

FINAL

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Hammond Block

AND/OR COMMON

Budnick's Trading Mart

2 LOCATION

STREET & NUMBER

301 Massachusetts Avenue

__NOT FOR PUBLICATION

CITY, TOWN

Indianapolis

__VICINITY OF

11th

CONGRESSIONAL DISTRICT

STATE

Indiana

CODE

018

COUNTY

Marion

CODE

097

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

BUILDING(S)

__STRUCTURE

__SITE

__OBJECT

__PUBLIC

PRIVATE

__BOTH

PUBLIC ACQUISITION

__IN PROCESS

__BEING CONSIDERED

OCCUPIED

__UNOCCUPIED

__WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

__YES: UNRESTRICTED

__NO

__AGRICULTURE

COMMERCIAL

__EDUCATIONAL

__ENTERTAINMENT

__GOVERNMENT

__INDUSTRIAL

__MILITARY

__MUSEUM

__PARK

__PRIVATE RESIDENCE

__RELIGIOUS

__SCIENTIFIC

__TRANSPORTATION

__OTHER:

4 OWNER OF PROPERTY

NAME

~~Beverly Budnick Goldstein~~ HENRY PRICE

STREET & NUMBER

301 Massachusetts Avenue

CITY, TOWN

Indianapolis

__VICINITY OF

STATE

Indiana

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Marion County Recorder's Office

STREET & NUMBER

City-County Building

CITY, TOWN

Indianapolis

STATE

Indiana

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Indianapolis Historic Sites & Structures Inventory

DATE

1977

__FEDERAL __STATE __COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Indianapolis Historic Preservation Commission

CITY, TOWN

Indianapolis

STATE

Indiana

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hammond Block stands on a triangular site created by the passage of a radial avenue through the gridiron plan of downtown Indianapolis.

In plan, the building is an irregular polygon which approximates a trapezoid. The blank rear (north and east) elevations of the building meet the facades at right angles and intersect in an obtuse angle. The main (south and northwest) elevations intersect at obtuse angles a single bay which faces the street corner (southwest).

The Italianate style structure has three stories of red brick walls laid in common bond on a high basement faced with rusticated limestone ashlar and capped with a smooth ashlar water course. The walls are divided into panels by shallow brick pilasters; a course of ashlar limestone forms a stringcourse at the sill line of the third floor, and a course of square modillions terminates the panels above the third floor. The building is capped by a bracketed cornice, panelled frieze, and projecting architrave molding beneath a broad eave.

The tops of the pilasters are corbelled laterally beneath the architrave molding and are expressed in the cornice by paired brackets. The lines of the pilasters were originally extended above the cornice as tall chimneys with heavily molded caps; on the southwest, the corners were crowned by decorated dies which enframed a tablet topped with a segmented hood mold. The low hipped roof is still punctuated by the corbiesteps of the parapets on the rear elevations. The pilasters divide the south elevation east to west into two, two, and three bays; the northwest facade is divided north to south into two, three, and three bays.

The main floor level was originally four feet above the grade of the sidewalk, and was entered via exterior flying staircases which spanned the wells of the basement's windows and entrances. On the southwest corner, the principal entrance to the first floor was approached from either side by a pair of staircases. The show windows and entrances of the first floor were deeply recessed behind arcades of stilted segmental arches supported by cast iron columns; only these features survived the lowering of the first floor to street level and the walling in of all but two bays.

The fenestration pattern is largely intact. Although large rectangular openings now fill the end bays of the first floor on the northwest, only one upper story window lacks the original sash and glazing. All sash are one-over-one double-hung, and one original.

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The cast iron lintels on the first floor are stilted hanse arches which make use of different radii for their top and bottom curvatures. The stop-chamfering of their lower edges is interrupted at the apex to suggest a cornerstone; directly above, the smooth face of the lintel is decorated with a round rosette. The tops of the window surrounds are progressively rounded on each floor; those of the top story are semi-circular. The round-arched windows of the upper stories are grouped within the panels of the facades by common sills and by impost moldings that link the arched cast iron lintels, whose smooth faces are capped by heavy hood molds. The surrounds of the second floor windows have prominently projecting keystones whose smooth faces are inclined downward; on the third floor, diamond-faced impost blocks are set beneath the filleted returns of the hood moldings.

