

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

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

1. Name

historic Pearson Terrace
and/or common

2. Location

street & number 928-940 North Alabama Street N/A not for publication
city, town Indianapolis N/A vicinity of
state Indiana code 018 county Marion code 097

3. Classification

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

4. Owner of Property

name Various private owners (see continuation sheet)
street & number
city, town Indianapolis N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Center Township Assessor'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 type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Pearson Terrace, a seven unit, two story brick rowhouse complex, is located at the northwest corner of St. Joseph Street and North Alabama Street. The structure faces east and is sited up to the sidewalk on the east and south sides. An alley is located to the north. A narrow strip of land to the west provides access to the rear. The building is located near the northern edge of the city's inner loop, just outside the main commercial area of downtown.

The building presents a symmetrically arranged grey brick facade with limestone trim (Photo 1). The double gabled, projecting two-bay center unit (Photo 2) is flanked north and south by two units, each consisting of an entrance bay and a two story, three-part projecting window bay. These are followed by the north and south end units, consisting of single bays containing the entrances, flanked by gabled single bay projections (Photo 3). This subtly textured rowhouse complex is summarized by the following pattern, reading south to north: A (corner pavilion), B (recessed entrance bay), C (three-part projecting window bay), B, C, B, D (projecting two bay center unit), B, C, B, C, D, A (Photo 4).

The building rests on a raised foundation, with stone-linteled basement windows below a molded stone stringcourse that serves as the sill for the first floor windows. Originally each elevated, recessed entrance was approached by a five step aggregate stair flanked by a low, three step stair buttress (Photo 5). Three stairs no longer retain these low concrete buttresses. The center unit has been fitted with a contemporary industrial tread stair with metal rail.

The four interior units, paired to the north and south of the center unit, have solid core doors set in a non-original frame. The remainder of the wall area of the recessed entrance is fitted with non-original wood clapboarding. The end units have a door with a double-hung, single light sash window set to the side. The wall below is finished with a horizontally paneled unit. This same panel was used as the ceiling detail of this narrow recess. All lintels of the entrances are of rough cut limestone (Photo 4).

The ground floor of the center unit is divided into three bays by brick pilasters (Photo 2). To the north a double-hung, single light sash window with a limestone sill is set above a brick wall panel, which corresponds to the limestone-capped brick porch rail at the opposite side of the stair to the south. The center opening at the top of the stair provides access to the recessed porch which shelters an angled window on the north, then the door and window on the south. The entire ensemble is elaborately framed by a dressed limestone lintel supported by the brick piers with molded limestone caps and bases. This same motif is enlarged and used as the framing of the full, two-story projecting units, with corner piers and molded rake trim. All these brick pier elements rise from the aforementioned molded limestone sill on the first floor windows.

All windows are double-hung with single light sashes. All first story and basement windows have limestone lintels and sills. Second story windows on the east facade are capped by a running galvanized soffit. The second story windows located in the gables of the center and end units have lintels which are part of a belt course which spans the width of the gable. Centered in each gable is a round arched ventilator grille with dressed limestone voussoirs and sill and a metal lattice insert (Photo 6).

8. Significance

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

Specific dates 1901-02

Builder/Architect Unknown

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

Pearson Terrace, constructed in 1901-1902, is the best preserved example of a row house remaining in the center city. Only a very few examples of this building type remain from the multi-family dwelling boom of the turn of the century. This simplified vernacular Queen Anne structure is highly unusual in the city, giving the building significance in architecture as well as community planning.

Pearson Terrace was constructed as a speculative real estate investment by George C. Pearson, owner of a successful music store in the city. The seven, two-story units replaced two single family residences. Upon completion, the rental units were immediately occupied by several widows and single men. Most of the widows moved from single family homes, preferring the isolation of a rowhouse to the density of an apartment or flat. The Woche brothers, who occupied one unit of the structure between 1902 and 1915, had been lifelong residents of the immediate neighborhood.

Stylistically, the Pearson Terrace, with its use of grey brick and dressed and rough-cut limestone, presents a series of projections and recessions which is more reminiscent of the development of rowhousing in working class London areas, such as Clerkenwell, or industrial areas like Howarth in the north of England. The color and simplicity of the symmetrical arrangement are in contrast to the more prevalently used red brick and terra cotta ornamentation of Indianapolis' Queen Anne residences, with similar tower or bay projections asymmetrically situated on the structures.

The construction date of the Pearson Terrace is noteworthy for the fact that it falls in the midst of the city's huge apartments and flats building boom. The rowhouse had been a popular residential type in the city during the mid-19th century, but its popularity waned as the "modern" apartment building came into vogue. C. A. Wallingford, an architect and builder of apartments and flats, pointed out that apartment construction was more cost-effective, with a greater return for the investor due to the high density of the apartment or flat building.¹

Still, not every investor was able to afford the large cash outlay required for construction of the multi-unit structures; small investors were usually the builders of rowhouses. Rowhouse units such as in Pearson Terrace offered no more living space than a typical Indianapolis flat of seven to ten rooms, but they offered the privacy of separate front and rear entrances. The two-story plan also offered surroundings more reminiscent of a single family home than did a flat or apartment. This especially appealed to those long accustomed to the privacy of a single family dwelling. Renters with families were attracted to the older rowhouse concept due to restrictions against children in most apartments and flats. For those reasons, the rowhouse had a brief resurgence of popularity in the early part of this century. Today, few of these early 20th century alternatives to flat-living survive, and Pearson Terrace is an outstanding example of those that remain.

