

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 Pierceton Historic District

other names/site number 085-510-41000

2. Location

street & number North First Street from Catholic<sup>st</sup> to the Conrail Tracks N/A not for publication

city or town Pierceton N/A vicinity

state Indiana code IN county Kosciusko code 085 zip code 46562

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 36 CFR 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.)

*Patrick P. Ralston*  
Signature of certifying official/Title Date  
Indiana Department of Natural Resources  
State of Federal agency and bureau

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:

<input checked="" type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	<u><i>Andrew Byrnes</i></u> Signature of the Keeper	<u>9/4/92</u> Date of Action
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Pierceton H.D.  
Name of Property

Kosciusko County, IN  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
23	7	buildings
0	0	sites
2	0	structures
0	0	objects
25	7	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

See continuation sheet

**Current Functions**  
(Enter categories from instructions)

See continuation sheet

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Italianate, Classical Revival,  
Neo-Classical Revival, Craftsman,  
OTHER: Twentieth Century Commercial

**Materials**  
(Enter categories from instructions)

foundation STONE  
walls BRICK  
CONCRETE  
roof ASPHALT  
other METAL: Tin  
METAL: Cast iron

**Narrative Description**

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

Pierceton H.D.  
Name of Property

Kosciusko County, IN  
County and State

**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.)

Property is:

- 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 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.)

**9. Major Bibliographical 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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

TRANSPORTATION

**Period of Significance**

1867-1942

**Significant Dates**

NA

**Significant Person**

(Complete if Criterion B is marked above)

NA

**Cultural Affiliation**

NA

**Architect/Builder**

Logan, Frank

**Primary location of additional data:**

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

Name of repository:

Indiana Historic Sites and Structures Inventory

Pierceton H.D.  
Name of Property

Kosciusko County, IN  
County and State

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**10. Geographical Data**

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**Acreage of Property** 5.6

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	6	6	0	8	4	5	0	4	5	6	1	6	8	0
Zone	Easting				Northing									

3 

1	6	6	0	8	6	7	0	4	5	6	1	4	0	0
Zone	Easting				Northing									

2 

1	6	6	0	8	7	5	0	4	5	6	1	5	9	0
Zone	Easting				Northing									

4 

1	6	6	0	8	4	5	0	4	5	6	1	4	0	0
Zone	Easting				Northing									

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.)

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**11. Form Prepared By**

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name/title Cynthia J. Brubaker, Architectural Conservator

organization Portfolio Design, Inc. date February 18, 1992

street & number 222 North College Ave., Suite 300 telephone 812/334-2488

city or town Bloomington state IN zip code 47404

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**Additional Documentation**

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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)

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**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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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Pierceton Historic District

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Function or Use

Historic Functions

TRANSPORTATION/rail-related  
COMMERCE/specialty store  
COMMERCE/department store  
COMMERCE/restaurant  
COMMERCE/financial institution  
DOMESTIC/hotel  
DOMESTIC/multiple dwelling  
GOVERNMENT/fire station  
EDUCATION/library  
INDUSTRY/manufacturing facility  
INDUSTRY/waterworks  
INDUSTRY/energy facility

Current Functions

COMMERCE/specialty store  
COMMERCE/financial institution  
COMMERCE/restaurant  
GOVERNMENT/city hall  
EDUCATION/library  
DOMESTIC/multiple dwelling

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Pierceton Historic District

The Pierceton Historic District is a collection of brick, one and two story buildings that stretches along both sides of the town's major business route from the railroad tracks one and one half blocks south to Catholic Street (photo 1). Freestanding buildings such as the old Depot and the Carnegie Library, are found at the north and south ends of the district (photos 2 and 10). However, the majority of the buildings form a consistent street wall along the one hundred block of North First Street. The age and character of the buildings are linked to the development of the railroad, therefore this central business district lies immediately adjacent to the tracks. The street grid has a regular north-south pattern with the exception of East Market Street, which angles to conform to the tracks.

Very few trees or vegetation are found in the district, however, there are many trees among the less dense residential buildings found surrounding the district (visible at the edges of photos 2 and 3). The historic commercial feeling of the district is well maintained by the buildings with the oldest, railroad-associated resources found closest to the tracks. An 1895 fire left the west side of North First Street south of Market leveled, therefore those buildings all date from after that time. Several buildings on the east side of North First or north of Market date from the 1880's and 1890's, but most buildings in the district were built in the first decade of this century.

There are a total of 32 resources in the district. Seven of these are noncontributing. Among the contributing resources several architectural styles are represented including Italianate, Neoclassical, Arts and Crafts, and Commercial. Two sections of "Star Pattern" brick sidewalks, one in front of 110 East Market (photo 4), the other in front of 112-114 First, are counted as contributing structures. Despite some alterations in the district such as sidewalk level shed roofs, new storefront materials and boarded openings, the overall integrity of the district with regard to location, design, setting, materials, workmanship, feeling, and association is apparent.

