United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only FEB 2 1984 received

OMB No. 1024-0018

Exp. 10-31-84

date entered

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street & number	928-940 North A	labama Street		N/A_ not for publication		
city, town	Indianapolis	N <u>/A</u> vici	nity of	·		
state	Indiana d	ode 018	county	Marion	code 097	
3. Clas	sification					
Category district X building(s) structure site object	Ownership public X private both Public Acquisition in process being considered N/A	Accessible	pied progress tricted	Present Use agriculture commercial educational entertainment government industrial military	museum park X private residence religious scientific transportation other:	
4. Own	er of Prop	erty				
name	Various private	owners (see o	continual	tion sheet)		

street & number

city, town	N/A_vicinity of	state	
5. Location of	Legal Description		
courthouse, registry of deeds, etc.	Center Township Assessor's Offi	се	
street & number	City-County Building		
city, town	Indianapolis	state	Indiana
6. Representat	ion in Existing Surve	ys	
title N/A	has this property been c	determined elig	jible? yesX no
date	fede	eral state	county local
depository for survey records	I/A		
city, town		state	

7. Description

Condition excellent good _X_ fair	deteriorated ruins unexposed	Check one unaltered _X_ altered	Check one Xoriginal site moved dateN/A
_ <u>X_</u> fair	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—C archeology-prehistoric archeology-historic agriculture X architecture art commerce communications	X community planning conservation economics education engineering exploration/settlement	landscape architectur law literature military music philosophy politics/government	rereligion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	1901-02	Builder/Architect Unkn	own	

Statement of Significance (improvementation)

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 Wocher 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," <u>Indianapolis News</u>, December 9, 1905, p. 14.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

	me_Indian	nty <u>Approx.</u> Mapolis West			C	Quadrangle sca	ale 1:24000
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			D F H				
150 feet a	long North	ion and justif Alabama St operty line	reet, Lot	44, Sorin'	s Subdivi	sion of Ou	t Lots 175;
List all states	and counti	es for propert	ies overlap	ping state or	county bou	ndaries	
state N/A		co	de	county			code
state		со	de	county			code
<u>11. Fo</u>	rm Pre	epared	By				
name/title	Susan R.	Slade, Arc	hitectura	l Historian			
organization	for John	J. Goodman			date	11-17-83	
street & numbe	r 4560 N.	Broadway			telephone	317/283-	3787
city or town	Indianap	olis			state	Indiana	46205
12. St	ate Hi	storic F	Prese	vation	Offic	er Cer	tification
The evaluated s As the designat 665), I hereby n according to th State Historic F	national ted State Histo ominate this p e criteria and	stat pric Preservatio property for incl procedures set	e X n Officer for t usion in the I	local he National His National Regist	er and certify	/ that it has be	966 (Public Law 89– en evaluated
title Indiana	State His	toric Prese	rvation Of	ficer		date	1-24-84
fale	•	s property is inc yeus egister	Entere	ational Regist d in Reg al Register		date	3/1/84
Attest: Chief of Re	gistration			= 1,- ,- ,- ,- ,- ,- ,- ,- ,- ,- ,- ,- ,- ,		date	

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Continuation sheet Pearson Terrace

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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

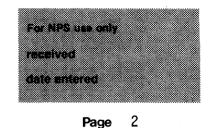
934 N. Alabama Street Mr. John J. Goodman 30 W. Washington Street Indianapolis, Indiana 46204

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

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Pearson Terrace



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

Item number

7

points. The roof was originally covered with fishcale 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 istallation 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.

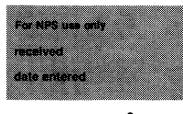
Entrance from the east to the interior of each unit was originally through a paneled oak door with a large, beveled glass, single light, which opens into an entry hall (Photo 8). As interior plans are organized according to the projecting parlor bays, the stairway location and room arrangement are reversed 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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