocer 1934

vacant 1996

304-310 North Morton

Fiscus Furniture Sales 1947

office 1996

421 West Sixth (photo 9 right)

store 1898

grocery bike repair 1913

Tarkington W.D. Grocer 1916

Stogsdill and Livingston Grocer 1925

Wesner Grocery 1940

Max Fulk Wholesale 1996

V. Institutional

Two school buildings are located in the Near West Side Historic District, the Banneker School and Fairview Public School. Fairview remains in use by the Monroe County Community School Corporation, as an elementary school. The Banneker School, historically served the purpose of educating black elementary level students as a part of a segregated educational system later dissolved after the ruling on Brown vs. the Board of Education in 1953. The building was transferred to the ownership of the City of Bloomington Parks Department and houses a recreational center for the west side. Since its erection in 1915, it has served to focus Bloomington's black community.

Description: Banneker School 932 West Seventh (photo 6)

Constructed in 1915, this two story limestone structure is built on an elevated foundation and is rectangular in plan. The front facade is recessed from a two story parapet entrance. The two above grade floors are framed by dressed limestone walls. The foundation is rockfaced stone. A wide dressed belt course divides the foundation from the upper floors. Below the cornice, a drip course circles the primary building. The building facade is simply ornamented with symmetrical

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recessed panels that have corner tooth ornaments of relief stone. Stone retaining walls which surround the lot and a gymnasium addition were constructed as part of a W.P.A. project in the 1930's.

Fairview Public School (627 West Eighth) also has a long community history. Originally the eastern section of the Near West Side Historic District was named Fairview because of its elevated view of the rest of the city. "Fairview Street Public School" as it is named on a 1898 Sanborn, has occupied the site at the corner of Seventh and Fairview since 1892. The original Fairview School was a monumental, castle-like, Romanesque structure with twin towers and a rock-faced limestone arched portico. Perhaps its most memorable aspect was the quotation inscribed above the entrance: "What sculpture is to a piece of marble, education is to the human soul." The entrance faced Seventh Street until the building's demolition in 1954. A brick two story, six room annex was built in 1928 adjacent on the north side of the original school and it remains standing today. Although inappropriate window replacement has severely influenced the architectural integrity of the building, the W.P.A. steps to the original school building are preserved. They now serve to link the playground entrance to Seventh Street. A new school building (photo 14) was added onto the 1928 annex building in 1953 on a site with Eighth Street frontage. With the exception of the site of the Second Baptist Church and its parsonage, the school grounds now encompass the entire block between Rogers and Fairview, Seventh and Eighth Streets. As late as 1947, several houses remained standing on the east end of the block. These have all been demolished and an expanded open play area encircled with a chain link fence established.

White Oak Cemetery (photo 15) is located south of the Indiana Railroad right-of-way at the far west side of the Near West Side Historic District. As late as 1988, this cemetery was called by its historic name: the United Presbyterian Cemetery. On this site, a log church of the same denomination once stood, dating from a time when this area was considered rural. The cemetery is sufficiently old to have appeared on an atlas in 1876 and on plat maps prior to this. Many graves predate the 1876 documentation and are a veritable census of past Bloomington area leaders: Fee, Wylie, Bryan, Gourley, Woodburn and Henderson. A single ancient oak and two plain stone posts mark the entrance of the cemetery. At the north end of a circular drive, there is a memorial to Indiana Pioneers which lists those graves and small cemeteries thought to have been lost during the expansion of Bloomington Township. The four foot tripartite monument of gray granite was dedicated by the Bloomington Township Trustees in 1989. Although several prominent settlers' families have plots in White Oak, there has been substantial damage to the older part of the cemetery, many stones are broken or moved.

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VI. Religious

Two churches associated with the black ethnic community established their presence on the west side prior to the location of the Banneker School. For many decades, Bethel African Methodist Episcopal church occupied a building originally built for the "New School" Presbyterians at 214 West Sixth. The site is now occupied by a parking lot. Bethel A.M.E. Church, led by John Rochester, was organized in 1870. In 1921, after almost 50 years on Sixth Street, it moved to a limestone structure designed by local architect, John Nichols, at the corner of Rogers and Seventh. Second Baptist Church was organized in 1872 and constructed its first church, a small frame building at the corner of Eighth and Rogers, adjacent to the Seward factory in 1890. In 1913, Samuel Plato, a black architect from Louisville, was commissioned to design plans for the new church. The resulting structure was the first stone church built for a black congregation in Indiana. The structure is listed on the National Register of Historic Places (9-14-95).

Description: John Nichols' Bethel African Methodist Episcopal Church 302 North Rogers (photo 7)

John Nichols, Bloomington's first local architect, designed the Bethel African Methodist Episcopal Church at 301 North Rogers. Completed in 1922, this was the first church built expressly for the Bethel congregation. The building reflects the Arts and Crafts style and shows Moorish influence in its triangular arched stained glass windows on the second floor and battered walls. This massive, plain rectangular structure is composed of coursed limestone further defined by pilasters which reach the lintels of the windows. Its central hipped roof is finished with a plain boxed cornice. An entrance portal with two double doors is overhung with a large pointed arched window. The building's exterior austerity belies the dramatic interior space created in the sanctuary.

College Avenue Methodist Episcopal Church (photo 16) also follows the tradition of rebuilding within the community. First located at Third and College, it relocated to Eighth and Fairview in 1895 and was next to what was then called the "Fairview Street Public School." In 1914 the congregation built a substantial limestone church which replaced the original frame building. When a fire destroyed this structure in 1921, the church relocated to 606 West Sixth. Now known as Fairview Methodist Church, it occupies a Gothic Revival style brick structure trimmed in limestone.

