

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 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 Delphi Courthouse Square Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by Monroe, south side of Main, west side of N/A  not for publication

Market and Indiana Streets

city or town Delphi

N/A  vicinity

state Indiana code IN county Carroll code 015 zip code 46923

### 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 36 CFR 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.)

James E. [Signature], Deputy SHPO 2/5/2010  
Signature of certifying official/Title Date

Indiana Department of Natural Resources

State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register.

See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

\_\_\_\_\_  
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(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
31	12	buildings
0	0	sites
0	0	structures
0	0	objects
31	12	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**

5

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE: department store  
 COMMERCE: business  
 COMMERCE: financial institution  
 GOVERNMENT: city hall  
 GOVERNMENT: courthouse  
 GOVERNMENT: post office  
 EDUCATION: library  
 RECREATION & CULTURE: auditorium

**Current Functions**

(Enter categories from instructions)

COMMERCE: specialty store  
 COMMERCE: professional  
 COMMERCE: financial institution  
 GOVERNMENT: city hall  
 GOVERNMENT: courthouse  
 GOVERNMENT: post office  
 EDUCATION: library

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN: Italianate  
 LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> C. REVIVALS: Classical Revival

**Materials**

(Enter categories from instructions)

foundation STONE: limestone  
 walls BRICK  
 CONCRETE  
 roof ASPHALT  
 other METAL: cast iron  
 STONE: limestone

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the 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, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical 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 # \_\_\_\_\_

**Areas of significance**

(Enter categories from instructions)

- ARCHITECTURE
- COMMERCE
- GOVERNMENT
- ENTERTAINMENT/RECREATION
- EDUCATION

**Period of Significance**

c.1850-c.1945

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Dunlap, Elmer  
Kendrick, Charles  
Simon, Louis

**Primary location of additional data:**

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

Name of repository:

Delphi Preservation Society

Delphi Courthouse Square Historic District  
Name of Property

Carroll County, IN  
County and State

### 10. Geographical Data

Acreage of Property 23

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6
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5	2	7	3	0	0
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4	4	9	2	7	6	0
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3 

1	6
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5	2	7	8	0	0
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4	4	9	2	6	6	0
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2 

1	6
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5	2	7	6	7	0
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4	4	9	2	9	2	0
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4 

1	6
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5	2	7	4	3	0
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4	4	9	2	6	0	0
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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 Gregg Abell, Anita Werling, Maianne Preble, Paul Diebold

organization Center for Historic Preservation, Ball State University date November 6, 2009

street & number 650 W. Minnetrista Blvd. telephone 765-213-3540, ex. 228

city or town Muncie state IN zip code 47303

### 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 List available at DHPA

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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 listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

**Estimated Burden Statement:** Public reporting burden for this 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 the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   1  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

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**Narrative Description**

The Delphi Courthouse Square Historic District is located in Delphi, Indiana. Delphi is located in the western portion of Carroll County and is approximately fifteen miles northeast of Lafayette. The majority of the land within the county is used for agricultural purposes. Delphi is the largest city in Carroll County; according to the 2000 United States Census, Delphi has a population of 3,015 people.<sup>1</sup> State Roads 18, 39, and 25 and U.S. 421 intersect the city. Delphi serves as the county seat of Carroll County; the county courthouse sits in the center of the historic commercial district on the town square.

The proposed district includes the town square and continues down the streets Washington, Main, Franklin and Market, which lead away from the square for approximately one block in each direction to include additional resources. The proposed boundaries include the nine city blocks that surround and include the town square. Within the proposed district, thirty-one buildings are contributing, twelve are non-contributing, and three were previously listed on the National Register (the Carroll County Courthouse, the Assion-Ruffing Building at 105-109 South Washington Street listed in 1998 as the Delphi City Hall/Opera House, and the Niewerth Building at 124 East Main Street). Two objects are in the proposed district, both included in the 2003 Carroll County Courthouse National Register nomination.

The focus of the proposed district is the Carroll County Courthouse that sits in the center of the square. The commercial buildings surround the square forming a Block square. The materials used to form the modern streetscape are concrete used for the sidewalks and blacktop or asphalt for the road surfaces. Most of the buildings around the square are constructed from brick or stone and share a common setback. Many trees are planted along the sidewalks on all four commercial sides of the square, which help provide a pleasant hometown appearance. A few older trees are still located on the courthouse square. Contemporary streetlights and stoplights are located within the district. Reproduction lamp fixtures illuminate the courthouse square.

The Delphi public square was included in the original plat of the town, which was laid out in a grid pattern in 1828, and included a mix of public, commercial, and some residential structures.<sup>2</sup> The first courthouse was built on the square in 1832.<sup>3</sup> The earliest existing commercial structure within the proposed district is the Bolles Building located at 115 South Washington on the east side of the square, built in the Italianate style in 1850-51.<sup>4</sup> The remaining contributing structures were built between 1855 and 1937.<sup>5</sup>

Several architectural styles are represented in the proposed district, the most prominent being Italianate, Second Empire, Classical Revival, and twentieth century commercial styles. The Italianate style is the most

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<sup>1</sup> City of Delphi weblink to U.S. Census information, [http://www.cityofdelphi.org/Links/delphi\\_local\\_links.htm](http://www.cityofdelphi.org/Links/delphi_local_links.htm)

<sup>2</sup> Elia W. Peattie, The Pictorial Story of America: History of United States, Indiana and Carroll County (Chicago: Union Publishing Company, 1896), part 3, p. 58.

<sup>3</sup> John C. Odell, History of Carroll County Indiana (Indianapolis: B.F. Bowen and Company, Inc, 1916), p. 76.

<sup>4</sup> Delphi Journal, November 19, 1850 and December 13, 1851.

<sup>5</sup> Historic Landmarks Foundation of Indiana, Historic Sites and Structures Inventory: Carroll County 1980 Interim Report (Indianapolis: publisher not listed, 1980).

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 2

*Delphi Courthouse Square Historic District, Carroll Co., IN*

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common. Two prime examples include the Knight Block at 113-115 West Franklin Street and the Holt-Rinehart Building located on the south side of the square at 108-112 West Main Street. Other fine examples of high-style architecture include the Odd Fellows Building at 102 East Main Street (Second Empire style), the Odd Fellows Lodge 174 at 107-109 East Main Street (another example of Italianate), and the Carroll County Courthouse (Renaissance Revival).

When reviewing the number of surviving resources and taking into account their overall condition, it is evident that the proposed district retains a considerable amount of its historic integrity. Changes have been made over the years, especially on the street level façades. The contributing buildings demonstrate the district's historic integrity. The remaining non-contributing buildings include both historic buildings that have been altered and buildings of recent construction. In the late 19<sup>th</sup> / early 20<sup>th</sup> centuries, many Delphi merchants had their brick buildings coated with cement. Since this change occurred during the period of significance, parged buildings are not automatically determined to be non-contributing. However, loss of a story, combined with a parge coat, does make buildings like 106 E. Main Street non-contributing.

Descriptions of pivotal contributing and non-contributing buildings and objects follow. The selection of contributing buildings that is described best represents the historic integrity of the district.

**Washington Street**

**Occidental Hotel/Masonic Lodge – contributing (213-217 South Washington Street) (Photo #1)**

This two-story Italianate building was erected circa 1875 as a hotel. The symmetrical façade of this brick structure was parged with concrete sometime after its construction. The building rests on a sloping grade and has a limestone foundation. The façade is roughly divided into three bays by nine pilasters, almost evenly-spaced, that rise from the foundation to the bottom of the frieze. Five of the pilasters are slightly larger and were constructed to resemble cut stone; they are located on the northern end of the façade, one just north of the central entrance, two just south of the entrance on either side of a fixed single-light wooden window, and on the building's southern edge. The remaining four pilasters are plain and narrower and divide the spaces between the outermost large pilasters into thirds. The almost central recessed entrance sits within a massive segmental arch of brick with concrete parging and is accessed by two limestone steps. The keyed entry arch is supported on each side by two short Doric columns of limestone with each sitting on a limestone dado. On each capital, a large rectangular spring block has a metal electric lantern in a recessed panel on its face. The double wood doors feature ornately carved lower panels and three lights of glass above. Each of the wooden sidelights has four vertical metal muntins in the lower portion and the upper portion has stylized panes that resemble stars. On either side of the entrance, narrow pilasters divide large windows into three. These window groupings feature three square fixed historic wood framed windows below a wooden transom bar and three radius cut, wood framed transom windows that form a segmental arch. Limestone kick plates appear below the square windows. At the second floor level, a string course runs below ten evenly-spaced windows and two narrow pilasters above the central entrance. The fourth window from the south is narrower than the others. Each tall, round arch opening is filled in the upper portion with modern wood panels decorated with chevron patterns. The lower halves of the openings have modern, wood, double-hung, one-over-one windows, while

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   3  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

the narrow window has a modern, fixed, single-pane wooden window. Above the windows, another string course connects all of the pilasters. Above the stringer and between the pilaster capitals, a row of recessed semi-circular blind arches are grouped in threes. A decorative frieze and cornice features alternating rough and smooth rows of parged brick. Three small rectangular frieze windows in the south half of the façade have been filled in with wood. Limestone coping appears along the roofline.

**Swegman Building – contributing (209-211 South Washington Street)**

Dating from 1888, this three story brick building has room for two separate businesses. Its style is Romanesque Revival. The storefront has simple piers with no ornament which divide the front into three recessed doorways and three display windows. Transom areas are obscured by ribbed sheet metal. The second floor has two window groups organized under two massive, multi-coursed brick segmental arches. Terra-cotta keystones and springer blocks ornament the arches. All window openings on the upper floors are blocked with vertical board siding; the second floor has one small aluminum window in each grouping fitted into the siding. The third floor has six windows with stone sills and slightly curved segmental arches. Above each of these, round arched attic windows with brick hoods line the façade. The parapet has multiple courses of ornamental corbel work.

**Spears, Dugan, and Case Building-contributing (119-123 South Washington Street) (Photo 2)**

This three-story brick Italianate building was erected in 1854-1855,<sup>6</sup> the concrete parging was added in the late- nineteenth to early-twentieth century. The symmetrical building has three storefronts. Three-story concrete-parged brick pilasters divide the storefronts, while smaller pilasters on the second and third floors divide each bay into thirds; each pilaster has a limestone capital. The central and northern storefronts were installed in the mid-twentieth century and are similar in construction, with concrete kick plates, single-light plate glass windows with aluminum frames, central recessed aluminum entrance doors, cloth retractable awnings, and with aluminum siding covering the signboard. These storefronts are separated by a painted modern wood pilaster that may cover the historic pilaster. The southern storefront has a replacement single-light wood door just south of two plate glass windows in wood frames with a modern kick plate of black structural glass; a contemporary wood pilaster separates the door from the windows. The original cast iron storefront lintel remains below a wooden signboard. The second floor has nine, historic, evenly-spaced one-over-one wood windows with limestone sills and segmental limestone arches. The third floor has nine, evenly-spaced, wood double-hung windows with limestone sills. The six windows of the central and southern bays have six-over-six lights, while the three windows in the northern bay have one-over-one lights in the original frames. The roof line has a cornice in a style typical of the Italianate era. This cornice is probably constructed of brick but has been covered with concrete parging.

The building's south (side) face is of concrete-parged brick with one pilaster that rises to the roofline. The five openings on each floor align vertically but are not symmetrically placed along the wall. On the first floor, the

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<sup>6</sup> Delphi Journal, February 16, 1854 and June 20, 1855.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   4  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

two eastern openings have recessed wooden doors, while the three other openings are filled with contemporary aluminum single-light windows with limestone sills; the upper third of these windows have been covered with painted wood paneling. Wood one-over-one double-hung windows with limestone sills and lintels appear on the second floor, while similar six-over-six light windows appear on the third floor. A limestone string course runs above the third floor windows. The wall is capped with limestone coping.