**PRIMARY CONTRIBUTING BUILDINGS**

Pierceton's railroad history is preserved most plainly by the **Pennsylvania Railroad Depot** at the northeast corner of the district between Market Street and the railroad tracks (photo 2). This 1867 Italianate, brick building has a large rectangular plan with its long axis parallel to the tracks. A raised stone foundation is visible around the perimeter of the building. The one and one half story building has a gabled, slate roof with wide overhangs supported by large curving brackets that rest on evenly spaced pilasters. The overhangs provide some protection from the weather for waiting passengers or baggage. The gable ends are distinguished with a decorative brickwork entablature and a group of three round-arched window openings at the upper level. The openings are covered on the west end with grooved metal panels. Flat-arched window and door

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openings are scattered around the first floor including wide cargo openings on the north and south sides. The interior retains the feeling of the old depot with wood flooring and exposed wood rafters.

Directly across from the Depot at 110 East Market is the former **Flat Iron Hotel (photo 3)**. The railroad tracks caused East Market Street to defy the north-south street grid and the Flat Iron Hotel was built to accommodate a block shortchanged by that intrusion. Contemporary to the Depot, the two story, brick, Italianate structure is the oldest surviving commercial building in the district. Three large, round-arched openings remain on the first floor main or north facade and are reminiscent of the days when the building housed the town's post office, an office, and other commercial uses. The openings have been filled in with smaller windows and a door and wood panels. The other openings on both floors have flat arched tops and a variety of replacement windows or wood panels. The main facade is further enhanced by ornate brickwork on the cornice. Detailed brick pavers form the sidewalk in front of the building **(photo 4)**.

The Arts and Crafts style **Pierceton Carnegie Library** at 101 West Catholic was built in 1916 **(photo 10)**. A one story building with raised basement and hipped roof, its rectangular plan is interrupted only by a gabled lobby that protrudes from the center of the main or north facade. The library has a concrete foundation, scored brick walls with stone trim, exposed wood roof rafters, and an asphalt shingle roof. The main entrance is through a large opening trimmed in stone with a wood and glass door with multi-paned side lights and transom. The gable end of the entrance above the door has wood board and batten panels and two wood brackets that support the wide overhang of the roof. Original multi-paned casement windows are symmetrically placed on all four facades. The interior is largely intact with details such as dark wood trim, a coffered ceiling, and original desks, tables, chairs, and shelving.

The **Pierceton Masonic Lodge** at 106 North First was completed after World War II using brick pavers from North First Street and a limestone a Neoclassical facade **(photo 9)**. Designed by architect Frank Logan, the reserved symmetrical facade consists of a central round-arched opening with wood and glass door, sidelights and transoms, and two rectangular window openings. The entrance is flanked by two cast iron light stanchions. The interior has a large barrel vaulted meeting room.

**ITALIANATE**

There are several good examples of the Italianate commercial style in the Pierceton Historic District. A group of eight two story, brick buildings distributed along the full length of North First Street help to convey this

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style and type and these building materials as predominant in the district. Long, narrow and often arched window openings, vertically oriented, cast iron storefronts and decorative pressed metal cornices are the character defining elements of these buildings. The building at **130 North First** also has very ornate, pressed metal window hoods over the second floor, flat-arched windows and retains all the elements of its cast iron storefront (**photo 6**). The building once had finials and pediments on top of the cornice, which have since disappeared. The interior has historic counters and shelving in the first floor yard goods store, and a stair and freight elevator at the rear.

"**The Record**" Building at 203 North First has its name and construction date of "1898" affixed to the brick cornice in raised metal letters (**photo 17**). This building also has an intact cast iron storefront. The neighboring building at **201 North First** was drastically altered in the 1920's to provide a drive-in area for a filling station (**photo 16**). However, the cornice was reapplied to the new contour of the building and round-arched window openings with wood frame, two-over-two windows are still visible on the south and rear or west facades. Both of these buildings are endangered because they have been vacant for some time and are not well maintained. The expense of removing old gas tanks has also deterred potential investors in the property that includes both buildings.

The former **Oddfellows Building** at 118-122 North First also has a largely intact, cast iron storefront (**photo 7**). The former lodge room on the second floor was also used by the Masons for a time and is now vacant. The room still retains much of its original detail including pressed metal ceiling and cove molding in a floral pattern, wood flooring, a wood speakers' platform, and anterooms at the rear. The building at **139 North First** has an intact, cast iron storefront, flat-arched window openings on the second floor, and original interior wood window trim (**photo 14**). The three remaining examples are the **Leeland Hotel** at 117-119 North First, which has an intact floor plan on the second floor (**photo 13**), and the buildings at 103 and 136-140 North First (**photos 12 and 5**).

