

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 27 1984
date entered JUN 4 1985

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

1. Name

historic Villa North Historic District

and or common

2. Location 706--760 and 707--731 N. Main St,

street & number An area approximately one-half mile long on both sides of the 700 block of North Main Street N/A not for publication

city, town Bluffton N/A vicinity of

state Indiana code 018 county Wells code 179

3. Classification

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

4. Owner of Property

name Multiple ownership, see continuation sheet

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Wells County Recorder's Office

street & number Wells County Courthouse

city, town Bluffton state Indiana

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

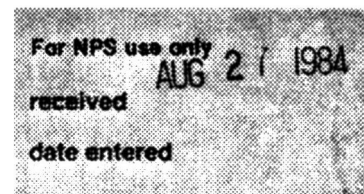
date federal state county local

depository for survey records N/A

city, town state

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Continuation sheet Villa North
Historic District

Item number 4

Page 1

OWNERS OF PROPERTIES - WEST SIDE

1. Lent A. Williamson Residence: Gordon and Marcella Hart
760 North Main Street
Bluffton, Indiana 46714
2. Amos G. King Residence: Clarence Kim and Kathleen Kline
750 North Main Street
Bluffton, Indiana 46714
3. James H. Chaddock Residence: Daniel and Charlene Lantz
742 North Main Street
Bluffton, Indiana 46714
4. Judge E. C. Vaughn Residence: Ronald and Judith Hanusin
734 North Main Street
Bluffton, Indiana 46714
5. John Trostel Residence: Victor and Theresa Biberstine
730 North Main Street
Bluffton, Indiana 46714
6. Peter Beeler Residence: William and Dorothy Fryback
718 North Main Street
Bluffton, Indiana 46714
7. William Dustman Residence: Raymond and Daisy Cox
712 North Main Street
Bluffton, Indiana 46714
8. Andrew H. Reed Residence: Duane and Frederica Nodine
706 North Main Street
Bluffton, Indiana 46714

OWNERS OF PROPERTIES - EAST SIDE

9. Charles H. Houck Residence: Dale Mann
731 North Main Street
Bluffton, Indiana 46714
10. William Merriman Residence: Virginia L. Mayer
727 North Main Street
Bluffton, Indiana 46714
11. W. J. Newhard Residence: William Haifley
R. R. 3
Bluffton, Indiana 46714
12. J. A. Poffenberger Residence: Alvin and Coleen Ringger
715 North Main Street
Bluffton, Indiana 46714
13. Wiley Messick Residence: William and Mary Steffen
707 North Main Street
Bluffton, Indiana 46714

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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

Villa North is a residential area on either side of North Main Street (Indiana Highway 1) in Bluffton, Indiana. Although the area is today bounded on both the north and south by roadside commercial development, Villa North has maintained its identity as a distinctive residential area. The houses are set back from the roadway behind lines of shade trees, and the houses are widely spaced in much the manner of a modern suburb. The integrity of the area's landscape has been a major factor which has contributed to the area's continued viability as one of single-family residential use, in spite of the volume of traffic on North Main Street, which is the principal highway in Bluffton. The landscape elements are also a significant factor in Villa North's visual identity as an easily recognizable unit, both today and historically (Photos 14, 15, 16, 17).

Villa North began with the construction of the Lent Williamson Residence, "Longfields," in 1891 and the historical development of the area was largely complete by 1915, although the newest houses in the area, those of John Young (1949) and Corvin Briner (1959) were built well into the 20th century (the Young and Briner residences are not included in the area here nominated). During the period of historical development, open farmland separated the houses from nearby Bluffton, whose development was limited to the south bank of the Wabash River. Only roadside commercial development after 1945 finally ended the physical separation of Villa North, and the area was not formally annexed into the city until 1965.

The 13 houses which compose Villa North are local examples of the styles of residential architecture common in the late 19th and early 20th centuries, and include among their number works by local architect/builders and one structure by an architectural firm of regional significance. In addition to the houses, most of the properties also include original carriage barns and other outbuildings. All of the buildings in the area are in good physical condition, and many display a high degree of architectural integrity; the most commonly seen form of alteration is asbestos or aluminum siding. The houses of Villa North include:

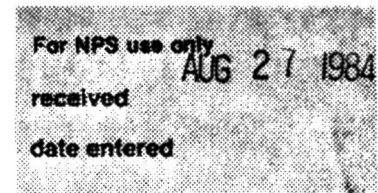
1. The Lent A. Williamson Residence, 760 North Main Street

The Williamson Residence is a two story Queen Anne style design, and was the first house built in Villa North (1891). The house was designed by the prominent Fort Wayne architects, Wing and Mahurin, who also designed the Bluffton building of the Wells County Bank (1888) of which L. A. Williamson was President. In addition to its historical associations with Williamson, the house is of additional architectural significance for its similarity to the Fort Wayne residence of architect Marshall Mahurin (1891, demolished 1920) as shown by comparison of the original plans, which are in the possession of the present owners, with the plans of the Mahurin Residence as shown in the November, 1891, issue of the Chicago trade magazine, Inland Architect and News Record. (Photo 1.)

2. The Amos G. King Residence, 750 North Main Street

The King Residence is a two story design which combines an Italianate form with Colonial Revival details. The home was designed and built by Alvin J. Stewart, local civil engineer, for his daughter and son-in-law in 1894. Although Stewart was a resident of Bluffton from 1871 and was active as a local builder and architect, only this residence and his own home at 414 West Market Street in Bluffton (1882), which is the present Wells County Historical Society Museum, have been clearly

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identified as Stewart designs. The completion of the King Residence by Stewart was noted by the Bluffton Weekly Chronicle November 14, 1894. King and Stewart were partners in the Bluffton Creamery, and King was later (1901-1904) elected Wells County Treasurer. (Photo 2.)

3. The James H. Chaddock Residence, 742 North Main Street

The Chaddock Residence is a two story Queen Anne style design which has a Colonial Revival style porch and interior details. Chaddock, who came to Bluffton in 1876 as superintendent of a woolen mill located on East Market Street in Bluffton, built this retirement home for himself in 1898. The design is very similar to that of the John Trostel Residence nearby, and the features of both houses are very similar to those of known works by the local architect and builder, William H. Powers, especially Powers' earliest known residential design, the Wilson Mason Residence at 404 West Washington Street in Bluffton (1888). (Photo 3.)

4. Judge Edwin C. Vaughn Residence, 734 North Main Street

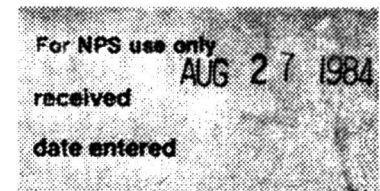
The Vaughn Residence is a two story Colonial Revival style design whose present gambrel roofline is a later alteration made after the original steeply pitched gabled roof was struck by lightning. The design is documented as the work of local architect William H. Powers (1897), who did a number of similar, though less elaborate, residences in Bluffton. The original owner of the property, Edwin Vaughn, had a distinguished career in local politics, which included terms as mayor of Bluffton, prosecutor and later judge (1893-1906) of the 28th Indiana Judicial Circuit, as well as county attorney and President of the Wells County Bar Association. (Photo 4.)

5. The John Trostel Residence, 730 North Main Street

The Trostel Residence is a two story ell-shaped Queen Anne style design which features a second story loggia on its facade above a Colonial Revival style porch. As noted above, the Trostel and Chaddock residences bear a marked similarity to the known works of local architect William H. Powers. John Trostel was proprietor of a livery barn in Bluffton and is also notable for having served one term as Wells County Surveyor (1895-1898). Trostel built his home in Villa North c. 1893, and his residence here probably influenced his next-door neighbor and brother-in-law, Edwin Vaughn, to build in Villa North, as well. (Photo 5.)

