

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Twelve Points Historic District
other names/site number 167-628-24001-24026

2. Location

street & number Lafayette Ave from Linden to 13th St & Maple Ave from Garfield to 13th St N/A not for publication
city or town Terre Haute N/A vicinity
state Indiana code IN county Vigo code 167 zip code 47804

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
[Signature] 2.3.05
Signature of certifying official/Title Indiana Department of Natural Resources Date
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register
 removed from the National Register
 other, (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply)

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

Category of Property
 (Check only one box)

- building
- district
- site
- structure
- object
- landscape

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
18	4	buildings
0	1	sites
0	0	structures
0	0	objects
18	5	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Hotel
 COMMERCE/TRADE: Business
 COMMERCE/TRADE: Financial Institution
 COMMERCE/TRADE: Specialty Store
 COMMERCE/TRADE: Department Store
 COMMERCE/TRADE: Restaurant
 SOCIAL: Meeting Hall

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Business
 COMMERCE/TRADE: Specialty Store
 HEALTH CARE: Medical Office
 GOVERNMENT: Post Office
 RECREATION/CULTURE: Theater
 LANDSCAPE: Park
 RELIGION: Religious Facility

7. Description

Architectural Classification

(Enter categories from instructions)

19th & 20th c. AMER.: Commercial Style
 MODERN: Art Deco
 19th & 20th c. REVIVALS: Classical Revival

Materials

(Enter categories from instructions)

foundation CONCRETE
 walls BRICK
 CONCRETE
 roof ASPHALT
 other STONE
 TERRA COTTA

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

Period of Significance

c.1905-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Shourds-Stoner

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Twelve Points Historic District
Name of Property

Vigo IN
County and State

10. Geographical Data

Acreage of Property 11.5 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 | 16 | 465680 | 4371330 |
Zone Easting Northing

3 | 16 | 465710 | 4371120 |
Zone Easting Northing

2 | 16 | 465800 | 4371330 |

4 | 16 | 465580 | 4371130 |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Camille Fife and Thomas Salmon II, ASLA
organization Westerly Group date 07-01-2004
street & number 445 W. CR 1175 N telephone 812/ 696-2415
city or town Farmersburg state IN zip code 47850

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

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

Property Owner

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

name Jay Jones (Property owners association)
street & number 1279 Lafayette Ave telephone
city or town Terre Haute state IN zip code 47804

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

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

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INDIANA DEPT. OF NATURAL RESOURCES

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6. Function or Use (Continued)

GOVERNMENT/ Post Office
RECREATION & CULTURE/ Theater
RECREATION & CULTURE/ Bandstand
TRANSPORTATION/ Rail Related

7. Description

Summary

Twelve Points Historic District is a collection of buildings which reflect the earliest suburban development in the city of Terre Haute, Indiana. Twelve Points was so named because of the twelve places where the three streets of Lafayette Avenue, Maple Avenue and 13th Street intersect. These "points occur as follows: four at the intersection of 13th and Lafayette, four at the intersection of Lafayette and Maple Avenues and four at the intersection of 13th Street and Maple Avenue.¹ A sketch map on a memorial tablet in the small park commemorates this distinction. Walter Phillips, a local surveyor and businessman is credited with founding Twelve Points.

The district is commercial in nature. While residences occur on the second floor of several buildings, there are no single family residences within its boundaries. However, today as in the past, the district serves a broader residential area which developed, largely because of the advent of electric streetcar transportation in Terre Haute, at the end of the nineteenth century and the early part of the twentieth. Surrounding the Twelve Points commercial center are modest dwellings, some remaining industrial activity, and, most notably, the Collett Park suburb and park to the west and north. Located about two miles from the historic downtown area of Terre Haute, the Twelve Points area was one of the first suburban shopping areas to develop in the city.

General Description

Twelve Points Historic District encompasses an area along Lafayette Avenue, from approximately Linden Avenue in the south to the northern intersection of 13th Street and Lafayette Avenue, approximately one block north of Maple Avenue. The topography is flat, and the configuration of the district is generally linear, with a small node at the northern end, along Maple Avenue continuing to Garfield Avenue.

The greatest concentration of architecturally excellent buildings is at the northern end of the district, along Maple Avenue, Lafayette Avenue and onto 13th Street. Here three distinctive late nineteenth and early twentieth century buildings converge: The Twelve Points State Bank which demonstrates a considerable amount of high-style detailing, including terra cotta

¹ *The Spectator*, August 13, 1977.

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decorative elements; the Gosnell/ Twelve Points Hotel, which combines subtle classical references in the fenestration and pilaster treatments, with ornate brick corbelling, all along the two-street façade; and the former bank at 2070 13th Street, with its Neo-Classical Revival styling and prominent siting.

Other buildings within the district are more modest, but they convey, in masonry, block or brick, the feeling of an early twentieth century business district. The Twelve Points Historic District has experienced building losses due to fire and deterioration, the latter have occurred partly because of a number of economic recessions. At the southern end of the district, along the west side of Lafayette Avenue, several buildings between no. 1210 and 1222 were destroyed by fire. Also in that area, some buildings have experienced deterioration and change. However, the losses and deterioration have not seriously affected the integrity of the district. In addition, a small, but determined group of building owners have been restoring and rehabilitating their buildings, especially at and around the Twelve Points Hotel.

Within the district's boundaries, a large number of buildings still convey the feeling and association of a small commercial node, with the larger, stately buildings mentioned above (two banks and the hotel) providing a pivotal anchor to the district. The modest structures along Maple Avenue, to the west of Twelve Points corner, contribute to this integrity, as examples of the variety of vernacular buildings in the mid-twentieth century. Other key landmarks in the district include the Garfield Theater/Harmony Hall which maintains an active schedule of events as the home of a popular Terre Haute barbershop singing group. Its interesting and somewhat exotic façade, constructed of tan and brown glazed brick, is an example of mid-twentieth century interest in such geometric designs. Members of the singing group come from all around the city, as do the audiences for their performances. The group owns the building and frequently rents it for other community events.

Modest, but interesting buildings, such as the three-storefront block building at 1271-1275 Lafayette Avenue reflect construction techniques which were popular during the earliest part of the twentieth century. Another architectural theme which is prevalent through the district and which is indicative of early twentieth century architecture is the intricate brick work which can be found on both modest and high style buildings.

The boundaries of the district are rather clear, marked either by modern construction, such as the gas station located outside of the district on the west side of Lafayette, just south of Maple Avenue, or a new CVS Pharmacy, located east of the park on 13th Street. Otherwise, the district is distinct from the residential buildings which surround it. To the south and north of Twelve Points, along Lafayette, other commercial buildings occur, but the unity of Twelve Points Historic District is maintained by the distinctiveness of the key buildings which lie within its edges. The modern park has been included because the "Twelve Points" which give the district its distinctive historic name are contained within its boundary.

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List of Resources

1) 1238 Maple Avenue (Note: Although the building has a long side facing Garfield, it is actually on Maple Avenue)

c. 1930 Commercial Style Contributing

A two story wire cut brick building with a stepped parapet on the west side of the roof, a flat parapet on the south side. The building butts up against its neighbor and appears to have been constructed at a later date. The fenestration on the second floor consists of metal frame, multi-light windows. Two windows are located on the south side, second story and one large window on the west side, with an aluminum awning. Two other windows also have four light fixed metal sash. A third window on the north side of this second floor façade has metal sash, casement window. The ground floor fenestration on the west side consists of one display window with aluminum sash and two small blocked square window openings. A display window and entry door complete the fenestration on the south side. The brick is pari-colored with a slight glaze and the roof line coping is of tile.

2) 1240 Maple Avenue

c. 1940 Commercial Style Contributing Photo no. 1

A two story, tan brick structure with a ground floor facing Maple Avenue. There is a main, nearly full height display window with four vertical lights separated by painted wooden sash. The window sill is a row of soldiers in brick with a limestone sill above. The main doors are at left and right, recessed into the façade, each with a large transom. The one on the right has been painted. The second floor consists of five windows: Two groups of two and a single window with awning lights above the right side ground floor door. All windows are 1/over/1 light with brick sill. The right window has been replaced and the lower part is blocked. The roof line is flat with a limestone coping. The tan brick is a combination of wire cut brick (on the ground floor), of a narrow type, with red- tan pointing. The upper floor and the right and left sides of the ground floor façade are of a wider brick, with a combination of textures, including bricks of vertical and horizontal wire cut.

3) 1242, 1242 ½, 1244 Maple Avenue

c. 1925 Commercial Style Contributing Photos no. 1, 2.

