

United States Department of the Interior
National Park Service

BC-1236

OMB No. 1024-0018



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Plymouth Downtown Historic District Amendment and Boundary Increase

Other names/site number:

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 110/112, 116, and 120 Washington Street, 101 Michigan Street, and the block bounded by Garro Street on the north, Water Street on the east, LaPorte Street on the south, and the alley between Water Street and Michigan Street on the west.

City or town: Plymouth State: IN County: Marshall

Not For Publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

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

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

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

 national statewide x local

Applicable National Register Criteria:

x A B x C D

Paul C. Darr

4.20.17

Signature of certifying official/Title:

Date

Indiana DNR-Division of Historic Preservation and Archaeology

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

☒ entered in the National Register

☐ determined eligible for the National Register

☐ determined not eligible for the National Register

☐ removed from the National Register

☐ other (explain:)

Patrick Andrews
Signature of the Keeper

6/26/2017
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

2

Noncontributing

2

buildings

0

0

sites

0

0

structures

0

0

objects

2

2

Total

Number of contributing resources previously listed in the National Register 0

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6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: specialty store

SOCIAL: meeting hall

RELIGION: religious facility

INDUSTRY/PROCESSING/EXTRACTION: communications facility

HEALTH CARE: medical business/office

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: specialty store

SOCIAL: meeting hall

RELIGION: religious facility

HEALTH CARE: medical business/office

7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Moderne

MODERN MOVEMENT: International Style

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

STONE: Limestone

roof: SYNTHETICS: Rubber

other: METAL: Aluminum

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Narrative Description

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

Summary Paragraph

The Plymouth Downtown Historic District is being expanded to include buildings that round out the historical significance of the commercial district. The mostly one-story commercial buildings are concentrated on half-blocks immediately east of and adjacent to the existing boundaries of the National Register district. There are eleven buildings, one of which is non-contributing, in the expanded district. The buildings are constructed in mostly modern, vernacular commercial design between 1949 and 1966 and have significant extant features including parapets, storefronts, and façade design. The only non-contributing building was built after the period of significance in 1974 at 120 E. Washington St.

Narrative Description

All of the resources that were part of the previously-listed Plymouth Downtown Historic District are extant and have not changed their contributing or non-contributing classifications. The following is a complete list and description of buildings located in the expanded district boundaries:

Northern Indiana Public Service Co. Building, 1966. International Style. Contributing
101 S. Michigan St. *Left side of photo 0006, right side of photo 0007, right side of photo 0008.*
The corner building is one-story with a walk-out basement on its east wall. The walls are of buff-colored brick with a flat parapet with stone coping. The building's northwest corner facing the intersection of LaPorte and Michigan Streets is rounded and has an entry. The storefront area extends across most of the building's Michigan Street façade and the west half of its LaPorte Street façade. The storefront has a red granite base and rows of tall aluminum windows. The entry is composed of an aluminum door, side-lites, and transom. A wide-overhanging marquee extends across the top of the storefront and is rounded at the northwest corner. The marquee has a chamfered front edge covered with porcelain enamel steel and its soffit angles downward toward the storefront display windows.

The Northern Indiana Public Service Company (NIPSCO) began construction on this building in 1966 after a large fire in 1963 destroyed a brick building that had been located on this site since the late 1880s. The origins of NIPSCO date to 1853 when the Fort Wayne Gas Light Company was organized. The company expanded to include rural electrification and by 1909 the company

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had reorganized under the name Northern Indiana Gas and Electric Company. A year later the company purchased the South Bend and Mishawaka Gas Companies and the Plymouth Lighting Company, which was organized in 1888. In 1926, a second company, the Northern Indiana Gas Company, formed and then merged with the Northern Indiana Gas and Electric Company and provided service to over 200,000 customers. NIPSCO had offices on West LaPorte Street in Plymouth's downtown area until it constructed this building on South Michigan Street. NIPSCO later moved its offices to a service facility on the north side of town. Due to redevelopment in the downtown's near south side, south of the Yellow River, this building now forms a gateway anchor in combination with a c. 1880 building on the west side of Michigan Street entering the historic downtown district from the Yellow River Bridge (see photo 0007).

Commercial Building, 1952. Contributing

115 & 117 N. Water St. *Middle of photo 0003.*

The one-story corner building of red Roman brick has a storefront that faces Water Street and a cutaway corner storefront that faces the intersection of Garro and Water Streets. The storefront entries have aluminum doors enframed by large glass blocks. The corner storefront has courses of vertically-stacked brick flanking the entry. The corner storefront has wide aluminum display windows with stone sills that face Garro and Water Streets. Two small aluminum windows with stone sills are south of the wide display window facing Water Street. A three panel wood door with a window is south of the small windows. A much narrower aluminum window is between the wood door and the Water Street storefront entry. A wide aluminum display window is south of the Water Street storefront entry. The south end of the Water Street façade has a wide opening in its brick wall to a narrow access alley behind the building. The building's flat roof has wide-overhanging eaves with corrugated aluminum fascia. The eave steps back along the Water Street façade.