6. The Peter Beeler Residence, 718 North Main Street

Peter Beeler was an Adams County resident who built this two story Colonial Revival style residence as a retirement home in 1899. After having only lived in the house since November of that year, Beeler died in January, 1900, and the house was occupied by his widow and five children for several years. In 1910 the property was bought by Phaniel McIntire, a retired Jackson Township farmer, who had served as a Wells County Commissioner from 1888 to 1890, during the construction of the present county courthouse; McIntire later (1901-1906) served as the first First District Councilman when that element of local government was created. The design of the Beeler house suggests that it is probably the work of local architect William H. Powers, since the north end bay of the front porch was originally a square, flat-roofed pavilion of the type seen on other Powers designs, such as the Harry Studabaker Residence (1901) at 513 West Market Street in Bluffton. (Photo 6.)

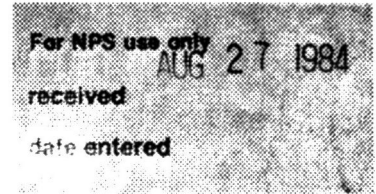
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National Park ServiceNational Register of Historic Places
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Continuation sheet Villa North Historic District Item number 7 Page 3

7. The William J. Dustman Residence, 712 North Main Street
The Dustman Residence is a one story Queen Anne form which displays some Colonial Revival features, such as a lunette window in the front gable. The house was built c. 1902 by William Dustman, who later served as Wells County Treasurer (1909-1912). During his term in public office, Dustman started a real estate and loan firm with Henry Hunsicker and W. F. Simon, Dustman and Company, whose offices were located, not surprisingly, in a room rented on the first floor of the Wells County Courthouse. (Photo 7.)
8. The Andrew H. Reed Residence, 706 North Main Street
Bluffton hardware merchant, Andrew Reed, built this Colonial Revival style residence in 1899, at which time he was a partner in the Cline, Zimmer and Reed Hardware store at 115 West Market Street in Bluffton. The similarity of the Reed house to the design of the John A. Morris Residence (1898) at 427 West Wiley Avenue in Bluffton, suggests that the Reed design was done by local architect Cuno Kibele. (Photo 8.)
9. The Charles H. Houck Residence, 731 North Main Street
Local architect Charles H. Houck built this two story Craftsman style residence for himself c. 1908. Houck was one of the last remaining local architects in Bluffton after the wane of the local gas and oil boom (1887-1905), and this is the only residential design which can be ascribed to him. At the time he built his house, Houck was busy with the design of the German Reform Church (present First United Church of Christ) at 301 West Cherry Street in Bluffton, and later he designed the Central School (1910), and eventually relocated in Muncie, Indiana, where he designed the City Hall (1925) and High Street Methodist Church (1929) in partnership with Herbert Smenner. (Photo 9.)
10. The William Merriman Residence, 727 North Main Street
11. The W. J. Newhard Residence, 721 North Main Street
These two very similar Colonial Revival residences were built c. 1906. While both have second floor areas within their gambrel rooflines, the form of the Merriman Residence is further enriched by the use of cross gables on the side elevations. Both probably possessed the kind of narrow lock siding seen on the Merriman House and Tuscan porch still seen on the Newhard Residence. While little is known of W. J. Newhard, William Merriman is remembered as both a onetime restaurant proprietor and later veteran insurance broker for the Lincoln Life Insurance Company of nearby Fort Wayne (Photos 10, 11).
12. John Poffenberger Residence, 715 North Main Street
13. Wiley Messick Residence, 707 North Main Street
These two very similar Craftsman bungalow style residences were built c. 1915, and represent the effective end of the historical development of the Villa North residential area. Both houses have the broad, low roofline characteristic of the bungalow, a house form popular from 1905 until 1930. The Messick Residence is a particularly fine example of its style, since it has retained its original shingled gables, square tapestry brick porch piers, and narrow clapboard siding. Both houses still retain the original truss brackets under their broad eaves. (Photos 12, 12.)

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Villa North

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As noted above, although the Villa North area is now flanked on both the north and south by commercial development, the residential area itself has maintained a high level of integrity, both of original use and of its original landscape appearance (Photos 14 through 17). The area has seen only one intrusion of non-residential use at its south end, where the Reed Residence is used as a dental office. The maintenance of the single family use of the buildings is reflected in the high general level of maintenance of all of the area's structures. Taken together, these factors have helped to maintain the distinct identify of Villa North as a recognizable district.

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

Specific dates 1891-1915

Builder Architect

Various

Statement of Significance (in one paragraph)

Villa North is primarily of local historical and architectural significance as Bluffton's first suburban development. The size and disposition of the houses built by some of Bluffton's most prominent citizens is tangible evidence of the prosperity the area enjoyed at the turn of the century, during a gas and oil boom (1877-c. 1905). The designs and siting of the houses reflect not only generally popular architectural styles and concepts of suburban development and landscape planting, but are also illustrations of the works of local and area architects and builders. Credit for the planting of the trees along the west side of North Main Street belongs to one of the most significant local figures in the field of botany, Charles C. Deam (1865-1953), who served as the first State Forester of Indiana, and was of statewide significance not only in that capacity, but as the author of several seminal works on Indiana flora.

As noted in the descriptions of the properties, the houses in Villa North each have significant historical associations with persons prominent in the commercial, social, and governmental life of the local community. That the residents of Villa North also thought of themselves as members of a distinct community is illustrated by their adoption of the name, Villa North, in 1901, at the suggestion of Mrs. Lent Williamson, their purchase in 1901 of a communal lawn mower, and their opting for Craigville, rather than Bluffton telephone service in 1905 (for the sake of lower service rates). These acts of local autonomy led Bluffton residents to dub the area "Dodgertown" as a derisive reference to Villa North's lower county taxes. While most of Bluffton's other 19th century suburban areas have lost their identity due to contiguous residential expansion of the city, both the lateness and difference of land use of the surrounding development which has made Villa North a part of Bluffton has only served to reinforce and extend the sense of the visual and historical identity of Villa North as a significant residential district.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property Approx. 10

Quadrangle name Bluffton, Uniondale

Quadrangle scale 1:24000

UTM References

A

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

B

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

C

1	6	6	5	4	6	8	0	4	5	1	2	3	0	0
Zone	Easting				Northing									

D

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

E

1	6	6	5	4	4	8	0	4	5	1	2	1	6	0
Zone	Easting				Northing									

F

Zone	Easting				Northing									

G

Zone	Easting				Northing									

H

Zone	Easting				Northing									

Verbal boundary description and justification

See continuation sheet

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Craig Leonard
Historic Preservation Consultant to the

organization Villa North Residents' Association date 11-83

street & number c/o 760 North Main Street telephone 219/824-2722

city or town Bluffton state Indiana 46714

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Director, Dept. of Natural Resources date 8-17-84

For NPS use only

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

date

Keeper of the National Register

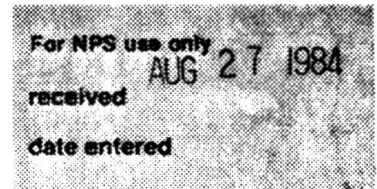
Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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BOOKS

Joyce Buckner and Dorothy Rose, History of Wells County, 1776-1976, Bluffton, Indiana
Wells County Bicentennial Publication Committee, 1976.

O. E. Lesh and John Tyndall, Standard History of Adams and Wells Counties, Indiana,
Chicago, Illinois, Lewis Publishing Company, 1918.

NEWSPAPERS

Titled Articles

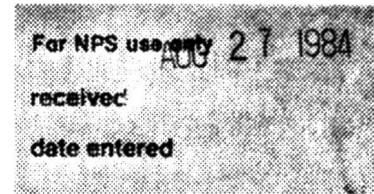
- _____, "All Lots Were Sold in Villa North," Bluffton Weekly Chronicle, Bluffton,
Indiana, September 19, 1906.
- _____, "Andy Reed Trades Fred Noble," Evening Banner, Bluffton, Indiana, May 25, 1922.
- _____, "Judge E. C. Vaughn Called by Death," Evening News-Banner, Bluffton, Indiana,
July 10, 1935.
- _____, "Our New Bank," Bluffton Weekly Chronicle, Bluffton, Indiana, December 13, 1888.
- _____, "Trostel Dies at Home in Van Buren," Evening News-Banner, Bluffton, Indiana,
January 2, 1936.
- _____, "Very Sudden Death," Bluffton Weekly Chronicle, Bluffton, Indiana, January 24, 1900.
- _____, "W. H. Merriman is Claimed by Death," News-Banner, Bluffton, Indiana, October
26, 1949.

