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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

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 Gary City Center Historic District

other names/site number N/A

2. Location

street & number Roughly, both sides of Broadway from the Chicago, South Shore and South Bend Railroad to 9th Avenue ~~N/A~~ for publication

city or town Gary N/A vicinity

state Indiana code IN county Lake code 089 zip code 46402

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.)

Peter R. Kelch 10-20-94
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:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

for
Edson K. Beall Signature of the Keeper Date of Action 11-25-94
Entered in the National Register

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 | |
|--------------|-----------------|------------|
| 60 | 28 | buildings |
| 2 | 0 | sites |
| 0 | 0 | structures |
| 0 | 0 | objects |
| 62 | 28 | 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

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE: specialty store, business,
financial institution, department store

GOVERNMENT: city hall, courthouse, post office

DOMESTIC: multiple dwelling, hotel

RECREATION AND CULTURE: theater, auditorium

Current Functions
(Enter categories from instructions)

COMMERCE: specialty store, financial institution

GOVERNMENT: city hall, courthouse

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS: commercial style

Neo-Classical Revival, Tudor Revival, Late Gothic Revival

Materials
(Enter categories from instructions)

foundation CONCRETE

walls BRICK

STONE: limestone

roof ASPHALT

other TERRA COTTA

Narrative Description

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



8. Statement of Significance

Applicable National Register Criteria

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

- 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)

COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1906-1944

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cheney, Howard; Ebersson, John; Gerometta, Marcello; Hutton, J.T.; Moe, Ingwald; Wildermuth, Joseph

Primary location of additional data:

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

Name of repository:

National Register files

Gary City Center Historic District
Name of Property

Lake County, Indiana
County and State

10. Geographical Data

Acreage of Property 55

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 16 | 471700 | 4605800 |
Zone Easting Northing
2 | 16 | 472140 | 4605710 |

3 | 16 | 472140 | 4604700 |
Zone Easting Northing
4 | 16 | 471700 | 4604700 |

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Gregory Jenkins, Architect / Paul C. Diebold

organization / DHPA date 6-6-94

street & number 426 South Lake Street, N. Suite telephone (219) 938-8200

city or town Gary state IN zip code 46403

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

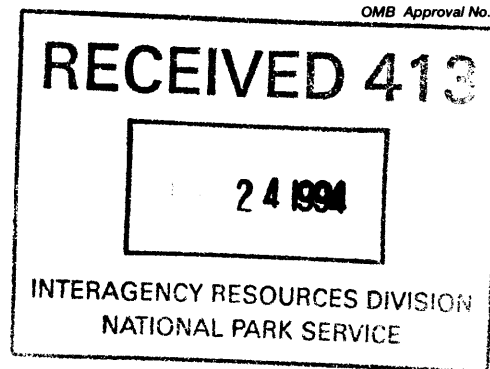
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

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

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The Gary City Center Historic District includes the heart of the historic commercial downtown area of Gary. Roughly five blocks of Broadway Street as well as several blocks on adjacent parallel streets are encompassed.

Settlement in the Calumet region of Indiana was sparse in the 1800s due to the marsh and sand dune environment. Gary was built on the sandy shores of Lake Michigan. The terrain was leveled for ease of development, and the area remains with few topographic features. The street grid was laid out in 1906, numbered avenues running east-west and state and presidential named streets running north-south. Blocks are clearly oriented to favor north-south development. Broadway was the main commercial street.

Two distinct time periods are reflected in the commercial architecture of the district. The original settlement and construction phase lasted from 1906-1914, followed by intensive new development and reconstruction from 1924-1929. Buildings from the first phase generally feature brick construction with stone or metal detailing, were two to three stories tall, and in many cases, cornice heights were consciously copied from one building to the next. Coloration ranged from dark buff brick to deep red brick. Buildings from the 1920s were more ostentatious and larger in scale. Stone and architectural terra cotta were more common materials. Period revival styles, especially variants of Tudor Revival, became dominant over the simple Neo-Classical Revival buildings of the earlier phase.

Culminating the late 1920s growth of Gary's commercial core was the construction of the visually matching courthouse and city hall buildings at Broadway and Fourth in 1927. Buildings were razed across Fourth Avenue, lawns and reflecting pools were installed. This provided a grand "City Beautiful" style entrance to the Broadway commercial area and symbolically emphasized the main gate of U.S. Steel north of the South Shore tracks on Broadway. Later, in the 1970s, the original Gary Land Company Building, a simple frame house, was moved to the east Gateway Park (NR, 5-8-79).