This two story building has a combination of materials and finishes which give it a unique character. The main façade is faced with a red brick, wire cut, laid in an intricate combination of vertical and horizontal patterns. The roof line is flat, with a cast concrete coping. The face of

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the parapet contains three rectangles in brick, below which is a belt course of alternating vertical and horizontal 3 brick units. This belt course is repeated above the sign frieze which is comprised of a wide, cast concrete element, with cast separations forming above the main, central entry.

There is an oriel window, sun room with four/over 1 light windows and 2/ light vertical windows, alternating. The hipped roof has expressed rafters. The window is supported at the base above the main door by two knee brackets. The lower half of the oriel is covered with asphalt shingles.

The ground floor façade contains two store fronts and a central entry to the apartment above. All have wood framed windows, all have large transoms, most with obscure glass. The main display windows flank the central door which is framed in wood. The main door has a single upper light and is of wood. The two other doors, at the left and right sides of the façade, are deeply recessed with upper lights and modern storm doors. There is some aluminum siding in the bulkheads.

4) 1246 Maple Avenue
c. 1925 Art Deco Contributing Photo no. 2

This one and a half story brick building is clad in brown, narrow hard fired brick, with a rug finish. The brick is a random mix of dark and light brown. The three bay façade contains a main door at center, surrounded by architectural glass brick, with a radiating pattern. Also, the main entry uses glass brick above the door, as a transom. The entry door is of wood, multi-light, with a modern metal storm, and a round awning. The door is framed with brick pilasters which join to form a central bay. The roof is flat with a stone coping. The left and right sides of the façade are decorated with slightly projecting belt courses of brick. At the left of the main entry, there are two window openings which are completely filled with the same architectural glass block which surrounds the main door. The entry is slightly raised with a concrete stoop.

5) Twelve Points State Bank
NW Corner of Lafayette and Maple Avenues
1250,1254, 1256 Maple Avenue (and 1286 Lafayette Avenue)
1919 Neo Classical Revival Contributing Photos no. 3,4,5

This outstanding, large, two story building has facades on both of the main streets of the district. The Maple Avenue façade contains a hooded entrance door which, in turn becomes a lobby for the central stair case to the second floor offices above. This entry has a round arched opening, decorated with a terra cotta hood, of outsized molding. Scrolled brackets (ancones) support the

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labeled ends of the hood. Within, an arch of brick stretchers frames the recessed opening which consists of an upper transom with vertical lights, now painted over, and a double leaf door, each panel of which has a nearly full light. All appear to be original to the building. To the left of this entrance is a single storefront with a recessed opening, three light transoms above the window and door and a two light display window with a painted tile stool. The window is framed in aluminum. To the right of the round arched entry is a double store front, with full light display windows, a central double door, one of which still has its transom. The double door is deeply recessed from the street and has a display window with glass panels blocked out to resemble an antar next to the right entry. All have transoms above a multi-layered aluminum molding. At the corner of Lafayette, the Maple Avenue façade contains two round arch windows. Their lights have been replaced with modern glass with three horizontal divisions. The windows are recessed, with terra cotta or concrete surrounds, embracing the arch is a row of brick headers with scrolled brackets as keystones. The latter also support the terra cotta belt course above. Below each window is a Roman temple ventilator, with a radiating geometric pattern, cut through the concrete and limestone wall which forms the three-foot water table at this part of the building. The corner bricks on the building have been mitered.

Unifying the Maple Avenue façade at the point of the second floor is a band of terra cotta, in the form of a projecting molding which is mitered at an angle at the corner of Lafayette and which also continues around the corner of the west side of the façade. Above this, a similar, but smaller belt course of terra cotta forms the sills of a band of 1/over/1 windows, most of which are grouped as doubles. Only the window above the Maple Avenue entry stair hall is a single window. As surrounds, each group has a defined form consisting of brick stretchers at the sides, with a course laid rowlock serving as the window head. The surround is punctuated at the corners of the frames by square terra cotta panels. Above, a massive projecting cornice of the same terra cotta forms a continuous frieze around the building. The roof line is capped by a small terra cotta molding with a central, slightly pedimented raised element on the parapet.

The Lafayette Avenue façade is symmetrical about a center line through the front door. It has the previously mentioned concrete water table, Roman window mullioned air vents below each of the windows and a label and sign frieze above the front door and two of the flanking windows. The sign frieze bears the legend "12 Points State Bank" in Roman type face at the end of this sign label, or icon, is a circle and stave motif design encased in a square. The front door is a wonderful creation of terra cotta, painted with a large dentil and a small dentil sculpted molding above. Within the arch, is an abbreviated transom. The space on either side contains carved representation of a capped urn. The cavetto molding that surrounds the entire door is terminated at the sidewalk. The transom bears the legend, "12 points". The second floor fenestration is similar to that of the Maple Avenue façade, with the exception of a large shield shaped

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escutcheon with a floral base. This unit is affixed to the brick and to the cornice. Above is the same terra cotta projecting cornice as can be seen on the Maple Avenue façade and above this is a small balustrade of the same material.

6) Corner of Maple and Lafayette Avenues
1991 Twelve Points Park

N/C

Photo no. 7

This triangular park contains intersecting concrete paths which terminate in a flag plaza in the center with a modern bronze flag pole. Facing north is a gray granite memorial stele with an inscription: "12 Points", including a description of the history of the area as Terre Haute's first suburban shopping center. In addition there is a diagrammatic map including the main streets of Lafayette, Maple and 13th. At the apex end of the park, adjacent to the walkway is a timber and an incised lettered sign. There are six American Lime trees planted in three rows of two trees each. In addition there are some vestigial shrub and floral beds. The balance of the park surface is carefully mowed grass. There are several benches and area lights abutting the sidewalks. This triangular property was called "Petrie's Park" at the end of the nineteenth century according to the 1896 Sanborn Map. Also on the site was a two story saloon with a one-story addition and a barn. By 1911 a hardware store and tin shop were located on the south side of the lot as well as a one story shed. These were gone by the 1920s, but the original 2 story saloon (with living quarters above) remained, with several additions until possibly the 1950s.

7) 2070 13th Street, Peoples State Bank
Neo Classical Revival
1923

Contributing Photos no. 8,9

This large, two story brick and concrete building has several interesting details, including classically inspired limestone ornamentation. At the corner of Maple Avenue and 13th Street, are two double leaf glass paned doors, with natural wood trim. These give access to a former bank, now a retail outlet. Water table is tan concrete, scored to imitate ashlar stone. The fenestration is one large show window on 13th street and three display windows on Maple Avenue. They are bisected by an aluminum muntin which has been retrofitted to the glass show windows. Both the doors have finely sculpted limestone heads consisting of a simple rectilinear panel with two reptile form shapes at either end, these seemingly hold up a carved molding, surmounted by a shield device enframed with botanical motifs. Additionally a glass transom of ten panes completes the above door motif. In the spandrel between the ceiling of the ground floor and that of the apartments above, are two large limestone labels in which nothing is incised. The spandrel contains a checkerboard of pari-colored, ochre to turkey umber brick. The latter motif is only

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present on the 13th street façade. The transoms above all of the display windows and the stair hall to the apartments above are nine-multi-lights set in wood sash. On the balance of the 13th street side, these window opening are blank, painted in coordinating colors. The bank building has devices above the second story windows, including four monument-style mitre-edged corniced limestone panels and, over the center window on the 13th street side is an escutcheon with a band angled across a center oval shield and scrolled edges at top, bottom and sides. The windows on the second floor are grouped as doubles or triples, with one/over/one lights. They are replacements. The brick façade above these windows also contains three checkerboard elements on the 13th Street side, with a stepped and notched stone capped parapet. The element above the main entrance on this façade contains a slightly pedimented, raised parapet of limestone. On the Maple Avenue façade, there is a raised parapet at the center, with two brick and limestone, diamond pattern motifs in the middle of the upper façade.

8) Gosnell Hotel/Twelve Points Hotel
1277, 1279, 1281, 1283 1285 and 1287 Lafayette Avenue,
Corner of Lafayette and Maple Avenues
1908 20th Century Functional Contributing Photos no. 6, 10,11,12,13

The Maple Avenue façade of this brick building is separated from the building at 2070 13th Street by a vestigial alley, closed by a picket fence (possibly installed during prohibition). The first bay, ground floor has two windows, presently obscured with batten boards painted forest green. The central bay is a service door with a batten covered transom. Above, the window heads are of limestone in imitation of similar heads on the second floor, which are also of limestone. The second bay, closer to the corner, contains a pair of high windows which once gave light into the former tavern. Below these windows is a large painted period advertisement for Coca-Cola. Separating these bays are three pilasters with simple molded capitals. A belting course, with three rows of brick corbelling completes the first floor façade. Above this is a sign frieze with the same three courses of corbelling surmounted by a belt course of limestone which also serves as the second story window sills. Ten windows in five sets comprise the fenestration of this side. They are surmounted by limestone heads with slightly projecting cornices. Above this is a row of intricately stepped corbelled brackets, with a projecting limestone cornice above and a plain, concrete parged parapet face above. The flat parapet cap is of concrete, interrupted by a chimney at the center.