Untitled Articles

- _____, Peter Beeler lets contract for house, Bluffton Weekly Chronicle, Bluffton,
Indiana, July 5, 1899.
- _____, Peter Beeler moves into new residence, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 16, 1899.
- _____, James Chaddock building a new residence, Bluffton Weekly Chronicle, Bluffton,
Indiana, September 7, 1898.
- _____, James Chaddock obituary, Bluffton Weekly Chronicle, Bluffton, Indiana,
December 27, 1911.
- _____, Dustman and Company formed, Evening News, Bluffton, Indiana, January 7, 1913.
- _____, King and Stewart Bluffton creamery opens, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 4, 1886.
- _____, King and Stewart dissolve partnership, Bluffton Weekly Chronicle, Bluffton,
Indiana, January 10, 1889.
- _____, New King residence nearly complete, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 21, 1894.
- _____, Mrs. Olive McIntire obituary, Evening Banner, Bluffton, Indiana, February 6,
1922.
- _____, Wiley Felts Messick obituary, Evening Banner, Bluffton, Indiana, September
6, 1921.

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Continuation sheet Historic District

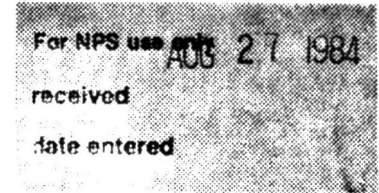
Item number 9

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- _____, Reed and Cline buy Zimmerman interest in their hardware store, Bluffton Weekly Chronicle, November 9, 1910.
- _____, Mrs. A. H. Reed obituary, Bluffton Weekly Chronicle, Bluffton, Indiana, October 26, 1904.
- _____, Mrs. John Trostel obituary, Evening News-Banner, Bluffton, Indiana, July 1, 1937.
- _____, Vaughn buys property to build a residence, Bluffton Weekly Chronicle, Bluffton, Indiana, June 25, 1897.
- _____, Villa North communal lawn mower purchased, Bluffton Weekly Chronicle, Bluffton, Indiana, May 1, 1901.
- _____, Villa North residents adopt name, Bluffton Weekly Chronicle, Bluffton, Indiana, May 29, 1901.
- _____, Villa North has Craigville telephones, Bluffton Weekly Chronicle, Bluffton, Indiana, March 25, 1904.
- _____, Williamson property being surveyed, Bluffton Weekly Chronicle, Bluffton, Indiana, July 16, 1891.
- _____, Williamson residence nearly done, Bluffton Weekly Chronicle, Bluffton, Indiana, August 6, 1891.
- _____, Lent A. Williamson obituary, Evening Banner, Bluffton, Indiana, December 21, 1914.

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Historic District

Item number 10

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VERBAL BOUNDARY DESCRIPTION

Commencing at the Northeast corner of the property of Gordon and Marcella Hart and proceeding West along said property line a distance of two hundred eighty feet, then proceeding South and West on a line parallel to the West line of North Main Street, to the intersection of such line with the South line of the property owned by Duane and Frederica Nodine, then proceeding East along said property line and its extension to intersect the East line of North Main Street, then South and West along said line to intersect the South line of the one acre tract owned by William and Mary Steffen, then East along said line a distance of two hundred feet, then North and East along a line parallel to the East line of North Main Street to the intersection of such line with the North line of the property of Dale Mann, then West along said property line and its extension to intersect the West line of North Main Street, then North and East along said line to its intersection with the point of beginning, all enclosed area located in Section 33, Township 27, Range 12 East of Lancaster Township in the limits of the City of Bluffton, Wells County, Indiana.

Justification:

The area described has been selected to include only the residences and outbuildings of the Villa North area. The lands held by the owners extend in varying depths on either side of North Main Street, and vary in individual extent from one to ten acres; however, the rear portions of the properties are open land which has never been subject to any historical development other than agricultural use, and these areas were therefore judged not to be of contributing significance to the district.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Villa North Historic District
Wells County
INDIANA

Working No. AUG 27 1984
Fed. Reg. Date: _____
Date Due: 9/27/84 - 10/11/84
Action: ACCEPT
 RETURN 10/11/84
 REJECT _____
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

See attached sheet

Recom./Criteria Returns
Reviewer Bushong
Discipline Historic
Date 10/10/84
_____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

See attached sheet.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

See attached sheet

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to *Bill Buslong*

Signed *Beth Grovena* Date *12/11/89* Phone: _____

**Villa North
Wells County
INDIANA**

Reviewer's Comments

There is a major technical problem with the boundary delineation for this district since the National Register does not accept boundary lines that traverse through buildings. (Please note south half of eastern line). This must be corrected so that the non-contributing outbuilding is either included in or excluded out of the proposed district. In addition, the chosen line for the north half of the eastern boundary line should be explained further. It appears that landscape features (curvilinear drives) are truncated by the chosen boundary. However, this is difficult to evaluate since the nomination has not adequately documented landscape architecture as an area of significance. Therefore, in conjunction with the technical correction cited above, the nomination should be strengthened with a discussion of the thematic and comparative importance of the landscape design and architecture of Villa North within the context of the architectural history and suburban development of the locality and region.

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National Park Service**

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received AUG 27 1984

date entered

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

1. Name

historic Villa North Historic District

and/or common

2. Location 706--760 and 707--731 N. Main St,

An area approximately one-half mile long on both
street & number sides of the 700 block of North Main Street N/A not for publication

city, town Bluffton N/A vicinity of

state Indiana code 018 county Wells code 179

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input 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 type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" 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 Multiple ownership, see continuation sheet

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Wells County Recorder's Office

street & number Wells County Courthouse

city, town Bluffton state Indiana

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records N/A

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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

Villa North is a residential area on either side of North Main Street (Indiana Highway 1) in Bluffton, Indiana. Although the area is today bounded on both the north and south by roadside commercial development, Villa North has maintained its identity as a distinctive residential area. The houses are set back from the roadway behind lines of shade trees, and the houses are widely spaced in much the manner of a modern suburb. The integrity of the area's landscape has been a major factor which has contributed to the area's continued viability as one of single-family residential use, in spite of the volume of traffic on North Main Street, which is the principal highway in Bluffton. The landscape elements are also a significant factor in Villa North's visual identity as an easily recognizable unit, both today and historically (Photos 14, 15, 16, 17).

Villa North began with the construction of the Lent Williamson Residence, "Longfields," in 1891 and the historical development of the area was largely complete by 1915, although the newest houses in the area, those of John Young (1949) and Corvin Briner (1959) were built well into the 20th century (the Young and Briner residences are not included in the area here nominated). During the period of historical development, open farmland separated the houses from nearby Bluffton, whose development was limited to the south bank of the Wabash River. Only roadside commercial development after 1945 finally ended the physical separation of Villa North, and the area was not formally annexed into the city until 1965.

The 13 houses which compose Villa North are local examples of the styles of residential architecture common in the late 19th and early 20th centuries, and include among their number works by local architect/builders and one structure by an architectural firm of regional significance. In addition to the houses, most of the properties also include original carriage barns and other outbuildings. All of the buildings in the area are in good physical condition, and many display a high degree of architectural integrity; the most commonly seen form of alteration is asbestos or aluminum siding. The houses of Villa North include:

1. The Lent A. Williamson Residence, 760 North Main Street

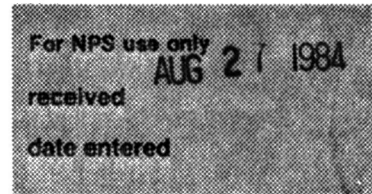
The Williamson Residence is a two story Queen Anne style design, and was the first house built in Villa North (1891). The house was designed by the prominent Fort Wayne architects, Wing and Mahurin, who also designed the Bluffton building of the Wells County Bank (1888) of which L. A. Williamson was President. In addition to its historical associations with Williamson, the house is of additional architectural significance for its similarity to the Fort Wayne residence of architect Marshall Mahurin (1891, demolished 1920) as shown by comparison of the original plans, which are in the possession of the present owners, with the plans of the Mahurin Residence as shown in the November, 1891, issue of the Chicago trade magazine, Inland Architect and News Record. (Photo 1.)