The district includes 60 contributing buildings, 28 non-contributing buildings, and 2 contributing sites. The buildings

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north of Fourth Avenue are not included in the resource count since they are part of the Gary Land Company Building nomination. The 2 sites are the Gateway Parks flanking Broadway Street on the north side of Fourth Avenue. Non-contributing resources fall into two categories: those built during the 1906-1944 period of significance but altered in recent times, and those which post date the period of significance. Most non-contributing resources fall into the first category, and are so rated because of screen-like "slip facades" which were added later. In many cases, removal of the facade would render the building contributing to the district. Specific examples of both are included in the following discussion.

Photograph 1

This view shows the symmetrical Gateway Park, County Building, and City Hall composition. The vista was created in 1927 when existing buildings were demolished, both nearly matching buildings were completed, and landscaping was added. Visible in the foreground are the remnants of the east raised reflecting pool. A similar pool existed west of Broadway. Both have been infilled, yet the raised areas are still visible. The pools were intended to reflect the domes of the government buildings. Steps from the pools lead down to broad lawns. Formal plantings once emphasized the entrances to the government buildings across Fourth Avenue. On the east park site stood Gary's first school (1906), while the Binzenhof, a social club and restaurant, stood on the City Hall site. The Gary Land Company Building originally stood on the west park site, but was moved in the early 1900s and used as a private house. In the 1970s, the Land Company building was rescued from demolition and moved to the closest available site-the east Gateway Park. It was from this small frame house that all land sales in Gary were conducted by U.S. Steel until a more substantial building (487 Broadway, photo 3) could be erected.

City Hall, 401 Broadway, is a three story concrete building. The poured concrete walls appear to have quartz or crushed granite in the mixture, giving the walls a grayish stone like quality. The

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main elevation faces north and consists of two slightly projecting wings articulated with Doric pilasters. The wings enframe a colonnade of the monumental Doric order *in antis*. An entablature with wreath roundels caps the second story. Stepped parapets over the wings have bucrania and swag reliefs. Other ornamentation includes garland and griffin motifs. Above the second level rises a third attic story with square window bays divided by simple pilasters. A parapet with scroll and anthemion ornamentation completes this level. The saucer dome rests on a square drum with square window openings.

The County Building, 400 Broadway, houses county government functions, but is not the county courthouse (which is in Crown Point). It is very similar to City Hall in materials, massing, and style. Like City Hall, it is also a three story building with a central dome and Doric colonnade *in antis*, however, it differs from City Hall in that its flanking wings lack the stepped parapet, and that a Vitruvian wave frieze tops the third story. The anthemions have been removed from the uppermost parapet, which is now capped by steel siding. The drum for the dome is octagonal rather than square. J.T. Hutton and Sons designed both City Hall and the County Building. Alterations to both include removal of the original entry doors and stairs (which would have been in the middle of the north elevation) and placement of a main entries to the south.

Photograph 2

To the left is the c.1965 Sheraton Hotel. On its site stood the c.1908 Broadway Hotel, which was demolished in 1952. The former Gary Theatre building is located at 475 Broadway. First United Life remodeled this building in c.1965 with the present modern facade. To the south of this is second Gary Land Company Building at 487 Broadway. Built in c.1907, it became the permanent home to the firm which controlled all land sales in Gary. It is a two story dark buff brick commercial building. The storefront is a recent remodeling, however, the upper floor retains its simple brick piers and multiple corbeled bays. A simple corbeled cornice

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and brick parapet completes the building. The Fifth Avenue facade has a stepped name tablet over the parapet.

Photograph 3

Demolition has obliterated the east side of the corner of Fifth and Broadway. The Gary Building, also known as the Post Office Block, stood on this site. It was a two story, c.1907, brick building.

Photograph 4

Built in c.1928 as the Olympic Hotel, this four story brick and limestone building is located at 101 East Fifth Avenue. Storefronts have been altered at various times, but several original brick pilasters remain as do two segmental arch stone entries. Corner bays above the first floor are limestone veneered with coining, spandrel relief panels, and tapered jamb blocks. At the fourth floor, the tapered jambs form a segmental arched opening with scroll keystone over the window opening. Above the corner bays are scroll pediment parapets with swag relief ornaments and classical urns over the coining. The wall sections between corner bays feature paired double hung windows framed with stone surrounds. Typically, two bays of double openings alternate with single window bays. A shallow stone cornice and brick parapet terminate the upper portion. Next door at 115 East Fifth is a simple one story c.1930 commercial building.

