

United States Department of the Interior
National Park Service

77

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: North Liberty Commercial Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: State Road 23 between Center and Harrison streets

City or town: North Liberty State: IN County: St. Joseph

Not For Publication:

Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

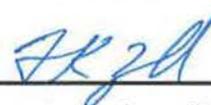
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

 _____ Signature of certifying official/Title:	<u>1-29-2014</u> _____ Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u> State or Federal agency/bureau or Tribal Government	
In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	_____ State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Edson H. Ball
Signature of the Keeper

3-26-14
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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>14</u>	<u>7</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>14</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: financial institution

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: department store

COMMERCE/TRADE: restaurant

SOCIAL: meeting hall

GOVERNMENT: city hall

TRANSPORTATION: road-related

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: financial institution

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: department store

COMMERCE/TRADE: restaurant

SOCIAL: meeting hall

GOVERNMENT: correctional facility

TRANSPORTATION: road-related

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE 19TH and 20TH CENTURY REVIVALS: Classical Revival

MODERN MOVEMENT

MODERN MOVEMENT: Art Moderne

Materials: (enter categories from instructions.)

foundation: BRICK

walls: BRICK

SYNTHETICS: Vinyl

roof: ASPHALT

other: METAL: Tin

CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The North Liberty Commercial Historic District comprises the historic commercial area of North Liberty, which is one block in length on each side of Main Street. The district has a small number of resources and a few areas where parking lots or alleys divide this commercial block. There are, however, several historic two story buildings, particularly on the east side of Main Street, that form the core of the historic downtown (see photograph 0010). The area is surrounded by residential neighborhoods. A complex intersection at the south end of the district allows the North Liberty Methodist Church (1911) to become a focal point at the south end of the block, though it is not part of the district (middle of photograph 0006). Main Street is Highway 23 through the district; it is a wide street with parking. There are new sidewalks and streetlights in the historic downtown area.

The resource count includes only buildings. The resources considered non-contributing fall into two categories. The resources whose construction dates fall after the period of significance are considered

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non-contributing. Resources in the district that have been significantly altered but are within the period of significance are also considered non-contributing. Alterations that substantially change the historical appearance of the buildings include removal of historical details, new siding that covers historic details, or the change in window and door locations and sizes. Buildings that have retained integrity of design and materials, as well as form, massing, and fenestration, have been classified as contributing.

Narrative Description

East side of North Main Street, beginning at East Center Street and ending at East Harrison Street

Worster Building, 100 North Main Street. 1892. Non-contributing. Far right side of photograph 0010. The building is a two story corner building with a single storefront and a stairway door on its north side. The building has walls composed of bricks. The storefront is composed of aluminum and glass windows and a door. The second story wall has three 1/1 metal windows. The wall is covered with metal siding. The second story wall of the front façade originally had a large pressed metal window bay.

Henry B. Worster was eight years old when his family moved to Liberty Township in 1854. Worster was a contractor and builder during the 1870s and 1880s. He constructed this business block in 1892 to house a general store. It operated as H. B. Worster and Son during the early part of the 1900s when his son joined the firm. They offered a full line of general merchandise for the North Liberty community.

Finch Block, 102/104/106 North Main Street. c. 1900. Contributing. Second from right side of photograph 0010.

The building is two stories tall and is divided into three storefronts by brick pilasters. The building's walls are composed of reddish-brown colored bricks. The north storefront has a recessed entry on its north side. The entry has a wide wood door with a full window and a wood transom. The recessed entry's south wall has a window with a thin metal frame. The storefront display windows also have thin metal frames. The wall below the display windows is covered with wood boards in a board and batten design. A vinyl awning is above the storefront and covers the transom area. The middle storefront has a recessed entry on its north side. The entry has a wood door with a full window. The storefront wall is angled inward to the entry door. The wall is covered with wood clapboards and has two small, wood rectangular windows centered in it. A vinyl awning is above the storefront; a metal cornice is above the awning. The south storefront has a recessed entry centered in its wall. The entry has an aluminum and glass door. The storefront walls are historic and are composed of wood and glass. The north and south walls of the recessed entry have a wood window. The storefront walls north and south of the entry have a large wood display window with a transom window above it. The wall below the display window has three wood panels located in it. A pent roof, covered by fiberglass shingles, is above the storefront and extends above the storefront of the building at 100 North Main Street.

The second story wall has two 1/1 metal windows located above each of the storefronts. The windows have stone sills and lintels. A course of brick dentils is located at the bottom of the parapet wall. The top of the wall has six courses of bricks that form a corbelled cornice. The top of the cornice is covered with aluminum.

L. A. Finch constructed this building in about 1900. In 1909, the building had the Louis G. Finch & Company furniture store in its north storefront, a hardware store known as Kilmer Company in its middle storefront, and a grocery store in its south storefront. In 1917, the north and middle storefronts still had the same type of commercial enterprise operating from them. The south storefront had a confectionary shop located in it.

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Hoffman Block, 108/110 North Main Street. c. 1885. Contributing. Italianate Style. Photograph 0009. The building is two stories tall and its first story is divided into two storefronts by a brick pilaster in the center of the wall. The building's second story wall is composed of bricks. The storefronts have limestone ashlar covering the walls below their display windows. The display windows are wood and glass. The storefronts have ornamented, fluted cast metal pilasters that divide the display windows and entryways. The north storefront has a wide cast metal pilaster on its north end and a recessed entry in the middle of the storefront. The recessed entry is flanked by cast metal pilasters. The entry has an aluminum and glass door and side-lite and a large wood transom window. Wood display windows and transom windows are located in the north and south walls of the recessed entry. A display window and transom window is located in the storefront wall north and south of the recessed entry. The south storefront also has a stairway door on its north side. The stairway door is a metal door with a window; it has a short wood transom above it that is non-historic. A tall wood transom window is above the short transom; it is historic. The storefront has a brick pilaster at its south end and a recessed entry in the center of the wall. The recessed entry is flanked by cast metal pilasters. The entry has an aluminum and glass door and side-lite and a large wood transom window. Wood display windows and transom windows are located in the north and south walls of the recessed entry. A display window and transom window is located in the storefront wall north and south of the recessed entry. A wood name board forms a continuous line above the storefronts. A small metal cornice is above the name board; it has a row of dentils.

The second story's north and south halves are symmetrical. The north half has a pair of 1/1 metal windows framed with a metal hood. The top of the hood has a pediment in its center and brackets on each end. A 1/1 metal window is on each side of the pair of windows. These windows have a framed hood with a keystone in the center of the top of the crown and brackets on each end. The top of the second story wall has a decorative cornice. The cornice has large end brackets and a row of narrow brackets that form the bottom of the cornice. Between the brackets are rectangular recessed panels.

Daniel Hoffman settled in Liberty Township in 1864. He had a store prior to this in a building on the southeast corner of Main and Market Streets. In about 1885 he built this business block to house his drugstore and grocery establishment. A drugstore continued to operate from the north storefront in 1909 and 1917. The south storefront had a barbershop during that time period. The second floor over the north storefront was used as a community and social hall while offices were located over the south storefront. The Hoffman store eventually became Hoffman Brothers operated by Daniel's sons William and John, by the early 1900s; they were still in operation in 1940. Hoffman Brothers also sold shoes in addition to the merchandise sold from the drugstore. Hoffman's drugstore and grocery were likely the ones referred to in a historical account of the types of establishments in North Liberty in 1880; it lists one grocery and one drugstore in operation during that year. This building was still referred to as the Hoffman Building as late as 1960.

L. W. Pommert Building, 112 North Main Street. 1920. Contributing. Right side of photograph 0008. The L. W. Pommert Building is two stories tall and has a wide front façade. The building's walls are composed of bricks. The first story's storefront has brick pilasters on each side. The storefront is composed of non-historic wood boards and aluminum and glass windows with false muntins. A recessed entryway with an aluminum and glass door is located just south of the center of the façade. A canvas awning is at the top of the storefront and it covers the transom area.

The second story wall of the front façade has four large 1/1 metal windows. The windows have stone sills and lintels. The building's parapet wall has three courses of bricks that form a basket-weave design at its base; stone coping caps the parapet wall. A building block with raised letters that state "19 L. W. POMMERT 20" is located in the center of the basket weave design. A non-historic metal sign bracket is centered on the second story wall.