2. The Amos G. King Residence, 750 North Main Street

The King Residence is a two story design which combines an Italianate form with Colonial Revival details. The home was designed and built by Alvin J. Stewart, local civil engineer, for his daughter and son-in-law in 1894. Although Stewart was a resident of Bluffton from 1871 and was active as a local builder and architect, only this residence and his own home at 414 West Market Street in Bluffton (1882), which is the present Wells County Historical Society Museum, have been clearly

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Villa North
Continuation sheet Historic District

Item number 4

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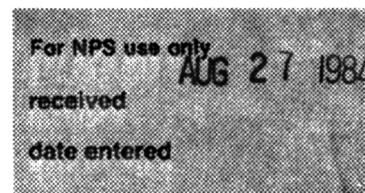
OWNERS OF PROPERTIES - WEST SIDE

1. Lent A. Williamson Residence: Gordon and Marcella Hart
760 North Main Street
Bluffton, Indiana 46714
2. Amos G. King Residence: Clarence Kim and Kathleen Kline
750 North Main Street
Bluffton, Indiana 46714
3. James H. Chaddock Residence: Daniel and Charlene Lantz
742 North Main Street
Bluffton, Indiana 46714
4. Judge E. C. Vaughn Residence: Ronald and Judith Hanusin
734 North Main Street
Bluffton, Indiana 46714
5. John Trostel Residence: Victor and Theresa Biberstine
730 North Main Street
Bluffton, Indiana 46714
6. Peter Beeler Residence: William and Dorothy Fryback
718 North Main Street
Bluffton, Indiana 46714
7. William Dustman Residence: Raymond and Daisy Cox
712 North Main Street
Bluffton, Indiana 46714
8. Andrew H. Reed Residence: Duane and Frederica Nodine
706 North Main Street
Bluffton, Indiana 46714

OWNERS OF PROPERTIES - EAST SIDE

9. Charles H. Houck Residence: Dale Mann
731 North Main Street
Bluffton, Indiana 46714
10. William Merriman Residence: Virginia L. Mayer
727 North Main Street
Bluffton, Indiana 46714
11. W. J. Newhard Residence: William Haifley
R. R. 3
Bluffton, Indiana 46714
12. J. A. Poffenberger Residence: Alvin and Coleen Ringger
715 North Main Street
Bluffton, Indiana 46714
13. Wiley Messick Residence: William and Mary Steffen
707 North Main Street
Bluffton, Indiana 46714

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Continuation sheet Villa North Historic Dist. Item number 7 Page 2

identified as Stewart designs. The completion of the King Residence by Stewart was noted by the Bluffton Weekly Chronicle November 14, 1894. King and Stewart were partners in the Bluffton Creamery, and King was later (1901-1904) elected Wells County Treasurer. (Photo 2.)

3. The James H. Chaddock Residence, 742 North Main Street

The Chaddock Residence is a two story Queen Anne style design which has a Colonial Revival style porch and interior details. Chaddock, who came to Bluffton in 1876 as superintendent of a woolen mill located on East Market Street in Bluffton, built this retirement home for himself in 1898. The design is very similar to that of the John Trostel Residence nearby, and the features of both houses are very similar to those of known works by the local architect and builder, William H. Powers, especially Powers' earliest known residential design, the Wilson Mason Residence at 404 West Washington Street in Bluffton (1888). (Photo 3.)

4. Judge Edwin C. Vaughn Residence, 734 North Main Street

The Vaughn Residence is a two story Colonial Revival style design whose present gambrel roofline is a later alteration made after the original steeply pitched gabled roof was struck by lightning. The design is documented as the work of local architect William H. Powers (1897), who did a number of similar, though less elaborate, residences in Bluffton. The original owner of the property, Edwin Vaughn, had a distinguished career in local politics, which included terms as mayor of Bluffton, prosecutor and later judge (1893-1906) of the 28th Indiana Judicial Circuit, as well as county attorney and President of the Wells County Bar Association. (Photo 4.)

5. The John Trostel Residence, 730 North Main Street

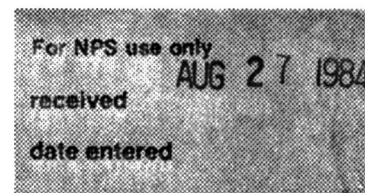
The Trostel Residence is a two story ell-shaped Queen Anne style design which features a second story loggia on its facade above a Colonial Revival style porch. As noted above, the Trostel and Chaddock residences bear a marked similarity to the known works of local architect William H. Powers. John Trostel was proprietor of a livery barn in Bluffton and is also notable for having served one term as Wells County Surveyor (1895-1898). Trostel built his home in Villa North c. 1893, and his residence here probably influenced his next-door neighbor and brother-in-law, Edwin Vaughn, to build in Villa North, as well. (Photo 5.)

6. The Peter Beeler Residence, 718 North Main Street

Peter Beeler was an Adams County resident who built this two story Colonial Revival style residence as a retirement home in 1899. After having only lived in the house since November of that year, Beeler died in January, 1900, and the house was occupied by his widow and five children for several years. In 1910 the property was bought by Phaniel McIntire, a retired Jackson Township farmer, who had served as a Wells County Commissioner from 1888 to 1890, during the construction of the present county courthouse; McIntire later (1901-1906) served as the first First District Councilman when that element of local government was created. The design of the Beeler house suggests that it is probably the work of local architect William H. Powers, since the north end bay of the front porch was originally a square, flat-roofed pavilion of the type seen on other Powers designs, such as the Harry Studabaker Residence (1901) at 513 West Market Street in Bluffton. (Photo 6.)

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Villa North

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7. The William J. Dustman Residence, 712 North Main Street

The Dustman Residence is a one story Queen Anne form which displays some Colonial Revival features, such as a lunette window in the front gable. The house was built c. 1902 by William Dustman, who later served as Wells County Treasurer (1909-1912). During his term in public office, Dustman started a real estate and loan firm with Henry Hunsicker and W. F. Simon, Dustman and Company, whose offices were located, not surprisingly, in a room rented on the first floor of the Wells County Courthouse. (Photo 7.)

8. The Andrew H. Reed Residence, 706 North Main Street

Bluffton hardware merchant, Andrew Reed, built this Colonial Revival style residence in 1899, at which time he was a partner in the Cline, Zimmer and Reed Hardware store at 115 West Market Street in Bluffton. The similarity of the Reed house to the design of the John A. Morris Residence (1898) at 427 West Wiley Avenue in Bluffton, suggests that the Reed design was done by local architect Cuno Kibele. (Photo 8.)

9. The Charles H. Houck Residence, 731 North Main Street

Local architect Charles H. Houck built this two story Craftsman style residence for himself c. 1908. Houck was one of the last remaining local architects in Bluffton after the wane of the local gas and oil boom (1887-1905), and this is the only residential design which can be ascribed to him. At the time he built his house, Houck was busy with the design of the German Reform Church (present First United Church of Christ) at 301 West Cherry Street in Bluffton, and later he designed the Central School (1910), and eventually relocated in Muncie, Indiana, where he designed the City Hall (1925) and High Street Methodist Church (1929) in partnership with Herbert Smenner. (Photo 9.)

10. The William Merriman Residence, 727 North Main Street

11. The W. J. Newhard Residence, 721 North Main Street

These two very similar Colonial Revival residences were built c. 1906. While both have second floor areas within their gambrel rooflines, the form of the Merriman Residence is further enriched by the use of cross gables on the side elevations. Both probably possessed the kind of narrow lock siding seen on the Merriman House and Tuscan porch still seen on the Newhard Residence. While little is known of W. J. Newhard, William Merriman is remembered as both a onetime restaurant proprietor and later veteran insurance broker for the Lincoln Life Insurance Company of nearby Fort Wayne (Photos 10, 11).

