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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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date entered

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

1. Name

historic: Boonville Public Square Historic District

and or common:

2. Location

street & number: Bounded roughly by First, Sycamore, Fourth and Walnut — N/A not for publication

city, town: Boonville — N/A vicinity of

state: Indiana — code: 018 — county: Warrick — code: 173

3. Classification

Category	Ownership	Status	Present Use	
X district	___ public	X occupied	___ agriculture	___ museum
___ building(s)	___ private	X unoccupied	X commercial	___ park
___ structure	X both	___ work in progress	X educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	X government	___ scientific
	___ being considered	X yes: unrestricted	___ industrial	___ transportation
	N/A	___ no	___ military	X other: Social Servic

4. Owner of Property

name: Multiple owners

street & number:

city, town: ___ vicinity of — state:

5. Location of Legal Description

courthouse, registry of deeds, etc.: Warrick County Recorder

street & number: County Courthouse

city, town: Boonville — state: Indiana

6. Representation in Existing Surveys

title: Indiana Historic Sites and Structures Inventory — has this property been determined eligible? yes X no

date: 1984 — federal X state county local

depository for survey records: Indiana Division of Historic Preservation and Archaeology

city, town: Indianapolis — state: Indiana

7. Description

Condition		Check one		Check one	
excellent	deteriorated		unaltered	X	original site
X good	ruins	X	altered		moved date
X fair	unexposed				

Describe the present and original (if known) physical appearance

The Boonville Public Square Historic District is a compact architectural and historic district comprising portions of the nine blocks of the town center. The geography of the district is urban in character, with no significant natural landforms. The Public Square is relatively dense, with very little degraded fabric or loss of block-face continuity.

The overwhelming image created by the buildings of the district is urbane, late-19th and early-20th century commercial and institutional architecture. The prevailing scale of the district is relatively small, with the majority of the buildings rising two or three stories in height and occupying a module of about 20 feet in width. The most common material is brick, most likely locally produced. It is from these local bricks that the district derives its characteristic reddish color, though the centerpiece of the district (in nearly every sense of the word), the 1904 Warrick County Courthouse, was erected using a yellowish brick often associated with southwestern Indiana and Dubois County. The district is decoratively rich, with several buildings using ornamental metalwork. The general character of the district, however, could be summarized as turn-of-the-century commercial vernacular, a style in large measure devoid of decoration. Workmanship and design quality rank as reasonably high, at least in the respect that several building boast non-manufactured ornament (fancy brickwork and the like) as well as having been built after the design of the area's most prominent architectural firms.

The four sides of the square--those uniform blocks along Main, Locust, Second and Third opposite the Courthouse--provide the strongest environmental imagery. The buildings along the sides of the square have no set-back from the right-of-way, forming intact, regular units of attached, two to four story buildings. Outside of the immediate confines of the square, the buildings observe a more flexible arrangement, with a few maintaining slight set-backs or standing free. The regularity of the district is further determined by the gridlike street system and the perfectly square blocks of the town center and the Public Square. The Courthouse and its surrounding block contain the only significant plantings or open space within the district.

The district today is relatively little-changed from the period when it achieved significance. Like a palimpsest, the district is a history of rebuilding. Most of the buildings remaining today date from after the third quarter of the 19th century when frame structures were replaced by brick ones, and minor brick structures were replaced or done over with up-to-date facades. The second phase of rebuilding followed a turn-of-the-century economic boom coincidental to the example set by the construction of the new Courthouse (replacing a structure built in 1849-51) and the opportunities presented by several destructive fires.

Fully one-half of the 78 buildings within the district contain small businesses and services associated with rural county seats, namely: law offices, banks and lending institutions, insurance companies, barber shops, beauty salons, and the like. The next greatest land use (28) is commercial retail. A small number of buildings contain restaurants or apartment residences. There are four public buildings: The Courthouse, the U.S. Post Office building, the free public library, and the city hall.

The buildings of the district have enjoyed fairly consistent and sympathetic maintenance. Very few storefronts, as might be expected, remain intact at the ground level, although the incidence of artificial coverings is low. It has been 25 to 30 years, apparently, since the last major wave of remodelings, with most probably reversible.

8. Significance

Period	Areas of Significance—Check and justify below				
prehistoric	archeology-prehistoric	community planning	landscape architecture	religion	
1400–1499	archeology-historic	conservation	law	science	
1500–1599	agriculture	economics	literature	sculpture	
1600–1699	X architecture	education	military	social	
1700–1799	art	engineering	music	humanitarian	
X 1800–1899	X commerce	exploration/settlement	philosophy	theater	
X 1900–	communications	industry	X politics/government	transportation	
		invention		X other (specify) Ethnicity	

Specific dates 1855-~~1940~~ 1934 **Builder/Architect** N/A

Statement of Significance (in one paragraph)

The Boonville Public Square Historic District is significant for its reflection of 19th and early 20th century urban, architectural, and civic development in a rural Indiana county. While its founding was rooted in the settlement and organization of Southwestern Indiana, Boonville's ascendancy—and its architectural character—depended on ethnic changes (principally German immigration) at mid-century, and then successive periods of economic growth in the last quarter of the century and the beginning of the 1900s.

Origins and Early Development

From its platting in 1818, the Public Square has been the literal and symbolic center of Boonville and, in a real sense, of Warrick County. According to the plat drawn by county surveyor Chester Elliott, the town comprised 25 square blocks—five by five—oriented, generally, along cardinal points, with the seat of government within the centermost square.

The founding of Boonville was determined by spatial, political, and topographical forces. The Indiana Legislature in Vincennes formed Warrick County in 1813 out of Knox County with infant Evansville as the seat until the next year, when the new town of Darlington was established. This struggling town on Little Pigeon Creek two miles from the Ohio, never apparently progressed beyond the stage of paper before the Legislature responded to the need for a seat more central to Warrick County's 388-square-mile jurisdiction. Founders responded to the travel demands of the day by staying within the one-day radius of Evansville (17 miles to the Boonville site) and of Newburgh on the Ohio (11.3 miles away). A history also noted in 1868 that the site of the new county seat was situated on a mail route between Louisville and New Harmony which had been established in about 1812-13. Town leaders resisted the donation of land for the seat owned by Jesse Boon (for whom the place would be named) about one mile to the east, instead opting for slightly higher ground and proximity to Cypress Creek.

The plan itself was clearly intended both to aid development and allow for more enduring civic monumentality. The perfectly square blocks lacked alleys and were only divided into fourths, awaiting further division as actual improvements justified. (An 1885 history declared that the 25 blocks "are now divided in 104 lots.") Streets within the original plan were provided generous widths of 60 feet, accommodating the traffic and circulation demands of the commercial area, protection against the spread of fire, and a heightened sense of public importance.