The corner storefront of the building was constructed for use as a financial institution that provided loans. The Security Loan Company used the building for its offices beginning in 1952 through the end of the 1950s after which time it became the Marshall-Fulton National Farm Land Loan Association for federal land bank loans through the 1960s. Dr. Alan R. Elliott used the storefront at 115 N. Water Street for his optometrist's offices during the late 1950s after moving from 112 E. Garro Street in 1955.

Beyler-Volpert Building, 1952. Contributing

111 & 113 N. Water St. *Third building from left in photo 0005.*

The one-story, one-part commercial building has a wide enframed storefront and a stepped parapet. The building is constructed of buff-colored brick and concrete coping. Two aluminum storefront entry doors are centered and slightly recessed in the front façade. Large aluminum display windows are on each side of the doors. The wall around the display windows and doors is covered with wood. Three granite building stones carved with BEYLER, VOLPERT, and 1952 are in the parapet wall.

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The building was constructed for use by Buchtel's Hardware Store in 1952. The Buchtel family provided a full line of hardware supplies in the downtown into the 1960s. The building later became home to the Salvation Army Store in Plymouth.

Telephone Building, 1949. Moderne. Contributing

109 N. Water St., Gunnard Anderson, builder. *Second building from left in photo 0005.*

The two-story building is faced with limestone and has a flat parapet with limestone coping. Seven courses of stone separated by recessed channels form bands that extend vertically up the north side of the front façade and horizontally across the top of the second story wall. The entry is located on the north side of the front façade. It is composed of an aluminum door, sidelite, and transom and is enframed by four bands of progressively recessed stone. A row of three aluminum windows is on the first floor south of the entry. A row of five aluminum windows, now covered with plaster, is centered in the second story's front façade. "TELEPHONE BUILDING" is carved into the stone between the first and second floors. The stone veneer treatment with banded parapet and paneled walls continues on the south wall. The north wall is stone-faced but simpler in style.

Plymouth's first telephone service was a private company formed prior to 1900, but was purchased by the Winona Telephone Corporation which also provided service to LaPaz and Tyner in Marshall County. Winona was one of thirteen companies that merged to form the United Telephone Company of Indiana in 1931. The telephone switchboard, which was manned by operators, was located on the second floor's front room at 120 N. Michigan Street. By 1947, plans were being made to construct a larger building with a business office and dial-up equipment. The new building was occupied by May, 1950; the cashier's office had been relocated to the new building by November of 1949. On March 4, 1951, the last of the switch board operations were turned over to the dial-up system and the old switchboard room at 120 N. Michigan St. was closed. A new facility was constructed immediately west of the downtown district on LaPorte Street in 1972, after which time the Water Street office was closed.

Commercial Building, 1950/1951. Contributing

105 & 107 N. Water Street. *First whole building on left side of photo 0005.*

The one-story, red brick building has two storefronts that face Water Street. The storefront entries are deeply recessed in a wide, centered opening. The entries have wood doors with full windows. Large aluminum display windows with brick sills flank the recessed entries. A metal marquee extends across the full width of the top of the first story's storefronts. The wall above the marquee has a stepped parapet with stone coping. A large panel framed by a basket weave pattern of brick is located in the central parapet wall.

Dick Bybee opened his shoe repair business at 105 N. Water Street in 1951. Known as Dick's Shoe Repair, Bybee also provided a soft water service under "Dick's Soft Water" from the same location. The Paint Shop operated from 107 N. Water Street beginning in about 1951 into the 1960s.

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Heiser Building, 1954. Contributing

113, 119, & 121 E. LaPorte Street. *Right side of photo 0006.*

This building is virtually identical to 105-107 N. Water Street and has two recessed doorways and a diagonal corner entry. The corner storefront has a granite building stone carved with "19 HEISER 54" centered in the parapet wall above a single wood and glass door flanked by glass block sidelights.

The building was constructed over the footprint of an earlier group of frame buildings that dated to c. 1880 and included a tin shop as early as 1890. Heiser's Tin Shop was owned by father and son, Alva and Richard Heiser, and operated from 113 E. LaPorte during the 1950s. Alva Heiser's early career was spent with the railroad prior to his occupation as the owner of a tin shop by 1920. A tin shop continues to operate at the location of Heiser's shop, but is now owned by the Bowman family. The storefront at 119 E. LaPorte was used by Wagoner's Radiator Shop during the early 1950s and then by the Plymouth TV Sales & Service Store in the late 1950s.

The corner storefront was first occupied by Morrow Insurance Agency in 1954. Morrow Insurance was founded in 1953 by Frederick Morrow and located in the corner storefront just before the October Flood of 1954 created havoc on the city. The Morrows, like others, sandbagged the office and worked 48 straight sleepless hours to protect the office. Morrows continued at this location until 1967 when they moved to the south side of the Yellow River. Morrow Insurance is still in business in the city.