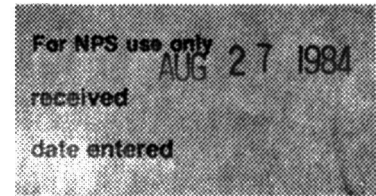
12. John Poffenberger Residence, 715 North Main Street

13. Wiley Messick Residence, 707 North Main Street

These two very similar Craftsman bungalow style residences were built c. 1915, and represent the effective end of the historical development of the Villa North residential area. Both houses have the broad, low roofline characteristic of the bungalow, a house form popular from 1905 until 1930. The Messick Residence is a particularly fine example of its style, since it has retained its original shingled gables, square tapestry brick porch piers, and narrow clapboard siding. Both houses still retain the original truss brackets under their broad eaves. (Photos 12, 12.)

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Villa North
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Page 4

As noted above, although the Villa North area is now flanked on both the north and south by commercial development, the residential area itself has maintained a high level of integrity, both of original use and of its original landscape appearance (Photos 14 through 17). The area has seen only one intrusion of non-residential use at its south end, where the Reed Residence is used as a dental office. The maintenance of the single family use of the buildings is reflected in the high general level of maintenance of all of the area's structures. Taken together, these factors have helped to maintain the distinct identify of Villa North as a recognizable district.

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1891-1915 Builder/Architect Various

Statement of Significance (in one paragraph)

Villa North is primarily of local historical and architectural significance as Bluffton's first suburban development. The size and disposition of the houses built by some of Bluffton's most prominent citizens is tangible evidence of the prosperity the area enjoyed at the turn of the century, during a gas and oil boom (1877-c. 1905). The designs and siting of the houses reflect not only generally popular architectural styles and concepts of suburban development and landscape planting, but are also illustrations of the works of local and area architects and builders. Credit for the planting of the trees along the west side of North Main Street belongs to one of the most significant local figures in the field of botany, Charles C. Deam (1865-1953), who served as the first State Forester of Indiana, and was of statewide significance not only in that capacity, but as the author of several seminal works on Indiana flora.

As noted in the descriptions of the properties, the houses in Villa North each have significant historical associations with persons prominent in the commercial, social, and governmental life of the local community. That the residents of Villa North also thought of themselves as members of a distinct community is illustrated by their adoption of the name, Villa North, in 1901, at the suggestion of Mrs. Lent Williamson, their purchase in 1901 of a communal lawn mower, and their opting for Craigville, rather than Bluffton telephone service in 1905 (for the sake of lower service rates). These acts of local autonomy led Bluffton residents to dub the area "Dodgertown" as a derisive reference to Villa North's lower county taxes. While most of Bluffton's other 19th century suburban areas have lost their identity due to contiguous residential expansion of the city, both the lateness and difference of land use of the surrounding development which has made Villa North a part of Bluffton has only served to reinforce and extend the sense of the visual and historical identity of Villa North as a significant residential district.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acres of nominated property Approx. 10

Quadrangle name Bluffton, Uniondale

Quadrangle scale 1:24000

UTM References

A

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

B

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

C

1	6	6	5	4	6	8	0	4	5	1	2	3	0	0
Zone	Easting						Northing							

D

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

E

1	6	6	5	4	4	8	0	4	5	1	2	1	6	0
Zone	Easting						Northing							

F

Zone	Easting						Northing							

G

Zone	Easting						Northing							

H

Zone	Easting						Northing							

Verbal boundary description and justification

See continuation sheet

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Craig Leonard
Historic Preservation Consultant to the

organization Villa North Residents' Association date 11-83

street & number c/o 760 North Main Street telephone 219/824-2722

city or town Bluffton state Indiana 46714

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *John T. Costello*

title Deputy Director, Dept. of Natural Resources date 8-17-84

For NPS use only

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

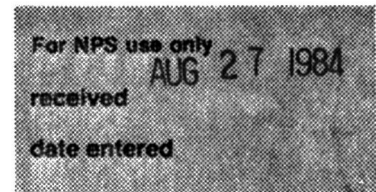
Patrick W. Andrews date 6/4/85
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Continuation sheet Villa North
Historic District

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BOOKS

Joyce Buckner and Dorothy Rose, History of Wells County, 1776-1976, Bluffton, Indiana
Wells County Bicentennial Publication Committee, 1976.

O. E. Lesh and John Tyndall, Standard History of Adams and Wells Counties, Indiana,
Chicago, Illinois, Lewis Publishing Company, 1918.

NEWSPAPERS

Titled Articles

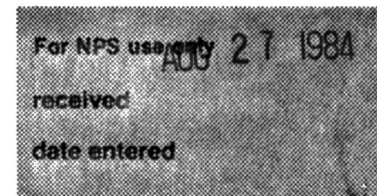
- _____, "All Lots Were Sold in Villa North," Bluffton Weekly Chronicle, Bluffton,
Indiana, September 19, 1906.
- _____, "Andy Reed Trades Fred Noble," Evening Banner, Bluffton, Indiana, May 25, 1922.
- _____, "Judge E. C. Vaughn Called by Death," Evening News-Banner, Bluffton, Indiana,
July 10, 1935.
- _____, "Our New Bank," Bluffton Weekly Chronicle, Bluffton, Indiana, December 13, 1888.
- _____, "Trostel Dies at Home in Van Buren," Evening News-Banner, Bluffton, Indiana,
January 2, 1936.
- _____, "Very Sudden Death," Bluffton Weekly Chronicle, Bluffton, Indiana, January 24, 1900.
- _____, "W. H. Merriman is Claimed by Death," News-Banner, Bluffton, Indiana, October
26, 1949.

Untitled Articles

- _____, Peter Beeler lets contract for house, Bluffton Weekly Chronicle, Bluffton,
Indiana, July 5, 1899.
- _____, Peter Beeler moves into new residence, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 16, 1899.
- _____, James Chaddock building a new residence, Bluffton Weekly Chronicle, Bluffton,
Indiana, September 7, 1898.
- _____, James Chaddock obituary, Bluffton Weekly Chronicle, Bluffton, Indiana,
December 27, 1911.
- _____, Dustman and Company formed, Evening News, Bluffton, Indiana, January 7, 1913.
- _____, King and Stewart Bluffton creamery opens, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 4, 1886.
- _____, King and Stewart dissolve partnership, Bluffton Weekly Chronicle, Bluffton,
Indiana, January 10, 1889.
- _____, New King residence nearly complete, Bluffton Weekly Chronicle, Bluffton,
Indiana, November 21, 1894.
- _____, Mrs. Olive McIntire obituary, Evening Banner, Bluffton, Indiana, February 6,
1922.
- _____, Wiley Felts Messick obituary, Evening Banner, Bluffton, Indiana, September
6, 1921.

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- _____, Reed and Cline buy Zimmerman interest in their hardware store, Bluffton Weekly Chronicle, November 9, 1910.
- _____, Mrs. A. H. Reed obituary, Bluffton Weekly Chronicle, Bluffton, Indiana, October 26, 1904.
- _____, Mrs. John Trostel obituary, Evening News-Banner, Bluffton, Indiana, July 1, 1937.
- _____, Vaughn buys property to build a residence, Bluffton Weekly Chronicle, Bluffton, Indiana, June 25, 1897.
- _____, Villa North communal lawn mower purchased, Bluffton Weekly Chronicle, Bluffton, Indiana, May 1, 1901.
- _____, Villa North residents adopt name, Bluffton Weekly Chronicle, Bluffton, Indiana, May 29, 1901.
- _____, Villa North has Craigville telephones, Bluffton Weekly Chronicle, Bluffton, Indiana, March 25, 1904.
- _____, Williamson property being surveyed, Bluffton Weekly Chronicle, Bluffton, Indiana, July 16, 1891.
- _____, Williamson residence nearly done, Bluffton Weekly Chronicle, Bluffton, Indiana, August 6, 1891.
- _____, Lent A. Williamson obituary, Evening Banner, Bluffton, Indiana, December 21, 1914.