**CLASSICAL REVIVAL**

The two and one half story, brick building at **133-137 North First** displays elements of the Classical Revival style used with commercial buildings around the turn of the century (**photo 14**). The four second floor bays separated by pilasters are almost all symmetrical in composition with paired, double hung windows below and two smaller, evenly spaced, single pane windows above. The northernmost bay has an additional group of stacked windows. All of the openings are rectangular. The first floor storefront has been altered with newer brick and aluminum and glass windows.



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**SECONDARY CONTRIBUTING BUILDINGS - ITALIANATE**

Six one story buildings contribute to the district primarily for their retention of overall scale and massing, and a decorative pressed metal cornice indicative of the Italianate commercial style prevalent in the decades around the turn of the century. The barber shop at 121-123 North First also retains its original storefront configuration and materials and some interior features (photo 13). The 1909 Leifer Building at 106 West Catholic is a freestanding building at the southwest corner of the district (photo 11). This former bakery and marble works shop, despite the addition of a pseudo-stone facade, successfully portrays the character of a small commercial and manufacturing facility. The original brick walls are visible on the three secondary facades and the name and date of the building are announced on the cornice. The other examples of this type of building have many storefront alterations including shed roofs over the sidewalk, new brick bulkheads, and aluminum and glass panels. These include 105, 107, 109, and 129 North First (photos 12 and 14).

**TWENTIETH CENTURY COMMERCIAL**

Four buildings in the district are examples of early twentieth century commercial architecture. The former overall factory and telephone building at 105 West Market was built in the early 1920's (photo 15). Its pilastered brick walls, squat, horizontal form, and broad, flat-arched entrance opening are almost reminiscent of Romanesque Revival forms. The former waterworks, electric light plant and hose house at 205 North First was originally built around 1900 in a simple brick form, but has been added onto at the rear and was recently refurbished as the Washington Township office (photo 17). The American Legion Post at 104 North First was a 1920's addition to a neighboring, circa 1910 automobile garage (photo 9). Its glazed concrete block facade is very characteristic of this utilitarian style. The attached house and commercial building at 112-114 North First appears to be a late nineteenth century structure altered around 1900 and perhaps later in this century (photo 8). The house has a Craftsman style porch with battered porch posts and the commercial portion of the building has a shaped concrete block facade. The building is currently all residential. The same detailed brick pavers found on East Market Street are found on the sidewalk in front of this building.

**NONCONTRIBUTING**

The noncontributing resources in the district consist of three older buildings that have been altered and four buildings built since the period of significance. The former group includes The Pierceton Bank Building at 111 North First (photo 12), Pierceton Foods at 127 North First (photo 13), and The Pastime at 131 North First (photo 14). These were all altered by rebuilding with new materials, covering old materials, and changing window and door openings. Four concrete block buildings built in the 1950's are 104 and 106-108

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**East Market and 124 and 128 North First (photos 6 and 7).** The last two are faced with stone. All of these buildings are one story in height, distributed throughout the district, and as a group do not detract from the significance of the Pierceton Historic District.

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**SUMMARY PARAGRAPH**

The Pierceton Historic District encompasses the central business district of a small community in east central Kosciusko County, Indiana. Located adjacent to the former Pennsylvania Railroad line, the district is unique for its association with the history of the railroad, its wide range of resource types, and the predominance of brick as a building material. The district is important for its place among small Kosciusko County towns directly affected by the development of the railroad from its advent in the 1850's until the second World War. The surrounding town is distinguishable from the district by its less dense composition of single family homes on lots with grass yards and large deciduous trees. The design, setting, materials, workmanship and association of these buildings adequately portray a sense of the history and architecture of this small town main street.

**HISTORIC CONTEXT**

The Pierceton Historic District can be evaluated in the context of the business districts of small towns directly affected by the development of the railroad. This context can be further defined by towns within Kosciusko County with similar resources dating from the time of the coming of the first railroad in 1854 to the time of the second World War. Pierceton's earliest surviving building dates from 1867 and its most recent historic resource was built around 1945.

The development of most of the towns in the county is largely linked to the development of the railroads. Pierceton was first platted by Lewis Keith and John B. Chapman in 1852 at the proposed location of the new Pittsburgh, Fort Wayne and Chicago railroad right-of-way, one half of a mile west of present day Pierceton. The two men re-charted the town in 1853 after the final railroad location was established. Pierceton, named for President Franklin Pierce, was the first town in the county to be laid out in anticipation of the railroad, but others soon followed including Etna Green in 1853 and Atwood in 1857. Warsaw, the county seat, experienced increased growth due to the coming of the Pennsylvania Railroad as well as the Cincinnati, Wabash and Michigan railroad, which cut across the county from south to north in 1870. The Cincinnati, Wabash and Michigan railroad also contributed to the growth of Silver Lake, which was laid out in 1859, caused the town of Claypool to spring up in 1873, and contributed to the further growth of Leesburg, and Milford, both of which were established in the 1830's. The Baltimore and Ohio railroad brought growth and prosperity to the towns of Syracuse and Milford Junction in the northern part of the county with its arrival in 1874. The fourth and final railroad to chart its way across the county in 1882 was the New York, Chicago and St. Louis, which cut across the county's southern townships from east to west and produced the town of Sidney in 1881, Burket, Mentone and Packerton in 1882, and further affected the growth of Claypool.