Notwithstanding high aims, Boonville struggled well into mid-century. By 1830, population had only reached 87, with internal improvements still primitive. A plank road first connected Boonville and Newburgh in about 1830, but early discussions about rail service were fruitless. The region's most ambitious public work of the first half of the century—the vaunted Wabash and Erie Canal—bypassed Boonville entirely. Building activity must have been equally modest: Even the first county courthouse, replacing a crude log cabin, was wood-constructed instead of the brick originally proposed.

9. Major Bibliographical References

Please see continuation sheet

10. Geographical Data

Acreage of nominated property 15

Quadrangle name Boonville

Quadrangle scale 1:24000

UTM References

	Zone	Easting	Northing
A	16	475740	4211250
B	16	476050	4211250
C	16	476050	4210970
D	16	475720	4210980
E			
F			
G			
H			

Verbal boundary description and justification

See continuation sheet

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

state	N/A	code	county		code
state		code	county		code

11. Form Prepared By

name/title	Douglas Stern, Consultant		
organization	Warrick Local Development Corporation	date	November 13, 1985
street & number	2827 Eleanor Avenue	telephone	502/625-5761
city or town	Louisville	state	Kentucky 40205

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

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

State Historic Preservation Officer signature Richard Hardy for J. M. Rideout

title Indiana State Historic Preservation Officer date 7-23-86

For NPS use only

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

date

Keeper of the National Register

Attest: date

Chief of Registration

The district is surrounded by non-historical residential or commercial uses. (There may be a Register-eligible residential district—the so-called Walnut Street Historic District—nearby to the south and west. (See Gibson County/Warrick County Interim Report, Historic Landmarks Foundation of Indiana, 1984.) The Public Square district defines the historic and architectural limits of Boonville's commercial and governmental core.

The archaeological potential of the district is untested and unknown. However, judging from the grading, filling, constructions, and reconstructions which recurred throughout the historic period of the area, it may be assumed that the potential is low, except for post-industrial, historical and commercial everyday artifacts with little uniqueness.

Following is an inventory of pivotal, contributing, non-contributing, and intrusive buildings:

201 West Main Street — Photos 2, 3, 4
Contributing

The value of this property nearly tripled between 1854 and 1859 ($737.50 to $2,000) suggesting that the building on the site is one of the district's oldest. Its owners at that time were occupied as millers, according to the 1860 census, a line of work not consistent with the subject property; indicating, therefore, that these investors saw speculative potential in mid-century Boonville. For nearly 85 years (from 1865 to 1949), the property was in the Weyerbacher family, a period which saw all or part of the simple, brick building in use as a leased post office, a confectionery, a public hall, a newspaper office, and a dwelling. Like many Boonville businessmen, Jacob Weyerbacher was German-born.

This simple, two-story brick commercial structure is five bays in width and seven in length. It has a brick, dentilated cornice on the Second Street elevation, and wood, bracketed cornice on Main Street. The four-over-four, double-hung sash appear to be original. It is covered by a low-hipped roof.

129-31 West Main Street — Photos 5, 6, 7, 8, 49
Contributing

The date of this imposing brick corner building is still evident in the metal numerals attached to the Second Street sidewall: "1866." Known historically as the St. Charles Hotel, the three-story, brick building was easily one of the young town's most impressive improvements, selling in 1872, with its land, for $11,000 to the Franz family. The hotel was "thoroughly refitted and refurnished" later in the 19th century, most likely upon its lease in 1895.

This is a three and one-half story brick, "double-wide" structure with symmetrical fronts of three bays each on the facade. Flat lintels cover one-over-one sash.

127 West Main Street — Photos 5, 6, 9
Contributing

This site—along with the two just previously described—was owned by the Weyerbacher family from the 1860s. Recorded transactions (one, in 1899, notes a $2200 consideration) and a circa 1900 photograph suggest that the property was improved with a two-story brick building

in the 1860s. A 1905 lease with the Evansville Brewing Association, stipulating the uses of the three floors, indicates that the present building dates from 1900-05.

This attached, three-story brick structure has had modern aluminum sash replacement of the storefront windows but retains the segmantal arch treatment of second and third floor windows. The name of the long-time property owners—Gordner—appears below the cornice.

123 West Main Street Photos 5, 6, 10
Contributing

Sanborn insurance maps of the north side of the square suggest a circa 1910 date for remodeling. The three-story scale of the commercial block—erected by merchants named Kindermann—reflects the growth of the town at the beginning of the new century. Prussian-born William Kindermann built a large brick hardware and grocery store here in 1872.

This structure is distinguished on the second and third stories by the way the one-over-one sash with transom is grouped in threes and recessed behind the main wall surface. A limestone belt course forms a continuous sill at the second floor. Crenelation marks the top of each recessed bay.

121 West Main Street Photos 5, 6, 11
Contributing

This two and one-half story, brick structure was erected in 1906 for jeweler John E. Heinzle. Reports from local newspapers state that the new store was designed by an Evansville architect, most likely—judging from his known work—Frank Schlotter, and built at a cost of $5,000. Heinzle was a Boonville mayor—its first—from 1906-1910.

The two and one-half story, brick structure with round-arched fenestration and continuous pilasters forming a unified, "Palladian" facade has a stepped gable bearing the date of construction and original builder.

119 West Main Street Photos 5, 6
Contributing

Most likely built in the third quarter of the 19th century, this store building was heavily altered in 1973.

Despite the changes which include altering the second floor arched windows to rectangular sash and modernization of the ground floor storefront, the building has retained enough architectural detail around the original arch openings and at the cornice level to be considered contributing.

117 West Main Street Photos 5, 6, 7
Non-contributing

Judging from its scale, this building—now completely remodeled—dates from the 19th century.

109 West Main Street — Photos 5, 6, 7
Non-contributing

1960 new construction.

107 West Main Street — Photos 5, 6, 7
Contributing

This building appears to be the product of a turn-of-the-century remodeling.

The ground floor has been faced with black Carrara glass. The second floor has a modern door and two one-over-one sash windows opening onto a balcony. Any original third floor openings were covered over in the remodeling. Despite these changes, the building's scale, proportions and stepped roofline allow it to be considered a contributing structure.

105 West Main Street — Photos 5, 6, 7, 12
Contributing

A 1981 ground-floor remodeling mars this otherwise excellent metal front building. Sanborn maps suggest other earlier alterations: A frame structure—most likely partially still surviving—housed a saloon in 1886, followed in 1899 by a restaurant and confectionery boasting a new, galvanized iron front. The present facade and the upper story probably postdate 1907. The front was probably produced by George L. Mesker and Company of Evansville.

