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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 Cottage Home Historic District

other names/site number N/A

2. Location

street & number See continuation sheet

N/A not for publication

city, town Indianapolis

N/A vicinity

state Indiana

code IN

county Marion

code 097

zip code 46202

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>22</u>	<u>11</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>23</u>	<u>11</u>	Total

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.

Patrick R. Roberts

Signature of certifying official

Date

Indiana Department of Natural Resources

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the
National Register

Sharon Byers

2/23/90

fu Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
COMMERCE: department store
COMMERCE: restaurant

Current Functions (enter categories from instructions)

DOMESTIC: single dwelling
DOMESTIC: multiple dwelling
COMMERCE: specialty store
VACANT

7. Description

Architectural Classification
(enter categories from instructions)

OTHER: Cross Gable
OTHER: L Plan
OTHER: Gable Front
QUEEN ANNE
ITALIANATE

Materials (enter categories from instructions)

foundation BRICK
walls BRICK
WOOD: weatherboard
roof ASPHALT
other WOOD
CONCRETE

Describe present and historic physical appearance.

The Cottage Home Historic District is an urban, working-class neighborhood located on the near northeast side of Indianapolis. The district's resources are laid out in a T-shaped pattern about one block square in size. They include buildings and structures from 1102 East St. Clair Street to 1130 East St. Clair; from 702 to 734 Dorman Street; and 802 and 806 North Highland Avenue.

The name, Cottage Home Historic District, is derived from a plat just outside the area's boundaries. Although this is the name given to the area by the neighborhood organization, it does have historic ties and has since become synonymous with the district and seems most appropriate.

The district is characterized by closely grouped houses with slight setbacks. The boundaries are well-defined as evidenced by the photographs. North of the district on Highland Avenue the area is dominated by vacant lots (Photo #1). Photo #2 shows the vacant lots and industrial building south of St. Clair on Highland. The south side of St. Clair is omitted due to the presence of a large power sub-station (Photo #3). The area west of the district also contains an abundance of vacant lots and light industrial buildings (Photo #4). Photo #5 shows the change in the district south of the alley on Dorman. Contrast this picture to photos #6-7 which show the tree-lined area of Dorman within the district. Note the density of the houses and the lack of vacant lots. Photo #8 shows the section of St. Clair within the District. Again, the houses are close together and display the density characteristic of the area.

Adjacent to the Cottage Home Historic District are several historic resources. One block west of the district are the tracks formerly owned by the Cleveland, Columbus, Cincinnati, and Indianapolis Railway, also known as the Bee Line. This railroad employed several of the district's residents during the late nineteenth and early twentieth centuries. Southeast of the district is the former Highland Car Barn (now White Arts Printing), used to house trolley cars for the Indianapolis Railway Company which employed district residents after the

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turn-of-the-century. Pogue's Run, a small creek, is located about a block south and east of the district. Arsenal Technical High School (NR 5-19-76) lies east of the district beyond the White Arts Printing Building.

The appearance of the district has changed relatively little over the more than one hundred years of its existence. The buildings in the district are mostly single- and double-occupancy woodframe houses, with one large brick residence and one brick commercial building. Set back is approximately ten to thirty feet from the streets, with another ten to thirty feet separating each house. Brick walkways laid in a diagonal pattern line parts of the district's streets. What appears to be a section of the original brick walkway is located in front of the Frederick Ruskaup House on Dorman Street.

Rehabilitation of houses is an on-going process within the Cottage Home District and adjacent neighborhood. 802 North Highland, 1114 East St. Clair (Photo 20), and 729, 706-08 (Photo #14), and 718-20 Dorman Street (Photo #14) exemplify the work being done.

The architectural styles of the houses tend to reflect the working-class character of the district. These include Gable Front, L-Plan, and Cross Gable style houses, many with gingerbread and spindlework. The duplex houses on Dorman Street are of a somewhat different vernacular style, but they maintain the same character as the single-family dwellings through spindlework detailing and classical window and door surrounds. The changes that have occurred in the appearance of the district since the period of its historic significance consist primarily of additions to and/or replacements of building features. These changes are mostly cosmetic in nature and do not detract from the integrity of the houses. One demolition occurred on each Dorman and St. Clair Streets sometime after 1939. It is believed that an extensive remodeling gave the house at 733 Dorman Street the Bungalow characteristics present today. These changes do not detract from the character of the district.