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received
date entered

Continuation sheet

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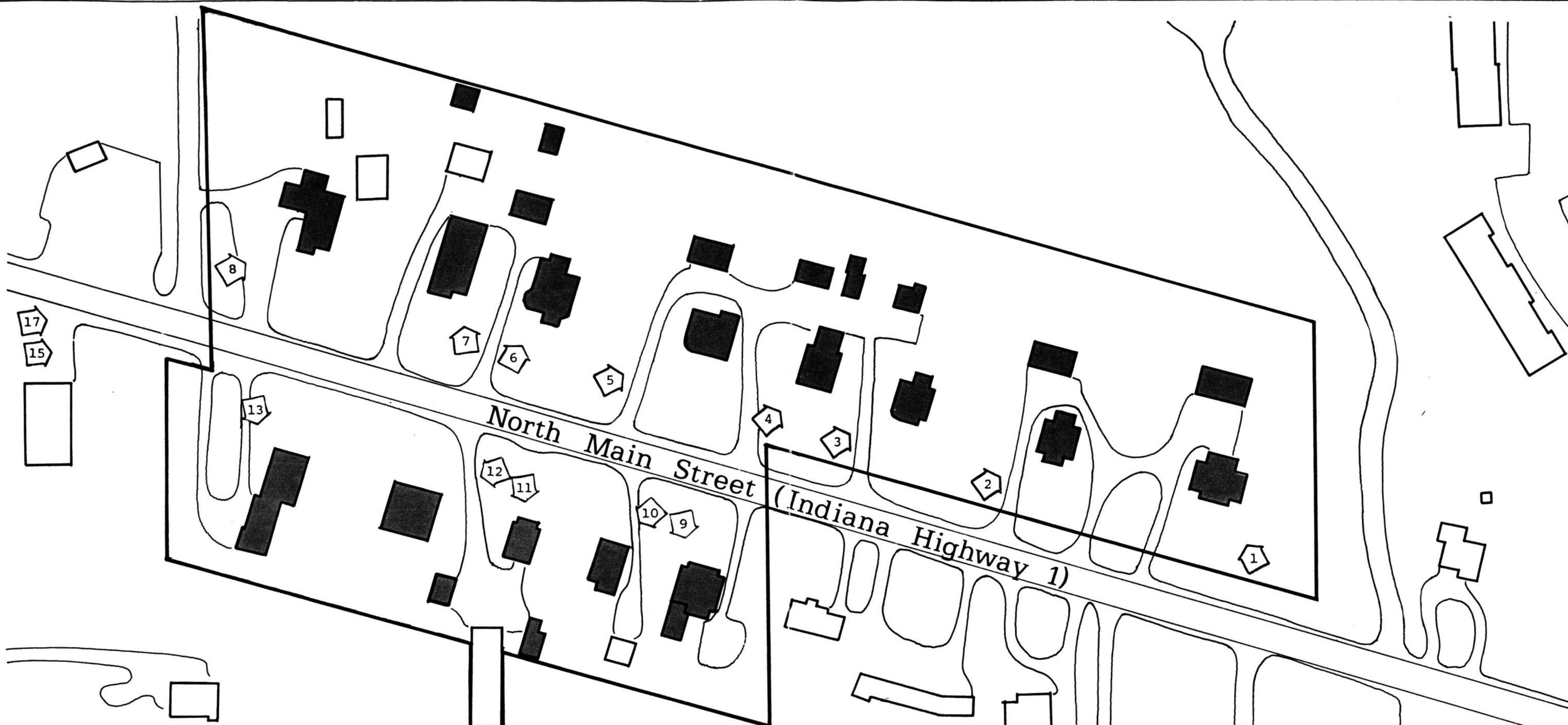
VERBAL BOUNDARY DESCRIPTION

Commencing at a point on the West line of North Main Street one hundred feet South of the Northeast corner of the property of Gordon and Marcella Hart, then proceeding West a distance of two hundred eighty feet along a line parallel to the North line of the property of Gordon and Marcella Hart, then proceeding South and West on a line parallel to the West line of North Main Street, to the intersection of said line with the South line of the property of Duane and Frederica Nodine, then proceeding East along said South property line and its direct extension to intersect the East line of North Main Street, then South and West along said line to intersect the South line of the one acre tract owned by William and Mary Steffen, then East along said line a distance of two hundred feet, then North and East along a line parallel to the East line of North Main Street to the South wall of a garage building on the property of William Haifley, then East, North, and West along the walls of said garage building to return to an intersection with a line parallel to and two hundred feet to the East of the East line of North Main Street, then North and East along said line to its intersection with the North line of the property of Dale Mann, then West along said property line and its direct extension to intersect the West line of North Main Street, then North and East along said line to its intersection with the point of beginning, all enclosed area located in Section 33, Township 27, Range 12 East of Lancaster Township within the limits of the City of Bluffton, Wells County, Indiana.

Justification:

The area described has been selected to include only the residences and outbuildings of the Villa North area. The land held by the owners extends in varying depths on either side of North Main Street, and varies in individual extent from one to ten acres. Rear portions of the properties, however, are open land which has never been subject to any historical development other than agricultural use, and these areas were therefore judged not to be of contributing significance to the district.

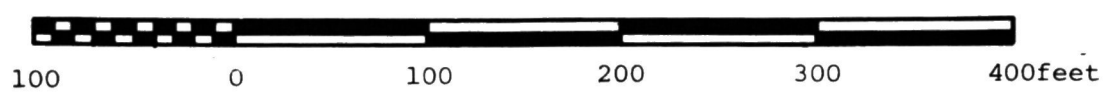
The boundary along the west side of North Main Street follows the present right-of-way line of State Highway 1, which is also the original property line for the residence.



Villa North Historic District

Bluffton, Indiana REVISED 4/85

- DISTRICT BOUNDARY
- PROPERTY WHICH CONTRIBUTES TO THE SIGNIFICANCE OF THE DISTRICT
- PROPERTY WHICH DOES NOT CONTRIBUTE TO THE SIGNIFICANCE OF THE DISTRICT
- ➡ 21 PHOTOGRAPH LOCATION



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REF # 85001192

Substantive Review

Villa North Historic District
Wells County
INDIANA

Working No. 8/27/84
Fed. Reg. Date: 2/4/85
Date Due: 6/9/85
Action: ACCEPT 6-4-85
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

on resubmission boundary problems and issue of landscape significance have been addressed. Architecturally significant residential district reflecting area's period of prosperity during oil/gas boom. Some buildings are altered with non-historic siding but district retains sufficient integrity.

Recom./Criteria accept C
Reviewer Patrick Andrus
Discipline Historian
Date 6/4/85
____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> deteriorated	
	<input type="checkbox"/> ruins	
	<input type="checkbox"/> unexposed	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 1

General view looking Southwest of the
Lent A. Williamson Residence

AUG 27 1981



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 2

General view looking Northwest of the
Amos G. King Residence

SEP 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 3

General view looking Northwest of the
James H. Chaddock Residence

(AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 4

General view looking Northwest of the
Judge Edwin C. Vaughn Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 5

General view looking Northwest of the
John Trostel Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 6

General view looking West of the
Peter Beeler Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 7

General view looking Southeast of the
William H. Dustman Residence

SEP 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard

Date: September 1983

Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 8

General view looking Northwest of the
Andrew H. Reed Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 9

General view looking Northeast of the
Charles H. Houck Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 10

General view looking Southeast of the
William Merriman Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 11

General view looking Northeast of the
W. J. Newhard Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 12

General view looking Southeast of the
John Poffenberger Residence

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 13

General view looking Northeast of the
Wiley Messick Residence

AUG 27 1984



THE SUBURB OF VILLA NORTH.

BLUFFTON'S NORTH SUBURB, WHICH, BY A POPULAR VOTE, RECENTLY ADOPTED ITS NAME AND PUT ON CITY AIRS.

PHOTO BY JAMES A. GOFF.

