

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received MAY 18 1983
date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic ~~Forest Hills~~
and/or common ^{use title} Forest Hills Historic District

2. Location

street & number ^{the Monon R.R. tracks} Bounded by Kessler Boulevard on the north, College Avenue to the west, the Monon Railroad track to the east and Northview Avenue to the south
city, town Indianapolis N/A vicinity of
state Indiana code 018 county Marion code 097

3. Classification

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

4. Owner of Property

name Multiple owners
street & number
city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Recorder's Office
street & number City-County Building
city, town Indianapolis state Indiana

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no
date _____ federal _____ state _____ county _____ local
depository for survey records N/A
city, town _____ state _____

7. Description

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

Describe the present and original (if known) physical appearance

Forest Hills is a neighborhood approximately six miles north and one mile east of Monument Circle, the center of Indianapolis. It is an area of 14 irregular city blocks encompassing approximately 72 areas. There are a total of 244 lots in the neighborhood on which there are 236 single family residences and one gas station.

The topography of the area is slightly rolling with fairly steep hills on the north-west and east central sections. Mature oak and silver maple trees line the streets in most sections of the neighborhood. Sycamore, hickory, buckeye, walnut and fir are also present to a lesser degree. Flowering crabapple, tulip, redbud and dogwood are in abundance and the neighborhood is known throughout the area for the springtime extravaganza provided as a result.

The street pattern is unique for the northside of the city with curved, intertwining streets that connect well to the regular grid pattern present at the edges of the neighborhood. At all seven entrances to the neighborhood, the street is bracketed with brick columns five feet high and two feet square, which have fallen into partial disrepair. The older style lamp posts, found in only a few sections of the city, are made with fluted cast iron posts and sculpted globes, are placed at least two to a block throughout the neighborhood, and are in good repair. Sidewalks are present on all but a few streets.

A variety of residential architectural styles are represented in the neighborhood. The primary influence is English Tudor which is prevalent throughout. Although few with that influence could be considered to be the pure Tudor design, most have been graced with more than one element of such design and done well. Many of those with this influence could be best described as English Tudor Cottage. Leaded windows, arched doorways, limestone window trim, brick construction and high pitched slate roofs are abundant. There are generous sprinklings of both American and Dutch Colonial of both frame and brick construction. To a much lesser degree are houses with strong French and Norman influence with the curved walls at the entryway. There is one magnificent limestone French Colonial, as well. Scattered throughout are a few well done Cape Cods to round out the selection.

All of the types mentioned above were built in the time span from 1924-1935, and represent 173 of the 237 structures built, or 73%. The remaining 64 are mostly of the same styles with a few additional later styles, and were built mostly in the next 10 years. They fit in very well with the rest of the neighborhood. All of the structures are being maintained in a very good state of repair.

The curved street pattern is probably the main distinguishing element of the district. All of the immediately surrounding areas are developed with the traditional grid street pattern, whereas within Forest Hills, there are curved streets and diagonal streets that bisect the regular grid pattern. The brick entrance columns and the older style lamp posts further define the edges of the district.

As a result of the irregular street patterns, there are no alleys like those found in surrounding blocks. Also as a result of that street pattern, many of the lots are irregularly shaped, rather than rectangular-shaped which is the norm for this part of the city. The terrain is naturally rolling to a larger degree than in the surrounding area; hence the name "Forest Hills."

There is a noticeably higher degree of English Tudor and English Cottage influence in the designs than is apparent in surrounding areas. Individual examples of relatively rare, single family designs are not found anywhere else nearby, such as the houses with French Colonial and Norman influences.

8. Significance

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

Specific dates 1911-1935

Builder/Architect Benjamin Stevenson (Platted)

Statement of Significance (~~in one paragraph~~)

The Forest Hills Historic District is a marvelously cohesive and intact expression of the picturesque ideals that came into vogue in the early 1920s, both in its architecture and in its landscaping. The neighborhood is clearly distinguished from the surrounding area by the brick piers flanking its major entrances, and by the old-style streetlights gracing its curbs. It is also set apart by its curved streets, which break away from the rigid grid pattern of other area streets, and by its rolling terrain in an otherwise flat area. Although numerous other areas of the city have houses of this period and these styles, the setting in Forest Hills makes it a complete expression of the period.

