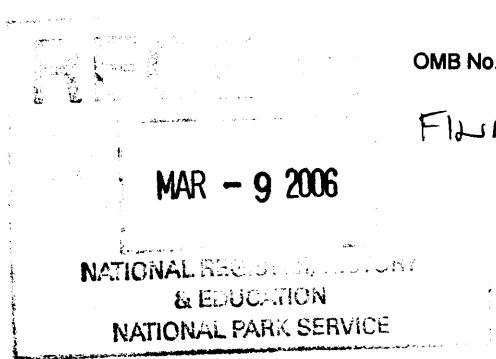


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



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

1. Name of Property

historic name Anderson Downtown Historic District

other names/site number 095-015-46000

2. Location

street & number Roughly, Meridian St. from 10th to Conrail RR, and first block west on 11th and 12th Streets N/A not for publication

city or town Anderson N/A vicinity

state Indiana code IN county Madison code 095 zip code 46016

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Indiana Department of Natural Resources

State or Federal agency and bureau

Date

1.30.06

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other, (explain:)

Signature of the Keeper

Edson H. Beall

Date of Action

4.19.06

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property

(Do not include previously listed resources in the count)

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

- building
- district
- site
- structure
- object

Contributing	Noncontributing	
32	10	buildings
0	0	sites
0	0	structures
0	0	objects
32	10	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

N/A

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling
 GOVERNMENT: Post Office
 SOCIAL: Meeting Hall
 COMMERCE/TRADE: Business
 COMMERCE/TRADE: Professional
 TRANSPORTATION: Rail-Related
 RECREATION/CULTURE: Theater

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling
 SOCIAL: Civic
 COMMERCE/TRADE: Business
 COMMERCE/TRADE: Professional
 COMMERCE/TRADE: Financial Institution
 RECREATION/CULTURE: Auditorium

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate
 19th & 20th c. REVIVALS: Classical Revival
 LATE VICTORIAN: Romanesque
 19th & 20th c. AMER.: Chicago Style
 19th & 20th c. REVIVALS: Mission/Spanish

Materials

(Enter categories from instructions)

foundation CONCRETE
 walls BRICK
 STONE: Limestone
 roof ASPHALT
 other TERRA COTTA
 STONE: Granite

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

TRANSPORTATION

Period of Significance

c.1887-1955

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller, Erwin

Strauss, Alvin M.

Eberson, John

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreeage of Property 17 acres

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

1	16	612380	4440180	3	16	612700	4439600
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	612680	4440190	4	16	612410	4439590

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Jim Haberek / Paul Diebold
 organization City of Anderson date 10-01-2005
 street & number 120 East 8th Street telephone 765/ 648-6163
 city or town Anderson state IN zip code 46016

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Various
 street & number telephone
 city or town state zip code

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

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

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 1 *Anderson Downtown Historic District, Madison County, IN*

Section 7 Description

The Anderson Downtown Historic District is located within the City of Anderson, Madison County, Indiana. Although this "District" is listed in the Madison County Interim Report, Indiana Historic Sites & Structures Inventory, published in October 1984, it is **not** under the local enforcement of the local Historic Commission, or the "Historic Cultural & Preservation Commission" at this time. There are a variety of styles that include Modern, Neo-classical, Romanesque Revival, Sullivanesque, Italianate, etc. The majority of the buildings were constructed in the late 1800's to early 1900's. Unfortunately, downtown Anderson has also witnessed several building demolitions throughout the years. Below is a representation of buildings from Anderson's Downtown Historic District. They include ratings (contributing or non-contributing), dates of constructions, classifications, photo reference and descriptions.

Historic buildings in downtown Anderson contribute to the significance of the district in association, materials, and architectural style, for years c.1887 – 1955. 1887 is the earliest confirmed date of a building in the district (the Big Four Depot). The district continued to have commercial significance to the development of the community to the fifty year mark. For that reason, several International Style or Modern buildings contribute to the district. Those that do not contribute to the district include buildings that date from the period of significance, but, have been too altered. The Caboose Bar and Grill (photo 19) is one such building. Others, like Real Hacienda or Kolache Shop, are too recent in date to contribute to the significance of the district. Two properties, Tower Hotel, 1103 Jackson and the Paramount Theater, 1124 Meridian, were previously listed in the National Register.

1. 111 W. 11th Street Commercial (Non Contributing)
Modern 1963
Photo #: No photo

This one-story, square, block building is currently vacant. Most recently, it housed a local bar and grill, **The Boat Club**. It is made of concrete block and has modern, commercial windows along the front façade with a single, glass commercial entry door. It has a wooden canopy across the front of the building, covered with asphalt shingles. There is also a wooden sign with "The Boat Club" painted on it on the east side of the building.

2. 100 W. 11th Street Commercial (Contributing)
Modern 1954
Photo #: IN_MadisonCounty_DowntownAnderson32.tif
 IN_MadisonCounty_DowntownAnderson35.tif

This two-story modern building is currently vacant and for sale. The most recent tenant was **Prudential Securities**. It is a Modern style, flat roofed, square building veneered with limestone and black granite. It features a glass corner entrance with four aluminum framed windows across by seven windows high, spanning from the ground floor to the top of the second floor with polished black granite piers at the corners and sides of the entrance area. There are double glass, side-by-side, commercial entry doors on both south and east entrances of the corner. A projecting frame of stone and granite holds three horizontal fixed windows, with aluminum frames dividing each fixed window into nine lites on the second floor and large

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Section number 7 Page 2 *Anderson Downtown Historic District, Madison County, IN*

vertical lites on the ground floor. The building falls within the period of significance of the district and illustrates its ongoing development in the 1950s.

3. 30 W. 11th Street Former Post Office (Contributing)
Neo-Classical 1910
Photo #: IN_MadisonCounty_DowntownAnderson33.tif

This building currently houses the administration offices for **Ricker Oil and KR Montgomery Architectural Services**. The building is rectangular in plan and 2 stories in height. It is of dressed limestone with five bays along the front façade. It is topped with a Neo-Classical cornice, which is ornamented in the center with a garlanded oval shield. Below this is a dentilled course with recessed panels. The three bays in the center are defined by engaged pilasters, which are topped by large paired brackets. The windows in the center bays have round arched fanlight transoms with stone surrounds and keystones. A belt course separated the first and second story. Second story windows are paired 4 over 4 double hung, square proportioned windows. On the first floor the outer windows are set in segmental arched openings with two-light transoms over paired 4 over 4 double hung windows.

4. 19 W. 11th Street Brock Apartments (Contributing)
Arts and Crafts c.1910
Photo #: IN_MadisonCounty_DowntownAnderson37.tif

This three-story, brick building currently houses office space for two groups, Madison County Literacy Coalition and YMCA Judo, on the first floor. The ground floor level has had a new brick façade installed within the last 10 years with 2 recessed entrances, an entrance that is even with the overall building and three windows that span across the front façade or north side of the building.

The eastern most recessed entry has a single steel replacement door with 15 lites (3/15) and a window that abuts the door w/ 5 lites to match the door. There is a modern exterior light in the entryway. There are double windows across the front lower level façade. The middle recessed entry has 1 window (side by side), a modern overhead light and a steel replacement door w/ 15 lites (3/15 pattern) within the recessed area. The upper façade is the original brown face brick. There is a limestone band above the 2nd floor windows across the front of the building, and below the 1st floor windows. The nine even spaced 2nd floor window openings all have limestone squares beneath each corner of each window opening and stone sills. Window openings are rectangular with no lintel treatment, all windows are covered over. In addition, there are 10 limestone plaques with a decorative petal design across the area above the 2nd floor windows. The third floor has nine similar windows. The parapet / cornice features stylized, geometric tassels. There is a limestone nameplate located in the middle upper portion of the building with 'Brock & Brock' sculpted in it. The flanks of the building are of common red brick, the face brick of the north side toothing into the upper walls with coin-like tabs. The east side of the building has nine bays of window openings on the upper floors. Window openings are segmental arched, with double header courses.

The upper two stories are currently vacant and all window openings have been boarded over with horizontal vinyl siding. It is undetermined whether the original windows still exist beneath the vinyl coverings.

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Section number 7 Page 3 *Anderson Downtown Historic District, Madison County, IN*

5. 1111 Jackson Street Parking Lot
Building Demolished c. 1928
6. 1133 Jackson Street Commercial Building (Contributing)
Modern c. 1940
Photo #: IN_MadisonCounty_DowntownAnderson31.tif

The Herald Bulletin, Anderson's local newspaper, currently utilizes 100% of this building. This two-story buff brick building has two simple bands of limestone that surround the building and two medallions on each side. There are several single windows located across the 2nd level of the building on the east and south sides, whereas double, side-by-side, along the ground floor.