There are 23 contributing resources in the District (21 houses, one business building, and structure--an iron rail fence) and eleven non-contributing buildings--all but one of them are garages or outbuildings. Resources listed as contributing are those which lend themselves to the historic character and special identity of the district, and retain architectural

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integrity through the absence of significant alterations. The Cottage Home Historic District encompasses buildings which possess integrity of design, location, materials, setting, and feeling.

The following buildings comprise the Cottage Home Historic District:

Dorman Street

703 Dorman: Charles T. Augstein House constructed c.1870. L-Plan one and one-half story, clapboard, single-occupancy house with a brick foundation. The house has a lower shed-roofed addition and a gable dormer on the south facade. Other details include decorative exposed rafters and a stuccoed brick chimney. Windows are one-over-one double-hung sash with plain surrounds. The main entrance on the west facade has a small, gabled roof and a transom over the doorway. A shed-roofed porch in the corner of the west and south wings has a single, turned wooden support. This house, originally occupied by Charles T. Augstein, remained in the family from c.1870 through the 1940s. City Directory research indicates that this is one of the oldest houses in the district.

711 Dorman: (Photos #9-10) Frederick Ruskaup House constructed c.1890. Queen Anne style house with Germanic features--Two and one-half story brick, single family residence, with a rock-faced stone foundation. The plan is irregular, with a conical-roofed tower on the southwest corner, and a stepped gable pediment on the northwest corner. The roof is hipped with lower cross-hips and cross-gables. There are four brick chimneys and two hipped dormers. A wrap-around porch with a shed roof on the west and south facades has square, wooden supports and a railing with patterned detailing. The railing and tower feature a decorative crest. Most windows are one-over-one double-hung sash with segmental arch brick headers. Other windows include single and multipane casements, and narrow, single-frame windows with diamond panes, and a stained glass window in the upper half story of the tower. The house has a hipped-roof, two story wood frame rear addition over a shed roof wood frame porch with squared wooden supports and railing. Designed by noted Indianapolis architects, Vonnegut and Bohn for local grocer and businessman, Frederick Ruskaup

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713-15 Dorman Street: (Photos #11-12) Ruskaup Grocery constructed c.1875, c.1886 in the Italianate style. Two story rectangular brick and limestone building with a concrete foundation. The building has a truncated hipped roof with two gabled dormers on the west facade. The dormers have exposed rafters and decorative brackets. The first floor of the main facade has limestone facing and pilasters with Doric capitals, and four boarded storefronts. The second floor has six boarded windows with limestone pedimented headers. There are several bricked-in segmental arch windows on the north side of the building. In addition, there is wide trim under the eaves, two internal brick chimneys, and a gable-roofed rear addition. A past owner removed the brackets from below the eaves c.1970. The Ruskaup Grocery which also housed apartments on the second floor and a saloon that became a pool hall in 1920, served as the center of the neighborhood during the period of significance. Current plans call for the renovation of the building.

725 Dorman: Oglesby House, constructed c.1870. Clapboard, one story, single occupancy residence with a brick foundation. The house has a front gable with lower cross-gables, and one internal brick chimney. The decorative bargeboard remains on the west facade. The west facade gable peaks have patterned shingles and diamond-shaped attic vents. Windows are one-over-one double-hung sash replacements with entablatured hoods. The roof details include exposed rafters and decorative brackets. The porch on the southwest corner of the house has an aluminum shed roof and metal supports. The rear addition also has a shed roof. The Oglesby Family, one of the first black families in the neighborhood, occupied the house from c.1875 to 1895.

729 Dorman: George Benzel House, constructed c.1870. Gable front, one and one-half story, clapboard, single-family residence with a brick foundation. The wrap-around shed-roofed porch has two lower gables on the west facade with a crenellated pattern along the base of the gable pediments. The porch has turned wooden supports, decorative friezework, and brackets. The wooden door on the main entrance has carved detailing and a segmental arch entry. The windows are one-over-one double-hung sash with entablatured hoods. The original owner, German laborer George Benzel, occupied the house with his son, Henry, from c.1870 to 1947.