In the Midwest, the 1920s saw the advent of the picturesque styles (for lack of a better term): houses, usually of brick, that featured steeply gabled roofs with massive slates or shingles, gabled entrances, diamond-paned windows (often casements), and broad exterior chimneys on the main facades. For many of them, built from standardized patterns, their inspiration was clearly medieval European. Equally popular at this time was the Colonial-inspired home. Whichever style, most of these houses were smaller in scale than the Victorian or Foursquare houses of an earlier period, being only one or one-and-one-half stories high. In keeping with the "medieval cottage" idea, and their picturesque qualities, landscaping tended toward larger, landscaped lawns with an abundance of trees, and winding streets. All of these elements can be seen in the Forest Hills neighborhood, with no intrusions to detract from the original concept.

As late as 1910, the area now known as Forest Hills was a wooded tract of land known as "Stevenson's Woods". Benjamin Stevenson built the house located at 718 E. 57th Street in 1911 as a gift to his new wife, Earla (Bowers). This was the first house built in the neighborhood. The design is of Spanish influence, constructed with hollow clay tiles as the basic structure, with stucco and plaster applied over the tile. The roof is curved clay tile and the woodwork inside the house is all black walnut cut from trees felled at the building site.

Soon after his marriage, Benjamin Stevenson decided to subdivide his share of the old family holdings, which included the Forest Hills neighborhood. The plat was originally laid out as a copy of the Brendenwood subdivision, located a few miles east, with large lots and no sidewalks. The design relied entirely on the use of cul-de-sacs, as had Brendenwood. When Stevenson took this plat to the City in 1920, he was told that there was a need for more through streets if the City were to be interested in annexing the area. The plan was revised to its present appearance. The plat was added to the Town of Broad Ripple in 1922, just days before Broad Ripple was annexed to the City of Indianapolis. The sewer plan was filed in January, 1924, and was completed in September of that same year. The resulting design is a neighborhood with a cohesive ambiance not available in many other neighborhoods in the city. Its physical significance arises from the curved streets, old style lamp posts, entrance posts, and the well-conceived blending of the many different architectural styles.

Many persons of various professions who were and remain influential in the affairs of the City of Indianapolis lived in the Forest Hills neighborhood, giving it a strong cultural significance through the contributions of its inhabitants. The list of past and present residents includes bank presidents, a state senator, a former Mayor, presidents of various types of businesses, and many professional persons, such as doctors and attorneys.

9. Major Bibliographical References

The Indianapolis City Directory, 1911 through 1940
 Real Estate Base Maps, 1901, 1916, 1927 and 1941
 The Forest Hills Neighborhood Directory, 1981
 Conversations with long-time residents of the Forest Hills Neighborhood

10. Geographical Data

Acreage of nominated property 72 (approximate)

Quadrangle name Indianapolis West

Quadrangle scale 1:24,000

UTM References

A

1	6
5	7
3	0
8	0

4	4
1	2
5	8
0	0

 Zone Easting Northing

B

1	6
5	7
3	5
2	0

4	4
1	2
6	0
0	0

 Zone Easting Northing

C

1	6
5	7
3	5
4	0

4	4
1	1
9	2
0	0

D

1	6
5	7
3	0
9	0

4	4
1	1
9	0
0	0

E

F

G

H

Verbal boundary description and justification The District is bounded by the south curbline of Kessler Boulevard to the north, the west right-of-way line of the Monon Railroad track to the east, the north curbline of Northview Avenue on the south, and the east curbline of College Avenue on the west.

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

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title	John K. Boal	date	February 18, 1982
organization	Neighborhood resident	street & number	5686 Guilford Avenue
city or town	Indianapolis	telephone	317/255-3677 (Office 269-5185)
		state	Indiana 46220

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

J. M. Redman

title Indiana State Historic Preservation Officer

date April 15, 1983

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

Bruce Van Orsdol

date 6/30/83

Keeper of the National Register

Attest:

date

Chief of Registration

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Inclusive Addresses:

- 5665 - 5897 North College Avenue (east side of street, only)
- 5662 - 5880 Carrollton Avenue
- 5658 - 5885 Guilford Avenue
- 5660 - 5875 Winthrop Avenue
- 5801 - 5893 Forest Lane
- 5711 - 5769 Wildwood Avenue
- 718 - 920 East Northview Avenue (north side of street, only)
- 704 - 943 East 57th Street
- 702 - 1002 East 58th Street
- 715 - 1031 Kessler Boulevard, East Drive (south side of street, only)

