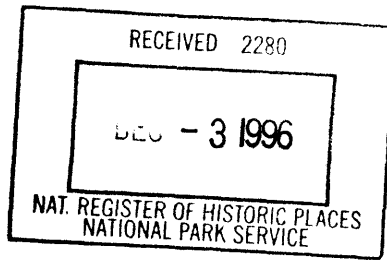


96-1545

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 for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Condon, Charles H. & Emma, House
other names/site number Thompson, Andrew J., House 023-035-39164

2. Location

street & number 603 South Jackson Street N/A not for publication
city or town Frankfort N/A vicinity
state Indiana code IN county Clinton code 023 zip code 46041

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 36CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Robert R. Rieck

10-31-96
Date

Signature of certifying official/Title

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 for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the 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:)

Edson H. Beall
Signature of the Keeper

1-2-97
Date of Action

Condon, Charles H. & Emma, House
Name of Property

Clinton IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

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

- building
- district
- site
- structure
- object

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

OTHER: Free Classic

foundation BRICK

walls WOOD: Weatherboard

WOOD: Shingle

roof ASPHALT

other GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1902

Significant Dates

c. 1902

1904

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Name of repository:

10. Geographical Data

Acreeage of Property <1

UTM References

(Place additional UTM references on a continuation sheet.)

1 16 541650 4458270
Zone Easting Northing
2

3
Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Joanne Raetz Stuttgen, for
organization Todd & Angelique Lowery date 8-8-96
street & number 759 East Washington St. telephone 317/349-1537
city or town Martinsville state IN zip code 46151

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

- Maps
A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Todd & Angelique Lowery
street & number 603 South Jackson St. telephone 317/659-4439
city or town Frankfort state IN zip code 46041

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

ARCHITECTURAL DESCRIPTION

Introduction

The two-story Condon-Thompson House, built c.1902, has a brick foundation. The first story exterior walls are covered with narrow clapboards. The second story walls are covered with shingles. The walls of both stories have flared bases. Asphalt shingles cover the irregularly gabled roof, which is banded by a bold, classical cornice. On the west (front) facade, the roof is double gabled. On the east the roof is half-hipped. On the south the roof features a jerkinhead gable. On the north the roof is cross-gabled. The original chimney is located in the center of the roof.

In 1995, the house was painted in pale blue, mauve, teal, and rose.

West (Front) Facade

The west facade features a one-story porch that wraps around the north wall. Paired Doric columns on brick pedestals support the porch's flat roof, which is banded by a heavy cornice. The south portion of the porch is angular and square; the north portion follows the convex curve of the house's wall. A square-spindled balustrade connects the brick pedestals. The porch steps are three limestone blocks, each five feet in length.

The house's entrance is centrally located but is set in a cut-away corner of the projecting south bay. The door itself is panelled oak with a 2/3 length beveled glass window. An historic Queen Anne screen door is original to the house. The entrance is decorated with plank trim and cornice molding.

On the first story, the projecting square bay on the south side of the front facade features a large, square, fixed sash window with a leaded glass panel overhead. To the north of this window is found a round fixed sash window. The convex north portion of the front facade features three one-over-one double hung sash windows; the central window is unique because it too is convex, the glass following the curve of the exterior wall. A fourth window is found in the west wall of the east facade.

The second story of the front facade is covered with shingles. The south projecting bay features a centrally located two-over-two double hung sash window with leaded glass in the upper pane. Flanking this window are two round windows with [?] trim.

Over the convex north bay, the shingled wall is pierced by a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

centrally located one-over-one double hung sash window. It is flanked by two decorative diamond-shaped insets, each filled with diamond-shaped shingles.

The gables above these two second-story bays are heavily ornamented. The northern gable features a Palladian-inspired window and vent (now filled) combination; the window has its own tiny pent roof. The southern gable features a short two-paned pointed window and shingled cornice ornamentation. Below the gables is a bold classical entablature.

Originally there was a square-spindled balustrade located on the porch roof. Appearing in an historic photograph of the house, it was removed by Edith Thompson in the 1960s.

