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NATIONAL REGISTER

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Lincolnshire Historic District other names/site number

2. Location

street & number See continuation sheet N/A not for publication city, town Evansville N/A vicinity state Indiana code IN county Vanderburgh code 163 zip code 47713

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public and building/district/site/structure/object, and a resource count table.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of certifying official: Indiana Department of Natural Resources, Patrick R. Lalor, Date: 7-24-89

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: State or Federal agency and bureau Date:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:). Signature of the Keeper: Patrick Andrews, Date of Action: 10/2/89

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling
EDUCATION: school
RELIGION: religious structure,
church school, church-related
residence

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling
EDUCATION: school
RELIGION: religious structure,
church school, church-related
residence

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival
Colonial Revival

Materials (enter categories from instructions)

foundation BRICK
walls BRICK
WOOD: weatherboard
roof ASPHALT
other STONE: limestone
STUCCO

Describe present and historic physical appearance.

The Lincolnshire Historic District is one of Evansville's most impressive architectural zones. It features a concentration of artistic 1920s and 1930s revival architecture which has no local peer. The focal point of the district is the thirty-two-acre "Lincolnshire" subdivision developed primarily between 1923 and 1938 by John Anderson and Henry Veatch (A&V) into a community of quality-built homes based on traditional design. Closely related in time, design quality and cultural associations are two landmark institutional buildings. Bordering the subdivision on the south, facing Washington Avenue from its fifteen acre campus, is the 1923 Collegiate Gothic Benjamin Bosse High School and, nearly one-half mile to the north, on Lincoln Avenue across from the subdivision, is St. Benedict's Catholic Church, modeled in 1927 on Romanesque-basilica lines. The two structures serve not only to demarcate the end points of the district, but they also promote the secluded ambience of the residential enclave. These several, lineally arranged elements-- the A&V development, the church and the school--are the major constituents of the district. It is a fully developed area of approximately fifty-five acres and contains 103 primary buildings (nine-nine residences, two schools, an athletic stadium and a church). There are 16 garages in the district, 2 of which are non-contributing, making a total of 97 contributing buildings and 22 non-contributing buildings in the district.

Located some two miles east of the downtown commercial center and four miles north of the Ohio River, the Lincolnshire district is in an area of the city (since 1916) where flat rural land of the city's then eastern environs was transformed in the early decades of this century into a middle-class residential preserve. The A&V Lincolnshire development was a part of this eastward suburbanizing drift. In contrast, though, to the dense modest bungalow and prosaic revival housing stock that was put up on surrounding tracts of land, Lincolnshire was fashioned by the designing/building team into a distinct entity of comfortably spaced, picturesque residences patterned on the romantic vocabulary of revival architecture. The collection eventually included several versions of the tasteful French Chateau and formal Georgian, a sprinkling of the quaint Dutch and saltbox colonial vernaculars, numerous examples of the hospitable, gable-roofed New England Colonial and, most prevalent of all, the pictorial English Tudor rendered in a myriad of variations.

See continuation sheet

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

ARCHITECTURE
COMMERCE
COMMUNITY PLANNING
AND DEVELOPMENT

Period of Significance

1913-1940

Significant Dates

1923
1924
1928

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Anderson, John Richard
Veatch, Henry Babcock

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

The Lincolnshire Historic District exemplifies a time of high building standards, when architectural craftsmanship was motivated by pride. The district's concentration of residences embracing a variety of Old and New World revival designs and the companion institutional landmark buildings--the Romanesque St. Benedict's Catholic Church and the Collegiate Gothic Benjamin Bosse High School--comprise a collection of 1920s and 1930s buildings endowed with well proportioned styling, quality materials and solid construction. The high calibre of the district's physical fabric is the handiwork of skilled and earnest building practitioners who, although working independently, nonetheless created a twentieth-century architectural oasis which has no local equal. As a locally planned, built and controlled development, the Lincolnshire Historic District has significance in the areas of commerce and community development.

The basis for the Lincolnshire district is the residential section--the Lincolnshire subdivision. Containing a large array of comfortably spaced and well executed English Tudor, American Colonial and French Revival statements, the thirty-two acre site has the distinction of being Evansville's first comprehensively developed, high-class residential environment. The Lincolnshire colony of homes was the work of John Anderson and Henry Veatch, the owners of the city's largest home building firm during the early decades of this century. Anderson and Veatch were a remarkable team for the period and their Lincolnshire development stands as a local high-water mark of the unification of quality architectural production and commercialism.

The business alliance of John Richard Anderson (1863-1952), a carpenter, and Henry Babcock Veatch (1873-1938), a draftsman, occurred in 1906, but their friendship likely dated back to the mid-1890s when both men worked for the George L. Mesker iron works concern. Anderson was in charge of the wooden storefront division which he had set up for Mesker, and Veatch was employed as a draftsman.

See continuation sheet

9. Major Bibliographical References

Atlases, City Directories and Histories:

Evansville, Indiana. City Directories (1858+).

Griffings Atlas of Vanderburgh County, Indiana. Philadelphia: D. J. Lake & Co., 1880; reprint ed., Evansville: Unigraphic, Inc., and Friends of Willard Library, 1975.

History of Vanderburgh County, Indiana. Madison, Wisconsin: Brant & Fuller, 1889.

An Illustrated Plat Book of Vanderburgh and Warrick Counties, Indiana.

Evansville: Tillman & Fuller Publishing Co., 1899; reprint ed., Evansville: Unigraphic Inc., and Friends of Willard Library, 1975

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property 55

UTM References

A 16 452400 4201620
 Zone Easting Northing

C 16 452720 4202520

B 16 452400 4202510
 Zone Easting Northing

D 16 452700 4201610

See continuation sheet

Verbal Boundary Description

Part of Section 28, Township 6 South, Range 10 West, lying in the City of Evansville, County of Vanderburgh, State of Indiana, and more particularly described as follows:

See continuation sheet

Boundary Justification

The boundary includes the historic boundaries of the Lincolnshire plats and two related resources, St. Benedict's Church and Bosse High School. As explained in Sections 7 and 8, the Lincolnshire plats were developed as a residential area with strict architectural controls.

See continuation sheet

11. Form Prepared By

name/title Joan C. Marchand, Historic Preservation Services

organization City of Evansville date October 1, 1987

street & number 216 Washington Avenue telephone 812/428-0737

city or town Evansville state IN zip code 47713

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Roughly bounded by Lincoln Avenue on the north, Washington Avenue on the south, Lodge Avenue on the east, and College Highway on the west.

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Traditional design ruled, but over time--perhaps as a concession by A&V to client taste--a couple of ordinary bungalows and several ultra-modern Prairie School and International Style statements were mixed in. Of the sixty-seven subdivision residences built between 1923 and 1938, there were no duplications. By varying stylistic embellishments, massing configurations and/or roof plans, each house of a particular style was assured its own individuality. With the exception of wood ornamentation--such as entrance porticos, paneling, gable half-timbering, shutters and the like--and a few weatherboarded homes, the favored construction medium was durable brick, invariably accompanied by limestone trimming. One house though, a Tudor, was completely veneered with Bedford (Indiana) limestone; the owner, it happened, was in the stone business.

The Lincolnshire district's overall development was a rapid one, a result of simultaneous events in 1923 which saw the construction on Washington Avenue of the Benjamin Bosse High School and the subdividing into seventy-six lots by A&V of the former twenty-five acre Stiltz farm which was situated across Lincoln Avenue from St. Benedict's eleven year old parish development. By the time that Bosse High was ready for classes in January 1924, A&V with the same developmental earnestness that they had displayed in their Bayard Park building operations (National Register 1985), had the subdivision's system of underground services in place, had graded and asphalted several of the platted streets and had four residences of their planned homes colony constructed and owner occupied.