The Lafayette Avenue façade contains five storefront spaces and a deeply recessed entrance to the second floor spaces. The corner storefront has a mitered entrance, with large display windows, a double leaf entrance and a side entrance framed by the same brick pilasters as those on the maple Avenue façade. The entire store front has clear glass transoms (recently exposed).

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The main door is recessed with an upper light and a large, inner glass transom above. Adjacent to this storefront, and framed by two pilasters is the entrance to the second floor. The other store fronts all have large, display windows at left, with an entry angled display window and the main façade, deeply recessed. All contain wood bulkheads. The second floor is the same as that on the Maple Avenue façade, with sixteen windows, all one/over/one light. The same upper detailing continues across the entire façade. At the corner, the mitered façade on the second floor contains a window, above which is a limestone framed oculus. Two brick piers terminate above the parapet.

The hotel building contains five typical ground-floor retail spaces, including one which was once the home of a tavern at the corner of Maple and Lafayette Avenues, from 1908 until the early 1970s. The second floor of the building contained 22 resident rooms and two common bathrooms. Today, many of the original partitions and finishes remain.

9) 1275, 1273, 1271 Lafayette Avenue
c. 1905, Commercial Style

Contributing Photos no. 12,13,14

This is a three part one-story building constructed of rock faced cast concrete block, with a flat roof, with concrete and architectural tile coping, below which is a course of concrete molding. Below this the three store fronts are unified by a belt course of limestone, with a slightly projected molding. Each store front contains a steel lintel adorned with iron rosettes. Below this, is a five light transom, in the storefront at 1275, below this, a central door is framed by two display lights, one of which is presently blocked with modern siding. The other two store fronts are of similar construction, although presently covered with either siding or plywood. The owner is in the process of restoring the original fronts, so all will be similar to the one at 1275. According to the owner, the unit blocks of cast concrete of which this building is made is unusual in size, approximately 30 inches wide by nine inches high, and is attributed to Walter Phillips, the first owner, real estate developer and founder of Twelve Points.

10) The Garfield Theater/ Harmony Hall
1257, 1259 Lafayette Avenue
1939 Eclectic Revival

Contributing Photo no. 19

This two and a half story building is of brick construction, with a glazed brick upper façade in two colors. The ground floor consists of four bays, the central two consisting of two double leaf, full light doors which enter into the theater lobby. Between them is a large, glass display case for posters and announcements. In addition, two smaller glass display cases are situated left and right of the two central doors. The wall surface of this part of the building is modern wooden

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siding. The left and right bays are of brick, each containing a large display window and a recessed door with an upper transom, leading to a small retail space. The doors are full light and the transoms contain air conditioning units. The second story is divided into three bays, a central, raised parapet with a central motif, of brown brick and two single light windows with a row of brick laid rowlock at their heads and headers as the surround. The two side bays have a similar geometric patterned brick decoration, with smaller windows similarly treated. The marquee is of metal and corrugated plastic with rows of small lights as a frame at the front and sides.

A building of the same footprint is shown on the 1911 Sanborn Map, but it appears that the theatre was remodeled at a later date.

11) 1253 1/2, 1253 Lafayette Avenue

c. 1950 No Style

N/C

Photo no 19

This one story building has an aluminum covered façade on the north, with a door in the right side of the façade and a large display window adjacent. The main part of the building has full light display windows on the store fronts, with a central aluminum framed door and a metal awning above. The upper frieze is of brick and cants back toward the store front. The southern bay of the building is also covered with metal siding and has a single door at about the center of the façade.

12) 1245 Lafayette Avenue

c. 1905 Commercial Style

Contributing Photo no. 20

This four bay, two story brick building has an occluded front floor façade with two doors and two small windows, obscured. A canvas awning has been affixed to the area above the sign frieze. It is likely that the original first floor façade is present although not visible. Above the awning, are four 1/over/1 light windows with metal awnings, set into a rectangular recessed brick panel which contains intricate brick corbelling and a row of dentils to emphasize the head. Above this a limestone belt course remains and the echo of an applied cornice. The upper roof line is flat with a tile coping. The side of the building has been concrete parged and contains three segmental arched one/over/one light windows. The roof slopes to the rear as a shed form. The shadow of a former applied cornice appears on the west and north façade.

13) 1243, 1241 Lafayette Avenue

c. 1915 Commercial Style

Contributing Photos no. 22,23

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This is a brown brick building with limestone accents and two storefronts on the ground floor. The sign frieze between the first and second floor has been painted. Separating the two storefronts is a brick pilaster with a simple stone capital similar to those on the Twelve Points Hotel. The northernmost storefront has a large upper sign frieze which undoubtedly obscures a transom. The central door is flanked by two full light display windows with brick and stone bulkheads. The windows and door are framed in aluminum. The southernmost storefront has a full light display window, a canted display window and a recessed main entry at the right. The bulkheads are of wood, as is the main door which has an upper light. There is a metal awning at the ground floor of number 1241.

The upper frieze of the building, below the parapet, and a belting course of limestone, consists of corbelled brick to form brackets. Each of the two bays of the building, separated by a brick pilaster contains seven such brackets. These are located above three one/over/one light double hung windows with flat limestone heads. The window sills in each bay are unified with a simple limestone belt course.

14) 1237 Lafayette Avenue

c. 1930 Commercial Style

Contributing Photo no. 24

This one-story block building has a central entry storefront with a main, full light door. The door and the display windows which flank it are surrounded by glass block, except on the left and right side which has been faced with Carrara glass. The display windows are framed in molded aluminum. In addition, the sign frieze, up to the flat parapet has been faced with Carrara glass. There is a metal awning appended to the front.

15) 1231 Lafayette Avenue

c. 1910 Commercial Style

Contributing Photo no. 25, 27

A two story brick six-bay, building, polyhedron in plan. The plan of the building is triangular, truncated on the north apex (see sketch map). The building made very efficient use of the lot formed by 12 1/2 Street and Lafayette Avenue, with the northern tip flattened to accommodate the alley north of Linden Street.

The ground floor contains three main entries, with display windows between. The brick between these openings has been faced with metal panels, probably in the late 1960s or 1970s. A metal awning and a frieze unifies the storefronts and entries on Lafayette Avenue. The southernmost of these entries is framed with glass block. The windows on the second floor and the north façade have been blocked. Their sills and lintels are of concrete.

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The south façade contains a second floor opening, now blocked in brick which was once a door, reached by an exterior stair. Two windows on the second floor have similar sills and lintels as the main façade and there is a small, square window on the ground floor.

16) 1210 Lafayette Avenue
c. 1935 Commercial Style N/C Photo no. 28

A brick building, shown in plan on the 1939 Sanborn Atlas, with interesting rounded corners. Unfortunately this building has been oversided and all the windows blocked. The plan has two rounded corners, on the south east and south west sides. The upper parapets are flat, and there is a continuous sign frieze, of modern, vertically corrugated metal which conforms to the footprint of the building.

17) 1222 Lafayette Avenue
c. 1920 Commercial Style Contributing Photo no. 26

This one and a half story brick building has a high flat parapet wall with a concrete coping, and slightly raised caps at left and right. The ground floor contains a unified store front with a flat, metal awning, and full light display windows below, with a recessed entry.

18) 1226-1228 Lafayette Avenue
c. 1920 Commercial Style Contributing Photos no. 26,21

A one story brick building with a flat parapet, and concrete coping, this building has two bays, one of which has been infilled with modern vertical board siding and which contains a single recessed door. The other bay contains a brick storefront, with a central door and two flanking windows. Above, is a canted, shingled canopy, shared with the building next door. There is a slightly corbelled panel in the upper frieze and a concrete lintel unifying the two lower storefronts.

19) 1240, 1238, 1236 Lafayette Avenue
c. 1915 Commercial Style Contributing Photos no. 15, 21

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This two story brick building has three bays, each of which contains, on the second floor, two evenly spaced windows. The upper parapet is flat, with four raised columns dividing the bays: one at each end and two in the center. The upper façade has been parged with a thin coat of paint or mortar, which has slightly discolored it. The windows have been infilled and replaced, although the original openings are still visible. There is a unifying canopy dividing the first and second floors, shingled. The first floor contains an entry at left, with modern doors, and display windows.