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Prior to constructing this building block, L. W. Pommert served as the town board president in 1912 just as sidewalks were being constructed in the downtown. The store, which by 1940 had become known as L. W. Pommert & Mapes, sold home furnishings.

North Liberty City Hall, 116 North Main Street. 1915. Contributing. Left side of photograph 0008. The North Liberty City Hall building is two stories tall and has a wide front façade. The building's walls are composed of bricks. The first story's storefront area has brick pilasters on each side. A stone building block in the north pilaster has the following engraved "North Liberty Water Co. 1915". Recessed entry doors are located on each side of the storefront. The north door is a metal door with a window. The south door is a historic wood door with a full window. The storefront walls are covered with limestone ashlars. Two aluminum and glass windows are located in the storefront wall; each window is divided into two panes of glass. A pent roof that is covered with fiberglass shingles is located at the top of the storefront over the transom area.

The second story wall of the front façade has four large 1/1 metal windows. The windows have stone sills and lintels. The building's parapet wall has a course of brick rowlocks at its base and another course of brick rowlocks at its top. Stone coping caps the parapet wall. A building block with raised letters that state "CITY HALL 1915" is located in the center near the top of the second story wall.

The 1909 Sanborn map for North Liberty identifies the location of the town hall & "lock up" and the fire department. The town's government services operated from a small one store frame building that faced the alley on this block southeast of this building. Those buildings were razed by 1917, but a small jail had been constructed in the same location. In 1917 this building is identified as the fire department, water works, and city hall. By 1929 the building also housed the North Liberty Post Office. The jail was still in use behind the building. The town hall and fire department have moved out of this building to a location on the south side of town. The building continues to serve as the North Liberty Police Department.

122 North Main Street. c. 1890/1912. Non-contributing. Second from left in photograph 0007. The building is one story tall with a parapet front. It has a single storefront with a recessed entry door on its north side. The storefront wall is covered with stone ashlars. The front wall above the storefront is covered with non-historic wood clapboards.

This building was expanded sometime between 1909 and 1917 for a bakery. It incorporated a free standing, frame building that housed a jewelry store in 1909. The bakery's expanded walls were composed of concrete blocks and a brick oven was constructed in its northeast corner. The building was still used as a bakery in 1929 and was called the Belleville Bakery in 1940.

Masonic Hall, 128 North Main Street. c. 1925. Contributing. Left side of photograph 0007. The North Liberty Masonic Hall building is one story tall and is a free-standing building. Its front wall is composed of light brown-colored bricks. The south half of the front façade has a large brick panel that was formerly a large opening for an auto garage service door. The opening was filled in with bricks in about 1960; the color of the bricks matches the rest of the building. There are two wood windows in the brick panel; they are next to each other and each is divided into three horizontal panes of glass. The windows have a sill composed of brick rowlocks and a lintel composed of a brick soldier course. The north half of the front façade has an entry door that is deeply recessed from the front of the wall on its south side and a large panel covered with small stones on its north side. The panel is located in a former auto garage service door location. The recessed entry has five concrete steps and an aluminum and glass entry door. The walls in the entry are covered with metal.

A soldier course forms a belt course on the front façade above the panels and entry. A brick panel framed by a soldier course is located above the former opening on the south half of the façade. A brick panel framed by a soldier course is also located above the former opening and recessed entry on the north half of the façade. The top of the wall has a dentil design formed by bricks that forms the front

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façade's parapet wall. An historic metal flagpole is attached to the top of the wall near the center of the façade.

The Masons celebrated their centennial in 1960 with an elaborate rededication ceremony. The organization is formerly known as North Liberty Lodge #266. It was chartered on May 30, 1860 and originally met on the second floor of the original Hoffman building that was located at the southeast corner of Main and Market Streets. The ladies' organization of the Eastern Star was formed on May 14, 1903. The current building was originally constructed as an auto service garage in about 1925. The garage's capacity for auto storage was twelve automobiles.

140 North Main Street. c. 1900. Non-contributing. Left side of photograph 0006.

The building is a corner building with a wide gable-front wall. The storefront wall is covered with tongue-in-groove wood boards. Four short metal sliding windows are located in the storefront and metal entry door is recessed just north of center on the front wall. A pent roof covered with wood shakes is at the top of the storefront. The second story's front wall has four 1/1 metal windows. The wall is covered with vinyl siding. The gabled roof was added sometime after 1940.

The building was at one time divided into two storefronts. The north storefront had a clothing store in 1909. The south storefront had a saloon that operated from it during the first decades of the 1900s. By 1929 the south storefront had a marquee on the front of the building and a merchant showed movies in the storefront. It appears that this was short-lived because no mention of a theater is found in a 1940 telephone directory for the town.

West side of North Main Street, beginning at West Center Street and ending at West Harrison Street

O'Connor Electric Shop, 109 North Main Street (part of First Source Bank). c. 1935/c. 1960. Contributing
The south half of the bank's front wall was a separate storefront prior to its incorporation into the adjoining bank building on its north side. Its front wall is composed of blonde-colored bricks. It has a large aluminum and glass window with a limestone sill located just south of the center of the front wall. An aluminum canopy with a flat roof extends across the full width of the storefront. The building's north and south rear walls are composed of salt-glazed tile blocks. Zell O'Connor was an electrician who opened the shop during the 1930s; it remained in operation into the 1960s.

Community State Bank, 109 North Main Street. 1960. Contributing. Modern. Photograph 0003.

The bank building is one story tall and has a front wall that faces Main Street and a north wall that faces a parking lot. The building's walls are composed of tan-colored bricks. The building has dark-colored aluminum and glass windows and doors. The windows have limestone sills. The building's roof is flat; it has wide overhanging eaves with soffits that taper back to the building. The soffits are wood and the fascia is metal.

The south side of the front wall has a tall brick pier that has a narrow front wall and wide side walls. The pier extends well above the roof and has a limestone cap. It separates the south half of the front façade from the north half. An aluminum and glass door, side-lites, and transoms are centered in the front wall. A group of three windows with transoms are joined together and is located north and south of the door. A square clock with an aluminum frame and white face is centered on top of the roof above the fascia.

The north wall of the bank has a group of three windows with transoms joined together on the east side of the wall. A metal drive-up window is located just east of the center of the north wall. Three windows composed of four glass blocks are located in the west half of the north wall.

The Community State Bank building was constructed during the summer of 1960. Construction began in April and the new bank was opened in August. Aldrich Construction Company of North Liberty constructed the building. The building was called a "modern structure" and had the new feature of a

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drive-up window on the north side of the building. The Community State Bank was formerly known as the State Bank which was located in a building it constructed north of this site at 125 North Main. The building continues to serve as a branch of First Source Bank.

Starr Grocery, 119 North Main Street. c. 1911. Non-contributing. Left side of photograph 0002. The building is two stories tall and has a single storefront. A recessed stairway door is located on the north side of the storefront and a recessed entry door is located on the south side of the storefront. The storefront has aluminum and glass windows and door. The wall below the storefront windows is composed of stone veneer. An aluminum canopy is located above the storefront across the full width of the building. Aluminum panels cover the transom area above the canopy.

The second story's front wall has a grouping of four 1/1 non-historic metal windows. The second story wall is covered with vinyl siding. The original design of the second story wall included a broad arched opening with a keystone. The opening had a row of windows in it. The wall also had a shaped parapet with a short gable. The south wall of the building is also exposed. The first story wall is composed of reddish-orange colored bricks. The second story wall is also covered with vinyl siding.

The Starr Grocery building was constructed between 1909 and 1912. It is not shown on the 1909 Sanborn map of North Liberty, but has an advertisement in a 1912 North Liberty newspaper. By 1917, the building was also used as a restaurant.

State Bank, 125 North Main Street. c. 1911. Contributing. Classical Revival. Right side of photograph 0002.

The building is two stories tall with a single storefront bay. The building's walls are composed of a dark orange-colored brick. Brick pilasters are on each side of the storefront and a simple metal cornice is located at the top of the storefront bay opening. The cornice has a pressed metal corbel at each end; the corbels have four raised circles on their fronts. The storefront has a stairway door on its south side; the door is metal and has a metal storm door on it. A recessed entryway for the storefront is located north of the stairway door. The store's entry door is a large wood door with a large window and a small recessed panel near the bottom. The door is historic and has original hardware. An angled display wall forms the north side of the recessed entry. It has a wood rectangular window. The front storefront display wall has a row of three wood rectangular windows. The walls of the storefront are covered with non-historic wood boards. A historic barber's pole is mounted to the north side of the storefront. The transom area of the storefront has been covered with vinyl siding. Historic wood trim is located between the transom area and storefront display walls.