Sears Building, 1955. Non-contributing

116 E. Garro St. *Right side of photo 0004.*

The one-story, one-part commercial building has three storefronts flanked by tall pilasters of brick that extend above the flat roof on the east and west sides of the front façade. The pilasters have clay tile coping. The building has red Roman brick walls and bronze-colored aluminum storefront windows and doors. The flat roof extends out over the storefronts to create a sign board area that is covered with stucco. Because of the loss of storefront which constitutes most of the façade the building is non-contributing. The building was constructed as a Sears Company Department Store in 1955. The store remained at this location through the late 1980s.

Commercial Building/Plymouth Church of the Brethren, 1956/c. 1905. Contributing

120 E. Garro St. *Church building-middle of photo 0003; addition right of middle.*

The building is composed of an early two-story wood-frame church building with a modern one-story commercial addition on its front façade. The gable-front church is covered with metal siding and has a metal roof. Two 1/1 metal windows are on the second story's front façade.

The commercial addition has walls of red Roman brick and a flat roof and marquee with corrugated metal fascia. The commercial building's storefront consists of an aluminum entry door and transom on its west side and a row of six large aluminum display windows on a stone sill. A recessed opening that leads to a metal door in the façade is located on the east side of the storefront between this building and the adjacent building.

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The church building was constructed as early as 1905, but when it was no longer used by a Brethren congregation, the land around the building was sold for commercial development leaving the gable-front frame building surrounded but rising above the one-story commercial buildings around it. The storefront added to the front of the church in 1956 was the last to fill in around the building. The church building was used by the Knights of Columbus as a meeting hall during the 1950s, but was once again used for religious meetings during the early 1960s. The Ball Shoppe occupied the front addition during the mid-to-late 1950s.

Jenkins Building, 1953. Contributing

110 & 112 E. Washington St. *Right side of photo 0002.*

The one-story, wire-cut brick building has two small storefronts with diagonal-set entries deeply recessed in the center of the front façade. The storefront doors are three panel wood doors with windows and are angled toward each other in the recessed area. Each storefront has a wide wood display window with a stone sill. A full-width marquee with corrugated metal fascia is above the storefronts. The parapet has tile coping and a granite building stone carved with "19 JENKINS 53" centered in the front façade.

The building was first occupied by Dr. B. W. Andrews (110 E. Washington) and the S. W. Robertson Insurance Agency (112 E. Washington). The insurance agency was founded in 1942 by Steward (Pappy) Robertson. Robertson had previously operated the Union Lunch Room, first opened in 1929 in Plymouth. He was appointed chair of the Marshall County Republican Party in 1950 and served in that role until 1964. The back room of the shop served as an informal meeting place for the county Republican Party, in which plans were formulated to launch former Indiana governor, Dr. Otis R. Bowen into politics. Robertson Insurance is still in business in the city, though relocated in the downtown to North Michigan Street.

Danielson-Nickel Building, 1961. Contributing

116 E. Washington St. *Middle of photo 0002.*

The one-story building has tan and buff-colored variegated brick walls with a flat parapet with stone coping. The front façade is symmetrical with a centered aluminum entry door. A large aluminum display window with stone sill is on each side of the door. Two small aluminum windows with stone sills are in the east and west sides of the front façade. A building stone with "Danielson 1961 Nickel" carved into it is centered above the entry door. A non-historic gabled metal canopy installed in 2000 extends out over the entry door. The building was constructed to house the medical physician's offices of Drs. Guild and Peterson, and later Dr. Decker, and optometrist Dr. Vore. The doctors used the building during the 1960s through the 1990s.

Commercial Building, 1974. Non-contributing

120 E. Washington St. *Left side of photo 0001 and 0002.*

The one-story building has brown-colored brick walls and a flat parapet. Tall niches framed by brick are in the east and west sides of the front façade; the blind arches are repeated on the windowless Water Street side. A metal entry door with a window is west of center on the façade. A display window composed of two 1/1 metal windows flanking a large display window with two wood panels is east of the entry door. While the building falls outside of the period of

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significance and is considered non-contributing, it is included in the district because it abuts the building at 116 E. Washington Street and completes the block of commercial buildings on the south side of Washington Street (see photo 0001).

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1870-1966

Significant Dates

1954

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Anderson, Gunnard

Period of Significance (justification)

The period of significance of the Plymouth Downtown Historic District begins in 1870, the approximate year the first contributing building was constructed in the district. The period of significance is being extended from 1940 to 1966 when the last contributing building located at 101 South Michigan Street was constructed in the district. Beyond this year, commercial development in the district had significantly ended, precipitated by the bypassing of state highways from the downtown area north and west of the city limits. Strip mall commercial development then began on the north and east fringes of the city during the 1970s through present time.

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Criteria Considerations (explanation, if necessary)

N/A

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

The expanded Plymouth Downtown Historic District is eligible for the National Register of Historic Places under criterion A for the continued significance the role of commerce played in the district, which is demonstrated by the concentration of Mid-20th century commercial buildings in the blocks being added to the district's boundaries. The expanded area of the district is also eligible under criterion C for the concentration of mid-20th century commercial architecture, particularly related to two notable examples of the modern movement of architecture at 101 S. Michigan and 109 N. Water Streets.