The entrance to the building on the 1st level is a very simple recessed entry. It is brick that matches the remainder of the building. It has a double modern steel commercial door and a modern steel transom window above it. On the east side of the building, across the 2nd floor, there are 2 groupings of windows, each surrounded by brick frames. One grouping has 4 windows and the other grouping has 10 windows. Window units are dark aluminum. Each has recessed brick pilasters between them. All windows have limestone sills. The first floor windows consist of 5 double windows, side-by-side on the southeastern façade and 4 large single paned windows on the northeastern façade.

Two limestone medallions exist on the south and east side, totaling 4. On the east side there is an oval limestone medallion with a carving of a printing press in one medallion and a feather pen in the other. On the south side, there is a carving of a silhouette of Indiana, and a carving of a silhouette of the world in the other.

7. 28 W. 12th Street YMCA Building (Contributing)
Neo-Classical 1916
Photo #: IN_MadisonCounty_DowntownAnderson36.tif

The **YMCA** currently utilizes 100% of this building. It is a square brick building of 4 ½ stories with buff brick walls and terra cotta details. End sections project slightly forward and have four bays; the center section has five bays of double windows, the center bay is the entrance. Cornice has dentils and egg and dart designs with a classical balustrade with panels and open balusters. Terra cotta cupids above a shield bearing a cross are on the flanking projecting sections. Terra cotta also surrounds 2nd and 4th floor windows. All windows are 1/1 double hung. First floor has terra cotta griffins below 2nd floor balconies with flowers, urns and cupids on top. First floor windows are fixed. There is a limestone water table with YMCA symbol carved at corners. Entrance has a shield with YMCA symbol above a broken segmented pediment with floral designs. Fluted pilasters with Corinthian capitals and female faces in relief flank the round arch opening. The double doors are metal. A metal grillwork fills the arch. Below this is a curved arched metal canopy with the supporting brackets attached to lion heads. Side stone steps and balcony rail lead to the door. Basement windows open below upper floor windows. Wings of the building match in materials, however, terra cotta designs above windows have winged mermaids instead of griffins. There is a lower section to the east, behind it is an original boiler stack, architecturally disguised as a lighthouse-like structure.

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This building has a Modern extension that was constructed in 1974 located at 28 W. 12th Street and is used for the indoor pool area. It is a square, brick building with two columns of 5 windows on the far east side facing 11th Street. There are no entrances on this portion, (besides emergency exits). There is a decorative brick band along the top portion of the building and a plastic sign, designating the Y.

8. 1003 Meridian Street Commercial Building (Non-Contributing)

Modern c. 1975

Photo #: IN_MadisonCounty_DowntownAnderson1.tif

This one-story modern brick building was constructed in 1975 and is ½ occupied with office space, **Clark Rentals**. The other half is vacant and available for retail.

9. 1009 Meridian Street Commercial Building (Contributing)

Romanesque Revival c. 1890

Photo #: IN_MadisonCounty_DowntownAnderson1.tif

This three-story, brick building is currently 100% occupied by retail, **Standt's Jewelry**, on the first floor and residential on the second and third floor. A metal cornice is evident across the top of the building complete with dentils. There are brick pilasters on each side of the east façade as well as between the windows. There are 2 rows of 15 squares inset across the top of the building and painted green. There are two courses of brick corbelling below these squares in the parapet area.

Three windows span across the 2nd and 3rd floor levels, totaling 6, on the facade of the building. The 3rd story windows are topped with rock faced stone round arched openings and have triple-hung sash windows with a 1/1/1 pattern. The 2nd level windows are also triple-hung sash windows with a 1/1/1 pattern, with a rock-faced stone flat lintels with "ears." Second and third floor windows have been replaced w/ replacement windows, same size and openings as originals.

An arched lighted vinyl awning with a metal frame spans across the first floor storefront entry. The entrance is recessed with glass showcases on both sides. The glass showcases rest on a brick/stucco base. There is a tiled floor leading from the sidewalk to the glass commercial entry door between the two showcases in the recessed areas.

10. 1011 Meridian Street Commercial Building (Contributing)

Romanesque Revival / Functional c. 1900

Photo #: IN_MadisonCounty_DowntownAnderson2.tif

This three-story, brick building is currently vacant. Most recently, a private contracting/building firm, **Fortune Management**, used the first floor as administrative offices. This building is split into two units w/ three floors. The first floor is set up for retail and 2nd and 3rd floors for retail/residential usage. There are 7 windows that span across the front of the building along the 2nd and 3rd floors. They were most likely double-hung 1/1 windows and have limestone sills. All of the windows have been covered with horizontal vinyl siding and is undetermined whether original windows exist. Two pilasters running vertically up the building offset the center windows. The windows are currently boarded up on the 2nd and 3rd floors. The 2nd and 3rd floor brick, façade area has been painted, whereas the ground floor is a brick façade with commercial recessed entries.

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11. 1023 Meridian Street Commercial Building (Contributing)

Romanesque Revival c. 1900

Photo #: IN_MadisonCounty_DowntownAnderson3.tif

This three-story painted brick building is currently vacant. Most recently, a restaurant occupied the first floor, **Brickhouse**, for a short period. It has residential space on the 2nd & 3rd floor and retail or restaurant space on the first floor. The windows on the 2nd & 3rd floors have been boarded up with plywood. The 2nd and 3rd stories have 5 windows spanning across the top on each floor. The top floor's windows are rectangular with stone sills, whereas the second floor windows are round arch topped. They have all been boarded up. There are two stone finials located on each front, top corner of the building, framing the corbelled brick work cornice.

The ground floor is a recessed storefront entrance and one private entrance to the upper floors. The entrances have glass showcases across the lower levels that rest on approximately 4' brick bases. The lower portion was badly altered in the 1970's. The area between the ground level windows and 2nd floor has had a 1970's retro, variegated, metal designed façade added. Original materials may still be located behind this unoriginal material. Entry doors to both units are single glass & metal entry doors.

12. 1031 Meridian Street Commercial Building (Contributing)

Italianate c. 1890

Photo #: IN_MadisonCounty_DowntownAnderson3.tif

This building currently houses **Wigs & More & Plaza Printers** on the first floor and the second floor is vacant. The north unit has a recessed entryway, whereas the other is even with the overall building. Both have commercial glass doors, 1 single and 1 double. The building has been painted and the decorative features in the cornice have been painted to highlight the overall appearance of the building. An awning has been installed on one retail area and an internally lit plastic sign has been placed on the other retail area over the entrances.

There are five large segmental, multi coursed arched windows across the 2nd floor level with stone sills. The windows have been boarded up on the second floor. The center window is smaller in width than the other four. The building is separated into two units. The cornice is of corbel brick coursing and projecting piers marking the narrow center bay and ends of the building.

13. 1041 Meridian Street Building Demolished - Parking Lot

Photo #: No photo

14. 1101 Meridian Street Commercial Building (Non-Contributing)

Modern c. 1960

Photo #: IN_MadisonCounty_DowntownAnderson4.tif

This building houses a combination of offices and vacant space on the ground floor. **The Madison County Historic Society** was recently deeded the building to house their artifacts. The upper two floors are used for storage and vacant at this time. This three-story building went through a radical rehabilitation in the 1970's and was covered with a green, metal façade. Metal, casement windows were installed across the

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Section number 7 Page 6 *Anderson Downtown Historic District, Madison County, IN*

2nd floor level on the east and north sides. A local architect is developing plans to recreate its original appearance.

15. 1106 Meridian Street Union Building (Contributing)

Sullivan-esque 1912

Photo #: IN_MadisonCounty_DowntownAnderson27.tif
IN_MadisonCounty_DowntownAnderson28.tif
IN_MadisonCounty_DowntownAnderson29.tif

Six story rectangular building of 7 bays constructed of tan brick with red terra cotta details projecting cornice of terra cotta with egg and dart and dentils. Top story and third floor have terra cotta belt course at sill line in leaf pattern. Below cornice are 24 terra cotta medallions. At corners of top floor and between window groupings, which have a rhythm of 2-3-3-3-3-2, are terra cotta moldings. Corners have ring with a tassel ornament design. This same design in between window on 6th floor. All windows are ½ double hung. At corners of floors 2-5 are projecting bricks imitating a quoin design. The mezzanine is of red brick with a belt course at sill and lintel of 2nd floor. First floor has large store front windows, west façade with a center entrance. A curved metal canopy covers sidewalk and breaks window. Vertical board above projection. Stucco with small pebbles for bulkheads. Center entrance has 2 pairs of doors. Broken fluted engaged pilasters topped with terra cotta ornaments flank this. Union Building is inscribed above entrance. Over entrance on mezzanine are 3 1/1 double hung windows with rusticated engaged columns flanking center window. Terra cotta designs flank outside windows. Terra cotta brackets and acroteria top these terra cotta divisions. Above each window is an inscription broken by the brackets. The inscription is "ANNO", "MDCDII." "DOMINI". North side of building has 7 bays with entrance at far left.