Over the next several years, activity in the subdivision was steady, albeit slow paced, but the period 1927 through 1929 was a bench-mark one in which thirty homes were put up on the former Stiltz land and on an adjoining seven and one-half acre tract which the partners had acquired and platted in 1927 as "Lincolnshire #2." In the same year, with Bosse in place, along with its compatibly styled athletic stadium (1926), and streets blossoming with residential stock, the district's second landmark structure--St. Benedict's Catholic Church edifice--began its skyward thrust. When completed a year later, the basilica and its soaring campanile dominated the existing Neo-Classical rectory (1925) and the four-square convent (1913?) as well as the

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eclectic, stone-trimmed brick building on Harland Avenue which had served since its construction in 1913 as both church and school for the parish.

The Depression years, as expected, restrained the building pace in the subdivision. Nonetheless, A&V were able to put up fifteen more houses and, by 1938, the total building census for the district stood at eighty - nearly seventy-eight percent of its present 103 building stock. On the whole, the district had achieved a 'finished' appearance. Older buildings were well settled into their individual sites and shrubbery and saplings planted in earlier years were maturing, offering an umbrageous touch to the district.

The passage of time has been kind to the Lincolnshire district and its resident owners through the years have generally treated its physical fabric with respect. There have been instances where artificial siding has been used; for example, in gables, or where once open porches have been enclosed or dormers emplaced in inconspicuous locations. However, of the many period homes, only one-- a 1926 bungalow-- has had its original plan grossly altered. In this sole case, walls were clad with aluminum siding and a full length shed dormer added to the front roof plane. Bosse High School, in order to accommodate an increased school population after World War II, was expanded at its sides and rear with functionally designed additions constructed with brick and stone trim to match the materials of the original building. The district has also had its share of intrusions. Although residential in nature, the post-war period saw the introduction of tract and ranch housing. There are fifteen examples, but fortunately, they are scattered about the district or located on 'back' streets. All in all, despite these changes which have transpired, Lincolnshire possesses a remarkable degree of integrity.

The following is an annotated partial list of buildings which contribute to the character of the district. Numbers in parentheses refer to photographs.

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618 Willow Road (1)

Anderson and Veatch inaugurated their Lincolnshire subdivision with this house for James Cutler Vickery, assistant treasurer of Textile Manufacturers. Begun in March 1923, its construction was concurrent with installation of the sub's infrastructure of sewer, water and gas lines, asphalt-paved streets bordered by concrete curbs, and modern underground electrical and telephone lines. Billed rather generically in a period newspaper article as a "New England Colonial," this twentieth-century saltbox was constructed substantially of smooth red brick "laid up with white mortar," a departure from its early-American, generally frame predecessor. Situated sideways on the lot, the Vickery house as viewed from the street presents the typical saltbox profile, although the rear roof extends downward to shelter the requisite 1920s private porch rather than the enclosed utility areas of olden times. Multi-paned windows and an end chimney further the Colonial design. A symmetrical facade program features a classical portico with stout Doric columns and an ornamental iron balustrade. ("Laying Sewers in Lincolnshire." Evansville Journal, 08 April 1923. "First Home in New Subdivision." Evansville Courier-Journal, 07 June 1923.)

612 Willow Road (2)

Vis-avis and contemporaneous with the James Vickery House was the home for his aunt, Miss Sarah Vickery, which was underway by April. In keeping with their promise that there was to be "no monotony in Lincolnshire," Anderson and Veatch (A&V) employed for Miss Vickery's house the quaint Dutch Colonial mode. For this sole example in the subdivision, the interpretation was carried out principally by a gambrel roof accompanied by a perimeter skirt and shed dormers. In revival fashion, first story walls were stuccoed and gable ends of the second story were sheathed with wide weatherboard. Included in the plan was a brick terrace running the length of the front elevation. An Evansville native and a DePauw graduate, Miss Vickery (1874-1952) was a Central High School mathematics teacher whose career spanned over four decades, from 1897 to 1945. She lived in the Willow Road home until the late 1940s. ("To Lay Gas Mains in Lincolnshire." Evansville Journal, 29 April 1923. "Vickery Home to be Beauty." Evansville Journal, 16 August 1923.)

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624 Willow Road (3)

The construction of this two-story English Revival house was also underway during the summer of 1923. The buyer was James W. Johnson, secretary of the Mead Johnson baby food company, a firm that his father, Edward Mead Johnson, Sr., had established in Evansville in 1915. Noticeably lacking in the design is the historical detailing that A&V incorporated into their subsequent "English types." The revival theme here, though, is well carried out by an irregular plan, dark variegated brick walls pierced by coupled and tripled casement windows and a steep-sloped roof system which is distinguished by its hipped, gable and jerkin-headed roof types. The setting for the Johnson house, along with its private drive, comprised a ninety-foot frontage and, as per the subdivision's building code, a comfortable thirty-foot set back. The Johnson's resided in the house until 1928 when they sold the property, moved to France (Mrs. Johnson's native country), and bought former Prime Minister Clemenseau's chateau. The next residents of the Willow Road house were the Bert D. Horns. Mrs. Horn still resides there and is one of two residents left of the subdivision's 1920s population. ("Firm Planning Grand Opening." Evansville Journal, 30 August 1923. "Lincolnshire Combines Best Ideals for Home Additions." Evansville Courier-Journal, 09 September 1923.)

632 Willow Road (4)

The fourth and last house in A&V's 1923 Lincolnshire promotion series was this two-story, weatherboarded and shuttered "New England colonial of hospitable appeal." It was built as a speculative house and was nearly completed in early September when the developers took out a one-page newspaper advertisement announcing that their Lincolnshire subdivision was "Open for Inspection." With four picturesque houses for showing, underground services in place and three streets asphalted (Willow, College and Bayard Park), though, there was not a land rush, and only about seven deeds were transacted which may have been related to the "Inspection." Development of the subdivision over the next three years was slow-paced, and it wasn't until the years 1927 through 1929 that Lincolnshire really began to take on the aspect of the "community of homes" that A&V had envisioned in 1922 when they bought the twenty-five acre Stiltz truck farm. The colonial-

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type spec house was taken over by an Alfred f. Wood, a Delco and a Frigidaire distributor. The towering oak trees, which lend an air of permanence to the former Wood house, were put in after its construction. ("Begin Another New Home in Lincolnshire." Evansville Courier-Journal, 22 July 1923. "Lincolnshire." Evansville Courier-Journal, 09 September 1923.)

638 Willow Road (5)

This is another speculative house. This brick Tudor residence by A&V was on the market soon after its completion in August 1928. It was snapped up by the end of the month by Clarence Kahn of S. Kahn & Sons, an old Evansville wholesale grocery concern, and his wife, Delia. At the time, the Kahns were living in a five-room apartment in the downtown area. With an eleven-year-old daughter, Mr. Kahn thought it time the family got away from the urban environment and into a suburban home. Located on the city's sparsely settled eastern fringe, Lincolnshire was an ideal home site for Evansville's middle class families. It had the advantage of the healthful, uncongested qualities of country living while offering, at the same time, the realm of modern day city services which also included, then, an improved main artery (Lincoln Avenue) and street railroad transportation (Bellemeade line; inaugurated in 1915) to the downtown. The new, eight room subdivision home--boasting four bedrooms and two tiled baths-- was more than adequate for the three member Kahn family. (Advertisement. Evansville Courier, 12 August 1928. Marjorie Kahn. Interview with Joan Marchand, 08 December 1986.)

613 Willow Road (8)

"An Evansville Home of Unique Design" was the headline accorded this Prairie School interpretation in the June 19, 1927, Courier-Journal newspaper. Although not unique to the city--the Prairie idiom had previously been employed by local designers including A&V in 1919 and 1920, the insertion of this modernistic house into Lincolnshire's traditionalism was, at the time, unique. The choice of style may have been the preference of the owner. It was designed and built by A&V for realtor William Vickery who financed the cost, at least in part, by a \$4,000 bank mortgage and by deeding over to the builders his Bayard Park bungalow--a 1919 A&V

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product. (This financing mode was used by a number of other Lincolnshire property owners. By and large, though, straight mortgaging was the rule--unless a purchaser was able to pay directly 'out of pocket.')

