

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001786

Date Listed: 12/7/90

Randall Building
Property Name

Allen
County

IN
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus
Signature of the Keeper

12/7/90
Date of Action

=====
Amended Items in Nomination:

The nomination form did not provide an acreage figure for this property. Frank Hurdis with the Indiana SHPO has confirmed that the correct figure is less than one acre. The form is now officially amended to include this information.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

1786

United States Department of the Interior
National Park Service

RECEIVED

OCT 23 1990

National Register of Historic Places
Registration Form

NATIONAL REGISTER

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

1. Name of Property

historic name Randall Building
other names/site number 003-215-26087

2. Location

street & number 616, 618 South Harrison Street n/a not for publication
city, town Fort Wayne n/a vicinity
state Indiana code IN county Allen code 003 zip code 46802

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
n/a

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

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

Signature of certifying official *John T. Costello* Date 7-23-90
Indiana Department of Natural Resources
 State or Federal agency and bureau

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

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

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. *Patrick Andrews* 12/7/90
 See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce: specialty store

Transportation: rail-related

Industry: manufacturing facility

Current Functions (enter categories from instructions)

Commerce/business

Work in progress

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Renaissance

Materials (enter categories from instructions)

foundation stone: limestone

walls brick

metal: steel

roof vinyl

other wood

limestone

Describe present and historic physical appearance.

The Randall Building stands on the northwest corner of Harrison and Pearl Streets, in a part of downtown Fort Wayne known as "The Landing" because of its proximity to the former Wabash and Erie Canal (now the location of the track elevation to the north of the Randall Building) and the fact that this oldest part of the downtown originally developed as a site associated with canal commerce. Today the area is comprised of Victorian commercial structures which post-date the canal era; the wholesale firms and hotels which originally used the buildings have been replaced by restaurants and offices.

The Randall Building was originally built as an extension of the Randall Hotel, which stood immediately to the north. After a fire on October 27, 1904 destroyed an ell-shaped building that had wrapped around a three-story hotel building on the corner, the Randall Building was constructed to amalgamate the corner building into a five-story block which continued the massing of the Randall Hotel, which was subsequently demolished c. 1963 (Photos 1-4). Available historic views of the property show that its exterior appearance has changed very little since 1905, and that it had assumed much of its present appearance by 1938 (Photos 5-7).

The principal elevations of the building face east (Harrison Street) and south (Pearl Street) (Photo 8). The east elevation has wood storefront framing separated into bays by limestone Tuscan pilasters on the first floor and a pattern of regular fenestration topped by jack arches on the second, third, and fourth floors. A corbel table above the fourth floor is topped by a limestone sill that serves as a base for the brick piers which enframe the bays on the fifth floor, where the windows are topped by flat stone lintels which separate them from semi-circular transom lights enframed by round arches of header coursing. The tops of the wall panels have brackets of brick corbelling. Directly above the fifth floor windows, the brick forms a deep architrave beneath a dentilled frieze, and the wall is crowned by the projection of a plain metal cornice. This treatment of the top of the wall continues across the top of the south elevation, where with the exception of the four westernmost bays, the fenestration pattern seen on the east facade is interrupted by the pattern of the windows remaining from the earlier corner building. These older openings have segmental arched windows trimmed with stone spring and keystone blocks; directly above them, the fourth and fifth floor windows continue the detailing used on the east facade, though vertically aligned with the older openings. The four west bays of the south facade replicate completely the scheme of the east facade, including use of a wood storefront on the first floor; this part of the south facade is built of buff pressed brick, rather than the common orange brick used for both the earlier corner building and the rest of the 1905 construction. Accounts of the 1904 fire and the subsequent reconstruction make it clear that this part is contemporary with the rest of the 1905 work.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

1905-1938

Significant Dates

1905

Cultural Affiliation

n/a

Significant Person

Randall, Perry A.