LOBBY: Tile floor with fret design in black and white. Marbleized walls with coat of arms bearing a "V". Recessed paneled ceiling with dentil and egg and dart design. Dropped fluorescent lights. Lobby altered for elevators. Stairway to right is narrow, with wood and iron railing. Brass globed five lights at newel post.

16. 1111 Meridian Street Commercial Building (Contributing)

Neo-Classic c. 1900

Photo #: IN_MadisonCounty_DowntownAnderson5.tif

Davisson & Davisson Law Offices currently utilize this building. This two-story brick building has six, 1 over 1 windows, across the second floor, and 4 arched windows along the ground floor with 13 lites in each. The storefront was recently altered. It has a recessed entryway with limestone nameplates above the entry listing the attorneys currently occupying the building. The cornice is set approximately 3' from the top of the building and had dentils. There are four pilasters located on the lower portion of the building with medallions across the front mid portion.

17. 1119 Meridian Street Commercial Building (Non-Contributing)

Modern c.1900? / c. 1975 / 2003

Photo #: IN_MadisonCounty_DowntownAnderson5.tif

This building is currently vacant and in a state of foreclosure by the bank. The most recent tenant was a coffee shop, **Camerata**. It was completely rehabilitated in the 1970's to include a very modern stucco façade, covering the original brick. During 2003, another rehabilitation was completed and this time, a variety of stone from other buildings around the state of Indiana were used on the façade of this building. This building has been radically changed over the years and has no historic integrity remaining.

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18. 1123 Meridian Street Commercial Building (Contributing)

Neo-Classical c. 1920

Photo #: IN_MadisonCounty_DowntownAnderson5.tif

Although this is a three-story commercial, brick building, the top floor is currently being used as a residential unit for a private individual. Retail space exists on the first floor, however it is vacant at this time. There is a denticulated cornice remaining across the top portion of the building. The 2nd and 3rd floors have 6 windows each spanning across the building. There are no windows on the south side, as it abutted another building prior to 2002 and remains original. Windows that exist along the north side, or alley side have been somewhat boarded up.

The upper 2nd and 3rd floors of the façade are original complete with buff brick quoins, cornice, dentils, and windows. However, the ground level storefront entrance and that spans across the front has been newly bricked with brown brick. Two recessed private entrances are located on the outer sides of the building and have single wooden entry doors w/ 1 glass panel in each. There are 4 fixed, single lead glass windows between these entrances in the middle of the first floor façade. Although the quoins are continued in the new brick to the first floor above the entries, no original integrity remains on the lower level of this façade.

19. 1129 Meridian Street Building Demolished – Park

20. 1200 Meridian Street Commercial Building (Contributing)

International 1955

Photo #: IN_MadisonCounty_DowntownAnderson25.tif

This building currently serves as a **PIP Printing Shop** downstairs and an architect's office upstairs. The structure is rectangular in footprint and has two stories. The primary building materials are brick, glass, and dressed limestone. This structure has a flat roof with slightly overhanging narrow coping. The second story has a series of 10 large single pane windows cased in metal. The second story has a corner window with aluminum corner mullion. On both sides of each large window are double hung single light windows also metal cased. Between each window grouping are limestone panels. Each panel is composed of two limestone sheets. The rest of the second story is composed of brick, and the second story cantilevers slightly over the ground floor. The first floor has its eastern half mostly composed of metal cased windows and doors. There are four of these glass doors on the eastern half of the first floor. On the western half of the first floor the exterior skin of the structure is limestone. This section has three boxed display windows. These windows are framed in limestone. The front of the first floor is composed of five large displayed windows and a glass door each cased in metal. The rest of the front is composed of brick.

21. 1201 Meridian Street Building Demolished, now used as Town Center plaza.

Photo #: No photo

22. 1204-1208 Meridian Street Diamond Building (Contributing)

20th Century Funtionalism 1927

Photo #: IN_MadisonCounty_DowntownAnderson25.tif

Two story rectangular brick 3 bay structures. First floor has storefronts, which have been altered. The brickwork is laid with "Flemish bond" brick, a tan face brick imprinted with a pattern, so that when laid stretcher bond, the pattern makes the wall appear to be Flemish bond. Brick pilasters stand between window openings, the four pilaster strips rise from the top of the storefront level to the cornice. Second floor windows set in groups of 3 with fixed

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Section number 7 Page 8 *Anderson Downtown Historic District, Madison County, IN*

transoms. Outside windows in the group are 4 vertical lights over 1. Rectangular panels edged in red brick, with header brick outline, are above windows with "19 Diamond 27" in center bay. Three small square blocks set above rectangles and corbelled brickwork at cornice. Each pilaster has a rectangular red brick inlaid panel at the pilaster pier tops. Stone coping at roof edge.

The first floor consists of a storefront entry and has 1 recessed entry and 1 entry even with the overall building level. The recessed entry has glass display windows on each side of the entry door. Both of the doors are metal and glass commercial doors. The area directly above the entry doors and display windows have been covered w/ plywood and painted. These areas were divided into 4 sections (over each door) and could have been a glass transom at one time. Brick on second story appears to be original w/ pilasters between windows and a decorative brick cornice. Second floor windows look to have been removed and replaced with plywood.

23. 1210 Meridian Street Meridian Flats (Contributing)

Neo-Classic 1894

Photo #: IN_MadisonCounty_DowntownAnderson25.tif

Miller Huggins currently uses this building for storage, however is for sale. This building is a brick, three-story building with 4 sections of inset arches. Each outer arch is the same size, with middle arches being significantly smaller. Outer arch contains 4 large windows, 2/2 and the middle arches contain 1/1. The building has been recently painted and restored; however the window openings have been covered with Plexiglas. The actual windows still may be in contact, however are not visible from the street since they are behind the Plexiglas. They all have stone sills. A metal band separates the lower, ground level from the 2nd and 3rd floor levels. The ground level has 3 entrance doors, 2 for retail entrances and 1 for an upstairs access. There is a small square flat awning located over the front entrance to the upstairs. There is also a limestone nameplate located in the top middle portion of the building with "1894" sculpted into it and two flowered, limestone medallions on either side.

24. 1211-1213 Meridian Street Commercial Building (Non-Contributing)

Modern c. 1890

Photo #: IN_MadisonCounty_DowntownAnderson6.tif

IN_MadisonCounty_TownCenter GMAC7.tif

Prior to 2002, this building faced Meridian Street, was classified as Nineteenth Century Functional.. However, in 2002 this building was completely renovated into 4 office spaces on the first floor and 2 condominiums on the 2nd floor. It no longer contributes to the significance of the district.

25. 1215 Meridian Street Commercial Building (Monument Block) (Contributing)

Italianate c. 1890

Photo #: IN_MadisonCounty_DowntownAnderson8.tif

Miller Huggins, a two story painted brick building, just recently used this building for storage. In 2002, it was painted; new, modern windows were added to the south side, and an overhead garage door was installed near the alley. It is currently vacant.

The east façade of this building has been changed from its original appearance somewhat, including new window openings, however, a significant portion has been retained. The upper corbelled cornice and parapet design is still

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evident and has been painted to accent it. A limestone nameplate is centered at the top of the building with "Monument Block" carved in it. On each side of the nameplate, 2 rows of 10 inset squares span across the parapet. The second story windows have segmental arched openings on the window top made of brick and elaborate sills of limestone. Windows have been replaced with multipaned windows. A metal molding separates the 1st and 2nd floor. A fabric awning has been installed over the first floor that spans the width of the building. There are 2 storefront entrances, recessed with metal and glass commercial doors. There are 4 large display glass windows that are located across the front of the building from approximately 2' above the sidewalk to the ceiling.

26. 1220 Meridian Street Commercial Building (Contributing)

Tudor Revival c. 1920

Picture #: IN_MadisonCounty_DowntownAnderson23.tif

This one-story, Tudor Revival building currently houses a restaurant-**Golden House**, senior service organization and other offices. This long, low building has multiple gable roofs and brick walls.