Apparently the southwest corner and the northwest facade along Massachusetts Avenue were intended as the principal elevations. On the central panel of the northwest facade, the center bays of the first and second floors have larger openings than those directly adjacent. On the first floor, the larger opening and the reduced bays which flank it are capped by lintels which match the design of those used otherwise on that level. On the second floor bays directly above, however, the smaller flanking openings are round-arched, but the central bay is crowned by a stilted segmental hanse arch cap over a flat impost lintel, and the springline of this opening is higher than that of the others on the second floor. Also, the opening beneath the impost lintel is divided into a central window and narrower flanking sash with transoms by mullions whose smooth faces are treated as profiled pilasters. A similar window is used on the second floor of the southwest elevation. Unlike the other upper story windows, the lintels of these second floor openings are devoid of hood molds, and are not linked at their springlines.

The building's most complex decorative forms are used on the cornice, which is made of cast or galvanized iron. The brackets have smooth sides and recessed centers on their edges; acanthus leaves cover the intersection with the architrave molding at their bases. The frieze is divided into panels which correspond to the fenestration pattern below. The center of each panel is filled by a diamond pattern formed by a rotated square with a recessed center. On the southwest, the frieze bears in raised characters the name "Hammond Block" flanked by the split date 1874. Between the brackets the eave is supported by modillion blocks; shaped modillions are placed above the stiles of the frieze panelling. The cornice is faced with a deep cyma recta profile.

8 SIGNIFICANCE

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

SPECIFIC DATES

1874

BUILDER/ARCHITECT Unknown

STATEMENT OF SIGNIFICANCE

The Hammond Block was built in 1874 by Rezin R. Hammond, who sold the building a year later to J. Swigart, a physician and surgeon who used the structure as both office and residence. By 1886 John Whitson's saloon occupied the building; the next year the property became Lee Quaon's Laundry. At this point the most significant occupant of the Hammond Block took up residence; the Central College of Physicians and Surgeons conducted classes on the second and third floors until 1891. Entries in later city directories are incomplete for the property. For the last forty years the building has housed Budnick's Trading Mart.

The building is architecturally significant as an example of the triangular and trapezoidal plans which result from Indianapolis' radial avenues. Few examples of this type survive, since the site constraints resulted in buildings whose limited floor areas made most of them economically infeasible to maintain.

The design is also a unique example of the Italianate style during the High Victorian era (1865-1893). The use of hance arch forms on the first floor, the slightly haunched lintels on the second floor, and the polychrome effect originally produced by the horizontal bondings of window surrounds, impost moldings, and string-and sill coursings set against the red brick walls all show the influence of the contemporaneous Ruskinian Gothic mode. The result is a stylistic hybrid whose formal complexity is indicative of the period, and foreshadows via a classical vocabulary the medieval extravagances of the later Queen Anne and Eastlake styles.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Indianapolis City Directories of 1875, 1886, 1887-1892.

Period photo in the files of the Indianapolis Historic Preservation Commission

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than 1 acre

QUADRANGLE NAME Indianapolis West

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 16 572480 4402505

B

ZONE EASTING NORTHING

ZONE EASTING NORTHING

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

At the northeast corner of the intersection of Massachusetts and New York Avenues, part of the southwest part of Lot 7 of the original plat of Indianapolis, (see continuation sheet

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Randal Kiemec

ORGANIZATION

DATE

August 9, 1978

STREET & NUMBER

1924 North Talbott

TELEPHONE

926-1883

CITY OR TOWN

Indianapolis

STATE

Indiana

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL X

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Indiana State Historic Preservation Officer