Although somewhat out of character with the surrounding Colonial Revival milieu, Vickery's Prairie School House does interject a measure of interest and vitality to the context. (By way of note, in 1927, in addition to the three Willow Road Vickerys, there were two other families on College Highway with the same last name. The relationship between the five is not entirely clear.)

625 Willow Road (9)

Edward A. Bromm, Secretary/Treasurer of A. Bromm Company, a wholesale confectionery and fancy goods firm, bought the ground for this house in late September, 1923, just after the "Inspection" advertisement for Lincolnshire had appeared in the newspaper. The red brick house was completed in 1924 and is one of two examples constructed in the subdivision which, while "colonial" according to A&V's perceptions, could be further classified as Georgian Revival. (See also P #11.) In both cases, a hip roof and a symmetrical facade featuring a classical portico are central to the plan. While the front roof slope of the Bromm House is pierced by a lunette dormer, that of the other house, constructed for Elizabeth Frisse and her family in 1924-1925, supports two segmentally-arched dormers. Both are elegant renderings, but neither design embodies the scholarly historicism that A&V used in their plan for the William B. Miller house erected in 1922-1923 in the Bayard Park district (National Register 1985). ("Pretty Lincolnshire Homes." Evansville Courier-Journal, 22 February 1925. "Lincolnshire, Site of Many Beautiful Residences." Evansville Courier-Journal, 28 March 1926.)

631 Willow Road (10)

Expensive construction-wise, only a handful of early twentieth-century Evansville houses featured ashlar limestone-veneer walls, and this one, built by A&V for Albert Frederick Caden in late 1929, is the only one for the Lincolnshire district. The idea of using stone for the Caden House may have stemmed in part from the

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builders work earlier in the year on the Tudor residence for Evansville College's president. However, the choice of stone for the Caden residence was only natural. Caden was in the stone business--the Caden Stone Company, a concern established in 1863 by his father. Originally supplying the city with barged in white limestone from its Green River, Kentucky quarries, the Caden firm later brought in Bedford limestone by rail. With random-coursed, dressed (Bedford) Oolitic limestone walls, a Tudor entrance, grouped casement windows outlined by label drip mouldings, a massive chimney and balancing front gable, the A. F. Caden House presents a unique, one-story interpretation of the popular Tudor Revival style. ("Beauty Enduring the Years." Evansville Courier-Journal, 27 April 1930.)

645 Willow Road (12)

A marketing plus for a new residential development is having the developer as a resident. This house was completed in 1927 for John Richard Anderson. After twenty-two years, at age sixty-four, he gave up his four-square in the Bayard Park district where he had lived since 1905 and moved into this high style English Revival house. Unlike his old, two-story frame home, the new Willow Road one was designed with a one floor living plan comprising dining and living rooms, a kitchen and breakfast nook and an attached rear wing of three bedrooms and a bath with Rookwood tile wainscoting. The same general exterior program of variegated brick walls and stone trimmings, massive chimney, crenellated entrance vestibule and half-timbered gable was also employed in the design of his next--and smaller-- Lincolnshire home on college Highway, which he occupied from 1942 until his death in 1952. ("An Evansville Home of Enduring Beauty." Evansville Courier-Journal, 02 October 1927.)

708 Willow Road (13)

View, facing east, of the George W. Neitert house at 708 Willow Road. This "French Chateau" was built in 1929 by A&V and was the first of this style in the subdivision. Reportedly (Evansville Press, 21 July 1929), it was also the city's first "chateau." It was a classic design featuring dark red brick showcasing white stone trim, a hip roof and multiple, gabled wall dormers.

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Neiterts lived in the house until the mid-1930s. It is better known as the Wilfred C. Bussing House.

726 Willow Road (15)

The initial shock of the Great Depression did not interrupt the construction progress of this house which A&V began working on in October 1929, for Raymond A. Hayes, a vice president of the American Packing Company. The brick and frame building, completely painted white, was finished by April 1930, and billed in a newspaper along with another new house in the subdivision as "Two Good Reasons for the Charm of Lincolnshire." The design for the Hayes Home was reportedly derived from the domestic architecture of the Pennsylvania Dutch region very likely via a twentieth-century pattern book. With its steeply pitched roofs and gabled wall dormers, a pent roof extending across the front elevation and the attached one-story side room, the old Hayes home does exhibit an appearance that would fit in comfortably with the vernacular rural architecture of times past in Pennsylvania. In twentieth-century Lincolnshire, its unpretentious aspect provides design variety, and it is also complementary to the 1920 Vickery Dutch Colonia. (Anderson and Veatch building report. Evansville Press, 11 October 1929. "Pennsylvania Dutch House for R. A. Hayes." Evansville Press, 20 October 1929. "Two Good Reasons for the Charm of Lincolnshire." Evansville Courier, 27 April 1930.)

729 Willow Road (16)

Since its construction in 1929, this brick English Tudor, lavished with half timbering, has had but two owners; a factor which has probably contributed to its present unblemished architectural integrity. It was built by A&V and the first owners were George F. (1876-1950) and Lillian Boehne. Retired but a year from his long-term (eighteen years) position as manager of the Burroughs Adding Machine local office, Boehne and his wife made the move by late 1929 (or early 1930) from a modest frame bungalow on Jefferson Avenue near the downtown, into their fine, new Lincolnshire residence. Although not as conspicuous in civic affairs as his cousin, the Honorable John W. Boehne (Boehne House, National Register 1983), George Boehne made his contributions to the community, serving on governmental boards and as a

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conscientious member of such organizations as the local Red Cross chapter, Chamber of Commerce and Rotary. On his death, the house was acquired by the Joe S. Hatfields who have maintained it thought the years in pristine order. ("East Side Expands in Fine Houses." Evansville Courier-Journal, 27 April 1930. "George Boehne Dies Following Month's Illness." Evansville Courier, 29 September 1950.)

732 Willow Road (17)

View, facing southeast, of the Roy S. Atkinson house at 732 Willow Road. This English type residence was another A&V product and was built in 1926. Its first owner--for about a year only--was a D. O. Wolfred. Atkinson, general manager of Evansville Pure Milk Co., and his family resided in the house from 1928 into the early 1980s.

739 and 729 Willow Road (18)

Streetscape: View, facing northwest, of 739 (to the left in the photograph) and 729 Willow Road. The houses are situated on the north blockface. Number 739 is a one-story English Revival built by A&V in 1928. The first owner and occupant was E. G. Geiss, proprietor of the Lincoln Hotel. From 1941 until 1983, the house was owned and occupied by the Robert Enlow family.

601 College Highway (19)

Although a product of the Post World War II years, this elegant French-inspired house is totally in keeping with Lincolnshire's revival theme of earlier years. It was built in 1949 by the A&V Company for Ian Lockhart, president of the Budlock Refrigeration Company. Lockhart likely had a hand in selecting the French format of the one-story house for he "spent many hours searching through magazines for interior details that would match the exterior," according to a neighbor. This College Highway residence is one of eight erected just before and after the war--while John Richard Anderson was still at the helm--that embody the ideals of Lincolnshire's original construction and design tenants. (Building plans and specifications, Anderson and Veatch

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Collection, Willard Library. Paul C. Thole. Interview with Joan Marchand, 07 February 1987.)

604 College Highway (20)

Anderson and Veatch envisioned Lincolnshire as a collection of houses of "good character," and with some pride, "a showcase for the city." Although not stipulated in the recorded plat of the subdivision, the partners restricted the type and quality of home to be built to at least \$7,500. This large, well-designed English Revival, constructed for Dr. William E. Barnes, a physician and surgeon and Secretary of the Board of Health, surpassed the minimum and cost at least \$10,000 (mortgage record). Begun in May 1927, the eight-room house when completed contained not only the standard living areas but a reception room, a solarium and breakfast room, two tiled baths and a lavatory. In all, the residence embodied A&V's proscription for a "thoroughly modern" home of "good character," tenants upon which Lincolnshire was based. ("Predict Record Building Year." Evansville Journal, 04 February 1923. Anderson and Veatch Building Report. Evansville Courier-Journal, 15 May 1927. Building plans and specifications, Anderson and Veatch Collection, Willard Library.)