27. 1230 Meridian Street Commercial Building (Contributing)

Romanesque Revival c. 1890

Picture #: IN_MadisonCounty_DowntownAnderson23.tif

This three-story, brick building currently has retail, **Guarantee Title**, on the first floors and residential apartments on the 2nd and 3rd floors. The storefront was recently restored to a configuration likely similar to the original, with wooden kick panels under large glass storefronts. The upper floors of the front elevation are framed by the one bay corner sections, which project slightly forward on both front and flanking elevations, implying vertical towers. The recessed central section has four bays on the second and third floors. Second floor windows are rectangular, and there is a stone belt that runs atop them at lintel height. In the center section, the stone belt is interrupted by narrow pilaster strips that rise from the storefront cornice to the window springing point of the third floor windows, dividing the windows. Third floor windows have rock-faced, round arches atop them. Above the third floor windows in the center section, a stone stringcourse with corbel blocks below it runs between the "towers." The parapet has a gablet, flanked by stone-trimmed brick piers, with a stone lunette arch and massive stone engaged finial in the center of the gable. The 13th Street elevation is well detailed, with window groupings organized into pairs, recessed into vertical panels with aligning windows on the third floor. Third floor windows are stone arched, and the brick and stone paneled parapet continues across the roofline.

28. 1231 Meridian Street Lee Building (Contributing)

Italianate c. 1890

Photo #: IN_MadisonCounty_DowntownAnderson9.tif

This building currently houses a local antique dealership, **Abby's Antiques**. It is a two story, painted brick building. The storefront has panels over the transom area. The second floor windows have been covered over. The sheet metal cornice has brackets, a frieze, and a central gable. Enough remains of the building to convey its significance to the district.

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29. 1235-1237 Meridian Street Commercial Building (Contributing)

Romanesque Revival 1896

Photo #: IN_MadisonCounty_DowntownAnderson9.tif

This building currently houses a local bar and grill, **Kroakerhead's**. The Lee building is a 2 story commercial building of brick, metal and stone. On its principle façade it has 3 bays. The outer bays have paired 1 over 1 double hung windows set in arched rock faced Romanesque surrounds with metal sunburst patterns set in the arch. The central bay has 2 sets of paired double hung round arched windows with stone sills and accents and a stone belt course at the lintel line. The cornice has an ornamental band with urns and brackets and the word "Lee" carved in stone. At the corner, the cornice has a scrolled pediment and finials. Foliated stone motifs, ornamental brick panels and a metal molding band complete the cornice. The first floor bays are divided by rock faced stone columns with Neo-Classical capitals.

30. 12 W. 13th Street Commercial Building (Non-Contributing)

Modern 1975

Photo #: IN_MadisonCounty_DowntownAnderson30.tif

This building has been radically changed from its initial construction. The original structure was stripped down to its wall framing and then the new structure was built on this wooden framing. It has no original integrity. It now serves as a Kolache restaurant.

31. 1300 Meridian Street Demolished Building
Parking Lot

32. 1301-1305 Meridian Street Theatre (Contributing)

Spanish Electric Revival 1929-30

Photo #: IN_MadisonCounty_DowntownAnderson10.tif

IN_MadisonCounty_DowntownAnderson11.tif

The State Theatre is a two story, 3 bay brick and terra cotta building, currently being restored. It is topped with a green tile roof with terra cotta coping and an elaborate terra cotta cornice featuring an arcaded edge and foliated scrollwork. There are 3 blind terra cotta arches above the central bay and decorative terra cotta shields are set above the outer two windows above the second floor. These outer windows have terra cotta hoods and balconettes while the windows have leaded glass transoms and small pane casement windows/doors with small diamond shaped panes of glass. The central bay consists of 3 large arched terra cotta panels with ornamental lyres. Windows are set in each of these panels. A terra cotta belt course separates the first and second story. The entry to the theatre is located beneath a large marquee and is faced with a carrara glass. There have been only minor alterations to the first floor storefronts by the addition of plywood covering over portions of lower level windows. Plans are being discussed currently to restore this building close to its original state. It is open for occasional live performances.

33. 1310-1316 Meridian Street Commercial Building (Contributing)

Neo-Classic c. 1915

Photo#: No photo

The City Building Commissioner, based on local architects remarks and overall building inspections, condemned this building in 1995. The outer structure was structurally sound, however the interior had been completely ruined by

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years of weather damage. The HVAC, plumbing, electric systems were outdated and beyond repair. The structural conditions of the floors, ceilings, walls, etc. were in deplorable shape from rain pouring through holes in the roof and lack of heat over the years. There was 10" of mold on the main floor. In 2002, a private developer, Fortune Management took the challenge of restoring this two-story, brick property. It was completely gutted on the interior, bracing the outer walls while construction took place. All HVAC, plumbing and electric systems were replaced in full, as well as completely new floors, walls, ceilings, cabinets, carpet, etc. The brick exterior, commercial windows and awning were maintained and restored as well as the entrance. It is now 100% occupied with two offices on the 1st floor and 2 units of residential on the 2nd floor.

Although the interior has been completely rehabilitated, the exterior of this structure has only had minor changes from its original state. It has the original wood and metal cornice across the parapet complete w/ molding and dentils. There are 4 rows of 3 sets of windows (all 1/1) across the 2nd floor to totaling 12 windows. Each group is framed along the top w/ decorative floral terra cotta tiles. There is a buff brick band across this brown-bricked building. A flat wooden entry covers the center entrance to the upper floor, whereas a fabric awning stretches the width of the building over the 1st floor windows. There are 2 storefront entrances that are even with the overall face of the building. Each having single metal and glass commercial doors. There are 5 large glass windows to each entrance (for each side) totaling 10 windows across the front of the building from ground to ceiling level. There are 4 metal circular medallions across the front of the building. There have been limestone pieces added to the 1st floor façade on the pilasters between the windows during the last rehabilitation in 2002, which were not original to the building.

34. 1315 Meridian Street Fraternal Order Eagles Building (Contributing)

Art Deco c. 1925

Photo#: IN-MadisonCounty_DowntownAnderson12.tif

IN-MadisonCounty_DowntownAnderson13.tif

IN-MadisonCounty_DowntownAnderson14.tif

The Fraternal Order of Eagles currently utilizes 100% of this building. Three story dressed limestone lodge building has five bays. The windows are aluminum 1 over 1 double hung with 3 part marble panels below each window. Block marble is below the watertable and entrance surround. The cornice of the building is defined by a narrow band of vertical fluting. The Eagles Lodge is an interesting example of the Art Deco style. This structure, through relatively plain, has the linear hard edge and vertical emphasis of the style. The band and door surrounds are of black marble and are enhanced by the gold leaf Deco style eagle above the door.

35. 1320 Meridian Street Commercial Building (Non-Contributing)

Modern c. 1900

Photo #: IN_MadisonCounty_DowntownAnderson22.tif

This one-story building is currently being used as a Mexican restaurant, **Real Hacienda**. Major portions of this building have been demolished to make room for customer parking and the remainder has been completely changed from its original state. After the radical renovation in 2002, none of the original integrity exists.

36. 1325 Meridian Street Commercial Building (Contributing)

Neo-Classical c. 1920

Photo #: No Photo

"**Music Today**", a local music store, currently utilizes 100% of this building for retail and lessons. The storefront has been altered, but retains its corner piers. The upper façade retains its dressed stone veneer. Above the storefront

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is a stone frieze panel with short pilasters tying to a narrow cornice ledge. There was a central bank of windows, these are boarded shut, but the opening size remains. The cornice ledge serves as the sill for this window bank. The corners of the building have pilaster strips that rise to the parapet, where they are crowned with stone urn finials. The parapet is shaped, with corners cut away to either side, flat sections, then a raised central arch with tabs. The spandrel area below the coping has a recessed horizontal tablet with dovetailed sides.

37. 1400 Meridian Street Building Demolished, now used as a **parking lot**

38. 1401 Meridian Street Commercial Building (Contributing)

Moderne c. 1950

Photo #: IN_MadisonCounty_DowntownAnderson15.tif

This three story, brick building houses the warehouse for **Second Harvest Food Bank**. In about 1950, this warehouse addition to 1417 Meridian was built. It has no window openings, but has massive vehicular entries for trucks. Its modest amount of detail is a late example of Art Moderne.

39. 1404/1410/1414 Meridian Street Building Demolished, now used as a parking lot

40. 1417 Meridian Street Commercial Building (Contributing)

Neo-Classic c. 1920

Picture #: IN_MadisonCounty_DowntownAnderson15.tif

This building abuts 1401 Meridian Street and also currently houses the **Second Harvest Food Bank**. It is a three story brick structure. The Meridian Street elevation has end bays that project slightly. Windows on the center portion are organized into pairs, with three sections of two bays each. The central main entrance is marked by raised pilasters and an entablature with stone tablet. The parapet of the building is paneled with brickwork. The building extends the depth of the block with multiple bays. Most window openings are boarded shut.

41. 1422 Meridian Street Commercial Building (Non-Contributing)

Twentieth Century Functional 1900

Photo #: IN_MadisonCounty_DowntownAnderson21.tif

Pelletrino's Bar & Grill utilizes the first floor of this building. The entire façade has been covered with panels. Adjoining 1424, however, retains its Romanesque masonry work and contributes to the district. It abuts 16 W. 15th.