DATE

11/13-78

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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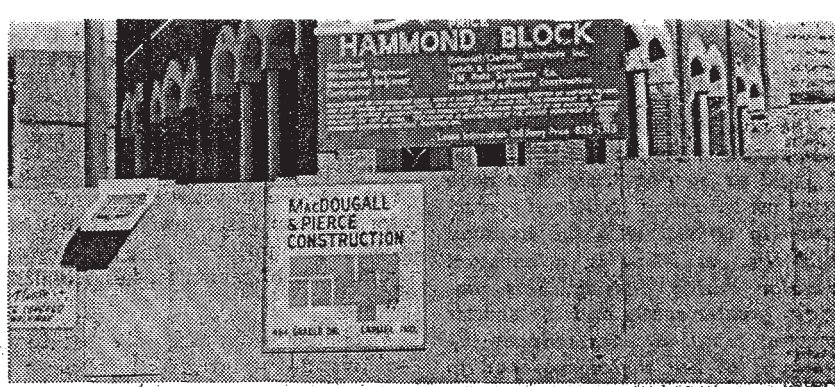
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such part extending 72 feet northeast along Massachusetts Avenue and 68 feet east along New York Avenue, then proceeding at right angles to those streets to intersect in an obtuse angle within said Lot 7.



Renovated building today

'Eyesore' Building Undergoes Rebirth

By BRENDA BATTEN

Exterior renovation is 90 percent complete on the Hammond Block Building — one of the few remaining "flatiron" buildings in the city — which is being restored by an Indianapolis attorney and his wife.

Known as the Budnick Building during the many years it housed a fishing supply store, the triangular structure at 301 Massachusetts now will be used for offices.

Not long ago considered an eyesore by many, Hammond Block now is a sparkling, attractive asset on a main corridor of the city, Delaware Street.

The owner, Henry Price, said Watson & Rochford, a law firm, already has occupied the second floor. That tenant, also will take the first-floor space by mid-December.

Schmidt-Claffey Architects, the firm in charge of restoring the building, will occupy the third floor.

Price said the lower level still is for rent. He believes the space is most suitable for a commercial establishment such as a restaurant, pub, or shop.

Hammond Block was listed on the National Register of Historic Places nearly two years ago. Historic preservation experts say it is a good example of 19th century Italianate commercial architecture. It was erected in 1874 by Rezin R. Hammond.

Hammond Block is one of many triangular buildings resembling old-fashioned flatirons that were designed to fit beside the avenues leading into the city diagonally. Most of the flatiron buildings were torn down because of their age and inefficient, irregular shape.

Price received a \$25,000 matching grant from the Department of Interior for the first phase of work on the building. He said he anticipates the project will cost just slightly more than expected.

Great effort was made to maintain the fidelity of the building, Price said. For example, the chimneys were re-

stored even though they are not needed now.

There are modern touches, too. Ramps and an elevator were installed to make the building accessible to the handicapped. A skylight was installed on the ground floor on the New York Street side of the building.

The restoration project included cleaning the old red brick and painting ornamentation around the top of the building.

Bricked-up windows were opened and a new, metal frontal piece attached. The front door is reached by a short flight of cast iron steps.

A spacious, airy feeling was sought for the inside, which has 16-foot ceilings. Little architectural detail was deemed worth saving inside, except columns with elaborate Corinthian capitals.

Structural improvements included a roof, downspouts, and mechanical, electrical, heating, air conditioning and plumbing systems.

After being sold in 1875 to Jay Swigart, a physician, the building was used as an office and residence. It housed a saloon in 1886, and a laundry was on the first floor in 1887.

