

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PHO 674 435
FOR NPS USE ONLY
RECEIVED MAY 8 1979
DATE ENTERED JUN 20 1979

**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 Cochran - Helton - Lindley House

HISTORIC Helton-Lindley House

AND/OR COMMON James Cochran House

2 LOCATION

STREET & NUMBER 405
504 North Rogers Street

CITY, TOWN Bloomington

STATE Indiana

COUNTY Monroe

CONGRESSIONAL DISTRICT 105

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 checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Monroe Guaranty Insurance Company

STREET & NUMBER 504 North Rogers Street

CITY, TOWN Bloomington

STATE Indiana

47401

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Monroe County Courthouse

STREET & NUMBER

CITY, TOWN Bloomington

STATE Indiana

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Indiana Historic Sites & Structures Survey

DATE 1978

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Indiana Department of Natural Resources

CITY, TOWN Indianapolis

STATE Indiana

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cochran House is located in a residential section in northwest Bloomington. The 1850 structure is situated on a large lot at the corner of Rogers and Eighth Streets. The two-story structure is a five bay Greek Revival house with an entrance in the center bay. The brick walls are laid in Flemish bond on the front and in common bond on the sides; the bricks rest on a foundation of limestone blocks.

The Greek Revival influence can be seen in the rectangular side lights and transom which frame the main door. There is a porch with square columns, pilasters, and a stone block foundation. The double hung windows have four over four lights, shutters, and plain stone lintels and sills. A plain cornice with double brackets support a wood shingle roof. The brackets and front porch were probably added at the same time in the last quarter of the nineteenth century. Two flush gable chimneys at each end of the house complete the symmetry of the front elevation.

The north and south sides of the main block each have one window toward the rear on the ground floor, two attic vents, and two basement windows. The gable ends have boxed cornices with returns and double brackets.

A five bay, two-story section on the rear gives the house an "L" shape. This portion has two chimneys and windows with the same treatment as those on the front elevation, except for the shutters. The north side of this section has three entrances with rectangular transoms above the doors. The south side has a frame, two-story porch which is enclosed with sheets of plexiglass. A two-story frame section fills out the southwest corner of the house. While the two-story porch duplicates one which was added in the 1860's, the frame and brick extension of the structure was made in 1976.

The interior contains the original woodwork and ten fireplaces. The basement is unusual in that it has two kitchens with cooking fireplaces and brick baking ovens.

A number of alterations have been made to the structure. The south porch was added in the 1860's while the brackets and front porch date from later in the 1800's. In 1910 the house was converted to an apartment house and many interior partitions were installed. After deteriorating badly in the 1970's, the structure was carefully restored in 1976. The interior partitions were removed and a wood shingle roof matching the original replaced a metal roof which had been installed around the turn of the century. Original doors, shutters, brackets and moldings were repaired and, where necessary, replaced. The south porch was rebuilt to match the 1860's addition, and the rear section was extended. A parking lot was constructed on the west and north sides of the property, and a scalloped wooden fence was constructed to match one which surrounded the property in the late 1800's.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1849-50

BUILDER/ARCHITECT James Cochran

STATEMENT OF SIGNIFICANCE

Although the Helton-Lindley House has historical associations with several notable nineteenth century residents of Bloomington, the structure is significant primarily for its architecture. It is one of the better examples of a large, Greek Revival house in Bloomington. The Greek Revival influence can be seen in the window and door arrangement, the boxed cornice with returns on the side, and transom and side lights. The front porch and double brackets were later nineteenth century modernizations which complement the original Greek Revival style.

The Helton-Lindley House was built in 1849-50 by James Cochran, a prosperous liquor merchant, miller, landowner and cabinetmaker, who was born in Connecticut and came to Bloomington in the 1830's. Although he was 62 when the house was built, he had a younger wife and three children which, no doubt, accounts for the spacious living quarters. He was a man of means in the community, and his house reflected his stature. The fine interior woodwork resulted from his experience in cabinet making. When Cochran died within a year of building the house, his widow sold the property to Bloomington merchant Andrew Helton.

Helton had moved from Kentucky and founded Heltonville in 1839 before moving to Bloomington in the 1840's. He became a prosperous miller, merchant, and landowner. Helton and his wife, Hannah, had eleven children, one of whom (Michael) was a trustee of Indiana University in 1856.

In 1869 Helton sold the house to Paris Dunning, Governor of Indiana in 1848-49, and president of the Indiana University Board of Trustees in 1838. After several months Dunning sold the house to Samuel H. Buskirk, a Bloomington attorney. In 1872 Buskirk sold the property to Jesse Hinds, who lost the property in a mortgage sale to Thomas Owens in 1884.

In 1888 Hiram Lindley bought the structure from Owens. Lindley's grandfather was Jonathan Lindley, who had developed much of south central Indiana. Hiram was a successful Bloomington pharmacist, owning the city's first drug store. Among Lindley's children was a son, Ernest Hiram, who graduated from Indiana University and taught there 24 years before going on to the presidency of the University of Idaho and the chancellorship of the University of Kansas. This distinguished service at the three universities resulted in having buildings at each campus named for him.

During the Lindley ownership of the house (1888-1910), early meetings of the I.U. Chapter of Kappa Alpha Theta national sorority were held at the house.

The house passed out of the Lindley family in 1910 and went through a succession of owners. One of these owners partitioned the rooms and established Homelawn Apartments

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Blanchard, Charles, ed. Counties of Morgan, Monroe, and Brown, Indiana: Historical and Biographical. Chicago: F. A. Battey & Co., 1884
 Burford, William. Bloomington, Indiana. Indianapolis: William Burford Press, 1891.
 Deed, census, and probate records.
 Bloomington Daily Herald Times, September 23, 1973, p. 39.
 Indiana Daily Student, January 25, 1975

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .6 of an acre

UTM REFERENCES Quad Bloomington

Scale 1:24000

A 16 539840 4335500
 ZONE EASTING NORTHING

B
 ZONE EASTING NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

Legal Description: Original Plan part of south half of Outlot #41

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE NA CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Joanne R. Steele and Gayle Cook

April, 1976

ORGANIZATION

DATE

Historic Preservation Committee of the Planning Department, City of Bloomington

STREET & NUMBER

TELEPHONE

2304 Woodbluff Court

CITY OR TOWN

STATE

Bloomington

Indiana 47401

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

TITLE Indiana State Historic Preservation Officer

DATE April 27, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 6-20-78

ATTEST William H. Brattman

KEEPER OF THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE 6-19-78

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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Helton-Lindley House

CONTINUATION SHEET SIGNIFICANCE ITEM NUMBER 8 PAGE 2

in the structure. Although the apartment started with a good reputation, it deteriorated and became known as "Monon Flats," a haven for railroaders and drifters. More recently it housed a bicycle repair shop until it was declared unfit for habitation. It was scheduled for demolition when it was purchased in 1976 by the Monroe Guaranty Insurance Company. Throughout 1976 Monroe Guaranty accomplished what many were convinced was the impossible—restoration of the Helton-Lindley House.