42. 16 W. 15th Street Commercial Building (Non-Contributing)

19th Century Functional c. 1890

Photo #: IN_MadisonCounty_DowntownAnderson19.tif

The **Caboose Bar & Grill** currently occupies this structure. The structure has been too altered to contribute to the district. The primary building materials were brick. The glass windows have been boarded over. The second floor had four windows on is bricked in and the other three are boarded over. The south façade of the second story has had its bricks stuccoed over. The first floor once had two large display windows, which are boarded over. The original door has been replaced with a steel security door. This structure does have a delightful sign hanging from the south, second story façade. This sign is made of sheet metal in the shape of a railroad caboose. In white lettering the sign reads, The Caboose Bar & Grill.

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43. 29 Dillon Street Railroad Station (Contributing)

Romanesque Revival 1887

Photo #: IN_MadisonCounty_DowntownAnderson16.tif

IN_MadisonCounty_DowntownAnderson17.tif

IN_MadisonCounty_DowntownAnderson18.tif

The Railroad Station has recently been converted to, and is currently used as an Arts Center for the **Anderson Young Ballet**. The building is a one-story red brick structure with a two-pitch hip roof with deep eaves and large carved knee braces. The building is ornamented with several large Romanesque style arches with foliated blocks at the impost. The building has a limestone water table. On the south side the name "Anderson" is carved in stone. The east end of the building has a half octagonal bay while the north side has 2 large arched openings divided by a pilaster with a carved stone base. To the west of these openings is the original station door, which is topped with a Diocletian transom and has sliding wooden doors. Several of the large arched openings have had brick infill inserted and new smaller windows added.

44. 1101-1103 Main Street Commercial Building (Contributing)

Neoclassical/Italianate 1900

Photo #: IN_MadisonCounty_DowntownAnderson34.tif

This two-story building is currently occupied by two retailers, **Belevidere Hairstyling and Daily Grind**, on the first floor and residential on the second floor. A two story, 5 bay brick commercial building which has a Neo-Classical entablature with modillion blocks, dentils and swag garlands. Double hung, one over one windows are set in recessed bays. The storefronts on the first floor have been altered but a large cast iron corner column is still in place.

45. 1407 Main Street Charles E. Miller Building (Contributing)

Neo-Classic c. 1919

Photo #: IN_MadisonCounty_DowntownAnderson20.tif

This three-story, brick building currently houses **Anderson Antique Mall** and is 100% occupied with retail. The cornice wraps around the front of the building with dentils sets this large ¼ block building apart from the others. Second and third floors have large industrial steel sash multipane windows that span across each level. The east side has 7 on each level, totaling 14. The north side has 2 rows of 5, totaling 10 windows on the north side. They each have 32 lites and are blocked from the inside. (Some are painted and some have paper located inside the windows.) All 2nd and 3rd floor windows have limestone sills. The first floor is comprised of a 'storefront' theme with six large display windows with 1 lite across the east and five on the north side of the building. The northwest section of the building has a different window theme. There are three stories: 2nd and 3rd floors have 2 windows on each level with rectangular double hung windows, 2 lites over 2 lites and the ground level has an overhead garage door with a single entry door adjacent to it. Overall building theme is consistent with Antique Mall. There is a wooden sign that denotes a car club detail shop over the overhead door. The entrance to the Antique Mall is located on the east side of the building and consists of a single, glass commercial door. There is a vinyl awning over the door. There is a limestone nameplate at the northeast corner of the building that "Charles E. Miller" is carved into. The west and south sides of the building had window and door openings, however have been bricked in and partially painted.

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47. 1101 Jackson Street The Tower Apartments (Contributing)
Jacobean Revival 1930 **National Register, 1997**

The Tower Building (originally built as the Tower Hotel) is a 12 story high-rise building. It has a flat roof and a full basement. The upper tier of the building is highly decorative with molded terra cotta detail and elements of set back that give the building its Art Deco and Late Gothic Revival stylistic character. The East façade has seven bays on each floor. The first two floors are faced in limestone, with a 3' granite base. The ground floor has rectangular openings with aluminum storefronts. The entrance is located in the first bay on the east façade and consists of a recessed aluminum doors with a transom. The five central bays are distinguished by the appearance of round-arched windows between piers on the second floor level with rectangular panels. A repeating circle design is located on the northern two panels. The second floor window in the first and last bay is a simple rectangular opening with a double hung window.

Windows are set in pairs with the exception of the second and sixth bays, which are single window openings flanked, by wide piers. Below the 11th floor is a wide band of glazed terra cotta, which marks the upper façade. Above this level windows are multi-paned wood windows; all others are 1/1 wood sash. Piers at the 12th floor are accented with molded terra cotta ornament, which continues above the roofline to for the decorative parapet faced in terra cotta. The center five bays of the parapet have Gothic pointed-arch tracery. At the corners of the 12th floor are inset balconies where this tracery is repeated.

The north side is very similar to the east elevation in design, but with only five bays instead of seven. The first two floors are limestone and granite with rectangular storefront openings on the first floor and round-arched windows on the second floor. The north entrance is located in the last bay and contains an aluminum door with a transom. Inset balconies occupy both corners on the 12th floor and create the setback that is typical of skyscrapers of this period. The south and west elevations on this building are plain. Windows are lacking, except for two small window openings on the 12th floor. The terra cotta detail of the upper façade continues around the southeast corner, including the wide band below the 11th floor and the 12th floor balcony treatment. The remainder of the building is brick with concrete frame exposed.

The west side of the building is faced in common red brick and contains the building's fire escape and exterior brick chimney. The northern most section of this elevation also has the buff brick from the north façade and also the terra cotta band below the 11th floor. The remainder of this side has exposed concrete frame and 2/2 windows with wire glass.

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Section 8 Statement of Significance

The Downtown Anderson Historic District meets National Register Criteria A and C. Under Criterion A, the district comprises the most intact collection of historic commercial, institutional, and governmental buildings that illustrate the development of commerce and transportation in Anderson. Much of Anderson's late 19th century growth was due to the discovery and exploitation of natural gas, a decade or so period of remarkable development called the "Gas Boom." Under criterion C, the district includes a wide array of building types and styles, from Italianate commercial blocks, to Romanesque Revival, to Neoclassical, to Art Deco and even International Style. The period of significance ranges from c.1887 (earliest known date of a building in the district) to 1955.

Rivers, Canals and Rails: Getting There from Here in Anderson

Due to its access to the White River, the site of Anderson has long history of occupation and use. Adena and Hopewell cultures built extensive ceremonial earthworks overlooking the river in the second century A.D., not far from present day downtown Anderson. Known as Mounds State Park today, the site was not in active use in the first years of the nineteenth century, when river transportation once again made the site important. The Moravians had established a mission post nearby. A portion of the Delaware tribe, who were pushed west by other Native nations and European incursions, settled just west of the mission and built a village. Delaware chief Kikthawenund, was the child of local trader named Anderson, and soon Euro-Americans referred to the village as Andersontown.

The chief and tribe were forced out of the area by the terms of the Treaty of St. Mary's in 1818. Prominent Central Indiana pioneer William Conner took control of the land. Conner was Kikthawenund's son in law, and he in turn sold the village site to John Berry. With 320 acres sited along the most important transportation route in Central Indiana, Berry platted Andersontown in 1823. Later he lured the county commissioners with a promise of donated lands to establish it as the county seat in 1828. They soon built a courthouse.

The planning of a man-made waterway, the Central Canal, brought speculative fever to the village in the mid-1830s. Anderson was to be on the route of the canal. While trade and travel by canoe via the river served the economy well in previous eras, it could not sustain large scale farming exports that would stimulate population growth. The canal never reached Anderson but the speculation brought settlers. The population reach about 350 by the late 1830s.

The county commissioners built a second courthouse in 1837-39, but growth continued to be sluggish. The county commissioners made two significant decisions in 1848. One was to change the name of Andersontown to Anderson. The other was to invest \$16,000 in stock in the newly chartered Indianapolis and Bellfontaine Railroad. Both decisions paid off. By 1853, the line was complete through Anderson to Union City, Indiana. This line later became known as the "Bee Line" and the company merged with the Cleveland, Cincinnati, Chicago and St. Louis Railroad in 1889. The line was known as the Big Four, and Anderson still retains a fine passenger depot in the district from this line, dating to 1887. In 1854-55, the Chicago Air Line Railroad formed and built a line from Richmond, Indiana to Chicago, passing through Anderson. Later known as the Panhandle Route, by the late 19th century this line evolved into the Pittsburgh, Cincinnati & St. Louis Railroad, and by 1921, the Pennsylvania Railroad had fully taken over control of the route. The Anderson, Lebanon & St. Louis (later Central Indiana Railway) came to town in 1871, and the Nickel Plate (Lake Erie & Western) in 1875-6. By the late 1800s, Anderson had four railroads crossing through its boundaries.