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733 Dorman: Curran-Ackerman House, constructed c.1870. Despite its twentieth century architectural style, titles and city directories indicate a much earlier date of construction. It appears the house underwent extensive renovations which produced its current Bungalow appearance. The one and one-half story house has a shed dormer, an internal brick chimney, insul-brick siding, and a brick foundation. The full-width extended roof porch has a wooden plank railing and square wooden supports. There is also a shed-roofed rear addition. Irish laborer, Michael Curran, originally owned the house, occupying it from c.1870 to 1911. From c.1914 to 1940, carpenter Guy Ackerman occupied the residence.

Ruskaup Doubles: Constructed c.1890 in a two story double shotgun design. Designed by the firm of Vonnegut and Bohn, these are a series of five duplexes built for Frederick Ruskaup to house working-class families. Each house continues to retain its original shape and much detail. The houses are two stories with clapboard siding and brick foundations. Each house also has a truncated hipped roof, and a full width shed-roofed porch with gables over each entrance. Details of each house follow:

--702-04 Dorman: (Photo #13) The full-width porch is enclosed and contains multipane casement windows. The windows in the main structure appear to be original one-over-one double-hung sash with entablatured hoods. The house also contains three internal brick chimneys.

--706-08 Dorman: (Photo #14) The front porch remains open and is supported by turned wooden supports with decorative spindle work. The doors on each main entrance contain carved detailing, and transoms. This house also contains three internal brick chimneys and one-over-one double-hung sash windows with entablatured hoods. There are also wooden brackets below the eaves.

--710-12 Dorman: (Photo #15) The front porch has replacement supports and no spindlework. The one-over-one double-hung sash windows and their surrounds are not original. The front doors are also replacements. The house does maintain its original configuration and styling, although now lacking much of the detail.

--714-16 Dorman: (Photo #16) The porch maintains its spindlework and turned supports, but is missing the original railing. The house is sheathed in insul-brick but it does have the original windows and entablatured hoods. Markings below the eaves indicate the original location of brackets. The house also has two chimneys located in the rear.

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--718-20 Dorman: (Photo #17) The open porch has turned columns and shingles in the gable peaks despite its missing spindlework and railing. Each door has a transom. The original entablatured window surrounds remain, as do three interior chimneys.

724 Dorman Street: (Photo #18) One of two non-contributing houses within the district. The cross gabled building has replacement windows and an enclosed porch which alter its original lines. The brackets below the eaves are all that remains of the original details of the main facade.

726 Dorman: John Carey House constructed c.1870. Gable front one and one-half story clapboard house with a brick foundation. The roof has exposed rafters and purlins, and one internal stuccoed brick chimney. The full-facade hipped roof porch has two square wooden supports. The one-over-one double-hung sash windows have aluminum storms and plain flat surrounds. The aluminum storm and door are also replacements. John Carey, a laborer for the CCC & I Railroad, occupied this house from c.1874 to 1887.

730 Dorman: (Photo #19) Krachenfels-Schubert House constructed c.1870. Gable front one and one-half story clapboard house with a brick foundation. The roof has exposed rafters, decorative brackets, two gabled dormers on the south facade, and two interior brick chimneys. The one-over-one double-hung sash windows maintain the original entablatured hoods. The main door likewise has an entablatured hood and a transom. The transom above the south facade entrance is painted. There is a small porch with a shed roof supported by turned columns on the south facade. There is a one story gable roofed addition on the rear. Erhardt Krachenfels, a carpenter working for the CCC & I Railroad, occupied this house from 1875 to 1912. Saleswoman Mary G. Schubert lived there from 1932 to 1963.

734 Dorman: Patrick Curran House constructed c.1871. L Plan one and one-half story clapboard house with a brick foundation. The roof has exposed rafters and brackets, and two internal brick chimneys. The north facade has a shed porch roof with exposed rafters, decorative brackets, concrete columns and railing. The second floor windows are one-over-one double-hung sash with original entablatured surrounds. The first floor has a two part three-over-one double-hung sash window with plain surrounds. Located in the rear is a hipped-roof one story

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addition. Railroad laborer Patrick Curran lived in this house from c.1871 to 1887.