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VII. Industrial

A few sites on the west side, originally established for industrial uses, have remained industrial to the present day. As early as 1876, the Turner and Tomlinson Sawmill and Stave Factory was located on the west side of what was then called the Louisville, New Albany and Chicago Railroad, north of Ninth Street. In 1892 this site was occupied by the Central Oolitic Stone Mill which remained in business until it was sold to the Fell Iron and Metal Works, which is still operational today. Several structures from the stone milling era may remain on the site, one an overhead tramway and the other a limestone structure which once housed the administrative offices of the mill.

Located on the east side of the district, the Showers project is the centerpiece of the City of Bloomington's plan to revitalize the near west side downtown area. Since the inception of this project in 1989, it has provided the impetus for several other large scale west side commercial rehabilitations.

Description: Showers Brothers Furniture Factory 501 North Morton

The Showers Brothers Company Furniture Factory building is the largest remaining structure of a complex which once included two large factory buildings and more than a dozen smaller associated structures. It is the largest remaining historic industrial building in Bloomington, Indiana and is located two blocks north and one block west of the courthouse square. The nearly 200,000 square feet of the building that remains were constructed in two stages and built in a polygonal plan that conformed to railroad tracks running along the east and west sides of the building. The most unique feature of this two-story unpainted red brick factory building is its saw tooth roof with north-facing skylights. Much of the land around the building, which was once built up with industrial buildings, is now open land or surface parking lots.

The Showers building, first constructed in 1910 with major additions in 1923, was labeled Plant No. 1. The original complex filled most of the block bounded by 8th, Rogers, 11th and Morton Streets. A fire in 1966, destroyed Plant No. 2, the site of the Mill Room & Cabinet Shop, Dry Kilns and a Warehouse. The two-story Plant No. 2 was approximately 200 feet by 500 feet, with the same brick wall and wood post construction and saw tooth roof as Plant No. 1. Plant No. 2 stood to the west of, parallel to and north of Plant No. 1. Another fire in 1966 destroyed the north

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end of Plant No. 1, which resulted in the loss of approximately 300 feet of the structure. The Nurre Co. factory, no longer extant, manufacturer of glass and mirror products supplied to the Showers Brothers Company, was located south of Plant No. 2 and west of Plant No. 1.

Other buildings in the Showers complex that remain include: the Planing Mill and Dry Kilns building, north of Plant No. 1; a small garage south of the Planing Mill; the former executive office building at the northwest corner of 10th and Morton Streets (identified in the Indiana Historic Sites and Structures Inventory: City of Bloomington, Interim Report, 105-055-80061, built 1916, rated "outstanding"); and the former show room and research laboratory at the southwest corner of 10th and Morton Streets. The Planing Mill is similar in appearance and construction to Plant No. 1 with the saw tooth roof design. All of the buildings are constructed of the same red brick.

Significant among this collection of industrial buildings in the Near West Side Historic District is the Johnson's Creamery Building which has been rehabilitated as professional office space. The Creamery is located on the west side of the railroad which serves the Showers Factory site. A notable landmark is the smoke stack with the "Johnson's" sign. At the Creamery, emphasis has been placed upon preservation of the industrial environment. A one hundred twenty foot smokestack and two massive compressors serve as reminders of the original use of the structure and as public art, linking the history of the west side to its changing economic utility.

Description: Johnson's Creamery Building 400 West 7th

Johnson's Creamery is a 35,000 square foot complex of added components that form a unique complex with a functional architectural style. Located to the southwest of the Showers complex, the original Johnson's Creamery building, built in late 1913 or 1914, was a two-story red brick building, rectangular in plan, at the southeast part of the current structure. The original building opens onto a loading dock at the southeast corner facing the railroad tracks and has a parapeted asphalt roof with a shallow slope towards the rear. The limestone capped parapet steps down as the roof slopes to the rear. Subsequent additions were added over the years up to 1951 that were all built of red brick masonry walls and parapeted, low-pitch asphalt roofs. No part of the Creamery was present on the August 1913 Sanborn insurance map. The 1927 Sanborn insurance map, a 1949 aerial photograph, former owners and employees and physical evidence provided guidance in dating the components.

In general, development trends on the west side follow a steady conversion of older industrial uses associated with the railroad: milling, tanning, basket making, through modern

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manufacturing uses to contemporary commercial and service uses. Several prominent buildings have been recently converted to central business district uses: Bloomington Frosted Foods, Johnson Creamery, and Showers Brothers Furniture Factory. Recent successful adaptive uses include restaurants, offices, retail and personal service. One of the first rehabilitations in the area served to convert an early twentieth century warehouse into an antique mall.

Description: Bloomington Wholesale Food 311 West 7th (photo 3)

This three story brick industrial warehouse building, across the street from the Johnson's Creamery, was constructed in 1915. It faces Seventh Street and lies along the east side of the CSX lines. The building is trapezoidal to accommodate the encroachment of the railroad right-of-way on the corner of the building. The facade is seven bays wide and 8 deep. Both the north and south facing elevations have stepped parapets with limestone caps. Because of the disposition of the building, which narrows to the south, the north has three steps and the south has two. All elevations feature brick arched window openings on the second and third floors with radiating voussoir and three over three lights. The front entrance is offset and elevated from grade. Porch reconstruction on the front and west facades have shed roofs and wooden porches. Ghosts of an earlier porch removal and painted signage remain on the facade. The raised basement has recessed windows with arched lintels.