The second story wall of the front façade has two windows. The windows are 1/1 metal windows with limestone sills and lintels. The windows have vinyl siding around them to fill in the area of the original window opening. A metal alarm is centered between the windows near the top of the wall. The top of the wall has a decorative metal cornice. The cornice has large brackets on each end and a row of five modillions between them. The cornice also has rope trim above the modillions. One metal urn is extant on the south bracket.

The North Liberty State Bank building was constructed between 1909 and 1912. It is not shown on the 1909 Sanborn map of North Liberty, but has an advertisement in a 1912 North Liberty newspaper. The bank operated from this location until 1960 when it constructed a new building at 109 North Main Street. By this time the bank had become known as the Community State Bank. Ted Stepanek purchased this building from the bank and relocated his barber shop from the Hoffman Building to this location in September, 1960. It was known as Ted's Barber Shop. A barber pole with a glass globe light on top and a porcelain base to the pole is mounted on the north side of the storefront and dates to the time Ted Stepanek opened his shop at this location. A barber shop still operates from this storefront.

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127 North Main Street. c. 1880. Non-contributing. Right side of photograph 0004.

The building is free-standing and is located approximately eight feet west of the sidewalk. It is one story tall and has a hipped roof. A gabled extension is located on the north half of the front façade; it appears to have been added c. 1990. The building has a random granite foundation. The building's front walls have plywood that is scored to appear like vertical wood boards. It has 1/1 metal windows and a modern door on the south side of the gabled extension.

The remaining walls of the building are covered with wide wood clapboards. Two historic 1/1 wood windows are located in the building's north wall. The roof has metal fascia and is covered with asphalt shingles. A tall, narrow brick chimney is centered on the roof's ridge.

The building was originally a dwelling. With the exception of the front gabled extension, the former house maintains its original footprint and shape that is identified in the Sanborn map of 1909. The change of use from residential to commercial seems logical given that it is the only extant residential building that remains in the commercial district. In 1909 it was one of four dwellings located on the same side of the street; by 1917 it was one of only two that remained. In 1929 the other dwelling had been converted to a hotel. It was subsequently razed to make room for the new bank in 1960.

127 North Main Street (rear). c. 1940. Contributing

A small gabled building is located at the rear of the property. It fronts the alley. Its walls are covered with wide wood clapboards. The roof is covered with asphalt shingles.

Subway Restaurant, 131 North Main Street. 2012. Non-contributing

This building is a free-standing, one story building with a hipped roof that was constructed in 2012. The building replaced a two-part brick commercial building named the Pearse Block, which had been constructed in 1913. Frank and Charles Pearse were brothers who offered a full line of dry goods, gentlemen's furnishings, carpets, and wallpaper in the north storefront while a grocery and general mercantile operated by Wakefield and son Stephen Pearse was located in the south storefront. The Pearse Block later became home to the Harvey Dime Store in the 1950s.

135 North Main Street. c. 1895. Non-contributing. Left side of photograph 0005.

The building is one story tall with a single storefront bay. The storefront has an aluminum and glass entry door recessed deeply in the center of the storefront. The display area of the storefront is composed of aluminum and glass windows with walls composed of sandstone ashlar below the windows. A canopy with a flat roof is located above the storefront. The parapet front wall is covered with wood. The south wall of the building is composed of bricks.

In 1909 the building was divided into two parts. The front part was a drugstore and the back part was a dwelling. By 1917, the building showed no division. It was a meat market in 1917.

135 North Main Street (rear). c. 1940. Contributing

A gabled-roof building is located immediately behind this building. It fronts the alley. The building's walls and roof are covered with corrugated metal. The roof has exposed wood rafter tails.

North Liberty News building, 137 North Main Street. c. 1895. Contributing. Middle of photograph 0005.

The building is one story tall with a single storefront bay. The storefront has narrow brick pilasters on each side. A recessed entry is located on the south side of the building; it has a metal door with a window. An angled wall forms the north wall of the recessed entry and is part of the storefront display. It has a two wood rectangular windows (one above the other) and non-historic wood boards covering the rest of the angled wall. The front wall of the storefront has two large display windows with wood frames. The wall beneath the windows is composed of bricks. The transom area above the storefront has been covered with wood boards. The wall above the transom area is covered with pressed metal; the metal is

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pressed to appear like rough-face stone blocks. The top of the wall has a decorative metal entablature. The cornice has large brackets at each end; the brackets have a scroll design and a semi-circular crest on top. Below the cornice is a frieze with a row of eight square medallions with a sunburst pattern on them. The frieze has rope trim above the row of medallions.

The building is identified as a printing establishment in the 1909 and 1917 Sanborn maps. The office had a gasoline powered 2 horsepower engine to run the presses. The town's first newspaper, the *North Liberty Herald*, was established in 1892 and operated for four years. The *North Liberty News* was established in 1895 and continued operations into the middle part of the 20th century. Its publisher during the early 1900s was Dell Woodward. This building was likely the home of the *North Liberty News* since it is the only printing operation identified on the Sanborn maps. The *North Liberty News* continued to operate through the 1960s, but it was owned by the Independent News Company as early as 1940.

139 North Main Street. c. 1890. Contributing. Right side of photograph 0005 and 0006.

A two story gable front building is located at the corner of Main Street and Harrison Street; it faces Main Street. The building's walls are covered with vinyl siding and its roof is covered with fiberglass shingles. The building has a single storefront with a recessed entry in the center of the storefront. The entry has a non-historic wood door with a window; the walls that form the sides of the recessed entry have historic wood windows divided into two panes of glass. The storefront has two large display windows, one on each side of the entry. The windows have wood frames. Vinyl siding covers the wall of the storefront below the display windows. A canvas awning is located at the top of the storefront over the transom area. The second story of the front façade has two historic 1/1 wood windows.

The north wall, facing Harrison Street, has a tall slender brick chimney located just east of center of the wall. A metal door with a small window is located at the west end of the first story wall. Four historic 1/1 wood windows are located on the second story of the north wall. The westernmost window is smaller than the other three. The building has two gabled extensions on its west side. The extension nearest the building also has its walls covered with vinyl siding; it was constructed c. 1900. The extension that is furthest west is slightly taller than the other extension. Its walls are covered with metal and wood boards. It has a garage door in its west wall. It was constructed c. 1940.

The building housed a dry goods store during the first decades of the 20th century. Early Sanborn maps show a full porch on the front wall of the building.

Center Street

Service Garage, 101 West Center Street. c. 1935. Contributing. Art Moderne. Left side of photograph 0001.

An auto service garage is constructed on the northwest corner of Main Street and Center Street. It has three street elevations: a wall with a garage bay faces Main Street, a wall with two garage bays faces Center Street, and a wall angled toward the intersection of the two streets has three large windows and an aluminum and glass door on its west end. The wall that faces Center Street has a metal door on its west side and a wood window with multiple panes of glass on its east side.

The building is one story tall; the wall that faces Center Street is taller than the other two walls. The building's walls are composed of concrete block; the blocks that form the corners of the angled wall are curved. The building has a concrete block parapet wall; the top of the walls has four decorative trim boards attached to it. The garage bays have wood doors with two rows of rectangular windows. The window openings that are in the angled wall have been filled in with wood boards and are used for signage.

The building replaced the W. R. Hinkle Ford sales and service building that was constructed in about 1920 on this site. The building was quite large and filled most of the lot west to the alley. The building

North Liberty Commercial Historic District

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was vacant by 1929. By 1940 four service garages and/or stations were in operation in the community. Prior to the Ford garage the Hotel Grant was located on this site. Hotel Grant was a large two story frame building with a wrap-around porch that was constructed c. 1875. Adam Rupert operated a hotel in North Liberty in 1880 called the Empire Hotel; this likely is the same building.