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

COMMERCE

The Plymouth Downtown Historic District has been the commercial heart of the city since its founding in 1836. A hotel and tavern, located on the northwest corner of LaPorte and Michigan Streets, was the first building to be constructed in the newly platted town in 1836. As a significant thoroughfare for opening up the northern part of the state for settlement, the Michigan Road (Street) proved valuable to the city for commercial development. This was likely understood by the founders when they offered a building site for the courthouse away from Plymouth's commercial corridor, one of only two county seats in Indiana whose courthouse is not part of their commercial center. The district continued to grow and often as a result of devastating fires, small frame buildings were replaced by larger brick business blocks on Michigan Street. Most of the city's extant early commercial architecture dates to the 1870s through 1880s (left side of photo 0007).

Significant growth occurred in the city at the close of the 19th century and into the first decades of the 20th century. Large, substantial two and three story brick and stone buildings were built in the downtown for banking and department stores with professional offices located on their second floors. These business blocks began to fill in the two-block commercial district between LaPorte and Washington Streets during the 1910s. During the 1920s the last two buildings, the Rialto Theater at 209 N. Michigan and a large, new Montgomery Ward's Department Store at 214 N. Michigan were constructed and closed out a decade of impressive growth in the city. Montgomery Wards opened its doors just a month before the stock market crashed in 1929 which led to the Great Depression of the 1930s. It was not until 1939 when Stewart Rees

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constructed the Rees Theater (left side of photo 0008) that any new commercial development had occurred in the downtown. War broke out in 1941 and once again commercial development in the district was halted.

The expanded Plymouth Downtown Historic District boundaries demonstrate the role commerce played in post-World War II development in Plymouth's downtown area. The area of expansion had largely been composed of wood frame residences and free-standing shops that were constructed as early as the 1880s through about 1905 when the Brethren Church was built at 120 East Garro Street. Of these early buildings, only the gable-front church survives (middle of photo 0003). The first significant change to occur in this area was when the United Telephone Company finished a new building at 109 North Water Street in 1949 (second building from left in photo 0005). That same year the Brethren congregation constructed a new building on the north end of the city and the former church and the land around it became available for commercial development.

While Michigan Street remained the main commercial corridor in the city, growth began to gravitate east immediately off Michigan Street on Garro and Washington Streets and in the 100 block of North Water Street. This growth may have been due to a large new housing development of post-war homes east of the downtown. Still, for the most part, these new commercial establishments remained small in scale and often were service-oriented including a few professional offices. These include medical and insurance offices that were built on East Washington Street in 1953 and 1961 (photo 0002) and a loan office and optometrist's office at 115/117 North Water Street built in 1952. Other services included a tin shop at 113 East LaPorte Street, an insurance office at 121 East LaPorte Street, and a shoe repair shop at 105 North Water Street (photos 0005 and 0006); these buildings were completed in 1950 and 1954 and have many matching architectural features.

Two larger retail stores were built in the area at 116 East Garro Street and 111 & 113 North Water Street. The building on Water Street was constructed in 1952 for Buchtel's Hardware, which offered a full line of hardware in a wide storefront shop (third from left in photo 0005). The building 116 E. Garro Street was the new home for Plymouth's Sears Department Store in 1955 (right side of photo 0004). By the 1950s, Plymouth had a few larger chain department stores on its main commercial corridor including Montgomery Wards and J.C. Penney's. The last significant commercial development in the district occurred at 101 South Michigan Street in 1966 when the Northern Indiana Public Service Company (NIPSCO) constructed its new offices on the site of a former 19th century building that was destroyed by fire in 1963. The new building became an anchor on the downtown's south side (right side of photo 0008).

New commercial development stayed largely on the east side of Michigan Street while a few municipal buildings including a housing complex, library, fire and police stations were built on the west side of the downtown during the late 1960s-1970s. Development occurred during the 1940s through the late 1960s on the east side of North Water Street in an area prone to flooding. One of the costliest floods occurred in 1954, after which time a number of businesses and houses were removed and/or rebuilt. Because there was sufficient grade change between the east and

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west sides of Water Street, the businesses on the west side of Water Street, many of which were only a year or two old, did not suffer as much loss to the flood but were still impacted. The flooding which has occurred in this area in 1908, 1913, 1954, 1982, and 1996 prompted plans by the city to remove buildings between Water Street and the Yellow River to the east which flows south and then west under Michigan Street, forming the district's south boundary (photo 0007). Most of the removals occurred in 2012 and a new downtown park is located in the area (left side of photo 0004, background of photo 0008). This further defines the downtown commercial district's boundary as Water Street.