20) 1244, 1242 Lafayette Avenue
c. 1915 Commercial Style Contributing/Non-Contributing Photos no. 15, 18

A one story brick building, with three bays, each divided on the first floor by a prominent brick pilaster, with an abbreviated capital. On the second floor, this detail is continued, above a belting course of limestone, to divide three panels in the frieze, below the parapet. The first floor contains several storefronts, with modern vertical siding covering the transom areas, and with recessed entries. The northernmost entry contains a double door and a transom. This building has a Non-Contributing outbuilding at the rear, of concrete block.

21) 1246, 1248 Lafayette Avenue
c. 1915 Commercial Style N/C Photos no. 15, 17

This one story building, with a central recessed storefront and a flat parapet has been completely clad in a thin veneer of irregular coursed limestone facing, c. 1950. The storefront is sheathed in plywood, a temporary measure employed as the result of fire damage c. 2003.

22) 1250 Lafayette Avenue
c. 1915 Commercial Style Contributing Photos no. 15, 16

A two story brick building with a flat parapet, stone coping and a stepped parapet at the north side of the building with clay tile coping. The front façade of the building, facing Lafayette Avenue contains a central, recessed storefront, whose surround is faced with modern brick. The entry contains a central door and flanking display windows, with painted bulkheads and transoms. The second story contains a two-part element, each containing two one/over/one light double hung windows, two of which are blocked with modern siding. The windows have stone sills and lintels. Above, a row of corbelled mock brackets decorates the upper façade.

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Section 8. Statement of Significance

Summary

Twelve Points Historic District is locally significant under Criterion A, Commerce, as the earliest streetcar suburb commercial center in Terre Haute, Indiana. It evolved, primarily through the efforts of Walter Phillips, a local entrepreneur, as a service area for the residential and industrial development which was occurring at the end of the nineteenth and the beginning of the twentieth century in the northern section of the city. It is also significant under Criterion C because it embodies distinctive examples of architectural styles and workmanship which were typical of the time period in the region.

The period of significance, from c. 1905 to 1954, represents the earliest construction date of contributing buildings within the district to a time period 50 years from the present. This time period encompasses the known construction dates of all of buildings and is indicative of the peak period of development and commercial activity which occurred in Twelve Points Historic District.

Narrative

In 1889, Walter Phillips was a young surveyor, working for a businessman from Waterloo, New York. The eastern speculator had hired him to lay out the lots for a large parcel of land which he had purchased north of the city of Terre Haute.² Phillips and his client had good reason to believe that the development would be successful. By the latter part of the nineteenth century, Terre Haute had become known as the "Crossroads" of the west. This was largely because two major highways crossed at the town's center. The great National Road, first begun in the east, in 1818, still runs east-west through the center of town along Wabash Avenue. The second highway, a major north-south road, now known as U. S. 41, would connect Terre Haute with Chicago to the north and many major cities in the south as well. At mid-century, the railroads had come to town and it was clear that Terre Haute would become a major rail center, eventually hosting seven rail lines from four great rail systems.³

When Walter Phillips completed his surveying project, his employer offered him his choice of the lots. Phillips and his bride chose a lot on the corner of Lafayette and

² Dorothy J. Clark, *Historically Speaking*, Evansville, IN: Whipporwill Publishing Co., 1981, p. 344.

³ Logan Esary, Ph.D., Wm F. Cronin, Ed. *History of Indiana From its Exploration to 1922, Also an Account of Vigo County from its Organization, Vol III*. Dayton, OH: Dayton Historical Publishing Co., 1922, p. 144.

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Grand Avenues, just north of present day Twelve Points. They also bought one next door, and in 1890 built their first home on the site. During this time, Phillips served as deputy recorder in the office of Levi Hughes, and then held the office of Vigo County Recorder. In addition, from time to time, Phillips would sell a few lots in the Twelve Points area for his former employer. By 1897 Phillips had decided to make a career of real estate, focusing his attention on the development of the Twelve Points area. As the century turned, Phillips would begin to buy additional land and erect buildings which would form the nucleus of the present commercial district.⁴

In the nineteenth century, Terre Haute was a small town with big ambitions. The railroads had come through in 1852, the Wabash & Erie canal ran north, through the town to Lafayette, Indiana and south to Evansville on the Ohio River. According to the 1850 census, the population was only a little over four thousand people, local entrepreneurs were planning a gas works to serve nearly 50,000 inhabitants. By 1856, with 329 illuminated street lamps, Terre Haute was "lit up with gas".⁵ The progressive town had been founded several decades before in 1816. The surveyor who laid out the town and selected the site had found a spectacular location, along the Wabash River where: "... The river runs straight. The land is high, and rises from the river. It is a beautiful place for a town. ...". The surveyor, William Hoggatt declared that if it were built where he had indicated, "...it would someday be a great city." The name, Terre Haute, meaning high ground, had been given to the location several hundred years before by early French inhabitants.⁶

The city was a mere village for several decades after its founding, but by 1838 a town charter was granted by the State Legislature. With the anticipation of the great National Road, things began to improve. Thanks to new general laws incorporated in Indiana's new constitution of 1851, by 1853 Terre Haute, now with a population of over 4,000 people, decided to incorporate.⁷ The great westward migration of the "forty-niners", came through Terre Haute, followed by the railroads in 1852. By 1873 a water works had commenced operation and by 1888 the new plant had a capacity of three million gallons of water per day. In 1885 the Terre Haute Electric Light & Power Company began operations and within five years, just as Walter Phillips was exploring

⁴ Clark, p. 344-345.

⁵ Camille B. Fife and Thomas W. Salmon II, *John T. Beasley Building (Citizens Gas & Fuel Company)* HABS Documentation, IN-238, p. 6.

⁶ H. C. Bradsby, *History of Vigo County, Indiana, with Biographical Selections*. Chicago, IL: S. B. Nelson & Co. Publishers, 1891, p. 418.

⁷ Esary, p. 131.

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the possibilities in Twelve Points, it had grown to include 200 arc street lights, as well as 100 arc and 500 incandescent lights for businesses, hotels and residences.

The turn of the century would see enormous growth in Terre Haute. Thus Walter Phillips' dream for Twelve Points, just at the turn of the century, would soon become a reality. The first decades of the twentieth century saw Terre Haute at a peak of industrial and transportation activity. In the 1920s there were six steam railroad systems operating through the town: the Big Four (C. C. C. & St. Louis), the Chicago & Eastern Illinois (Frisco Lines), the Evansville & Terre Haute, a branch of the C. & E. I., the Chicago, Milwaukee & St. Paul, with its branch the Southeastern Line (C. T. H. & S. E.) and the Pittsburgh, Cincinnati, Chicago & St. Louis R. R. or St. Louis division of the Pennsylvania System.⁸

Twelve Points would be the junction for two electric lines. The city electric traction line was the Terre Haute, Indianapolis & Eastern. It had developed during the earliest decades of the new century. By 1921, the company also furnished light and power to the city from a plant which generated enough electricity to power 746 street lights in the city. The traction company employed a work force of 650 men with an average pay roll of \$60,000 during this time and operated about 80 miles of electric railroad from the same plant.⁹

The second line, one of four interurban lines which radiated out from Terre Haute, took over at Twelve Points from the city system to carry passengers to and from Clinton in Vermillion County. The line ran north along 13th Street from Wabash Avenue to Lafayette Avenue and continued from there north. During this period, until the advent of World War II, electric traction companies and interurban rail lines were a major transportation element, with some trains achieving a speed of sixty-five miles per hour on long, straight runs.

Streetcar Suburbs

The introduction of the first electric-powered streetcar system in Richmond, Virginia, in 1887 by Frank J. Sprague ushered in a new period of suburban development. This innovation allowed passengers to travel in 10 minutes as far as they could walk in 30 minutes. By 1902, 22,000 miles of streetcar tracks served American cities; from 1890 to 1907, it increased to 34,404 miles.¹⁰ Terre Haute was perfectly poised to take advantage of this new transportation system, which rapidly developed in the Midwest.

⁸ Ibid., p. 73

⁹ Ibid., p. 133.