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The Pierceton district is unique among these small railroad towns for its clear association with the advent of the railroad, its wide range and large number of surviving historic resource types, and the predominance of brick as a building material. The resource that most embodies these characteristics is the Pennsylvania Railroad Depot at the northeast corner of the district between Market Street and the railroad tracks (**photo 2**). This large one and one half story structure has the overall mass and proportion of a freight depot and the Italianate detail and brick of a passenger depot. Indeed, the 1867 building was built to accommodate both functions and its high integrity permits a definite feeling of and association with the town's climactic railroad history. The only other surviving brick depot in the county is found in Syracuse. However, the former Baltimore and Ohio passenger depot was built much later in 1913, and in a very different Craftsman style (085-340-01025). Two other wood frame depots survive in Silver Lake, the former Cincinnati, Wabash and Michigan (and later Pittsburgh, Cincinnati, Chicago and St. Louis) depot built in 1890 (085-591-87007) and in Etna Green, the former Pennsylvania Railroad depot built in 1914 in the Craftsman style (085-061-21001).

Another railroad related resource unparalleled in the county is the former Flat Iron Hotel across Market Street from the Pennsylvania Railroad Depot (**photo 3**). Contemporary to the depot, this two story brick structure had many lives as a hotel, commercial and office building and as a residential building. Pierceton was once second only to Warsaw in size in the county during a time, that is reflected by its handsome collection of late nineteenth and early twentieth century brick buildings. The majority of the buildings in the district were built before 1910 all of brick and virtually all with characteristics of the Italianate architectural style.

Two other identified historic districts in the county can be compared with the Pierceton district due to their size, number and type of resources and similar historical development. The Silver Lake Historic District (085-591-86000) is a dense collection of brick and concrete block, two story buildings located at the crossroads of two major state roads. A striking Italianate, commercial block serves as a strong focus of the district, which has three other nineteenth century Italianate and Romanesque Revival buildings. Although the Cincinnati, Wabash and Michigan railroad boosted the economy with its appearance in 1870, the district also has several concrete block automobile related resources that give the district its association with road travel in the early part of this century. The Leesburg Historic District (085-350-31000) is unique for its combination of commercial and residential resources, which are neatly tied together by its charming brick streets, and for its association with the early history of Kosciusko County.

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Although a much larger town with a larger and more dense collection of commercial buildings, Warsaw also has many examples of buildings built in the Italianate commercial style (085-662-46000). Other small railroad towns in Kosciusko County have historic commercial resources that are similar to the brick Italianate commercial blocks in Pierceton, such as the Claypool Post Office (085-080-71013) or the A.B. Palmer Store in Sidney (085-601-81006), but none rival Pierceton for its intact dense collection of many such buildings. Towns that once had more resources similar to those in Pierceton, such as Milford and Syracuse, have lost those resources or they have suffered too much loss of integrity to be comparable with Pierceton.

**CRITERION A**

The Pierceton Historic District is significant under criterion A, for its association with the history of Pierceton and Kosciusko County. Pierceton prospered as a railroad town with many businesses and industries taking off in the 1860's: Michael Murray's Pierceton Flouring Mills was the town's first in 1862; the Baker and Conant furniture company manufactured sashes and doors from 1864 to 1866 then began producing furniture; Eli and Phillip Fluke established a planing mill in 1865 and then a sawmill a year later; and in 1866, Peter Conrad ran a carriage and wagon factory that employed ten men and yielded 100 vehicles a year. The year 1866 proved to be very big for Pierceton: the town incorporated, established a school corporation and a public school, and had become the second largest town in the county. By 1866 Pierceton had a grist mill, two sawmills, a woolen mill, a furniture factory, the A.B. Downs tannery, a blacksmith, a livery, a cooper, a cabinet shop, stores selling groceries, boots and shoes, tinware, hardware, harnesses, dry goods and liquor, a school, a boarding house and a hotel, three physicians and two engineers.

The increased commercial and industrial activity in the town surely precipitated the building of a stately railroad depot (**photo 2**) to accommodate both the transportation of the many goods manufactured in Pierceton and the passengers traveling to and from the outside world. The former Flat Iron Hotel across the street from the depot (**photo 3**) was also a product of this railroad heyday and provided a needed service as a place for travelers, businessmen and workers to stay. This building was the site of the town's post office in 1896 and later served as a dwelling, office and as apartments.