**Bolles Building –contributing (115-117 South Washington Street) (Photo 3)**

This three-story brick Italianate structure was built by William Bolles in 1850.<sup>7</sup> The building's second and third floors were parged with concrete in the late-nineteenth century to resemble stone. The storefront has a fiber cement board, or Hardie plank, kick plate and signboard and six lights of plate glass framed in aluminum. The recessed doorway is composed of double aluminum-framed glass doors. A retractable cloth awning traverses the entire storefront. The second story has five double-hung one-over-one aluminum windows that are not original. The five third story window openings have been filled with brick. All of the windows have limestone sills and lintels. The simple cornice features bands of smooth limestone.

**Commercial Building – contributing (113 South Washington Street)**

This c. 1890 commercial building is three stories tall and its façade is veneered in tan face brick. The storefront's transom is covered in vertical board wood panels. Brushed metal door and window frames and Carrarra glass-like kick panels comprise the storefront, which appears to date from about 1950.

**Brookbank Building – contributing (111 South Washington Street) (Photo# 4)**

This four-story brick Italianate single-bay brick commercial building was built by John Brookbank in 1865-1866. The modern storefront has a kick plate made of pigmented structural glass and four plate glass single-light windows set in aluminum frames. The recessed entry has a single-light aluminum door with single-light sidelights and transom. On the south end of the storefront, a slightly recessed entrance with a single-light wooden door allows access to a staircase that leads to the upper floors. An aluminum awning and a contemporary wood sign appear above the storefront. The façade brick above the awning and between the second story windows has been parged with cement and has a modern signboard of wood. Each of the three upper floors has three evenly-spaced windows that are identical in size. A limestone stringer between the first and second floors acts as a sill for the second floor windows. The second and third floor windows have segmental arch brick hoods and limestone sills. Limestone brackets support the hoods on the second and third stories and the sills on the third story. The fourth floor windows have round arched brick hoods and limestone sills, both of which are supported by limestone brackets. The façade has the original double-hung wood window frames throughout with contemporary one-over-one lights replacing the historic one-over-four

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<sup>7</sup> An article on November 19, 1850 in the Delphi Journal entitled *Improvements* states that "the brickwork of the new three story brick building, now in the course of erection on the east side of the square, by Mr. Bolles, is nearly completed." Also, an advertisement in the December 13, 1851 Delphi Journal that had been running since September 27, 1851 states that the Bolles Store is "now opening."



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   5  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

construction. The fourth story and the northernmost window on the third floor have been covered with a corrugated sheet metal covering; the remaining windows have the upper half covered in the same material. The three-course corbelled brick cornice is capped with a sheet metal coping.

**Delphi City Hall (Assion-Ruffing City Hall) – previously listed (105-109 South Washington Street)**

This impressive three story brick Italianate commercial building anchors this side of the courthouse square. The building, including its third floor opera house, was separately listed on the National Register in 1998.

**Ruffing/Margowski Drug Store – contributing (101-103 South Washington Street) (Photograph #5)**

This brick, three-story, double bay commercial block was built by John Ruffing in the Italianate style c. 1870.<sup>8</sup> The first floor has been modified from its original appearance, yet the building retains much of its original character. The current storefronts have brick kick plates and plate glass windows set in aluminum frames. The centered recessed entryways have aluminum-framed glass doors and single-light transoms. The limestone pilasters in the center and on the north end of the structure are original, but the south pilaster has been replaced or covered with wood. The signboard over the south bay has a mid- to late-twentieth century wood shingle pent-roof awning, while the north bay has a modern retractable cloth awning. A faded sign painted directly upon the structure over the north bay reads "W. S. Margowski Drugs." The second and third floors each contain six evenly-spaced windows with limestone sills. The south end of the second floor has original wood four-over-four double-hung windows. The second and third windows from the north on the second floor appear to have shorter four-over-four replacement windows with horizontal wood slats in the area just below the lintels. The northernmost second floor window has been filled with wooden boards. The second floor windows have brick segmental arch hoods that rest on small limestone corbels. In contrast, the third floor windows have limestone sills and brick round arch hoods resting on small limestone corbels. All of the third floor window openings have been filled with wood boards. Above the third floor, decorative brickwork continues upward to the roofline, creating an arcade of wide, blind segmental arches on limestone brackets and lines of corbelled brick. The parapet on the northern end of the structure has a metal coping covering the bricks while the south end of the structure has exposed brick.

The first floor of the north elevation has only one opening with a modern replacement metal door located on the east end. The second and third floors each have six windows that are similar to the windows on the primary façade. The façade's brick corbelling at the cornice continues on the north elevation.

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<sup>8</sup> An article in the May 18, 1870 *Delphi Journal* notes that the contracting firm of McClure & Co., "have taken the contract to build a three-story brick block on the site formerly occupied by the Buford House Hotel," which is 101-103 South Washington Street.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   6  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

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**Hyde Service Station - contributing (120 North Washington Street) (Photo #6)**

This one-story building with Tudor details was erected c. 1930. The structure, built as a service station, sits back from the street on a concrete apron. The asymmetrical, stucco covered, concrete block structure consists of a dominant central gable with cross gable wings. The center section has a massive chimney that is offset on the north-east corner of the section's façade. The chimney is tapered and topped with a single round tile chimney pot. The center section has a centered non-historic steel door with a single light in its upper panel set inside a wooden frame. South of the door, a modern aluminum framed, double-hung, one-over-one light window is capped by a short wood awning. The gabled roofs have modern asphalt shingles. According to historic photos at the Carroll County Museum, this station was historically referred to as the Hyde Service Station.

**Commercial Building – non-contributing (114 North Washington Street)**

Though too altered to add to the understanding of the district's heritage in its current state, this two story wood frame store may retain historic features underneath its vinyl exterior and altered storefront. It is one of two frame buildings still left on the square, 124 W. Main being the other. It appears to date to c.1870.

**Kerlin Building – (210-212 South Washington Street) Damaged by fire, November 25, 2009, demolished**

This two story commercial block had a cast-iron front that was largely intact. The second floor was brick with two symmetrically placed, semi-hexagonal, wooden oriel windows. The tall parapet featured raised brick patterning and corbel work. Several plinth blocks on the storefront had the maker's information cast into them. Each read in full: SMITH . HILL / F&M CO / QINCY ILL / 1888. The Smith Hill Elevator Company from Quincy, Illinois made this storefront. They manufactured cast iron fronts as well as other metal architectural products.

**Franklin Street**

**Dimmick/Wolever Building – contributing (101-103 West Franklin Street) (Photograph #7)**

This two-story brick, double bay, Italianate commercial block was built c. 1870.<sup>9</sup> The eastern half retains most of the original historic fabric while the western has a more contemporary storefront. In the eastern storefront, the original form and character of the storefront remains, with a wood stringer above the storefront windows and three segmental brick arches supported by original cast iron columns. However, the transom areas have been covered with wood paneling, the original window lights have been replaced with plate glass and an aluminum door has been placed in the original recessed central entryway. The western storefront is more

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<sup>9</sup> A title search of this property did not reveal a date of construction. The tax records in the Carroll County Assessors office list 1875 as the date of construction. However, there is an historic photograph in the Carroll County Historical Museum (hereafter referred to as CCHM) photo archives (#101498) dated 1870 that shows the rear portion of this structure.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   7  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

contemporary, with brick kick plates, a modern canvas canopy, and a recessed aluminum door. The three original brick segmental arches remain over the storefront. The two storefront bays are divided by a contemporary residential-style aluminum door with nine lights in the upper panel; the entrance accesses the second story. Limestone pilasters appear at the east and west corners of the structure. The second story has seven, evenly-spaced, tall and narrow, arched window openings with round arched brick hoods and end brackets, limestone sills and central limestone keystones; the center opening is narrower than the others. Brick pilasters divide the openings. Historically, these openings contained wood double-hung windows. In the east half of the second story, the openings have replacement aluminum two-over-one double-hung windows below and wood panels above. The western three windows have been covered entirely with wood cut to fit inside the opening and are capped with a small plastic or fiberglass awning. An oval oxeye window appears over the central window opening, while round oxeye windows filled with wood panels appear over the other openings. Above the oxeye windows, a brick stringer runs the entire width of the building. At the roofline, the bricks are decoratively corbelled to provide the effect of an overhanging eave. The eastern half of the building was parged with concrete sometime after 1900. The east wall, facing Washington Street, has window openings with limestone sills and lintels on the first floor, and window openings with arched brick hoods and limestone sills. The openings are filled either completely filled with slatted wood or with slatted wood and replacement one-over-one windows. Above each second floor window, rectangular recesses features molded sycamore leaves of terra cotta. Concrete parging appears in the uppermost section of the east wall.

**Commercial Building – contributing (105 West Franklin Street) (Photograph #7)**

The building at 105 W. Franklin is the west portion of the previously described Dimmick/Wolver commercial block. It has much of the same detailing as the east half, except that its owner did not opt for the parge treatment in the 1890s as did the merchant in the other half. Since its upper floors retain the bare brick walls, refinements like the recessed panel end pilaster, multi-coursed brick window hoods with keystones, and oculus windows are more visible. The storefront has been heavily altered and the second floor windows are boarded shut.

**Office Building – non-contributing (107 West Franklin Street)**

Loss of two historic buildings on this lot gave opportunity for a new building in the 1970s. The result was a two story office with brick first floor and Mansardic roof second floor.

**Commercial Building – contributing (109-111 West Franklin Street)**

When first built in 1871, this two and half story retail building closely resembled the neighboring Dimmick/Wolver Building. In about 1890, the owner installed a parge coat over the brick façade. The storefronts have been altered with wood T-111 siding, new doors, and various types of display windows, all topped by an asphalt-shingled pent roof awning. The upper floor window openings have been infilled with wood panels fitted with small operable window units. The arches, keystones and attic level oculus windows remain intact.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   8  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

**The Knight Block – contributing (113-115 West Franklin Street) (Photograph #8)**

This three-story, five-bay Italianate building was constructed in 1885 by Corbly Knight. The first floor consists of five segmented brick arches with the springer of each arch resting on one of six limestone pilasters. The two outer arches house recessed entry ways with the center arch providing access to the second and third floors. The non-historic six-panel doors in the outer two bays are constructed of wood in the Greek Revival style and have been placed within the original door frames. The historic door frame with sidelights contains three lights each and with a transom containing five lights. The center six-panel door is simpler with just a single-light transom. Each doorway is accessed by two limestone steps and features a two-panel wooden detail in the transom area. The second and fourth bays are filled with storefront windows with paneled kick plates. The round transom spaces have been filled with wood. A limestone stringer runs above the storefront and acts as sills for the second floor windows. At the second floor, seven original wooden arched windows are evenly spaced across the façade. Each double-hung one-over-one window has a two-light transom and corbelled brick round arch lintels resting on brick brackets; all but the center window have replacement interior shutters covering the bottom sash. A brick stringer with dentils corbels outwards between the second and third floors. At the third floor, the original five rectangular three-light wood windows are capped with round arches and corbelled brick lintels. The arched portion of the window contains wooden panels that resemble fanlights. Each window has a limestone sill, and is divided by recessed rectangular panels. A carved limestone signature stone directly below the center third story window is inscribed, "C.M. KNIGHT, 1885." The cornice is decorated with recessed rectangular brick panels and corbelled brick made to resemble brackets. The parapet is capped with limestone coping.

**Commercial Building- non-contributing (117 West Franklin Street)**

This building replaced a historic building at some point in the 1970s. It has a brick first floor and asphalt-shingled Mansardic roof with recessed dormer windows.

Note: It may be that the facade of the building was substantially changed in the 1970s and that the building is older, probably dating to the early 1900s.