Four vertical pilasters given the appearance of rusticated stone separate the upper story into A-B-A bays. Square, single-light windows puncture the wall. Horizontal panels above and below the windows are impressed with a modified guilloche pattern. The heavily molded cornice is topped by crests above the two innermost pilaster forms.

103 West Main Street — Photo 7
Contributing

This structure, although marred by a totally unsympathetic change to the ground floor and the infill of the windows on the second and third floors, is still contributing to the district. The arched shape of the upper floor windows has been retained. That, plus the proporion and scale of the building, give it an overall contributing value.

101 West Main Street — Photos 7, 72
Contributing

110-12 East Main Street — Photos 13, 14
Non-contributing

1966 new construction fronting historic fabric in rear.

114 East Main Street — Photos 13, 14, 16
Contributing

A turn-of-the-century remodeling of an earlier structure accounts for this little-changed metal front building. The Lutz family—grocers and butchers—owned this and other property to the east from 1881. The galvanized front was applied shortly after 1900 to the one-story frame market, a structure likely dating from just after Lutz's acquisition. This Mesker-produced galvanized front is patterned to simulate masonry block. Its stepped gable is surmounted by a dentilated metal cornice.

116 East Main STreet — Photos 13, 14
Contributing

As previously discussed, this site was acquired by the Lutz family in 1881. After beginning their meat market next door, the Lutzes replaced a frame dwelling on this site and, by May, 1894, were advertising (". . .vegetables in season, Good all new and fresh") for business from the new store building. Sanborn maps indicate a construction date of 1891-92.

This three-bay brick structure has segmental arched windows at the second floor and attic story. It has cast metal window hoods and sills. The metal ground floor facade (including a free-standing column on center) survives.

120 East Main Street — Photo 14
Contributing

This one and one-half story frame cottage appears on the Sanborn maps between 1899 and 1907. In 1907 it is noted as a doctor's office.

124 East Main STreet — Photos 14, 17
Contributing

The old Warrick County Jail (1877: J. K. Frick, architect) was listed on the National Register in February, 1979. Like many rural Indiana county jails, it combines the jailer's residence in front with the cell block for the incarcerated behind. The new jail replaced a dilapidated brick jail building on the same site and, in turn, an earlier jail (most likely dating from mid-century along with the courthouse) located on the square.

This simplified Italianate, two-story brick residence is five bays wide with a central entrance pavilion in advance. The fenestration is round-arched, with raised rowlock courses outlining voussoirs. There is a spindled porch over the middle three, first-floor bays. The cell block is attached to the rear, and is also two stories but considerably simpler and more fortified in appearance.

Courthouse Square — Photos 18, 19
Contributing

The Warrick County Courthouse has dominated the civic and architectural townscape since its erection in 1904. Designed by the noted Evansville firm of Harris and Shopbell and built at a cost of $75,000, the Courthouse replaced a brick structure (dating from 1849-51)

on the same site. (The stepped-gable old courthouse replaced yet an earlier, 1838 courthouse of frame construction which, in turn, had replaced a log courthouse dating from the period of first settlement in about 1820.) Harris and Shopbell summoned a monumental Beaux Arts design for the new courthouse, substituting a four-sided Palladian parti for the gabled, north-south axiality of the smaller (60' x 44') red brick predecessor. The dome, cupola, and classical porticos recall other Harris and Shopbell efforts from the same period, including their Carnegie libraries in Mount Vernon, Indiana, and Henderson, Kentucky. Following its completion (at a cost of $25,000 more than originally hoped) the image of the Public Square changd dramatically in what might be characterized as Boonville's own City Beautiful movement. Sadly—but not unexpectedly—it was with the dedication of the new courthouse that the old-growth trees on the square were removed, a civilizing touch no doubt meant to make the square appear more urbane.

The building was constructed of yellow Huntingburg brick with Bedford limestone trim. It is classical in detail but mannered in scale and proportion. The four, nearly identical facades of two stories surmount a tall, English basement story. High, tetrastyle porticos sit on large pedestals and monumental stairs. A squat bellfry surmounts a low-hipped roof and, in turn, is topped by a small lantern. The basement of limestone is smooth but rustcated by narrow scoring at wide, horizontal intervals. Inverted brick quoins frame corner pavilions.

224 West Locust Street — Photos 20, 21
Contributing

This Queen Anne house first appears on Sanborn maps between 1899 and 1907.

The two and one-half story frame structure now houses offices. While the first floor of the building has been altered to accommodate those needs, enough of the original character of the building remains on the second and attic stories to make the structure a contributing one. As a result of its relationship to the street and scale the house helps maintain the continuity of the West Locust streetscape as seen from the Square.

212 West Locust Street — Photos 20, 21, 22
Non-Contributing

But for its age, this federal post office could be one of the district's finest historic resources. Built in 1940 according to the design of the office of Louis Simon, Supervising Architect of the Treasury Department, the one-story, buff brick structure recalls the classicism of the courthouse of two generations earlier. Although much expanded, the post office retains its well-proportioned simplicity.

204 West Locust Street — Photos 20, 21, 23

The Boonville Standard has been published from this building almost from its construction in about 1902. (The newspaper began business in 1875.) Before the Standard began its occupation, the building—long known as the Mellen Building after its post-1898 owners—briefly housed a grocery and a hardware concern. The three-story building has had its ground floor "colonialized" but has retained window hoods on the upper floors, as well as its large, bracketed cornice.

202 West Locust Street — Photos 20, 21, 37, 38
Non-contributing

Built for the grocery of A. L. Baum in 1906, this building has been heavily altered.

134 West Locust Street — Photos 24, 25, 26, 28, 29, 30, 50
Contributing

This three-story building and the two immediately east have unified, if unidentical, facades. All retain at least the outer metal frame of their cast iron storefronts. Window size and proportion across all three structures and a simple brick cornice runs continuously across 134-132 West Locust.

132 West Locust Street — Photos 24, 25, 26, 28, 29, 30
Contributing

130 West Locust Street — Photos 24, 25, 26, 28, 29, 30
Contributing

128 West Locust Street — Photos 24, 25, 26, 29
Contributing

Though somewhat altered, this circa 1875 commercial structure retains its ornamental metalwork cornice and stone-arched window caps. Its two-story scale also underscores the post-Civil War character of the Public Square, a generation before the boom of 1900 and the accompanying changes evident elsewhere. The ground floor has been altered by the addition of ceramic panels that have changed the size and proportion of the openings.