Modern Speed Wash, 103 West Center Street. 1960. Contributing. Contemporary
A gable-front building is located west of Main Street and fronts Center Street on the east side of the alley. The building's walls are composed of concrete blocks. The roof is a very broad, low-sloped gable with a wide overhanging eave on the front façade. The front façade has three pairs of doors. The center doors are aluminum and glass; the other two doors are sliding aluminum and glass doors.

The Modern Speed Wash building was the last contributing building constructed in the district. Work began on the building in October, 1960 and it opened just before the end of the year. Its grand opening was held on January 2, 1961. It was constructed by Modern Electric. The building featured modern conveniences such as folding tables, coin operated washers and dryers, electric irons, and soda coolers. A newspaper article stated that it was located for the patrons' convenience near the new supermarket, drugstore, gas station, and post office. The building site once had a livery on it that was constructed in c. 1905. Its walls were composed of concrete blocks. The livery was gone by 1917 and was later replaced by a Ford auto sales and garage.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- 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 old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

c. 1880-1960

Significant Dates

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

unknown

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Period of Significance (justification)

The period of significance is c. 1880-1960. The period begins with the approximate date of construction of the district's earliest building at 127 North Main Street and ends in 1960 with the construction of the last two contributing buildings located at 109 North Main Street and 103 West Center Street. The downtown commercial district, however, continued beyond 1960 as the commercial center for the town and township. The district had additional building and remodeling that occurred in the district during the 1960s that supported businesses important to the town.

Criteria Considerations (explanation, if necessary)

Not applicable.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The North Liberty Commercial Historic District is eligible for the National Register of Historic Places under Criteria A and C. The district demonstrates the development of commerce in small Midwestern towns during the last part of the 19th century into the middle of the 20th century. North Liberty was platted in 1837 and became the main commercial hub for Liberty Township, which is regarded as one of the earliest settled areas in St. Joseph County. The settlement continued its prosperity due to the construction of a railroad in the late 1800s and designation of a state highway in 1930. The district's architecture is reflective of styles popular during the period of significance, though it is mostly simple interpretations of the styles.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

ARCHITECTURE

The architecture of the district reflects simple styling of commercial buildings during the period of significance. Few buildings demonstrate exceptional qualities of styles of architecture popular during their construction.

The primary building type is the parapet-front commercial building, either one or two stories tall, with either one or two storefronts. Thirteen of the district's twenty-one buildings are parapet-front buildings. These were constructed between about 1885-1935. The district also has five gable-front buildings; two of these are small rear lot buildings. The gable-front buildings were constructed between about 1890 and 1960. The oldest building in the district, constructed in about 1880, was originally a dwelling and is a single story tall and has a hipped roof. The newest building in the district, constructed in 2012, is located immediately north of the dwelling and also is one story tall and has a hipped roof.

The district's architecture can be categorized into three basic periods of time. Almost half of the buildings in the district were constructed in about 1900 and earlier. Several buildings were constructed between 1911 and about 1925. The remaining contributing buildings were constructed during the 1930s through 1960.

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Two pre-1900 buildings were constructed in popular styles of the period. The Worster Building, at 100 North Main Street, was constructed in the Queen Anne style in 1892. The building had a large ornate window bay that was removed. The building has been substantially altered and is considered non-contributing.

The other building is the Hoffman Block located at 108/110 North Main Street. It was constructed in about 1885 in the Italianate style and is the most stylized building in the district. The Hoffman Block has thin fluted cast iron pilasters that frame its storefront display windows and entry doors. The second story of the front wall is symmetrically arranged and has ornamental pressed metal frames around its windows. The building also has a pressed metal cornice with a row of brackets and a recessed panel design. The Italianate style came to dominate commercial architecture particularly in Midwestern railroad boom towns. It was popular from the 1860s through the 1880s.

The other commercial buildings constructed during this early period were built in the commercial vernacular style. Three buildings are a single story tall with a parapet-front wall (122, 135, and 137 North Main Street); these were constructed between about 1890-1895. 137 North Main Street has pressed metal covering its front wall and an ornate pressed metal cornice. Two buildings are two stories tall and have a gable-front wall. They are located at 140 and 139 North Main Street and were constructed in about 1900 and 1890 respectively. The building at 140 North Main Street had a gabled roof placed on the building sometime after about 1940. One of the largest buildings in the district was constructed in about 1900 at 102/104/106 North Main Street. The building is two stories tall with a front parapet wall and has three storefronts.

A tremendous amount of construction occurred in the district between 1911 and about 1925 when several large business blocks were constructed. The State Bank and Starr Grocery constructed a two story business block with two storefronts and an adjoining wall in about 1911 (119 and 125 North Main Street). The Starr Grocery building once had Romanesque Revival features but these have been covered. The State Bank building has a restrained Classical Revival style design. The town also constructed a new municipal building in 1915 at 116 North Main Street. It is two stories tall with a wide storefront. A building was constructed on the south side of the city's building in 1920 (112 North Main Street). Known as the Pommert building, it also is two stories tall and has two storefronts. These later two buildings are built in the commercial vernacular style with brick coursing details and parapet-front walls.

The last period of construction in the district resulted in modern styles being introduced in the community. A service garage was constructed in about 1935 on the northwest corner of Center and Main Streets at 101 West Center Street. The building's corners are curved and its walls are composed of concrete blocks. It is a restrained Art Moderne styled building. The other prominent building constructed during this later period was built in 1960 in the Modern style. The bank building at 109 North Main Street is designed in a Modern style. Its flat roof has wide overhanging eaves whose soffits taper downward against the primary walls. It also has a tall brick pier on its front wall that breaks the flat, horizontal design of the bank.

Modern styles of architecture came to prominence in the 1920s. Art Deco and Art Moderne were the first to break from the more traditional styles, many of which were revivals of early American architectural styles. The modern styles were often stream-lined and lacked ornamentation. The service garage at 101 West Center Street demonstrates the lack of ornamentation and stream-lined appearance in its curved corner walls. The modern movement of architecture culminated in the introduction of the International style which began in Europe during the 1920s and came to the United States by emigration of many of the style's leading proponents during the 1940s. The International Style accentuated horizontal lines and box-like forms, and structural elements provided the primary detail. Strong vertical elements were sometimes used to mark the building's position in the landscape. Such was the case with the tall brick pier incorporated into the bank's design.

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COMMERCE

The North Liberty Commercial Historic District was the hub of commerce not only for the village of North Liberty, but also for Liberty Township in southwestern St. Joseph County. The township was one of the earliest settled areas of the county but remained somewhat separated from larger markets in South Bend and LaPorte due to wetlands and marshes in the region. North Liberty remained the only village in the township. This added to the importance of the community's commercial center during much of the 19th century.

The first store in North Liberty was established by one of the founders of the town, Daniel Antrim, in 1837. The store, which handled general merchandise for the town and surrounding countryside, continued in operation until 1867. It remained the only significant commercial enterprise during these formative years of the town until after the Civil War. Elijah Lee established a blacksmith shop in 1865. A veteran of the Civil War, Lee also built wagons. Lee operated his blacksmith shop into the 1900s. It fronted Harrison Street behind 140 North Main Street. In 1865, Norman S. Miller opened a large dry goods store. His store handled general merchandise with invoices that totaled \$9,000 in 1880. Miller was also a township trustee and postmaster for the community. He was called a landlord in the 1900 census, probably leasing his commercial property in the downtown. George R. Flood was a harness maker who established a business in North Liberty in 1871. He kept a full stock of harnesses and whips. George Bettcher arrived in North Liberty in 1871 to assist with his father-in-law's furniture and undertaking business. In 1872, C. D. and Daniel Houser established Houser Brothers. They were dealers in dry goods and general merchandise. Their store operated into the 1880s. Dr. Campbell and Dr. Varier were physicians who opened offices in North Liberty in 1871 and 1876, respectively.

By 1880, there were two large dry goods stores, two boot and shoe stores, a drug store & hardware, a grocery & hardware, a planing mill and manufacturer, a grist mill, a millinery store, a butcher shop, one barber, and four doctors. A patrons list for Liberty Township from about 1886 includes eighteen names of people engaged in commercial establishments in North Liberty. The following is a list of names with their businesses: George Bettcher (furniture and undertaking), P. S. Burkhart (furniture and undertaking), H. C. Baker (blacksmith), S. B. Cullar (grocery), M. R. Cole (grocery), John Fetzer (blacksmith), Wm. Hamilton (carriage painting), D. Hoffman (drugs and groceries), B. L. Keck (tailor), John Keesy (blacksmith), S. Laning (physician and surgeon), E. T. Lee (blacksmith), N. S. Miller (general merchandise and township trustee), Levi Mangus (gunsmith and sewing machines), Magdalena Rupert (Empire Hotel), N. A. Travis (restaurant and eating house), John Whiting (grocery), and Fred Young (boot and shoe maker).