Following is a list of all addresses in the neighborhood and the date each first appeared in the City Directory. Some first appeared as vacant, indicating they were either under construction or, as happened in quite a few cases, they were built on a speculative basis by the builder. The entries in the Directory appear reliable in that in each case after the first appearance in the Directory, the structure then appeared in each subsequent issue. The dates of first appearance also are very close in most cases with verbal accounts given by older residents of the neighborhood for the year of construction of the structure. There is a high degree of confidence that each structure was built either in the year it first appeared in the Directory, the dates given here; or in the previous year.

<u>Address - Appearance</u>	<u>Address - Date</u>	<u>Address - Date</u>
Carrollton:	Carrollton(cont.)	Carrollton (cont.)
5662 - 1927	5730 - 1925	5838 - 1939
5663 - 1927	5733 - 1930	5840 - 1932
5664 - 1928	5735 - 1929	5845 - 1940+
5666 - 1925	5740 - 1931	5850 - 1928
5667 - 1928	5744 - 1931	5855 - 1940+
5673 - 1928	5745 - 1925	5858 - 1930
5675 - 1931	5747 - 1930	5864 - 1925
5677 - 1930	5750 - 1932	5868 - 1931
5680 - 1925	5757 - 1931	5870 - 1940+
5681 - 1934	5760 - 1930	5880 - 1932
5701 - 1925	5802 - 1932	College:
5702 - 1932	5805 - 1929	5665 - 1930
5703 - 1940+	5815 - 1931	5671 - 1938
5720 - 1931	5816 - 1934	5677 - 1938
5725 - 1928	5825 - 1930	5685 - 1928
5726 - 1931	5833 - 1930	5695 - 1933

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<u>Address - Date</u>	<u>Address - Date</u>	<u>Address - Date</u>	<u>Address - Date</u>
College (Cont.)	Fifty-Seventh(Cont.)	Forest Lane:	Guilford (cont.)
5715 - 1935		5801 - 1929	5733 - 1932
5725 - 1937	925 - 1928	5805 - 1929	5734 - 1931
5727 - 1940+	930 - 1925	5824 - 1928	5735 - 1928
5737 - 1940+	934 - 1927	5829 - 1929	5738 - 1932
5747 - 1927	935 - 1929	5835 - 1930	5740 - 1937
5753 - 1931	943 - 1932	5840 - 1925	5742 - 1931
5759 - 1932		5841 - 1929	5745 - 1931
5771 - 1927	Fifty-Eighth:	5846 - 1931	5759 - 1937
	702 - 1936	5847 - 1930	5760 - 1940+
5817 - 1924	710 - 1940	5853 - 1929	
5827 - 1929	711 - 1931	5854 - 1940+	5802 - 1933
5837 - 1932	715 - 1940+	5855 - 1931	5810 - 1940+
5841 - 1940+	720 - 1931	5858 - 1928	5821 - 1930
5845 - 1939	725 - 1939	5859 - 1930	5824 - 1926
5855 - 1940+	728 - 1929	5860 - 1932	5825 - 1928
5861 - 1940+		5870 - 1930	5829 - 1939
5873 - 1929	810 - 1932	5872 - 1932	5832 - 1929
5897 - 1928	811 - 1928	5884 - 1931	5839 - 1929
(gas station)	815 - 1934	5885 - 1933	5842 - 1930
	818 - 1931	5886 - 1932	5856 - 1928
		5889 - 1933	5857 - 1932
Fifty-Seventh:		5893 - 1940+	5859 - 1939
704 - 1939	908 - 1939		5860 - 1928
707 - 1931	909 - 1940	Guilford:	5865 - 1933
710 - 1938	915 - 1940+	5658 - 1929	5867 - 1940+
715 - 1924	936 - 1929	5661 - 1929	5869 - 1927
718 - 1911	938 - 1931	5668 - 1927	5875 - 1930
725 - 1936	939 - 1932	5669 - 1927	5885 - 1940+
729 - 1937	942 - 1937	5670 - 1928	
733 - 1930		5673 - 1928	Northview:
	1001 - 1931	5680 - 1940+	718 - 1940+
810 - 1928	1002 - 1933	5681 - 1927	722 - 1940
815 - 1925		5683 - 1929	820 - 1929
816 - 1925	Fifty-Ninth:	5686 - 1930	920 - 1939
817 - 1932	715 - 1926	5688 - 1929	
	719 - 1926	5689 - 1939	
909 - 1927	727 - 1940+		
917 - 1934	735 - 1928	5704 - 1928	
918 - 1930	851 - 1940+	5712 - 1930	
923 - 1931	855 - 1940+	5730 - 1928	
	1023 - 1940+		
	1025 - 1930		
	1031 - 1930		

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Wildwood:

Winthrop (cont.)