616 and 612 College Highway (21)

View, facing northeast, of numbers 616 (to the right in the photograph) and 612 College Highway. Plans for number 616 were drawn up in May 1925, for James Howard Dennedy (see also p. 43), but it is not certain if construction was carried through for him. The first owner and known occupant was Willoughby Berridge who was a salesman for the Evansville Leather & Belting Company.

612 College Highway (22)

The 1925 plans and specifications for this two-story brick Colonial Revival house called for smooth-faced red brick of Evansville manufacture and Bedford (Indiana) oolitic limestone "free of defecting impairing its strength and durability," concerns which reflect A&V's high building standards. The house was built for salesman Charles A. Clemens and his wife, another set of

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apartment dwellers in the downtown area, and it is one of about sixteen Colonial versions put up in the subdivision during its early developmental years (1923-1931). A&V thought that this mode would predominate, but actually it was the "picturesque English style" that was favored--by their clients as well as by themselves. The Clemens' design displays the usual formula for its "New England Colonial" genre in the district--a rectangular massing, a central entrance and a pitched roof forming end gables. Only the details varied from house to house. Comparison of the Clemens' former house as it stands today with a period photograph shows that its original exterior design has been preserved. (Anderson and Veatch Building Report. Evansville Journal, 18 October 1925. Photograph. Evansville Courier-Journal, 20 January 1926. Building plans and specifications, Anderson and Veatch Collection, Willard Library.)

613 College Highway (23)

View, facing west, of the John Brucken House at 613 College Highway designed by A&V in 1923 and constructed during 1924. Financing for the house entailed a swap of property Brucken had just north of the downtown. Brucken's office equipment business, which he established in 1913, was the forerunner of the city's current well-known restaurant supply house, one which still bears the Brucken name, although there are no longer any family connections with the business.

622 College Highway (24)

One of the more striking houses in Lincolnshire--by virtue of its size and spacious grounds--is this house. It was built in 1928 for Edward Mead Johnson, Jr. (1888-1930). Vice President/Manager of Mead Johnson & Company (now a division of Bristol-Myers) and the brother of James W. Johnson (624 Willow Road). This English Revival rendering comprises dark red brick walls, a stepped facade, a massive chimney and a series of hip roofs. It is these elements and their articulation which promote the English theme rather than a reliance on historical embellishment. In the early 1960s, the property received particular notoriety when during the "brink of war" scare, the second owner (since 1950) installed a bomb shelter beneath the lawn on the southside of the house.

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(Building plans and specifications, Anderson, and Veatch Collection, Willard Library. "E. M. Johnson, Jr., Succumbs after Sudden Illness." Evansville Courier, 03 November 1930.)

634 College Highway (26)

View, facing east, of the George K. Specht house at 634 College Highway. Another A&V English statement one features two prominent front gables. It was built in 1928 for George Specht who, at the time, was the vice president of Hercules Products, Inc., a division of the old Hercules Corporation which made business bodies (truck bodies). In 1936, Specht bought the business and operated it until his retirement in 1948.

637 College Highway (27)

During the first several years of the Lincolnshire developmental period, A&V concentrated on building up the north part of the tract, and by the end of 1925, there were eleven attractive residences in place on the College and Willow blockfaces immediately to the south of Lincoln Avenue.

640 College Highway (28)

View, facing east, of the Hubert de Jong house at 640 College Highway. Slated for Frederick P. Niehaus in 1931, the residence for over fifty years has been occupied by the de Jongs. Mr. de Jong and his brother, Merritt, retired in 1982 from the women's fashionable-clothing concern--still bearing the de Jong name--which their father had established on Main Street in 1896. The residence, incorporating brick, stone and half-timbering in its construction, is a handsome expression of the Tudor mode.

710 College Highway (31)

View, facing east, of the Alfred G. Delker house at 710 College Highway. Its colonial design features smooth red brick made by Evansville's Standard Brick Company. It was built for furniture dealer Delker in 1929, and in design, the house adhered to the A&V "New England Colonial" formula.

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727 College Highway (33)

View, facing west, of 727 College Highway. Although no building data was found on the house, it was probably an A&V product and constructed in 1927 for George w. Hornby although George S. Vickery was the resident by 1928. One of two bungalows that A&V inserted into the district, this one has been unskillfully enlarged. It is not representative of the architectural integrity of the historic district.

728 College Highway (34)

View, facing east, of the John D. Craft house at 728 College Highway. This unaltered English Tudor was built in 1930 by A&V for speculative purposes. It was bought by John Craft who, in the first two decades of the twentieth century, helped Colonel William H. Mccurdy mold the Hercules Buggy Company into the giant, diversified Hercules Corporation, a manufacturer of gas engines, truck bodies and refrigerators.

731 College Highway (35)

Rich, red Evansville brick and finely proportioned classical detail painted white were united in 1927 to produce this chaste design that Anderson and Veatch termed "Southern Colonial." The seven-room, one-story residence was built for Charles I. Blomer and his family who had resided since 1918 with Mrs. Blomer's parents in a 1910, A&V built Bayard Park house. The approximate cost of the Blomer's Lincolnshire home, along with its two-bay brick garage, is reflected in a mortgage of \$11,000. Blomer obtained the financing in October 1927, from the Franklin Bank & Trust Company, a west side institution located several doors to the east of the Franklin Street men's clothing store which he had operated with Theodore Hartig since the early 1900s. In addition to this business, Blomer, in 1927, was the president and treasurer of the C. Graulich & Company wholesale furniture concern. Industriousness seems to have been a Blomer byword, for Mrs. Blomer was the operator of a Main Street millinery business which she had owned prior to her marriage in 1918. Even after the family's move to the elite Lincolnshire, she continued in her profession and was one of only a few of the subdivision's women

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who worked outside of the home. ("Build Residence in Lincolnshire." Evansville Courier, 19 June 1927. "Charles Blomer, Merchant, Dies of Rare Disease." Evansville Courier, 02 April 1935. Building plans and specifications, Anderson and Veatch Collection, Willard Library.)

809 College Highway (36)

With its battered brick porch piers, liberal sprinkling of stone accenting its red brick walls and mix of pitched and hip roofs, this is one of the quaintest houses in the Lincolnshire subdivision. Deemed "Old English Architecture" in 1928 by the designers/builders (A&V), the house, now shaded by a canopy of fifty-year old trees, looks like a transplant from a glade in 'Olde' England's Sherwood Forest. For four decades it was the home of the Robert Fays, but the first owner and occupant was Thomas J., Morton Jr., who after only several years of residency moved to Newburgh into the Old Stone House (National Register 1974) where he still resides. Morton in 1928 was president and principal of the newly created Hoosier Lamp & Stamping Company, a union of a lamp making business and a metal stamping concern. An entrepreneur at heart and in practice, in the mid-1930s he took a leap into plastics, and was one of the country's pioneers who developed the thermoplastics injection molding process for use on a commercial level. His venture was primarily responsible for the establishment in the 1940s of the local plastics industry, one which is still a weighty contributor to the city's economic base. ("Old English Architecture." Evansville Press, 28 April 1929.)

867 Lodge Avenue (38)

View, facing west, of Number 867 Lodge Avenue. A post WW II construction, it is a brick ranch house with a set of stone quoins as the only decorative detail. The plan is similar to the only other Lodge Avenue house in the district which is located at number 855. Both would be considered non-contributing buildings.
1300 Washington Avenue (39)

Anchoring the southern end of the Lincolnshire district is the Benjamin Bosse High School. Construction on the eastside facility in 1923 was simultaneous with the initial development of the A&V

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tract, and the partners invariably cited it as a prime advantage to Lincolnshire residency. Bearing the name of Evansville's Progressive three-term mayor who laid the ground work for the city's third secondary school before his untimely death in April 1922, Bosse High was opened in January 1924. It was the apex of a seven-year school building program. The \$670,000 Collegiate Gothic edifice was designed by Chicago architect Joseph C. Llewellyn with Charles L. Troutman acting as local supervising architect. Featuring Evansville made Rugby brick of mingled shades with Bedford limestone trimmings and a red tile roof, the new facility contained 2.4 million cubic feet of space and was designed to support a school population of 1200.