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Railroads had a tremendous impact on Anderson. Not only did farmers, merchants, and citizens have unprecedented access to national markets, but the attendant rail yards, switching stations, and other maintenance needs of the railroads brought hundreds of industrial jobs to Anderson. In 1930, some 350,000 cars of rail traffic passed by the Big Four Passenger Depot alone.

Fueled by railroad-based growth, the population of Anderson climbed. There were just under 1,300 persons living within its boundaries in 1865, when city officials successfully petitioned the Indiana General Assembly to be designated a city. Although agricultural expansion had meant loss of many acres of nearby native hardwood stands by the 1870s, enough remained to sustain a brief surge in manufacturing of wooden items. Anderson began to build its industrial capability on agricultural products like flour milling, and wood processing. Local industrialists built plants or shops for making carriages, wagons, wheel spokes and barrels. When tree stands gave out, city officials successfully lured Michener Machine Works to Anderson with the promise of a subsidy – a first in the city’s history. The population of Anderson reached 4,126 in 1880.

The Gas Boom Years

The greatest event in the industrial and commercial future of Anderson took place the same year as the construction of the Big Four Depot. Geologists had known about the “Gas Belt” that extended from Central Indiana into Ohio. Now, industrialists had processes and products that needed high temperature fuels to be mass-produced. In March, 1887, workers drilling an exploratory well in Anderson hit a major gas field. The Gas Boom in Anderson was on. By 1890, Anderson had twenty-two wells, and a Board of Trade had been organized to lure companies to town. The combination of excellent rail access and inexpensive natural gas fuel likely sold itself to prospective entrepreneurs. Anderson had nearly forty factories by the 1890s. Glass making in particular benefited from natural gas. Among the glass works were Union Window Glass, Pennsylvania Glass, Victor Glass Works and North Anderson Window Glass. Hardware makers also thrived, including American Wire, Rod, and Nail, Anderson Nut and Bolt Works, and Anderson Bolt Works. Building suppliers included door and window sash makers, as well as several brick manufacturers. Anderson’s population swelled with workers and managers moving in with the new jobs. By 1900, over 20,000 lived here.

The rapid growth of the commercial district reflected the need to provide goods and services to citizens and businesses. Of the forty-two buildings in the district, eighteen date from the Gas Boom period. Meridian Flats, 1210 Meridian Street, dates from 1894. This half block wide, three story brick building illustrates the demand for housing in downtown Anderson during the boom, as well as the city’s commercial growth. Likewise, the building at 1230 Meridian had housing above commercial bays when it was constructed in about 1890. Its exuberant brick work along the parapet and cast iron storefront are noteworthy. Most other buildings of this era feature Italianate style brick, stone, or sheet metal hoods over arched windows, and corbelled or bracketed cornice lines. Though it predated the Gas Boom, the Madison County Courthouse (1882, now demolished) reflected the optimism of late Victorian Anderson, with its ornate tower, stonework, and elaborate surface ornament. The courthouse was located just outside of the district, in an area redeveloped by officials in the early 1970s.

Trolleys and Cars, Anderson in the 20th Century

After the years of rapid development, the early years of the twentieth century were uncertain. The deposits of natural gas were expended, and industries began to fail or move. Several switched to coal, now available in large quantities from

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western and southwestern Indiana mines, available to Anderson by its many rail lines. All across Indiana at this time, a new form of transportation was beginning to move people and the economy. At least fourteen makes of autos were under production in the early years of the new century in Anderson. Most did not survive the economic changes brought by the United States' entry into World War I. However, invention and production of electric auto parts survived, developed, and became a strong economic niche in Anderson. The Remy Brothers were one example. The pair had been experimenting with electric ignition switches in the 'teens, and found a ready market for their ideas and products. By 1919, Remy became a division of General Motors. Electric auto parts manufacturing filled the void left by the Gas Boom, with Anderson luring headlight makers and an auto horn plant. War time manufacturing during the 1940s pulled the Anderson economy out of the doldrums, and into several decades of auto-industry based stability. Delco-Remy converted to manufacture of machine gun barrels, and Guide switched from auto headlights to special blackout vehicle lights. Madison County was 8th of all Indiana counties in the amount of wartime contracts. Auto parts manufacturing still plays a major role in the Anderson economy. Much of the continued investment in downtown Anderson during the 1950s, reflected in buildings like 100 W. 11th or 1200 Meridian Street, could be attributed to relatively good economic times for GM's local auto plants.

Perhaps, the Remys were inspired in their dabblings by the transportation wonder of the age, electric trolleys. Local rail transportation played a role in the development of Anderson and the district. In the 1890s, the Anderson Street Railway Company formed, and received rights to lay lines for electric trolleys throughout the downtown and neighborhoods. Meridian Street was a principal line. This line was the genesis for a major transportation breakthrough which was centered in Anderson. Congressman Charles L. Henry was a major stockholder in the line. He eventually bought the line and improved it. Henry envisioned a system that would connect small towns and cities, allowing passengers to board near their homes and disembark in another town's commercial area. Light, self-propelled individual interurban cars would have the flexibility that railroads didn't have; to stop at rural locations and make frequent runs. Henry coined the term "interurban" in 1893. Henry, as general manager and secretary, founded the Union Traction Company, along with Philip Mater of Marion, Indiana, George McCullough, Muncie, James VanOsdol, Anderson, and Charles Berry of Anderson. A few years later, Eastern investors soon became interested in expanding this light rail network. Dolan-Morgan, a Philadelphia firm, brought the financial power to expand. By 1916, the Union Traction Company controlled local streetcar lines in Muncie, Marion, Elwood, Alexandria and Gas City as well as Anderson, not including over 400 miles of rural track throughout the Midwest. Once again, Anderson benefit doubly from a railroad, by virtue of Union Traction's work yards, operations, and by the fact that now, farmers and village dwellers could come quickly and easily to downtown Anderson to shop, visit fraternal meetings, or do business.

Union Traction had rail yards and service buildings on the edge of town, but, as interurban cars streamed through downtown Anderson, they passed Union Traction's headquarters, the Union Building on Meridian. Henry and a group of investors financed construction of the building and leased it back to Union Traction Company, and to the Anderson Street Railway. Built in 1902, this six story, Sullivan-esque style office remains one of the larger buildings in downtown Anderson. Interurban cars were serviced elsewhere, but the firm's dispatchers directed cars from the Union Traction office in this building. Union Traction eventually merged with other large interurban companies under the banner Indiana Railroad in 1930. Its gradual decline ended with closure of all lines in the early 1940s.

A number of buildings in the district date to Anderson's "interurban period." 1111 Meridian (c.1900), 1123 Meridian (c. 1920), and the Charles E. Miller Building at 1407 Main all date to this time. Many of the downtown's entertainment, institutional, and governmental buildings fall within this period of continued development for downtown Anderson.

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Commercial and Civic Architecture

The influence of the “City Beautiful” movement and the Progressive Era was reflected in Anderson in its architecture. Though outside the district, the Carnegie Public Library of 1903 set the tone for institutional and governmental buildings, with its Neoclassical Revival portico, dome, and balustrade-topped cornice. Like many burgeoning towns during this period, young single men and women were flocking to the promise of jobs in Anderson. The Young Men’s Christian Association and the YWCA were religion-based institutions, begun in mid-Victorian England and spread to the United States by the decade before the Civil War. Both groups sought to provide moral, sanitary, temporary housing for newly arrived, young single city workers. Indiana’s “Y” movement spread by the beginning of the 20th century, just as cities in the Gas Belt were in need of just such organizations. Anderson leaders formed their own YMCA chapter and in 1916 built the impressive Italian Renaissance building still in use on West 12th Street in the district. Anderson had long had a post office before the 1900s. It was at this time, however, that the United States Post Office, led by James Knox Taylor, Supervising Architect of the Treasury, began a building campaign with strictly Classical-inspired designs. Armed with a series of Public Public Omnibus Acts passed by Congress in the early 1900s, Taylor set about designing Neoclassical Revival post offices for numerous U.S. cities and towns. He designed Anderson’s new post office in 1910. Though now occupied as private offices by two firms, the exterior of this building at 30 W. 11th still reflects the era of post office construction, described by many as “the Federal Presence.”

Downtown Anderson has a eclectic collection of historic architecture, representing both vernacular and high style examples of styles and types popular from 1880 to the 1950s. Based on data from Madison, Howard, Grant and Delaware County Interim Reports, Anderson has good collection of commercial buildings dating from the Gas Boom era. The following downtown communities included in this comparison include Anderson, Muncie, Kokomo, and Marion, the major county seats of the gas belt, and Pendleton, Alexandria, and Elwood are all located in Madison County. The gas boom structures and building styles involved were gleaned from the following Interim Reports of the Indiana Historic Sites & Structure Inventory; Madison, Howard, Grant, and Delaware Counties. In some cases a direct comparison is made difficult due to the change of approach in assigning a style to a particular building. The Madison County Interim Report was published in 1984, Delaware County 1985, Grant Count 1993, and finally Howard County in 2003.