¹⁰ David L. Ames, & Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington,

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By 1890, when the Phillips built their new house in Twelve Points, streetcar lines began to foster a tremendous expansion of suburban growth. This greatly enlarged the availability of land for residential development. It was experienced first in outlying villages, now connected by streetcar lines, then along the new residential corridors created by the streetcar routes. Thus, streetcar lines influenced the patterns of suburban development in cities all across the country, but particularly in the Midwest. Terre Haute could look to Chicago, where, in the latter part of the nineteenth century, extensive railroad lines had engendered new suburbs, such as Evanston, Lake Forest, and the best-known, Riverside, designed by Olmsted, Vaux and Company. In Kansas City, a system of parks and boulevards was being designed by George Kessler to accommodate such growth.¹¹ Terre Haute, like Indianapolis to the east, also engaged the Kessler firm to design parks and boulevards. Twelve Points benefited from earlier efforts to develop the park suburb of Collett Park, just a few blocks to the west. When Josephus Collett donated the land for Collett Park, in the 1880s, he required the city of Terre Haute to place an iron fence around the park and to construct a streetcar line to the vicinity. He had to fund it himself, although a few years after 1890 a branch of the city streetcar line was built on 13th Street, and then extended through Twelve Points to Collett Avenue. A branch continued west to Harrison Park Casino, a large open vaudeville theater near Collett Park, not far from Twelve Points.¹² Thus, the north part of Terre Haute became primed for early suburban development.

These suburbs attracted a wide range of people, from the working to upper-middle classes, with the great majority being in the middle class. Fares were low and free transfers generously offered, thus households were encouraged to move to these suburbs where land and home prices were cheaper. In many places, the streetcar became the primary means of transportation for all income groups.¹³ In Twelve Points, employees of nearby industries were housed in such buildings as the Twelve Points Hotel. In addition, other employers were located within an easy streetcar ride, including a railroad yard, The Terre Haute Malleable and Manufacturing Company, the Ball Brothers Glass Works (formerly the Root Glass Company), the Indiana Milling Company's feed mill on Maple Avenue, Inland Steel Casting Company on 19th Street north of Buckeye and the

DC: U. S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002, p. 17-18.

¹¹ Ibid., p. 18

¹² *Terre Haute Tribune*, March 30, 1952, and A. R. Markle, "Street Cars Pass Out Here", *Terre Haute Tribune*, June 3, 1939 In vertical files of the Vigo County Public Library.

¹³ Ibid.

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Wabash Manufacturing Company. The latter company advertised that it made: "boys wagons, sleds, hand carts and porch furniture."¹⁴

The interurban line extending north from Terre Haute to Clinton, Indiana in Vermillion County, also contributed to Twelve Points commercial success. Beginning in 1903, passengers from the interurban could travel to the area, from Clinton, beginning at 5:30 in the morning, to arrive at any of the industrial plants in the vicinity. After 1912, the interurban from Clinton could stop at Garfield High School. At Twelve Points, where the interurban turned onto 13 th Street to the city tracks, a free transfer to the city streetcar made it possible to travel almost anywhere in the city.¹⁵

The Growth of Twelve Points

Before Walter Phillips laid out the Twelve Points subdivision, the land was still in farms and primarily rural, although there appears to have been at least one grocery store, combined with a residence. Twelve Points was too sparsely populated and thus not included in the Terre Haute Sanborn Insurance map for 1886. However, by 1896, according to the Sanborn map of that year, a few enterprises were located at the corner of Maple and Lafayette Avenues. A one story frame building stood at the northwest corner. By the early 1920s this was the Hardware, Paints, Oils and Glass store of Charles C. Modesitt to be replaced in 1923 by the present edifice, the Twelve Points State Bank.

The triangular lot (the present park), at the northeast corner was then called Petri's Park and contained a one story building with a one and a half story stable addition at the southern part of the lot on Maple Avenue. At the north eastern corner was a two story building with a store, and/or saloon, with a one story addition. This building had probably occupied the site for at least several decades. On the south side of Maple Avenue, in the lot presently occupied by the Twelve Points Hotel, was a one story building with a long extension for a bowling alley. Adjacent was a two story building, a store or saloon and behind this, to the east was a well known spot called "Bresselbrecht's Garden" with a one story stage. To the south were some storage buildings and a stable. This "Garden" (and possibly Petri's Park) was a beer garden. Evidently the area had a somewhat notorious reputation, judging by an article in the Terre Haute Tribune in 1908. In discussing the improved state of affairs, the writer said: "Twelve years ago one spoke of 'Twelve Points' with an apologetic air...Records at police headquarters show entry after entry of wagon runs to that part of the city, ... At that time [it] was a place to be

¹⁴ Notes compiled by Jay Jones, 1911 Sanborn Map p. 86.

¹⁵ Ray Gosnell, "Terre Haute Clinton Interurban" *Terre Haute Star*, October 9, 1963.

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avoided ... unless one belonged to the roisterers who went in for a night of hilarity with little care as to whether the next day was spent in jail or on the street.”¹⁶

Much earlier, in 1869 the area had been forever immortalized as the location of a notorious armed robbery and murder. As told by a local historian, Mr. John Petri and his wife were leaving their grocery and saloon (probably the building at the north east part of the park) when they noticed an unidentified man enter their yard. Mr. Petri returned to the building, which also served as their domicile on the second floor, to confront the intruder. Evidently both men were armed and shots were fired, with John Petri being mortally wounded. The other man, Oliver A. Morgan, ran from the site, but he was captured. However, the trial brought out very conflicting stories of the event and the case became notorious in Terre Haute. Mr. Morgan was convicted, and the public hanging was highly publicized and well attended. ¹⁷ It became one of Terre Haute’s best known and remembered public executions. Although such extreme violence was rare, even in early Twelve Points, the story of Mr. Petri’s murder has been reported in connection with the area ever since.¹⁸

After 1890, when Walter Phillips and his wife built their first home, just north of the present district, things began to look up. As a 1908 newspaper article declared: “But now all is changed.... Public decency at last conquered the license enjoyed by the gangs... and now a more peaceful community cannot be imagined.”¹⁹ The commercial district was greatly enhanced by two important transportation lanes: It was the route for the major north south highway through Terre Haute. Present day U. S. 41 originally ran north along Lafayette Avenue (today it has been re-routed to the west along Third). By 1904, the city had paved this road, a vast and well-appreciated improvement. In addition, a trolley line ran along 13th Street, through Twelve Points. By 1908, even though they were two miles north of Terre Haute’s main business district, local residents boasted that they had plenty of shops, and services, “sufficient to meet all their needs.” In addition, a theater and a skating rink had recently been erected in the commercial center , “completing the elements necessary to a genuine suburban point.”²⁰

Garfield High School, although no longer part of the Twelve Points Historic District, (it was demolished in 1973) once was responsible for much of the liveliness and commercial viability of the District. The school was opened in 1912, but the genesis for its founding had begun in Twelve Points shortly after the state legislature granted cities of 25 – 40,000 population the right to elect school boards. This gave local populations more

¹⁶ *Terre Haute Tribune* “A Live and Growing Suburb...” January 19, 1908.

¹⁷ A. R. Markle, “The Petri Murder” *Terre Haute Tribune*, July 24, 1932.

¹⁸ Clark, p. 344.

¹⁹ *Terre Haute Tribune*, January 19, 1908.

²⁰ *Ibid.* St. Louis, MO

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influence over their educational institutions. A group of local citizens met in a cigar store in Twelve Points to talk about the possibility of a second high school in Terre Haute.²¹ These gentlemen included Nathan G. Wallace, then the proprietor of a grocery store in the area, later to become president of an important bank. The only high school in Terre Haute, Wiley High School, had become oppressively crowded. Citizens of Twelve Points saw an advantage in attracting a new school to their neighborhood. After considerable time and effort, their wish was granted, and a large, neo-classical revival facility was erected on a five acre lot on Maple Avenue, just west of the present district boundary. The school was named after the country's martyred 20th President, James A. Garfield, for his services to education. It opened in 1912. Among the principals who served at Garfield was Grace De Vaney. When she retired in 1963, she was the first and only woman up to that time to serve as a high school principal in the state of Indiana.²²

As Terre Haute grew, so did the commercial center at Twelve Points. During the 1920s, the area saw a surge of successful businesses and could boast not one, but two successful banking endeavors. The impressive structures which this commercial growth endowed are still standing today and form part of the core of the district. In 1923, the Twelve Points State Bank, which had been founded four years before, opened its offices in a building constructed by Nathan G. Wallace, the president and one of the founders.²³ Mr. Wallace is a good example of the enterprising businessmen who were attracted to the Twelve Points area. Mr. Wallace located in the area in 1896, purchasing a grocery store one year later, which prospered. In 1906 he was elected auditor of Vigo County, re-elected in 1910 and served for eight more years. In 1919 he was one of the organizers of the Twelve Points State Bank and, through his company, the North Side Realty and Loan, he continued to be active as a realtor and businessman for many years.²⁴

When the Twelve Points State Bank opened in 1923, its deposits had grown from \$7,007.40 to \$902,065.92 in just about four years. The local community had many other entities who were happy to welcome the new bank, upon the occasion of its opening: Danner's; Garfield Garage; the printer, O. W. Boyer; So-Me Gas & Oil; Liberty Furniture

²¹ Oral History Transcript, James F. Conover, conducted by Harry Frey, August 20, 1980, in the collection of the Vigo County Public Library.

