

**United States Department of the Interior  
National Park Service**

*FINAL  
MASTER*

**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 **Forest Place Historic District**  
other names/site number \_\_\_\_\_ 099-143-53000

**2. Location**

street & number Forest Place, between College Ave. and Lake Shore Dr. N/A  not for publication  
city or town Culver N/A  vicinity  
state Indiana code IN county Marshall code 099 zip code 46511

**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.)

Signature of certifying official/Title \_\_\_\_\_ 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:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain:) _____	_____	_____

Name of Property \_\_\_\_\_

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	
14	0	buildings
0	0	sites
0	0	structures
0	0	objects
14	0	Total

**Name of related multiple property listing**

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

Historic Resources of Culver-Lake Maxinkuckee Area

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC: Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

19th & 20th c. AMER.: Bungalow/Craftsman

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls WOOD: Weatherboard

WOOD: Shingle

roof ASPHALT

other

**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 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c.1917 - c.1922 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

N/A \_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Stahl, Albert \_\_\_\_\_

Burns, David \_\_\_\_\_  
\_\_\_\_\_

**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: \_\_\_\_\_

Forest Place Historic District  
Name of Property

Marshall IN  
County and State

### 10. Geographical Data

Acreeage of Property Appx. 4.88 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6	5	4	8	8	8	0	4	5	6	3	1	8	0
Zone		Easting						Northing						

3 

Zone		Easting						Northing						

2 

Zone		Easting						Northing						

4 

Zone		Easting						Northing						

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 Laura Thayer, Historic Preservation Consultant  
organization Antiquarian and Historical Society of Culver date 11/12/99  
street & number 3905 N. 500 West telephone 812-372-6806  
city or town Columbus state IN zip code 47201

### 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.

National Register of Historic Places  
Continuation Sheet

Section No. 7 Page No. 1 Forest Place Historic District

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The Forest Place Historic District is located in Culver, Union Township, Marshall County, Indiana. Culver is on the north and northwest shores of Lake Maxinkuckee, Indiana's second largest lake. The town has a population of approximately 1,600. The historic district is northeast of downtown Culver, adjacent to a secondary commercial district and the town park and beach.

To the east of Culver on the north shore of Lake Maxinkuckee is Culver Academies, a secondary preparatory school that dates from the 1890s. To the south along the west shore of the lake are resort cottages that date from the late nineteenth century. Cottages also border the lake on the east and south shores. Most of the resort cottages are outside the town boundaries. A group of lake cottages are listed the National Register of Historic Places as the East Shore Historic District.

The settlement that became Culver originated in the 1830s. The center of town was the area that is now downtown Culver. Most of the buildings here are two-story brick or wood commercial buildings that date from the late nineteenth and early twentieth centuries. Other buildings include the 1915 Carnegie Library and the 1935 U.S. Post Office. The downtown is listed on the National Register of Historic Places as the Culver Commercial Historic District.

To the northeast of the commercial district, on the shore of the lake, are the 1925 Vandalia railroad station, the town park and beach, and the 1930s Beach Lodge. Across Lake Shore Drive (formerly Toner Avenue) to the north is a small commercial district that historically catered to tourists. Forest Place extends north from Lake Shore Drive at the east edge of this commercial area.

Residential districts surround the two historic commercial districts of Culver. Most of the houses date from the late nineteenth century and represent styles of architecture typical for small town Indiana at the time of their construction: Italianate, Queen Anne, Colonial Revival, and Bungalow. Several vernacular types, including L-plan, cross plan, and gable front may also be seen.

Forest Place, historically a short street that extended between Lake Shore Drive and College Avenue, contains a concentration of Bungalow style houses (photo 14). For the purposes of the resource count, there are 14 contributing buildings in the historic district. There are no noncontributing resources.

Built between about 1917 and 1922, the Forest Place Bungalows are small houses, and are one to one-and-a-half stories in height. There are three basic



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Section No. 7 Page No. 2 Forest Place Historic District

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types: front-gabled (photo 6), side-gabled (photo 9), and hipped roof (photo 13). All are wood frame structures. Siding is wood shingles (left in photo 12), clapboards, or synthetic siding. Nearly all of the houses have front porches. These are open (photo 5), partially enclosed, or enclosed. Porches are wood, brick, cobblestone (photo 12), concrete block, or stucco (photo 6). A few of the houses have front dormer windows.

The houses on the south end of the east side of the street, and the houses on the west side of the street, are on lots that are elevated one to two feet above the street level. Cobblestone retaining walls on both sides unify the houses and add to the character of the street (photo 11). Unpaved alleys to the west and east of Forest Place extend between Lake Shore Drive and College Avenue. These are lined with small, wood frame garages (photo 16).