**Swatt's Livery/REMC Building – non-contributing (119-121 West Franklin Street) (Photograph #9)**

This two-story building was constructed circa 1900 and originally consisted of two commercial bays.<sup>10</sup> In 1930s, the Rural Electric Company obtained the structure and remodeled it for their offices. The REMC remodeled the first floor c.1950 with small windows and stone Ranch house-style veneer. In about 1990, the REMC installed the current wall and window materials on the first floor. The first floor façade has seven

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<sup>10</sup> A title search for this property was inconclusive in establishing a date of construction. The assessors tax records show a 1908 construction date. The 1980 Interim report lists 1936 as its construction date. However, an historic photograph dated 1915 ( CCHM Image #101456) shows this building with a restaurant and a livery stable in it. A review of the 1893 and 1900 Sanborn Fire Insurance Co. maps show a change in the footprint of the structure. The 1900 Sanborn map shows the same footprint as the 1906 and 1912 maps. These maps also reflect the same businesses as shown in the 1915 photograph. By 1929, an addition has been built that takes the structure to its current size. These maps indicate that the structure was probably built circa 1900.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page   9  

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

openings: six paired windows and one entrance. The current aluminum one-over-one double-hung windows have retained the original limestone sills and splayed limestone lintels. The modern aluminum door has full-length single-light sidelights and transom set within a limestone round archway with a central limestone key. A limestone stringer runs between the first and second stories. The eight second floor windows are identical to and align vertically with those on the first floor. There is a forty-five degree beveled wall that faces southwest on the corner of the structure and contains one window on each story identical to the ones on the main façade. The cornice is decorated with corbelled brickwork and recessed brick panels.

**United States Post Office – contributing (201 West Franklin) (photograph # 10)**

This symmetrical single-story brick and limestone Classical Revival was built in 1937. Within the past two decades, the U.S. Postal Service added a handicap access ramp to the east side of the front steps. The structure sits on a concrete foundation with limestone facing and is divided into three bays on the façade. Six limestone steps and a non-historic concrete ramp lead to the central section. The central section, clad in limestone, is divided by six limestone pilasters that rise to a limestone architrave and brick frieze. Limestone panels and the original multi-light double-hung wooden windows extend between the pilasters. All windows have limestone sills, and the outer two windows have small diameter round columns of steel that rise from the sill to the architrave. The entrance features an aluminum door placed within a classical surround flanked by flat limestone pilasters and a triangular pediment. The façade's two outer sections are identical in their construction. A nine-over-nine double-hung window appears above a limestone panel and is flanked by narrow limestone pilasters. A four-inch limestone stringer just below the cornice encircles the building. The entire structure is capped with a limestone coping.

**Market Street**

**Commercial Building – non-contributing (102 South Market Street)**

Salin Bank commissioned construction of this one story, brick, contemporary style building in the 1990s. A gable roof projects to the south to provide drive-through service.

**Commercial Building – non-contributing (108 South Market Street)**

This simple office building was built in the 1960s and has exterior materials of T-111 type wood siding and brick panels.

**Pearson Brooks House -contributing (110 South Market Street) (Photo # 11)**

This two-story gable-front brick Italianate residential structure was constructed prior to 1855. The house sits on a limestone foundation.<sup>11</sup> On the three-bay façade, the entrance in the northernmost bay is accessed by three

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<sup>11</sup> The foundation is not made of cut limestone. It appears to be stone that has either been gathered or quarried locally.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page  10 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

non-historic concrete steps with a wrought iron railing. The bracketed hood entrance has two single-light full-length sidelights with a single-light transom in the classical style and a contemporary aluminum single-light glass door. South of the entry, are two evenly-spaced rectangular historic wood six-over-six double-hung windows with limestone sills and lintels. The second floor windows are identical in construction to those on the first floor and are evenly placed along the façade. Centered in the gable is a smaller wood double-hung attic window with one-over-one lights. The windows on all three floors have modern aluminum storm windows. The gabled roof sits atop a wood cornice with wood brackets supporting the roof overhang. A modern brick and wood office building, located at 108 South Market, is attached to the north wall of the structure.

**Commercial Building – contributing (211 South Market Street)**

211 South Market is a two story brick Italianate building covered in parge coat. The first floor has round arches housing a central doorway and flanking shop windows with transoms. The second floor has aligned openings with four-over-four windows set within round arches. The central arch is taller. Vertical pilaster strips divide the building into three bays and rise to a flared (probably originally corbelled) cornice. Beside the masonry, late 19<sup>th</sup> century section stands an addition from about 1955. The building had a wing in this area to the rear that was likely original. Sometime after 1941, a frame section was added to the front of the wing. The ground floor of the addition has been completely altered with plywood and new windows, the upper floor has vertical board siding and a centered picture window flanked by double-hung units. The roofline forms a deep overhang and two large wall struts flanking the window group support it.

**Main Street**

**Laundromat – non-contributing (210 West Main Street)**

Probably dating to about 1955, this one story building utilizes Quonset hut-like construction. Its side and rear walls are channeled vertical sheet steel bolted together, presumably to a steel frame. Windows are steel hopper or awning type sash. The roof structure is some type of bowed lower chord type truss (revealed as a bowed ceiling on the interior, but exterior has a gable roof). This provides a clear span inside. The front is conventional ranch-type smooth limestone veneer with large windows and metal framed front door. As further evidence is revealed, the building and its period of significance may be considered to contribute to the district.

**Office Building – non-contributing (208 West Main Street)**

This two story, flat roofed, professional office building is veneered in limestone. It was built in about 1955 and has served as a dentist's office for many years. As with the laundry next door, in time, it may be considered to be contributing to the district.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page  11 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

**Lehnert /Knights of Pythias Building – contributing (202 West Main Street) (Photos # 12 & 13)**

The front half of this brick Italianate structure, from Main Street south to just past the sixth window from Main, was constructed prior to the back portion.<sup>12</sup> The rear portion of the structure was constructed in 1911 by the Knights of Pythias Lodge No. 80.<sup>13</sup> It was probably at this time that the concrete parging was placed on the structure.<sup>14</sup> The front half of the structure sits on a stone foundation; the material used for the 1911 addition foundation is unknown as the foundation is not visible from the exterior. The façade's first floor has five historic limestone columns; the center and outer two columns are larger in diameter than the others. The façade has two entries at either end of the building. The entry in the western bay opens directly onto the sidewalk and is accessed by two modern replacement concrete steps. The single-light door and surrounding frame are of wood. Two contemporary, single-light fixed wooden windows are located east of the west entrance. Another entrance appears in the façade's easternmost bay. The recessed entrance contains a modern metal door with a single full-length light. A non-historic pent-roof awning with wooden shingles covers the storefront. A limestone stringer runs across the front of the structure at the second floor level. Seven evenly-spaced limestone pilasters start at the second floor level and rise to the cornice; the center and outer two pilasters are wider than the other four. On the second floor, the six wooden double-hung one-over-one windows between the pilasters have limestone sills and brick segmental arch lintels. The third floor rectangular, wooden, one-over-one double-hung windows have limestone sills and splayed lintels that appear to be of limestone that was parged over during the 1911 addition. A row of brick dentils appears in the spaces between the capitals of the seven pilasters. The parapet above includes a carved signature stone with the inscription, "1911-K. of P. Hall No. 80." The façade is capped in limestone. The entire face of the structure is parged with concrete, with the pilasters molded to resemble stone and remaining surfaces finished smooth. The eastern elevation is identical in its finish to the façade except for the addition of five contemporary access doors and two storefronts at street level.

**Commercial Building – non-contributing (124 West Main Street)**

This smooth faced concrete block building was built in about 1960. It is one story high and has no architectural detailing.

<sup>12</sup> Carroll County Historical Museum (hereafter referred to as CCHM), Photo Archive, Image # 101060.

<sup>13</sup> A photograph (photo #13) taken of the west elevation reveals the roofline of the old structure and shows where the new addition was begun.

<sup>14</sup> An article on the front page of the January 19, 1911 Delphi Journal titled *Two New Business Blocks for Delphi* states that "the K. of P. building will be remodeled in an artistic manner and in a short time will be new Delphi instead of old Delphi. Who's next?" It is local historian Mark Smith's belief that this refers to the concrete parging that was applied over the brick walls of the old section and the new addition of the structure. The outer wall surface is brick in an 1895 photo (refer to Image #101060 in the Carroll County Historical Museum photo archives).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page  12 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

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**Commercial Building – contributing (122 West Main Street)**

This is one of two wood frame buildings left in the district. It is a two story Italianate style building. The first floor storefront retains historic doors, windows and recessed panel kick plates. An owner modified the transom area in the 1940s or 50s, adding a slightly projecting marquee and covering for the transom windows of horizontal-installed ribbed sheet metal. The second floor is covered in an insulbric – like material that simulates stonework. Window placement is consistent with historic placement, but the units themselves may be more recent. The entablature at the top of the building has a wood board frieze and wood scroll brackets supporting a deep cornice. The west side wall is stuccoed. The rear of the building has a two story wooden porch.

**Commercial Building – non-contributing (118-120 West Main Street) (to right in Photo #14)**

Although this building dates to the late 19<sup>th</sup> century, subsequent alterations have compromised its historic appearance. The first floor is covered in vinyl siding, with ornamental bay windows and recessed entries. The upper floor shows traces of tall window openings, however, in about 1950, an owner installed residential-type picture windows on the second floor. The building appears to have had a third floor originally.

**Pletcher Hardware Building – contributing (114-116 West Main Street) (Photo #14)**

This two story brick commercial building was constructed c. 1885. The symmetrical façade has two storefronts. The current storefronts, installed in the late-twentieth century, are constructed of brick and sit on the historic stone foundation. The storefront façade is divided by a single central wood door with nine lights in the upper panel; this door provides access to the second floor stairwell. The west bay has a central entrance with a single wood door identical to the central door. The storefront has large windows set in wood and aluminum frames evenly spaced on both sides of the door; these windows have limestone sills and lintels. The east bay is identical except for the entrance door that has two wood doors, each having nine lights in the upper panel. Limestone pilasters at the east and west ends flank the storefronts and rise from the foundation to the second floor. There is a modern pent-roof awning covered with wood shingles over both storefronts. Four evenly-spaced historic cast-iron columns reach to the awning. The second floor has three large window openings evenly spaced along the façade. The central opening has paired one-over-one double-hung wood windows with limestone sills and modern aluminum storms. A keyed limestone segmental arch appears above the openings. The two outer windows are identical to each other and are considerably larger than the central window. They each have a group of three one-over-one double-hung wood windows with limestone sills, a three-light transom, and aluminum storms. Immediately above each window grouping, a limestone segmental arch that rests on limestone springers features a central limestone key flanked by six terra cotta medallions. A brick pilaster at each end of the façade rises from the first floor and continues to the roof line. A decoratively molded terra cotta stringer runs between the pilasters and above the second floor. Centered above and resting on this stringer is an ornately molded terra cotta plaque within a triangular brick frame. A formed sheet metal bracketed cornice with a paneled frieze traverses the entire façade between the pilasters. The frieze has a centrally-located radius opening that provides space for the signature stone directly below and is placed between two sets of paired brackets; there are two single brackets evenly spaced between the paired brackets



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page  13 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

and the pilasters. The east pilaster is capped at the roofline with decorative metal finial; the west finial is missing. A central triangular gable caps the parapet.

**Holt/Rinehart Building - contributing (108-112 West Main Street) (Photo #15)**

This three-story, three-bay, brick commercial Italianate building was constructed c. 1857. Historic photos indicate that the original brick façade of this structure was given a cement parge coating, molded to resemble cut stone, sometime between 1884 and 1900. The building rests on a limestone foundation. The three commercial bays each have a contemporary storefront. The west bay has a centered, recessed entranceway with a concrete kick plate that is trimmed in wood. The area above the kick plate has been filled with wood and painted. Centered within the recessed entryway is a modern four paneled, painted wood door with a single light filling the arch. To the east and west side of the entryway, two modern windows each contain a single centered round arched six-over-six double-hung, aluminum window with five lights filling the arch. The historic limestone pilasters and signboard frame the bay opening; both have been painted. Between the west and center bays is a single modern two-panel metal door with nine lights in the upper panel. The entrance provides access to the upper floors. The middle storefront has a centered recessed entryway with a modern aluminum single-light door and transom, concrete kick plates, and modern plate glass windows with aluminum frames. A modern metal awning covers the signboard and traverses the entire bay. This bay is also framed with the historic limestone pilasters that have been painted. The east bay has a modern metal panel façade that covers the entire first floor with entrance doors with sidelights at the east end of the bay. Two single-light plate glass windows with aluminum frames appear at the west end of the bay.

