

FINAL

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Franklin Commercial Historic District
other names/site number N/A

2. Location

street & number roughly East & West Court St., Jefferson, Monroe, Main not for publication N/A
city, town Franklin vicinity N/A
state Indiana code IN county Johnson code 081 zip code 46131

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>33</u>	<u>16</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>33</u>	<u>16</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 4

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official [Signature] Date 5-4-87
Indiana Department of Natural Resources
State or Federal agency and bureau

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

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function of Use

Historic Functions (enter categories from instructions)

- COMMERCE: Business
- COMMERCE: Financial Institution
- COMMERCE: Specialty Store
- GOVERNMENT: Courthouse

Current Functions (enter categories from instructions)

- COMMERCE: Business
- COMMERCE: Financial Institution
- COMMERCE: Specialty Store
- COMMERCE: Restaurant
- GOVERNMENT: Courthouse

7. Description

Architectural Classification (enter categories from instructions)

- Italianate
- Romanesque Revival
- Late 19th Century Revival: Classical Revival

Materials (enter categories from instructions)

- foundation BRICK
- walls BRICK
- STONE: Limestone
- roof ASPHALT
- other METAL: Cast iron

Describe present and historic physical appearance.

The Franklin Commercial Historic District is located in the county seat of this central Johnson County city. The most recent census estimates the population of Franklin to be 11,637. The district may be described as a main commercial thoroughfare (Jefferson Street) which forms the northern boundary of the town square. Buildings along Jefferson Street consist of primarily late nineteenth and early twentieth century two and three story contiguous masonry structures (Photos #1-2). Surrounding the courthouse are two north/south streets known as East and West Court Streets (Photos #3-4). West Court Street is dominated by non-contributing buildings, particularly the Courthouse Annex. East Court Street consists of altered, though architecturally contributing, two story commercial buildings. Monroe Street, (Photos #5-6) the southern boundary, is a mixture of historic buildings and small intrusions. Residential structures are located immediately adjacent to the district on all sides. The predominant architectural style of the district is Italianate, but examples of Romanesque Revival, Art Deco, Classical Revival, and several functional designs are also found.

Within the district boundaries there are a total of 53 resources. There are 33 contributing buildings, two contributing objects (a statue and commemorative plaque), and one contributing structure (the cast iron gate on the power house). Non-contributing resources include 16 buildings. A complete architectural rating of all resources within the district may be found in the Johnson County, Indiana Historic Sites and Structures Inventory.

The focal building within the district is the Johnson County Courthouse (Photos #7-8). This red brick structure is divided into three parts on each of its four facades. Each facade consists of a central projecting entrance flanked by pilasters which support a pediment. The hipped metal roof is highlighted by a central square clock tower with a pyramidal roof. The main portion of the building consists of a basement with limestone veneer and visible windows. The first floor has rectangular replacement windows capped with limestone lintels, and the second floor has replacement windows and transoms trimmed in stone. The second and third floor windows are

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separated by brick pilasters with foliated capitals. Modillions and dentils outline the cornice, which is highlighted by four square corner towers. The north and south entryways, which consist of double doors and transoms, are flanked by composite columns and engaged columns. Alternating limestone and brick bands outline this central bay. The east and west entrances are similar, however, the recess of the doors is not as deep and there are pilasters as opposed to columns. Each side of the clock tower has a circle with metal grillwork framed by pilasters and a pediment, and flanked by narrow windows which also have pediments. These circles were the original clocks until their location was moved to the tower roof at the turn of the century.¹ The roofline is capped with a series of dies which rest upon a parapet.

In terms of commercial buildings, Italianate is clearly the dominant architectural style. This style, predominant in Indiana from approximately 1875-1890, is characterized by brackets at the roof line, and tall narrow windows usually with arched hoods. Characteristic examples are 18 (Photo #9) and 34-42 East Jefferson Street (Photo #10), and 62-50 West Jefferson Street (Photo #11). 18 East Jefferson Street is a three story brick building with a bracketed cornice. The second floor rectangular window openings are arched with pedimented hoods. The third floor windows are rectangular with plain surrounds. Both the first and second story windows are boarded. Blind attic lights ornament the cornice. The original storefront has been replaced with plate glass display windows for the restaurant which now occupies the building.