The house at 445 Forest Place (left in photo 12) is an outstanding example of a front-gabled Bungalow. It is one-and-a-half stories in height and has wood shingle siding. The one-story front porch extends the width of the main façade and has a front-gabled roof. The porch has cobblestone end piers with a low cobblestone wall between. The main façade is three bays wide with the entry in the center. There is a window in the front gable. Windows are double hung wood, with multi-light upper sash and single pane lower sash. The roof has wide eaves with knee braces.

Several other front-gabled houses are similar in design to 445 Forest Place. The Crabb-Bishop House at 460 Forest Place (photo 2) and the Stahl-Keller House at 442 Forest Place (photo 4) are similar in form, siding, porch, fenestration, and detailing. In several cases, the front porches of these houses have been enclosed, and synthetic siding installed over the original.

Other houses of the front-gabled type include 450 Forest Place (photo 3), 434 Forest Place (left in photo 5), the Robinson House at 431 Forest Place (photo 10), and 424 Forest Place (photo 6). Most of these houses have wood or synthetic siding. The house at 424 Forest Place is intact, with wood siding and a stuccoed front porch. Distinctive in this house are the paired, Craftsman style wood posts atop stuccoed porch piers. The house at 431 Forest Place is the only brick-faced Bungalow. The house at 415 Forest Place is also a front-gabled Bungalow. Sided in wood shingles, it is similar in detailing to others of its type, but has a side, incised porch instead of the more common front porch. This last house also has a small, wood frame addition on the side opposite the porch.

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Section No. 7 Page No. 3 Forest Place Historic District

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There are two examples of the hipped roof type. These are the houses at 430 Forest Place (right in photo 5) and 451 Forest Place (photo 13). 430 Forest Place is a one-story house with a front, incised porch. The porch wall is rusticated concrete block. Battered wood posts atop four concrete block piers support the porch roof. The house is three bays wide with the entry in the center bay. Windows are double hung wood, with one light in each sash. This is a wood frame house with narrow vinyl siding.

The house at 451 Forest Place is similar in form, except that it has a hipped roof dormer window on the front slope of the roof. Porch piers and wall are cobblestone. Windows are double hung wood, with one light in each sash. Siding is narrow vinyl siding.

Side-gabled Bungalows in the historic district include the houses at 417 (left in photo 8), 423 (photo 9), and 433 (left in photo 11) Forest Place. The house at 423 is the most intact of these. It is a one-and-a-half story dwelling with wood shingle siding. A wide dormer with eight small windows extends nearly the width of the front slope of the roof. The incised front porch has been enclosed. The main façade is three bays wide, with the entry in the center. Windows are grouped, and have wood, double hung sash. The multi-light upper sash of these windows is divided vertically. The other two houses of this type are similar in form, but have been altered. The house at 417 Forest Place has an added brick porch base, and added vertical board siding on the remainder of the structure. The house at 433 Forest Place has wide aluminum siding.

As a whole, the historic district is intact. There are no vacant lots, intrusions, or noncontributing resources, and no houses that were not built within the period of significance.

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Section No. 8 Page No. 4 Forest Place Historic District

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Forest Place Historic District is significant under Criterion C in the area of Architecture. The neighborhood was platted in 1916 by Samuel Medbourn, a leading local businessman, and most of the residences built by Albert Stahl between about 1917 and 1922. All of the Bungalow style, the houses are highly cohesive in character. The historic district is also important as a representation of the growth of the middle class housing market in the early twentieth century as Culver Military Academy expanded. Most of the houses were originally occupied by families of Academy faculty or local business owners.

The historic district is related to the Multiple Property Listing, "Historic Resources of the Culver-Lake Maxinkuckee Area," and associated with the Historic Context, "Development of the Culver-Lake Maxinkuckee Resort Community, 1873-1945." The Forest Place Historic District was identified as a potential National Register historic district in the Indiana Historic Sites and Structures Inventory.

Culver is located in Union Township, Marshall County, Indiana, on the north and northwest shores of Lake Maxinkuckee. Lake Maxinkuckee, comprised of 1,860 acres, is Indiana's second largest lake. A resort community grew up around the lake in the late nineteenth and early twentieth century.

Culver started as a small village first known as Yellow River Post Office, then Geneva, and later, Birmingham. The town was platted in 1844 as Union Town. In 1857, Union Town was purchased by Thomas Houghton and renamed Marmont in honor of the French general. Marmont functioned as a small market center in a farming community.