¹"Indianapolis Keeps on Building," Indianapolis News, December 9, 1905, p. 14.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property Approx. .36 acres

Quadrangle name Indianapolis West

Quadrangle scale 1:24000

UTM References

A

1	6	5	7	2	6	0	0	4	4	0	3	5	1	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

E

Zone				Easting				Northing						

F

Zone				Easting				Northing						

G

Zone				Easting				Northing						

H

Zone				Easting				Northing						

Verbal boundary description and justification

150 feet along North Alabama Street, Lot 44, Sorin's Subdivision of Out Lots 175; 25 feet from east property line, Lot 43.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Susan R. Slade, Architectural Historian

organization for John J. Goodman date 11-17-83

street & number 4560 N. Broadway telephone 317/283-3787

city or town Indianapolis state Indiana 46205

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 1-24-84

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

Entered in the National Register

for Melvyn Byers
Keeper of the National Register

date 3/1/84

Attest: _____ date

Chief of Registration

**United States Department of the Interior
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Continuation sheet Pearson Terrace

Item number 4

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Mr. Harold Mailand
928 N. Alabama Street
Indianapolis, Indiana 46202

Mr. Patrick King
930 N. Alabama Street
Indianapolis, Indiana 46202

932, 936, 938 N. Alabama Street
Mr. William J. O'Rorke
3025 S. Indianapolis Road
Lebanon, Indiana 46052

934 N. Alabama Street
Mr. John J. Goodman
30 W. Washington Street
Indianapolis, Indiana 46204

940 N. Alabama Street
Mr. Larry Barton
1475 Orchard Park Drive, N.
Indianapolis, Indiana 46280

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Continuation sheet

Pearson Terrace

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The picturesque east roof line repeats the pattern of the east profile. Gables of the center and end units rise to the height of the main north-south gable which terminates with a gable similarly treated to the south, and a straight cornice on the north. A secondary pattern is created by the triangular caps of the two-story bay window units. A deep molded metal cornice extends around the south, east and north roof lines. At the east gables and all corners, this line is applied to the face and serves as a molded cap for the brick corner piers. Small galvanized balls set on cones mark these terminal points. The roof was originally covered with fishscale wood shingles. Asphalt shingles and rolled roofing have been installed. Seven low, grey brick chimneys with two-course caps pierce the roof line west of the east slope.

The west elevation, of strictly utilitarian soft red brick, retains the regular piercing of the east elevation's fenestration pattern (Photo 7). Originally, each rear door was contained within a recessed entrance. The center unit retains its original open porch. Access is provided by straight run wood or concrete steps or side concrete, railed steps. All windows repeat the delineation of the first story and basement of the east facade. Some first and second story windows have been filled, or reduced in size by the installation of wood clapboarding. A flat, built-up roof with contemporary guttering extends to the end units, where a vertical transition to a molded edged, flat roof occurs to correspond to the height of the east gables. The pitch of the north and south slopes continues from the gables.

Entrance from the east to the interior of each unit was originally through a paneled oak door with a large, beveled glass, single light, which opens into an entry hall (Photo 8). As interior plans are organized according to the projecting parlor bays, the stairway location and room arrangement are reversed in units to the north and south of the center. The hall west to the kitchen contains an entrance to the basement stairs and a pantry, above which extends a tongue and groove, paneled light shaft terminating in a skylight. In the center unit the light shaft has been removed, opening the staircase to the west and the pantry below. The skylight has been retained. The west dining room opens to the kitchen, and to the east parlor through paneled oak pocket doors. Access to the parlor from the hall is through a wide framed doorway originally fitted with an upper fretwork transom. In some units this has been removed or replaced by small paned, glazed French doors. The floor plan of the second floor consists of four rooms, two facing east and two to the west. The bathroom and staircase open to the light shaft. All units have individual basements. The attic is open the entire length of the complex.

All woodwork and decorative features were standard stock, and originally all the same. The oak staircase consists of a paneled newel and corner posts, two turned and tapered balusters per step, and a heavily molded handrail. An open railing continues to the east, framing the stairwell and hall. In the parlor and master bedroom decorative metal fireboxes set in ivory glazed brick surrounds are totally enframed by oak paneled and columned mantels, and similarly treated mirrored overmantel units.

Presently, three units are owner-occupied. Four units have been converted into apartments. Two owners have begun stabilization and restoration.

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Polk and Company, R. L. Indianapolis City Directories. Indianapolis: R. L. Polk and Company, 1895-1922.

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