The town's residents attended several churches including the Methodist Episcopal established in 1854, the First Presbyterian in 1858, the Catholic and Baptist in 1863, and the First Universalist in 1865. The residents were kept informed of the days events by the Palladium established in 1868, the Independent in 1879, and the Pierceton Record from 1886. The men socialized at the Oddfellows Lodge established in 1866, the Masonic Lodge in 1868, Sons of Temperance in 1869, and

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later, with the Knights of Pythias, Redmen, Elks, Moose, and Eagles. By 1869 Pierceton's 1600 residents received professional services from 7 physicians, 4 attorneys, 1 dentist, and 1 photographer. Increased industry in the 1870's provided many more jobs at two new wagon factories, two hub and spoke factories, two chair factories, a shovel and plow factory, two grain dealers, and a broom factory. And people finally knew what to do with their money when the Citizen's Bank was established in 1876.

All of the district's historic commercial resources probably post-date an 1878 fire, but three pre-date a late 1890's fire that left a gaping hole on the west side of North First Street. These three, two story, Italianate commercial blocks are found at 201 North First (photo 16), 136-140 North First (photo 5) and 130 North First (photo 6). A gentlemen's store and a bank were located on the first floor and a hall on the second floor at 201 in 1896. At 136-140 there was a gentlemen's store in the north half and a store selling hardware and stoves on the south half with another such store on the north half of 130. The former two buildings later housed stores selling furniture, agricultural implements, a restaurant and candy kitchen, a pool hall, and by 1928, a filling station at 201; and stores selling dry goods and notions, boots and shoes, paint, a telephone office, the post office, a restaurant and bakery, and a lodge on the second floor at 136-140. Original counters and shelving remain in the south half of 130 from its early life as a dry goods store, which dates from at least 1896.

The Pierceton Record realized a permanent home in 1898 with the building of the **Record Building** at 203 North First (photo 17). Printing of the paper was accomplished in the basement and the first floor was a clothing store. Within five years of the fire that had devastated the western half of the district, six commercial buildings had risen from the ashes (the **Leeland Hotel** at 117-119 North First photo 13, and 103, 107, 109, 121-123 and 129 North First photos 12 and 13) and two more were under construction (133-137 and 139 North First, photo 14). In addition to providing "steel clad ceilings" or pressed tin ceilings in all of these new buildings and constructing some of them with fireproof hollow tile, future fires would be less of a threat with the new waterworks and electric light plant and hose house built at the north end of the district (205 North First, photo 17). These new buildings provided homes for new stores and re-established others that together offered a wide range of worldly goods including Queensware and other china, drugs, stationery, jewelry and millinery goods as well as three banks and an insurance office.

The twentieth century brought changes in Pierceton's economic and commercial constitution, which reflected the general changes in the region and some that were unique. The Pierceton Lodge No. 257 of the International Order of

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Oddfellows organized in 1866 and built their permanent lodge hall at **118-122 North First** between 1901 and 1907 (**photo 7**). The first floor storefronts housed a doctor's office, barber, grocery, restaurant, bakery, and drug store over the years, while the second floor lodge hall, with separate outside access via a stair in the alley, served the Oddfellows for the first part of the century. By 1928, the hall was being used by the Pierceton Lodge No. 377 of the Free and Associated Masons, who went on to build their own lodge shortly after World War II at **106 North First** (**photo 9**). The 1909 **Leifer Building** at 106 West Catholic is one of the few freestanding commercial buildings in the district and was the home for many years of a marble works and bakery (**photo 11**).

The one story commercial building at **105 North First**, built between 1901 and 1907 has been the home for many years of Beebe's Antique Shop (**photo 12**). Although many of Pierceton's historic commercial storefronts now sell antiques, for many years there was only one. Fred Beebe was the first to open one on May 1, 1940 in the neighboring building at **103 North First** (**photo 12**). The store's opening advertisement announced the availability of antiques and furnishings for lake cottages, which corresponded to a need to furnish the growing number of summer cottages around the county's many recreational lakes.

The only resource in the district that was built as a single family home is found at **112-114 North First** (**photo 8**). Originally constructed before 1896, the two story house and attached addition were altered in the early part of this century and served as a dwelling and attached storefront. The only industrial resource in the district that remains is a former overall factory and telephone exchange company building at **105 Market Street** built between 1914 and 1928 (**photo 15**). The two story brick, pilastered building also housed a produce market on the first floor and later was converted to apartments on the second floor.

Pierceton's educational heritage is reflected in the district by the charming Craftsman style **Pierceton Carnegie Library** at 101 West Catholic built in 1916 (**photo 10**). One of three Carnegie financed libraries in Kosciusko County, the total cost was \$10,000 and it was officially opened in 1918. Although in need of some repair work, especially in the basement area, the building has tremendous integrity with all originally details, materials and furnishings intact.