The City of Muncie’s downtown has the greatest number of gas boom structures. This may partially be because Muncie was the largest city during the boom period. Muncie has 50 (25%) boom buildings, Anderson has 39 (19%), and Kokomo has 34 (17%). Marion also has 35 (17%) boom structures. These four communities together have 158 gas boom structures, or 78% of the buildings in this study. The remaining three communities are much smaller then the four mentioned above. Alexandria has 20 (10%), Elwood 15 (7%), and Pendleton 9 (4%). There seven communities have collectively 202 gas boom buildings.

The Romanesque Revival style is the most prevalent among these seven cities and towns. This style and the Italianate, as a style are the only two, which are found in each of the seven communities. Romanesque Revival accounts for 67 or 33% of the 202 examined structures. Marion has 25 Romanesque Revival structures, more than any style in any community. The Anderson Big Four Depot is the best representation of Romanesque Revival influence in Anderson, and one of the better examples of a railroad passenger depot from this period in the state. This 1887 building includes characteristic Romanesque Revival elements, like masonry construction, low-springing rock-faced stone arches, broad windows with high-set, multi-paned upper sash, eyebrow dormers, and an overall bold, dramatic silhouette. The builder

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of 1235-1237 Meridian used the typical urban flat-roofed building form, but, embellished it with Romanesque Revival features, like the second floor linked arches of multi-coursed brick.

The Italianate style is the second most prevalent, with 52 or 26% of the boom buildings. Italianate, as a style was winding down in the 1880's, but still showed a strong building trend in the second half of the gas booms years. 1031 Meridian is a typical example of Italianate influence during this period, with its simple corbelled cornice and arched windows. 1230 Meridian has more elaborate hooded arched windows. 1215 Meridian is likewise a typical Italianate commercial block of the era, though it lacks its cornice.

Two buildings in the district are outstanding examples of both a building type and of a building technology. Anderson lacked a modern movie palace for entertainment, a staple of many Hoosier cities in the 1920s. In 1929, Publix Theater Corporation of Chicago filled this void, when they opened the Paramount Theater at 1124 Meridian Street in downtown Anderson. Filling a whole city block, this complex included storefronts, professional offices, and the 1,700 seat movie and live performance theater. Nationally known theater designer John Ebersson designed the theater, using his elaborate "atmospheric" system. The Paramount was atmospheric both architecturally, by way of Spanish Eclectic niches and ornament on the flanking interior walls, and sensory, by use of lighting, star light ceilings, and air conditioning. Fort Wayne architect Alvin Strauss designed the exterior, noteworthy for its elaborate architectural terra cotta. The Paramount was listed on the National Register of Historic Places in 1991. The State Theater, 1301 Meridian, was one of the major entertainment draws to downtown Anderson. The Publix Theater Corporation of Chicago also financed and planned this building in 1929, and manager Harry Muller opened the doors on May 30, 1930. With seating for over 1,500 patrons, the State no doubt added a great of foot traffic for the businesses on Main and Meridian Streets. The State is also distinctive for its use of architectural terra cotta. This glazed, hard fired clay material was selected by architects of the day as a substitute for costly and heavy stonework. The State's triple blind arches over the marquee, upper corner cartouches and window hoods are all of white glazed terra cotta. The use of emerald green Spanish barrel type terra cotta roofing on the simulated (half) side gable roof completes the eclectic Spanish Mission look of the building. The YMCA Building, discussed as an example of City Beautiful Classicism, is downtown Anderson's third major historic building in which the architect used terra cotta ornamentation. The Union Building also has a modest amount of the earlier form of reddish natural color terra cotta.

Other downtown buildings deserve a mention for their architecture. The 1910 Post Office was previously mentioned, for its Neoclassical Revival design. The Fraternal Order of Eagles Building at 1315 Meridian, dates from about 1940 and is a noteworthy example of Art Deco / Art Moderne influence. Its intact, streamlined three story façade is well appointed in Deco elements, such as the tall shallow relief frame panels that define window bays and in the use of architectural metals in the windows and polished marble in the bay spandrel panels. The polished black granite entry "portico" with gold eagle is especially dramatic. The Eagles, a fraternal club with a long history of championing causes on behalf of common Americans, still meets here. Tower Hotel, 1103-1109 Jackson, is another fully developed example of Art Deco. It was listed individually on the National Register in 1997. Anderson architect Erwin Miller designed the twelve story tower in 1930. The Union Building has been previously discussed for its role in transportation and commerce. A six story brick office block, the Union reflects the influence of Louis Sullivan. The influence of his classic base-shaft-capital treatment of buildings like the 1891 Wainright Building in St. Louis is clearly felt in the Union Building. The molded brick tassels and terra cotta cartouches on the upper story reflect the influence of the Chicago School as well.

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By the early 1960s, downtown Anderson was lagging behind the new strip shopping centers, built to accommodate the thing that the city had come to build its economic future on – the automobile. In 1963, city and county officials embarked on a rebuilding campaign based on the perceived successes of other urban renewal projects across the nation. The demolition campaign cleared 50 acres of land in the downtown, leaving Meridian Street as a isolated fragment of a once larger commercial area. County officials contributed to the renewal by demolishing the 1882 ourthouse and building a new modern style courthouse in 1973. The latest building campaign, begun in 2002, has a been federally funded streetscape with private investment in the rehabilitation of several buildings. A plaza-like effect was created at Meridian and 12th. The private developer has attempted to blend new construction and alterations to buildings to the historic buildings by using salvaged elements from various historic buildings. Three recent private restoration projects have also bolstered the image of downtown Anderson. First, the Tower Hotel became the Tower Apartments under 20% investment tax credit project in the late 1990s. Next, the historic Big Four Depot was restored by non-profit performing arts group in recent years, and, in the mid-1990s, a non-profit performing arts group completed restoration of the large Paramount Theater.

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Section 10 Geographical Data, Verbal Boundary Description
(All distances approximate)

Begin at the Intersection of alleys between 10th & 11th, Jackson & Brown-Delaware – travel East along the south edge of the alley (363) feet to the intersection of the alley between 10th & 11th, Jackson & Meridian Streets, thence

– travel North along the east edge of the alley (180) feet to the intersection of 10th and the alley, thence

– travel East along the south curb of 10th St. (155) feet to the intersection of 10th St. and the West curb of Meridian Street, thence

– travel South along the West curb of Meridian St. (360) feet to the intersection of 11th St. and the West curb of Meridian Street, thence

– travel East along the south curb of 11th St. (295) feet to the intersection of the middle of 11th St and the West curb of Main Street, thence

– travel South along the West side of Main St. to the Northeast corner of the property (CATS bus station) whose address is 1119 Main Street, thence

--travel West along the north side of the property whose address is 1119 Main St. (80) feet to the Northwest corner of the property whose address is 1119 Main Street, thence

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- travel South along the West side of the property whose address is 1119 Main St. (115) feet to a point in the center of the alley between 11th and 12th, Meridian and Main Streets, thence
- travel East along the south edge of the alley (33) feet to the center of the alley between 11th and 12th, Meridian and Main Streets, thence
- travel South along the West side of the property whose address is 1125 Main St. (80) feet to the Southwest corner of the property whose address is 1125 Main Street, thence
- travel West along the South side of the property whose address is 1125 Main St. (58) feet to the Northwest corner of the property whose address is 1129 Main Street, thence
- travel South along the West line of the property whose address is 1129 Main St. (101) feet to a point in the center of 12th Street, thence
- travel West along the center of 12th St. (15) feet to a point in the center of 12th St. and along the West side of the property whose address is 1203 Main Street, thence
- travel South along the West line of the property whose address is 1203 Main St. (121) feet to the Northwest corner of the property whose address is 1215 Main Street, thence
- travel East along the North side of the property whose address is 1215 Main St. (108) feet to the Northeast corner of the property whose address is 1215 Main Street, thence
- travel South along the East side of the property whose address is 1215 Main St. (56) feet to the north edge of the alley between 12th & 13th Street, thence
- travel West along the north edge of the alley (109) feet to the west edge of the alley that is along the West side of the property whose address is 1225 Main Street, thence
- travel South along the West line of the property whose address is 1225 Main St. (the west edge of the alley) (538) feet to the north curb of 14th Street, thence
- travel East along the north curb of 14th St. (116) feet to the intersection of the center of 14th St. and the West sidewalk of Main Street, thence