126 West Locust Street — Photos 24, 25, 26, 29, 31
Contributing

This remarkably intact metal front store building, along with several others to its immediate east, postdates a severe 1896 fire. Sanborn maps show that this building (and many of its neighbors) was a modest frame structure. This one housed a meat market. Its owner, Jacob Gross, determined to rebuild along with his fellow businessman to the east, A. J. Baker. The two executed a party-wall agreement in late April, 1896. The Gross building was two stories high with a vented attic story. It was given a pressed metal facade with ornate cornice. Attached demicolumns "spiraled" in between the recessed second story windows "supporting" the attic story. Baker's building housed a druggist upon its reopening, and was clad like the Gross building with a Mesker front of "steel Rock Siding." It was three stories instead of two in height and is now regrettably and ironically altered with a layer of artifical shingled siding.

124 West Locust Street — Photos 24, 25, 26, 29
Non-contributing

An altered, 1896 store building.

120 West Locust Street Photos 24, 25, 26, 28, 29, 32
Contributing

This three and one-half story brick building rose rapidly during the summer of 1896 on the ashes of an earlier (circa 1869) Italianate structure which had been destroyed by fire on January 31, 1896. The owner elected not to rebuild and left that task to Hebron Lodge #144 of the International Order of Odd Fellows. They were quartered a few doors east at the time. (The lodge, the first of three in Boonville, was chartered in July, 1854.) The metalwork on the facade (still bearing the stamp of Evansville's Mesker foundry), as well as its brick and window treatment, are strikingly similar to that of 204 West Locust Street.

The looming, three-story Italianate structure has a high attic story and deep decorative cornice and frieze. Paired one-over-one windows are flanked by free-standing windows. The middle windows are topped by a raised-top lintel. The side lintels bear keystones and all lintels are eared. There are brick, mousetoothed panels beneath each window group, with contrasing color brick stringcourses over the second and third stories. Its metal decorative cornice still bears institutional symbols.

118 West Locust Street Photos 24, 25
Non-contributing

Commercial store dating from the second quarter of the 20th century.

108 West Locust STreet Photos 24, 25, 27, 28, 29, 33
Contributing

This three-story, five-bay commercial block has had its ground floor storefront substantially altered. The original cast iron supporting columns may still exist under the modern piers. Similarly, the glass block lights of the mezzanine level of the facade may remain behind the current signage. Most unfortunately, the tall sash windows at the second floor (see photo 29) have been reduced to small metal casements that are out of scale with the rest of the facade (see photo 33). The ornate eared frames surrounding the attic windows remain, as do the pressed metal quoins and bracketed cornice. These significant elements provide enough historical information to render the structure a contributing one despite the alterations.

106 West Locust Street Photos 24, 25, 33
Contributing

This exceptional Art Deco bank building, completed in 1939, replaced a commercial block dating from the third quarter of the 19th century which provided the first site of the People's Bank (photo 29). The Bedford limestone facade follows the designs of the firm of Bank Builders of St. Louis. The facade has a severe, classically inspired spirit. A pilaster motif is formed by four incisions surmounted by eagle figures denoting capitals. In between the "pilasters" is a large opening entered above the entrance. A stylized cornice is corbeled above.

100 West Locust Street
Non-contributing

Photos 24, 25, 28, 29

This heavily altered commercial dates from the third quarter 19th century.

109 East Locust Street
Non-contributing

Photos 34, 35

Circa 1940.

115 East Locust Street
Non-contributing

Photos 34, 35

Attached to 109 East Locust and most likely of the same vintage.

117 East Locust Street
Non-contributing

Photos 34, 35

Circa 1940.

121 East Locust Steet
Contributing

Photos 34, 35, 36

Boonville joined a wave of small towns in the region receiving Carnegie support for public libraries after 1900. Newspaper reports trace the genesis of the local movement to a meeting of businessmen in 1909 and of concerned women who pledged in 1913 to raise, through teas and socials, the funds for a site. Clifford Shopbell and Company were the architects selected in 1914 for the job, making Boonville one of more than a dozen towns in the region to claim Carnegie branches by the firm. In terms of style, the Shopbell firm was able to switch comfortably from the Tudor Gothic of Boonville (seen also in Tell City) to Beaux Arts (Mount Vernon and Henderson) to Colonial Revival (nearby Newburgh) to Prairie School (Evansville). The construction cost reached $12,000 ($10,000 reportedly provided by Carnegie) with the building opening formally in October, 1918.

This one-story, Rug brick structure has an English basement. It is residential in feeling and scale. The Tudor Gothic library has a central entrance with a broad, Tudor-arched opening and a low-pitched gable, an ensemble recalled in the two gable ends. Limestone trim appears in the watertable and a decorated band at lintel height.

209-11 South Second Street
Non-contributing

Photos 37, 38

Circa 1940.

207 (?) South Second Street
Non-contributing

Photos 37, 38

Circa 1940.

133 South Second Street — Photos 39, 49, 48
Non-contributing

1958 new construction.

131 South Second street — Photos 39, 40, 48
Non-contributing

A heavily altered building dating from the third quarter of the 19th century.

125 South Second Street — Photos 39, 40, 48
Non-contributing

This heavily altered building is a companion to 131 South Second Street.

121 South Second Street — Photos 39, 40, 41, 42, 43, 48
Contributing

It is fitting that the sponsors of this complete metal front building, brothers George and John Shafer, were tinsmiths and hardware dealers. Sanborn maps and pictorial evidence indicate a construction date of 1888, at which time the Shafers (in business elsewhere in Boonville since the mid-1860s) replaced a pair of single-story frame structures with the brick and iron front building.

The three-story block is broadly proportioned. Windows in the five-bay structure overwhelm the solid wall surfaces. Metal decoration includes attached demicolumns flanking fenestration, and pilasters, deep cornice and frieze, and window arches and lintels.

119 South Second Street — Photos 39, 40, 44, 48
Non-contributing

1969 new construction.

115 South Second Street — Photos 39, 40, 41, 44, 48
Contributing

A newspaper report suggests that this exceptional metal front dates from 1895. It was in March of that year that owner James McCulla, a well-to-do clothier, announced that he was about to replace the facade of his store building with a "glass front" along with other remodelings. Also mentioned in the same article was the remodeling for the newly organized Boonville Bank on the south side of the square (106 W. Locust). The bank building (similar in appearance to McCulla's Second Street store, according to a photo taken c. 1900), was described in 1909 as ". . .fitted with a Colonial design metal ceiling and wainscoting."