Other contributing industrial structures:

416-420 N. Morton (photo 17)

Record Hatchery 1929-35

Smallwood's Restaurant 1927-28

vacant 1996

601 North Morton (photo 10)

Showers Bro. Furniture Administration Building

Indiana University Press 1996

531 North Morton

Showers Bros. Furniture showroom 1927

Showers Bros. Cafeteria 1940

Showers Bros. furniture lab. and research facility 1947

Indiana University storage 1996

314 W. Kirkwood

feed store and hatchery 1947

Napa Auto Parts Store 1996

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VIII. Residential

The platted subdivisions of the west side are characterized by relatively narrow city streets and a network of alleys running both east and west, and north and south. The main thoroughfare, Kirkwood, retains its residential character with an increasing number of businesses in converted houses. Structures associated with earlier commercial corners and local groceries are still evident, although most no longer house neighborhood serving businesses. In the larger neighborhood, residential development comes in two defined phases. Early houses built by large land owners such as James Cochran, 504 N. Rogers (6-20-79), Elias Able, 317 N. Fairview (2-19-82), and John East, 417 West Sixth (photo 9 second from right), belong to the era of the 1850's and '60's. These prominent citizens, an industrialist, a state legislator and a lawyer selected homes of the vernacular I-house style with a range of embellishments. As illustrated by the 1876 atlas, [Cunningham and Twitchell, Phila] at the time, only twelve houses were constructed on lots outside the original town plat. These were located on Sixth and Seventh Streets. Another significant circa 1875 example of the I-house form is the Hendrix house 726 West Sixth, (photo 18) which has been used as an apartment house since the early twentieth century.

Description: Cochran-Helton-Lindley House 504 North Rogers

The brick Cochran house is based upon an L-shaped plan. The simple gable roof is supported by Italianate paired brackets and features cornices with a plain return. The entrance portico is supported by limestone columns. Both the brick pattern and window treatments on the front facade contrast with those used on the sides. Flemish bond is featured on the front face of the building and window lights are four-over-four. By contrast, on the side, brick is laid in common bond and windows are six-over-six. The brick walls are eighteen inches thick. The foundation is constructed of rock faced limestone. Cochran's now restored, brick Federal style I-house, is the most elaborate of the three large homes associated with prominent pioneer families on the west side. Today it houses the corporate offices of CFC, Inc. after a difficult evolution from a rowdy boarding house called "Monon Flats" in the mid-twentieth century.

Another example of high style residential architecture, the Batman house, is distinctive in the Near West Side Historic District for its use of rock faced limestone in a residential structure.

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Description: Batman House 403 West Kirkwood (photo 19)

Perhaps the most significant example of the Queen Anne style on the west side is the highly eclectic Batman House, located in the 400 block of West Kirkwood. The house was constructed in 1895. It is one of two designs in the district by Bloomington's first local architect, John Nichols. Nichols also designed the Bethel A.M.E. Church at 302 N. Rogers Street. Ira Batman was a prominent attorney and First National Bank official in Bloomington. His massive Kirkwood residence features two rectangular towers with bracketed eaves and cross timbered gables. The house is asymmetric in plan with multiple gabled roofs. The walls are rock-faced limestone block. Although use of limestone in residential construction is characteristic of Bloomington generally during the 1890's through 1940, as reflected in the Vinegar Hill Historic Limestone District City of Bloomington Interim Report, Indiana Sites and Structures Inventory, the Batman residence is the sole example of its grand proportion in the West Side Historic District. Perhaps because of its size and prominence, the house, beginning with its vacancy in 1928, has been adapted to many uses over the years. It became a "labor temple" housing the offices of the local AFL/CIO affiliates in the decade of the 1940's. Since the late 1970's, it has been used as an antique store. The residence retains a great deal of exterior integrity and a surprising amount of interior detail.

Construction of only a few more two-story homes was realized within the district in the last decades of the nineteenth century. Some of these large homes were located on Kirkwood, east of Fairview. One of the few outstanding examples of this style is the Graves-Morrison House at 608 West Kirkwood. Other significant two-story examples of the Queen Anne style include 615 West Sixth Street and 514 West Kirkwood (photo 20). Even these frame examples contrast in their relative simplicity with the more elaborate residences found in other neighborhoods in Bloomington such as the North Washington Street Historic District, listed on the National Register 3-14-91.

A study of the evolution of the neighborhood provides evidence of why residential limestone construction is infrequently used: the scale of construction from 1845 until 1900 reflects a change in demographics. Although important land owners and civic leaders, such as the Batmans, Cochrans, and Abels initially settled the area, by 1900 new residential construction began to reflect smaller scale and less ambitious design of houses built for the working class. After 1900, new residents were likely to be employed as laborers in the nearby and growing industrial economy. During this later era, limestone was selectively used for chimneys, porches

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and foundations not as the principal building material. The most common building form was a frame cottage with a Gabled-ell plan. These designs were frequently available by catalogue or pattern book. Smaller lots, platted at 50' x 132', also created more dense neighborhood pattern than the original settlement.

Bloomington's expanding economy and rise in population after the turn of the century, and an influx of black residents, produced a surge in residential construction in the West Side Historic District. The vernacular forms characteristic of this era often borrowed Queen Anne flourishes; spindling, fish scale shingling, scroll-work trim, but maintained simple Gabled-ell plans and Pyramidal Roof plans.