North Facade

A two-story projecting bay with a flared base dominates the north facade. On each story is found a central one-over-one double hung sash window. In the shingled attic gable is found a recessed semi-circular window. East of the bay is found a small porch sheltering a secondary entrance. The flat roof is attached to two walls and supported at the outside corner by a single column. The porch roof is banded by a classical cornice. The door is panelled wood with a two-pane window.

East Facade

The east facade also features a projecting bay partially obscured by a box-like one-story projection housing the kitchen. The second story of the bay has one small leaded glass window. A third entrance is located in the south wall of the kitchen projection and is protected with a c.1920 enclosed porch. The door is panelled wood with a two-pane window. The porch has beaded siding on the exterior walls and glass windows consisting of eight narrow panes.

South facade

The south facade is irregular and asymmetrically massed. It features six windows of varying shapes and decoration: one round window on the second story; one round window in the attic; one rectangular, stained glass window (located on the interior staircase landing) on the first story; one one-over-one double hung sash window on the second story; one double hung sash window with leaded glass on the first story; and one single pane rectangular window in the attic.

A seventh window in a c.1906 "plant room" addition to the dining room has been filled. This addition sags slightly.

The jerkinhead gable is filled with shingles, both on the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

wall face and as ornamentation below the cornice.

East Yard

The east yard consists of a children's play area and a fenced-in dog run. There is also a gravel drive leading to a two-door 1930s era frame garage. The garage doors are panelled wood with a series of narrow-pane glass windows. The exterior walls are narrow clapboard. One four-over four fixed window is found on the west and east walls; there are two windows on the south wall.

The yard is surrounded on the south, west, and north by a poplar picket fence salvaged from a demolished historic house in Frankfort. The play area and dog run are also fenced.

The north yard is bounded by a concrete public sidewalk. The west yard is bound by an original decorative brick city sidewalk. An older private concrete sidewalk leads from the west sidewalk to the front entrance and a second leads from the north sidewalk to the north entrance.

Interior
Introduction

The Condon-Thompson House consists of 10 rooms, five on each of the two floors. There is an ornamental main staircase in the first floor front room and a secondary staircase at the back of the house.

Throughout the house, the oak and pine woodwork remains natural. On the first floor, the door and window trim features egg and dart molding at the cornice; otherwise, the trim is relatively plain, with the exception of decorative lintels near the floor.

With the exception of the hardwood flooring found in the foyer and front room, all other floors are pine plank. Carpet covers many of the floors.

The panelled doors feature decorative filigreed brass knobs, knob plates, and hinges.

The ceilings are 10 feet high and are original plaster, with the exception of a synthetic panel ceiling in the dining room. The plaster walls and ceilings are in excellent condition.

First Floor

The first floor consists of a foyer, three formal gathering rooms, a kitchen and a dining room. As with the exterior of the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

house, the interior is irregularly arranged. The foyer, for example, is oddly shaped, neither square nor rectangular but rather polygonal, with six walls and a variety of interesting angles.

Upon leaving the foyer, one enters the front room. It features a Mission-style oak staircase with two landings. The newel posts are decorated with egg and dart molding and carved wood wreaths. A rectangular stained glass window lights the first landing.

At the front of this room, overlooking the porch, is a small sun room with an oak window seat. The passage between the main room and this sun room is ornamented with lovely spindled and beaded fret.

Two sets of paired panelled wood pocket doors separate the main room from the adjoining room to the north and the dining room to the east. The north room was likely a parlor or other room for visiting with family and friends. It features three windows, the middle of which is found in the curved wall and contains curved glass. Narrow crown molding, curved as the wall curves, is found near the ceiling.

To the east of the parlor is a sitting room. It features a corner fireplace, two windows, two pairs of pocket doors (one to the parlor, the other to the dining room), and one panelled wood door leading to the rear staircase. The fireplace is highlighted by an exquisite oak mantel framed with fluted ionic columns and topped with a dentilated cornice. A beveled mirror is found above the mantel shelf. Green and white ceramic tiles and a decorative brass frame around the insert contribute to its beauty.

Through pocket doors on the south wall of the sitting room is found the dining room, made smaller with the addition of drywall partitions that the Lowerys are in the process of removing. Originally, the dining room was a single spacious room with a windowed alcove. This alcove, formerly used as a "plant room", was converted into a bath in the 1950s. Although the southern window has been filled, the cast iron, filigreed radiator remains.