²² Dorothy Jerse and Judith Stedman Calvert, Ed., *Terre Haute, a Pictorial History*.: G. Bradley Publishing, Inc., n.d.

²³ Logan Esary, , Ph.D., Wm. F., Cronin, Ed. *History of Indiana From its Exploration to 1922, Also an Account of Vigo County from its Organization, Vol III*. Dayton, OH: Dayton Historical Publishing Co., 1922, pp. 457-458.

²⁴ *Ibid.*, p. 458

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Store; C. B. Thomas Undertaking Co.; Piggly Wiggly; Eppert Mercantile Co.; West's Drug Store; Grant Coal Mining Co; Swan Theatre and H. P. Martin, the local mortician. In addition, individuals such as Walter Phillips, and professionals like Dr.s Stievenart, Sinclair and Peterson.²⁵ Dr. Otis Baldrige, one of the organizers of the bank, was probably also on hand, since his offices were nearby, on North Eleventh Street.²⁶ Contractors for the new building, which also included offices, were the Terre Haute firm of North-Raffin, and the architects were Shourds-Stoner, also from Terre Haute.²⁷

During the 1920s, Twelve Points continued to grow and prosper, with a second major bank opening, probably in 1924. The Peoples State Bank, at the southwest corner of 13th and Maple was organized with capital of \$25,000, in 1923. Its president was J. H. Swander, a local businessman who probably first ran a dry goods store in the area. Also serving as directors of the bank were Doctors Joseph Frisz, E. T. Zaring and J. O. Garrison. The Vice President was W. P. Montgomery. In addition to this bank, the area was also home to the Twelve Points Savings and Loan, organized in 1920 with a capitalization of \$500,000. Dr. Baldrige served as treasurer of this organization as well as his involvement with the Twelve Points State Bank.²⁸

At the center of the Historic District, the Twelve Points Hotel had begun life in 1908 as Gosnell Hotel, with a listing which first appears in the 1910 Terre Haute City Directory. An advertisement from that era shows a sporty looking man sitting in a wicker chair. Below, the text reads: "Eddie, Teddie & Babe GOSNELL HOTEL Twelve Points Terre Haute, IN". Edwin G. Gosnell, known as "Eddie" was a popular and well known local figure in Terre Haute. The part of the building which faces Maple Avenue, was, in 1910, a saloon. Later, the hotel became known as the Twelve Points Hotel. The twenty-two rooms on its second floor were often rented to seasonal workers at nearby plants, such as the Baltimore Glass Company.²⁹

During the boom times of the twenties, Twelve Points was a lively center, with two theaters, the Swan, on Lafayette (lost in a 1998 fire) and the Garfield. The latter first appears on the Sanborn Maps of 1911, but is generally considered to have been remodeled in the 1920s or 30s. Several taverns, at least 2 bakeries, a drug store, general store, grocery, bowling alley, cigar store, barber shop, haberdashery and many other retail

²⁵ Quote from the July 1923 issue of *The Spectator* in "Twelve Points State Bank", *Terre Haute Northside Journal*, July 13, 1982.

²⁶ Esary, p. 179

²⁷ *Terre Haute Northside Journal*, July 13, 1982.

²⁸ *Terre Haute Tribune* December 21, 1923, "Bank will Open Feb. 1"; Recollections of Charlie DePeugh, Thursday, January 12, 1950, Vigo County Public Library Vertical File; Esary, p. 180.

²⁹ Research of the owner, Jay Jones and City Directories.

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specialty stores can be traced to the 1920s and 30s, as well as doctors, lawyers, insurance and banking endeavors.³⁰

The Great Depression affected Twelve Points as it did the rest of the country. The Twelve Points State Bank became involved in various mergers and by 1934 was operating as a branch of the Merchants National Bank.³¹ It was present at its location in the District until c. 1980. In 1938, a new gymnasium was added to Garfield High School, part of Terre Haute's New Deal WPA projects.³² When Walter Phillips died in 1939, at the age of 75, he could look back to 50 years of business life. He would be referred to as the "daddy" of his beloved Twelve Points, which was called "a city within a city".³³ The area he had helped to build was a prosperous and important part of the suburban life of Terre Haute by the end of the fourth decade of this century. In 1943, when 72 year old John Swander passed away, the Twelve Points Savings and Loan Association, founded in 1920, was still in existence, but the Peoples State Bank (sometimes called the Swander Bank) had ceased to function, at least by that name.³⁴

By the 1950s, the commercial center was still intact, although the streetcars and interurban lines had been discontinued. Garfield High School was still a magnet for families and its presence enlivened the District until it was closed in 1971 (and demolished two years later). Probably in the 1960s, U.S. 41 was re-located to the west, along Third Street, thus reducing the traffic to Twelve Points. In addition, a general decline in manufacturing during the 1970s and 1980s contributed to the loss of jobs in the area. Twelve Points began to decline during these years and it has only begun to experience a renewal during the last two decades, as local entrepreneurs and business people began to restore and revitalize the buildings.

Because of its locale, its relationship to the development of suburbs in Terre Haute, Indiana and the economic and transportation patterns which influenced its construction, the Twelve Points Historic District is significant under Criterion A as the community's first commercial suburb area. Although there has been loss and change, and the buildings within the district are modest, they retain adequate integrity, especially of location, setting, workmanship, and association.

Architecture in Twelve Points Historic District

³⁰ Sanborn Maps and City Directories of this period.

³¹ Oral history transcript, Benjamin G. Cox, interviewed by Frances Hughes, October 1, 1980, collection of the Vigo County Public Library.

³² Jerse, *A Pictorial History*.

³³ "Walter Phillips Called by Death", *Terre Haute Tribune*, July 3, 1939.

³⁴ "John H. Swander Called by Death", *Terre Haute Tribune*, October 28, 1943.

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The condensed scale, unity of design, and site, on intersecting transportation routes, distinguishes Twelve Points from the commercial architecture of downtown Terre Haute. The architecture of the district presents an excellent, relatively unified example of the philosophy and spirit of the art as practiced in many American cities from the beginning of the twentieth century to the onset of the Great Depression. A contemporary commentary reflects on the changes which were occurring during this time period:

“...ever since the days of Louis Sullivan... there has been talk about ‘modern’ or ‘functional’ architecture. ... In the North of Europe, generally, after the War [World War I],...arose many buildings in which architects had thrown away the usual classic and bourgeois forms and studied their task in terms of form and function.”³⁵

Such “functionalism” was undoubtedly the result of advances in building materials technology. In particular, the extensive use of reinforced concrete, metal framed windows encouraged simpler designs, with the decorative elements used sparingly. Simultaneously, movements such as the European Arts and Crafts engendered a respect for the honest expression of construction and the frank use of materials.³⁶ Out of these influences came the hope of a new, uniquely modern type of architecture. It was hoped that this new architecture would create an environment to efficiently meet the most complex human requirements. These efficient environments would eschew pretentious “styled” facades and would instead combine standard parts to create a harmonious whole.³⁷

At the same time, beginning during the late nineteenth century, a shift to an academic approach achieved a large following among the architectural community. This movement occurred first under the influence of the academic practices of the Ecole des Beaux Arts in Paris. American architecture schools followed suit and propagated the principals of the movement which affected both the appearance and size of commercial and residential architecture across the country from the last two decades of the nineteenth century until the late 1920s and into the 1930s. Academic work tends to emphasize unity, order and balance. Based on the premise that the classical tradition provides the basis for principles of design, the academic practice allowed that individual examples might possess their own identity, yet most buildings should be restrained and relatively

³⁵ Charles Harris Whitaker, *Rameses to Rockefeller, The Story of Architecture*. New York: Random House, 1934, p. 293.

³⁶ *Ibid.*, pp. 325 – 327.

³⁷ Catherine Bauer, “House and Cities”, in Holger Cahill, Alfred H. Barr, Jr., Ed.s *Art in America, A Complete Survey*, New York: Halcyon House, 1934, 5th Ed. 1939., p. 138.