In 1926, Bosse High School was joined on the fifteen acre site by the \$90,000 Enlow Stadium (P #40). Complementing the school building in style and materials, the athletic structure was named for banker and staunch school board member C. B. Enlow. The architect was J. C. Llewellyn and the general contractors were the firm of Scarborough-Davies Company of Evansville. ("New Bosse High School Ranks as One of Foremost in Entire State." Evansville Courier, 11 May 1924. "Good Progress on School Structure." Evansville Courier, 16 May 1926.)

1319 Chandler Avenue (43)

The construction of this French Revival residence in 1931 coincided with that of the Puster House (716 College Highway), but unlike Puster's it was built by A&V with no purchaser in mind. It had painted brick walls trimmed with brown face brick and a main hip roof like the College Highway "chateau," but it was a variation on a theme, featuring an orderly front elevation distinguished by a central entrance pavillion. The house was taken over in 1932 by James Howard Dennedy (1884-1951). Dennedy is one of Evansville's least-recognized industrial benefactors. It was his inventiveness as an engineer and a refrigerator specialist, though, that undergirded the city's rise between 1921 and the late 1940s to the top of the national refrigerator industry. Dennedy's plans for an electrically operated, compressor-type household "ice box" were used by the Hercules Corporation to put on the market in 1923 the company's first consumer appliance. Then, in 1929, his plans--refined into an enamel walled, compact unit like today's refrigerator--were the

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blue print for the production of sears, Roebuck Company's famous Coldspot by the Sunbeam Electric Manufacturing Company. Hercules Corporation under new ownership in 1925 and a new name, Serval, went on to perfect the gas operated refrigerator while Sunbeam evolved in 1957 as the Whirlpool Corporation, one of Evansville's highly regarded corporate citizens today. Along with International Harvester's local refrigerator division, these two companies under their various names enabled the city to claim the title in the late 1940s and early 1950s as "Refrigerator Capital of the World." (Building plans and specifications, Anderson and Veatch Collection, Willard Library. Anderson and Veatch report. Evansville Journal, 10 May 1931.)

1306-1318 Powell Avenue (41)

Streetscape: View facing northwest, of numbers 1306 (far left in the photograph), 1310, 1314 and 1318 Powell Avenue. Powell Avenue in the district was a development of the late 1940s. Situated on the south blockface of A&V's 1927 Lincolnshire #2 plat, these houses, along with the several to the east on Powell, face Bosse High's 'back door.' It is not a prospect that other of the district's houses enjoy.

1325 Chandler Avenue (44)

The year 1930. Building activity in Evansville as elsewhere in the country was nearly at a standstill, and in order to keep their crews working as well as to keep them intact until the 'hard times' were over, A&V actively sought out clients. Henry Veatch approached Glen Ogle of the Ideal Pure Milk Company with the idea of building Ogle a house in Lincolnshire. Ogle agreed, and specifications and plans were drawn up by December 1930, with construction commencing in early 1931. The result was a classic and handsome brick Tudor Revival replete with steep roofs slopes, staggered front gables, a massive chimney, half-timbering and gable dormers. The eight room house was constructed on a large lot with a 125 foot frontage which adequately provided for an attached two-car garage, an amenity which A&V were beginning, where possible, to incorporate into the overall design of their houses, rather than locating it as an independent structure at the back of a lot. (Jean Ogle Korb. Interview with Joan Marchand,

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1985. Building plans and specifications, Anderson and Veatch Collection, Willard Library.)

1351 Chandler Avenue (45)

By 1927, with over half of the seventy-six Lincolnshire lots improved with houses, A&V began making plans for opening up a seven-and-a-half acre tract of land immediately to the south. The plat was called Lincolnshire #2 and comprised two blocks. However, only the north blockfaces on Chandler Avenue were developed before the advent of World War II. This house at the corner of Chandler and College Streets was the first to be erected in the new area. It was built by the company as a speculative house and ready for inspection by prospective home buyers in April 1929. Louis L. Roberts, an attorney, became the first owner and he and his wife occupied it until 1942 when Robert's retired from practice and took a teaching job at Notre Dame. The present pristine condition of the residence belies the fact that for a number of days during the Great Flood of 1937 it was partially submerged. As fate would have it, one of the heroes of this calamity was Louis Roberts who as military commandant of the local National Guard was responsible for safe-guarding the life and property of the city. ("Own your Own Home in Lincolnshire." Evansville Courier-Journal, 31 March 1929. Richard Unversagt. Interview with Joan Marchand, October 1986.)

1362 and 1366 Chandler Avenue (46)

Streetscape: View, facing northeast, of numbers 1362 and 1366 Chandler Avenue. Number 1362 (left in the photograph) has been remodeled with dormers and aluminum siding. It was the 1927, A&V built house for Aaron Wills. The house to the right in the photograph, built also in 1927, was the long-time residence of Mary F. Burnette.

1369 and 1363 Chandler Avenue (48)

Streetscape: View, facing southwest, of numbers 1369 (left in the photograph) and 1363 Chandler Avenue. Both are variations of the English style and both were put up by A&V in 1930. Number 1363

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was designed for Albert Koenig who was with the Koch Dairy and the Koch Sand & Gravel companies. The house during its existence has had but two owners. Number 1369 had a round of owners during the 1930s, but from 1940 to 1960, it was owned and occupied by Julius A. Becker of the Fischer Grocery concern.

1380 Chandler Avenue (50)

Although the architectural emphasis in Lincolnshire was revival, A&V were not inflexible when it came to accommodating their clients. Attorney Isadore Fine, for whom this house was built in 1936, liked a contemporary style of residence, and to meet his tastes the developers produced this ultra-modern statement. The plan was an integration of International and (Depression) Moderne vocabulary carried out by flat roofs and unobtrusive buff-colored brick walls--articulated to visually minimize the massing weight--and by a curved porch corner and similarly contoured glass brick wall beyond. On the interior of the house, modern techniques and materials were used: smoothly plastered, painted walls; caseless and curved-corner doorways with flush-type doors; soffit lighting; cararra glass; Nu-Wood; and Armstrong Cork floor tile. All was very up to date and dedicated to the idea of minimum up-keep. Creature comforts were also served, and the house boasted a central air-conditioning system--reportedly the first residential installation in Evansville. (Building plans and specifications, Anderson and Veatch Collection, Willard Library. Gene Fine. Interview with Jaon Marchand, 10 November 1986.)

1350 Bayard Park Drive (51)

"Stockbroker Tudor" comes most readily to mind in describing this 1927 residence. It was built by A&V for Walter Hermann, operator of Hermann's Candy Kitchen, a popular Main Street candy and ice cream shop which had been established in 1860 by his grandfather. Construction specifications for Hermann's "English-type" house called for sturdy materials--face brick costing \$20.00 per ton, Bedford (Indiana) limestone door and window trim and Portland Cement stucco. (Building plans and specifications, Anderson and Veatch Collection, Willard Library. "Novel Type Home for Lincolnshire." Evansville Courier, 26 June 1927.)

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1359 Bayard Park Drive (52)

View, facing southwest, of the George D. Heilman house at 1359 Bayard Park Drive. The brick bungalow was the first of two that A&V inserted into revival Lincolnshire. It was constructed in 1926 and was the only house in the immediate vicinity until 1928. Heilman was a prominent Evansville attorney who also served in the early 1920s as prosecuting attorney.