Description: Gabled-ell Plan 1119 West Sixth (photo 21)

The Monroe County survey describes the gabled-ell design as "ubiquitous" in the area. Rows of this style, widely available in patterns and catalogues, line the streets of the West Side (photo 21 and 2) An excellent example is the frame residence located at 1119 West Sixth. It is characteristically L-shaped in plan, with intersecting gables. An open porch, which fills the space between the two wings is covered by a shed roof. The roof is decorated with a flat board frieze and plain gable return. The gable end is faced with fish scale shingles and contains a diamond shaped attic vent with incised scroll design. Two doors with entablature and single pane transoms lead from the porch to either wing of the house as is typical of the Monroe County version of this plan. The double hung windows feature plain surrounds with drip caps. The windows on the front facade have pilasters beneath the lintels. Simple turned spindle work forms a frieze around the porch. The balustrade is composed of flat square members. The columns are slender and the porch roof is supported by decorative brackets. The front bay window area is defined by vertical boards. This example is in very good condition.

Another form characteristic of residential construction in the 1890's and early twentieth century is the Pyramidal Cottage. Situated in a row of these structures on Sixth Street, the form is an evolution of the Gabled-ell design which is commonly found interspersed among them.

Description: Pyramidal Cottage 802 W. West Eighth (photo 2 second from right)

The example is a square plan single story duplex with a large addition to the west.. The multiple gabled house has pedimented gables facing east and south.. On the west side there are two front doors, similar to a single family Gabled-ell plan. The east side of the duplex contains a single door. Windows are double hung with plain trim. The wrap around porch which is shared by both sides of the duplex features plain columns on circular pedestals and square balusters. The

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condition of this structure is characteristic of residences in the neighborhood, modification is apparent but the general configuration remains discernible.

There are five examples of the Shotgun style house on the West Side, three are located at the far west boundary of the district on Adams Street, 400, 402 and 408 North Adams. This area is historically associated with several black families, whose settlement predates the migration of the black community from the east to west sides of Bloomington. However, the example which best reflects the form is located on Seventh.

Description: Shotgun House 904 West Seventh (photo 22)

This frame single story cottage faces Seventh Street, a unique example in its environment of Gabled-ell and Pyramidal Cottage forms.. The house is one room wide and steps down to a gabled addition to the rear. The gable end contains a single window and a door and a window located beneath a shed roofed porch. There are two windows on each side. Decking reveals that the porch roof is original, the brackets and supports are original however the balusters have been replaced with wrought iron balusters. The windows are double- hung with plain flat board trim and simple drip caps above. Wide board replacement siding is evident on the sides and front, original thin siding can be observed under the gable of the front facade.

There are several other residential forms represented in the district. The house at 523 West Seventh (photo 23) is an example of the Central Passage house. This early, circa 1880, modification of the I-House form is a single story with bay windows on either side of the central door. This particular variation has a cross gabled porch which runs the length of the facade. Decorative shingle work under the gable and elaborate turnings on the porch work show the Queen Anne influence on this early example. Bungalows are scattered throughout the district and comprise a later era of construction. An example of this form is located at 625 West Seventh (photo 24). The wide board frame house has a rock-faced limestone front porch. The facade is symmetrical with paired double hung windows on either side of the front door. The house is square in plan with hipped side gable and paired double-hung windows beneath .

Although historically the black community attended separate schools and churches, neighbors in the Near West Side Historic District were racially diverse. The area was and remains racially mixed. After the 1954 Supreme Court decision which reinstated the constitutionality of equal education, the segregated Banneker School was closed down but it remained the focus of the community when it was converted to a recreational center by the City of Bloomington Parks and Recreation Department. Since that time, integration of the center's activities has been effected.

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It is notable that this area of town remained family oriented and that Bloomington's vast student rental market, created by the proximity of Indiana University, did not encroach into the neighborhood. This consequently provided a buffer against demolition and detrimental modification which is often associated with the student market. Today the neighborhood is still diverse. Its family oriented environment is encouraged by growing interest in the neighborhood's self-contained nature and access to school and shopping. Individual residential structures are characterized by some modification, although the rhythm of facades retains the coherence of the neighborhood. Aluminum, vinyl or asphalt siding, porch enclosures and rear additions have modified the architectural integrity of the houses.

IX. Transportation

The first railroad lines laid through Bloomington, were located on Railroad Street just one block west of the city square in the Near West Side Historic District. The street was renamed Morton in 1892. Proximity to the rail lines influenced construction in a band adjacent to Downtown, which evolved into an industrial use area. Of all of the structures which served the rail lines in the Near West Side District, including at various times, passenger and freight stations, engine houses and turntables, only the Illinois Central Railroad Freight Depot remains standing.

Description: Illinois Central Freight Depot 301 N. Morton Street (6-23-83)

The Station is located on the corner of Morton and Seventh adjacent for many years to a mill site. This spare utilitarian clapboard building with vertical framing was constructed in 1906. The low pitch gabled roof with deep eaves was designed to provide shelter for the loading areas. Transom windows, located above the doors, maximize the natural light entering the building. As part of a 1922 remodeling, a second floor was added to the office area on the south side of the building. The old eaves were preserved, and a second roof was added which featured both gabled and hipped ends. A new masonry fire wall with a parapet was added at the gable end, defining the step down to a single story configuration. The depot was originally rectangular in shape. In 1959, 54' of freight space was demolished on north end of the building. The depot was removed from service in 1963 and converted to use as a bar. It then suffered vacancy until its listing on the National Register in 1983 and subsequent adaptation and restoration for office and retail use.