THE EVENING NEWS

VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 14

Postcard view of Villa North from the
Northeast, c. 1904. Compare this view
with Photo 16. Collection of the Wells
County Historical Society

27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard

Date: September 1983

Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 15

Postcard view of Villa North from the
Southeast, c. 1904. Compare this view
with Photo 17. Collection of the Wells
County Historical Society

AUG 27 1984



VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 16

General view looking Southwest of the
length of the Villa North area

AUG 27 1984



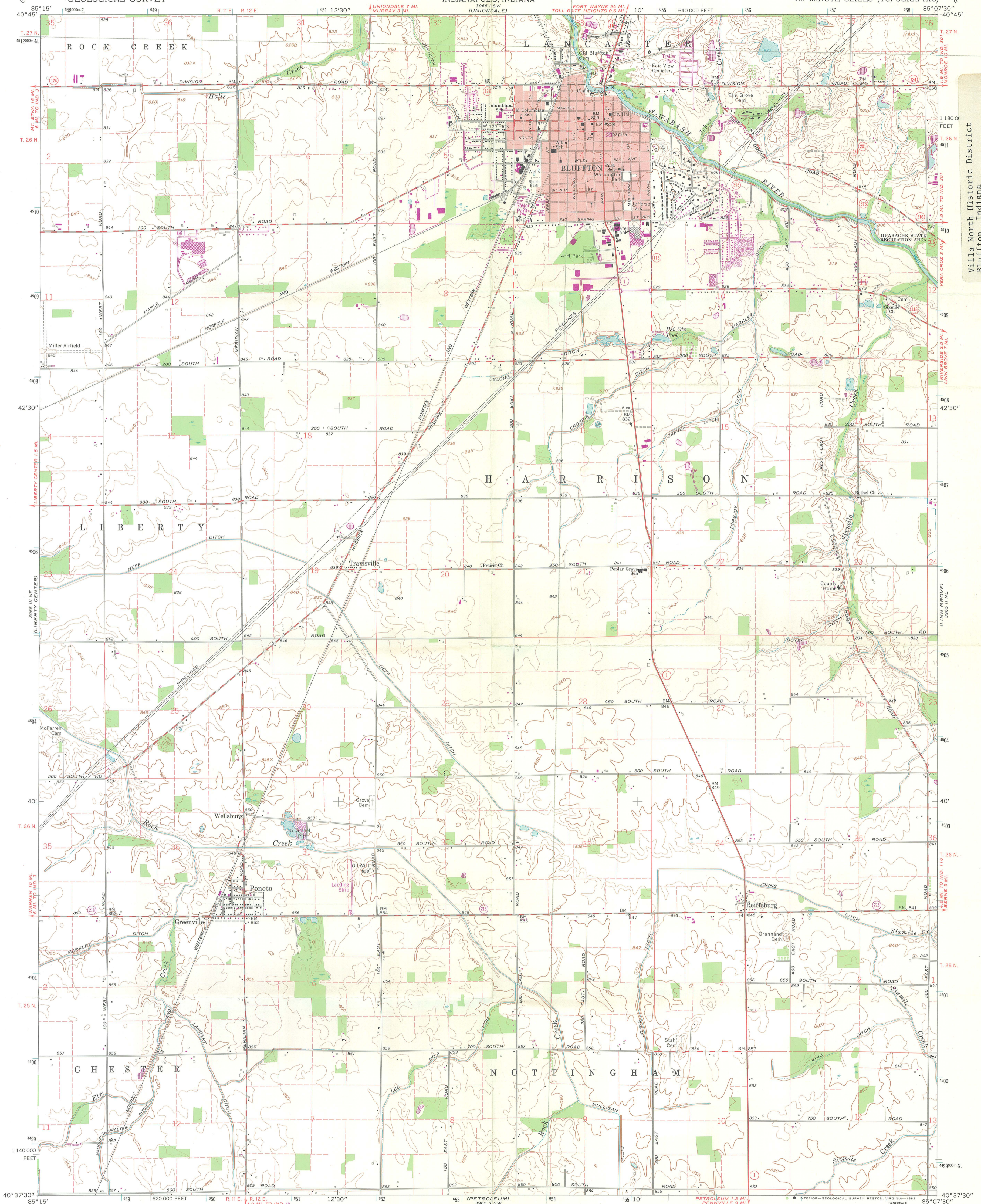
VILLA NORTH
BLUFFTON, INDIANA

Photographer: Craig Leonard
Date: September 1983
Negatives: 521 West Market Street
Bluffton, Indiana 46714

Photo 17

General view looking Northwest of the
length of the Villa North area

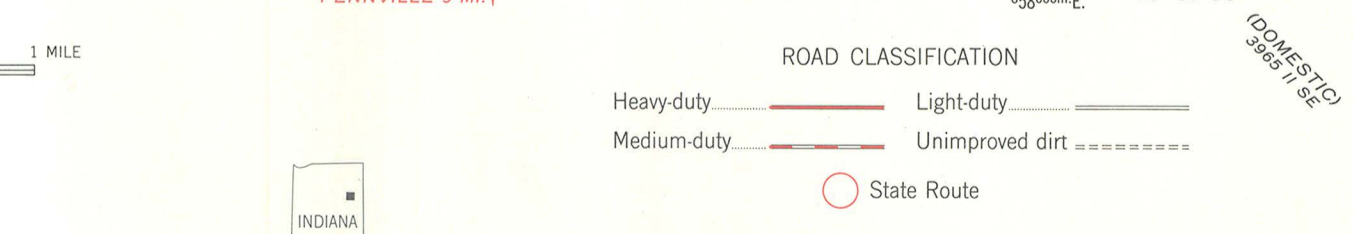
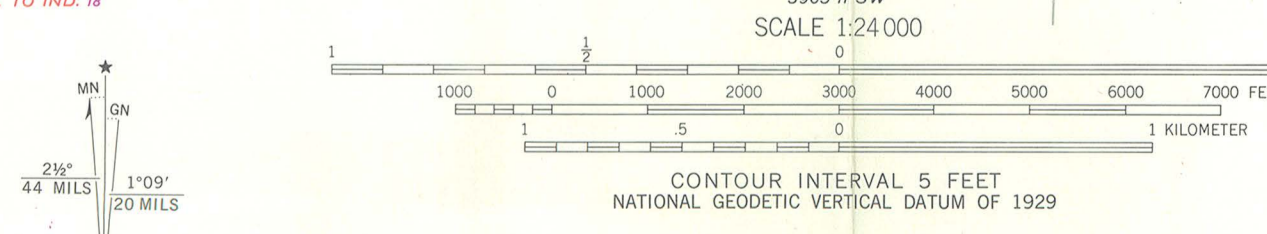
AUG 27 1984



Villa North Historic District
Bluffton, Indiana
UTM References:
A 16/654560/4512540
B 16/654680/4512540
C 16/654800/4512540
D 16/654920/4512540
E 16/655040/4512540