North Liberty also had the advantage of a printing press and local newspaper when the *North Liberty Herald* began publishing a paper in 1892. The operation only lasted four years, however the *North Liberty News* began publishing a weekly paper in 1895 and continued into the 20th century. The later paper operated from a storefront at 137 North Main Street and offered an important means by which store owners could advertise their merchandise.

In 1909, the west side of North Main Street was still mostly residential in nature. A group of commercial buildings were at the southwest corner of Harrison and Main Streets. These included a dry goods store on the corner, a printing office south of the dry goods, and a drugstore south of the printing office. A small free-standing building that was a cobbler's shop was located south of the drugstore. The Hotel Grant and a livery were located at the northwest corner of Center and Main Streets. The area between was residential except for the post office, which occupied a small free-standing building about where First Source Bank is located today.

The east side of North Main Street in 1909 was more developed with commercial establishments. No residences were located on that side of the street. The businesses, beginning at the south end of the block, were a general store, grocery, hardware, furniture shop, barber, drugstore, meat market, harness

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shop, jewelry store, confectionary & tobacco shop, tin shop, general store, hardware, saloon, and clothing store at the north end of the block. Several of the buildings in this area were still free-standing and did not abut other commercial buildings. A blacksmith and photo studio were located on the rear half of the north lot, facing Harrison Street. Other businesses located at the rear of the lots in this block include a farm implement warehouse, hardware warehouse, and the town hall and fire department.

By 1917, the streetscape had changed dramatically. The east side of Main Street had a commercial building on nearly every lot between Center and Harrison Streets. New business included a large bakery and the town had constructed a building for their town hall, fire department, and water works. The west side of Main Street also began to change dramatically with the construction of two, two story business blocks. One was the Pearse Block, which was constructed in 1913. The Peares offered dry goods and groceries. It was located where the Subway Restaurant was constructed in 2012. The other business block constructed during this time is the Starr Grocery and State Bank Building. The entire northwest corner of Main and Center Streets was vacant except for the post office in 1917.

During the 1920s, the types of commercial enterprises found in the downtown changed to reflect the development of technology. Three automobile service stations or garages had been constructed by 1929. One was a small filling station that operated from the general location of 109 North Main Street. Another was a garage that later became the Masonic Hall at 128 North Main Street. A movie theater also opened in the south storefront of the building at 140 North Main Street. The town also had a second bank operating south of the movie theater in 1929 and a hotel opened in a dwelling located south of 119 North Main Street. A new service garage opened at 101 West Center Street during the 1930s. Supporting this new type of commerce was the improvement and designation of Main Street as Indiana State Road 23 in 1930. The highway connected St. Joseph County's largest city, South Bend, to Walkerton and provided an artery for workers traveling to industries in South Bend and Mishawaka.

The 1940 telephone directory for St. Joseph County lists twenty-three business establishments on Main Street in the downtown. These include five groceries, three restaurants and one bakery, three service garages, a shoe store, a men's and women's clothing store, a hardware store, a dime store, a home furnishings store, a beauty shop and a barber shop, and a cosmetics store. An electrical service establishment and a newspaper also had storefronts in the downtown.

The businesses in 1940 were Bare & Heim Service Station, Belleville Bakery, Blosser Shoe Store, Chat En Chew Lunch Room, Day Brothers Grocery, Eldora's Beauty Shop, Gardner's Inn, Hawblitzel's Barber Shop, Hazelbaker's Phillips 66 Service Station, Hoffman Brothers Drugs and Groceries, the Independent News Company, Ivo's Grocery and Meat Market, Jay's Lunch Room, Mack's Grocery and Meat Market, L. V. Moak Drugs, Sundries, Cosmetics, and Notions, the Nifty-Thrift Clothing Shoppe, O'Connor Electric, L. W. Pommert & Mapes Home Furnishings, Poynter's Service Station, Price & Houser Hardware, and the Royal Blue Store grocery and meat market.

While several businesses had expanded by the close of 1960, the number of businesses offering the same services had declined. In 1960, the local bank expanded by building a new facility at 109 North Main Street and Harvey's Five and Dime Store expanded from its location in a single storefront to incorporate both storefronts in the Pearse Building. Also in 1960 a new coin operated laundry opened at 103 West Center Street and a large grocery store opened outside of the district. During the 1960s, other commercial enterprises began to build outside of the downtown near the edges of town.

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Developmental History/Additional historic context information

North Liberty was platted in 1837 by Daniel and James Antrim. It was surveyed by the St. Joseph County surveyor, T. W. Bray. It is located at the conjunction of sections 28, 29, 32, and 33 in Liberty Township. Liberty Township is recognized as one of the earliest settled townships of St. Joseph County. During the 1850s, the land in the township began to be cleared for agricultural purposes. Farming and lumber were the chief industries in the township by the 1880s. A total of five sawmills were in operation by that time.

The first election in the township was held at James Antrim's house in North Liberty in 1837. The first house on a platted lot in the town was constructed in that same year by James Downey. Four additional homes were built in the same year. A gristmill was built in North Liberty in 1837 and a sawmill was constructed in 1839 by Hiram Bean and Alonzo Hill. The first school was constructed in 1840 and in 1868 a high school building was constructed in North Liberty. The first church was organized and constructed by the Methodists in North Liberty in 1851. By 1880, there were three churches, the Methodist, Seventh Day Adventist, and Episcopal churches. The town's cemetery was established in 1842. The Cole Brothers constructed a large planing mill and manufacturing facility in 1866. The establishment burned in 1871, but was reincorporated in 1873 as the North Liberty Manufacturing Company which continued into the 20th century. The company manufactured wagons and buggies.

By 1880, the population of North Liberty reached about 400 people. At the end of the 19th century an extension of the Wabash Railroad and the arrival of the Chicago Belt Line Railroad, which was solely a freight line, assisted the general growth of the town and its industries. North Liberty was incorporated as a town in 1894. By 1903, the population had grown to 504 people. Sidewalks were placed in the town in 1912 and in 1913 the community was preparing to be illuminated with electrical lights.

The county 4-H fair was first held in North Liberty in 1928; it was held in the downtown until about 1935 when it relocated to another location in St. Joseph County. After the arrival of the railroads and general conversion of land to agricultural production the town and township had slow measured growth during the remaining part of the 20th century. North Liberty remained the only village in the township. The town had a population of 977 people in 1940. In 1960, the population had grown to 1,241 people. By 1978, when Potato Creek State Park was established in the township, the population of North Liberty remained virtually unchanged at 1,250 people.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Primary Sources:

History of St. Joseph County, Indiana. Chicago: Chas. C. Chapman & Co., 1880.

Howard, Timothy Edward. *History of St. Joseph County, Indiana.* Chicago: Lewis Publishing Co., 1907.

Illustrated Historical Atlas of St. Joseph County, Indiana. Chicago: Higgins Beldon & Co., 1875.

"Masons Observe Centennial" *North Liberty News*, 26 May 1960, Column 5, page 1. No author listed.

North Liberty Commercial Historic District
Name of Property

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"New Building to House Laundry" *North Liberty News*, 6 Oct. 1960, Column 2, page 1. No author listed.

"New Home for Community State Bank" *North Liberty News*, 21 April 1960, Column 5, page 1. No author listed.

Saltzgaber, Gaylord. *Genesis of North Liberty*. North Liberty, Indiana: Self-published. 1978.

Secondary Sources:

North Liberty section of the Saint Joseph County, Indiana Telephone Directory, 1940.

1909, 1917, and 1929 Sanborn Fire Insurance maps for North Liberty.