1365 Bayard Park drive (53)

During Lincolnshire's primary development, A&V followed the policy of performing all design and construction work, thus safeguarding the subdivision's high quality as well as their investment. However, for Clarence B. Noelting, secretary of the Millet firm, a manufacturer of felt casters allied with the Noelting family's Faultless Caster Company, the partners in 1929 deviated from their policy. They were likely confident that Noelting's choice of the architects Thole & Legeman would produce results of high standards. Both Edward J. Thole and Ralph Legeman had a proven record acquired while in association with the Clifford Shopbell office. Upon the Shopbell dissolution in 1927, Thole and Legeman formed their own firm, and one of their first commissions was preparing the plans for St. Benedict's Catholic Church completed in 1928. For the ten-room Noelting home, the architects used the English Tudor mode, carrying it out by an asymmetrical facade, grouped casement windows, a dominant front gable and Tudor arches. ("Clarence Noelting Ten-Room English Tudor." Evansville Press, 21 July 1929.)

530 South Harlan Avenue (54)

Located on the northern fringe of the district, this institutional building was in place nearly a decade before Lincolnshire was even conceived. It was the 'brick and mortar' beginnings of the St. Benedict's Catholic parish, created in 1911 to serve not only the needs of an increasing Catholic population east of the downtown, but those of the two, long-established communities of the Poor Clare Monastery (1897) and the Little Sisters of the Poor (1882). Plans for the \$52,000, combination church-school facility were prepared by local architect Frank J. Schlotter and construction

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was carried out by parishioner Michael J. Hoffman's construction crew. The solid-brick structure was designed with an assembly hall in the basement, classrooms on the second level and the sanctuary on the third. After church activities were relocated to the new basilica-type edifice fronting on Lincoln Avenue (1928), the building was entirely given over to school purposes.

The existence of St. Benedict's parish with its related church-school building did influence to a degree A&V's decision in 1922 to residentially develop the old Stiltz farm tract across the road, but Catholic families did not settle in Lincolnshire in any great numbers during the subdivision's early year. Of the approximately sixty-one households between 1923 and 1931, the religious composition was predominately Protestant with about thirteen Catholic and one Jewish families. (Raymond Werner. A History of Saint Benedict Parish 1912-1978. St. Meinard: abbey Press, 1978.)

1320 Lincoln Avenue (56)

St. Benedict's Catholic Church is one of the outstanding ecclesiastical buildings in Evansville. Although the plans for this \$230,000 edifice were attributed to the Thole & Legeman firm, the design--a "Lombard-Basilica"-- came from the architectural repertoire of Edward J. Thole who patterned it after a church he had seen while in Europe during World War I. The construction contractor was, again, parishioner Michael Hoffman. Completed in 1928, the building was constructed with a dark brick and a red tile roof and featured a lavish display of Romanesque arches and a campanile tower 130 feet in height. The stained-glass windows were designed and executed by the Zettler Art Glass Company of Munich, Germany. Other religious detailing, such as the stations of the cross and the high altar of Italian marble, were also of European design and execution. ("New St. Benedict's Church Ready for the Cornerstone." Evansville Courier-Journal, 26 June 1927. Raymond Werner. A History of Saint Benedict Parish 1912-1978. St. Meinrad: Abbey Press, 1978. Paul C. Thole. Interview with Joan Marchand, 07 February 1987.)

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1407 Lincoln Avenue (59)

An array of old English architectural elements--jettys, compound chimneys, intricate plaster and timber work, multiple groups of casement windows and a porch were used by A&V to fashion the nearly symmetrical massing of this brick residence into a credible interpretation of a small, formal Elizabethan Manor House. Built in 1931 for Dr. Pearl B. Combs and his wife, the meticulously-designed revival statement, along with its prominent location on Lincoln Avenue, provided a distinctive introduction to the Lincolnshire district. Dr. Combs (1886-1963), an Evansville physician and surgeon since 1911, was, at the time, on the board of Permanent Loan & Savings Association (now Permanent Federal), later ascending to the position of board chairman. He and his wife lived in the Lincolnshire house until the mid-1940s when they sold the property to the Andrew E. Brummels. ("Car Crash Injuries Fatal to Dr. Combs." Evansville Press, 04 November 1963.)

1408 Lincoln Avenue (60)

In April 1928, no doubt as a measure to protect their undertaking, A&V purchased a part of the Bierbower tract fronting Lincoln Avenue across the street from the northern boundary of the Lincolnshire subdivision. They immediately embarked upon improving their acquisition with two revival statements which were in keeping with an existing, English-type house on the blockface that they had put up in 1923 for Dr. Wallace Dyer on his own property. This 1928, "two-story red brick of colonial design" was erected as a spec house and offered for sale in October. It was bought by Dr. Gordon B. Underwood. The second house, an English rendering of one-story, was constructed with mingled shades of dark red and brown brick. It was slated--at least by July--for commercial photographer Ansel Wallace (see p.#58.) Earlier in his career, Wallace had been a photographer for the Hearst International News Service. During his INS employment, he covered World War I campaigns as well as the previous German campaign against Russia and the United States expedition into Mexico in search of the bandit Poncho Villa. ("57 Beautiful Brick Homes." Evansville Courier, 29 July 1928. "Speed Made on College Home." Evansville Press, 14 October 1928. "Ansel Wallace Taken by Death." Evansville Courier, 20 December 1941.)

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1436-1424 Lincoln Avenue (62)

Streetscape: View, facing northwest, of numbers 1436 (to the right in the photograph), 1428 and 1424 Lincoln Avenue. Number 1436 was put up by Anderson & Veatch for Bayard Park resident Dr. Victor H. Knapp who moved into the new Lincoln Avenue home after its completion in 1929. The two houses to the west of the old Knapp house are of obvious 1950s origin.

1437 Lincoln Avenue (63)

A block from the A&V development, this "New England Colonial" serves as an anchor for the eastern edge of the Lincolnshire Historic District. It was put up for Evansville pioneer auto dealer Henry J. Bennighof on land that had been in his family since the mid-1800s. Bennighof had first engaged architects Troutman & Capelle in September 1922, but two months later a newspaper building note stated that Bennighoff's home was being designed and built by Anderson & Veatch. By early spring, the seven-room, red brick house, with a sun parlor on the east side and an open porch on the west, was underway along with those on Willow Road (P. #1 and #2) for future Lincolnshire residents James and Sarah Vickery. ("Complete Plans." Evansville Courier, 20 September 1922. "New Boulevard Work Speeded Up Home Building." Evansville Courier, 26 November 1922. "To Lay Gas Mains in Lincolnshire." Evansville Journal, 29 April 1923.)

The following is a list of non-contributing buildings in terms of age and style:

601 College Highway	(French; 1949) N/C
700 College Highway	
723 College Highway	(Colonial; 1942) N/C
801 College Highway	(English; 1947) N/C
864 College Highway	(Colonial; 1941) N/C
867 College Highway and garage	(English; 1941) N/C
1307 Chandler Avenue	
1424 Lincoln Avenue	
1428 Lincoln Avenue and garage	
855 Lodge Avenue	
867 Lodge Avenue	

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1306 Powell Avenue
1310 Powell Avenue
1314 Powell Avenue
1318 Powell Avenue
1350 Powell Avenue
1362 Powell Avenue
1366 Powell Avenue
1370 Powell Avenue
644 Willow Road

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Just before the turn of the century, Anderson branched out on his own as a contracting carpenter and Veatch left Mesker several years later to go into the insurance business, opening up in 1904 the Cape Town, Africa, office of the Metropolitan Life Insurance Company. However, his foreign stint was short-lived. He returned to Evansville and, in February 1906, the two men launched their Anderson & Veatch (A&V) Company, offering clients design and contracting services. This simplistic operational mode was brief. Three months later--possibly with funding from the progressive American Trust & Savings Bank whose backing the partners had in subsequent business dealings, Anderson and Veatch initiated a new approach to local building by becoming "Complete Home Builders." (While the specialty of the company was domestic building, they also undertook light industrial, commercial and institutional construction.) Departmentalized and staffed, their company was capable of not only furnishing construction materials, but doing all the work connected with building a home--from design work and construction, to mechanicals installation, finishing and landscaping. The conversion gave Anderson and Veatch a large measure of control over quality. It also set the stage for the most prolific building spree by any one firm that the city had ever experienced. The main focus of the company was the burgeoning Bayard Park residential district (National register 1985) where, over the next ten years, Anderson and Veatch solidly established their reputation for turning out in volume consistently high-quality, middle-class homes--for clients, for their own speculative purposes and for those of the American Trust. (In the Bayard Park district alone, of the total 335 buildings, nearly one-third can be credited to Anderson and Veatch and their company.)