Sport fishermen from other places had started coming to Lake Maxinkuckee by the 1850s. Groups from Plymouth, the Marshall County seat located a few miles north of Marmont, were among the first to arrive. Other early visitors included vacationers from Indianapolis, Peru, and Rochester. These early fishermen first camped or stayed in area inns, and later built crude cabins along the shores of the lake. Starting in the 1870s, the fishermen started building private hotels for themselves and their families. Gradually, other hotels, as well as substantial cottages were constructed around the lake. Recreational activities expanded to include swimming, boating, golf, and tennis.

In addition to tourism, factors contributing to the growth of Marmont included the arrival of the Vandalia Railroad in 1883, and the founding of Culver Military Academy on the northeast shore of the lake in September 1894. The name of the town was changed to Culver on April 1, 1897.



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Section No. 8 Page No. 5 Forest Place Historic District

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Culver's principal commercial district grew up along Main Street in the late nineteenth and early twentieth centuries. The downtown contained typical small town commercial and governmental functions including a bank, stores, restaurants, liveries (later automobile service stations), movie theaters, and so forth. The Culver Commercial Historic District is listed on the National Register of Historic Places. A secondary commercial district developed along Toner Avenue, opposite the railroad station and town park on the lake. Businesses in this area, hotels, restaurants, and a movie theater, were more related to tourist activities.

Residential areas expanded as the town prospered, developing around the two commercial districts. These were the homes of store owners, clerks, carpenters, masons, hotel employees, commercial fishermen, boatwrights, and others. The cottages of wealthy summer visitors were generally outside the town limits, along the east and west shores of the lake.

The Forest Place Historic District was developed at a time when housing was in demand in Culver. The resort had become a popular vacation destination, and Culver Military Academy had become one of the leading boarding schools in the state. Several residential additions were platted in the first two decades of the twentieth century.

The open land to the east of the Toner Avenue commercial district was owned the railroad company, as was the park and beach along the lakeshore just to the south. Toner Avenue hillside overlooked the lake, and was a popular picnic spot for tourists. After it cut back on Sunday excursions to Culver in the early years of the twentieth century, the railroad company sought to divest itself of the hillside. In 1916, the company sold the land to Samuel Medbourn, a local businessman, who platted it as Medbourn's First Addition to the Town of Culver.

The lots along Helen Street, as Forest Place was then called after one of Medbourn's daughters, sold quickly, between 1917 and 1921. Within a short period of time, single family houses of the Bungalow style were erected on the lots. Albert Stahl, a local builder, is said to have constructed the majority of the homes.<sup>1</sup> David Burns built the cobblestone retaining walls.

Most of the original owners were local business owners and Academy faculty. After the Academy developed housing for its staff on a site adjacent to the school

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<sup>1</sup> Jeanne Epley. Interview with Laura Thayer (31 July 1999).

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Section No. 8 Page No. 6 Forest Place Historic District

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in the late 1920s, many of the faculty families moved from Forest Place. Because of its location overlooking the lake, however, the neighborhood continued to be a desirable place to live.

Among residents of Forest Place have been Albert Stahl, who built the house at 442 Forest Place (photo 4) for himself. He sold it later, and Herbert and Helen Keller purchased it in 1926. Keller taught Spanish at Culver Military Academy and wrote the music for a popular song, "Maxinkuckee Moon" (1927). Keller's widow transferred the house to her daughter Jeanne Epley in 1963. Epley's son now lives there.

Colonel Wallace Leland of the Culver Military Academy faculty lived in the house at 450 Forest Place after 1926. Later, C.W. and Jeanne Epley lived there.

Lemuel and Lulu Crabb were the first owners of the house at 460 Forest Place (photo 2), but sold soon after it to live next door to their furniture store on Main Street. Colonel James Bishop, a member of the history department faculty at Culver Military Academy lived in the house for much of the 1920s.

Howard and Mary Mikesell were original owners of the house at 423 Forest Place (photo 9). Mikesell was co-manager of the filling station formerly located on the northwest corner of Main and Jefferson streets.

M.R. Robinson, owner of the local newspaper, the *Culver Citizen*, lived in the house at 431 Forest Place (photo 10).

Ernest and Isabel Parr were original owners of the house at 433 Forest Place (left in photo 11). The widowed Mrs. Parr sold it to Robert and Dorothy Osborn in 1944. The Osborns, who still occupy the house, owned the Osborn Seed Company in Burr Oak.

The house at 445 Forest Place (left in photo 12) was a rental that was occupied by a number of Academy instructors over the years.