At each end of the façade, pilasters that rise to the roofline are capped by finials of an unknown material (possibly concrete). Three identical pilasters divide the façade into four bays. The easternmost bay has three evenly-spaced windows on the second and third floors; the second bay from the east is identical. The second bay from the west has only one window on each floor, and the western most bay again has three windows on each floor. With the exception of the second bay from the west, all of the second floor window openings have one-over-one double-hung wood windows with limestone sills and eyebrow hoods. The remaining window in the second bay from the west has a four-over-four double-hung window with a round arch limestone lintel. On the third floor, the two eastern bays have replacement one-over-one double-hung wood windows with limestone sills and lintels with four-light transoms with segmental limestone arches above. The second bay from the west retains its historic wooden four-over-four window with limestone sill and lintel and four-light segmental arch transom. The westernmost bay has historic wooden four-over-four double-hung windows with limestone sills and lintels and four-light segmental arch transoms. These windows also retain their historic shutters. The tall cornice features round medallions, a row of decorative round arches, dentil molding, and limestone coping.

**Commercial Building – contributing (104-106 West Main Street)**

This three story brick commercial block is similar to its immediate neighbors.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 14

*Delphi Courthouse Square Historic District, Carroll Co., IN*

**The Moore Building – contributing (102 West Main Street) (photo #16)**

This three-story, two-bay, commercial Italianate brick structure was built in 1863-1864 by Cameron and George Moore.<sup>15</sup> The structure rests on a limestone foundation and was cement parged to resemble cut stone sometime between 1895 and 1900. The first floor has two modern storefronts separated by a door that accesses the stairwell to the upper stories. This modern door has an aluminum frame but retains the original transom light above. The west storefront has a recessed entryway with a modern concrete kick plate. A large single-light plate glass window is framed in aluminum. The entrance has been offset to the west of the bay and has a modern single-light aluminum-framed door. The eastern storefront has a centered recessed entrance with modern, double aluminum single-light doors with aluminum-framed sidelights and a single transom light. Each storefront was originally flanked by two limestone pilasters; three of these pilasters remain, but have been parged with cement and painted. The easternmost pilaster has been replaced with a round steel column four inches in diameter. Above the first floor, the pilasters become brick and extend to the roofline. A limestone storefront lintel appears above the signboards.

The upper floors are divided into two sections; the east section is further divided into three by pilasters, while the west section is divided into four. On the second floor, the four western openings retain their original four-over-four double-hung wooden windows with limestone sills and segmental arch limestone lintels. The two easternmost openings of the east bay have been partially covered on their upper halves with wood cut to fit into the arch; the single-light windows below possibly sit in the original wood frames. The third opening from the east has been completely filled with wood to fit the opening. It is unknown if the original window and frame is intact behind this covering. The seven round arched third floor windows have all been covered with wood cut to fit the openings; they have round arched limestone lintels and limestone sills. The original cornice is in place at the top of the west bay. The east bay was modified between 1895 and 1900 to include a Neo-Classical cornice with dentils. During the same period, a rear addition was added onto the structure. The east elevation is finished the same as the façade.

**Odd Fellows Lodge No. 28 – contributing (102 East Main) (photo #17)**

This brick, three-story Second Empire building was erected in 1880-1881 by the Independent Order of Odd Fellows Lodge 28. A contemporary storefront with a kick plate covered with modern fiber cement board sits on the original limestone foundation. A recessed entry is offset to the west. The entry contains a modern aluminum door with a narrow aluminum sidelight and transom; the transom is filled with wood. The storefront is filled with six plate glass lights in aluminum frames that rise from the kick plate to the signboard above. Three original limestone pillars are evenly spaced along the first floor. The western pillar has the historic cornerstone inscribed with, "Delphi Lodge No. 28, I.O.O.F., June 24 1880." Above the east and west corner pillars, limestone quoins rise to the roofline. The second and third floors each have six evenly-spaced windows. On

<sup>15</sup> A Delphi Journal article from April 13, 1864 states, "C & G Moore have removed to their new brick store."

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page  15 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

the second floor, six modern double-hung one-over-one wood windows have limestone sills and original sheet metal round arch hoods that rest on Corinthian pilasters; the space just below the hoods have been filled with vertical wooden slats. Centered between the second and third floors, a limestone plaque reads, "Delphi Lodge, No. 28, I.O.O.F." A limestone stringer at the base of the third floor serves as the sill for the third floor windows. This stringer is supported by twelve limestone brackets, placed on both sides of the six window openings. The openings are capped with hoods identical to the second floor with the exception of an added decorative key. The hoods rest on limestone brackets. The window openings are completely enclosed with vertical slatted wood cut to fit the opening. The roofline is plain and undecorated with the exception of a limestone cap covering the brick. The original concave mansard roof with oxeve dormers and corner convex roofed dome were destroyed by fire on January 2, 1955.

The west face of the structure is identical in character to the façade on the second and third floors. This face lacks windows on the street level.

**Commercial Building – non-contributing (106 East Main Street)**

This stuccoed building once had an additional story. The storefront has been heavily altered, the upper walls stuccoed with a heavy raised stucco coat, and second floor windows replaced.

**Commercial Building – contributing (108-110 East Main Street)**

This two story brick retail block shows influence of the Craftsman style. The brick facing was added in 1910. The storefront has been remodeled/covered with clapboard and vertical board walls, new windows, and new doors. An asphalt shingle pent roof with cross gable runs across this and the building to the east in an attempt to provide a unified storefront appearance. The second floor has walls of dark red face brick punctured by five one-over-one windows, each with stone sill and simplified stone label lintel. A brick corbel table divides the parapet and second floor. Above it, the parapet field has rectilinear raised brickwork forming geometric panels. The top of the parapet has several courses of corbelled brick work.

**Commercial Building – contributing (112 East Main Street)**

Built prior to 1868, this two story brick building was coated with parging before 1945. The first floor was altered in tandem with 108-110 East Main. The upper floor has three evenly spaced one-over-one windows. The parapet has a stringcourse below a table of emphatic, large-scale corbels. The Sandwich Shop has occupied the building for decades. The metal signage running above the storefront that advertises Coca-Cola dates to the 1950s.

**Journal Building – contributing (114 East Main Street)**

This two story brick building was constructed c.1890. The second floor has paired windows set within broad, multi-coursed segmental arched openings. A sheet metal bracketed cornice tops the building.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page  16 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

---

**Odd Fellows Lodge No. 174 – contributing (107-109 East Main) (photo #18)**

This three-story Italianate structure was erected in 1874 by the International Order of Odd Fellows as Lodge 174. The brick building has a symmetrical façade with two modern storefronts separated by a center door that accesses a stairwell to the upper floors. This entrance has a wide modern wood door with four panes of glass in the upper panel. The entrance is capped with the original triangular sheet metal pediment with a raked and returned cornice. Both storefronts have wood kick plates that rest on the limestone foundation. The east bay has a central recessed entrance with two full-light wood doors with a full panel single light of glass in each. The east side of the recess has a painted wood two-panel door that fills the opening, while the west side has a wood-framed single light of plate glass that fills the opening. The recessed entrance is flanked on either side by a wood-framed single-light window that rises from the kick plate to the signboard and fills the remaining width of the structure on either side of the entry. The west storefront has a modern wood door with nine lights in the upper panel and sidelights with three lights in their upper panel. Two single-light windows are framed the same way as the east bay windows. The westernmost window is half the width of the eastern window; both rise to the signboard. Each storefront is flanked by two historic limestone pilasters with two historic four-inch diameter spiral columns spaced evenly between them. A modern wood signboard appears above the storefronts. Each corner of the building has a brick pilaster that continues from the first floor limestone pilaster to the frieze above the third story; these pilasters have limestone capitals. The second and third floors each have seven evenly-spaced window openings with the center window on each floor being slightly taller than the others. The second floor center window has a raked pediment arch that rests on limestone brackets; the opening is filled with vertically slatted wood cut to fit the opening and has a limestone sill. The other six openings have the original wood, double-hung, one-over-one windows with limestone sills and flat terra cotta label moldings. A limestone stringer divides the second and third floors. All window openings on the third floor are the same height. The six outer openings on the third floor have segmental arches with limestone sills and segmental arched terra cotta hood molds; the two western hoods are missing. The center opening is capped identically to the second floor with the exception of a date stone that fills the lower part of the pediment above the opening displaying "1874" in raised numbers. Above the third floor, a metal split frieze and cornice is flanked on the east and west edges of the structure by two large console brackets. Each side of the split frieze and cornice has six evenly-spaced large brackets with ten smaller evenly-spaced brackets between them. The opening between the cornice and frieze is capped with a pointed arched pediment with six small brackets supporting each side of its cornice. The entire space is filled with a signature stone that reads, "I.O.O.F., Carroll Lodge, No. 174."

**The Carl Brothers Centennial Block – contributing (113-115 East Main Street) (Photo #19)**

This three-story brick Italianate building with a limestone foundation was constructed between 1878 and 1880. The symmetrical façade has two storefronts that retain much of their original character. The storefronts are evenly divided by eight chamfered limestone pilasters with Italianate detailing, the pilasters at the east and west ends being slightly wider than the others. Seven full round arches with keystones rest on these pilasters; the center arch is the narrowest. These arches and keystones are of molded terra cotta. Door openings appear in the second, fourth, and sixth openings from the east. The center door opening, which leads to the second story, is covered by two narrow historic wooden louvered doors. The store entrances are recessed and have full light wood doors. The transoms have been filled in with wood and painted. In the four openings between

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page  17 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

the three doors are modern single-light, wood-framed, plate glass windows that rest on stone kick plates. A limestone lintel traverses the entire storefront at the second floor level. Six decorative wreath medallions appear within the spandrels between the arches. Above the large eastern pilaster and the smaller pilaster to the west of the center door opening, large brackets appear to support the lintel; the west side of the structure lacks this feature. Historic photos reveal that these brackets are not original to the structure. Limestone courses run between the first and second floors and between the second and third floors; they act as sills for the seven arched window openings on each floor. The center window on each floor is narrower than the others. All windows on both the second and third floor are capped by molded terra cotta hoods that rise from limestone brackets. The windows of the second floor have their historic wood, double-hung, one-over-one windows. The windows openings on the third floor have been filled in with painted wood panels. The heavy sheet metal cornice features scrolled brackets and modillions and is divided by a central parapet with concave sides. Below the parapet, two original oxeye windows framed in limestone appear below a signature that reads, "Centennial Block, Carll Bro."

**Commercial Building – contributing (117-119 East Main Street)**

Continuing the streetscape of Italianate facades on East Main, this three story, brick building includes impressive detail. Built c. 1880, the building has a cast-iron storefront, the columns and pilasters of which survive on the west business bay. All windows and transom areas on this half have been replaced. The east storefront fared worst, all of its historic supports were removed, replaced, or panned over and new large single display window now fills its front. The second and third floors have seven bays each with tall window openings, each capped by a sheet metal hood in the form of a pediment with exaggerated keystone. Sections of entablature link the hoods on the face of the brick piers. Above, the entablature has alternating large brackets, one each to two console/modillions, linked by a stringcourse under the modillions. The center of the entablature features two brackets framing a triangular headed window with open gable hood.

**The Julien Building – contributing (118-122 East Main Street) (photo #20)**

This two-story, single-bay commercial brick structure was built in 1911 by R. C. Julien. The modern storefront is divided into five sections, the three center sections being twice the width as the outer two. The brick kick plate and entryway are constructed of brick. The entrance is recessed and located in the easternmost section; the aluminum single-light door is placed at a forty-five degree angle. The three large sections each have a contemporary aluminum framed plate glass window that rises to the signboard. The small section on the west of the storefront is filled with painted vertical aluminum siding. The modern aluminum signboard rises to the level of the second story window sills. The second story windows have been filled with vertical aluminum siding and painted to match the color of the wall. Centered in the area above the windows and below the roofline is a signature plate that reads, "R.C. Julien, 1911." The parapet is capped by a metal coping.