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- travel South along the West curb of Main St. (170) feet to the Northeast corner of the property whose address is 1425 Main Street, thence
- travel West along the North line of the property whose address is 1425 Main St. (108) feet to the Northwest corner of the property whose address is 1425 Main Street, thence
- travel South along the West line of the property whose address is 1425 Main St. (104) feet to a point in the center of Dillon St. and along the West line of the property whose address is 1425 Main Street, thence
- travel Northeasterly along the south curb of Dillon St. (112) feet to a point at the intersection of Dillon St. and the West sidewalk of Main Street, thence
- travel South along the West curb of Main St. (133) feet to the Southeast corner of the property whose address is 29 Dillon Street, thence
- travel Northwest along the South line of the property whose address is 29 Dillon St. (224) feet to the Southwest corner of the property whose address is 29 Dillon Street, thence
- travel north along the West line of the property whose address is 29 Dillon St. (44) feet to the Northwest corner of the property whose address is 29 Dillon Street, thence
- travel West from the west line of the property whose address is 29 Dillon St. (225) feet to the east edge of the alley that runs between 14th & RR tracks, Jackson & Meridian Streets, thence
- travel north along the east edge of the alley (1031) feet to the intersection of 12th and the alley that runs between Jackson & Meridian Streets, thence
- travel West along the north curb of 12th St. (365) feet to the intersection of 12th St. and the alley that runs between Brown-Delaware & Jackson Streets, thence
- travel North along the east edge of the alley (540) feet back to the point of beginning.

Boundary Justification:

The restoration of the Romanesque Revival railroad station, at 29 Dillion Street, to a large degree initiated the application for inclusion of a district containing the above-mentioned station on the National Register of Historic Places. The general theme of the district is transportation and commerce as demonstrated by the areas historic structures. Perimeters to the east and west were established to segregate areas with fewer historic structures and large numbers of parking lots. To the south the railroad tracks have historically separated

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the commercial areas, from the large residential neighborhoods to the south. The northern boundary separates the district with its high density of historic structures from the area of downtown that has many new buildings, less than 50 years old, and historic structures which have been badly altered.

These boundaries enclose the old post office, apartment buildings, a fraternal order building, business structures, a railroad depot, a theatre, and professional and financial buildings. This district constitutes the largest contiguous area of historic structures left in the downtown.

Photographs

The following information is common to all photographs:

1. Downtown Anderson Historic District
2. Madison County, Indiana
3. Lori Sylvester, photographer
4. October, 2005
5. CD ROM submitted to National Park Service and DHPA

- Photo 1 1003-1011 Meridian, looking southwest
Photo 2 1009 Meridian, looking southwest
Photo 3 1023 Meridian, looking southwest
Photo 4 1101 Meridian, looking southwest
Photo 5 1113, 1119 and 1123 Meridian, looking southwest
Photo 6 downtown plaza, 1213 Meridian and 1215 Meridian, looking southwest
Photo 7 1213 and 1215 Meridian, looking southwest
Photo 8 1215 Meridian, looking northwest
Photo 9 1235 and 1223 Meridian, looking northwest
Photo 10 State Theater (1301) and Eagles Lodge (1315), looking southwest
Photo 11 State Theater, looking west
Photo 12 Façade, Eagles Lodge, looking south/southwest
Photo 13 Eagles Lodge, looking southwest
Photo 14 black granite entrance to Eagles Lodge, looking west/southwest
Photo 15 1417 Meridian, looking northwest
Photo 16 Big Four Depot, looking southwest
Photo 17 Big Four Depot, looking east
Photo 18 Big Four Depot, looking northwest
Photo 19 Rear and flank of 16 W. 15th, looking west
Photo 20 1407 Main, Miller Building, looking
Photo 21 16 W. 15th, and 1414 Meridian, looking northeast
Photo 22 Real Hacienda, 1320 Meridian, looking northeast
Photo 23 1230 Meridian, looking northeast
Photo 24 1214 Meridian, looking southeast
Photo 25 1200-1214 Meridian, looking southeast

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Photo 26 Paramount Theater, 1124 Meridian, looking northeast

Photo 27 Paramount Theater, looking northeast

Photo 28 Union Building, 1106 Meridian, looking southeast

Photo 29 Detail of corner quoin work and cornice, Union Building, looking southeast

Photo 30 Kolache Restaurant, 12 W. 13th, looking east

Photo 31 1133 Jackson, looking northeast

Photo 32 100 W. 11th, looking northwest

Photo 33 former Post Office, 30 W. 11th, looking northeast

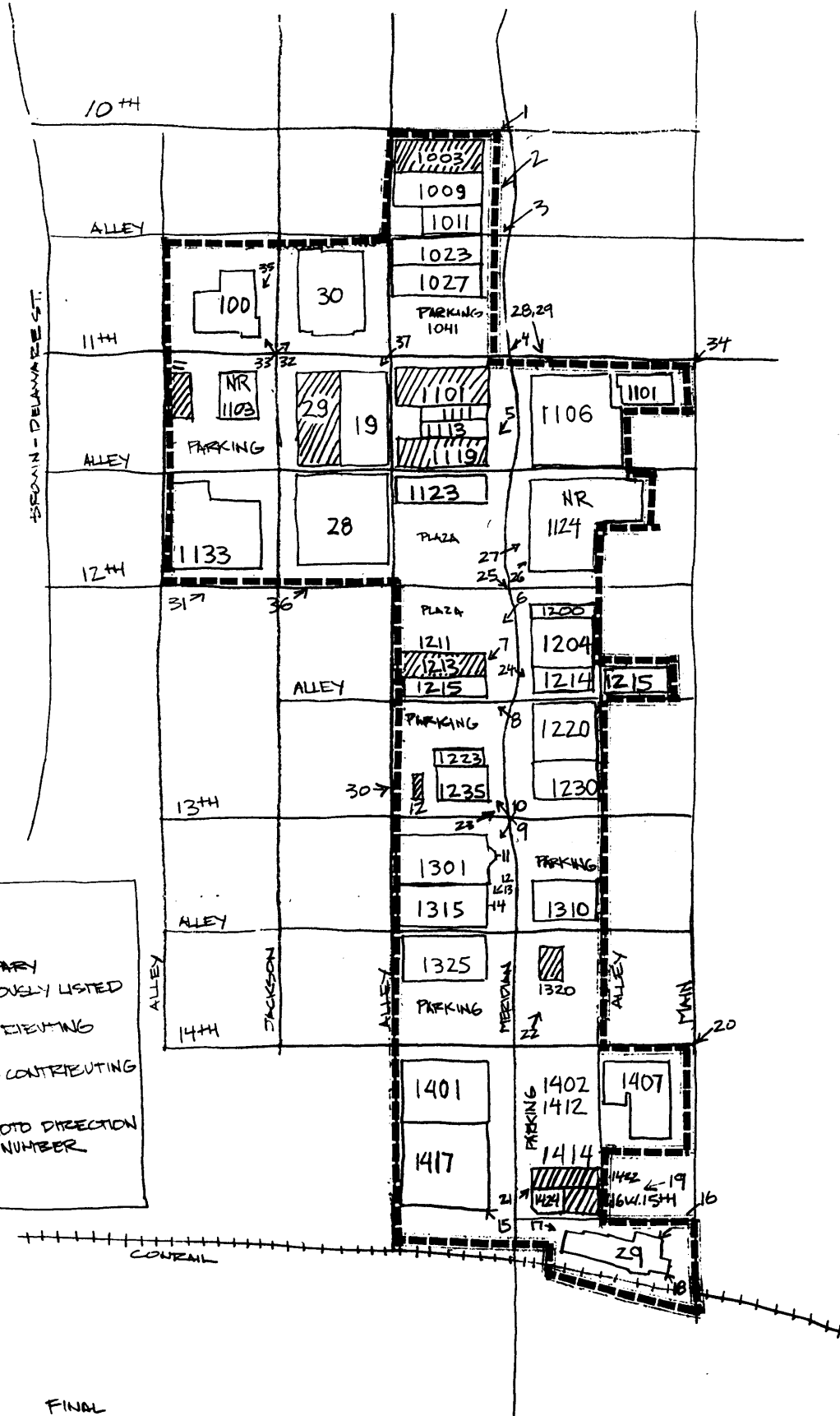
Photo 34 1101 Main, looking southwest

Photo 35 100 W. 11th, looking south/southwest

Photo 36 YMCA, 28 W. 12th, looking northeast

Photo 37 Brock Apartments, 19 W. 11th, looking southwest

ANDERSON DOWNTOWN HISTORIC DISTRICT
MADISON CO., IN 10/05



Legend

- BOUNDARY
- NR PREVIOUSLY LISTED
- 123 CONTRIBUTING
- 123 NON-CONTRIBUTING
- ← 12 PHOTO DIRECTION & NUMBER

10 NC
34 - 2 = 32
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