Architect/Builder

unknown

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

The Randall Building is of local architectural and historical significance. It is one of the largest Victorian commercial structures ever built in Fort Wayne, as well as one of the largest to survive. The architectural styling of the facades uses simplified classical elements which fit within the vocabulary established locally by the Italianate style and continued through the turn of the century by the Colonial Revival. The Randall Building illustrates this point particularly well by the ease with which its design incorporated the facade elements of an earlier Italianate structure into its 1905 fabric without any great disruption to its well-ordered composition. The simple treatment of the interior of the building is typical of that used for Victorian commercial and industrial buildings in this area, while the showroom examples of stamped metal ceilings on the first floor add an interesting element of variety and are a tangible reminder of the building's longest owner-occupant (1914-1973), the Seavey (and after 1920) Wayne Hardware Company,

The building's most important historical associations, however, are those related to its original owner, Perry A. Randall (1847-1916). A native of nearby Noble County who came to Fort Wayne initially to attend high, then settled there permanently after graduation from law school about 1873, Randall not only practiced law, but became an active member of the community in several other ways. In 1881, Randall was one of the original investors in the Fort Wayne Jenney Electric Company, which he served as its first vice-president. Randall continued to own stock in the company and serve on its board of directors until it merged with General Electric in 1911.

In 1889, Randall bought the Robinson House, a four-story Italianate style hotel building on Harrison Street; and the same year he added an additional floor to the building and gave it both a new facade and a new name, Randall Hotel. By 1901, Randall had bought all the other properties on the quarter block; this ownership enabled him to contemplate such a large reconstruction project as the Randall Building for the site after the 1904 fire. Though initially announced as a major expansion of the hotel, Randall in fact made all the space in the new building available for commercial tenants. Until the entire structure was occupied by Seavey Hardware in 1914, these had included an interurban railroad passenger depot and offices, a shoe factory, and a shirtwaist factory. Though he sold the Randall Building in 1914, Randall continued to own the adjacent hotel, which his widow, Winifred, operated until her death in 1963.

See continuation sheet.

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested - Approved 4/2/86, #10080
- 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 # _____

See continuation sheet

Primary location of additional data:

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

Specify repository:

Indiana Historic Sites and Structures
Inventory

10. Geographical Data

Acreage of property _____

UTM References

A

1	6	6	5	6	0	4	0	4	5	4	9	2	0	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

D

Zone			Easting					Northing						

See continuation sheet

Verbal Boundary Description

The south fifty-three feet of Lots 561, 562, and 563 of Hanna's Addition, and the north thirty-three and five-tenths feet of the south eight-six and five-tenths feet of Lots 561, 562, and 563 of Hanna's Addition to the City of Fort Wayne.

See continuation sheet

Boundary Justification

The nominated property includes the area occupied by the Randall Building, exclusive of adjacent streets and alleys.

See continuation sheet

11. Form Prepared By

name/title Craig Leonard, Historic Preservation Consultant, for
organization Landing Associates date January 1989
street & number 521 West Market Street telephone (219) 824-4010
city or town Bluffton state Indiana zip code 46714

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The rear (west) elevation has a regular pattern of segmental arched fenestration, which includes the use of buff pressed brick for the arch headers (Photo 9). On the north side of the building an airshaft once separated the Randall Building from the Randall Hotel. At the base of the well was a one-story bay of the Randall Building, which abutted the hotel only with a shallow bay that served to join the facades of the two buildings along Harrison Street (Photo 10). The former party wall is clad in stucco, and a part of the hotel facade remains on the front (northeast) corner (Photo 11). The wall of the Randall Building which formed the south side of the light well is a timber frame clad in flat-seamed metal. The regular pattern of windows in this north wall is now concealed behind a skin of modern vertical steel siding.