In the dining room, the original plaster ceiling has been obscured by synthetic tiles, but they are not dropped. The south wall features a double hung window with an upper sash of leaded glass. A second window is found on the east wall; it is one-over-one double hung sash. A cast iron, filigreed radiator is also found against the east wall. Next to the radiator is a panelled wood door leading into a pantry closet; there was once a butler's pass-through above the radiator so that food could be

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 5

passed between the kitchen via the pantry to the dining room.

The kitchen is found at the rear of the house. It is quite plain in comparison to the other first floor rooms; for example, no egg and dart molding is evident and an unassuming radiator substitutes for the decorative models found elsewhere in the house. Any cabinets that may have existed are now gone; the Lowerys have installed new oak cabinets. A door on the south wall leads to the small enclosed porch. A second door leads to a small closet, and a third to the basement. The closet was adapted from the original rear staircase, which was modified when the second-floor apartment was created.

Basement

The basement consists of three rooms divided by brick walls and a crawl space. The brick foundation is exposed, with the exception of two walls that have been covered with a thin layer of concrete. The floor is poured concrete in the three rooms and dirt in the crawl space. The height of the rooms is about six feet.

Second Floor

The second floor consist of five rooms: four original bedrooms and one bath. Since 1978, the second floor has been used as a rental apartment; thus, the east bedroom has been converted into a kitchen.

The bedroom in the southwest corner is perhaps the most unique feature of the house. It is suspended from an attic beam by means of a steel rod and not supported by walls below. The bolt can be seen in the attic floor. The suspended floor can be seen as an unsupported ceiling in the first floor front room.

The upstairs rooms are separated by a central corridor running east and west. The doors between the bedrooms and the corridor are panelled wood and feature filigreed brass knob plates and knobs, as well as hinges. Each bedroom has its own closet; these doors are similar yet smaller, with simpler hardware.

The upstairs rooms lack the ornamentation of those on the first floor. The oak woodwork has been replaced by pine, which is still natural. The egg and dart molding is absent. The original balustrade for the rear staircase has been replaced by late 20th-century wrought iron. (In fact, the rear staircase, which originally formed a tight U-curve and connected the upper bedrooms with the kitchen, has been straightened and a wall constructed to provide privacy for the two apartments.) There is beauty, however, in the leaded glass window at the head of the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 6

stairs and in two convex curved walls leading into the north bedroom. In addition, the cast iron, filigreed radiator found in the first floor rooms are found in each bedroom.

Attic

The attic is accessed through a door in the ceiling at the top of a steep flight of stairs. The attic floor is plank. The exterior walls, windows, chimney and roof truss are evident. An original gravity-fed water heater, now abandoned, dates from the house's initial construction. The large bolt securing the steel rod that suspends the southwest bedroom is easily seen.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 7

STATEMENT OF SIGNIFICANCE

The Condon-Thompson House is one of many large, older homes in a historic residential neighborhood south of the Clinton Courthouse Square in Frankfort, Indiana. This neighborhood developed primarily between 1890 and 1920. Incorporating features of both Queen Anne and late 19th-century Classical Revival styles, the house embodies the distinctive characteristics of the Free Classic style. It is thus eligible for the National Register of Historic Places under Criterion C.

The Condon-Thompson House was built c.1902 by Charles H. and Emma Condon. Charles was a prominent Frankfort businessman engaged in the plumbing trade. According to the property abstract, Emma purchased Lot 30 in Coleman's Addition in 1890. It is likely that at that time a small, one-story house was located on the lot; the 1898 Sanborn fire map indicates such a house. However, by 1904, the Sanborn map shows that the early house had been replaced by the existing house. The abstract indicates that the Condons paid significant taxes in 1903; thus, it is probable that the house was built in 1902.

Clearly designed and built by the Condons as a permanent residence, the house was, however, only theirs for a short time. In March 1904, the Condons sold the house to Harvey Rice for \$7,000 and moved to Texas before relocating once again to Miami. According to several newspaper reports, Emma Condon suffered from "internal cancer" and by 1910 had undergone two surgeries for its removal; she ultimately died from the disease. It is quite possible that the Condons sold their Frankfort house and sought the southern climate for the benefit of Emma's health.