The building has a one-story metal front with mezzanine. The fenestration and ornamental program are similar to 126 West Locust (photo #31) of about the same time: four bays of recessed windows flanked by attached demicolumns, all supporting the attic story. The highly decorative cornice is surmounted by signage installed by the original builder.

113 South Second Street Photos 39, 40, 48
Contributing

This office was designed by Shopbell and Company about 1920 and features the Rug brick used on the library less than a decade earlier.

111 South Second Street Photos 39, 40, 41, 45, 48
Contributing

Merchant William H. Allen must have surely been impressed by the remodelings occurring on the west side of the square just before the close of the century. Like that of fellow businessman James McCulla, Allen's store building was most likely (judging from the original rear elevation) constructed as early as the 1870s. So extensive was the Allen remodeling that he moved his Queensware and grocery business elsewhere on the square. (McCulla conducted his business during the construction from rented quarters on Locust Street.) Allen was open in his new building in time for the Christmas, 1895, shopping season.

This building is simpler in detail and surface treatment than other metal fronts on the square. It is three bays wide, two stories in height, with a high, vented attic story. The deep decorative cornice forms a central gable with a bas relief and the original builder's name.

105 South Second Street Photos 39, 40, 46, 48
Contributing

This auto dealership, constructed in 1934 using the buff-colored "Huntingburg brick", is a vivid example of the continuity of succession on a site. Sanborn maps and a circa 1900 photo indicate that a brick livery stable occupied this site c. 1870. At the end of the century the building housed various agricultural implement businesses until 1923, when sales of autos—the "Overland" and the "Whippet", among others—took over. The Chicago School windows and concrete interior construction are touchstones of 20th century Midwestern commercial architecture.

103 South Second Street Photos 39, 40, 41, 47, 48
Contributing

This metal front building—along with its companion to the immediate north—appears to be a product of the wave of mid-1890s remodeling on the west side of the square. Sanborn maps depict a building on this site before 1886, most likely (again, judging from its rear elevation) as early as the 1870s. The galvanized front (surely a Mesker product) has been slightly (and it appears reversibly) altered. This structure and the one to the north were apparently speculative, for both housed a variety of trades throughout the historical period.

101 South Second Street — Photos 1, 2, 39, 40, 41, 47, 48
Contributing

Unlike its companion to the south (103 South Second), this circa 1895 metal front has its second story intact but its ground floor altered (although this appears to be reversible). The square corner tower shelters a cast-iron Mesker stair along the north side of the building, and imparts an asymmetrical feeling to the four-bay facade.

116 North Second Street — Photos 3, 48
Contributing

More intense land economics after World War I required the improvement of sites earlier left vacant. Coupled with the advent of the automobile, this led to the construction of a new auto dealership on the rear of Weyerbacher's corner building (201 W. Main Street) in 1925. In this case, the model was Chevrolet, and the dealer was Hoskinson and Hendrikson.

The one-story brick structure has a range of showroom windows on the north side of the central entrance and a garage entrance to the south. The facade is relieved above the windows by recessed panels. The roofline is stepped.

212 South Second Street — Photos 49, 50
Non-contributing

Circa 1940.

210 South Second Street — Photos 49, 50
Non-contributing

Circa 1940.

113 North Second Street — Photos 51, 52
Contributing

This two-story garage follows the same line of urban succession as the two other auto-related buildings on Second Street (105 South Second and 116 North Second). During the end of the 19th century, this site contained support services (perhaps a laundry and a livery) for the St. Charles Hotel on the corner to the immediate south. By the early 1920s (not later than 1923, according to a Sanborn map of that date), the garage was in place and housing the Dodge dealership of the Hartmetz Brothers of Evansville.

The one and one-half story buff brick structure has a central garage entrance flanked by showroom openings of equal size and proportion. The attic story is set off by a limestone belt course and distinguished by dark brick surrounding three sides of the paired attic windows. The dark brick is also used to create a geometric pattern that defines the three attic bays. A corbeled brick cornice, topped by limestone, caps the structure.

227 South Third Street
Non-contributing

Photos 53, 54

Circa 1950, new construction.

225 South Third
Non-contributing

Photos 53, 54

Circa 1950, new construction.

221 South Third Street
Contributing

Photos 53, 54

The two-story brick building has had its ground floor substantially altered but retains the upper windows, attic vents, and corbeled brick cornice that date from the c. 1890 remodeling.

219 South Third Street
Contributing

Photos 53, 54

This two-story brick commercial block is very similar to its companion to the south except the three second-story window openings are arched and the attic story is slightly taller.

217 South Third Street
Contributing

Photos 53, 54, 55

This commercial block is most likely associated with the corner building to its immediate north (214 South Third); circa 1900.

226 South Third Street
Contributing

Photos 56, 57

This simple, one-story office is made of Rug brick with Bedford limestone lintels and sills, and quoined door surround. It is dated 1932 on a sidewall marker.

216 South Third Street
Contributing

Photos 56,57, 58

This commodious business block was erected during the summer of 1903 for George Trimble & Company, an enterprising local furniture concern. Incorporating Mesker-produced ironwork, the two and one-half story brick structure replaced Trimble's frame warehouse on South Third (called Depot Street, historically). Records indicate that the site was purchased in April, 1903, for $1600 and that a July mortgage of $4,000 aided construction.

The large structure has a recessed ground floor entrance at the center of intact ironwork. The second floor windows are grouped in three groups of three. The second floor has pressed metal simulated masonry block, as well as classical swags and pilasters.

214 South Third Street Photos 56, 57, 58
Contributing

The ground floor of this two and one-half story masonry structure has been substantially altered but the openings at the second and attic stories remain, as does the cornice which matches that on 216 South Third. The mousetooth band of brick between the second and attic stories provides relief to the upper facade.

212 South Third Street Photos 56, 57
Non-contributing

Circa 1940.

210 South Third Street Photos 56, 57
Non-contributing

Circa 1925.

206 South Third Street Photos 56, 57
Non-contributing

Circa 1975, new construction.

132 South Third Street Photos 59, 60, 62
Non-contributing

1964, new construction.

130 South Third Street Photos 59, 60, 62, 63
Contributing

Just as the January, 1896, fire reshaped the middle of the south side of the square, two fires months apart claimed buildings on both ends of the east side of the square. Specifically, a February, 1902, fire destroyed an older frame structure on this site (along with two others where 132 South Third now stands). In its place, the newly organized Farmers & Merchants Bank elected to build its headquarters later that fall. "Urged by the rapid expansion of agriculture and industry of the county," the bank became Boonville's third and underscored the post-1900 optimism embodied in so much building activity. The bank organizers purchased the site of their building in June, 1903 (for $2325) and looked for a design to the architects who had one month earlier secured the commission for the new county courthouse, Harris & Shopbell, of Evansville.