1880, 1900, 1910, 1920 Federal Censuses for Liberty Township, St. Joseph County, IN

Advertisements. *North Liberty News*, 27 May 1912. Page 1.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 141-468-91001-91019 _____

North Liberty Commercial Historic District
Name of Property

St. Joseph Co., IN
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10. Geographical Data

Acreege of Property 4.1 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|------------------|-------------------|
| 1. Zone: 16 | Easting: 547723 | Northing: 4598427 |
| 2. Zone: 16 | Easting: 547870 | Northing: 4598416 |
| 3. Zone: 16 | Easting: 547872 | Northing: 4598268 |
| 4. Zone: 16 | Easting : 547737 | Northing: 4598264 |

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the curb of the southwest corner of the intersection of North Main Street and West Harrison Street, face west and continue in a line west to the alley at the rear of the blocks fronting North Main Street. Turn south and continue south with the east side of the alley to the north curb of West Center Street. Turn east and continue in a line east to the west side of the alley at the rear of the blocks fronting North Main Street. Turn north and continue in a line with the west side of the alley to the north side of the first east/west alley north of Center Street. Turn east and continue in a line with the north side of the alley to the west side of the north/south alley that divides the block in half. Turn north and continue in a line with the west side of the alley to the south property boundary of 104 East Harrison Street. Turn west and continue in a line with the south boundary of 104 East Harrison Street to its west boundary line. Turn north and continue in a line with the west boundary line of 104 East Harrison Street to the south boundary of 102 East Harrison Street. Turn west and continue in a line with the south boundary line of 102 East Harrison Street to its west boundary line. Turn north and continue in a line with the west boundary line of 102 East Harrison Street to the south curb of East Harrison Street. Turn west and continue in a line west to the southwest corner of the intersection of North Main Street and West Harrison Street, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries described above represent the historic commercial area of North Liberty and all of its contributing buildings. The district includes the highest concentration of early commercial buildings in the town from the period of significance. The surrounding areas are residential or have newer commercial buildings that fall outside the period of significance.

North Liberty Commercial Historic District
Name of Property

St. Joseph Co., IN
County and State

11. Form Prepared By

name/title: Kurt West Garner
organization: Partners in Preservation
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail kwgarner@kwgarner.com
telephone: 574-936-0613
date: May 15, 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

North Liberty Commercial Historic District
Name of Property

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County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: North Liberty Commercial Historic District
City or Vicinity: North Liberty
County: St. Joseph State: IN
Photographer: Kurt West Garner
Date Photographed: March 8, 2012
Description of Photograph(s) and number: 0001 Looking northwest at west side of North Main St. from Center St.
1 of 10.

Name of Property: North Liberty Commercial Historic District
City or Vicinity: North Liberty
County: St. Joseph State: IN
Photographer: Kurt West Garner
Date Photographed: March 8, 2012
Description of Photograph(s) and number: 0002 Looking west at 119 and 125 North Main St.
2 of 10.

Name of Property: North Liberty Commercial Historic District
City or Vicinity: North Liberty
County: St. Joseph State: IN
Photographer: Kurt West Garner
Date Photographed: March 8, 2012

North Liberty Commercial Historic District
Name of Property

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County and State

Description of Photograph(s) and number: 0003 Looking southwest at 109 North Main St.
3 of 10.

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0004 Looking southwest at west side of North Main St. from mid-block

4 of 10.

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0005 Looking northwest at 135, 137, and 139 North Main St.

5 of 10.

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0006 Looking southwest on North Main St. from East Harrison St.

6 of 10.

North Liberty Commercial Historic District
Name of Property

St. Joseph Co., IN
County and State

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0007 Looking southeast on North Main St. from West Harrison St.

7 of 10.

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0008 Looking east at 112 and 116 North Main St.

8 of 10.

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0009 Looking east at 108 and 110 North Main St.

9 of 10.

Name of Property: North Liberty Commercial Historic District

City or Vicinity: North Liberty

County: St. Joseph State: IN

Photographer: Kurt West Garner

North Liberty Commercial Historic District
Name of Property

St. Joseph Co., IN
County and State

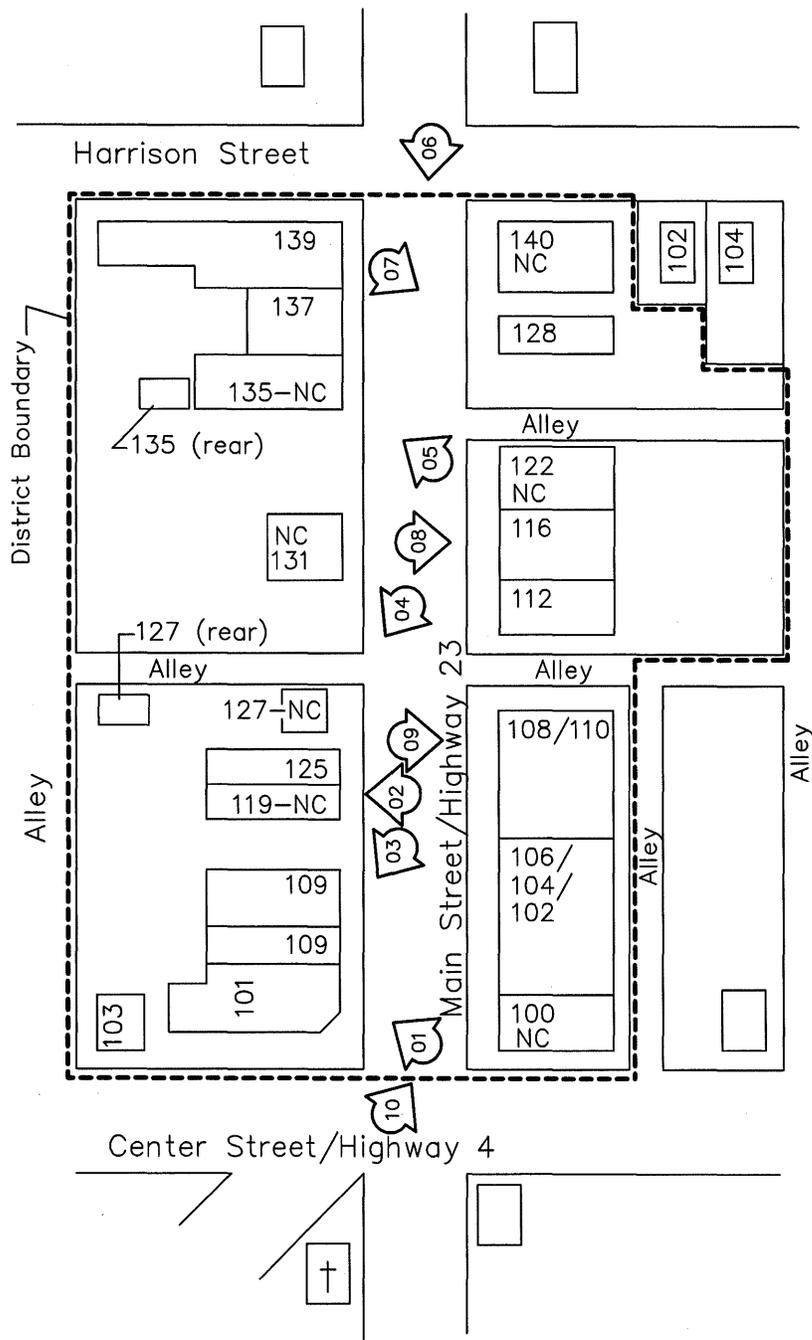
Date Photographed: March 8, 2012

Description of Photograph(s) and number: 0010 East side of North Main St. looking northeast
from Center St.