East St. Clair

1102 St. Clair: Edward S. Forry House constructed c.1875. One story clapboard L-Plan with a brick foundation. The shed-roofed porch in the southwest corner has square wooden supports with brick bases. The one-over-one double-hung sash windows have entablatured hoods. Both the south and west facade porch entrances have transoms. Edward S. Forry, a salesman and machine worker, resided here from 1912 to 1937.

1106 St. Clair: William E. Hecker House constructed c.1875. One and one-half story cross-gable clapboard house with a brick foundation. The shed roofed porch on the southeast corner has turned wooden supports. The entrance on the east facade has a multiframe glazed panel door; the south facade entrance has a one-frame glazed panel door with a decorative pattern. A small entrance on the east facade which provides access to the second floor apartment has a shed roof with square supports and spindlework. The one-over-one double-hung sash windows have their original entablatured hoods. House painter William E. Hecker occupied this house from 1875 to 1899; his widow, Louisa Hecker, continued to live there until c.1910.

1110 St. Clair: Circa 1875 one story cross-gable house. The structure retains its clapboard siding and brackets, despite the window alterations to the main facade. In addition to original detailing, the house also maintains its original porch and a number of original double-hung sash windows.

1114 St. Clair: (Photo #20) James L. Thompson House constructed c.1870. One and one-half story, two bay, clapboard house with a brick foundation. Attached to the rear are a gable and shed addition. The wrap-around hipped porch has turned wooden supports, decorative brackets, and exposed rafters. The one-over-one and two-over-two double-hung sash windows have their original entablatured surrounds. The doorways on the east and south facades have transoms.

1118 St. Clair: (Photo #21) Thompson-Fitzgerald House constructed c.1870. One story cross-gable, clapboard house with a brick foundation. The cross-gabled roof has a lower rear gabled addition. Roof details include exposed rafters, decorative brackets, and an internal brick chimney. The hipped roof porch on the southeast corner has concrete columns and a concrete block wall. The one-over-one double-hung sash windows

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have their original entablatured hoods and decorative brackets. Both the east and south facade entrances have transoms, and multi-frame glazed panel doors. Alfred Thompson, the original owner, occupied the house from c.1870 through 1908. Thomas Fitzgerald lived there from c.1920 to c.1938.

1130 St. Clair: (Photo #22) Frederick Hoffmeyer House constructed c.1875. Gable front, one and one-half story clapboard house with a brick foundation. The gabled roof has a lower gabled rear addition. Roof details include decorative brackets and an internal brick chimney. The shed roofed porch on the east facade has square wooden supports and decorative jigsawn arches. The original one-over-one double-hung sash windows have entablatured hoods. The door surrounds on the east and south entrances also have entablatures and also transoms.

North Highland Avenue

802 Highland: Solomon Erb House constructed c.1875. Cross-gable, one and one-half story clapboard house with a brick foundation. Intersecting the main gable is a one story rear gabled addition. The shed roofed porch on the southeast corner has a brick wall and square brick and wooden supports. Roof details include a shed dormer on the south, and one internal brick chimney. The corners of the upper floors of the south wing overhang with jigsawn pendants. Other ornamentation includes shingles in the gable peak and a pedimented window surround above the paired casement windows on the east gable peak. The one-over-one double-hung sash windows of the first floor have entablatured headers. Machinist, Solomon Erb, occupied the house from c.1910 to 1927.

806 Highland: Charles Albrecht House constructed c.1875. One and one-half story, gable front clapboard house with a brick foundation. The main gable has a lower gable and shed rear addition. The roof details include decorative brackets, exposed rafters, and one internal brick chimney. The shed roofed porch on the southeast corner has square wooden supports, brackets, and jigsawn frieze. The windows on the east end of the house have the original one-over-one double-hung sashes with entablatured hoods supported by brackets. The doors on the south and east facades have surrounds similar to those of the windows, but with transoms. Charles Albrecht and later his widow, Margaret, occupied the house from c.1901 to c.1921.