Photograph 5

143 and 133 East Fifth anchor the east edge of the district on Fifth Avenue. 143, the "Modern Apartments", was built in c.1929 and is a three story apartment block with commercial space on the first level. The original storefront has been lost to remodelings. The upper two stories have contrasting dark brick and limestone detailing. Coin-work and heraldic shields in the parapet indicate a modest interpretation of the Tudor Revival style. Windows are grouped in threes or twos with limestone surrounds. A vertical

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side entry bay has more elaborate stone detailing.

133 East Fifth, the Dalton Apartments, is a seven story brick and glazed terra cotta building. Detailing implies the Italian Renaissance Revival style on this c.1929 structure. The round arched opening facing Fifth Avenue led to the apartments, while the first floor had commercial space. The first two levels are clad in terra cotta. The second floor has Doric pilasters and an entablature with Vitruvian wave frieze. On the third floor, two center bays and two bays at each corner are enframed with pedimented aediculae with false balconets. Other windows have flat arch stone lintels. Windows on the fourth, fifth, sixth stories, to the center and corners, have flat arch lintels while the last story repeats the aediculae motif with variation. The higher level of detail is carried over to the first two bays of the side elevations, with the other portions of the side walls being treated functionally (or blank).

Photograph 6

38 East Fifth Avenue is a two story commercial block dating from about 1908. The south and west elevations were covered with a metal screen facade in the 1960s, but the east and north elevations remain relatively intact. Since enough of the building remains visible, it is considered contributing to the district. Features consistent with its early date include segmental arched window pairs, flat arch lintels, and simple corbeled cornice.

Photograph 7

The Gary State Bank Building was completed in 1929 and occupies the site of the firm's original two story brick building. This ten story buff brick and stone building is outstanding in the district. The first three floors are organized by full height pilastered bays flanking a Corinthian colonnade *in antis*. The main entry is a two story tall round arch with keystone facing Broadway. The Fifth Avenue entrance has ornamental bronze doors. The entablature over the third floor has plain frieze with

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roundels and the words "THE GARY STATE BANK" engraved on it. The cornice has modillions and lion's heads over each pilaster or column. Above this rise the buff brick walls of the repetitive office space. End bays have paired double hung windows while center bays have single units. Corners have stone coining. A stringcourse divides the uppermost story from the shaft of the building and is capped by a modillioned cornice and stone parapet. The interior two story high banking room with marble floors and coffered ceiling remains intact. The building is still in use as a bank.

Photograph 8

522 Broadway was built in about 1910, but was remodeled in the 1960s. The alley wall gives some indication of its original character. Walgreens, 562 Broadway, is actually three buildings, the Masonic Temple, Knights of Columbus Building, and the Magic City Warehouse and Storage building, combined into one structure by a major remodeling in the 1960s. The original brick facades likely remain intact under the paneling.

Photograph 9

578 Broadway was the Hotel Gary, a 400 room, ten story building completed in 1926. Charles Wheeler Nichol of Chicago was the architect and Marcello Gerometta of Gary was the contractor of this 2.5 million dollar building. The first floor was altered when the building was converted to senior citizen housing in 1981. The building is H-shaped in plan, consisting of two towers connected in the center. Stylistically, the building recalls the Spanish Baroque era, and it is richly clad in architectural terra cotta. The second floor retains solid terra cotta cladding. End pavilions of the main towers have Churrigueresque aediculae and an enriched cornice. Central bays of the tower pavilions are terra cotta clad, with collonettes framing the windows and relief decorated spandrel panels between floors. Corners of the towers have terra cotta rope molds. The top story has distinctive ornamentation as well. The tenth story is divided off from the other levels by a wide band of terra cotta panels. Round arch

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surrounds form an arcade between the tower pavilions. The tower pavilions have diaper work brick, and a deep terra cotta cornice rests above this. Some pieces of terra cotta projected above the center of each face of the pavilions; this was removed to cornice height in 1981.

Photograph 10

The City Methodist Church stands at 577 Washington. This three to three and one-half story limestone building opened for use in October of 1926. The one million dollar structure was envisioned by Rev. William G. Seaman to include a three story commercial and office wing and a four story section containing the sanctuary, auditorium, meeting rooms, and classrooms. Exterior walls are of dressed limestone. Tudor Revival details include broad tudor arches, stepped gables, rows of lancet windows with label mold lintels, and "Perpendicular" window tracery. The building has remained vacant for several years.