The interior of the building consists of three major areas on each floor. The area of the earlier corner building is separated from the remainder by its former rear (west and north) walls. The remainder of each floor is bisected by a brick bearing wall extending east and west through the depth of the building; each of the areas thus formed is in turn bisected by a brick bearing wall extending east and west through the depth of the building; each of the areas thus formed is in turn bisected by a row of columns which also extend the depth of the building. This division is plainly seen in the full basement, which has limestone rubble walls and piers made of brick and concrete (Photo 12).

On the first floor, the southeast corner is occupied by a former restaurant whose dining room is the metal-ceilinged space once used as an interurban railroad passenger depot; the room's present wall treatment was designed by nationally noted architect Michael Graves in 1980 (Photo 13). The restaurant's service areas extend to the rear (west) to fill that part of the first floor. The front (east) halves of the two larger bays to the north are partitioned from the rear of the building with a modern wall. The front areas are used as an engineering firm's office. A series of low partitions define individual offices behind the storefront windows (Photo 14), and general work areas with office landscaping fill the remainder of the space (Photos 15, 16). The north office area and the storage area behind it (Photo 17) have a plain corrugated steel ceiling; that above the office area is concealed by a modern ceiling grid. In the remainder of the office area, however, a different pattern of stamped metal ceiling was used in each bay. This variety of treatments was apparently installed by the Wayne Hardware Company c. 1914 as a display of their offerings (Photo 16). To the rear of each of the northern thirds of the plan are enclosures for stairways and freight elevators, each of which extend from the basement to the fifth floor. Though the landing of the north stairway on the first floor does include a short open handrail with plain balusters and newels (Photo 18), the remainder of both the stair towers and hoistways are simply enclosed in walls of beaded car siding, and the stairways have no handrails (Photo 19). A small enclosed passenger elevator is located on the northeast corner of the building, as well (see Photo 24).

On the second and third floors the perimeter areas on the north, east, and south sides of those floors are finished with plaster on the walls, including the former interurban railroad office area on the southeast corner of the second floor (Photos 24-26). The ceilings in these areas are variously finished with exposed framing or corrugated metal

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nailed over the joists. The heavy timber columns are variously finished with either shoulder blocks or cast iron bearing pads to support longitudinal beams built up from dimensioned lumber. The central and southwestern areas of the second and third floors are open areas where the timber framing is exposed, as is the brick masonry of the bearing walls (Photos 27-29). On the fourth and fifth floors, only the northern third of each level is separated from the remainder by a bearing wall; the southern two-thirds of each of those floors is a large open space defined by two rows of timber columns (Photo 30). The fifth floor columns support raking beams that follow the slope of the building's shed roof (Photo 31).

On the southeast corner of the fourth floor, a model apartment unit has been constructed as a part of the present effort to rehabilitate the building (Photo 32). The apartment has steel stud partitions clad in gypsum board. Though a plaster ceiling has been suspended beneath the joists, the heavy timber detailing of the column and main beam have been left exposed, and the simple casings of the windows have been retained (Photos 33, 34).

Throughout the interior of the building, finish material is minimal. Plain wide casings are used on most of the windows, and baseboards occur only in those areas where the walls are plastered, and these are plain eight-inch boards with the exception of those in the former office area at the southeast corner of the second floor, where a beaded cap molding was also used (Photo 20).

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Perry Randall influenced Fort Wayne's physical development in many other ways. Beside the Randall Building and Randall Hotel, Perry Randall owned several other downtown properties. He also organized the city's first homebuilding company, the Tri-State Building and Loan, in 1889. As a developer, Randall built over 600 houses in the South Wayne and Bloomingdale sections of the city, as well as platting Randall's Addition in the latter neighborhood. Though he sold his interest in the Tri-State Building and Loan when it reorganized as the Tri-State Loan and Trust in 1903, Randall also continued to operate a hardwood sawmill, the Randall Lumber Company, near Taylor and Thompson Streets in the southwest part of the city. This company provided oak timbers used not only in the construction of Great Lakes ships, but in the construction of the Panama Canal as well. Perhaps Randall's furthest flung venture was the Tulsa Oklahoma Brick and Cement Company, which had just begun producing pressed brick at the time of Randall's death in 1916.