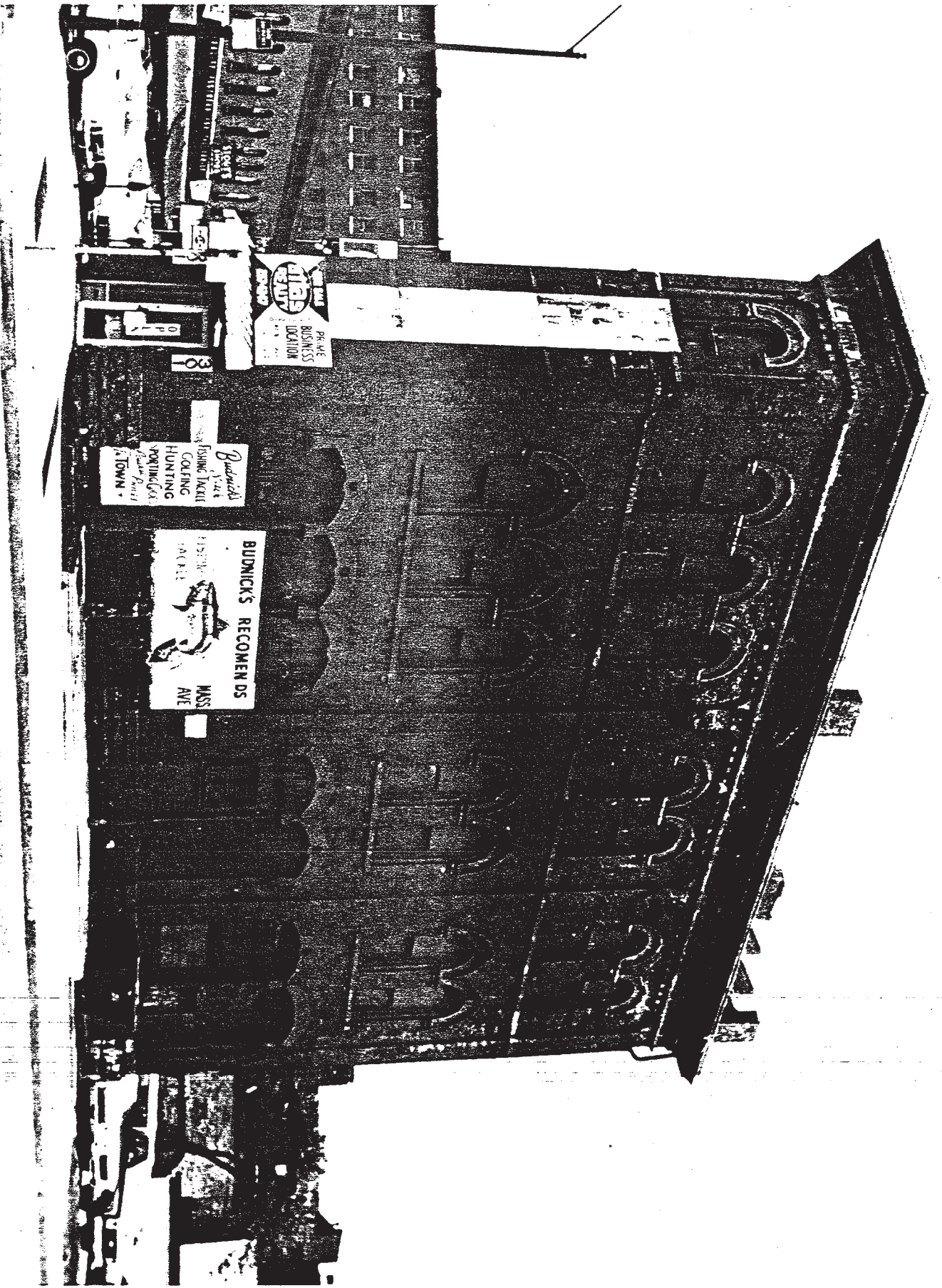
Upper floors housed the Central College of Physicians and Surgeons from 1887 to 1891. It is unclear what the building's use was from then until 1945, when Beverly Goldstein and her father bought the building for her husband, Joe Budnick, to open a liquor store.