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

Period of Significance

1870-1939

Significant Dates

1892

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

BOHN, ARTHUR
VONNEGUT, BERNARD

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

Through an intact collection of buildings representing a variety of vernacular styles, the Cottage Home Historic District exemplifies typical workers' cottages found in Indianapolis during the late nineteenth century. With two exceptions, the buildings within the district were designed to provide housing for tradespeople and industrial workers. What distinguishes the area from those immediately surrounding it is the unusual collection of five similar duplexes, a commercial building, and an outstanding Queen Anne residence all constructed for the same owner and designed by the leading Indianapolis architectural firm of Vonnegut and Bohn.

Partly as a result of the social makeup of the neighborhood, there is a general similarity of style in the district's architecture. Gable front, L-plan, and cross gable vernacular styles predominate, with a good deal of gingerbread and spindlework detailing seen on several porches.

The five duplexes and the Frederick Ruskaup House and grocery building on Dorman Street are features which help define the character of the district. Frederick Ruskaup, the wealthiest resident of the area, commissioned the construction of each of these buildings. Ruskaup resided in the district from c.1874 when he began operating his first grocery store in a house on Dorman Street. Circa 1875 Ruskaup began construction on the commercial building and completed half of it. He completed the building in 1886 and lived in the apartment space above until completing his house in 1892.

The Ruskaup Grocery provided many amenities to area residents including charge-account services, delivery, and the finest stock. The grocery provided employment for several neighborhood residents; the apartments above the store housed others. The grocery continued in the building under Frederick Ruskaup's son,

See continuation sheet

9. Major Bibliographical References

Bill of Sale for Coⁿstruction of 702-720 Dorman Street. Indianapolis. 28 February 1892

Doherty, William J. "Indianapolis in the 1870s: Hard Times in the Guilded Age," Ph.D. dissertation, Indiana University, N.D.

Dunn, Jacob Piatt. A History of Greater Indianapolis. Volume 2, Chicago: Lewis Publishing Company, 1910.

Falk, Sally. "Family Hopes to Restore Historic Home," Indianapolis Star. 2 March 1980, Sec. 7, p.9.

Hostetler, Joan. "Cottage Home Neighborhood Newsletter," February 1989.

Indianapolis City Directory. Indianapolis: R.L. Polk & Company, 1870-1988.

Roth, Leland M. A Concise History of American Architecture. New York: Icon Editions, Harper and Row, 1979.

Sanborn Fire Insurance Maps. New York: Sanborn Map and Publishing Company, 1887, 1898. 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

Acreeage of property approximately two acres

UTM References

A

1	6
5	7
3	7
2	0

4	4
0	3
4	0
0	0

Zone Easting Northing

C

1	6
5	7
3	9
2	0

4	4
0	3
1	0
0	0

Zone Easting Northing

B

1	6
5	7
3	9
2	0

4	4
0	3
4	0
0	0

Zone Easting Northing

D

1	6
5	7
3	7
5	0

4	4
0	3
1	0
0	0

Zone Easting Northing

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

See continuation sheet

See continuation sheet

11. Form Prepared By

name/title Suzanne Rollins, preservation historian and Bradley Damon, intern

organization Historic Landmarks Foundation of Indiana date May 10, 1989

street & number 1028 N. Delaware Street telephone 317-638-5264

city or town Indianapolis state Indiana zip code 46202

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William, until 1955. The saloon, which also occupied the building, became a pool hall after 1919 with apartments on the second floor.¹ The pool hall continued to operate until 1958.

The prestigious Indianapolis architectural firm of Vonnegut and Bohn designed the Frederick Ruskaup House at 711 Dorman Street as well as the five duplexes from 702 to 720 Dorman Street. These are among the few examples of the firm's documented designs for private dwellings extant in the city.

Composed of architects Bernard Vonnegut and Arthur Bohn, the firm designed such well-known Indianapolis buildings as the John Herron Art Institute (Herron Morton Place Historic District NR 6-16-83), L.S. Ayres Department Store, William H. Block and Company, and the Indiana Bell Company Building to list only a few. Among the residential architecture attributed to the firm is the Schnull-Rauch House at 3050 North Meridian Street, constructed 1902-04 (NR 11-14-79); the Herman-Lieber House at 1415 Central Avenue, constructed 1908-09 (Old Northside Historic District, NR 3-24-78); and the Cole-McAlexander House at 2101 North Delaware Street, constructed 1901-02 (Herron-Morton Place Historic District, NR 6-16-83). Of the documented Vonnegut and Bohn-designed residences in Indianapolis, it appears that the Ruskaup House may be the oldest.