The bank is two stories in height and made of Huntingburg brick. It is dominated by a wide gable of the same proportions and design as those of the Courthouse. Brick pilasters support the pediment and the second floor windows and large, rusticated oriel.

128 South Third Photos 59,60, 62
Non-contributing

Heavily altered, late-19th century; (See 122 South Third Street.)

122 South Third Street Photos 59, 60, 61, 64
Contributing

From the end of the 1880s to the turn of the century, eight buildings on the east side of the square were replaced or substantially remodeled, including this two-story metal front. Up through 1892, this site and the two immediately to its north were still occupied by frame-constructed buildings; in the case of 122 South Third, a one-story bakery. Shortly after the publication of the 1892 Sanborn map, however, photographs reveal that the bakery building gained its second story and its metal front, a fact confirmed by the 1899 Sanborn map. For the first quarter of the 20th century, the building housed dry goods and clothing stores. The galvanized front was most likely produced by Mesker and Company and matched that, according to a circa 1894 photo of the square's east side, of the building front immediately to its south, 128 South Third.

118 South Third Street Photos 59, 69, 61, 65
Contributing

This site was occupied by a modest frame saloon building and wagon yard through the turn of the century. In 1902, the Standard noted that a new building for Henry Gelhausen was nearing completion on this site, some ten years after Gelhausen's purchase of this and the land immediately north. Presenting "an attractive appearance and. . .a valuable addition" to the east side of the square, Gelhausen's new, two-story brick saloon building was probably the result of a design by the firm of Harris & Shopbell, architects known to be employed by Gelhausen in 1904-05 for 116 South Third, next door, by the county for the new courthouse in 1903, and by the organizers of the Farmers and Merchants Bank in 1903 for 130 South Third, a few doors south. The building remained a saloon well into the new century.

The high stepped gable of this two and one-half story brick structure gives the facade a decidedly German or Flemish appearance. The ground floor, unfortunately, has been veneered in perma-stone, and had window and door openings changed. The second floor, distinguished by a parti of three pilasters separating the four double-hung sash and supporting a half-round attic light, is intact. Brick quoining flanking the outer second floor windows and surrounding the attic lunette further enrich this motif.

116 South Third Street Photos 59, 60, 61, 66
Contributing

This site and the one immediately south form an architectural and historical unit. Until 1900, the site was associated with a saloon, a wagon yard, and a cobbler's store—all frame-constructed improvements and all owned by German-born Henry Gelhausen since 1891. The Evansville Courtier reported, however, that Gelhausen had higher expectations for his land. In September, 1905, the paper announced that Evansville's premier architectural

firm, Harris & Shopbell, was designing a new store for Gelhausen, In many ways, this building matches 118 South Third; both use similar brick and trim materials, and are both surmounted by similar stepped gables. Fenestration in this structure is evenly spaced across the facade rather than grouped, as at 116 South Third. Monumental pilasters separate and flank second and attic lights and support a shallow brick and limestone cornice. Gelhausen put the later building to higher and better use than the earlier: 116 South Third housed a dry-goods store.

114 South Third Street — Photos 59, 60, 61, 67
Contributing

This is one of the few brick buildings (three to be exact) on the east side of the square before 1886. A circa 1900 photo shows it to be unchanged from its probable 1870s origins as a two-story commercial vernacular structure. Shortly after 1909, most likely under the influence of Gelhausen's improvements next door to the south, the building's owner elected to join the modernization wave on the east side of the square and remodeled the facade in a pale imitation of Harris & Shopbell's skilled revivalism.

112 South Third Street — Photos 59, 60, 61, 68
Contributing

February, 1902, remade the south end of this block (see 130 South Third Street), and an October, 1902, fire did the same for the north end. Up to that date, this site was occupied by a two-story frame millinery building; and the one next door to the north, a two-story frame grocery store building. The summer after the October fire, August Gordner announced that he would rebuild on the site of the destroyed millinery. The brickwork was reportedly completed by early October, 1903, one year after the fire, and Gordner was soon thereafter leasing the new building to the F. W. Cook Brewing Company of Evansville for their operation of a saloon featuring their product. August and his wife, Katie, resided upstairs behind the second-floor oriel and balustrade.

The two and one-half story brick structure is similar in execution to 130 South Third. It is dominated by a classical, second story balcony underscoring a stone-trimmed oriel. The whole is terminated by a flat, stylized, corbeled cornice.

108 South Third Street — Photos 59, 60, 61, 69
Non-contributing

This two and one-half story structure, built in 1903, has been heavily altered.

102-106 South Third Street — Photos 59, 60, 61, 69
Contributing

This double commercial block foreshadowed the rebuilding activity immediately to the south. In March, 1902, months before the fire which led to the construction of 112 South Third and 108 South Third, dry-goods merchant Rice Wilson and brick-manufacturer Louis Klostermeier were reported by the Standard to be about to "begin work on their new brick business blocks

on the east side of the square." Klostermeier most likely supplied the brick for what was described as a "double front" building which, when completed in September, 1902, housed a department store on the corner for the Rice Family and a grocery in Klostermeier's portion.

The two-story structure has a high attic. Its tall, central section contains a pair of windows framed by brick quoins and surmounted by half-windows and a large lunette. Identical side sections flank the middle, grouping four one-over-one windows beneath an ensemble of consoles and circular windows. Pilasters support a decorative metal cornice which continues to the Main Street elevation.

101 North Third Street — Photos 13, 70
Non-contributing

Built circa 1890, this structure has been heavily altered.

105 North Third Street — Photos 13, 70, 71
Non-contributing

New construction.

Post-1850 Urbanism

The third quarter of the century brought the resources to Boonville which permitted the remaking of its image. The plans for rail connections, aborted in 1843, succeeded in August, 1873, with the completion of a line to Evansville. The town, heretofore governed by a Board of Commissioners, was incorporated in November, 1858, with the addition of the appointive offices of street commissioners, fire wardens, clerk, marshal, and treasurer headed by an elected Board of Trustees. A year later, an engineer was appointed to determine the appropriate street grade for the installation of sidewalks. The town's medical society was organized in 1863; its first police protection in 1867; its first newspaper in 1857; an agricultural association in 1856, gas street lights in 1870; its first public schools in 1860. By 1880 population on Boon Township approached 5,000, with the population of the city, alone, exceeding 1,100.