The building at 34 and 40-42 East Jefferson Street (Photo #10, c.1890) is a two and one-half story brick building with a bracketed cornice. Below the cornice are eight blind attic lights with corbelled brick. The second story windows have flat hoods above which is corbelled brick. The windows of 34 East Jefferson Street are boarded with plywood, while those on the building at 40 are double-hung sash with awnings. Carriage style electric lanterns have been placed on each of the pilasters which divide the windows. The storefront of 40-42 East Jefferson has replacement doors and narrow windows with kick panels. 34 East Jefferson has display windows and a recessed entrance.

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The building at 62-50 West Jefferson Street (Photo #11, c.1895) is a two story brick row building which combines elements of Italianate and Victorian Romanesque. The flat roof has a parapet. At the cornice line are paired brackets between which are modillions. On the second floor are four triple-part double-hung sash windows with elliptical arch headers and brick and limestone alternating voussoirs. Above the main entrance to the west storefront is a single double-hung sash window for the staircase. Brick pilasters divide the building into three storefronts. The first two storefronts, which house Newkirk's Fashion Shop, are covered by a metal awning with wrought iron detail. The first entrance is recessed and flanked by display windows. The central entrance is recessed from the building. The corner entrance is likewise recessed and is located below a shingled awning. The second story windows of the third bay are boarded.

A further example of Italianate architecture is the building at 90-98 East Jefferson Street (Photo #22, 1868). The three story structure has rounded arch window headers with keystones on the second and third floors. Paired brackets highlight the cornice line. The second and third floors are divided by corbelled brick. The first floor storefronts are both altered. The back at 98 East Jefferson has a limestone Art Deco-influenced storefront with cloth awnings. The storefront to the west at 90 East Jefferson Street has one large display window on either side of a centrally located door with a suspended metal awning.

Another architecturally significant building within the district is located at 100-128 East Jefferson Street (Photo #12). This c.1895 Romanesque Revival building is indicative of this style popular in Indiana from c.1880 to c.1900. Identifying characteristics of the style include massive scale, rock-faced stone trim, and thick round arches. Each of the storefronts has been altered but the original cast iron columns remain on the western-most entrance. The first two bays of the second floor have double-hung sash windows with transoms. The middle storefront contains four larger second floor windows infilled with glass block. The third storefront has three second floor windows, also with glass block. All second floor

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windows have flat arch headers. The half story which caps the building has a blind rounded arch arcade below a corbelled cornice. The parapet is capped by limestone crenellations.

The former City Hall and Opera House at 3 West Monroe Street (Photo #13) is an imposing three story Romanesque Revival building. The 1895 structure has a limestone capped battlement with a corbelled cornice defined by a limestone stringcourse. The third floor windows have blind rounded arches which rest upon rusticated limestone headers. The second floor windows have flat rusticated limestone headers and transoms. All of the second and third floor windows are grouped into three bays divided by pilasters and consist of three central windows flanked by two sets of paired windows. On the main floor are rusticated limestone pilasters at each corner. New three bay display windows with red metal panels line the front of the building. The recessed entrance is located on the west corner. A small one story room has been added to the northwest corner of the building (Photo #20).

Two twentieth century examples of functional architecture are 112 West Jefferson Street (Photo #14) and 97 East Monroe (Photo #15). 112 West Jefferson (c.1910) is a one and one-half story brick building with a stepped parapet capped in limestone. The otherwise simple building is ornamented by corbelled brickwork. 97 East Monroe, constructed in 1907, is a two and one-half story brick building. The parapeted front is highlighted by a corbelled cornice. The first floor has a large plate glass display window flanked by two doors with transoms. The four second story double-hung sash windows have segmental arch headers; above them is centered a louvered opening also with an arched header.

While the largest intrusion to the district is the Courthouse Annex, the most visibly distracting non-contributing building is located on the southwest corner of Water and East Jefferson Streets (Photo #16). Due to its irregular massing and roofline the building significantly disrupts the streetscape. The one story brick building has an irregular hipped roof with skylights, a set-back corner entrance, and two bay windows with fixed-sash glass. Additional entrances are located on the north and east facades.

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The Johnson County Courthouse Annex (Photo #17) on West Court Street, is the largest intrusion within the Commercial Square. The buildings to the north of the Annex are likewise contemporary, therefore, this street is eliminated from the district.

The majority of non-contributing buildings are thus rated because they date later than the period of significance, such as the Franklin Bank at 101 East Jefferson Street (Photo #18), Bank One on the northwest corner of Main and Jefferson (Photo #19), and Ticor Title at 49 East Monroe (Photo #20). Though intrusions, most of these buildings possess similar scale and height to their historic neighbors (as with the banks), or maintain a significant setback (as with the Ticor building).