Photograph 11

555 Broadway (the Orphan's Building) was built in about 1910 and housed the Moose Lodge starting in 1913. It is a typical commercial building from Gary's early development period. Except for brick piers and the central entry, the ground floor has been modified. The upper facade has paired double hung sash and geometric stone accents. A shallow stone cornice and stepped parapet with stone coping complete the building. To the left is 545 Broadway, the former First Federal Savings Bank, a non-contributing building erected in about 1965.

Photograph 12

The YWCA Building at 30 East Sixth Avenue was completed in 1922. It is an unusual combination of Tudor Revival with simple brick commercial style architecture. Commercial spaces on the ground floor have been modernized with new windows and wood siding infill. The east two-thirds of the building is brick on the

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second floor, with transomed wood windows. Some windows are casement, some are single double hung sash. Slightly projecting soldier course lintels are over each window group. The cornice is of corbeled brick. To the west is the gymnasium space, lower walls of which are brick, with brick piers continuing to the roof line and framing a Tudor Revival style half timbered gable. A large, heavily mullioned window is centered in the gable end and extends into the lower brick wall.

Photograph 13

The former U.S. Post Office, 1936, at 601 Massachusetts Street replaced the facility which occupied the Gary Building at Fifth and Broadway (since demolished). Howard Cheney was the architect of this Art Moderne style structure. It is highly similar to other U.S. Post Offices of the era in Indiana; Marion has a virtually identical post office. Rising from a black granite base, the smooth stuccoed walls reach three stories in height. Bays are vertically oriented with window openings recessed into the void. A shallow cornice marks the upper facade. The only decorative embellishment consists of a relief of an American Eagle over the main entry bay. The building is currently vacant.

Photographs 14 and 15

Broadway Street south of Sixth Avenue begins the intensive commercial core of the district. Levels of integrity vary widely, from 600 Broadway (right in 14) which has been obscured by a later facade treatment, to 654 Broadway (left in photo 15), which retains much of its detailing on the upper floors. 654 was home to the Tribe of K lodge before they moved to 840 Broadway in 1927, and the building appears to date from c.1915.

Photograph 16

To the left is a panel covered non-contributing building (666 Broadway) while the center building, 658 Broadway is a fine example of Neo-Classical Revival. The ground floor has been

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remodeled, but the brick and stone work of the upper facade is intact. The main feature is a broad, two story tall shouldered limestone arch framing a central window opening. Over the window is an oculus with cartouche keystone and garland surround. The simple stone cornice at the top of the facade is supported on paired triglyphs, and the parapet has a segmental arched pediment. 658 Broadway was erected in about 1909.

Photograph 17

Although altered, most buildings on this stretch of Broadway retain enough integrity to contribute to the district.

Photograph 18

700, 708, and 712 Washington Street are typical early commercial blocks in Gary. Various levels of Classical Revival ornamentation are seen on each building. The Hess Building (712) is most sophisticated, with stone flat arch radiating voussoir lintels and triglyph brackets. 708 is perhaps the simplest, having modest brick piers and corbeling. All date from c.1908.

Photograph 19

The east side of Broadway is more intact than the west side in this block. Facade alterations have occurred to most storefronts, but upper facades still convey the original brick and limestone detailing.

Photograph 20

669 Broadway is another early (c.1908) commercial block. The entry for second story apartments or offices remains unaltered, but the rest of the first story has been modified. Six bays of Chicago style windows are divided by brick piers on the second story. Simple Craftsman Style geometric stone and brick work complete the parapet. The non-contributing store at 681 Broadway is covered in panels, however, portions of the parapet reveal the historic brick facade underneath.

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Photograph 21

The Seventh Avenue facade of 689 Broadway is seen in this view.

Photograph 22

Massachusetts Street has several examples of Chicago Style commercial architecture. Both the Radigan Annex (616) and the Goldblatt Annex (628) are linked across the alley to buildings facing Broadway. Both are concrete frame structures with broad bays infilled with Chicago windows. Spandrels and piers are faced with brick or terra cotta. The Radigan Annex has greater detail, including a Vitruvian wave molding across the top of the first floor and decorative lintels over the fourth floor windows. Both are deteriorated, yet retain much historic fabric.