Little remains of Pierceton's association with the history of the automobile. There was one service garage in 1914; in 1928 there were three in the downtown area and two filling stations. This increase was in part due to the increased private ownership of automobiles, but may also have been affected by the arrival of a new cross country highway in 1923, U.S. Route 30 three miles north of town.

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Although the new cross country highway brought many travelers by car along the same route as the Pennsylvania Railroad had by train seventy years earlier, the highway probably had more of an effect twenty years later when it was re-routed to within a mile of the downtown in 1948-49.

One of the filling stations present in 1928 was a converted 1880's building at **201 North First**, where the alteration, concrete drive-in area and gas pump remains still evoke the image of a filling station (**photo 16**). The other filling station was a small stone veneered building at the southeast corner of North First and Catholic just outside the district. The one service garage was a concrete block building located at the site of **106 North First** in 1914, doubled in size by 1928, was listed as the Ford Hewitt garage in 1935, and burned down in 1941 (**photo 9**). The new Masonic Lodge building took its place after World War II and was constructed on the foundation of the burned garage with brick paving stones from the street and a front facade veneer of Indiana limestone. The **American Legion Post** at 104 North First appeared next door around the same time and was constructed of rusticated concrete block.

**CRITERION C**

The Pierceton Historic District is also significant under criterion C for its association with the characteristics of several architectural styles popular during the time of its development. The predominant architectural style is the Italianate, elements of which are present in fifteen of the district's 23 contributing resources. All built of brick, these buildings have varying degrees and numbers of the typical characteristics including: pressed metal cornices and window hoods over tall narrow segmental-arched window openings, ground floor arched openings, and cast iron storefronts. They reflect the district's commercial history over a span of forty years from the 1867 **Pennsylvania Railroad Depot** at the northeast corner of the district (**photo 2**), to the 1909 **Leifer Building** at 106 West Catholic at the opposite corner of the district (**photo 11**). They also reflect the change in the application of the style from the more integrated, four-sided form of the depot to the front facade orientation and applied decoration of an attached cornice at the Leifer Building.

The Arts and Crafts or Craftsman style is present in the details of an altered nineteenth century residence at **112-114 North First** with its porch with battered posts, wide overhanging eaves and exposed roof rafters, although the shaped concrete block addition is more twentieth century functional in style (**photo 8**). The district's shining example of the Craftsman style is the **Pierceton Carnegie Library** at 101 West Catholic (**photo 10**). The wide overhanging eaves, exposed roof rafters and multi-paned leaded glass windows are all common characteristics of this style as well as the dark wood trim and furnishings on the interior, all



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of which are largely intact. The spirit of public education fostered by the philanthropy of America's industrial giants is beautifully suspended by this unaltered historic specimen.

The **Pierceton Masonic Lodge** at 106 North First is the district's sole example of the Neoclassical architectural style (**photo 9**). Designed by architect Frank Logan, the reserved symmetrical limestone facade is consistent with its equally simple and classical interior. Original materials survive inside and out, and a consistent use of the building has helped to preserve its original state.

The less decorative styles represented in the district include the Classical Revival found at **133-137 North First**, with its pilastered nearly symmetrical bays of paired, stacked rectangular window openings (**photo 14**) as well as the twentieth century commercial style present at the former waterworks, electric light plant and hose house at **205 North First** with its simple brick form (**photo 17**); the **American Legion Post** at 104 North First with its glazed concrete block facade (**photo 9**); and the former overall factory and telephone building at **105 West Market** with its pilastered brick walls, squat, horizontal form, and broad, flat-arched entrance opening, which are almost reminiscent of the Romanesque Revival style (**photo 15**).

**INTEGRITY**

The noncontributing resources in the district consist of three older buildings that have been altered and four buildings built since the period of significance. All of these buildings are one story in height, maintain the existing street wall and a compatible overall form, are distributed throughout the district, and as a group do not detract from the significance of the district. Many of the buildings in the district have altered storefronts. The most visible of these alterations are sidewalk canopies, some of which are canvas, and some of which are shake shingle shed roofs (**photos 1 and 5**) or asphalt shingle shed roofs (**photo 7, 12 and 13**). Another less common alteration is the application of new exterior materials, such as a stucco or stone veneer (**photos 5 and 11**). The overwhelming retention of original and historic materials throughout the district allows the affect of these intrusions to be considered minimal.