The houses of Forest Place are of the Bungalow style, one of the most popular American house styles of the twentieth century. The Bungalow, developed from the Craftsman style, was a favorite type nationwide from about 1910 until about 1930. A gauge of its popularity is that it virtually dominated the Sears home catalog in the 1920s. Contractors' publications of the era that promoted the house type included *Bungalow Magazine* and *Craftsman Magazine*.

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The earlier Craftsman style came to fruition in California in the first decade of the century. California architects such as the Greene Brothers and Gustave Stickley provided leadership in its development. The Greene's Gamble House (1908) is probably the most often cited example of the mature Craftsman house. Located in Pasadena, California, it is a large and complex example of the style.

The simplified version of this style came to be known as the Bungalow style. Small houses, usually one-and-a-half stories in height, Bungalows fulfilled a need for affordable dwellings at a time when urban populations were growing rapidly. Bungalows were frequently built in quantity by developers, often with the same floor plan, but with variations on the outside to distinguish them from their neighbors.

Common subtypes of Bungalows include front-gabled, side-gabled, and hipped-roof. Side-gabled and hipped-roof examples often have a dormer window in the front slope. Bungalows are most frequently of frame construction, and may be sided in clapboard, shingles, or a combination of the two. Brick, stone, and stucco examples are also seen.

Roofs and porches are defining elements. Roofs are low-pitched with projecting eaves, often with triangular knee braces and exposed rafter tails. Porches, positioned on the front of the dwelling, may be of brick, stone, or wood. Low walls frequently enclose the porch and support short, often battered, piers. Other common details include double hung windows with multi-light upper sash over one-pane sash, exterior chimneys, and front doors with lights in the upper part.

Several other houses of the Bungalow style are scattered throughout the Culver area. Other than those on Forest Place, 15 were identified in the Indiana Historic Sites and Structures Inventory in Culver or Union Township. Besides the Forest Place Historic District, the only concentration of Bungalows is a group of four in the Long Point area of the Lake Maxinkuckee, on West Shore Drive (55021-55024). Bungalows identified in the Inventory are listed below:

- 919 Academy Road (53001)
- Lake Shore Drive (53002)
- 216 E. College Avenue (53007)
- 605 N. Plymouth Street (53008)
- 421 N. Plymouth Street (53012)
- 204 Lake Shore Drive (53013)

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Section No. 8 Page No. 8 Forest Place Historic District

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- 322 Lake Shore Drive (53018)
- East Shore Drive (55014)
- West Shore Drive (55021)
- West Shore Drive (55022)
- West Shore Drive (55023)
- West Shore Drive (55024)
- West 15th Road (50003)
- Bigley House, West 18 B Road (50026)
- Main Street, Burr Oak (51007)

Other residential historic districts in the Culver area that have been identified are:

- East Shore Historic District (listed on the National Register of Historic Places), a collection of resort cottages on Lake Maxinkuckee; and
- A group of faculty houses and apartment buildings associated with Culver Military Academy (part of the Culver Military Academy Historic District, identified in the Indiana Historic Sites and Structures Inventory).

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Section No. 9 Page No. 9 Forest Place Historic District

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Corwin, Edwin R. One Township's Yesterdays. Culver: Culver Citizen, 1934.

Indiana Department of Natural Resources. Marshall County Interim Report. Indianapolis: Historic Landmarks Foundation of Indiana, 1990.

Marshall County Land Records.

Roeder, Mark. A History of Culver and Lake Maxinkuckee. Culver: Maxinkuckee Press, 1993.

Standard Atlas of Marshall County, Indiana. Chicago: George A. Ogle and Company, 1922.



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Continuation Sheet

Section No. 10 Page No. 10 Forest Place Historic District

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Verbal Boundary Description

The district comprises Lots 6-13 and Lots 15-21 of Samuel E. Medbourn's First Addition to the Town of Culver.

Boundary Justification

The district includes the developed lots on Forest Place in Medbourn's First Addition. The houses here were built around the same time and have a great deal of continuity. The addition also included lots that face Lake Shore Drive and Liberty Street. Buildings on these streets vary in character from those on Forest Place, and were not included in the historic district.

FOREST PLACE H.D.  
CULVER, MARSHALL CO., IN

↑  
North

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Boundary

① ↗  
Photo view

COLLEGE AVENUE

⑮

⑭

⑯

① ↘

② →

③ →

④ →

⑤ →

⑥ →

⑦ →

⑧ →

⑨ →

⑩ ↗

⑪ ↗

⑫ ↗

⑬ ↗

⑭ ↗

⑮ ↗

FOREST PLACE

PEARL STREET

LAKE SHORE DRIVE

TOWN PARK

LAKE  
MAXINKUCKEE