X. Objects

A readily observed characteristic of the residential streetscape in the Near West Side Historic District is the widespread use of limestone retaining walls, used to mitigate the grade change from sidewalk to yard. This repeating pattern, throughout the West Side, is thematic and brings

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design cohesiveness to the district. Wall style varies from modern cut limestone to the more characteristic rockfaced block, an example of which is located at 722 West Eighth Street (photo 2). Rockfaced limestone is frequently used for foundations and porches throughout the neighborhood. Some of the more interesting examples include "found" slabs and rubble, located at 1125 West Seventh, undoubtedly available because of the proximity of mills and stone workers in the neighborhood. More recent embankments are also of limestone, as in an example located at 822 West Kirkwood. Three modern monolithic limestone slabs, which serve as monuments are located in the sideyard of the commercial property at 314 W. Kirkwood.

Other significant environmental elements include W.P.A. construction of retaining walls and steps at the Banneker Center and Fairview School. At several locations throughout the West Side, W.P.A. sidewalks remain, these show characteristic hexagonal tiles laid both with and without mortar. The most continuous use of W.P.A. walks is located on North Maple. Another feature of the south boundary of the district is a large dressed limestone drainage ditch runs along the rear of the lots facing the south side of Kirkwood between Maple and Waldron. The four foot wide culvert is approximately four feet deep. It turns north and disappears under the Kirkwood right-of-way.

Brick sidewalks, laid in a herring bone pattern remain scattered in the area. These also appear sporadically in conjunction with the W.P.A. tiles on North Maple. Though not included specifically in the resource count, these items add much to the district's historic feeling.

XI. Noncontributing Structures

Noncontributing structures in the Near West Side Historic District can be divided into three categories: The first is new infill housing which has become more prevalent in the past decade. The West Side Historic District represents one of the largest sources of affordable housing remaining in the city.

An example of infill housing is the duplex residence at 1020 West Sixth Street built in 1974. This one and a half story house is rectangular in plan. The gable end of the house is brick veneer and faces Sixth Street. The house is divided into two side by side dwellings with a central paired entrance. The entrance faces an alley. The entrance facade is faced with brick to the bottom of the window sills and board and batten style metal siding to the soffits. Both the west and north elevations are vinyl-sided. There are four bays of double-hung windows across the front facade. The front entrances are paired and accessed by a single brick porch with a wooden hand rail.

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The second category of noncontributing buildings represents new commercial construction. These are concentrated in the areas ringing the central business district. Frequently, this kind of construction required the demolition of residential structures. The commercial pole building at 401-405 West Sixth was constructed in 1979. It features a simple rectangular footprint and is sided with vertical corrugated metal panels. The gabled metal roof faces Madison. Two entrances face Sixth and one faces Madison. The main facades contains 10 bays of windows across on two floors. Opaque brown panels fill the spandrels between floors. The entrances are covered by fabric awnings. The gable end facing Sixth Street shows irregular window grouping around the entrance. The building houses several professional offices and a photography company.

A third category of noncontributing buildings are altered older buildings. An example of a typical altered residential structure is located at 712 West Sixth Street (photo 25). Originally a frame Pyramidal Roof structure, a full second floor was added and covered by a mansard roof. Original second floor dormer windows are replaced and inset into the vertical planes of the roof. The house is sided with aluminum. Modification of this house is typical of rental properties which have been subdivided for multiple tenants.

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Summary Paragraph

The Near West Side Historic District is eligible for the National Register under Criteria A and C for its local significance in architecture, industry, commerce, ethnic heritage, and rail transportation. The district comprises the near west side of downtown Bloomington. It evolved over the course of a century as Bloomington's center of industry, worker housing and attendant commerce, churches and schools. Residential architectural styles are largely vernacular although some are architect designed. An industrial architectural style is evident, as is a commercial style associated with auto-related businesses.

History and Context

The Near West Side Historic District can be evaluated in the context of its contribution to early industrial and commercial development in Bloomington, between 1850 and 1946. Corresponding to this development is a residential growth pattern which can be attributed to the need for local workers to staff mills, foundries and factories found nearby. Construction of the Louisville, New Albany and Salem railroad in 1853 and the subsequent concentration of industrial expansion on the west side contributed to a change in the kinds of housing built after 1890. The two story I-house pattern was supplanted by simpler one story cottage design.

Beginnings of West Side development:

With the exception of the land east of Rogers Street, all the land known as the Near West Side Historic District, is part of the SE Quarter of Section 32, a tract once owned by Robertson Graham in its entirety. Upon this 150 acre tract and an equivalent quarter section tract in Section 31, owned by David Rogers, the original town of Bloomington was platted. Surveyor James Borland platted the city in 1820. Initially it extended from Eighth Street to Third and from Jackson to Dunn. Rogers Street, bisecting the town north and south, roughly demarcates the boundary of these two original holdings. Sale of the Graham land was completed in 1819. It was conveyed to Benjamin Parks "an agent of the town of Bloomington" with the exception of "... twelve acres 3 roads and eight rods thereof laid out in the shape of a parallelogram in the northeast corner of said quarter section." [pg. 28 Deed Record "A" Dec. 1817-Dec. 1825] This exception was known as "Graham's Reserve", the open land on the north side of the West Side Historic District. Graham's Reserve and Outlots 45 and 44 were parceled in the 1827 land sale and remained largely undeveloped. Eventually this land was purchased by the Illinois Central Railroad. Aerial photographs indicate that the western part of the site was used for railroad loading and transfer activities through the 1940's. Through the years, nearby residents enjoyed it as common open space. It was used for pasture, crops and hunting. In 1972, this land was dedicated by the City of Bloomington Parks Department as Ninth Street Park [Wilbert Miller taped interview 5-21-93 by Michael Connor and D. Busick]. But the eastern area was used informally as a neighborhood park for over a century.