Later in 1904, Rice sold the house to Andrew Thompson, who operated a successful real estate and insurance business. Andrew and his wife, Kate, raised a son, Bernard, and a daughter, Edith, in the house. An unmarried woman and the city librarian for many years, Edith owned the house following the death of her parents; after her death in 1968, the house was sold out of the family. It was modified into an upper-lower duplex in 1978 and passed through a number of owners until 1991 when it was purchased by Todd and Angelique Lowery, its current owners. The Lowerys are in the process of restoring the Condon-Thompson House to its original appearance.

The Condon-Thompson House represents the period of industrial development which characterized Frankfort's growth in the late nineteenth-century. Contributing to this development in 1874 was the completion of the Frankfort and Kokomo Railroad and the

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 8

Lafayette, Bloomington and Muncie Railroad. In the 1920s, these two lines were consolidated as the Nickel Plate Railroad, which joined the already established Monon Railroad. Connected with America by these railroads, Frankfort developed as a center of county government--the current courthouse was erected 1882-1883--and as an agricultural and commercial center.

The homes of Frankfort's most prominent residents of the period were built along South Jackson Street and East Clinton Street. Merchants, bankers, attorneys, and other professional men built large houses in the period's popular Queen Anne and Classical Revival styles. The only other house in Frankfort that remains as an excellent example of Free Classic architecture is the John Ross House at 804 East Clinton Street. Like the Condon-Thompson House, it is original and National Register eligible.

Among the neighbors of the Condon-Thompson House are houses and cottages belonging to the Queen Anne, Classical Revival, Colonial Revival, and Bungalow styles. Not only is the Condon-Thompson House the most heavily and characteristically ornamented according to its original style, it is one of very few houses that retains its original integrity. Most of its neighbors have been noticeably altered with additions and synthetic siding.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 9

BIBLIOGRAPHY

"A. J. Thompson. Fire and Stock Insurance." *Frankfort Daily Times*, [1905].

"Former Frankfort Woman [Emma Condon] Dying." *Frankfort Weekly Times*, December 24, 1910.

Frankfort City Directory, 1902, 1904, 1905.

Grove, Helen E. *Frankfort: A Pictorial History*. St. Louis: G. Bradley Publishing, 1994 [1992].

Obituary of Andrew J. Thompson. *Frankfort Morning Times*, February 4, 1936.

Obituary of C. H. Condon. [undated xerox copy]

Property abstract in the possession of Todd and Angelique Lowery.

Sanborn Fire Company maps, City of Frankfort, Indiana, 1898, 1906, 1912, 1927.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 10

VERBAL BOUNDARY DESCRIPTION

Part Lot 30, Coleman Addition to the city of Frankfort Indiana, described as follows to wit: Beginning at the northwest corner of said lot and running thence east along the south line of Armstrong Street 132 feet, thence south 66 feet to the south line of said lot, thence west 132 feet to the southwest corner of said lot, thence north along Jackson Street 66 feet to the place of beginning.

BOUNDARY JUSTIFICATION

This is the historic boundary and legal description of the property on file in the Clinton County Courthouse.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Additional Documentation

PHOTOGRAPHS

All photographs were taken by Dick Withrow on the dates indicated. Original negatives and contact prints are the property of Withrow Photography, 56 N. Main St., Frankfort, IN 46041.

1. West (front facade), July 21, 1995.
2. North facade, July 21, 1995.
3. East facade, July 21, 1995.
4. South facade, July 21, 1995.
5. garage, June 18, 1996.
6. porch showing curved window, northwest view, July 21, 1995.
7. front room showing staircase, fret, suspended second story room, July 21, 1995.
8. staircase showing stained glass window, July 21, 1995.
9. newel post, July 21, 1995.
10. stained glass window in stairway, July 21, 1995.
11. fret, July 21, 1995.
12. parlor, July 21, 1995.
13. sitting room, June 18, 1996.
14. mantel, July 21, 1995.
15. kitchen, June 18, 1996.
16. dining room showing work in progress, June 18, 1996.
17. bathroom, June 18, 1996.
18. second floor corridor showing curved walls, July 21, 1995.
19. second floor, east room, June 18, 1996.
20. bolt in attic floor used to suspend southeast second floor room, July 21, 1995.