The history of commerce in the district is tied to the importance of two routes that were eventually named state routes during the 1920s. Michigan Street (photo 0007), the main commercial corridor, traces its origins to the first state-commissioned road constructed in Indiana which was surveyed in 1829 and built during the 1830s. Plymouth was platted along the route and commerce naturally followed. The road became part of the state's highway system with the designation of U.S. 31 in the early 1920s. The second road to have impacted growth in the district, though located one block north, is the 1928 alignment of the Lincoln Highway on Jefferson Street through the city. City leaders and businessmen wanted the national coast-to-coast route to follow Garro Street through the district, but ultimately Jefferson Street was chosen. Given its close proximity to the highway, which carried the designation of U.S. 30, the downtown still received economic benefit from the highway. While virtually no development occurred Michigan Street/U.S. 31 outside of the district, a few service-related businesses including garages, gas stations, restaurants, and hotels began to appear on the Lincoln Highway between 1929 into the late 1960s. By the late 1950s, the State of Indiana began making plans for U.S. 31 and U.S. 30 bypasses on the city's east and north sides, respectively. Both were completed and opened for traffic by 1966¹. It was the U.S. 30 bypass that began to draw large commercial development to the city's north side, though a large strip development was also built on the city's east side off Lincolnway in about 1970. Since this time, more robust commercial development comprising largely of national retail chains has occurred along the new U.S. 30 corridor. J.C. Penney's, Sears, and a Hallmark Store left the downtown district for U.S. 30 in 1989. The downtown historic district continues to feature small retail and service-related businesses.

ARCHITECTURE

The Plymouth Downtown Historic District includes examples of architectural styles popular during the district's development from the mid-19th century into the mid-20th century. The original district includes a large number of examples of Italianate and Classical Revival buildings, as well as a few examples of Gothic Revival, Romanesque Revival, and the Art Deco-styled Rees Theater which closed out the original period of significance when it was constructed in 1939. As commercial development restarted after the close of World War II, the architectural design of buildings became more vernacular in nature with simple stepped or flat parapet walls

¹ A ribbon cutting for the U.S. 30 bypass occurred in July, 1966

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on one-story buildings. This was a popular trend for economic reasons, but also was in keeping with what had become widely-accepted architectural design features of modern, simple lines.

Three buildings in the expanded district held to earlier 20th century popular designs that utilized stepped parapets. These are located at 113/119/121 E. LaPorte (Heiser Bldg.), 105/107 N. Water, and 111/113 N. Water (Beyler-Volpert Bldg.). The three buildings were constructed between 1950 and 1954. The Heiser Building seems to have continued the architectural design of the building at 105/107 N. Water Street (1950) when it was built in 1954. The Beyler-Volpert Building (1952) is the best example of a commercial building with a stepped parapet front. It has a large enframed storefront and a double-stepped parapet with granite building blocks. Often stepped parapets became a sign boards for buildings or places in which date stones were placed, which is true of both the Heiser and Beyler-Volpert Buildings.

Most of the buildings in the district moved away from the stepped parapet wall and opted for a flat parapet wall with thin coping or an extension of their flat roofs with wide overhanging eaves. To accentuate the flat horizontal design, thin Roman brick was used in constructing three adjacent buildings on East Garro and North Water Streets. The buildings located at 115/117 North Water and 116 (Sears Building) and 120 East Garro Streets used Roman brick and wide, flat overhanging eaves. These buildings were constructed between 1952 and 1956 and are seen in photo 0003. The Sears Building added tall brick piers that extend above the flat roof line to frame the storefront wall (right side of photo 0004). Three other buildings with flat parapet walls were constructed on East Washington Street between 1953 and 1974 (photo 0002).

While the architectural design of most buildings in the expanded district remain vernacular in form, two buildings are more significant in their design features and act as bookends for the extended period of significance between 1949 and 1966. These buildings are loosely designed in the Moderne and International styles and were both constructed by public utility companies. The United Telephone Company constructed a new building to consolidate their Plymouth operations in 1949 at 109 North Water Street. The two-story building has smooth limestone walls with stone banding that extends vertically up the north side of the front façade and across the top of the front and south facades (seen in the middle of photo 0005). Similar stone banding creates a surround for the entry door. The banding and organization of windows on the front façade are design features of the Moderne style.

The Northern Indiana Public Service Company (NIPSCO) constructed its new building as an anchor in downtown Plymouth at 101 S. Michigan Street in 1966 (right side of photos 0007 and 0008). The building fills the southeast corner of LaPorte and Michigan Streets between LaPorte Street and the Yellow River. NIPSCO used a sleek modern design for its building with a broad, rounded corner and entry that face the intersection. The storefront is composed of a curtain wall of aluminum and glass with a polished granite base. A marquee with a chamfered front covered in porcelain enamel steel forms a wide overhang above the glass curtain wall. The curtain wall of glass and steel give the impression of weightlessness and light despite a ribbon of brick wall above that curves around the corner storefront as if suspended in air, a design concept of the International Style.

Plymouth Downtown Historic District
Amendment and Boundary Increase

Name of Property

Marshall County, IN

County and State

The buildings of the boundary increase are proximate physically, architecturally, historically and in usage to those in the originally-defined Plymouth Downtown Historic District. Their inclusion brings the district's full period of significance as the historic core of the town to a proper end point.

Developmental History/Additional historic context information

Plymouth Downtown Historic District
Amendment and Boundary Increase
Name of Property

Marshall County, IN
County and State

9. Major Bibliographical References

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

History of Marshall County, Indiana, Sesquicentennial. Dallas: Taylor Publishing Co., 1986.