5711 - 1938
5730 - 1929
5737 - 1938
5750 - 1931
5751 - 1936
5755 - 1929
5758 - 1931
5769 - 1929

5802 - 1937
5809 - 1940+
5815 - 1930
5818 - 1932
5821 - 1936
5825 - 1931
5826 - 1933
5832 - 1931
5833 - 1937
5836 - 1931
5837 - 1937
5840 - 1930
5843 - 1940+
5846 - 1931
5849 - 1939
5850 - 1931
5857 - 1937
5865 - 1930
5871 - 1939
5875 - 1933

Winthrop:

5660 - 1940+
5661 - 1940+
5665 - 1931
5666 - 1940+
5672 - 1934
5675 - 1931
5678 - 1933
5679 - 1927
5680 - 1933
5681 - 1932
5683 - 1927
5689 - 1928
5690 - 1925
5699 - 1932

5701 - 1937
5708 - 1934
5718 - 1929
5719 - 1928
5723 - 1928
5724 - 1929
5725 - 1934
5728 - 1939
5732 - 1936
5735 - 1930
5740 - 1931
5741 - 1931
5745 - 1931

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Because of the strong English influences mentioned earlier, Forest Hills, unlike the neighborhoods that immediately surround it, is blessed with an unusual concentration of houses featuring living rooms with extraordinarily high and elegant ceilings, two story hearths, great windows 10 and 12 feet tall, and balconies opening onto the living room from the second level. The frequent use of beams exposed in the ceiling and the height and proportion of these rooms remind one of the Great Halls in old English manor houses. The surrounding neighborhoods do not have such a concentration of "Great Halls," and there is not another European-styled neighborhood in the city that has such a concentration. In Forest Hills, virtually every block is graced by this distinctive architecture so evocative of the past.

Following is a more detailed description of some selected buildings in the neighborhood, including pivotal contributing structures, as well as a few non-contributing structures:

1. 5816 Carrollton (1934) This house shows off the picturesque aspects of the siting and landscaping found in the neighborhood. At a full two stories, this is one of the larger homes. Rather than the steep gables and half-timbering found on many of the houses, this residence utilizes different wall planes accented by brick quoining to give the surface some interest. (Photo 9)
2. 5868 Carrollton (1931) This is one of the few houses in the neighborhood using frame construction, although its ground level is masonry. The pitched gables over all the window openings, and the oriel window over the main entrance add to the medieval flavor of the house. (Photo 14)
3. 5880 Carrollton (1932) It is simple to note the English influence in this house by the steep pitched slate roof (very typical in Forest Hills), the fieldstone exterior walls and the use of timbers imbedded in stucco on the second level. Also typical are the leaded windows and, once again, the irregularly shaped lot. In this case, however, the use of design elements present in many structures in the neighborhood is emphasized by the larger than typical scale of this house, and its commanding presence at the top of the hill. (Photo 15)
4. 5835 Forest Lane (1930) This house epitomizes the idea of a quaint cottage. Random projecting bricks give a rustic appearance to the double-flue front chimney, and the irregular cut of the shingles adds to the textured facade. The steeply pitched gable, and gabled entrance porch with Gothic-arched opening, complete the medieval theme. (Photo 20)
5. 5860 Forest Lane (1932) This residence is characteristic of the Colonial revival style homes. Its gambrel roof, flat brick arches with keystones, dormers, and multi-paned windows demonstrate the influence of Colonial motifs on architecture of the 1920's and later. (Photo 24)
6. 5872 Forest Lane (1932) The roofline of this house indicates more of a French Country influence, although other aspects suggest the more prevalent English influence. It is a very successful and stately blend that is well detailed. The slate roof, subdued landscaping, leaded windows and limestone trim around the windows and doors are well combined to present another interesting variation to the neighborhood. (Photo 25)