Photograph 23

Built in 1908, 673 Massachusetts is a typical early Classical Revival brick commercial block. Brick and stone pilasters mark storefronts and entrances on the first story, but all shop windows have been remodeled. Window openings on the second floor are either single or triple. Most sash have been removed. Flat stone lintels and sills mark the openings. The cornice has brick dentils and a stone belt course.

Photograph 24

Gary Memorial Auditorium was built in 1927 after a community wide campaign was conducted for the construction of a public entertainment facility for Gary. The Auditorium, a memorial to those who died in WW I, was to bring public performances within the reaches of the average citizen. The interior space was flexible enough to accommodate a basketball game or an opera. Joe Wildermuth of Gary was the architect. The building remained in use until the early 1970s.

The exterior combines elements of several popular exotic revival

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styles of the early 1900s. The scroll pediments partake of Mission Revival, the corbel tables or blind arcades recall Lombard Romanesque architecture, and the ground floor arcades are Italian Renaissance in inspiration. A pent roof supported on console brackets is covered with terra cotta pantiles.

Photograph 25

A typical streetscape view in the seven hundred block of Broadway.

Photograph 26

Y.U. Young opened his million dollar Palace Theatre at 785 Broadway in November of 1925. Noted theatre specialist John Eberson designed the building, while Ingwald Moe of Gary was the contractor. The theatre was designed to accommodate films and vaudeville performances. Commercial storefronts augmented the show house's income.

Typical of Eberson's roaring twenties movie palaces, the Palace is an elaborate confection of brown brick and architectural terra cotta. Storefronts have been altered, and the marquee appears to be a later addition. The Eighth and Broadway corner is quarter-rounded, with Corinthian order pilasters on the second the third stories, and roundels in the parapet. Over the marquee are two elaborate vertical bays. A triple window group on each story is surrounded in terra cotta. Spandrel relief panels divide the second and third floors, and the third floor window group is surmounted by broken scroll pediment with central cartouche. To the north of this a four story square tower with Moorish dome and finial rises. The tower has corner rope molds and other terra cotta elaborations. The other sections of the building have less terra cotta work, but have diaper work polychromed parapets.

Photograph 27

700 Broadway has been obscured by a metal screen facade. The original brick facade appears to be intact underneath, but this

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property is considered non-contributing.

Photograph 28

732 Broadway is the Model Building, erected in about 1927. It is a five story steel frame building faced in glazed terra cotta and brick. The storefront has been altered and is boarded shut. Wide openings on the upper floors express the steel frame with minimal piers and spandrels. The top story is distinguished by Neo-Classical Revival terra cotta work. Engaged Ionic columns frame double windows, and a heavy cornice with oversized dentils rests over the colonnade. The parapet of brick and terra cotta has the name of the building on a central panel.

Photograph 29

This section of Broadway retains several early commercial blocks, including the Dodd (754) and the Minnesota Block (760). The Minnesota is perhaps the most "Victorian" commercial building in the district. The round arch arcade of windows on the second story are reminiscent of Victorian Romanesque structures of the previous decade. Rusticated springer blocks and brick pilaster strips are also used. A corbel table and sheet metal cornice are more common details. Built in about 1908, the Minnesota housed H.A. Paine & Co. Hardware and Ingwald Moe, general contractor. Later the Princess Confectionary and Theatre occupied the building. Two sections of the Minnesota were torn down to build 786 and 792 Broadway in the 1960s.

Photograph 30

A view down Broadway shows the south edge of the district.

Photograph 31

36 and 32 West Eighth represent Gary's two periods of commercial growth. 32 (right) dates from 1908. The storefront has been altered. The brick upper facade has three double hung windows with

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stone sills and lintels. The parapet has brick stringcourses, a brick dentil course, pilaster strips, and a central nameplate (now obscured by a later sign).

36 West Eighth is the 1928 Hotel Stanley, later the Plaza Hotel. It is a three story Colonial Revival brick and limestone structure. Storefronts have been modernized, but the entry marquee appears to be original. The corner bay and end bays on the upper stories are marked by stone Tuscan pilasters which merge with stone coining. Within these bays are vertically oriented brick belt courses which tie together single windows. The uppermost window is then capped by a denticulated stone hood. Other second floor windows are round arched with blind tympanums. Stone belt coursing and cornices mask the flat roof.