Contributing buildings are thus rated because they contribute to the continuity and uniqueness of the historic district, and because they maintain a degree of architectural integrity and fall within the period of significance.

The Indiana Main Street Program has created an awareness in Franklin of the economic and aesthetic opportunities possible for this commercial district. Downtown Franklin maintains its architectural integrity and provides a fine example of a late nineteenth century Indiana courthouse square commercial district.

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In 1824 William Shaffer, county recorder and a carpenter by trade, constructed the first Johnson County courthouse--a log structure located at the present site of the Artcraft Theater (57 Main Street). A second courthouse was completed in 1832. Located on the courthouse square, this two story brick building burned in May of 1849. The third courthouse, constructed in 1849 by Edwin May, was also destroyed by fire, this time in 1874.

Work on the present courthouse began in 1879. During the interim a temporary frame structure on the southwest corner of Monroe and South Main Streets served as the courthouse. George W. Bunting served as the architect for the building constructed by Farman & Pierce. In his book Indiana Courthouses of the Nineteenth Century, David Hermansen refers to George Bunting as "...the most prolific designer of county courthouses to reside in Indiana."² In addition to examples found in the Indiana counties of Johnson, Wells, Union, Clinton, Madison, and Franklin; Bunting also designed courthouses in Kansas, Michigan, West Virginia, and Tennessee.

Bunting received his educational training at Girard College. Prior to Indianapolis the architect practiced for five years in Bloomington, Illinois. Circa 1886 the firm became George W. Bunting & Son when the younger George W. Bunting joined his father's practice.

The Bunting courthouses represent a variety of architectural styles ranging from Richardsonian Romanesque, such as the Wells and Union County Courthouses, to the very eclectic Johnson County Courthouse. The Johnson County building combines elements of Second Empire and Mannerism (Photo #7). Though traditionally considered a sixteenth century architectural style, Mannerism aptly describes the classical influence exhibited on the courthouse. Such classical features as pediments, modillions, columns, and pilasters form the primary design elements of each facade. The four projecting pavillions reflect a slight Second Empire influence.

In 1981 county commissioners determined that the courthouse did not provide adequate space. On May 21, 1983 the Courthouse Annex (Photo #17) opened on West Court Street providing additional space. R.W. Clinton and Associates of Richmond, Indiana served as architect for the project constructed by the Construction Control Corporation of Fort Wayne, Indiana. In 1983 the courthouse itself underwent extensive renovation by the same architect and contractor for the annex. On August 2, 1983 the courthouse was rededicated. It continues to serve its original function and was listed on the National Register of Historic Places April 16, 1981.

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Around the town square a commercial trade center began to develop for the citizens of Johnson County, particularly Franklin residents. Banta's Historical Sketch of Johnson County, Indiana reports there was a grocery established on the west side of the square as early as 1823.³ Throughout the remainder of the 1820s people gradually began settling in Franklin, several of them establishing businesses around the town square. The 1833 Indiana Gazateer reports an estimated population of 250 with four mercantile stores, two taverns, two lawyers, two doctors, and a number of mechanics.

By 1850 the population was estimated to be approximately 1,057. This large increase in population is primarily caused by the arrival of Franklin's first railroad which spurred economic activity. The Indianapolis and Madison Railroad reached Franklin in 1847, and in 1900 the Interurban electric line reached from Indianapolis to Franklin. The pre-railroad architecture consisted primarily of one to two story frame structures. Within the district boundaries there are no extant buildings from this early period. The extant architecture of the district consists primarily of late nineteenth and early twentieth century architectural styles such as Italianate, Classical Revival, Functional, Romanesque, and Art Deco.

Franklin compares closely in terms of commercial districts with the nearby communities of Greencastle in Putnam County and Greenfield in Hancock County. Census records for 1984 list Franklin with the largest population of the three at 11,637; however, Greenfield is not far behind with 11,441. The Greencastle estimated population is 8,478.

Greenfield, established as the county seat of Hancock County in 1828, consists of similar architecture to Franklin. Two fires in 1839 and again in 1857 destroyed Greenfield's early buildings. The discovery of natural gas in 1887 created a building boom. Architecture of the district includes Italianate, Greek Revival, Romanesque, and a few early twentieth century structures, much like Franklin.