Ethnicity

The two generations largely responsible for bringing Boonville into the industrial age between 1830 and 1880 differed fundamentally from the pioneer settlers before them. Boonville's founders were, in great measure, of Scotch-Irish descent, having emigrated from Kentucky or the East before coming to Southwestern Indiana. John Sprinkle, for example, was the area's earliest white settler, "squatting" near the future site of Newburgh in 1803 after leaving Henderson, Kentucky, and his native Pennsylvania. Jesse Boon and his son, Ratliff, a prominent politician, were natives of Georgia and came to Indiana via Danville, Kentucky. The treasurer of the county from 1819 to 1831, Joseph Adams, was born in Patrick County, Virginia. Jacob Warrick, in whose memory the county was named, was a casualty of the Battle of Tippecanoe.

After mid-century, the ethnic composition of Boonville's leadership began to change along with the appearance of the square. As the extant buildings of the district indicate, first and second generation German-Americans played a significant role in replacing Boonville's early frame vernacular architecture with more permanent, high-style buildings. Charles Gordner, whose family sponsored several public square buildings, emigrated from his native Birkenfeld in 1855 at the age of 25. Jacob Franz, who made the St. Charles Hotel such a landmark, was born to German parents in Henderson in 1853. Another investor on the north side of the square, William Kindermann, came to Boonville in March, 1859, at the age of 24 from his native Prussia. The Shafer brothers—sponsors of a prominent metal front on the west side of the square in 1888—were born to German parents and settled in Boonville in the early 1860s. Jacob Weyerbacher, a stockholder in the city's first bank, came to Boonville at the age of 25 in 1857. As one historian put it in 1880,

> "A large percent of the businessmen of Warrick County are natives of Germany. They are nearly all men who came here with almost nothing, and have acquired means by frugality and careful management. . .They are now the backbone of the country."

Late-19th Century Modernization

Boonville continued to prosper through the end of the 19th century, with the beginning of the new century marked by economic boom and a changing public square. The county's economic base had always combined agriculture and mining. Early land entries, according to an 1885 history, were "larger in proportion than in any other part" and "agricultural facilities. . .unexcelled." (The county's Agricultural Association, organized in 1856, constructed an arena seating 3,000.) With the extension of the Evansville-Boonville railroad in the 1880s east to Gentryville in adjacent Spencer County and, ultimately, north to Indianapolis, widening markets for local coal increased production to include at least ten major mining operations in 1900, with an accompanying rise in employment and general economic well-being. In addition to the 1904 high watermark of the new courthouse, People's Bank was organized in 1895, Farmers and Merchants Bank was organized in 1903, the town gained its first city charter in 1905 (and elected its first mayor), the city council installed cement sidewalks around the square in 1906, and efforts began in 1909 leading to the construction of the city's free public library. That turn-of-the-century prosperity, buoyed by tobacco as well as coal production and processing, continued to redefine the appearance of the public square up to the arrival of the Great Depression and the end of the historical period.

Historic and Architectual Cohesiveness

The district boasts a high degree of cohesiveness. As noted in Item Number 7, the prevailing scale and materials reflect common values and resources. Although spanning three-fourths of a century, the buildings of the district maintain a shared appreciation for designs inspired by the classical revivals so popular with producers of 19th and early 20th century commercial and public architecture. More than 20 of the district's buildings have been documented as having been erected for German-American members of the Boonville community. Several post-1900 buildings, particularly on the east side of the square, were the results of plans drawn by the Evansville firm of Harris and Shopbell or its successor, Clifford Shopbell and Company.

No other decade resulted in more building activity than the decade of 1900-10. The appearance of the square clearly reflects this. Substantial remodelings or new constructions extant from this decade of economic prosperity and growth number at least 21, nearly half of the 44 such projects which can be dated to include the two previous decades, as well. (The Standard declared in 1902 that the scarcity of bricks brought on by the increased demand had forced some businesses to use tents.) This 30-year period (1881-1910) defines the principal peak in the district's construction activity, and the cohesiveness of the public square is a graphic result.

Architectural modes correspond to the successive waves of construction evident on the public square. The austerity of the commercial vernacular virtually disappeared in the 1880s, as entrepreneurs demanded decoration and architectural professionalism. For example, 121 South Second Street (photo 42) makes extensive use of an important architectural product, a galvanized front fabricated by Evansville's Mesker Foundry. This trend only accelerated, as every merchant—and public officials, too—sponsored up-to-date designs in the Italianate (for example, 120 West Locust Street, [photo 32]) and Classical Revival (most of the east side of the square) up to the turn of the century, and afterwards.

Comparative Qualities

Uniqueness of elements is not a claim of the Public Square district. The courthouse square parti is an approach with roots in the first century Roman imperial town planning of Vitruvius and found in countless western 19th century American towns.

As far as its architectural embodiment of economic peaks and valleys, it cannot be said that Boonville is different from thousands of towns with similar beginnings. The same can be said for the graphic impact of mid-century German immigration. Even within the Ohio Valley, this entreprenuerial cohort left its mark on at least a score of towns like Boonville.

Nevertheless, every property—every place—is unique in a literal sense. The subdivision of pioneer Indiana counties, the settlement of trans-montane Scotch-Irish, the spatial relationship of mercantile and political patterns—as well as the Boonville plan and its mid-century German-Americans—conjoined in a manner absolutely unique to Boonville.

District Integrity

The boundaries of the district are defined by several architectural and historical overlays. Foremost is the architectural and urban orbit of the courthouse; the core of the district is its centerpiece and the commercial buildings which immediately face it. Next, the boundaries were extended at the corners of the square to include commercial and public buildings within the historical period but, because of their manufacturing origins, their later dates, their relationship to transportation routes, or their need for extensive land, found themselves outside of the immediate area of the square.

These boundaries were conditioned by a loss of continuity, degraded historic fabric, or a change in land use from the linkages of the public square. On all sides of the district are residential areas, one—the Walnut Street Historic District—possibly eligible for the National Register. North of the district, along Third Street, are commecial buildings which are either in serious disrepair or post-date the historical period, a condition similar to Second Street on the south and Main Street to the west.

Within the interior of the district, where adjustments along edges were not possible, intrusions are relatively limited. Of the nearly 80 major improvements found in the district, only seven (less than eight percent) postdate the historical period. Another 21 structures (about 26 percent) were products of the historical period but, because of incongruous alterations, now lack integrity of materials, design, or workmanship, and do not presently contribute to its character.

Recent renovation activity has been minor. In light of the radical alterations of the 1960s and 1970s, the historic character of the district has benefited from the dearth of investment. The work which has occurred has been largely restricted to ground floor storefronts, a pattern with precedents going back several generations. There is, however, a growing appreciation for the district's special architectural character as evidenced in a sympathetic local development corporation's objectives to institute a "Main Street" program, including the sponsorship of this National Register nomination.