10 of 10.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

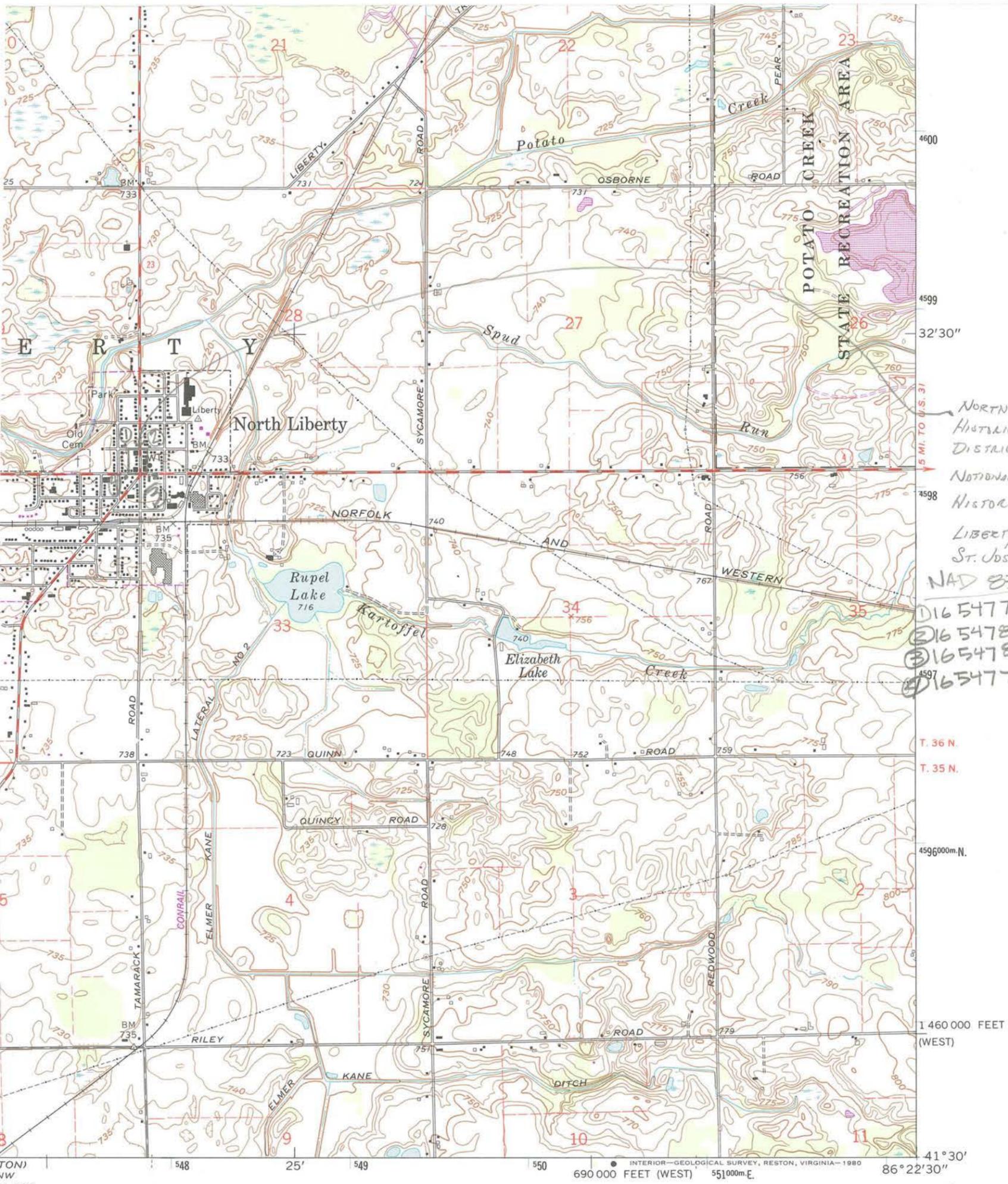
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



North Liberty Commercial Historic District
 14 contributing resources, 7 non-contributing resources (NC)
 National Register of Historic Places sketch map
 Approx. 4.1 acres
 North Liberty, St. Joseph County, IN



24 = Photographs



NORTH LIBERTY
 HISTORIC COMMERCIAL
 DISTRICT
 NATIONAL REGISTER OF
 HISTORIC PLACES
 Liberty Twp.
 St. Joseph County, IN
 NAD 83 UTM
 ① 16 547 723 4598427
 ② 16 547 870 4598416
 ③ 16 547 872 4598268
 ④ 16 547 737 4598264

1 MILE
 4000 5000 6000 7000 FEET
 1 KILOMETER
 15 FEET
 DATUM OF 1929



ROAD CLASSIFICATION
 Primary highway, hard surface ————
 Secondary highway, hard surface ————
 Light-duty road, hard or improved surface ————
 Unimproved road ————
 Interstate Route (thick red line)
 U. S. Route (red line with shield)
 State Route (red line with circle)

NORTH LIBERTY, IND.
 N4130—W8622.5/7.5

1974
 PHOTOREVISED 1980
 DMA 3767 III SW—SERIES V851

Revisions shown in purple compiled in cooperation with State of Indiana agencies from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1980



Teem

ONE SOURCE

GOODYEAR

MOBIL

Gene's

Source 1st Bank
North Liberty



MAIDENS SWEET SHOPPE
Banquets & Catering

LET IT
SNOW



**Source
51 Bank**
North Liberty

Teem
CASH SERVICES



P





Join Us At
Kingdom of Fellowship

The Yum Yum Skoppe

bp
388¢
409¢
419¢
FREE STAY
shop



Potato
Creek
Grill

The Yum Yum Shoppe



1



AMERICAN
SALES

NO PARKING
ANY VEHICLE
OVER 12 FEET
IN HEIGHT

Welcome

CITY HALL 1915

191. W. POMMERT 20



*Town of North Liberty
Police Department*





Decorative architectural elements including six windows with light-colored, arched lintels on the second floor of the red brick building.

Storefront signage and window displays for 'Tangles' and 'Dogwood Designs'. The left window features 'Tangles' and a red 'OPEN' sign. The central entrance is marked '102' and has a green door. To the right, another entrance is marked '108' and has a glass door. Further right, a third entrance is marked '104' and has a glass door. A sign for 'Dogwood Designs' is visible in the window to the right of the central entrance.

DO NOT ENTER



National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY North Liberty Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: INDIANA, St. Joseph

DATE RECEIVED: 2/07/14 DATE OF PENDING LIST: 2/27/14
DATE OF 16TH DAY: 3/14/14 DATE OF 45TH DAY: 3/26/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000077

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-26-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

DNR

Indiana Department of Natural Resources

Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic

January 24, 2014

Carol D. Shull
Interim Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005



Re: North Liberty Commercial Historic District, St. Joseph County, Indiana

Dear Ms. Shull,

Enclosed is a National Register of Historic Places nomination for North Liberty Commercial Historic District, St. Joseph County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disk contains the true and correct copy of the nomination for the North Liberty Commercial Historic District (St. Joseph County, Indiana) to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff, Paul Diebold, Frank Hurdis, or Holly Tate.

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package



Andrus, Patrick <patrick_andrus@nps.gov>

FW: Message from "RNP2BDC72"

1 message

Diebold, Paul <PDiebold@dnr.in.gov>
To: Patrick Andrus <patrick_andrus@nps.gov>

Wed, Mar 26, 2014 at 9:56 AM

We did have 1st source as the owner of 140 N. Main. I've attached the notification letter, also, here is the person I spoke with on Jan. 9th of this year regarding the designation:

1/9/14
Ingrid Mathias 574-235-2670
1st Source Bank, North Liberty questions about NR listing of district.

—Original Message—
From: mail@dnr.in.gov [mailto:mail@dnr.in.gov]
Sent: Wednesday, March 26, 2014 9:43 AM
To: Diebold, Paul
Subject: Message from "RNP2BDC72"

This E-mail was sent from "RNP2BDC72" (Aficio MP 6001).

Scan Date: 03.26.2014 09:42:31 (-0400)
Queries to: mail@dnr.in.gov

20140326094231901.pdf
166K

Paul Diebold 3/26/14
• did indivi. notification
• Paul will check their records to see who is listed as Owner & send me copy of not. letter
P. Andrus - NR staff
4/2/14 I spoke at length w/ Ms. Eileen Jackson (signed bank's objection letter) about nomination process, effects of listing, etc.

140 N. MAIN

Michael R. Pence, Governor
Cameron F. Clark, Director

DNR Indiana Department of Natural Resources



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic

December 17, 2013

1st Source Bank
P.O. Box 1602
South Bend, IN 46634

Regarding: North Liberty Commercial Historic District, S.R. 23 between Center and Harrison sts., North Liberty, St. Joseph County, Indiana

The Indiana Division of Historic Preservation and Archaeology is pleased to inform you that the above mentioned property, in which you have an interest, has been proposed for nomination to the National Register of Historic Places. The Indiana Historic Preservation Review Board will consider the nomination during their meeting on

**January 22, 2014, 1:30 PM, at Indiana Government Conference Center,
302 W. Washington Street, Conference Room A, Indianapolis, Indiana**

The meeting is open to the public and you are welcome to attend. We welcome your comments, favorable or unfavorable, regarding the application. Please address written comments to:

**Cameron F. Clark, State Historic Preservation Officer
Division of Historic Preservation and Archaeology
402 West Washington Street, Room W274
Indianapolis, Indiana 46204-2739**

Please send your comments on or before the above meeting date.