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Greencastle, founded as the county seat of Putnam County in 1823, is also the home of DePauw University, a Methodist liberal arts institution. Though established at the same time, Greencastle appears to have grown faster than Franklin. The 1850 estimated population for Greencastle was 2,589 as opposed to Franklin which had 1,057. Much like Franklin, the railroad which first arrived in Greencastle in 1852, led to the growth of the town and new construction. The earliest buildings, of which one small section remains, were destroyed by two major fires in the 1870s. The resulting new construction was built in such styles as Romanesque and Italianate. Much like Franklin, the area surrounding the courthouse had always been the location of the town's commercial district, housing a variety of businesses concerned with goods, services, and entertainment.

One of the oldest buildings in the Franklin commercial district is located at 98-92 West Jefferson (Photo #21). The rear portion of the Herriott-Clarke Building was built in 1853 as the family residence of Samuel Herriott. The two story building is said to be one of the first brick residences in Franklin.⁴ Herriott, one of the five commissioners who decided on Franklin as the county seat, was considered "...one of the well-to-do men of the community, and was prominent in the early banking and other business enterprises."⁵

In 1880 John Clarke, who occupied the Herriott House following the original owner's death, built the two story brick addition on 98-92 West Jefferson. The building which served as a hotel under the name Uptown House and later the Franklin Hotel, is now office space.

Another architecturally significant building within the district is the 1868 Italianate style Masonic Temple located at 90-98 East Jefferson (Photo #22). The Masons occupied the third floor of the building originally known as John T. Vawter's Block. Typical of this popular nineteenth century commercial style, the building has round arch window headers and paired brackets at the cornice line. John T. Vawter maintained a drugstore for many years on the ground floor.

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Further architecturally outstanding buildings within the district include the buildings at 2 (Photo #23) and 152 East Jefferson Street (Photo #24), 3 West Monroe (Photo #13), and 49 North Main (Photo #25). The building at 10 East Jefferson Street exemplifies the Classical Revival style. This 1910 building reflects the architectural style expounded at the 1893 Columbian Exposition through the use of classical detailing at the cornice line and the brick quoined piers of the main facade. The buildings at 152 East Jefferson (Photo #24) and 49 Main Street (Photo #25) reflect several elements of the Art Deco style. While not unique among Art Deco buildings within the state, these two examples are the only representations of the style in Franklin. The twentieth century style which emphasizes geometric lines and stylized ornamentation is reflected in the decorative terra cotta of 152 East Jefferson, and the angular facades of both buildings. The Artcraft Theater was constructed in 1924 and the Wigwam Mineola Tribe Building was constructed c.1915.

3 West Monroe Street (Photo #13) is the former City Hall and Opera House. Constructed in 1895, the three story brick building exemplifies the Romanesque Revival style due to the heavy massing, round arches, rock-faced masonry, and crenellated parapet. This style, commonly used for public buildings was popular in Indiana from approximately 1880 to 1900. The building was used as a City Hall from the time of its construction to c.1945. Today the building houses a supermarket.

Other architecturally significant buildings within the district include 26 (Photo #10) and 55-77 East Jefferson Street (Photo #26). The building at 26 East Jefferson Street was built in 1892 for W.A. McNaughton. The M.J. Voris Company, a large dry goods establishment, was the first tenant. In 1896 the Voris Company purchased the building from McNaughton. This building stands out from its surrounding Italianate structures due to its large single pane windows with transoms and its cast iron facade. The four part building at 55-77 East Jefferson Street is a representative example of the many Italianate buildings located within the district. This commercial architectural style, predominant in Indiana in the late

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nineteenth century, is characterized by paired brackets at the cornice line and the ornamental window hoods. The storefronts have been altered, but the second floor remains intact.

Today Franklin's downtown commercial district receives heavy competition from the strip malls located west of town on Highway 31. However, the downtown district continues to maintain a strong mix of businesses and remains commercially active. The revitalization of the courthouse has also helped to return some of the focus to Franklin's downtown commercial district.

Endnotes

¹Todd R. Mozingo, National Register of Historic Places Nomination Form. 26 February 1981.

²David R. Hermansen, Indiana Courthouses of the Nineteenth Century (Munice: Ball State University, 1967-68 Lecture Series), p.20.

³D.D. Banta, A Historical Sketch of Johnson County Indiana (Chicago: J.H. Beers & Company, 1881), p.116.

⁴Dr. Barnett Wallace, A History of Franklin, Indiana--Especially Jefferson Street (1923), p.49.

⁵Ibid.