Both architects, though born in the United States, received architectural training in Germany. Mr. Bohn first studied architecture in Indianapolis and supplemented his education through two years of training in Germany. Bernard Vonnegut studied at the Massachusetts Institute of Technology for two years prior to attending the Polytechnic Institute in Hanover, Germany. The influence of Germanic design is clearly demonstrated in the Ruskaup House.

As the one exception among the dwellings meant for working-class residents, the Ruskaup House stands as the most prominent house in the district. The elaborate two and one-half story brick structure is Queen Anne in style with strong Germanic details which reflect the cultural backgrounds of both architects and owner.

The Queen Anne style, popular in Indiana from c.1885 to c.1905, is characterized by irregular massing, towers, stained glass

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windows, and a combination of medieval and classical elements.

The plan of the house is asymmetrical with an irregular hipped roof with lower cross-hips and cross-gables. The most prominent features of the house are the tower on the south end of the west facade with its decorative crests and narrow stained glass windows, and the stepped gable parapet on the north end of the west facade. The wrap-around porch on the west and south facades with its rounded roof, patterned wooden railing, and supports and arched brackets, is another notable feature of the house. The interior details include decorative shields and the initials "FR" carved into oak woodwork (a typical Vonnegut trait), an intricate fireplace mantle and mirror, carved dragons which form a half-divider between the foyer and parlor, oak pocket doors, and a different parquet floor pattern for each room on the first floor. The house certainly portrays the level of wealth Mr. Ruskaup held over his neighbors.

The five duplexes also constructed by Frederick Ruskaup have vernacular designs which utilize detailing such as spindlework railings and friezework, turned porch supports, and truncated hipped roofs. The floorplan of each unit resembles a two story shotgun house with one room entering directly into the next.

Construction of the houses began c.1888 based upon the designs of Vonnegut and Bohn. Work was completed c.1892. The duplexes are exemplary of the trend toward working-class housing design by noted architects that began about 1885. Companies with large numbers of employees usually commissioned such units in an attempt to induce skilled labor to remain in an area by satisfying their desire for housing more personal than the row houses or tenements of the period. ²

It appears the Ruskaup doubles did not have this effect, as few of their residents remained for more than a few years. Ruskaup rented the duplexes to working-class families who typically moved on shortly to acquire single-family housing as soon as their economic situation allowed.

Other typical vernacular homes which exemplify the architecture of the district include the following:

--729 Dorman Street. A one and one-half story frame L-Plan

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structure with a typical porch ornamented by turned supports.

--1102 East St. Clair. An L-Plan one story frame house with one-over-one double-hung sash windows with entablatured surrounds.

--1130 East St. Clair. A one and one-half story frame gable front structure with brackets, exposed rafters, and gingerbread detailing.

--1118 East St. Clair. A one story cross-gable frame structure with a hipped porch roof supported by early twentieth century concrete supports.

Platted in the mid-to late 1860s, the development and growth of the Cottage Home neighborhood paralleled the growth of Indianapolis as a railroad transportation center. The Bellefontaine Railroad depot and shops located just southwest of the district were built in 1853. In 1868 the buildings became part of the Cleveland, Columbus, Cincinnati, and Indianapolis Railroad. Dorman Davidson platted Davidson's Addition in 1865 which included Dorman Street. David Beaty platted the area along East St. Clair and North Highland in 1868. This area, part of the estate of Robert Hanna, was partitioned in 1869 and became known as Hanna's Heirs' Addition. The majority of construction occurred in the district from the early 1870s to c.1892.

As mentioned, Indianapolis developed as a railroad town during the period of significance of the Cottage Home District. At least four of the earliest residents of the district in the 1870s were railroad workers, and three of these worked for the nearby Cleveland, Columbus, Cincinnati, and Indianapolis Railroad (CCC & I RR), also known as the Bee Line.³ Several additional residents of the district worked for other railroads in the 1880s and later.

From the late 1860s through the end of the century, numerous railroad companies laid tracks through Indianapolis making the city a commercial hub. By the opening of Union Station in 1888, an estimated 200 passenger trains a day passed through Indianapolis.