You may call our office at 317-232-1646, or visit our web site at www.in.gov/dnr/historic for more information and a copy of the National Register application form, including district boundaries and map.

The National Register of Historic Places

The National Register is the Federal Government's official list of prehistoric and historic properties worthy of preservation. In Indiana, this program is administered by the Department of Natural Resources, Indiana Division of Historic Preservation and Archaeology. The criteria used to judge a property's eligibility for the National Register are listed on the enclosure.

Listing in the National Register provides recognition and assists in preserving our nation's heritage. It does not prevent a private owner from altering, demolishing, or disposing of the property as he wishes, provided that no federal license, permit, or funding is involved. Owners of National Register listed properties that are income-producing are eligible to apply for Federal tax credits for qualified historic rehabilitation efforts. This and other results of listing are explained further on the enclosure. After a National Register application is received by our office, it is processed and considered by the Indiana Historic Preservation Review Board. The board will either reject or approve the nomination of the property to the National Register, based on its merits relative to the criteria included on the enclosure.

Property Owner Concurrence or Objection – Historic Districts

Your property is located in a district which has been proposed for designation in the National Register of Historic Places. Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing, in accord with the National Historic Preservation Act and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing shall submit to the State Historic Preservation

Officer a notarized statement certifying that the party is the sole or partial owner of private property, as appropriate, and objects to the listing. For historic districts, the property will not be listed if a majority of the private property owners object. Each owner or partial owner of private property has one vote regardless of what part of the property or how many properties that party owns within the district. Each owner may vote regardless of whether their property contributes to the significance of the historic district. If you choose to object to the listing of your property, submit a *notarized* letter of objection to the address listed on the first page of this letter, by the date indicated on the first page of this letter.

If the district cannot be listed because a majority of private property owners objects, the State Historic Preservation Officer will submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

A letter of notification regarding National Register designation of this district will be sent to the local elected officials of your community, including the mayor or town clerk as appropriate, and county commissioners.

Indiana Register of Historic Sites and Structures (State Register)

Unless objections are received within thirty (30) days from the date of this letter, the property indicated in this letter will be listed in the Indiana Register of Historic Sites and Structures, independently of the review board's decision on nomination to the National Register. If objections are received, the board will consider the application at the above referenced meeting, along with the historical, archaeological, architectural, or cultural merits of the property, and any staff comments. The final decision regarding any State Register nomination shall be made by the review board.

Listing in the Indiana Register of Historic Sites and Structures qualifies an owner of private property who has State of Indiana tax liability to apply for certain tax benefits. Programs include the Residential Historic Rehabilitation Credit or the Historic Rehabilitation Tax Credit (for commercial properties). Allotment of credits to operate the program depends on budgeting by the Indiana General Assembly. Contact our office or web site for more information.

Listing in the Indiana Register of Historic Sites and Structures provides protection for the property. All state-funded or state-assisted construction which will adversely impact historic properties owned by the State of Indiana must be reviewed by the Indiana Historic Preservation Review Board. Additionally, if a state-funded or state-assisted project will impact historic properties that are listed on the Indiana Register of Historic Sites and Structures, the project must be reviewed by the Indiana Historic Preservation Review Board. For more information, contact our office or web site.

A copy of the nomination including boundaries and map, and information on the federal and State of Indiana tax credit programs or the State and National Register programs may be obtained by calling 317/232-1646, by writing to the Division of Historic Preservation and Archaeology, 402 West Washington Street, Room W274, Indianapolis, Indiana 46204-2739, or by visiting our web site, www.in.gov/dnr/historic.

Very truly yours,



Cameron F. Clark
State Historic Preservation Officer

FDH:pcd -D

Enclosure: Criteria for Evaluation / Results of Listing sheet



Andrus, Patrick <patrick_andrus@nps.gov>

FW: Designation of 140 N Main St as part of Historic District

2 messages

Matt Zakrowski <ZakrowskiM@1stsource.com>
To: "patrick_andrus@NPS.gov" <patrick_andrus@nps.gov>

Tue, Mar 25, 2014 at 2:29 PM

Dear Mr. Andrus,

Attached is a PDF copy of a notarized letter that 1st Source Bank is sending to your office regarding the designation of one of our properties as part of a historic district. I wanted to send you a copy of the letter via e-mail to ensure that you had more time to look it. If you have any questions or concerns my contact information is included in my signature line.

Thanks,

Matt Zakrowski

PH: 574-239-4398

FX: 574-235-2625

1st Source Bank

This email message is for the exclusive use of the intended recipients and may contain confidential, privileged information. Any unauthorized review, use, disclosures or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply mail immediately and destroy all copies of this message.

 Historic District.pdf
113K

Matt Zakrowski <ZakrowskiM@1stsource.com>
To: "patrick_andrus@NPS.gov" <patrick_andrus@nps.gov>

Tue, Mar 25, 2014 at 2:39 PM

My mistake, the first copy I e-mailed you wasn't on official letterhead. I have attached the proper copy.

Thanks,

Matt Zakrowski

PH: 574-239-4398

FX: 574-235-2625

1st Source Bank

This email message is for the exclusive use of the intended recipients and may contain confidential, privileged information. Any unauthorized review, use, disclosures or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply mail immediately and destroy all copies of this message.

From: Matt Zakrowski
Sent: Tuesday, March 25, 2014 2:29 PM
To: 'patrick_andrus@NPS.gov'
Subject: FW: Designation of 140 N Main St as part of Historic District

[Quoted text hidden]

 **Designation of 140 N Main St as part of Historic District.pdf**
125K



P.O. Box 1602
South Bend, Indiana 46634

March 25th, 2014

Patrick Andrus
National Parks Service
National Register of Historic Places
1201 I Street NW 8th Floor
Washington, D.C. 20005

Re: Designation of 140 N Main St. as part of Historic District

Dear Mr. Andrus:

We recently received notice that your office is currently reviewing a proposal to make the area around and including 140 N Main St, North Liberty, IN 46554 a historic district. While the bank has no interest in the designation of the district as a whole as being historic, it is contesting the inclusion of our property as part of that.

We were unaware that this process was moving forward or would have moved to stop this action sooner. We have a concern that there are other owners that do not understand the significance of this action how it will affect their property.

The building in question (140 N Main St) has no architectural, cultural, or historic significance per statute qualifications. The building is simply being added as part of the district the Town of North Liberty is attempting to create in order to gain grant funding.

The building was a Bar/Restaurant when in use, but it has been vacant for over seven years. During this time, the quality of the building has deteriorated significantly, even as the bank has attempted to keep up with repairs. It sits on a corner surrounded by residential property next door to the east and south, a gas station across from it to the northwest and a Masons meeting hall and liquor store to the South. They may have historical value but this building certainly doesn't.

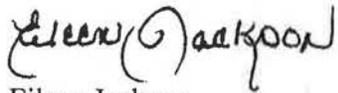
This past winter took a toll on the building to the point the bank is going forward with demolition of the property. It is a blight and eyesore to the town and the cost of renovations to bring it back to a state whereby it could be utilized again as a restaurant have prevented anyone from buying it. It's been actively on the market for years with no interest.

While the town of North Liberty wants the building re-opened and restored as a restaurant, the property has failed three times in that capacity over its history as there is no parking to support patrons, there are not enough patrons to support the business concept and the repairs are overwhelming. The best concept is to demolish this structure, grade the land and allow new business construction like what happened across the street from this building with a similar structure. Another option would be for the town to purchase the land and use it as a park similar

to what they wanted to do with another parcel across from this building. In any event the bank and community should not be forced upon with a historical designation for a building that is a vacant, unsafe health hazard.

We request that this property be excluded from the historical district.

Sincerely,



Eileen Jackson
ORE Property Manager
1st Source Bank
100 N. Michigan Street
South Bend, IN 46601
Telephone # (574)235-2998



PAMELA L. GARRETT, Notary Public
A Resident of St. Joseph County, IN
My Commission Expires February 21, 2018