Photograph 32

Washington Street has a continuous facade of contributing buildings. The west elevation of the Hotel Stanley is to the right.

Photograph 33

811-813 Washington Street dates from about 1908. Its simple brick corbeling is typical of the era.

Photograph 34

The Smith Bader Davidson Building is a c.1910 two story, flat roofed commercial block located at 800 Broadway. Its shop fronts have been paneled and remodeled, and the sheet metal cornice removed. The intact brickwork of the second floor gives the building its contributing status. Most notable is the continuous, multiple coursed round arched arcade of the central and western bays. Other openings are defined by pilaster strips and rectilinear brick moldings.

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Photograph 35

To the right is 816 Broadway, built in about 1927 as a combined retail/apartment building in the Mission Revival Style. Materials are dark brick and buff terra cotta. Although the shop windows have been covered with vertical siding, terra cotta surrounds and the apartment entrance with baluster transom screen remain in place. Paired second floor windows have scroll terra cotta keystones. A tiled pent roof resting on braces shadows the central double windows of the third floor, while the end bays have paired sash surmounted by a round arched terra cotta lunette. Ribbon and linenfold motifs mark the parapet over the end bays.

The Parry-Shaw Building, c.1926, is one of several complete terra cotta facades in the district (824 Broadway). The first floor windows have been changed, but the end piers of terra cotta are intact, and they rise a full two stories. An arcade of lancet arches divides the first and second stories. Triple window groups are divided by terra cotta mullions. Over the second floor windows is a corbeled diminutive arcade, with another blind arcade of lancet arches over this. A stepped tablet has the name of the building cast in Gothic typeface, with heraldic shields on top.

Photograph 36

Currently occupied by NIPSCO (Northern Indiana Public Service Company), 840 Broadway was originally built in 1928 for the Tribe of K lodge and their office supply business. This four story steel frame building is entirely clad in architectural terra cotta. English and French motifs are freely mixed on this Late Gothic Revival facade. First floor storefronts have been replaced. The upper facade is divided into five vertical sections: two narrow sections separated by wider sections. The end piers are full height, as are the faceted piers marking the narrow sections. Slender Gothic collonettes further divide each major section into window bays and also span four stories. Spandrel panels under windows have bas-relief quatrefoils or trilobed lancets. Lancet panels top the segmental and pointed arch top floor windows.

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Photograph 37

801 Broadway, the former H. Gordon & Sons Department Store, is a c.1935 four story brick and stone block with severe Classical Revival styling. Stone fluted piers are still in place on the first story. Dark brick walls have large recessed panels framing square piers *in antis*. The piers have stylized Corinthian capitals. Within each recessed panel are triple window groups with brick mullions. Stone roundels mark major piers or corners. The fourth floor has triple window groups and a continuous lintel course. The building has no cornice, instead it has stone coping.

Photograph 38

Sears, Roebuck & Company was in the process of building a series of new Art Moderne style downtown department stores across the nation in the 1930s when this structure was built. This three story concrete frame building has lost its historic storefronts. The upper floors retain the original glazed terra cotta work. Fluted piers and narrow mullions divide each bay into three windows. At the top of each bay is a pedimental relief with sunburst motif. Fifteen bays mark the Broadway Street facade.

Photographs 39, 40, and 41

Washington Street had several auto-related uses historically. 733 (center in photo 40) was Gratham Motors, an auto sales/service structure with internal ramps for vehicular access. Gratham Motors, 1926, is a three story brick and terra cotta building. 761 was the Gary Auto Livery (third from left, photo 39) built in about 1910. 717 Washington (photo 41) is another Parry-Shaw Building. It also features a complete terra cotta facade. This building is believed to date from the same time as the other Parry-Shaw Building, and is highly similar (see photo 35). Aside from the additional story and extra length, the main difference between the two lies in the corbeled arcade along the top, which here has trilobed arches.

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Photograph 42

The Gary Blue Print Company is unusual among early commercial buildings in the district; its stone triangular arch entry and stepped gables are Tudor Revival in style rather than the more common simple Classical Revival mode.

Section 8-Statement of Significance

The Gary City Center Historic District is significant under Criterion A as an example of city which was developed around the steel industry. Gary quickly became a major center for commerce, government, and development in the Calumet region of Indiana. Founded in 1906, the city was rigidly planned by the Gary Land Company, a subsidiary of U.S. Steel. Gary became known as "Magic City" because of its rapid development. Broadway Street was planned to be the commercial and governmental civic core of the community, and was so developed. Architecturally, the district is significant for its collection of terra cotta facades and consistent streetscapes and meets Criterion C.