**Verizon Building - non-contributing (123 East Main Street) (Photo #21)**

This one-story brick office structure was built after 1981. The yellow brick façade rises from a concrete foundation. The upper third of the façade is covered by a fixed overhanging wood-shingled awning. Two

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 7 Page 18

*Delphi Courthouse Square Historic District, Carroll Co., IN*

narrow single-light windows in aluminum frames are unevenly spaced across the west end of the façade. On the east side of the façade, the entrance has a single-light glass door. The window and door openings are the same width. The door is accessed by a low rising concrete ramp.

**Niewerth Building – previously listed (124 East Main Street)**

Completed in 1874, the Niewerth is a brick, parge-coated Italianate commercial block. It was individually listed on the National Register in 1984.

**Delphi Public Library – contributing (222 East Main Street)**

The Delphi Library Board commissioned this fine Neo-Classical Revival building in 1905. Planning for the rear addition began in the mid-1980s and the addition was opened for use in 1990. The walls of the library are red brick, the raised basement's walls are channeled/rusticated. The front of the library features a centered, projecting, two story portico/foyer with limestone Tuscan order columns in antis. Single groups of large round arched windows flank the portico on the main body of the library. The entablature is of wood, with plain frieze, modillions, and cornice; the same moldings form the front pediment over the portico. The entrance is set within the portico and has a classical surround of brick pilasters and full pediment over the single light oak double doors and transom. The flanks of the library have arched window groups similar to those in front. The 1990 addition harmonizes with the original building; its walls are a similar brick but its windows are modern.

**Union Street**

**Armory/City Annex Building– contributing (201 South Union Street) (Photo #22)**

The City of Delphi commissioned this two-story brick structure with Italian Renaissance and Romanesque styling, constructed between 1926 and 1928. The building, a central block with recessed wings, rests on a concrete foundation. The brick façade rises from the foundation and begins with a row of soldier bricks topped with a row of header bricks. The centrally-located recessed entrance is accessed by a concrete ramp that is faced with limestone and has tubular steel handrails. The modern aluminum entrance door has a single, large aluminum sidelight to the north. The entrance is topped by a historic limestone lintel supported by two small limestone brackets. The entry's historic limestone surround features pilasters topped with carved impostes below a large round arch. The exterior curve, or extrados, of the arch is carved with a decorative cable molding while the inner curve, or intrados, is slightly recessed. The area inside of the arch above the lintel, or tympanum, has a bas relief carving of the Great Seal of the United States. The entry is flanked by modern chalice-shaped light fixtures. Flanking the entrance are paired aluminum, one-over-one double-hung replacement window units set in the original round arch openings. Wide brick arches formed by outer courses of rowlock brick and an inner row of soldier brick cap the window openings. The areas directly under the arches have been filled with painted wood cut to fit the openings. The arches share a common center springer that rests on a belt course of rowlock brick. The first floor of the north wing has similar windows, but the south wing features larger bay openings, now filled with wood, but retaining their original brick and limestone segmental arches. The second story of the central block has paired modern windows identical to the first floor but lacking the segmental arch lintels; the second floors of the wings have the same windows. Another belt

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   7   Page  19 

*Delphi Courthouse Square Historic District, Carroll Co., IN*

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course appears at the top of the windows. Centered above the entrance, a limestone plaque reads, "CIVIC HALL, MCMXXVIII." A row of segmental arch brick corbels (false machicolations) supports the corbelled cornice. Limestone coping caps the roofline.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  20 

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**Section 8 - Statement of Significance**

The Delphi Courthouse Square Historic District is eligible for the National Register of Historic Places under Criterion A as the historic center of Carroll County's commercial, social, and governmental activity for over one hundred seventy-five years. The Delphi Courthouse Square Historic District is also eligible under Criterion C due to the extant variety of architectural styles. These various styles represent a century of continued use and development within the Delphi Courthouse Square. Though some storefronts have been altered over the years, a significant amount of the architecture's historic integrity has been retained.

Delphi's Courthouse Square Historic District has three historic periods of development, including the pioneer period circa 1824 to 1850, the canal and railroad period circa 1850 to 1880, and the period circa 1880 to 1937, a period that many Indiana historians consider the state's golden age.<sup>16</sup> Buildings constructed on the square during these periods reflect different forms of construction, styles, and materials. Historic photos reveal that the majority of the earliest buildings on the square were constructed of wood with a few structures, such as the first courthouse, constructed of brick.<sup>17</sup> However, none of the structures constructed during the pioneer period remain within the district today. Large fires in 1839, 1844 and 1850 destroyed large numbers of these wooden structures around the square.<sup>18</sup> These fires and a new prosperity brought by the Wabash and Erie Canal moved Delphi into a period of new construction when many new and more expensive brick structures were erected. The last of the pioneer period structures located in the courthouse district, the Bowen Bank Building, (located where the Verizon building now stands at 123 East Main Street), was demolished in 1982. However, several of the structures built from 1850 to 1880 remain on the square today, including the Bolles Building (1851) at 115-117 South Washington Street and the Pearce, Dugan and Case building (1853) at 125 South Washington Street.

The period between 1880 and 1937 reflects another era of economic growth and expansion. Several buildings constructed during this time display a higher degree of refinement in their architectural embellishments than those of earlier periods. These buildings include the ornately finished Odd Fellow's Lodge No. 28, at 102 East Main Street, the Pletcher Hardware building at 114-116 West Main Street, and the United States Post Office at 201 West Franklin Street.

**Criterion A**

Many events and people have influenced the development of the Delphi Courthouse Square Historic District. Some of the most significant events include the establishment of Delphi as the seat and focal point of Carroll

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<sup>16</sup> Clifton J. Phillips, *Indiana in Transition: The Emergence of an Industrial Commonwealth, 1880-1920* (Indianapolis: Indiana Historical Bureau & Indiana Historical Society, 1968), 503-504.

<sup>17</sup> Odell, 76.

<sup>18</sup> James Hervey Stewart, *Recollection of the early Settlement of Carroll County, Indiana* (Cincinnati: Hitchcock and Walden, 1872), 114-116.



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  21 

---

County government on May 15, 1828,<sup>19</sup> the construction of the Wabash and Erie Canal between 1832 and 1843 and the arrival of the Lake Erie, Wabash & St. Louis railroad in June 1856.<sup>20</sup>

Delphi lies at the confluence of Deer Creek and the Wabash River. The Shawnee were familiar with the area. The great Shawnee chief Tecumseh established his main village, known as Prophetstown to the European settlers, just ten miles south on the banks of the Wabash in 1808.<sup>21</sup> The earliest permanent settlement of pioneers in the area was the family of Henry Robinson in December 1824.<sup>22</sup> The area was heavily forested, yet this did not deter further settlement and by 1827 the population had increased sufficiently that on January 7, 1828 the Indiana State Legislature established Carroll County.<sup>23</sup> A small community had already established itself near the site of modern Delphi and was chosen by the legislature as the new county's seat of government with the name of Carrollton.<sup>24</sup> Almost immediately, the county commissioners renamed the site Delphi.<sup>25</sup> The reason for the choice of the name Delphi is not clear, but the name reflects the era's fascination with the ancient Greeks and the classics. A gentleman by the name of William Wilson donated one hundred acres on which to locate the new town.<sup>26</sup> The town was platted in 1828 establishing a public square; a public well was dug on its south side.<sup>27</sup> The first courthouse on the square was begun in 1831 and completed in 1836 firmly establishing the square as the county center of government.<sup>28</sup> The new town was incorporated as a city in 1838.<sup>29</sup>

The concept of a courthouse square gave shape to centers of hundreds of new county seats being established in what was then the western United States. Because of its simple concept and easy layout, Delphi's public square is considered a Block Square, or Shelbyville Square, a common design throughout the Midwest. The courthouse itself served as the nucleus of a county, and the county seat typically served as the center for trade and socializing.

Through the years, the elements of a courthouse square evolved. According to an essay on courthouse squares from *Common Places: Readings in American Vernacular Architecture*, original plats did not call for landscaping, and commercial buildings constructed of wood were small and separate from one another. Eventually, trees were introduced and planted in a more park-like setting. Monuments commemorating various

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<sup>19</sup> Peattie, part 3, 9.

<sup>20</sup> Odell, 114.

<sup>21</sup> Indiana Department of Natural Resources website, "Prophetstown State Park" available at, [http://www.in.gov/dnr/parklake/properties/park\\_prophetstown.html](http://www.in.gov/dnr/parklake/properties/park_prophetstown.html), accessed 12 January 2008.

<sup>22</sup> Odell, 66.

<sup>23</sup> Ibid., 72.

<sup>24</sup> Ibid., 74.

<sup>25</sup> Ibid., 74.

<sup>26</sup> "History of Delphi," *Attica Indiana Ledger Tribune*, 4 May 1931; clipping located in "Indiana cities and town" file, Indiana State Library, Indianapolis, Indiana.

<sup>27</sup> Odell, 221.

<sup>28</sup> Ibid., 221.

<sup>29</sup> Ibid., 221.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  22 

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wars began to appear, and commercial buildings gradually crowded together and presented a composite facade. These later buildings were constructed of more substantial materials, such as brick and stone, and became more decorative.<sup>30</sup> The public square in Delphi is significant because it offered the citizens of Delphi and Carroll County the opportunity to socialize, conduct business, seek entertainment, and handle governmental business.

A commercial district began to grow almost immediately after the establishment of the courthouse square. Early newspaper advertisements demonstrate the square's commercial importance. For example, one 1837 advertisement declares, "Bolles and Colton are now receiving at their store, east side of the Public Square in Delphi, direct from New York city, a stock of merchandise larger than has ever been seen in Carroll County."<sup>31</sup> This advertisement had been running since 12 November 1836. In his book about the early settlement of Carroll County, historian Dr. James Stewart describes many other businesses around the square in 1838. He describes tailor shops, merchants of various types, purveyors of drugs and medicines, lawyers, and a hotel.<sup>32</sup> Within ten years of its founding, the courthouse square was firmly established as a government, social, and commercial center for Delphi and Carroll County.

Prior to the construction of the Wabash and Erie Canal, people and goods coming from the eastern United States, such as the goods advertised "from New York" by Bolles and Colton, had a long trip overland and down the Ohio and up the Wabash Rivers.<sup>33</sup> The journey was long and expensive. The Wabash and Erie Canal helped to change this. It eventually ran from Toledo, Ohio to Evansville, Indiana passing through Delphi.<sup>34</sup> The canal was opened through Delphi by 1840.<sup>35</sup> Historian and author Tom Castaldi credits the canal with attracting people and businesses to the towns through which it flowed, helping to reduce the cost of trade goods.<sup>36</sup> The canal made Delphi the center of commerce for the communities and their citizens for many miles around. New businesses, such as Bolles and Colton, developed and several large distribution warehouses established themselves along the canal.<sup>37</sup> The canal instigated the development of a thriving trade community within Delphi and these opportunities helped the city to prosper. When the first railroad reached Delphi in June 1856, the canal slowly became obsolete, but by that time Delphi was firmly been established as the key commercial center for the surrounding area.<sup>38</sup>

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<sup>30</sup> Dell Upton and John Michael Veach, *Common Places: Readings in American Vernacular Architecture* (Athens: University of Georgia Press, 1986), 139.

<sup>31</sup> "Bolles & Colton," *The Delphi Oracle*, 3 June 1837, p. 3, col. 1.

<sup>32</sup> Stewart, 116-118.

<sup>33</sup> Tom E. Castaldi, *Wabash & Erie Canal Journey: 1832-1876* (Delphi, Indiana: Carroll County Wabash & Erie Canal, Inc., 2004), 6. (hereafter cited as Castaldi)

<sup>34</sup> Castaldi, 7.