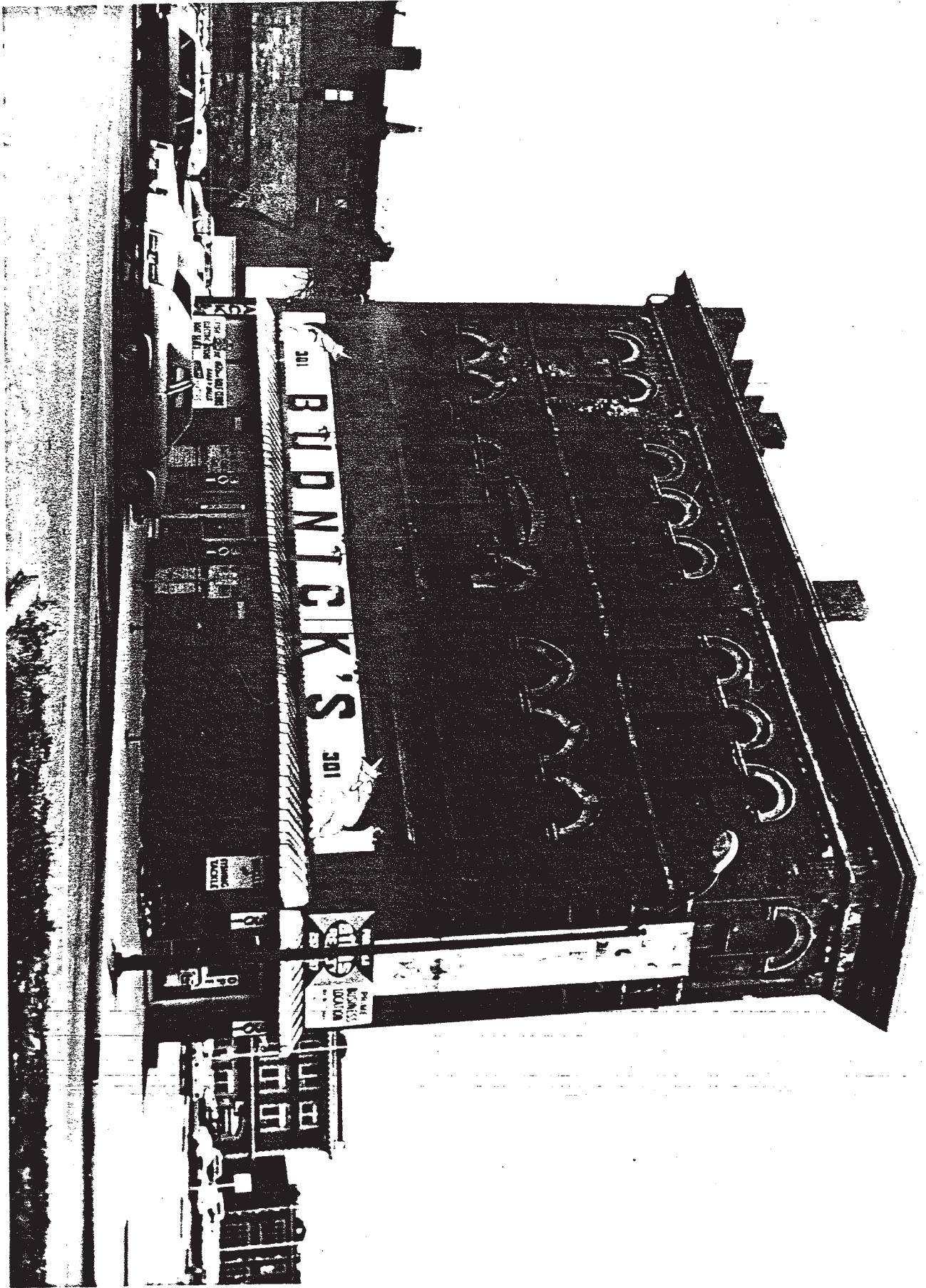
When closeness to a church halted that plan, he opened a store instead. The wares finally were narrowed to fishing tackle.