The industrialization of the United States in the late nineteenth and early twentieth centuries sparked rapid development in many existing cities in the East and Midwest. However, the U.S. Steel Corporation venture which included the purchase of 9,000 acres of northwest Indiana scrub land, the construction of a port and a major steel mill, and the founding of a city to support the operation was without precedent in scope or speed.

Located at the southern tip of Lake Michigan, in close proximity to the City of Chicago, in the heart of the Indiana Dunes, traversed by the B & O, New York Central, and Wabash Railroads, the uninhabited site of Gary, Indiana was ideal for U.S. Steel's venture. Planning engineer A.P. Mellon called for the dunes to be leveled and swamps filled. Work commenced in 1906, and by July, 1906, Gary was incorporated. The city was named after the Chairman of the Board of U.S. Steel, Elbert Gary. Steel production began in early 1907, in the mill complex which still

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stands immediately north of the district. U.S. Steel officials hoped to avoid the typical industrial town, especially because of the recent strike in Pullman, Illinois (1894) which was due in part to housing conditions. Therefore, Gary was conceived of as a platted town, with individual home lots, a commercial core, and civic land uses. The nominated district is the remnant of that commercial and civic area, as planned by U.S. Steel. Gary's rigidly planned grid is oriented north to south, with the numbered avenues being secondary. Aside from the fact that the district developed according to this plan through private investment, there are two specific resources associated with the planning of the community in the district. The first Gary Land Company building, in Gateway Park East, and the second Gary Land Company building, 487 Broadway, were offices of the U.S. Steel subsidiary which controlled all land sales in Gary. The Gary Land Company also built most of the early housing and commercial buildings in Gary.

As a planned industrial community, Gary was successful. By December, 1906, 10,000 people had moved to the new city. By 1910, the commercial district was well established. As noted in the description, many buildings in the district (about 60) date from this first building campaign. Initial construction dates from the 1906-1914 period. After the nation's attention was diverted from overseas following World War I, Gary was in position to expand once again. Starting in the mid 1920s, a number of major private buildings were erected throughout the community. In the district, the trend was toward large, multi-story commercial, apartment, or mixed use buildings. Many were steel framed structures, the materials no doubt coming from the Gary U.S. Steel facility. Hotel Gary (578 Broadway), Gary State Bank (504 Broadway), and the Tribe of K Building (840 Broadway) typify the 1920s development of downtown Gary. Culminating two decades of unprecedented growth was the construction of an appropriate civic ensemble at the beginning of the Broadway commercial area at Fourth Avenue. Buildings were razed and replaced with nearly identical twin governmental buildings in the monumental Neo-Classical Revival style. Complementing this City Beautiful statement were landscaped parks-Gateway Park East and West-with reflecting pools. Lastly,

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Memorial Auditorium brought much needed entertainment to Gary and completed the civic nature of the district.

The Great Depression caused a cessation of physical growth, yet Gary remained an important governmental and commercial center. In fact, by this time it was clear that Gary was the largest city (excepting Chicago itself) in the greater metropolitan area. The vast demand for steel during World War II put Gary's economy back on course. By 1950, population figures reached 134,000, and this would increase to 178,000 by 1960. In the 1960s and 1970s, a number of factors contributed to Gary's faltering economy. Interstate highways allowed travelers to bypass Gary. Increased competition from suburban malls challenged the downtown's commerce. Racial tensions led to disinvestment. Major changes were occurring in the steel industry. Foreign competition shook the American steel industry into modernization. Today, Gary is said to process as much or more steel than ever, but automation has drastically reduced the number of both skilled and unskilled laborers needed.

As a planned industrial community, Gary can be evaluated against other such communities in this region of Indiana. Marktown, also in Lake County, was planned by Howard Van Doren Shaw with identical stuccoed buildings and planned open spaces (NR, 2-20-75). The Pullman-Standard area of Hammond was built by Standard Steel Car Manufacturing Company in 1906-7. This was a neighborhood in the already established town of Hammond. In 1930, Pullman Car Co. bought the Standard plant-thus the association with the more famous and earlier Chicago suburb of Pullman, Illinois. The Pullman-Standard neighborhood was platted with curving streets and standardized housing. Gary differs from these planned communities in its vast scale, being a city rather than a neighborhood. Gary grew to become a commercial center independent of its association with U.S. Steel.