<sup>35</sup> Dora Thomas Mayhill, *Postal and Allied History of Carroll County, Indiana* (Knightstown, Indiana: Banner Publishing Company, 1954), 132. (hereafter cited as Mayhill)

<sup>36</sup> Castaldi, 14.

<sup>37</sup> Note: William Bolles with various partners remained in business on the square for most of the nineteenth century. These associations are documented in many historic photographs and newspaper advertisements from the time.

<sup>38</sup> Mayhill, 140.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  23 

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A fire in 1850 destroyed the south portion of the east side of the square.<sup>39</sup> One of the businesses damaged in this area was Bolles and Colton. Bolles and Colton rebuilt their building out of brick on the east side of the square in 1851 at what is today 115-117 South Washington Street. The firm of Spears, Case and Company built another new brick structure to the south of the Bolles building, at 119-123 South Washington Street, in 1853. Both of these brick Italianate structures survive today. These structures reflected the new prosperity and began to give the square a new look. The old wood structures, many built in the Greek Revival style, began to pale in their presence. A review of historic photographs demonstrate that over the next two decades, most of the old wooden buildings would come down and be replaced with more substantial brick structures, such as the Holt-Rinehart building at 108-112 West Main Street (c.1857-1858) and the Moore building at 102 West Main Street (c.1863). A photograph from 1868 of the east side of the square reveals that only one of the wooden buildings, the Buford House, remained. The other wooden structures were replaced with those constructed of brick.<sup>40</sup> The remaining sides of the square would follow the same pattern, though not all of their older pioneer period structures would come down until later periods.<sup>41</sup>

Many businesses flourished around the square during the 1850s-1860s. A review of an 1868 photo of the east side of the square shows that Bolles is still located in the building he had constructed in 1851. The photograph also indicates that a jeweler occupied one of the second floor rooms, believed to be Bradshaw's Jewelers by local historian Mark Smith. A photograph taken in 1865 of the southwest corner at the intersection of Washington and Main on the south side of the square shows the new brick C & G Moore building, which still stands at 102 West Main Street.<sup>42</sup> The Moores sold hardware; large crates can be seen sitting on Main Street in front of the store in historic photos. On the Washington Street side of the structure, the photo also illustrates a stair that leads to the basement. Two signs advertise the downstairs dining room and saloon. Saloons and billiard halls were also scattered throughout the district, further suggesting that the courthouse square was a gathering place for local residents. In the middle of this block is the Holt-Rinehart building, located at 108-112 West Main Street, constructed in 1857.<sup>43</sup> This structure housed various retail stores and private offices over the years and had an auditorium on its top floor.

The square was not entirely occupied by commercial establishments during the canal and railroad eras. On the west side of the square at 110 South Market Street stands the Pearson Brooks House built in 1855. Two early photographs, 1855 and 1858, show this structure and reveals that the west side of the square was primarily residential and sparsely occupied during this time.<sup>44</sup> The square itself was occupied by a brick, towered Italianate courthouse constructed in 1857.<sup>45</sup>

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<sup>39</sup> Stewart, 116.

<sup>40</sup> Carroll County Historical Museum (hereafter referred to as CCHM), Photo Archive, Image #101411.

<sup>41</sup> An August 12, 1884 photograph of the north side of the square demonstrates this. CCHM Photo Archive, Image #101521.

<sup>42</sup> CCHM, Image # 100015.

<sup>43</sup> Odell, 184.

<sup>44</sup> CCHM, Images 101595 and 106591.

<sup>45</sup> Odell, 78.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  24 

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Building construction slowed considerably across the United States as a result of the economic depression of 1857 and would not resume in full until after the Civil War.<sup>46</sup> This prosperous era was sometimes referred to as America's Gilded Age. The United States experienced prosperity and growth during this era, which is reflected locally in the architecture around the Delphi Courthouse Square. The Gilded Age was described by Kenneth L. Ames, former Chief of Historical and Anthropological Surveys at the New York State Museum, as a period of "first impressions." Ames argues that Victorian Americans understood the value of first impressions and "created distinctive forms of material culture to mold and manipulate them," visible in the construction of new buildings all across America.<sup>47</sup> Delphi reflects this trend. The new construction within the district during this time replaced most of the remaining wood structures built during the pioneer period.<sup>48</sup> Two fine examples of these new structures are demonstrated in both of the Odd Fellows halls located at 102 and 107-109 East Main Street. Many of the buildings constructed in this era are some of the most ornate and stunning buildings in the district.

Transportation routes helped to focus the development of the courthouse square district. In the early years of settlement there were no developed roads leading to Delphi, only Indian trails. The first highway was ordered by the County Commissioners in 1828 to go from Delphi to Logansport.<sup>49</sup> Many of these early roads were no more than widened dirt trails. One such road was the Delphi and Frankfort Plank Road built in 1849-1851.<sup>50</sup> This highway brought grain and dressed pork into Delphi from the areas to south. In addition to the Wabash and Erie Canal, the new roads helped bring visitors and growth to the commercial district that surrounded the courthouse square. Railroads reached Delphi in 1856 passing just to the west of the square and helped establish Delphi as a major commercial center for this part of the state. In 1905, the Ft. Wayne & Wabash Traction Company Interurban rail line reached Delphi. The Interurban ran along the north side of Deer Creek stopping one block south of the square on Washington Street and proved to be a great convenience to the city's intrastate travel.<sup>51</sup> All of these modes of transportation connected the businesses on the courthouse square to the outlying areas. In the early twentieth century the modern highway system, including U.S. 421 and state routes 18 and 25 reached Delphi, further increasing this connection.

The square's significance is illustrated by the number of businesses that have historically been located in the

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<sup>46</sup> Leland M. Roth, *A Concise History of American Architecture* (New York: Harper & Row, Publishers, 1980), 126.

<sup>47</sup> Kenneth L. Ames, "First Impressions," *American Architectural History: a contemporary reader*, ed. Kenneth L. Eggner (New York: Routledge, 2004), 157.

<sup>48</sup> This can be seen by reviewing and comparing historic photographs in the Carroll County Historical Museum Photo Archives. Compare the south side of the square in Image #101521 to 101059, north side #101445 to 101456, west side # 106591 to 101603, and East Main Street in #101423 to 101428.

<sup>49</sup> Odell, 111.

<sup>50</sup> Ibid., 112.

<sup>51</sup> Ibid., 114.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  25 

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area. For example, several grocers and dry goods merchants were scattered throughout the district. The June 3, 1838 *Delphi Oracle* has advertisements for Bolles and Colton Dry Goods, located on the east side of the square, and LaSalle and Polk Dry Goods and Groceries on the corner of Washington and Franklin Streets. In 1887, ten grocers and four dry goods stores operated on the courthouse square, including M.E. Allison in the I.O.O.F. Lodge building still located at 107-109 East Main Street, Bowen Bros. on Washington Street, and Clifford and Ruffing on the northwest corner of Washington and Franklin Streets in the Dimmick Building at 101 West Franklin Street.<sup>52</sup> Newspaper ads and Sanborn Fire Insurance Company maps demonstrates that these types of businesses continued around the courthouse square well into the mid-twentieth century.

The courthouse square was home to several drug stores. Two historic photographs from the 1870s show a drug store on the south east corner of the intersection of Washington and Franklin; an 1870 photograph lists the proprietor's name as M. W. Edmonds.<sup>53</sup> The City Directory of 1887-8 lists three druggists, one of which is still M.W. Edmonds.<sup>54</sup> The 1886, 1906, 1929, and 1941 Sanborn Fire Insurance maps each show three drug stores located within the district and occupying the same addresses, 108-112 West Main (the Holt-Rinehart building), 113 South Washington, and 101-103 South Washington (the Margowski Drug Store building) for the fifty-five year span of these maps. Ownership had changed but the locations of the stores had held fast, demonstrating the need and reliance that the local population had for courthouse square commercial establishments.

The courthouse square was historically the location of the city's major banking institutions. The first bank to open in Delphi was the A. T. Bowen and Company Bank in 1837.<sup>55</sup> This firm operated a bank on the northwest corner of East Main and Union Streets into the first two decades of the twentieth century. The First National Bank operated from the Spears, Case and Dugan Building at 123 South Washington Street starting in 1854.<sup>56</sup> Sanborn maps indicate the bank continued at this location well into the mid-twentieth century. Today, the modern Salin's Bank is still operating on the square, maintaining the square's financial connection to the community.

Several hotels have operated within the district over the years. The earliest, the Buford House, dates to the 1830s and was built by Major W. H. Buford at on the southeast corner of Washington and Franklin Streets. This structure remained a hotel until it burned to the ground in 1870.<sup>57</sup> On the northeast corner of the same intersection sat the old City Hotel built in the 1840s by Corbly Knight. This structure served visitors to the city until it was torn down in 1924.<sup>58</sup> The Occidental Hotel, located at 213-217 South Washington, was erected by J. H. Swegman in the 1870s and the structure served the city as a hotel into the 1900s.<sup>59</sup>

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<sup>52</sup> *Sutton Bros' Delphi City Directory, 1887-8* (Cincinnati: Spencer & Craig Printing Works, 1887), 363-362.

<sup>53</sup> CCHM Photo Archive Image #s 101515 and 101388.

<sup>54</sup> Sutton, 363.

<sup>55</sup> Odell, 201.

<sup>56</sup> T. B. Helm, *History of Carroll County, Indiana* (Chicago: Kingman Bros., 1882), 246.

<sup>57</sup> Charles Gerard, Mark Smith, and Susan Yoder, *The Faces Behind the Façades* (Delphi: Carroll County Wabash & Erie Canal Inc., 2004), 14.

<sup>58</sup> CCHM Photo Archive, Image #112789.

<sup>59</sup> Note: A firm date for the Hotel's closing was not established. A review of the Sanborn Fire Insurance Company maps indicate that it closed sometime between 1906 and 1912. The 1906 map identifies the structure as the Iona Hotel but on the 1912 map it shows that a moving pictures theater occupied the building and it was no longer a hotel.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  26 

---

Another indication that the courthouse square was a gathering place for local residents is the number of saloons scattered throughout the district. The first mention of a tavern or saloon in the Delphi "at the foot of Main Street" is made by Dr. Stewart in his book about the early settlement of Carroll County.<sup>60</sup> The first evidence of a saloon on the square is from an 1865 photograph that shows a sign on the side of the new C. & G. Moore building located at 102 West Main Street. The sign above the stairs on the Washington Street side of the structure reads "Dining Room/ Salo[on]."<sup>61</sup> The 1887-8 Delphi City Directory list ten located in the courthouse district, one of which was operated in the Occidental Hotel.<sup>62</sup> The 1906 Sanborn map shows seven saloons around the square, the 1912 map shows only one, and the 1929 shows none, as would be expected during the Prohibition era.

Delphi had many auditoriums and theaters located in the courthouse square district that drew people from the city and from the surrounding areas. The date of Delphi's first auditorium or theater is not clear, but the 1886 Sanborn map indicates that a hall was located on the third floor of the Spears, Dugan, and Case Building, built on the east side of the square in 1853, and the Holt Rinehart Block built c. 1856-1857. In 1882, John Lathrope and John Ruffing partnered to turn the third floor of the 1864 City Hall building, located on the east side of the square, into an Opera House.<sup>63</sup> This structure was placed on the National Register in 1998. During this structure's use as an opera house, the famed Hoosier poet, James Whitcomb Riley, entertained the populace of Delphi and Carroll County at least six times.<sup>64</sup> By the turn of the twentieth century, the motion picture industry was making advances in public entertainment. The 1912 Sanborn shows two moving picture establishments around the square, one located at 213-217 South Washington Street in the Old Occidental Hotel building and another at 118-120 West Main Street on the south side of the square. According to the 1929 and 1941 Sanborn maps, two others movie theaters moved to the district: the Roxy (remained at 108 West Franklin until it was demolished in 1976)<sup>65</sup> and another theater at 118 West Main Street.