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Industrial Development

In conformity with a common urban expansion pattern in early midwestern towns, west side development was catalyzed and influenced by construction of the Louisville, New Albany and Chicago railroad in 1853. In the early days of Bloomington, only Seward and Sons foundry, Thomas Hardesty carding mill, McCrum's grist mill and Major Hite's steam flour mill were listed as industries in a town whose population had reached 1643 in 1850 [Indiana State Gazetteer 1850]. Bloomington Milling Co., a remnant of the early economy of the city, was operated by a variety of owners through the years and did not close until 1957. Early industrial uses, tanneries, mills and foundries clustered around the railroad stations located only a block west of the town square. The earliest available Bloomington Sanborn map, dated 1883, shows a "Locomotive House" and turntable located between Fifth and Sixth Streets on the west side of Railroad Street which was later renamed Morton Street. A passenger station and a freight station formerly occupied areas south of the mill.

By 1887, the Showers Brothers Company, and Dolan Tierman Stave Factory had also located west of College in a band of industrial uses which spanned from Eleventh to Fourth Street on the west side. Bloomington's oldest foundry, the Seward Company (1847) moved its primary factory from a site northeast of the square to Eighth and Madison in 1907. The founder, Austin Seward, was a blacksmith from Kentucky whose gun and wagons became famous through out the country. Its greatest successes were associated with the power machinery and derricks required for the milling industry. At the time of its relocation to the west side, Seward's factory produced ornamental and utilitarian iron work including manhole covers, fences, urns, public furniture and drinking fountains. The last buildings in the West Side Historic District associated with this prominent industry were razed in 1991.

The Showers Brothers Factory, which relocated to the west side after a devastating fire, evolved from a small coffin business on the east side of the square into a thriving bedstead business located on Ninth and Grant. The business became so important to the economic well-being of the City that, in the wake of the fire of 1884, half of the site acquisition expenses for a new factory were assumed by the town. Undoubtedly the industry which most influenced development of the west side was the Showers Brothers Furniture Factory. By 1912, 25 years after its relocation to Ninth and Morton, it had become the largest single furniture factory in the United States. It was unique in its sphere of influence: in furniture design and innovation, in its progressive stance on minority employment, and the sheer magnitude of its impact on the community. In 1921, it contributed one quarter of the city's entire revenue and covered 12 acres on the west side of town [Bloomington Restoration Inc. 1991 Spring Tour Brochure]. During its twentieth century heyday, Showers Bros. employed the greatest number of people residing in the West Side Historic District, both black and white. In the twenties and thirties, City Directories indicate packers, cabinet makers, sanders, finishers, machinists, and "hands" living on virtually every street. Showers finally closed in 1955, a victim of the increasingly competitive American furniture market. The furniture industry had moved south, out of the Midwest where labor had become relatively

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expensive. A 1966 fire devastated the Showers complex. Five buildings remain, including the 200,000 square foot main factory at 501 North Morton, the showroom and the administration building. The factory has recently been the subject of a massive rehabilitation which is the cooperative effort of a not-for-profit holding corporation; the Bloomington Advancement Corporation, CFC, Inc.; a local developer, Indiana University and the City of Bloomington.

Auto-related

After the turn of the century, the evolution of the car industry steadily changed the face of the west side. New dealerships clustered near the square, while accessory automobile businesses spread along side streets and North Morton. Radiator and brake repair, battery, tire and car sale uses appear abruptly in the early 1900's. Nine auto-related businesses appear in 1916. By 1922 there are twenty-eight. Only three Bloomington dealerships survived the depression. Less than a handful continue to the present day. Wm. Curry constructed a building for his Buick dealership at 214-216 West Seventh in 1922 and stayed at his Downtown location until 1970 when he relocated in a suburban mall. His building was one of the first auto-related historic buildings to be rehabilitated in the Downtown area.

Another long lived dealer, Stephens Oldsmobile, occupied several sites on the west side. Their first showroom was located at 408 North Morton. An early Chevrolet dealer, College Avenue Motor and Sales, was located at 415 N. College in 1929. This building became part of a larger industrial construction in the late 1940's, but it remains vacant and unrestored.

The sum of this auto-related building activity in early twentieth century Bloomington was a definable commercial style. Characteristics of this style include brick construction, decorative stepped front parapets, steel sash and barrel vaulted roofs with open bowstring truss supports. This style, both practical, industrial and functional, was articulated by a need for the display and repair of heavy equipment. Flourishes on the front facade reflected a preference for more stylish presentation to the consumer.

Churches

In contrast with uses affected by the city's changing economic fortunes, churches have provided basic stability within the community. Three churches have extensive presence on the west side. Two, Bethel African Methodist Episcopal and Second Baptist Churches, organized since the 1870's, symbolize the substantial contribution of the black community. The current Fairview United Methodist Church has built new sanctuaries within the Near West Side Historic District three times since 1895. Their first church was located at Third and College and moved in response to the increasing number of parishioners who lived on the west side. Thereafter the church occupied a frame structure adjacent to the Fairview Public School building from 1895 through 1914.