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7. 5836 Winthrop (1931) The design of this house is influenced by the English Country Cottage. Of note here is the partially whitewashed brick treatment, leaded windows and the arched front entry door. The fully bricked front area with small landscaped gardens is unique in the neighborhood and an interesting contribution. (Photo 43)
8. 820 Northview (1929) On a much smaller scale, the same English influence is noted in this structure as was found in the larger houses. The high pitched roof, brick facade and timber and stucco gable ends maintain the continuity established by those larger structures. This house is typical of a number of the smaller two and three bedroom houses scattered throughout the neighborhood. (Photo #48)
9. 5661 Guilford Avenue (1939) This is another example of the smaller houses with the same familiar characteristics as noted at 820 Northview (Photo 49)
10. 718 East 57th Street. This structure was the first house built in Forest Hills and was built by Benjamin Stevenson in 1911. The design is of Spanish influence and is constructed with hollow clay tiles as the main structure, with stucco applied on the exterior and plaster on the interior. The roof is curved clay tile and the woodwork inside the house is all black walnut cut from trees felled at the building site. (Not pictured)
11. 5769 Wildwood (1929) This structure is a well executed variation of the English Cottage that provides a view very typical of the neighborhood. Some of the more interesting features of the house are the curved lower portions of all roof overhangs, the wing wall extending out from the house on the west end, and the offset brick pattern used on the exterior walls that gives a pleasing textures look to the walls. The odd shaped lot is representative of the considerable number of such lots that resulted from the diagonal and curved streets in the plan. (Not pictured)

Non-Contributing Structures:

5689 Guilford (1939) This structure is considered non-contributing only because it was built in 1939, four years after the date established for differentiation. It is a stately French Colonial built with native Indiana limestone, two brass lanterns at the main entrance, and a very well maintained yard. It is located on one of the more visible interior intersections and actually contributes greatly to the overall flavor of the neighborhood. (Photo #34)

5751 Wildwood (1936) Although also built after the 1935 cut-off date, this Cape Cod variation blends very well into the neighborhood. It contains the central entrance and second floor dormers of the traditional Cape Cod, but also has a more fully developed front porch, where the roof line curves gracefully to a lower pitch at the front of the porch, than is prevalent in the pure Cape Cod. (Photo 37)

5838 Carrollton (1939) This house can hardly be called non-contributing, either, except for the fact that it was also built after the date established. It is a very imposing Colonial with slate roof and a Classical entryway complete with columns. It is situated on a very large lot which is typical of the lots in the northwest portion of the neighborhood. (Photo 11)

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5701 Winthrop (1937) This house was also built after 1935 but is very complimentary to the older structures in the neighborhood. The classic entrance, although possibly a bit overdone, results in a somewhat unusual and pleasing adaptation of the traditional Colonial design. The landscaping is well executed and helps to blend this house successfully into the neighborhood. (Photo 52)

5810 Guilford (1940+) This house is a much more radical departure from the norm in the neighborhood. It is a ranch design that even has the garage in the front, which is very unusual here. However, through a wise selection of materials, a few distinctive details, and appropriate landscaping, this house is also successfully blended with the surrounding older structures. (Photo 55)

5727 College (1940+) This house is a variation on the Cape Cod. It is a fairly significant departure, but still blends well due to a familiar massing of the structure, the use of stone on part of the front facade, and well done landscaping. It is worth noting that the design of this structure is one of those which could be considered the furthest removed from the norm in the neighborhood, but it still fits in very well. (Photo 60).

The only non-contributing use is a gas station on Kessler and College (not pictured).

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The present list of residents of the neighborhood remains overwhelmingly professional, consisting of attorneys, architects, doctors, engineers, teachers, businessmen, and others.

Another significant aspect of the neighborhood is that the Forest Hills Neighborhood Association was first incorporated in June of 1922, making it one of the oldest associations in the city. Over the years, the association has successfully defended the neighborhood against a number of potentially damaging incursions, such as plans to extend 57th Street across the Monon tracks to the east, plans to develop a large, multifamily housing project adjacent to the neighborhood, and expansion of the service station at Kessler Boulevard and College Avenue. The association remains alive and active at this time and continues to protect the integrity of the neighborhood.