AUG 27 1984

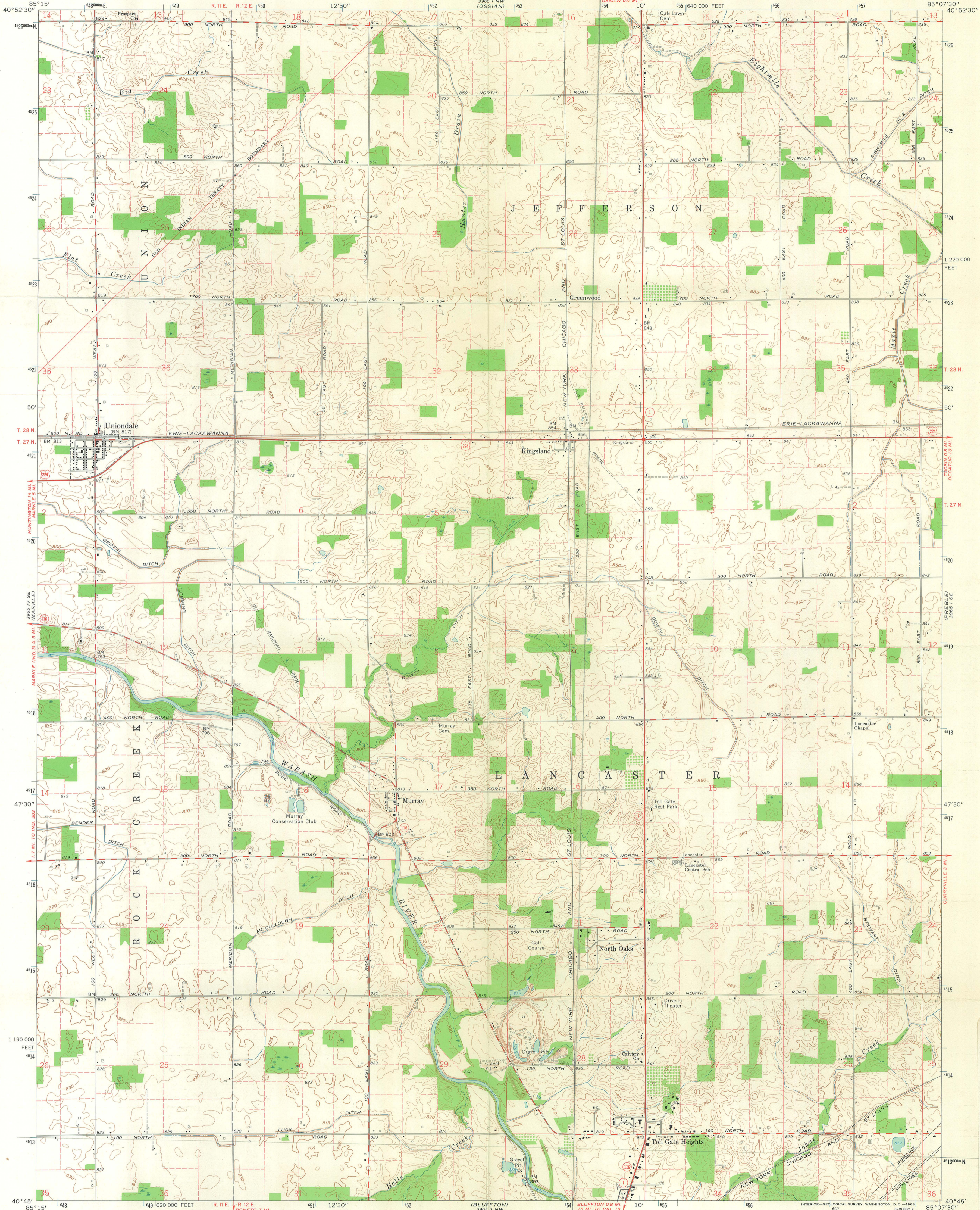
Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Indiana Flood Control
and Water Resources Commission
Topography by photogrammetric methods from aerial photographs
taken 1960. Field checked 1962
Polyconic projection. 10,000-foot grid ticks based on Indiana coordinate
system, east zone. 1000-meter Universal Transverse Mercator grid
ticks, zone 16, shown in blue. 1927 North American Datum
To place on the predicted North American Datum 1983 move
the projection lines 1 meter south and 3 meters west as
shown by dashed corner ticks
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of the
National or State reservations shown on this map



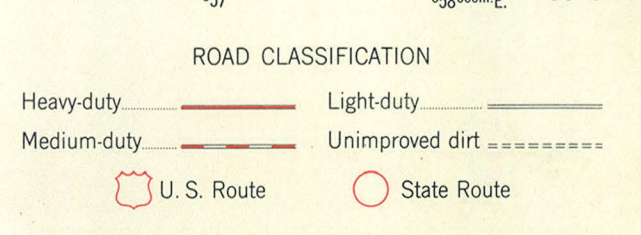
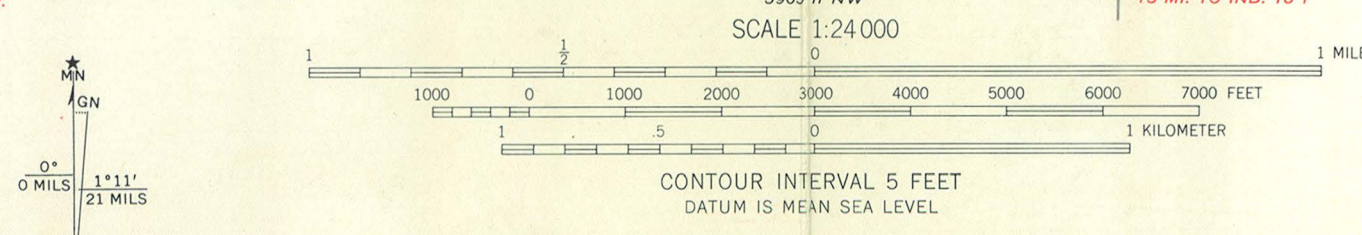
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and woodland compiled in
cooperation with State of Indiana agencies from aerial
photographs taken 1979 and other sources. This
information not field checked. Map edited 1981

BLUFFTON, IND.
N4037.5—W8507.5/7.5
1962
PHOTOREVISED 1981
DMA 3965 II NW—SERIES V851



Mapped, edited, and published by the Geological Survey
Control by USGS, USCS&GS, and Indiana Flood Control and
Water Resources Commission
Topography by photogrammetric methods from aerial
photographs taken 1960. Field checked 1962
Polyconic projection, 1927 North American datum
10,000-foot grid based on Indiana coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON 25, D. C.
AND INDIANA DEPARTMENT OF CONSERVATION, INDIANAPOLIS, INDIANA
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

UNIONDALE, IND.
N4045—W8507.5/7.5

1962
AMS 3965 1 SW-SERIES V851

Villa North Historic District
Bluffton, Indiana
UTM References:
A 16/654560/4512540
B 16/654660/4512540
C 16/654680/4512300
D 16/654650/4512160
E 16/654480/4512160

MAR 27 1984

STATE OF INDIANA



INDIANAPOLIS, 46204

DEPARTMENT OF NATURAL RESOURCES

JAMES M. RIDENOUR
DIRECTOR

Division of Historic Preservation
and Archaeology
202 North Alabama Street
Indianapolis, Indiana 46204

August 20, 1984

Carol D. Shull
Acting Chief of Registration
D O I, NPS
W 434
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed is a National Register nomination for the Villa North Historic District, located in Bluffton, Wells County, Indiana.

We would like to request substantive review of this application.

The Indiana Professional Review Board reviewed the nomination and voted to recommend its inclusion in the National Register.

Very truly yours,

Nancy J. Long, for
Richard A. Gantz
Assistant State Historic
Preservation Officer

RAG:hdw

Enclosure



DEPARTMENT OF NATURAL RESOURCES
State Office Building

James M. Ridenour
DIRECTOR

Division of Historic Preservation
and Archaeology
202 North Alabama Street
Indianapolis, Indiana 46204

April 16, 1985

Carol D. Shull
Acting Chief of Registration
D O I, NPS
W 434
Washington, D.C. 20240

Dear Ms. Shull:


Enclosed is the National Register nomination for the Villa North Historic District, which was returned to us for both technical and substantive reasons.

The outbuilding that was formerly bisected by the boundary line is now included; the front part of the structure is actually contemporary with the house. The boundary has also been redrawn to exclude the drive that was formerly cut off at the north end.

The original statement of significance attempted to support landscape architecture as an area of significance, in order to stress the importance of the treelines in defining the character of the district, and their connection with Charles Deam. It did not mean to suggest that the driveways (which are intersected by the boundary on the west side of Main Street) were an important landscape feature. The landscape architecture category has been removed as an area of significance because the applicant has not been able to establish beyond a doubt that the trees were planted by Mr. Deam. The boundary along the west side of the street has not been changed because the driveways are not significant landscape features, and because the boundary follows the present right-of-way of State Highway 1.

Please let us know if there are further questions.

Very truly yours,


Richard A. Gantz, Director
Division of Historic Preservation
and Archaeology

RAG:NJL:1gb

Enclosure

Recd 4/25/85