In 1911, Anderson and Veatch wrote another chapter in local construction history when they entered the realm of large-scale development with the purchase of a sixteen acre tract just north of the Bayard Park. At first they sold some of the lots for development by others, but in instances, the house put up did not meet their expectations of sufficient cost and appearance. In order to maintain the standards of the residential environment--and to protect their investment, the partners instituted the policy that the A&V company would be the sole builder. By the advent of World War I, Anderson and Veatch wielded one of the city's largest construction companies. They were well-positioned

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to carry out the emplacement of a model residential community like Lincolnshire. They had a large work force of craftsman, developmental and real estate experience and financial resources--or financial backing, whichever was the case. In addition, the partners had proved themselves astute businessmen by staying on top of the competitive building profession.

The hiatus in building operations caused by World War I did little to diminish the strength of the company, and with a return to normalcy, Anderson and Veatch resumed their pre-war pace. Still involved in the development of their Bayard Park property--albeit not as intensely as before, the two men came to the conclusion just after the turn of the decade that the time was right for Evansville to have a high-class subdivision. In November 1922, they bought a twenty-five acre farm tract (five years later, they bought seven contiguous acres) and broke ground for the new developmental venture early in the new year. Newspaper articles during 1923 on Lincolnshire offer glimpses of the planning that went into the project. As well as taking into account the usual development concerns--city services, schools, general character of the area and the like, Anderson and Veatch made visits to model subdivisions elsewhere and consulted with Harland Bartholomew, a city plan engineer from St. Louis, who was constructing Evansville's first master plan for Mayor Bosse and the City Plan Commission. Established traditional (revival) mode in a variety of styles was selected as the most appropriate since it would produce an atmosphere of permanence to the community of homes and eliminate monotony. In order to preserve the class tone of Lincolnshire and its residential status, the partners placed the usual restrictions of the period in the recorded plan and, additional, stipulated that a home cost at least \$7,500. (Costs generally exceeded this amount though.) By the end of the decade, the one-rude farm land had been transformed into a well-settled residential enclave, featuring houses of beauty, comfort and durability. For Evansville people of sufficient means, Lincolnshire was 'The Place' to live and to raise families. The population in most cases was new generation affluent, community leaders, whose roster of names read like a who's who in local industrial, commercial and professional circles.

Anderson and Veatch's success sixty-odd years ago in creating a distinctive residential environment is still very evident today. Despite Lincolnshire's senescence, its proximity to the urban

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milieu and the rise after World War II housing developments of similar socio-economic classification, it has remained a choice living enclave, continuously attracting an affluent and appreciative resident ownership. (The current owner/occupancy rate hovers around 100 percent.) St. Benedict's parish facilities, the nearby Reitz Memorial Catholic High School (1924; a National register potential in its own right) and Bosse High school have, without a doubt, contributed strongly through the years to be stability and the popularity of the Lincolnshire community, but it is the architecture of the homes which seems to be the constant primary allurements.

Anchoring the south end of the Lincolnshire district is Bosse High School. It is as much a tribute to architectural excellence as it is a memorial to the man responsible for its existence. The school was named posthumously for Evansville's legendary city administrator, Mayor Benjamin Bosse (1874-1922). Elected to three consecutive terms, Bosse, a Democrat, took office in January 1914, and reigned over nearly every aspect of the community's life for nine years until his untimely death in April 1922. He was a Progressive--and an aggressive--personality, completely in tune with the prevailing reform spirit of the early Twentieth Century. While chief executive, he vigorously pursued a course of remodeling the city's social and physical fabric to meet the needs and demands of the age. To help him accomplish the task, he rallied nonpartisan support and participation with the concept "When everybody boosts, everybody wins." Bosse, himself, set an idealistic example of this civic philosophy.

School improvement was a priority of Mayor Bosses'. During his administration, existing school plants were upgraded and two new high schools were built to service growth areas well beyond the downtown location of the city's only secondary school. The first was the Neo-classical Reitz High School which was completed in 1918 in the Forest Hills section of the newly annexed far west side. Planning for Reitz's east side counterpart occurred several years later, and Bosse considered it the apex of the school improvement program. He influenced the school board to purchase a fifteen-acre site on the city's eastern edge and he secured an architect. However, he died before the first spadeful of dirt was excavated. Construction on the facility was begun in fall 1922, and by the end of January 1924, the Benjamin Bosse High School was ready for classes. The architect was Joseph C. Llewellyn

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(1855-1932) of Chicago. A designer of commercial and industrial structures, Llewellyn was also a competent school architect, noted examples of which are: high schools for LaCrosse and Beloit, Wisconsin, and for Aurora, Illinois; and the Auditorium and Field House at North Central College in Naperville, Illinois. The general contractor for the Evansville School was the Bloomington, Illinois, firm of Simmons, Dick Company, but local contractors, materials suppliers and workmen also participated in the project--such as the Caden Stone Company, plasterer J. T. Herron, the Ohio Valley Roofing concern and Gottman-Weber, heating engineers. The Kleymeyer family-owned Standard Brick Company supplied the textured, variegated brick, and Evansville's Charles Troutman served as the supervising architect.

For Bosse High School, Llewellyn effectively used the traditional Collegiate Gothic style to communicate the academic purpose of the building. The symmetrical plan featured a long, rectangular central section flanked at each end by a pavilion, gabled in the manner of the Elizabethan style. Ornamental accouterments to enhance the collegiate character included a lavish display of dressed stone accenting major architectural elements, multi-paned windows, tile roofs, copper cupolas--another borrowing from the the Elizabeth mode--and a balustraded terrace across the facade. Several years later, on plans prepared by Llewellyn, a sympathetic, two-story wing was added to the east side of the building. Completed in 1927, the wing served for a decade as Bosse Elementary School until the Washington Avenue Grade School several blocks to the east was built. Although Bosse High has been expanded in recent years with functional additions to its rear and sides, the rich architectural program of the Llewellyn design stands out clearly.

From its prominent position on Lincoln Avenue, St. Benedict's Catholic Church is a preview for the high architectural tenor of the Lincolnshire district. It is a ponderous brick edifice built with Romanesque styling. Rounded arches, side-aisle wings, an arcaded front porch and a five-story campanile all give added dimension to the otherwise oblong basilica massing plan. The completion of the church in 1928 was a long awaited event for the St. Benedict's parish. Established in 1911 by monks from St. Meinrad (Indiana) Archabbey, and named for the patron saint of the order--St. Benedict, the parish's religious affairs had been held since 1914 in a building on the site that had been erected

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primarily as a school. By 1926, with a student enrollment of 400 and a family membership of 600, it was obvious that a separate church building was sorely needed, one that would not only accommodate the expanding congregation, but be a fitting monument to one of Evansville's strongest congregations. Begun in May 1927, the church was completed ten months later, joining a trio of east side institutional landmarks--the Bosse High School, the Reitz Memorial Catholic High School and the Evansville College Administration building (1922; National Register 1983), a Collegiate Gothic edifice several blocks east of the church.