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unobtrusive. Thus, some buildings are extremely plain, bearing certain affinities to their early nineteenth century predecessors.³⁸

Of the major buildings in Twelve Points Historic District, the best example of this philosophy can be seen in the Twelve Points Hotel. In this imposing edifice, the clean, straight lines are emphasized, (although the brick on the upper, flat parapet has been parged, there probably never was a cornice on the building). Constructed in 1908, it falls at an early stage in the architecture of the twentieth century. Thus, it is not surprising to find references to the Richardsonian Romanesque and Italianate movements of the previous century. These can be seen in the modified capitals of the pilasters, the expressions of the door and window heads and in the running band of corbelled brick "brackets" which comprise the major upper façade decoration. In addition, the treatment of the storefronts, with their transoms and wood bulkheads recalls numerous Victorian commercial examples (Photos no. 6, 10, 11, 12). The same brick corbelling and similar influences can be seen in the building at 1250 Lafayette Avenue (Photo no. 16) and at numbers 1241 and 1243 Lafayette Avenue (Photos no. 22 and 23).

Other buildings in the district which express the simplicity of the "functionalism" movement include the cast block structure at 1271, 1273, 1275 Lafayette (Photos no. 12, 13, 14). Here, the enthusiasm of the era for new ways to use concrete is well-expressed in a one story building which may have been constructed of blocks made by Walter Phillips, the founder of the District. Also expressing the simplicity of the era, with only a few tributes to the ornamentation of past eras is the building at 1245 Lafayette Avenue (Photo no. 20) with its row of dentils and corbelled brick above the second floor windows. This building also had a cornice, but it was probably a relatively chaste construction. The row of buildings along the west side of Lafayette Avenue, beginning with number 1222 through 1244-1242, all demonstrate the simple design elements of the functionalist era, including flat parapets, some with restrained pilasters, and the lack of ornamentation typical of this period (Photos no. 18, 21, 26). Although interesting in plan, the building at 1231 Lafayette Avenue provides another, more substantial example of the simplicity and functionality of design espoused during the first few decades of the twentieth century (Photo no. 26 and 27). Finally, the one story building at 1237 Lafayette Avenue also follows the simplistic mode, but demonstrates materials which indicate a probable later date. The surface decoration treatment consists of carrara glass and architectural glass block, the latter used extensively to frame the main entry and form bulkheads for the large, aluminum framed display windows (Photo no. 24).

³⁸ Richard Longstreth, *The Buildings of Main Street, A Guide to American Commercial Architecture*, Washington, DC: The Preservation Press, 1987, pp. 39-40.

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The twentieth century saw a growing array of building materials burst upon the construction market. Brick was available in a wide array of colors and textures, thin stone facing made simple, non-load bearing decorative elements affordable and terra cotta became widely used.³⁹ The architecture of Twelve Points Historic District demonstrates all of these trends. Extensive use of pari-colored brick can be seen in the bank building at 2070 13th Street (Photos no. 8, 9) and in the group of buildings along the north side of Maple Avenue, numbers 1240 – 1246 (Photos no. 1, 2). Here, as in the bank building on 13th Street, the exuberance of the brick masons skill is proudly demonstrated in courses of checkerboard design used as panels, window heads and belt courses. The building at 2070 13th Street also demonstrates the use of limestone decorative elements with classical references.

Another architectural movement which was prevalent during the first quarter of the twentieth century was the Neo-Classical Revival. It has been called a peculiarly American style. The influence of the Columbian Exposition of 1893, and the later 1901 Pan-American exhibition at Buffalo, New York can be seen in the architects' use of Greek and Roman elements and ornament.⁴⁰ The building in the District which most closely follows this style is the Twelve Points State Bank, in its use of ornament and classical references particularly on the Lafayette Avenue façade (Photo no. 5). However, the lavish use of the round arched window and door opening also recalls the Second Renaissance Revival movement which flourished at the same time. The large, ground floor windows once contained intricate metal sash, including fan lights in the upper section. These are also reminiscent of a similar treatment in the Little House in Boston, of 1890, which has been said to demonstrate the Georgian Revival.⁴¹ If anything can be said of the architects of this period, it is their fondness for combining references to classical elements in an eclectic fashion. The Twelve Points State Bank is an excellent example of the combination of such elements, in a functional form, with the use of modern brick, terra cotta, concrete construction and stone. The bank building at 2070 13th Street also demonstrates the vigor and enthusiasm for materials typical of the era.

It has been difficult to find information about the builders and architects which operated in Twelve Points. However, from observation it can be deduced that the architects who worked in the District were familiar with the array of materials and design components available during the period between the two World Wars. In addition, the consistency of certain brick work details, such as the mock "brackets" indicates that a single contractor may have built several of the structures, especially those which date

³⁹ Ibid., p. 41.

⁴⁰ Marcus Whiffen, *American Architecture since 1780*, Cambridge, MA: the MIT Press, 1969, Revised 1996, p. 167.

⁴¹ Ibid., pp. 154 -165.

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early in the century. The architect/engineer for the Twelve Points State Bank, however, is known to us thanks to an article in the architectural press of the time. The architectural firm of Shourds-Stoner, located in Terre Haute, were the designers of the building, which was erected in 1923 at a cost of \$95,000. Brick and hollow architectural tile were used in the construction of the walls which were covered with brick veneer and terra cotta. The floors were of wood and reinforced concrete. Some of the features of the building included its intricately designed interior ceiling and wall plaster ornamentation and the installation of a "naturalized tile flooring" which was similar to rubber in composition, but gave the appearance of marble or tile. All interior banking fixtures were of marble, however. Separate lobby entrances were defined for the bank (on Lafayette Avenue) and the second floor offices (on Maple Avenue).⁴²

As previously mentioned, eclecticism was popular during the first half of the twentieth century. One building in Twelve Points Historic District demonstrates an example of exotic eclecticism. Today called the Harmony Hall, this was the former Garfield Theater. Although constructed earlier, according to local documents and Sanborn Maps, the present façade was probably added during the late 1920s or early 1930s, in a slightly Moorish vein. It utilizes glazed brick in two colors to highlight intricate designs across the upper façade.

The southernmost building in the district, was present by 1939, with curved window walls on the north and south sides. Although it is presently obscured by modern siding, it still demonstrates an interesting configuration. The building is reminiscent of the streamlining which was such a part of the Art Moderne movement, popular during the early part of the last century.

The architecture of the Twelve Points Historic District demonstrates a remarkable unity of design and construction techniques which evoke the philosophy of the first part of the twentieth century. Their very simplicity is indicative of this philosophy, and of the striving toward a more functional, efficient architectural environment which would typify much of the twentieth century. Thus, the Twelve Points Historic District is significant under criterion C for the quality and workmanship of its architecture.

⁴² *The American Architect*, 129: 392, No. 2493, March 20, 1926; and *Northside Journal*, Tuesday, July 13, 1982.

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Vigo Public Library Vertical Files:
Twelve Points
Streetcars

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10. Geographical Data

Verbal Boundary Description

Beginning at the southern curb of the juncture of Lafayette Avenue and 13th Street, continue south along the west side of 13th Street to the south boundary of the property at 2070 13th Street, then south west along the east property line of the building at 1277 – 1287 Lafayette Avenue, then continuing south east following the east property line of the building at 1271-1275 Lafayette Avenue to the alley east of Lafayette Avenue and follow the west side of this alley southwest, turning west along the south property line of the property at 1237 Lafayette Avenue and continuing west along the south property line of the building at 1231 Lafayette Avenue to the west side of Lafayette Avenue. Follow the west side of Lafayette Avenue south to the southern property line of the building at 1210 Lafayette Avenue and turn north west along this boundary to the western boundary of this property, then turn north, following the west property lines of the buildings at 1222 through 1250 Lafayette Avenue. At the northern property line of 1250 Lafayette Avenue, turn east and follow this boundary to the west side of Lafayette Avenue, turning north and continuing to Maple Avenue, turning west along the north side of Maple Avenue to the east side of Garfield Avenue, then north along this street to the north property line of the building at 1238 Maple Avenue and continuing east along the north property lines of the buildings at 1240 through 1256, turning north to encompass the lot north of the Twelve Points State Bank and continuing east to the point of beginning.

Boundary Justification

The boundary of the district encompasses all of the significant buildings and sites associated with the development of the Twelve Points commercial center, except where modern infill has made it inappropriate. The park has been included, because it encompasses the site of a former park and because it commemorates and includes much of the “Twelve Points” of intersection which gives the district its name. The buildings within the district include original, early twentieth century structures which formed the nucleus of this local streetcar suburb commercial center.

11. Additional Documentation: Photographs

The following information is the same for all photographs unless otherwise indicated:

1. Twelve Points Historic District
2. Vigo County, Indiana
3. Photographer: Camille B. Fife, The Westerly Group, Inc.
4. January – April, 2004
5. Division of Historic Preservation & Archaeology, DNR, 402 W. Washington Street, Indianapolis, Indiana 46204 (photographic prints); The Westerly Group, Inc, 556 W. C. R. 1175 N., Farmersburg, IN 47850 (negatives).