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Boundary Description

Beginning at the west property line of 112 West Jefferson Street, continue north to the rear boundary of same building. Proceed eastward following the rear (north) property line of 110 West Jefferson, crossing Jackson Street and heading north to follow the northern property lines of 98 through 34 West Jefferson Street. Continue across Main Street to the east curb line to the north property line of 49 Main Street. Then proceed to follow the rear property lines of 18 through 176 East Jefferson Street. After following the eastern edge of 176 East Jefferson head south across Jefferson Street and follow the eastern boundary of 169 East Jefferson Street. Proceed westerly following the rear property lines of 165 and 155 East Jefferson. Cross the alley and head south, turning west at the north boundary of the parking lot, and proceed across Water Street to the rear property lines of 55-0 East Court Street. Cross Monroe Street, following the property lines of 97 through 0 Monroe Street, omitting the parking lot on the corner of Monroe and Jackson. Follow the northern curb of Monroe Street, heading north and following the eastern curb of West Court Street. Cross Jefferson Street and follow its southern curb until returning to the point of origin.

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Boundary Justification

These boundaries were chosen because they outline the traditional town square and commercial center of Franklin. Immediately north and south of the district are residential areas. The two blocks between Water and Home Streets and West Court Street were omitted because they consist solely of non-contributing buildings. The commercial buildings immediately west of the district are predominantly non-contributing and not as contiguous as those within the district. A small strip mall consisting of a grocery and drug store occupies the block on the southwest corner of Jackson and Jefferson Streets. The two buildings located immediately east of the district boundaries are residential buildings which now house commercial activity. They were omitted from the district due to their architecture which contrasts greatly with that of the commercial two and three story buildings. Just east of Home Street, Jefferson Street is dominated by residential dwellings.

6. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Commerce
Government

Period of Significance

1853-1939

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Bunting, George

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

The Franklin Commercial Historic District in central Johnson County, Indiana is eligible for the National Register under criteria A and C. Under criterion A the district is significant as the county seat and for its role as the commercial center of the city of Franklin. Under criterion C the district is eligible because of its collection of late nineteenth and early twentieth century commercial architecture. Since its platting in 1823 Franklin has served as the county seat. Local businesses naturally located and grew around the public square.

Architecturally the district is representative of commercial architecture seen throughout Central Indiana. The variety of nineteenth and twentieth century styles are commonly seen in commercial districts; however, Franklin maintains an intact concentration of buildings which have not been seriously altered. According to the Johnson County Historic Sites and Structures Inventory, Franklin has the largest commercial district in the county with the highest concentration of outstanding buildings. In terms of surrounding counties, the development and growth of Franklin as the county seat is very similar. Franklin was established in 1823. The establishment of county seats for the immediately adjacent counties range in date from 1818 (Bloomington, Monroe County) to 1836 (Nashville, Brown County).

In 1823 George King, a large landowner, donated 51 acres of land in central Johnson County to be used as the county seat. Having accepted this offer, county commissioner Samuel Herriott, suggested the town be named after Benjamin Franklin.

See continuation sheet

9. Major Bibliographical References

Banta, D.D. A Historical Sketch of Johnson County, Indiana. Chicago: J.H. Beers & Company, 1881.

Hermansen, David. Indiana Courthouses of the Nineteenth Century. Muncie: Ball State University, 1967-68 Lecture Series.

Johnson County Interim Report--Indiana Historic Sites and Structures Inventory.
Indianapolis: Historic Landmarks Foundation of Indiana, August 1985.

Mozingo, Todd. National Register of Historic Places Nomination Form, Johnson County Courthouse Square. Indiana State Division of Historic Preservation and Archaeology, 26 February 1982.

Putnam County Interim Report--Indiana Historic Sites and Structures Inventory.
Indianapolis: Historic Landmarks Foundation of Indiana, April 1982.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Historic Sites and Structures Inventory

10. Geographical Data

Acreage of property approximately 7 acres

UTM References

A	1 6	5 8 1 1 2 1 0	4 3 7 0 3 2 0
	Zone	Easting	Northing
C	1 6	5 8 1 3 4 0	4 3 7 0 1 8 0

B	1 6	5 8 1 3 8 1 0	4 3 7 0 3 4 0
	Zone	Easting	Northing
D	1 6	5 8 1 1 8 0	4 3 7 0 1 7 0

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Suzanne T. Rollins, Preservation Historian date March 3, 1989
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 street & number 1028 North Delaware Street state Indiana zip code 46202
 city or town Indianapolis