With the increase in railroad transportation, thus came numerous other industries and businesses which lead to a rapid expansion of the city. Census reports reflect this growth: 1880, 688 manufacturing establishments; 1890, 1,189; and 1900, 1,910. Neighborhoods such as Cottage Home are the result of the demand for moderately-priced workers' housing.

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Other forms of employment for neighborhood residents during the 1870s, 1880s, and 1890s included skilled trades, such as wood varnisher, sawmill operator, painter, clerk, policeman, fireman, and many types of manual labor. As time passed, the specific types of employment changed, but the working-class status of neighborhood residents generally stayed the same. A number of area residents worked as trolley-car operators, conductors, or motormen during the period from about 1910 to 1939. Most of these were probably employed by the Indianapolis Railway Company, which had a trolley barn on North Highland Avenue adjacent to the District.⁴ Area residents from 1900 to 1939 included carpenters, painters, mechanics, machinists, salespeople, night watchmen, steam-fitters, cigar makers, firemen, custodians, chauffeurs, and factory laborers.

Ethnically, the neighborhood represented a cultural mix, with German- and Irish-American families predominating. Racial integration existed in the area from the 1870s until well after World War II. Black children learned the German language as well as English just as their white counterparts did, until the First World War.

Some of the first families to reside in the neighborhood continued to live in the same house for decades, even for generations. Charles Augstein, a cabinet maker and varnisher from Baden, Germany, lived in the house at 703 Dorman Street from c.1874 to c.1910; other members of the Augstein family continued to live there until c.1940. Other long-time residents of the area include laborer George Benzel of Hesse-Darmstadt and his son Henry (729 Dorman, 1874-1947): Erhardt Krachenfels, a carpenter working for the CCC & I Railroad (730 Dorman, 1875-1912), Patrick Clifford, another CCC & I worker, and his descendants (724 Dorman, 1874-1955), Irish laborer Michael Curran (733 Dorman 1874-1911) and carpenter Guy Ackerman (733 Dorman, 1912-1940). Patrick Curran (CCC & I RR), his son Michael J. and grandson John F. occupied 734 Dorman from 1873-1898. Printer Thomas E. Fitzgerald (1118 E. St. Clair, 1920-1938) and his descendants to present owner Dr. William J. Fitzgerald continue to occupy the same house. Machinist Soloman Erb lived at 802 Highland Avenue from 1911-1927.

There have been only four demolitions of dwellings in the district since the late 1930s; all but two of the remaining structures retain their historic architectural integrity. The houses in the district have generally been well maintained, and several have undergone considerable restoration and

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rehabilitation work, among them 802 North Highland Avenue, 1114 East St. Clair, the duplexes at 706-708 and 716-718 Dorman Street, and 729 Dorman Street. Although there are a number of houses of the same period and general style in the areas surrounding the district, the structures within its borders represent a distinct and well-defined neighborhood, unsullied by the intrusion of structures and architectural styles of a later period. On the whole, the houses display a high degree of cohesiveness, integrity of design, and historic association with the community.

NOTES

- 1) Sally Falk, "Family Hopes to Restore Historic Home," Indianapolis Star, 2 March 1980, p. 16.
- 2) Leland M. Roth, A Concise History of American Architecture (New York: Icon Editions, Harper and Row, Publishers, 1979), pp. 138-139.
- 3) William J. Doherty, "Indianapolis in the 1870s: Hard Times in the Gilded Age," Ph.D. dissertation, Indiana University, ND, pp. 161-163, 169, 177, 191, 199.
- 4) Joan Hostetler, "Cottage Home Newsletter," February, 1989.

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The following information is the same for each photograph,
except where noted:

- 1) Cottage Home Historic District
- 2) Indianapolis, Indiana
- 3) Suzanne T. Rollins
- 4) February 1989
- 5) Negative on file at Historic Landmarks Foundation
of Indiana

Photo #1

- 6) North Highland Avenue from intersection of East
St. Clair Street
Camera facing north

Photo #2

- 6) North Highland Avenue from intersection of East
St. Clair Street
Camera facing south