In civic affairs, Randall organized the Fort Wayne Commercial Club, forerunner of the present Chamber of Commerce, in 1892, and he served as its first president. In 1895 Randall organized and served as Chairman of Arrangements for the Fort Wayne Centennial celebration, to which he contributed \$7,000. Randall also organized the city's only street fair, which was held in October, 1898. In 1907, Randall began a drive to have the federal government build a canal to connect Lake Erie and Lake Michigan via Fort Wayne; a \$50,000 federal study of the idea was completed in 1915. Though Randall's Erie and Michigan Deep Waterways Association continued to promote the project for several years after his death, the idea was eventually dropped at the outbreak of World War I. Perry Randall's prominence in the Fort Wayne community was reflected not only by the memorial services conducted in his memory by the Allen County Bar Association, Erie and Michigan Deep Waterways Association, Commercial Club, and Scottish Rite, but also by the erection of a permanent monument to him in Swinney Park, which was dedicated in the fall of 1916. The monument was created by Chicago sculptor Frederick C. Hibbard and was paid for by \$3,500 in unsolicited donations once the project was announced.

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BOOKS

John Ankenbruck, Twentieth Century History of Fort Wayne, Fort Wayne: Twentieth Century Historical Fort Wayne, Inc., 1975.

H. W. Gardner, Fort Wayne's Resources, Fort Wayne: Indiana Printing Co., 1913.

Bert Griswold, Pictorial History of Fort Wayne, Chicago: Robert O. Law Co., 1917.

PAMPHLETS

Winifred Randall et al., "As I Remember . . .," Fort Wayne: Allen County Public Library, 1960.

NEWSPAPER ARTICLES (in chronological order)

"A Big Purchase," Fort Wayne Journal, August 17, 1989, p. 2.

"The Brunswick," Fort Wayne Journal, August 18, 1989, p. 2.

"Work Begun on Robinson House," Fort Wayne Journal, October 2, 1989, p. 2.

"Schwartz Property Sold to P. A. Randall," Fort Wayne Journal-Gazette, December 10, 1901, p. 5.

"Fire of Unknown Origin Causes Loss of \$20,000 in Business District," Fort Wayne Journal-Gazette, October 28, 1904, p. 1.

"Randall Hotel Threatened," Fort Wayne News, October 28, 1904, p. 1.

"Bad Fire Causes Loss of \$30,000," Fort Wayne Sentinel, October 28, 1904, p. 1.

"Will Enlarge Randall Hotel," Fort Wayne Journal-Gazette, October 29, 1904, p. 10.

"Will Add Fifty Room to Hotel," Fort Wayne Sentinel, November 24, 1904, p. 1.

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"Hotels Plan Improvements," Fort Wayne Journal-Gazette, November 30, 1904, p. 8.

"New Randall Block Nearing Completion," Fort Wayne Journal-Gazette, November 9, 1905, p. 5.

"Improvements Begun at Interurban Depot," Fort Wayne Journal-Gazette, January 3, 1907, p. 8.

"Leases Randall Building," Fort Wayne Journal-Gazette, March 17, 1907, p. 1.

"Bring Seas to Inlands," Fort Wayne Journal-Gazette, November 10, 1909, p. 1.

"Death Strikes Down a Very Prominent Fort Wayne Man," Fort Wayne Sentinel, February 1, 1916, p. 1.

"Hon. P. A. Randall Called Suddenly by Heart Failure," Fort Wayne Journal-Gazette, February 2, 1916, p. 1.

"To Pay Tribute to Hon. P. A. Randall at Funeral Today," Fort Wayne Journal-Gazette, February 3, 1916, p. 7.