TERRE HAUTE QUADRANGLE
 INDIANA - VIGO CO
 7.5 MINUTE SERIES (TOPOGRAPHIC)

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 ② 16.465800.
 4371330

③ 16.465710, 4371120
 ④ 16.465580, 4371150

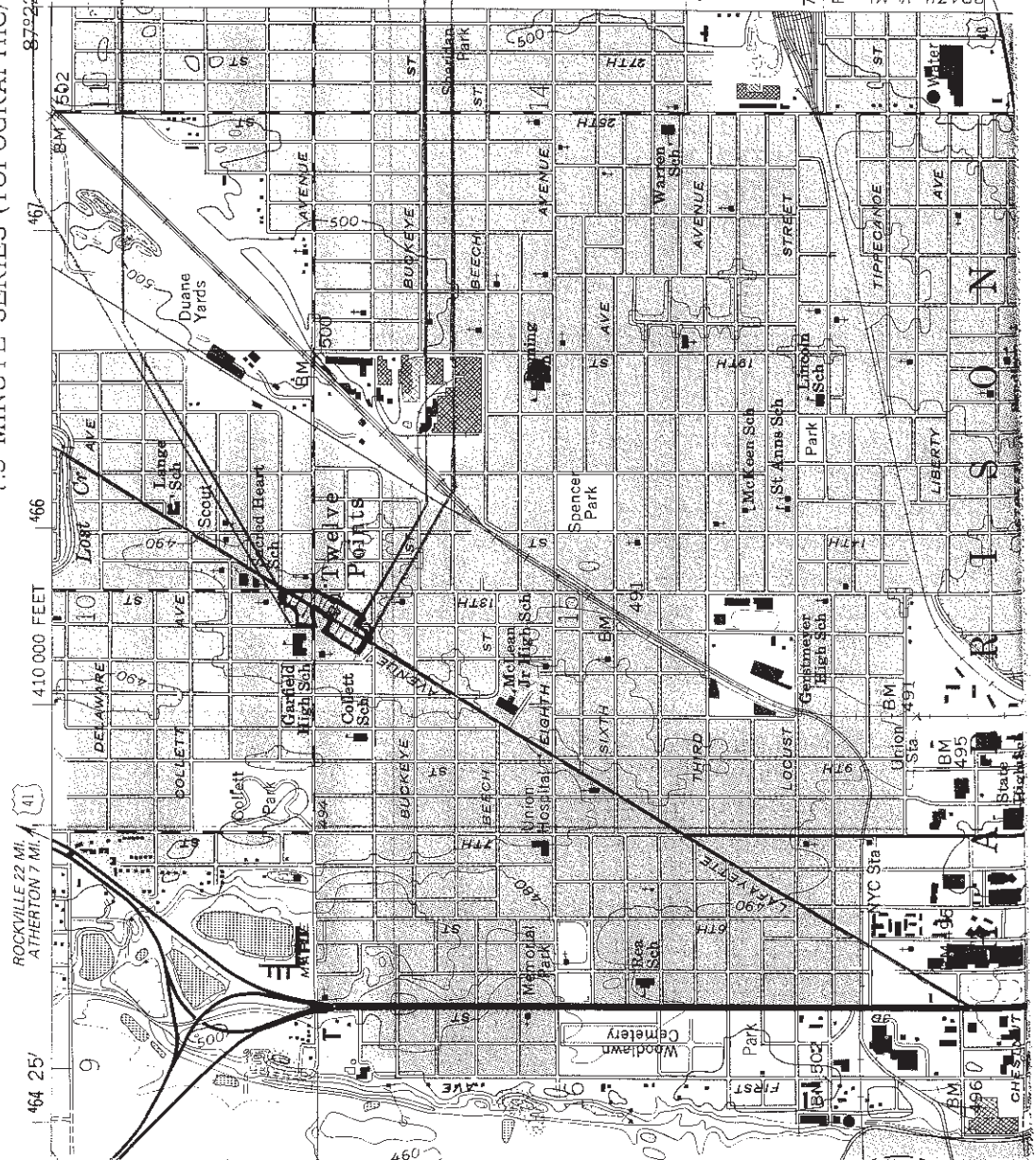
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BRAZIL 14 MI.



ROCKVILLE 22 MI
 A THERTON 7 MI

464 25'

410 000 FEET

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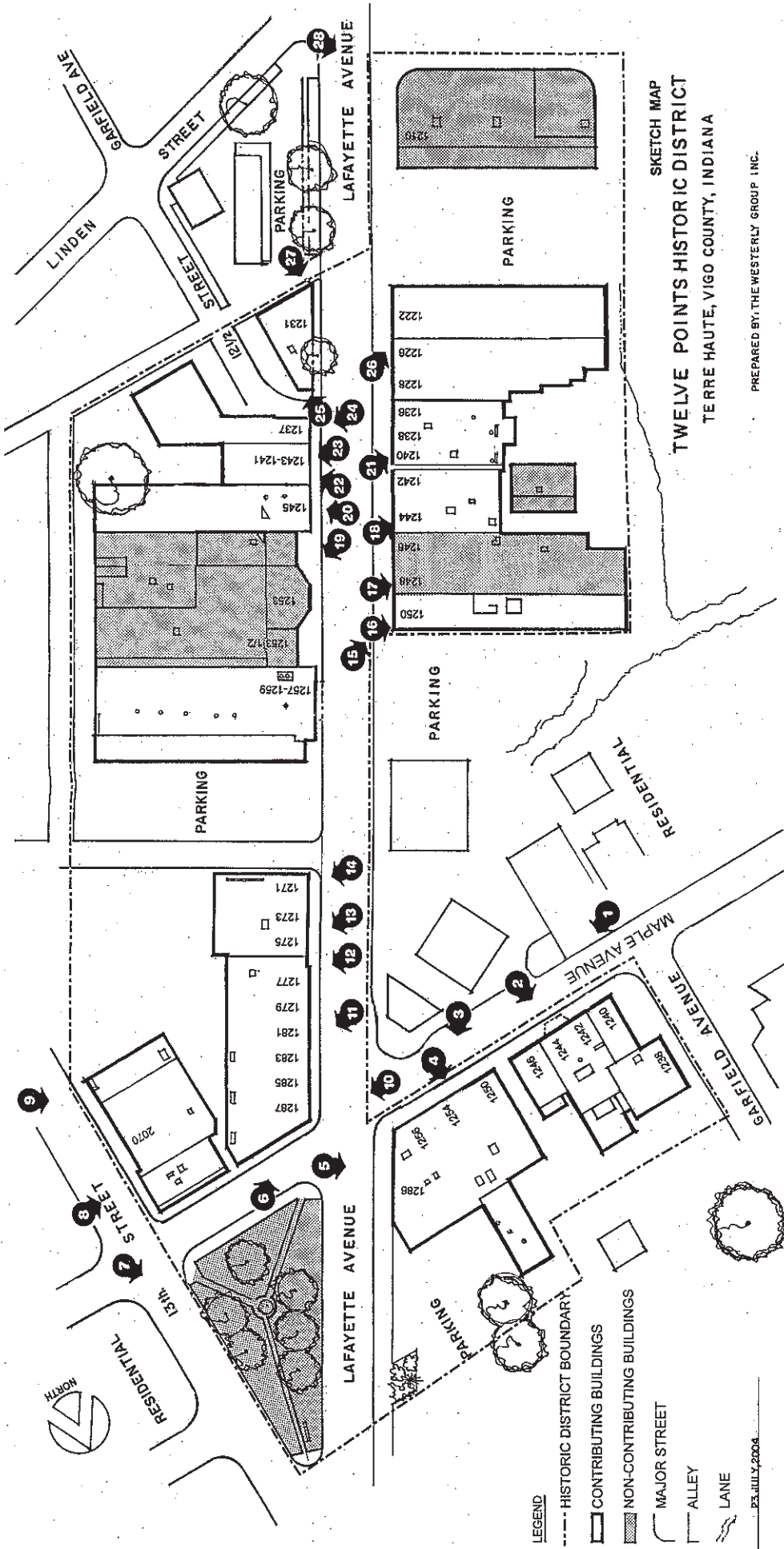
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Received 11/2/04



SKETCH MAP
 TWELVE POINTS HISTORIC DISTRICT
 TERRE HAUTE, VIGO COUNTY, INDIANA

PREPARED BY: THE WESTERLY GROUP, INC.

- LEGEND
- HISTORIC DISTRICT BOUNDARY
 - ▨ CONTRIBUTING BUILDINGS
 - ▩ NON-CONTRIBUTING BUILDINGS
 - MAJOR STREET
 - - - ALLEY
 - LANE
 - ▨ PARKING

23 JULY 2004