Beginning at a point in the southern right-of-way line of Main Street at its intersection with the westernmost boundary of Lot 46A;
thence in an easterly direction along and parallel to the southern right-of-way line of Main Street to the point at its intersection south of the westernmost boundary of Lot 39A (201 W. Main Street, as extended; thence in a northerly direction along and parallel to the extended westernmost boundary of Lot 39A and to the westernmost boundary of Lot 39A to a point at its intersection with the southernmost boundary of Lot 39C(116 N. Second Street);
thence in a westerly direction along and parallel to the southernmost boundary of Lot 39C to a point at its intersection with the westernmost boundary of Lot 39C; thence in a northerly direction along and parallel to the westernmost boundary of Lot 39C to a point in its intersection with the northernmost boundary of Lot 39C;
thence in an easterly direction along and parallel to the northernmost boundary of Lot 39C to a point in its intersection with the western right-of-way line of Second Street; thence in a northerly direction along and parallel to the western right-of-way line of Second Street to a point in its intersection with the extended southernmost boundary of Lot 25A (113 N. Second Street);
thence in an easterly direction along and parallel to the extended southernmost boundary of Lot 25A to the point in its intersection with the eastern right-of-way line of Second Street; thence in a northerly direction along and parallel to the eastern right-of-way line of Second Street to a point in its intersection with the northernmost boundary of Lot 25A;
thence in an easterly direction along and parallel to the northernmost boundary of Lot 25A; thence in a southerly direction along and parallel to the easternmost boundary of Lot 25A and across an unnamed alley to an point in its intersection with the northernmost boundary of Lot 38A (127 W. Main Street);
thence in an easterly direction along and parallel to the northernmost boundaries of Lot 38A, Lot 37A, Lot 37B, Lot 37C, Lot 37D, Lot 36B, Lot 36A, Lot 35A, Lot 35B, and Lot 35C (127 W. Main Street-105 W. Main Street), to a point in its intersection with the western right-of-way line of Third Street; thence in a southerly direction along and parallel to the western right-of-way line of Third Street to a point west of the extended northernmost boundary of Lot 34E (105 N. Third Street);
thence in an easterly direction along and parallel to the extended northernmost boundary of Lot 34E and to the northernmost boundary of Lot 34E and across an unnamed alley to a point in its intersection with the westernmost boundary of Lot 34A (110 E. Main Street); thence in a northerly direction along and parallel to the westernmost boundary of Lot 34A to a point in its intersection with the northernmost boundary of Lot 34A;
thence in an easterly direction along and parallel to the northernmost boundaries of Lot 34A, Lot 33A, Lot 33B, Lot 33C, Lot 33D (110 E. Main Street-120 E. Main Street), and Lot 33E (124 E. Main Street), to a point in its intersection with the western right-of-way line of Fourth Street; thence in a southerly direction along and parallel to the western right-of-way line of Fourth Street to a point in its intersection with the northern right-of-way line of Main Street;
thence in a westerly direction along and parallel to the northern right-of-way line of Main Street to a point in its intersection with the westernmost boundary of Lot 33A; thence in a southerly direction along and parallel to the extended westernmost boundary

of Lot 33A to a point in its intersection with the southern right-of-way line of Main Street;

thence in a southerly direction along and parallel to the easternmost boundaries of Lot 48A Lot 48B, Lot 48C, Lot 48D, Lot 49A, Lot 49B, Lot 49C, Lot 49D, Lot 56A, Lot 56B, Lot 56D, and Lot 57 (102 S. Third Street-132 S. Third Street), to a point in its intersection with the northern right-of-way line of Locust Street; thence in a southerly direction along and parallel to the extended easternmost boundary of Lot 57 to a point in its intersection with the southern right-of-way line of Locust Street;

thence in an easterly direction along and parallel to the southern right-of-way line of Locust Street to a point in its intersection with the western right-of-way line of Fourth Street; thence in a southerly direction along and parallel to the western right-of-way line of Fourth Street to a point in its intersection with the southernmost boundary of Lot 72B (123 E. Locust Street);

thence in a westerly direction along and parallel to the southernmost boundaries of Lot 72B and Lot 72A (117 E. Locust Street), to a point in its intersection with the easternmost boundary of Lot 71D (210 S. Third Street); thence in a southerly direction along and parallel to the easternmost boundaries of Lot 71D, Lot 71E, Lot 78E, Lot 78D (210-226 S. Third Street), and Lot 78C to a point in its intersection with the northern right-of-way line of Walnut Street;

thence in a westerly direction along and parallel to the northern right-of-way line of Walnut Street to a point in its intersection with the westernmost boundary of Lot 79C (227 S. Third Street); thence in a northerly direction along and parallel to the westernmost boundaries of Lot 79C, Lot 79E and Lot 79F (207-225 S. Third Street), to a point at its intersection with the southernmost boundary of Lot 79G (221. S. Third Street); thence in a westerly direction along and parallel to the southernmost boundary of Lot 79G to a point in its intersection with the westernmost boundary of Lot 79G;

thence in a northerly direction along and parallel to the westernmost boundaries of Lot 79G and Lot 79H (219 S. Third Street) to a point in its intersection with the southernmost boundary of Lot 69A (118 W. Locust Street); thence in a westerly direction along and parallel to the southernmost boundaries of Lot 69A, Lot 68E, Lot 68D, Lot 68C, Lot 68B, Lot 68A, Lot 67A, Lot 67B, Lot 67C, and Lot 67D (118-134 W. Locust Street) to a point in its intersection with the eastern right-of-way line of Second Street;

thence in a westerly direction along and parallel to the extended southernmost boundary of Lot 66E and to the southernmost boundaries of Lot 66E, Lot 66C, Lot 66B, Lot 65B, (209-212 W. Locust Street), and Lot 65A (224 W. Locust Street), to a point in its intersection with the eastern right-of-way line of First Street;

thence in a northerly direction along and parallel to the eastern right-of-way line of First Street to a point in its intersection with the southern right-of-way line of Locust Street; thence in an easterly direction along and parallel to the southern right-of-way line of Locust Street to a point in its intersection with the extended westernmost boundary of Lot 59B (133 S. Second Street);

thence in a northerly direction along and parallel to the extended westernmost boundary of Lot 59B and to the westernmost boundaries of Lot 59B, Lot 58E, Lot 58D, Lot 58C, Lot 58A, Lot 47E, Lot 47D, Lot 47C, Lot 47B, Lot 47A (133-105 S. Third Street), and Lot 46A to the point of beginning.

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