Governmental-backed civic places also aided the cultural and educational life of the city. Beyond the opera houses and events at City Hall or the Armory, Delphi's library has always been on or near the square. The Oracle Club, a private, philanthropic group, formed in the late 19<sup>th</sup> century. With support from the city council and volunteers, they established a free public library in the high school. Later, the Bowen Bank at 117-119 E. Main permitted the library to use a room in their building. In 1904, a new library board formed and the city appropriated \$2,000 toward a site for the library. Shortly, the committee contacted Andrew Carnegie to solicit a grant for a new library building. Carnegie was in the midst of his campaign to fund libraries in English-speaking communities around the world, and he agreed to provide \$10,000 toward construction, if the city would agree

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<sup>60</sup> Stewart, 100.

<sup>61</sup> CCHM Photo Archive, Image #100015.

<sup>62</sup> Sutton, 365.

<sup>63</sup> The Delphi Preservation Society [website], *The Lathrope-Ruffing Opera House*, available from <http://www.delhipreservationsociety.org/>, accessed 01 December 2007.

<sup>64</sup> Ibid.

<sup>65</sup> CCHM Photo Archive, Image #101462.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  27 

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to support the library with \$1,000 of tax funds per year. Construction began on the present library in 1905. The building has served the community and surrounding townships as the public library ever since. In 1990, the library board commissioned a new addition to the rear of the historic building, insuring that this century-old institution will continue to serve the area well into the future.

The courthouse square has traditionally been the meeting place for several fraternal organizations. The courthouse district today contains four structures that are visually identified as meeting halls for these organizations. They are: the Knights of Pythias Lodge 80 located at 202 West Main Street built in 1911, the Masonic Lodge in the old Occidental Hotel at 213-217 South Washington Street<sup>66</sup> and two Independent Order of Odd Fellows (I.O.O.F.) Lodges, number 28 at 102 East Main Street and number 174 at 107-109 East Main Street. Carroll County historian John C. Odell, writing in 1916, states that the first charter issued establishing a lodge in Delphi dates to 1843.<sup>67</sup> The Knights of Pythias Lodge No. 80 received its charter on 1879.<sup>68</sup> The I.O.O.F. Lodge 28 was granted its charter in 1846 and Lodge 174 in 1857.<sup>69</sup> The early meeting locations of these organizations are not clear, but the establishment of these permanent structures for their use within the courthouse square district demonstrates the importance that the square had for these organizations.

The public was also drawn to the square because of the location of several government buildings. In addition to the county courthouse, placed on the National Register in 2003, the United States Post Office has been located within the courthouse district for many years. A post office was first established in Delphi in 1830, "when a small frame building [the first county courthouse] was built in the center of the public square...the post office was also kept in this building."<sup>70</sup> Over the years, it was located within many different structures within the courthouse district.<sup>71</sup> In 1937, the current United States Post Office structure was built on the northwest corner of the square. In 1928, a building was constructed on the southwest corner of the intersection of Main and Union Streets. This structure would house Delphi's National Guard Armory and the portion that faced Union Street would be occupied by the City Hall. Delphi City Hall remains in that location today.

Despite some alterations to the buildings, the district maintains a high level of historic integrity. The courthouse square district is significant locally under Criterion A because it offered the citizens of Delphi and Carroll County the opportunity to fraternize, engage in commercial activities, to seek and enjoy entertainment, and to govern themselves.

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<sup>66</sup> Today, the old Occidental Hotel is known as the Masonic Lodge. An exact date that it became known by that name is not clear. However, according to the 1912 Sanborn map, the Masonic Lodge was located on the third floor of the Carll Block at 117-119 West Main Street. On the 1929, the old Hotel structure is identified as the Masonic Lodge.

<sup>67</sup> Odell, 194.

<sup>68</sup> Ibid., 199.

<sup>69</sup> Helm, 231-232.

<sup>70</sup> Mayhill, 17.

<sup>71</sup> Mayhill, 17.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  28 

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**Criterion C**

The Delphi Courthouse Square Historic District is significant under Criterion C because of the variety and quality of architectural styles within the district. The district boasts fine examples of Italianate, Second Empire, Classical Revival, Italian Renaissance Revival, and several late nineteenth and early twentieth century commercial buildings. The Italianate style, as used in commercial structures during the second half of the nineteenth century, is the most prevalent. These structures demonstrate a wide range of decorative enhancement applied to the Italianate style during its period of popularity. Of the contributing buildings in the district, over half are in the Italianate style. Two of these structures, the Delphi City Hall at 105-109 South Washington Street and the Niewerth building at 124 West Main Street, have already been placed on the National Register.<sup>72</sup> An additional nine of these Italianate structures are listed as "outstanding" examples with two additional listed as "notable" in the *Indiana Historic Sites and Structures Inventory: Carroll County Interim Report*.<sup>73</sup> A large percentage of the total buildings within the district are considered contributing or better examples of the Italianate style. According to the interim report, Delphi has the largest collection of Italianate buildings in Carroll County.

The Italianate style originated in England in the 1800's as part of the *Picturesque* movement; it was inspired by rural Italian villas. The ornate style spread to the United States and was common in the late 1800s, especially in growing towns and cities in the Midwest,<sup>74</sup> such as Delphi. Elements that defined the style included decorative eave brackets, tall narrow windows with arched or curved tops, elaborate cornices, quoins, columns, pilasters, belt courses, projecting cornices, ornate window surrounds, and balanced facades.<sup>75</sup> The buildings typically utilized a variety of materials and displayed richness in texture.

The Italianate style remained popular in Delphi for most of the nineteenth century, but the decorative ornamentation on the structures became more elaborate. This can be seen in the Carl Block at 113-115 East Main Street, the Odd fellows Lodge 174 at 107-109 East Main Street, as well as in the Pletcher Hardware building at 114-116 West Main Street. This elaboration is reflected in the more ornate store fronts, window hood molds, cornices, and the addition of parapet rooflines. The brick and limestone façades introduced during the canal and railroad period were replaced with cast iron, molded terra cotta, and formed metal façades in the Italianate style. These changes gave Delphi a more modern look than the older buildings reflected. It should be noted that it was during this period, the late-nineteenth and early-twentieth centuries, that many of the older brick structures in the district were altered with concrete parging, molded to look like cut stone.<sup>76</sup>

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<sup>72</sup> Note: The Niewerth building was placed on the National Register in 1984.

<sup>73</sup> *Indiana Historic Sites and Structures Inventory: Carroll County Interim Report* (Indianapolis: Historic Landmarks Foundation of Indiana, 1980).

<sup>74</sup> Mark Gelernter, *A History of American Architecture: Buildings in their Cultural and Technological Context* (Hanover, NH: University of New England Press, 1999), 161.

<sup>75</sup> Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Company, 1994), 143-145.

<sup>76</sup> The reason for the extensive use of this parge coat is not documented. It may be inferred from a newspaper article about the "K. of P. building" from the January 19, 1911 *Delphi Journal* that the structure was "remodeled in an artistic manner" so that "in a short time [it] will be New Delphi instead of Old Delphi." After reading this article and reviewing two historic photographs of the structure, one showing the building in 1895, shortly before its being added on to and remodeled (CCHM Image #10160), to a 1910 photograph taken just after the remodeling (CCHM #103279), it is evident that the only difference between the two photographs of the structure, besides the addition, is the application of the parge coat.



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page  29 

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Other styles of architecture were introduced to the courthouse district in the late-nineteenth and early-twentieth centuries. Second Empire was one of the prominent architectural styles constructed in the United States between 1860 and 1880.<sup>77</sup> A contemporary of the Italianate and Gothic styles that drew on the romantic past for their fashion, the Second Empire was considered to be very modern in its form, imitating the current French fashion in architecture and taking its name from the French Second Empire of Napoleon III.<sup>78</sup> The style often included the use of quoins at the corners of the structure along with decorative bracketed windows with hood molds. The roofline often had a wide and heavily decorated cornice that was supported by brackets similar to those used in the Italianate style. Many had oculus, or oxeye windows, dormers that protruded from the distinctive mansard roof and often incorporated a tower that rose above the roofline. The Odd Fellows Lodge 28, at 102 East Main Street, was built in the Second Empire style and was a very ornate and grand structure when built. The building once had a concave mansard roof with a decorative crest at its roofline and at the front east corner was a tower with a convex roof topped with a crest and flagpole. Both the tower and the main roof had dormers; the ones on the north had arched windows while the west side had oxeye windows. At the base of the roofline was a highly detailed overhang supported by decorative brackets. All windows on the street sides of the structure have window surrounds. The corners of the structure are decorated with quoins. The mansard roof and tower that originally crowned the Odd Fellows Lodge 28 when it was erected in 1880-81 are gone, lost to a fire in 1955. Yet, the building remains one of the most impressive on the square.<sup>79</sup>

The Classical Revival movement was popular from 1895 to 1950.<sup>80</sup> This architectural movement, with a renewed interest in the classical forms, was sparked by the World's Columbian Exposition of 1893 held in Chicago, where the planning managers had mandated that a classical theme be used.<sup>81</sup> With the great popularity of the fair, the style caught on quickly. Classical Revival structures often employed full height columns or pilasters, often without capitals, that supported the roofline of a full façade porch or portico.<sup>82</sup> The entrance ways often had pediments above the doors and the style employed symmetrically placed double hung windows with multiple lights.<sup>83</sup> Perhaps merchants were responding to these new civic ideas when a number of them parged their buildings with cement – light colors that emulated stone were often the palette of the new classicism. The resulting light stone color/image would have been more classical in appearance. While this is pure speculation, what can be documented is that all of Delphi's public buildings of the early 20<sup>th</sup> century are variants of classicism.

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<sup>77</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2003), 242.  
(hereafter referred to as McAlester)

<sup>78</sup> *Ibid.*, 242.

<sup>79</sup> CCMH Photo Archives historic photograph Image #101531.

<sup>80</sup> Harris, 224.

<sup>81</sup> McAlester, 344.

<sup>82</sup> *Ibid.*, 344.

<sup>83</sup> Harris, 224.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   8   Page   30  

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Delphi's Carnegie Library helped establish a classical tone within the district. Andrew Carnegie usually asked that recipients of his library grants construct simple, dignified buildings for communities. Most architects responded with restrained designs that were Neo-Classical Revival in inspiration. C.E. Kendrick, architect of the Delphi Public Library, likewise proposed a classical temple-like building for Delphi's new library. Kendrick lived in Rochester, Indiana. The board awarded him the commission in 1904-1905. This, the fourth classically-inspired civic building in the district, was one of five Carnegie-funded libraries that he planned in Indiana. His design for the library at Crown Point, Indiana (1908) is highly similar. Others by Kendrick at Kewanna, Ligonier and Monticello offered variations of classically-themed libraries. Though not as imposing as the courthouse or post office, Kendrick's well-scaled portico and finely detailed entablature for the Delphi Library make it an outstanding example of the genre.

The 1916 Carroll County Courthouse was the most visible example of monumental classicism in the community, and it followed the completion of the library some eleven years prior. Its limestone exterior, lined with engaged columns, serves as the community's focal point.

The Armory/City Annex building can be broadly classified as both a Federal building (serving as a National Guard armory) and an example of classicism. Constructed in the mid-1920's at 201 South Union, it is an example of an Italian Renaissance Revival style popular from the 1890's until the 1930's. This style became popular in 1895 when the Villard Houses in New York were designed by the architectural firm of McKim, Meade, and White.<sup>84</sup> These structures tended to mimic their Italian predecessors more than the earlier Italianate style.<sup>85</sup> They were commonly symmetrical and flat, with masonry or stucco walls, decorative belt course, a massive cornice without a frieze that rested on the architrave.<sup>86</sup> Other common decorative details include quoins, eave brackets, pedimented or segmental arched windows and classical door surrounds.<sup>87</sup> The doorways were often set under an arch with a recessed entry accented with an entablature and supported by pilasters or columns. Many of these details are reflected throughout the City Annex building. It is symmetrical with flat masonry walls, the cornice is wide, and the structure has segmental arched windows and has a large entablature sitting above a recessed and columned entranceway.