One of the largest church buildings in Evansville, St. Benedict's sanctuary was the last of any denomination in the city erected combining grand scale and time-honored ecclesiastical design. The architectural commission for the \$200,00 building went to the firm of Thole & Legeman, an association formed in 1926 on the dissolution of the Shopbell, Fowler & Thole partnership. Edward J. Thole, Sr. (1890-1956) was the designer and Ralph Legeman (1904-1974) served as the engineer. Thole was a skilled, eighteen-year architectural veteran. He had begun his career in the drafting department of the Anderson & Veatch Company in 1908. In 1912, he became associated as a draftsman with Clifford Shopbell & Company, the leading architectural firm in the city during the early twentieth century. Over the years, Thole rose from draftsman to chief designer and vice president of the firm. His formal training consisted of two summer courses in design at Harvard, supplemented by a special course in architecture while in service in France. His plan for St. Benedict's edifice, a smaller version of a European basilica that he had measured and photographed while overseas, may stem from class work done during this latter training experience. However, the church's campanile was Thole's own touch, meant to give added line to the design. Among his other known works are the Neo-classical frontispiece for the 1917 Soldiers and Sailors Memorial Coliseum (National Register 1979), Sacred Hearth Catholic Church, the Gothic Revival Reitz Memorial High School and the 1924 Boseman-Waters Bank (National Register 1987), a Prairie School statement located in Poseyville, Indiana. Thole was an accomplished and versatile architect. Ralph E. Legeman's early professional career paralleled that of Thole. After graduation from Central High School, where he took several drafting courses, Legeman went to work for A&V as a draftsman, staying with the firm until 1922 when he joined the Shopbell pool of talent. Legeman is particularly noted for

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developing the "hole-in-ground" type of gymnasium (patented in 1956) which was used locally for Roberts Stadium (1955) and North High School as well as for numerous other high school and college gymnasiums and physical plants throughout the Midwest.

For the quality construction of St. Benedict's Church--evident particularly in the precision brick work--credit goes to the M. J. Hoffman Construction Company, the same firm that built the parish school in 1913-14. Although the roots of the company date back to 1898 when Michael J. Hoffman (1862-1924) set himself up as a contracting carpenter and builder, the formal existence and name of the company was established by incorporation in 1910 with the elder Hoffman serving as president and his son, Albert J. Hoffman (1890-1976), as secretary/treasurer. Under the father, the concern garnered a solid reputation for producing large-scale industrial, commercial and institutional buildings. On his death in 1924, Albert Hoffman took over the company and ran it until his retirement in 1947. During his management, the firm's operations went farther afield--to Florida in 1925 where the company participated in the development of booming Coral Gables and to Michigan where it built Dodge and Graham-Paige (1927) plants. Notable Hoffman-constructed buildings put up in Evansville during Albert Hoffman's tenure include: the Mead Johnson River-Rail-Truck Terminal and Warehouse (1931) and the Central Union Bank Building (1930; Hulman Building), both National Register listings; and the 1942 Evansville Republic Aviation plant, one of two sites in the country where the famous P-47 Thunderbolt was manufactured during World War II.

Both the Hoffman Construction Company and the contemporary A&V went out of business in the early 1960s, their demise possibly due to such factors as diluted management during the preceding decade, post-war high labor costs and competition from modern-age, cost-cutting building concerns. The Lincolnshire Historic District remains as a fine example of the quality of planning and construction of these prominent Evansville builders.

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The Industries of Evansville, Indiana--Commercial & Manufacturing Advantages. Evansville: Board of Trade, 1880.

Newspapers:

Evansville Courier. Various Articles, 1923-1950.

Evansville Courier - Journal. Various articles, 1923-1950.

Evansville Journal. Various articles, 1923-1950.

Evansville Press. Various articles, 1923-1950.

Public Records:

Vanderburgh County, Indiana. Articles of Association (1913-1969).

Vanderburgh County, Indiana. Birth and Death Index (1882+).

Vanderburgh County, Indiana. Deed Indexes and Deeds (1816+).

Vanderburgh County, Indiana. Knight Township Assessors Records (c.1930+)

Vanderburgh County, Indiana. Marriage Records (1818+).

Vanderburgh County, Indiana. Miscellaneous Records (1858+).

Vanderburgh County, Indiana. Mortgage Records (1856+).

Vanderburgh County, Indiana. Plat Records (1818+).

United States Census. Vanderburgh County, Indiana (1880).

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(Boundary Justification)

Properties outside these boundaries are not related to the significance of the 1920s Lincolnshire development, and are mostly of recent construction. Bosse High School was constructed in part to handle the occupants of the Lincolnshire area, therefore, it is an integral part of the district. The same could be said of St. Benedict's, however, a more recent school building on that campus was excluded since it does not contribute to the district.

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Section number 10 Page 2 Lincolnshire Historic District

Beginning at the northeast corner of the intersection of the north right-of-way line of Washington Avenue and the east right-of-way line of South Harlan Avenue (vacated);

Thence north along the east right-of-way line of South Harlan Avenue (vacated) to the south right-of-way line of East Chandler Avenue, a distance of 928 feet;

Thence east along the south right-of-way line of East Chandler Avenue for 299.25 feet to the northeast corner of Lot 5 of Block 1 of Lincolnshire #2 Subdivision, that point also being the northwest corner of Lot 6 of said Subdivision;

Thence north along the west property line of Lots 1 through 19 of Lincolnshire #1 Subdivision to the north right-of-way line of Lincoln Avenue, a distance of 1710 feet;

Thence west along the north right-of-way line of Lincoln Avenue to the east right-of-way line of South Harlan Avenue, a distance of 80 feet;

Thence north along the east right-of-way line of South Harlan Avenue for 398 feet;

Thence east for 240 feet to the east property line of Lot 9 of Bierbowers Subdivision, that point also being on the west right-of-way line of a public alley;

Thence south along the west right-of-way line of a public alley, that line also being the east property line of Lot 9 of Bierbowers Subdivision, to the south right-of-way line of a public alley, a distance of 147 feet;

Thence east along the south right-of-way line of a public alley for 100 feet;

Thence south along a property line, that line being a part of Lot 10 of Bierbowers Subdivision, to the south right-of-way line of Lincoln Avenue, a distance of 251 feet;

Thence east along the south right-of-way line of Lincoln Avenue to the east right-of-way line of South Willow Road, a distance of 203.15 feet;

Thence north along the east right-of-way line of South Willow Road for 150 feet to the northwest corner of a lot, which is part of Lot 11 of Bierbowers Subdivision;

Thence east for 151 feet;

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Section number 10 Page 3 Lincolnshire Historic District

Thence south for 12 feet;

Thence east for 70 feet to the west right-of-way line of Lodge Avenue;

Thence south along the west right-of-way line of Lodge Avenue for 14 feet;

Thence east for 222.8 feet to the west right-of-way line of Bennighof Avenue;

(The five lines above describe a line which specifically follows the rear lot lines of 1400-1436 Lincoln Avenue.)

Thence south along the west right-of-way line of Bennighof Avenue to the north right-of-way line of a public alley, that point also being the southeast corner of Lot 11 of Block 1 of Swanson Place Subdivision, a distance of 314 feet;

Thence west along the north right-of-way line of a public alley, that line also being the south property line of Lots 1 through 11 of Block 1 of Swanson Place Subdivision, to the west right-of-way line of Lodge Avenue, a distance of 329.4 feet;

Thence south along the west right-of-way line of Lodge Avenue to the north right-of-way line of Washington Avenue, a distance of 2460 feet;

Thence west along the north right-of-way line of South Harlan Avenue, the place of beginning.

Joseph Ballad
Area Plan Commission
Evansville, Indiana
1986



GRADE SCHOOL & CHURCH

HIGH SCHOOL

1913 54
OLD CHURCH SCHOOL
CAMPAKILL BLDG
RECTORY 1925
CHURCH 1911
CONVENT 1913 (?)
1312 1320 1328

LITTLE SISTERS of the POOR

LINCOLN AVENUE

RAILROAD

HARLAN

BELLEMEADE AVENUE

AVENUE

GUM ST.

CENTRAL

BAYARD PARK DRIVE

E. CHANDLER AVENUE

ILLINOIS

E. POWELL AVENUE

DELAVAR

ENGLOW STADIUM
1926

BOSSE HIGH SCHOOL
1923

WASHINGTON AVENUE

RUNNYMEADE

LINCOLNSHIRE HISTORIC DISTRICT

Evansville Indiana
National Register of
Historic Places

MAP KEY

- District boundaries
- Lincolnshire Plat 1923
- 000 Address numbers
- [00] Photograph numbers - Individual buildings
- [00] Photograph numbers - Streetscapes
- [] Contributing Building
- [] Non-Contributing Building
- [X] Razed

May 1987

4-14-89 PCD

WASHINGTON