Many of the buildings in the district have been preserved in the true sense of the word: they have been maintained over their lifetime and functioned in the same or a closely compatible use. The best examples of this are the **Pierceton Carnegie Library (photo 10)**, the **Pierceton Masonic Lodge** at 106 North First (**photo 9**), and the commercial building at **130 North First (photo 6)**. Others were preserved for many years and are now fully or partially vacant, which acts to preserve a building if basic maintenance is kept up. Examples of this are

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the second stories of many of the buildings including the **Oddfellows Building** at 118-122 North First with its intact second floor lodge rooms (**photo 7**) and the **Leeland Hotel** at 117-119 North First, which also has an intact floor plan on the second floor (**photo 13**).

Pierceton has become "The Antique Town" with ten antique shops in and around the district including the original Beebe's Antique Shop. Many visitors come to town by the busloads to browse the wide selection. Although there have not been any major rehabilitation projects, those buildings that have not been preserved as mentioned above, have been renovated and redecorated as an appropriate backdrop for selling "old things". The proliferation of antique shops has given this small town an ongoing economic viability and encourages the preservation of the historic resources.

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Verbal Boundary Description

Beginning at a point at the intersection of the south curblineline of Market Street and the east curblineline of Second Street, proceed east to the mid point of the block. Then turn north and proceed across Market Street to the south boundary line of the Conrail right-of-way. Proceed southeast along the Conrail right-of-way to a line 50 feet from and parallel to the former Pennsylvania Railroad Depot. Proceed southwest along said line to the north curblineline of Market Street. Then proceed northwest along the north curblineline of Market Street to a point intersected by the west curblineline of Washington Street. Turn south and proceed across Market Street to the north curblineline of the alley immediately south of Market Street. Then turn west and proceed along the north curblineline of said alley to a point intersected by the west curblineline of the alley immediately east of North First Street. Turn south and proceed along the west curblineline of said alley to the north curblineline of Catholic Street. Then turn west and proceed along the north curblineline of Catholic Street to the west curblineline of North First Street. Turn south, cross Catholic Street and proceed south along the west curblineline of North First Street to the south property line of the Pierceton Carnegie Library. Proceed west along the south property line of the Pierceton Carnegie Library to the east curblineline of Second Street. Proceed north along the east curblineline of Second Street to the point of beginning.

Boundary Justification

The boundaries of the Pierceton Historic District include all of the commercial resources located along the one hundred blocks of North First Street, Catholic Street west of North First Street, and Market Street east and west of North First Street, and the two hundred block of North First Street to the Conrail right-of-way. This collection of buildings is densely clustered and easily segregated from its surroundings by virtue of their function, massing, scale, and materials. The surrounding buildings are lower density residential areas, heavily landscaped with many mature trees and large single family homes. The commercial downtown stretches to the north of the Conrail right-of-way along North First Street with a few more commercial resources that are either newer or older with a loss of integrity. A few commercial resources are also found south of the district along North First Street, however these are largely single family homes converted to antique stores or a funeral home.

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The following information is the same for all the photographs listed:

Pierceton Historic District

Pierceton, Indiana

Photographer: Cynthia Brubaker

Date of photograph: April 7, 1991

Location of original negative: Portfolio Design Inc., 222 North College Avenue,  
Suite 300, Bloomington, Indiana 47404, 812/334-2488

1. North First Street  
Streetscape, photographer facing south
2. Pennsylvania Railroad Depot, between Market Street and the railroad tracks  
Individual building, photographer facing southwest
3. Flat Iron Hotel, 110 East Market  
Individual building, photographer facing southwest
4. Detail of brick pavers in front of Flat Iron Hotel  
Detail, photographer facing toward the ground
5. 136-140 North First  
Individual building, photographer facing southeast
6. 130, 128 and 124 North First  
Individual buildings, photographer facing east
7. I.O.O.F. Building, 118-122 North First  
Individual buildings, photographer facing northeast
8. 112-114 North First  
Individual buildings, photographer facing northeast
9. Pierceton Masonic Lodge and American Legion Post, 106 and 104 North First  
Individual building, photographer facing east
10. Pierceton Carnegie Library, 101 West Catholic  
Individual building, photographer facing southwest
11. Leifer Building at 106 West Catholic  
Individual building, photographer facing northeast

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12. 103, 105, 107, 109 and 111 North First  
Individual buildings, photographer facing northwest