Lastly, the post office contributed a restrained, classically-styled public building to the streetscape of Delphi. The U.S. Post Office/U.S. Department of the Treasury embarked on its own policy of advocating classical designs for Federal buildings starting in the late 1890s. By the 1930s, under Supervising Architect Louis Simon, U.S. post offices were restrained in style and standardized in design. Nonetheless, Delphi's post office at 201 West Franklin Street is an example of the Classic Revival movement. Designed by Simon and his office and constructed in the middle of the Great Depression, this public building reflects an austere version of the Classical Revival style. The structure is symmetrical and has a pedimented entranceway that is flanked by pilasters and double-hung windows.

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<sup>84</sup> McAlester, 398.

<sup>85</sup> McAlester, 398.-

<sup>86</sup> Harris, 186.

<sup>87</sup> McAlester, 398.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   8   Page  31 

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Many of the other structures built within the district in the late-nineteenth and early-twentieth centuries were functional commercial style buildings with little or no decorative styling applied to them. The commercial structure at 118-122 East Main Street served as one of Delphi's earliest automobile dealerships.<sup>88</sup> Today the structure continues to serve the community as an auto parts store, remaining in the tradition of serving the public's automotive needs.

Another example of an early twentieth century functional commercial style building is the structure at 120 North Washington Street commonly referred to as the Hyde Service Station. It was originally built as an automobile service station, but today is a restaurant. This structure was a product of community concerns about the "shack" gas stations that were emerging everywhere just after the beginning of the twentieth century to serve the ever growing popularity of the automobile. As concerns and the desire grew to protect the neighborhoods integrity from the unpleasant appearance of these "shack" stations, many cities passed restrictive zoning ordinances and out of this came the "Residential stations" movement that started in the 1920s.<sup>89</sup> Residential stations blended into the neighborhood and were inspired by the contemporary architectural styles then popular, such as Spanish Colonial Revival, bungalows, Colonial and Tudor Revivals.<sup>90</sup> The "residential" station at 120 North Washington Street incorporates stylistic elements of the Tudor Revival style. Popular in the United States during the last decades of the nineteenth century until around 1940, Tudor Revival was reminiscent of the late medieval architecture from the era of the Tudor monarchs of England (1485-1603) into the reign of King James Stuart I (1603-1625).<sup>91</sup> These revival structures are often representative of the half timbered daub and wattle of their predecessors. They employ false half timbering and are clad in wood or brick covered with stucco.<sup>92</sup> Sometimes they even include a false thatched roof.<sup>93</sup> They are usually asymmetrical in form with steep pitched roofs and often include large step-backed chimneys with multiple flues and chimney pots atop the chimney.<sup>94</sup> The doorways often incorporate a Tudor arch with the windows of the structure having multiple diamond shaped panes. The gas station at 120 North Washington Street exhibits several Tudor Revival elements - multi steeply-pitched gable roofs, stucco exterior cladding and a prominent (although faux) chimney with varied wall textures.

The Hyde Service Station also reflects a significant historical trend in Delphi. As Delphi moved into a stable, mature phase of its history, auto and truck traffic was becoming as important as rail trade. State Route 39 (Washington Street within the district) was the first major auto route through Delphi even as autos came into use. With the establishment of the Indiana State Highway Commission in the early 1920s came better roads. By 1930, the commission had finished S.R. 25, which passes through Delphi on Main Street. Today, Delphi is largely dependent on vehicular transportation for commerce and employment.

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<sup>88</sup> CCHM Photo Archive, Image #101137.

<sup>89</sup> Michael Carl Witzel, *Gas Stations Memories* (Osceola, WI: Motorbooks International Publishers, 1994), 19.

<sup>90</sup> Daniel I. Vierya, *"Fill 'er Up": An Architectural History of America's Gas Stations*, with a forward by James Marston Fitch. (New York: Macmillan Publishing Co., Inc., 1979), 50.

<sup>91</sup> McAlester, 358.

<sup>92</sup> Harris, 342.

<sup>93</sup> McAlester, 356.

<sup>94</sup> Harris, 342.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number   9   Page   32  

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**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 9 Page 33

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   9   Page  34 

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**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number 10 Page 35

*Delphi Courthouse Square Historic District, Carroll County, IN*

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**Section 10 – Geographical Data**

**Verbal Boundary Justification**

Beginning at the south-southwest corner of the intersection of East Main and South Union Street, the boundary proceeds one block north-northwest along the western side of Union Street to the south edge of the alley running behind 123-113 E. Main Street. The boundary turns west along the south alley edge to a point in line with the east property line of 114 E. Franklin Street. Then the boundary turns north and proceeds to the south curb of E. Franklin Street. Then, the boundary turns west and follows the south curb of E. Franklin, crossing South Washington Street to the north-northeast corner of the Courthouse Square where it turns north-northwest and crosses West Franklin Street and proceeds north-northwest one block along the western side of North Washington Street to the south-southwest corner of the intersection of North Washington and West Monroe Streets. Here the boundary turns west-southwest and proceeds along the southern side of West Monroe Street until it meets the western property line of 120 North Washington. At this point it turns south-southeast and proceeds to the east-northeast by west southwest alley where it turns to the west southwest, it and proceeds along the southern side of the alley crossing over North Market Street and continuing behind the United States Post Office located at 201 West Franklin Street to where it intersects of the north-northwest to south-southeast running alley that parallels the western property line of the Post Office. The boundary turns south-southeast and proceeds along the eastern side of the alley crossing West Franklin where it continues down the eastern side of the alley to the intersection of the east-northeast-west southwest alley. At this intersection the boundary turns east-northeast and proceeds down the northern side of the alley to where it empties onto South Market Street across from the Courthouse Square. At this point the boundary turns south-southeast and proceeds along the western side of South Market crossing West Main Street to a point at the south-southwest corner of the intersection of West Main and South Market Streets. Here the line turns west-southwest and proceeds along the southern side of Main Street to the east-southeast corner of the intersection of the north-northwest to south-southeast running alley. The boundary turns south-southeast and proceeds along the eastern side of the alley to the north-northeast corner of its intersection with the west-southwest to east-northeast alley where it turns to the east-northeast and runs along the northern side of the alley and stops at the north-northeast corner of the intersection of the alley and South Market Street. At this point it turns south-southeast and proceeds along the eastern side of Market Street to a point parallel to the south-southwest corner of the structure that sits at 211 South Market. Here the boundary line turns east-northeast and proceeds along southern elevation of the structure until it intersects the north-northwest to south-southeast running alley where it turns north-northwest and proceeds along the western side of the alley to the north-northwest corner of the intersection of the west-southwest to east-northeast and north-northwest-south-southeast alleys. At this point it turns east-northeast and runs along the northern side of the alley proceeding to the north-northeast corner of the intersection of the alley and South Washington Street. The boundary line then turns south-southeast and proceeds along the eastern side of Washington Street to the south-southwest corner of the structure located at 213-217 South Washington where it turns east-northeast running through the center of the common wall shared by the buildings located at 215 and 221 South Washington until it reaches the western side of the north-northwest to south-southeast running alley. At this point the line turns north-northwest and proceeds along the western side of the alley to a point at the west-northwest corner of the intersection of the west-southwest to east-northeast alley. At this point the line turns to the east-northeast and

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number 10 Page 36

*Delphi Courthouse Square Historic District, Carroll County, IN*

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runs along the northern side of the alley crossing over South Union Street and continuing to the west edge of Indiana Street. At this point, the boundary turns north-northwest along the west edge of Indiana Street, to the corner of E. Main Street. At this point the boundary line turns west-southwest and proceeding along the southern side of Main Street crossing over South Union Street to the boundary starting point at the south-southwest corner of intersection of East Main and South Union Streets.

**Boundary Justification**

The district comprises the portion of the historic commercial, governmental, and social center of Delphi that retains its integrity. Areas immediately surrounding the district include non-contributing buildings and vacant lots. Housing, some historic, but unrelated to the commerce theme of the nomination, surrounds this buffer area.



**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number PHOTO LOG Page 37

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The following information is the same for photographs 1 – 27:

1. Delphi Courthouse Square Historic District
2. Delphi, Carroll County, Indiana
3. Kimberly Finzel
4. 19 September 2008
5. Division of Historic Preservation and Archaeology (DHPA), 402 West Washington Street, Room W-274, Indianapolis, Indiana 46204

Other information for individual photographs:

Photo 1

1. 213-217 South Washington Street façade
6. Camera facing east
7. 1 of 31

Photo 2

1. 119-123 (left to right) South Washington Street façade
6. Camera facing east
7. 2 of 31

Photo 3

1. 115-117 South Washington Street façade
6. Camera facing east
7. 3 of 31

Photo 4

1. 111 South Washington Street (center) façade
6. Camera facing east
7. 4 of 31

Photo 5

1. 101-103 South Washington Street façade
6. Camera facing east
7. 5 of 31

Photo 6

1. 120 North Washington Street façade
6. Camera facing west
7. 6 of 31

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number PHOTO LOG Page 38

---

Photo 7

1. 101-103 West Franklin Street façade
6. Camera facing north
7. 7 of 31

Photo 8

1. 113-115 West Franklin Street façade
6. Camera facing north
7. 8 of 31

Photo 9

1. 119-121 West Franklin Street façade
6. Camera facing north
7. 9 of 31

Photo 10

1. 201 West Franklin Street façade
6. Camera facing north
7. 9 of 31

Photo 11

1. 110 South Market Street façade
6. Camera facing west
7. 11 of 31

Photo 12

1. 202 West Main Street façade
6. Camera facing south
7. 12 of 31

Photo 13

1. 202 West Main Street (left) façade
6. Camera facing east
7. 13 of 31

Photo 14

1. 114-116 West Main Street façade
6. Camera facing southeast
7. 14 of 31

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number PHOTO LOG Page 39

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Photo 15

1. 108-112 West Main Street façade
6. Camera facing south
7. 15 of 31

Photo 16

1. 100 Main Street façade
6. Camera facing southwest
7. 16 of 31

Photo 17

1. 102 West Main Street façade
6. Camera facing south
7. 17 of 31

Photo 18

1. 107-109 East Main Street façade
6. Camera facing north
7. 18 of 31

Photo 19

1. 113-115 East Main Street façades
6. Camera facing north
7. 19 of 31

Photo 20

1. 118 East Main Street façade
6. Camera facing southwest
7. 20 of 31

Photo 21

1. 123 East Main Street façade
6. Camera facing north
7. 21 of 31

Photo 22

1. 201 South Union Street façade
6. Camera facing east
7. 22 of 31

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section number PHOTO LOG Page 40

---

Photo 23

1. 211 South Market Street
6. Camera facing east
7. 23 of 31

Photo 24

1. View of West Main Street
6. Camera facing east
7. 24 of 31

Photo 25

1. View from West Franklin Street
6. Camera facing east
7. 25 of 31

Photo 26

1. View from North Washington
6. Camera facing south
7. 26 of 31

Photo 27

1. View from East Franklin Street
6. Camera facing southwest
7. 27 of 31

Photo 28

1. View from West Main Street towards South Market Street. Note the Pearson Brooks House
2. Delphi, Carroll County, Indiana
3. Unknown
4. c.1858
5. Carroll County Museum, Carroll County Courthouse, Delphi, Indiana 46923
6. Camera facing northwest
7. 28 of 31

Photo 29

1. View of South Washington Street
2. Delphi, Carroll County, Indiana
3. Unknown
4. c.1936
5. Carroll County Museum, Carroll County Courthouse, Delphi, Indiana 46923
6. Camera facing northeast
7. 29 of 31

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Section number PHOTO LOG Page 41

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Photo 30

1. View of West Franklin Street
2. Delphi, Carroll County, Indiana
3. Unknown
4. c.1900
5. Carroll County Museum, Carroll County Courthouse, Delphi, Indiana 46923
6. Camera facing northwest
7. 30 of 31

Photo 31

1. East end of West Main Street
2. Delphi, Carroll County, Indiana
3. Unknown
4. c.1860
5. Carroll County Museum, Carroll County Courthouse, Delphi, Indiana 46923
6. Camera facing south
7. 31 of 31