Photo #3

- 6) East St. Clair from intersection of North Highland
Camera facing southwest

Photo #4

- 6) East Saint Clair from intersection of Dorman Street
Camera facing west

Photo #5

- 6) Dorman Street from intersection of alley
Camera facing south

Photo #6

- 6) Dorman Street from intersection of alley
Camera facing north

Photo #7

- 6) Dorman Street from intersection of St. Clair
Camera facing south

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Photo #8

- 6) East St. Clair Street from intersection of Dorman
Camera facing east

Photo #9

- 5) Negative on file at Indiana Division of Historic
Preservation and Archaeology
- 6) 711 Dorman Street, Camera facing east

Photo #10

- 5) Negative on file at Indiana Division of Historic
Preservation and Archaeology
- 6) 711 Dorman Street
Stepped gable and balustrade on west facade
Camera facing east

Photo #11

- 5) Negative on file at Indiana Division of Historic
Preservation and Archaeology
- 6) 713-15 Dorman Street, Camera facing east

Photo #12

- 5) Negative on file at Indiana Division of Historic
Preservation and Archaeology
- 6) 713-15 Dorman Street, camera facing northeast

Photo #13

- 5) Negative on file at Indiana Division of Historic
Preservation and Archaeology
- 6) 702-04 Dorman Street, camera facing northwest

Photo #14

- 5) Negative on file at Indiana Division of Historic
Preservation and Archaeology
- 6) 706-08 Dorman Street. camera facing northwest

Photo #15

- 5) Negative on file at Indiana Divison of Historic
Preservation and Archaeology
- 6) 710-12 Dorman Street, camera facing west

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Photo #16

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 714-16 Dorman Street, Camera facing west

Photo #17

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 718-20 Dorman Street, camera facing west

Photo #18

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 724 Dorman Street, camera facing west

Photo #19

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 730 Dorman Street, camera facing northwest

Photo #20

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 1114 St. Clair, Camera facing northwest

Photo #21

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 1118 St. Clair, camera facing northwest

Photo #22

- 5) Negative on file at Indiana Division of Historic Preservation and Archaeology
- 6) 1130 St. Clair, camera facing northwest

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Verbal Boundary Description

Beginning at the southwest corner of the property line of 702-04 Dorman Street, proceed north to follow the rear property lines turning east at the northern property line of 734 Dorman Street. Proceed east and turn north upon reaching the east curb of Dorman Street. Continue north and turn west at the north curb of St. Clair, proceeding west until reaching the east curb of Dorman Street. Proceed north along the curb line, turning east at the rear property line of 1102 St. Clair. Turn north and proceed to the alley. Turn east and continue along the south right-of-way of the alley, turning south to follow the eastern property line of 1118 St. Clair and turning east to meet the northern property line of 806 Highland. Proceed east along the northern property line of 806 Highland to the west curb of Highland. Turn south and then west to follow the north curb of St. Clair. Turn south to follow the rear property lines of the Dorman Street houses on the east side. Continue south, turning west at the southern property line of 703 Dorman. Continue in a westerly direction until reaching the point of origination.

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Boundary Justification

The boundaries of the Cottage Home Historic District were chosen because they form a distinct area characterized by architectural styles common to working class neighborhoods of the late nineteenth century. The Frederick Ruskaup House (711 Dorman Street) and the Ruskaup Grocery Building (713-15 Dorman Street) are integral parts of the neighborhood despite their stylistic variance from the majority of houses in the district.

The area west of Dorman Street is dominated by industrial structures and by Interstate Highways 65 and 70. These structures would dominate and undermine the integrity of the district, if included.

The area south of the alley that forms the southern boundary of the district contains few buildings dating from the nineteenth and early twentieth centuries. There are numerous vacant lots; the few houses that remain have lost their original integrity.

The south side of St. Clair is dominated by an electrical power substation and commercial buildings. There are several vacant lots and few houses, none of which contribute to the district.

Most of the houses north of the alley that forms the northern boundary of the district have lost their historic integrity through architectural alterations.

The house on Dorman Street directly north of 1102 East St. Clair Street has lost enough architectural integrity to make it non-contributing to the district.

The district's northern boundary line follows the northern property line of 806 North Highland Avenue and continues east to the western property line of 1114 East St. Clair in order to omit excess space associated with vacant lots.

Cottage Home Historic District Indianapolis, Indiana

- Indicates non-contributing
- ↑ Indicates photograph