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A new limestone structure was later dedicated at this location which was subsequently destroyed by fire. The present location of the church, at Sixth and Jackson, was obtained in 1921.

Residential Development

In the 1880's and '90's, large two-story houses were still being built on Kirkwood east of Maple. The era of the 1890's ushered in only a few more two-story residences, although several significant Queen Anne style homes were constructed during this decade. These homes represent the last of the larger residences built on the west side by prominent citizens in Bloomington. After 1890, the area was steadily given over to the development of modest one story homes for the working class. A profile of the west side obtained from 1922 City Directory reveals that Showers Brother employed the greatest number of west side residents, over 100 at this time. There were scattered service jobs as well, including stenographers, janitors, plasterers, paperhangers, chauffeurs, cooks and barbers. The middle class in the neighborhood was represented by teachers, pastors, a reporter and a principal. Representative employers were Hoadley Stone Co., Field Glove, Bloomington Basket Company, Johnson's Creamery and Nurre Mirror which supplied mirrors to Showers Bros.

Demographics:

The Near West Side Historic District is significant for its contribution to the ethnic heritage of Bloomington; its greatest period of growth: from 1890 to 1925, shows direct relationship to the relocation of the Showers Factory in 1884 and the consequent migration of blacks to the west side from other areas of ethnic settlement in Bloomington.

Bloomington's black community historically resided in several small enclaves in and around Bloomington. Hensonburg, Chandlersville, Woodyard and, within the city limits, an area bounded by Seventh to Tenth, from Lincoln to Grant Streets were recognized as black communities. This east side community was close to the original Showers Bros. factory, located at Ninth and Grant. Prior to 1915, the segregated black elementary school, named Center School, was located on the east side of Washington Street on the present site of the Monroe County Historical Museum, formerly a library. Taylor Chapel Methodist Episcopal (506 N. Grant) was located across the street from the old east side Showers factory. As early as 1876 the building is identified as the "Colored Methodist Episcopal Church." At the time, Showers Bros. was the single manufacturing concern which employed blacks. Factory positions employing blacks as laborers, packers and craters provided financial stability and, for many families, the chance to obtain education sufficient to improve the future of their children and themselves. Stone mills, foundries and others businesses located in town did not employ blacks. Showers Bros. assumed the reputation of being a progressive and generous company to all its employees, developing incentives like workman's compensation, home financing, religious services and entertainment for its workers. On the several occasions that this company suffered setbacks, the City and its own workers were able to return

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the company's generosity. Several black workers advanced money to their employer after the fire of 1884. In exchange, Showers offered them lifetime employment.

Other professions traditionally open to blacks included barbering, cooking, laundering and jobs associated with housing for Indiana University students. The barbering and beauty professions were unique in that they provided the opportunity to own businesses and commercial real-estate. Halston Vashon Eagleson, who owned a shop at 109 South College [Commercial Directory 1900] sent 5 of his 6 children to Indiana University. Pleasant Evans, one of the earliest black barbers, was able to purchase his building in 1914. Located at 210 West Kirkwood, a half block off the square, it is still standing today [Gilliam, A Time to Speak p.56]. The 1916-18 Caron Directory shows 6 black owned barber shops, all located west of Walnut.

Several occurrences served to influence the move of blacks to the west side of town. Key among them was the Showers Bros. furniture factory fire in 1884 and its city supported relocation to 8th and Morton. Another devastating fire spurred the relocation of Indiana University from the south side of town to the area on the east side known as Dunn's Woods. Subsequently, property values in the largely black-owned residential areas on the east side were dramatically increased. Speculators began to encourage construction of larger residences for the affluent in the area which was now close to the university. Residents recount the involuntary nature of this move which was orchestrated by sales of real estate and foreclosures [Gilliam p.10]. A significant number of remaining blacks left between 1929 and 1938, possibly victims of the Depression. Scattered vacancies in the area of the old Grant Street neighborhood are evident in the City Directories of this era. In 1940 the anchoring east side black church, Taylor Chapel Methodist Episcopal Church closed [Gilliam, A time, p.35] By this time, only three families remained.

Gradually, the abiding landmarks of the black community moved west and symbolically vested themselves in the new west side community by building more permanent homes. The Bethel A.M.E. Church, established in 1870, previously located in the original home of the United Presbyterian Congregation at 402 West Sixth, moved to Seventh and Rogers in 1921. Second Baptist Church, organized in 1872, had occupied a small frame structure at Eighth and Rogers, but in 1913 ordered a new church to be designed by the noted Louisville black architect, Samuel Plato. Both of these edifices were handsome limestone structures. Perhaps the most significant move to the west side, was the construction of a new segregated black grade school, at the northeast corner of Eighth and Elm in 1913. It was named "The Banneker School," by T.C. Johnson, former principal of the Center School [audiotape Maurice Evans]. Banneker also was an expensive limestone structure. Some suspected that it was meant as an incentive to encourage blacks to relocate [audiotape Wilber Miller]. The Banneker building gives the impression of permanence and dignity and, in conjunction with the significant influence of local churches, assumed the role of being a focal point for black culture in Bloomington. Perhaps, for this reason, when the building was closed as a segregated school in 1954, it was reopened by the City of

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Bloomington and has been continuously used, up to the present, as a community center. Other structures associated with the black community include 1022 West Seventh Street, where Stone City Masonic Lodge #54, a group of black masons, met in the 1940's .