Marshall County Interim Report, Historic Sites and Structures Inventory. Indianapolis: Historic Landmarks Foundation of Indiana, 1992.

Menser, C. B. "City May Sleep Better As Trucks Bypass It" *Plymouth Pilot-News* (Plymouth, IN) 23 July, 1966: page 1, column 2-5.

Plymouth City Directories. Directory Service Inc.: Plymouth: 1949, 1952, 1953, 1954, 1956, 1962, 1972.

Sanborn Insurance Maps for the City of Plymouth: 1898, 1910

"Sights and Scenes Along the Pennsylvania Railway". *Headlight*. Vol. 4 No. 3. Chicago: Headlight Engraving & Publishing Company, c. 1899.

United States Federal Census for the City of Plymouth: 1920, 1930, 1940

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Plymouth Downtown Historic District
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County and State

Historic Resources Survey Number (if assigned): 099-516-21008-10, 099-516-21015,
099-516-21048, 099-516-21068-69.

10. Geographical Data

Acreage of Property Approximately 1.3 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 16	Easting: 557808	Northing: 4577040
2. Zone: 16	Easting: 557892	Northing: 4577021
3. Zone: 16	Easting: 557942	Northing: 4576693
4. Zone: 16	Easting : 557839	Northing: 4576690

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

The following boundary description encompasses the original boundary and portion added through this amendment in order to illustrate the boundary in its entirety. The descriptions for the boundary increase are in bold type.

Beginning at the northwest corner of the property at 310 North Michigan Street and continuing easterly along the north line to the west side of North Water Street, then following a south line to the north side of East Washington Street.

At the northwest corner of the intersection of East Washington and North Water Streets, on the north side of East Washington Street where the original boundary of the Plymouth Downtown Historic District is located, face south and continue in a line with the west side of North Water Street to the south property line of 120 East Washington Street. Turn west and continue in a line with the south property lines of 110 & 112, 116, and 120 East Washington Street to the west side of the alley between North Michigan and North Water Streets, which is the original boundary of the district.

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Turn south and travel to the south side of East Garro Street.

Face east from the alley between North Michigan and North Water Streets, which is the original boundary of the district, and continue in a line with the south side of East Garro Street to the west side of North Water Street. Turn south and follow the west side of North Water Street to the north side of East LaPorte Street. Turn west and follow a line with the north side of East LaPorte Street to the west side of the alley between North Michigan and North Water Streets, which is the original boundary of the district. Then face south and continue in a line with the east property line of 101 South Michigan Street to the north bank of the Yellow River. Turn west and follow the bank of the Yellow River to the west side of Michigan Street, which is the original boundary of the Plymouth Downtown Historic District.

Turn south on South Michigan Street to the north bank of the Yellow River, including the retaining wall. Follow the north bank in a west by southwest direction to a point in a line with the north/south alley mid-way between North Center Street and North Michigan Street. Follow a line north with the alley to the north side of West LaPorte Street, turn west and follow a line to the east side of North Center Street. From this point, follow a line north two blocks to the south side of Washington Street, turn east and follow a line to the southeast corner of Washington and Michigan Streets. Turn north along the east side of Michigan Street and follow to the point of origin, at the northwest corner of the property line of 310 North Michigan Street.

Boundary Justification (Explain why the boundaries were selected.)

The expanded boundaries incorporate a concentration of mid-20TH century commercial buildings that demonstrate the continued role that commerce played in the Plymouth Downtown Historic District. Little other commercial development occurred in the city's central core during the remaining 20th century and most occurred away from the concentration of commercial development immediately adjacent to the district's original east boundary. With the recent removal of buildings east of Water Street, that street now forms a firm boundary. The river forms a southern boundary, a listed district lies to the north, and a residential area abuts the original district to the west.

11. Form Prepared By

name/title: Kurt West Garner
organization: K W Garner Consulting
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-936-0613

Plymouth Downtown Historic District
Amendment and Boundary Increase

Marshall County, IN

Name of Property

County and State

date: February 5, 2015

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

East Washington St. looking west; expanded boundary on left and original district on right and background.

Plymouth Downtown Historic District
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Name of Property

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County and State

1 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

East Washington St. looking southeast

2 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Intersection of N. Water and E. Garro Streets, looking southwest; existing district in background.

3 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

Plymouth Downtown Historic District
Amendment and Boundary Increase

Marshall County, IN

Name of Property

County and State

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

East Garro Street, looking southeast.

4 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

North Water Street, looking northwest from East LaPorte Street.

5 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Plymouth Downtown Historic District
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Name of Property

Marshall County, IN

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East LaPorte Street, looking west toward Michigan Street and original district; NIPSCO building on left.

6 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Looking northwest on Michigan Street into district from Yellow River Bridge; expanded district with NIPSCO building on right and original district on left and background.

7 of 8.

Name of Property: Plymouth Downtown Historic District

City or Vicinity: Plymouth

County: Marshall State: IN

Photographer: Kurt West Garner

Date Photographed: January 31, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

Looking east on LaPorte Street from Michigan Street; original district on left and expanded district with NIPSCO building on right.