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All photographs used in this nomination were taken by Craig Leonard in December, 1988. Negatives of all views included are available at the following address:

Craig Leonard
521 West Market Street
Bluffton, IN 46714

Captions of the photos are as follows:

1. Detail of historic view taken October 28, 1904, by Winifred Randall looking north on Harrison Street the day after the fire which destroyed the existing buildings immediately to the south of the Randall Hotel. Collection Allen County Historical Society.
2. Detail of historic view taken October 28, 1904, by Winifred Randall looking east on Pearl Street, showing damage to the rear portions of existing buildings immediately to the south of the Randall Hotel and to the west of an existing corner building. Collection Allen County Historical Society.
3. Historical view looking southwest of the Randall Hotel and Randall Building as shown in the pamphlet, Fort Wayne's Resources, 1913. Collection Allen County Historical Society.
4. Postcard view c. 1908 looking north on Harrison Street, showing the Randall Building in use as an interurban depot and shoe factory. Note absence of the present corner entrance on the first floor. Collection of Craig Leonard.
5. Historic view looking northwest c. 1910 showing the treatment of first floor openings on the south elevation, including a canopied, raised freight dock platform. From John Ankenbruck, 20th Century History of Fort Wayne, 1976, p. 208.

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6. Historic view looking northwest of the building as home of Wayne Hardware Company, from the Fort Wayne Journal-Gazette, July 24, 1938. With the exception of the high windows above the former dock area, the building had assumed its present appearance.
7. General view looking northeast, showing the building in its present context.
8. General view looking northwest showing the facades of the building.
9. General view looking northwest of the south and rear elevations.
10. General view looking southeast, showing the walls originally part of an airshaft adjoining the Randall Hotel. Vertical lettering indicates locations of concealed windows.
11. General view looking southwest from Harrison and Columbia Streets.
12. General view looking east in the middle bay of the basement, showing typical appearance of this level of the building.
13. General view looking west in the former restaurant dining room on the southeast corner of the first floor.
14. General view looking southeast on the first floor, showing offices immediately within the storefronts of the Harrison Street facade.
15. General view looking northwest on the first floor, showing work area in the north bay.
16. General view looking southwest on the first floor, showing work area in the rear of the middle bay. Note stamped metal ceilings.
17. General view looking southeast in the rear part of the north bay on the first floor. Note corrugated metal ceiling and stair and freight elevator in the center of this view.

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18. Detail view looking south in the rear of the first floor, showing the stair and elevator landing also seen in # 17.
19. Detail view looking south in the rear of the second floor, showing typical upper story treatment of stair and elevator landings.
20. General view looking southwest on the southeast corner of the second floor, in the former interurban railroad offices. This space is within the earlier corner building that was incorporated into the 1905 construction.
21. General view looking northeast in the front of the middle bay of the second floor, showing typical treatment of finished upper floor areas.
22. General view looking northwest at northwest corner of second floor.
23. General view looking east at the southeast corner of the third floor, in former office area, within earlier corner building. Note ramp upwards at lower left, used to offset this room's difference in elevation relative to the rest of the third floor.
24. General view looking northeast at the northeast corner of the fourth floor, showing typical landing of passenger elevator.
25. General view looking east in the north bay on the fourth floor. Note frames of former north windows, whose sash were removed when the wall was covered in modern metal siding.
26. General view looking northwest at the east end of the north bay on the fourth floor.
27. General view looking east in the middle bay on the second floor, showing typical storage area as used by Wayne Hardware Company.
28. General view looking northwest at the front of the middle bay on the third floor.

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29. General view looking south at the southwest corner of the third floor.
30. General view looking northwest at the southeast corner of the fourth floor, prior to construction of model apartment unit (compare with Photos 32,33).
31. General view looking west at the southeast corner of the fifth floor.
32. General view looking southeast at the southeast corner of the fourth floor, showing exterior of model apartment unit.
33. General view looking northwest inside model apartment unit, showing treatment of heavy timber column and beam also visible in foreground of Photo 30.
34. General view looking southeast in model apartment unit, showing window treatment relative to new ceiling.