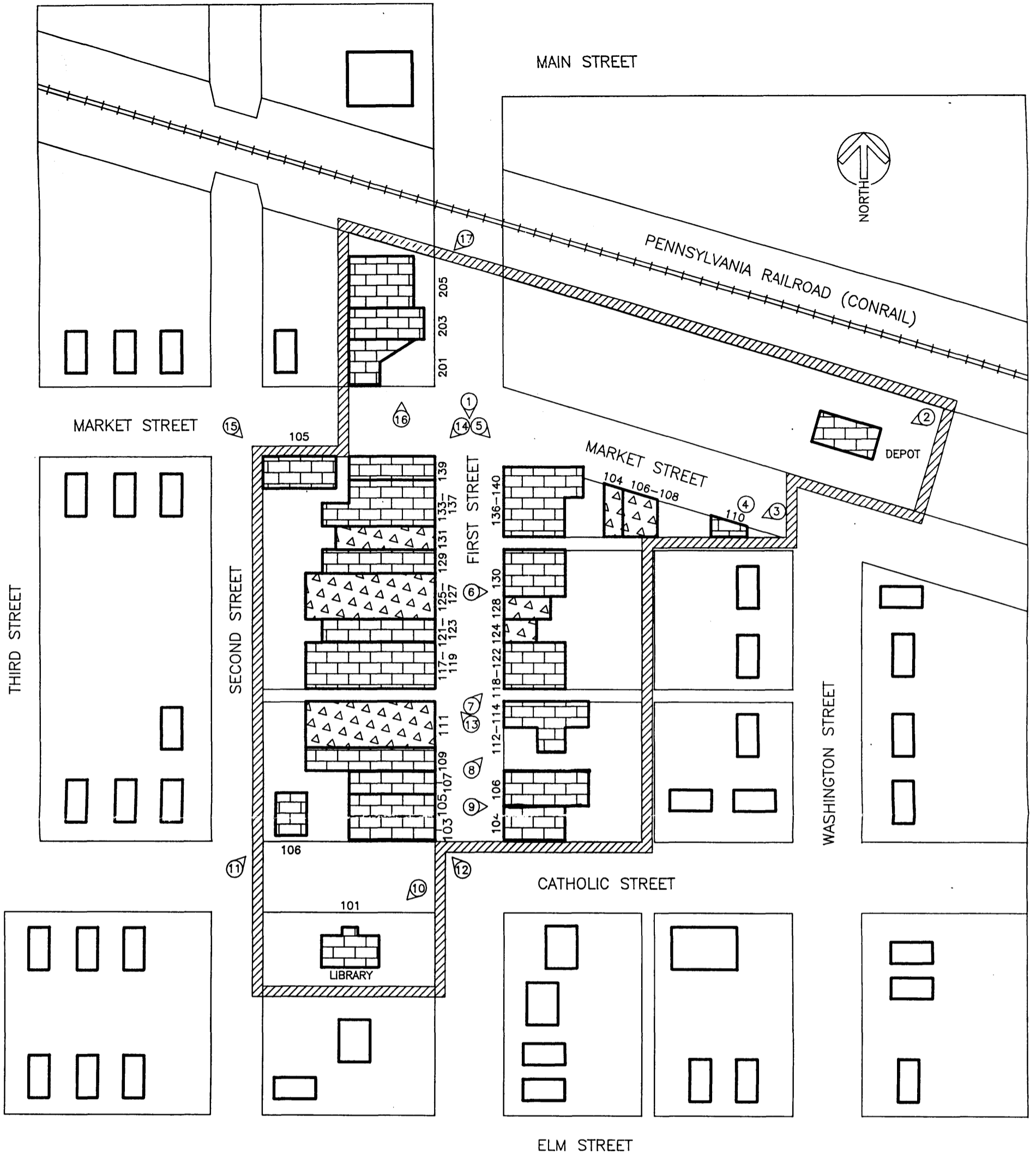
13. Leeland Hotel, 117-119 North First, 121-123 and 127 North First  
Individual buildings, photographer facing northwest

14. 129, 131, 133-137 and 139 North First  
Individual buildings, photographer facing southwest

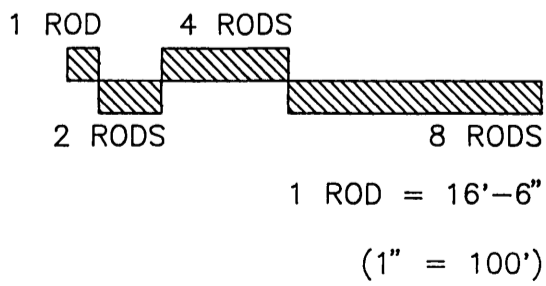
15. 105 West Market  
Individual building, photographer facing southeast

16. 201 North First  
Individual building, photographer facing north

17. The Record Building, 203 North First and 205 North First  
Individual buildings, photographer facing southwest

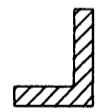






PIERCETON HISTORIC DISTRICT



BRICK SIDEWALKS IN FRONT OF  
110 EAST MARKET AND 112-114 FIRST  
ARE (2) CONTRIBUTING STRUCTURES

KEY

-  DISTRICT BOUNDARY
-  CONTRIBUTING BUILDING
-  NONCONTRIBUTING BUILDING
-  BUILDING OUTSIDE THE DISTRICT
- 128 HOUSE NUMBER
-  PHOTOGRAPH REFERENCE

222 N. College Ave., Suite 300  
Bloomington, IN 47404  
(812) 334-2488

PORTFOLIO  
DESIGN