Early demographic trends indicate that the initial settlement of black residents was west of Waldron on Sixth, Seventh, and Eighth Streets. The 1940 City Directory [National's Bloomington Indiana Directory] shows the most growth in black residences on the numbered streets north of Kirkwood. A concentration in the area of the school is evident, while in older areas of residence on Adams and Kirkwood which were settled in 1916, the population held constant and revealed no new family names. [1916-18 Caron's]. During this span of time the black population on the east side decreased from 37 families to 3.

Many of the industrial and commercial buildings on the east side of the district are being rehabilitated for retail or professional office uses, so larger structures within the Near West Side Historic District are again filled with activity after many decades of vacancy. By contrast, residential areas of the district have enjoyed stability as an established area for family housing. The strong presence of churches, Fairview School and a vital community center have contributed to the Near West Side Historic District's continuing sense of community. Although residents are growing more diverse, with a greater representation of professionals and administrators, the neighborhood maintains its racially mixed character.

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Verbal Boundary Description

Beginning at the intersection of the west curb line of South Madison Street and the north curb line of Kirkwood proceed southward along the west curb line of Madison Street to a point intersected by the north curb line of West Fourth Street. Proceed westward to a point intersected by the west property line of 410 West Fourth Street. Then proceed southward, crossing Fourth Street and continue along the west side of the alley to its intersection with Third Street. Proceed westward, running along the north curb line of Third Street to a point intersected the east curb line of South Rogers. Proceed northward on the east curb line to a point intersected the south property line of 212 South Rogers Street. Proceed westward along the south property line of 212 South Rogers to the east side of the alley that forms its west boundary. Proceed northward and, crossing West Fourth Street, continue to a point intersecting the south property line of 515 West Kirkwood then proceed westward and continue along the south property line(s) of 515-935 West Kirkwood to a point intersecting the east curb line of South Elm Street. Then proceed north, crossing West Kirkwood to a point intersecting the north curb line of West Kirkwood. Proceed westward along the north curb line to a point intersecting the east curb line of North Adams Street. From this point proceed north and continue to the south property line of the CSX Railroad right-of-way. From this point follow the CSX right-of-way east, north and southeast to a point intersected by the east curb line of North Rogers. Then proceed northward approximately 150 feet to a point intersected by the north side of a private drive for 600 N. Rogers. From this point continue east and north following the north side of the private drive to a point approximately 10 feet east of the building wall at 600 North Rogers Street and continue north along this line to a point intersected by the south curb line of West Eleventh Street. Proceed eastward, following the south curb line of West Eleventh, to a point intersected by the west boundary of 663 North Morton. Proceed southward and continue along the west boundary of 663-621 South Morton to a point intersecting the south property line of 621 N. Rogers. Proceed eastward to a point intersected by the west curb of North Rogers. Follow North Rogers Street southward to a point intersecting the north curb of West Ninth Street. Proceed eastward and follow the north curb line of West Ninth Street to a point intersecting the east boundary of 214 West Ninth Street. Proceed south along the west side of an alley forming the west boundary line of 427 South College Avenue. Proceed eastward and continue along the north boundary of 415 North College to a point intersecting the west curb line of North College Avenue. Then proceed southward along the west curb line of College Avenue to the north curb line of West Eighth Street. Proceed westward, following the north curb line of West Eighth Street to a point intersected by west curb line of South Morton. Then proceed southward to a point intersected by the north property line of 310 North Morton Street. Proceed eastward and follow the north and east property lines of 310 North Morton. Then continue along the eastern boundary of 214 West Seventh to its intersection with the north curb line of Seventh Street. Then proceed westward to a point intersected by the west curb line of North Morton Street. Continuing southward along the west curb line to the north property line of 223 North Morton. Continue east, south, west and north along the property line of 223 North Morton to a point intersecting the south curb line of West Sixth

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Street. Continuing westward along West Sixth to a point intersected by the west curb line of North Madison. Proceed southward to a point intersecting the north property line of 314 West Kirkwood. Follow the property line of 314 West Kirkwood along its north, east, and south sides to the point of beginning.

Boundary Justification

The boundaries selected are descriptive of a dynamic between demographics and the growth of an industrial economy in Bloomington starting in the mid-nineteenth century through 1946. The boundaries reflect the evolution of local industry, spurred by the construction of the railroad, from small scale native foundries and mills to large mechanized facilities with national distribution. Perimeters of the residential section of the West Side Historic District denote the limits of the resettlement of black Bloomingtonians in response to changed employment patterns and civil decisions to move the segregated grade school into the west side neighborhood. Demographic research shows that Kirkwood, Ninth Street and Adams Street mark a definite edge to the ethnic community. Construction in the West Side Historic District after the turn of the century also reflects the evolution of a working class environment, distinctly tied the relocation of a major industry, the Showers Brothers Furniture Factory.

4339

4338

4337

(UNIONVILLE)
3762 III NW

UNIONVILLE, MI.

(45) BELMONT 9 MI.
COLUMBUS 34 MI.

(46) 10'

T. 9 N.

T. 8 N.

WEST SIDE HISTORIC
DISTRICT
Bloomington, Indiana
County, Indiana

Zone 14

A N 540250

E 4435930

B N 540250

E 4435930

C N 538840

E 4434950

D N 538840

E 4435880