8 of 8.

Plymouth Downtown Historic District
Amendment and Boundary Increase

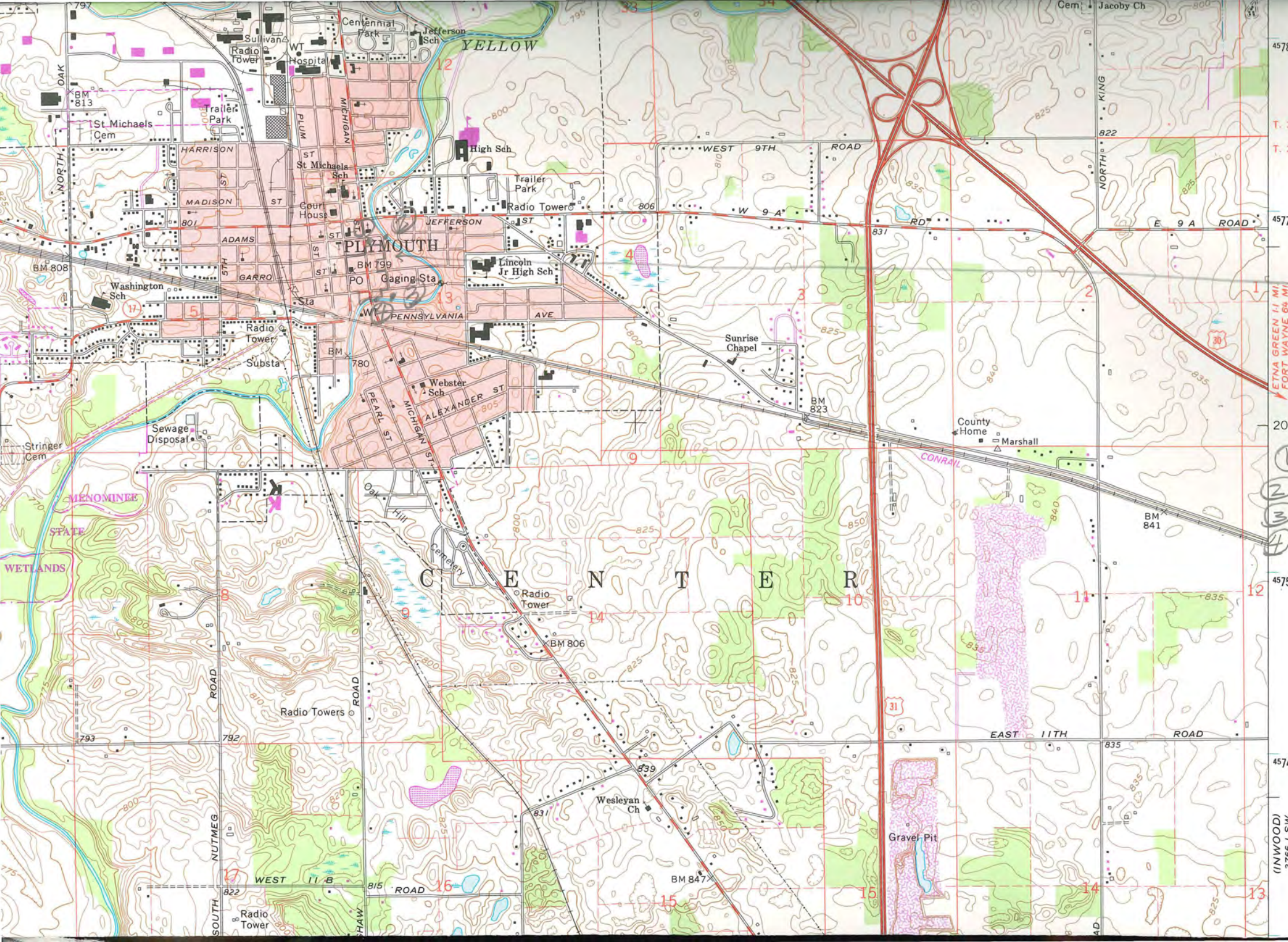
Marshall County, IN

Name of Property

County and State

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

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



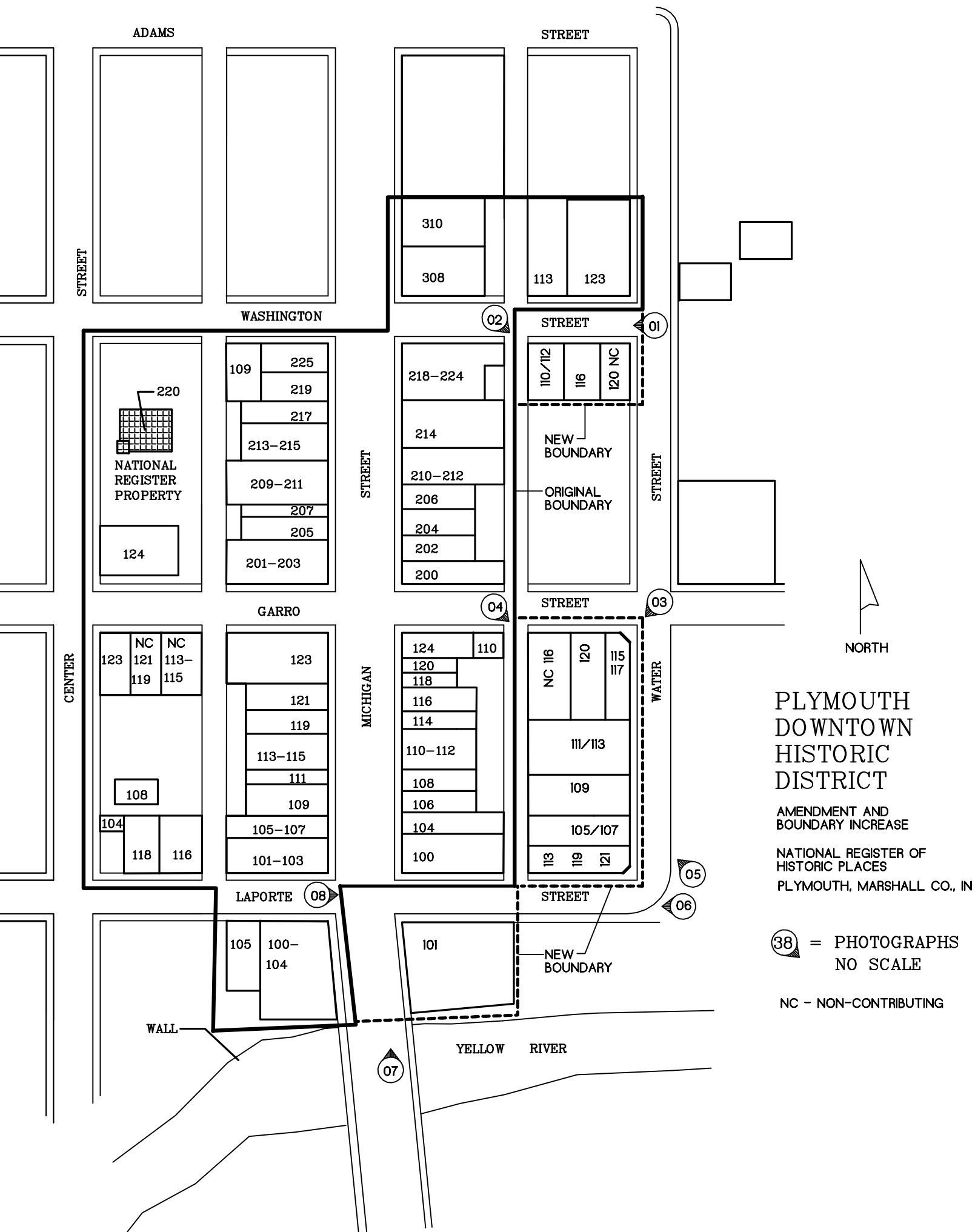
T. 34 N.
T. 33 N.

ETNA GREEN 11 MI
FORT WAYNE 64 MI

PLYMOUTH DOWNTOWN
HISTORIC DISTRICT
w/ EXPANDED BOUNDARIES
NATIONAL REGISTER OF
HISTORIC PLACES

MARSHALL CO. IN
NAD 83 UTM
FOUR INCREASE AREA
① 16557008 4577040
② 16557892 4577021
③ 16557942 4576693
④ 16557839 4576690

(INWOOD)
3766 / SW











CLASSIC IMAGE

JAIME GROCERY

ONE WAY
→

NO PARKING

STOP



BREAD OF LIFE
COMMUNITY
FOOD PANTRY
574-936-1006



Pittsburgh Housing
Lodge No. 1073 B.L.A.
Pittsburgh, PA









RELS

WELCOME DOWNTOWN

17

Antique Herbal Inc.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: Plymouth Downtown Historic District (Boundary Increase)

Multiple Name:

State & County: INDIANA, Marshall

Date Received:
5/12/2017

Date of Pending List:

Date of 16th Day:

Date of 45th Day:
6/26/2017

Date of Weekly List:

Reference number: BC100001236

Nominator: State

Reason For Review:

☒ Accept

☐ Return

☐ Reject

6/26/2017 Date

Abstract/Summary
Comments:

Recommendation/ Criteria Accept Boundary Increase, National Register Criteria A and C.

Reviewer Patrick Andrus

Patrick Andrus

Discipline Historian

Telephone (202)354-2218

Date

6/26/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Indiana Department
of Natural Resources

Eric Holcomb, Governor
Cameron F. Clark, Director

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



April 20, 2017

Dr. Stephanie Toothman
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240



Re: Plymouth Downtown Historic District Amendment and Boundary Increase, Marshall County, Indiana

Dear Dr. Toothman,

Enclosed is a National Register of Historic Places nomination for the Plymouth Downtown Historic District Amendment and Boundary Increase, Marshall County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disc contains the true and correct copy of the nomination for the Plymouth Downtown Historic District Amendment and Boundary Increase, Marshall County, Indiana, to the National Register of Historic Places.

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

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package