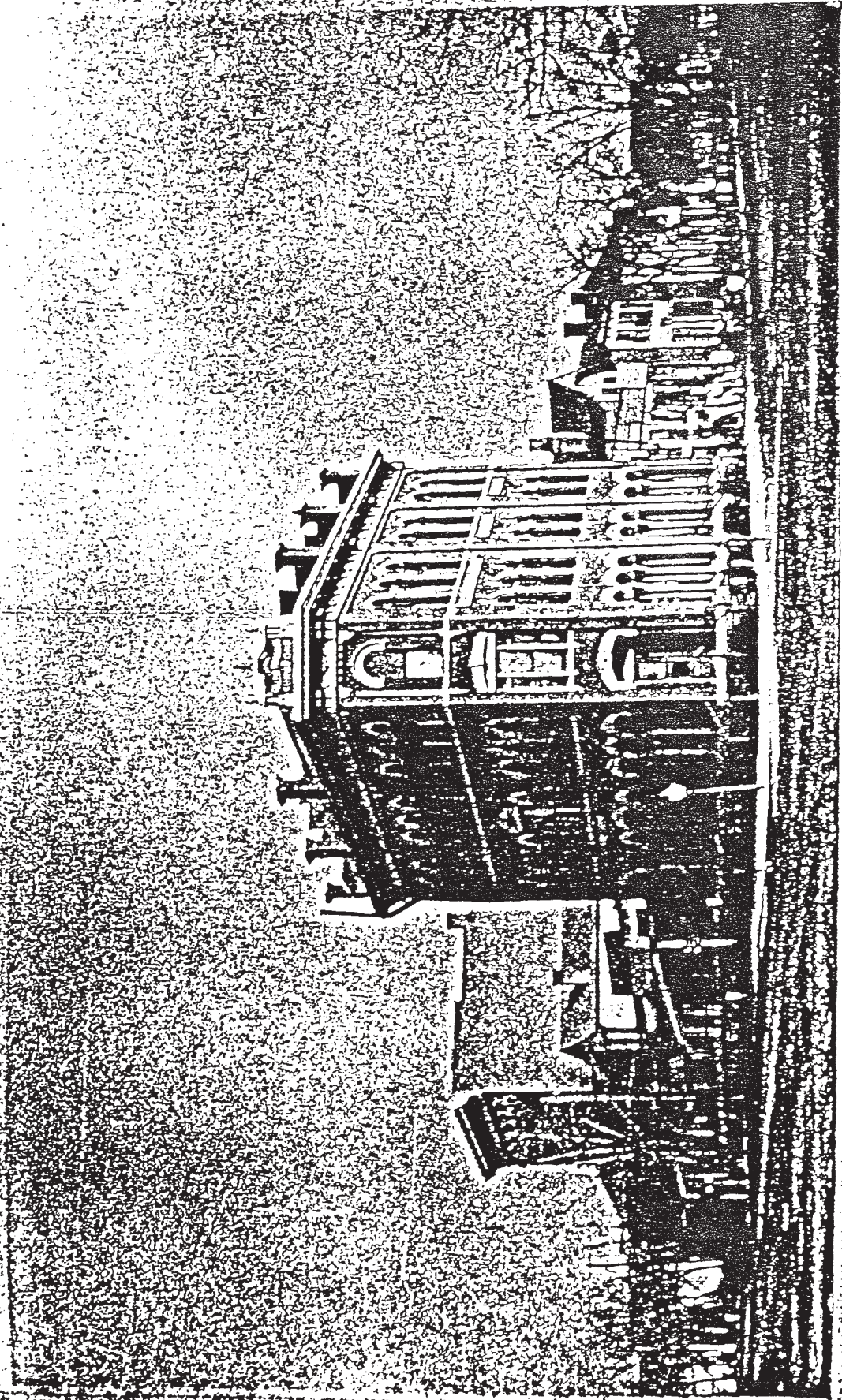
Price's wife, Lorraine, has restored several buildings in nearby Lockerbie Square. The couple said they undertook the Hammond Block restoration because of their interest in helping the inner city rejuvenation effort.

Price said he has received many supportive comments and compliments on the project, especially for preserving the architectural and historic integrity of the building.

INDPLS NEWS
11/4/80 P.19.







MASSACHUSETTS AVENUE AND NEW YORK STREET.