Architecturally, the Gary City Center Historic District is significant for its good examples of early twentieth century commercial architecture. While the early (1906-1914) commercial

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blocks document the founding of Gary, it is the district's terra cotta architecture which is of particular interest. Compared to other cities of the Calumet region in Indiana, Gary has perhaps the finest collection of terra cotta architecture in the area. Five buildings in the district make significant use of glazed terra cotta, while five other buildings have complete facades of terra cotta. The Dalton Apartments, 133 East Fifth (photo 5) and the Palace Theatre, 785 Broadway (photo 26) are examples of buildings having major terra cotta elements. Both Parry-Shaw Buildings (816 Broadway, photo 35; 717 Washington, photo 41) are outstanding examples of complete terra cotta facades. The abundance of terra cotta architecture is explained by Gary's proximity and ties to Chicago, a major terra cotta manufacturing center during the 1920s.

In recent times, the commercial core of Gary has suffered from neglect and demolition. Revitalization through preservation is now the goal of many citizens of Gary. This nomination, a recognition of the historic significance of downtown Gary, is a first step toward that goal.

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Section 10-Geographical Data-Verbal Boundary Description

Starting at a point where the south edge of the Chicago, South Shore and South Bend Railroad right-of-way meets the north curb line of East 4th Avenue, follow the north curb line of 4th Avenue west to a point in line with the west curb line of Massachusetts Street, then cross 4th Avenue, proceeding south along the west curb line of Massachusetts Street to the south curb line of 5th Avenue. Then proceed east along the south curb line of 5th Avenue to the west curb line of Connecticut Street. Then proceed south along the west curb of Connecticut Street to the north edge of the alley behind 101-143 East 5th Avenue, then turn west and follow the north edge of said alley to the west edge of the alley behind 533-575 Broadway. Turn south and follow the west edge of said alley south to point in line with the north property line of 30 East 6th Avenue. Turn east and follow the north property line of 30 East 6th Avenue to the west curb of Massachusetts Street. Then turn south along the west curb of Massachusetts Street to the south curb line of 6th Avenue. Turn east and follow the north curb of 6th Avenue to the west edge of the alley behind 601, 659, and 673 Massachusetts. Follow said alley south to the north curb line of 7th Avenue. Turn west and follow the north curb line of 7th Avenue to the west curb line of Massachusetts Street. Turn south and follow the west curb line of Massachusetts Street to south property line of 700 Massachusetts. Turn west at the south property line of 700 Massachusetts and

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follow said line to the west edge of the alley behind 737-815 Broadway. Follow the west edge of said alley south to the south property line of 815 Broadway. Turn west along the south property line of 815 Broadway and proceed to the east curb of Broadway. Turn north along the east curb of Broadway and follow to a point in line with the south property line of 840 Broadway. Turn west and proceed to the east edge of the alley behind 840-824 Broadway. Turn north and follow to the south property line of 811-13 Washington. Follow the south property line of 811-13 Washington to the east curb of Washington Street. Turn north along the east curb line of Washington Street and follow to a point in line with the south property line of 712 Washington Street. Cross Washington and follow the south property line of 712 Washington to the east edge of the alley behind 712-700 Washington. Turn north and follow the east edge of said alley to the south curb line of 7th Avenue. Turn east along the south curb line of 7th Avenue and proceed to the east edge of the alley behind 600-700 Broadway. Turn north and follow the east edge of said alley north to the north curb line of 6th Avenue. Turn west and follow the north curb of 6th Avenue to the east curb line of Washington Street. Follow the east curb of Washington to the north property line of 529 Washington. Turn east along the north property line of 529 Washington to the east edge of the alley behind 522-504 Broadway. Turn north along the east edge of said alley and proceed to the south curb of 5th Avenue. Turn east along the south curb of 5th Avenue and proceed to the east curb line of Broadway Street. Turn north along the east curb of Broadway and follow to a point on a line parallel to, yet 30 feet south of the south wall of 400 Broadway. Follow said line west to the projected east curb line of Washington Street. Turn north along said projected line, jogging to the west at the south curb line of 4th Avenue, to meet the projected west curb line of Washington Street. Follow said projected west curb line north to the south edge of the Chicago, South Shore, and South Bend Railroad right-of-way. Turn east/southeast and follow said railroad right-of-way to the point of origin.

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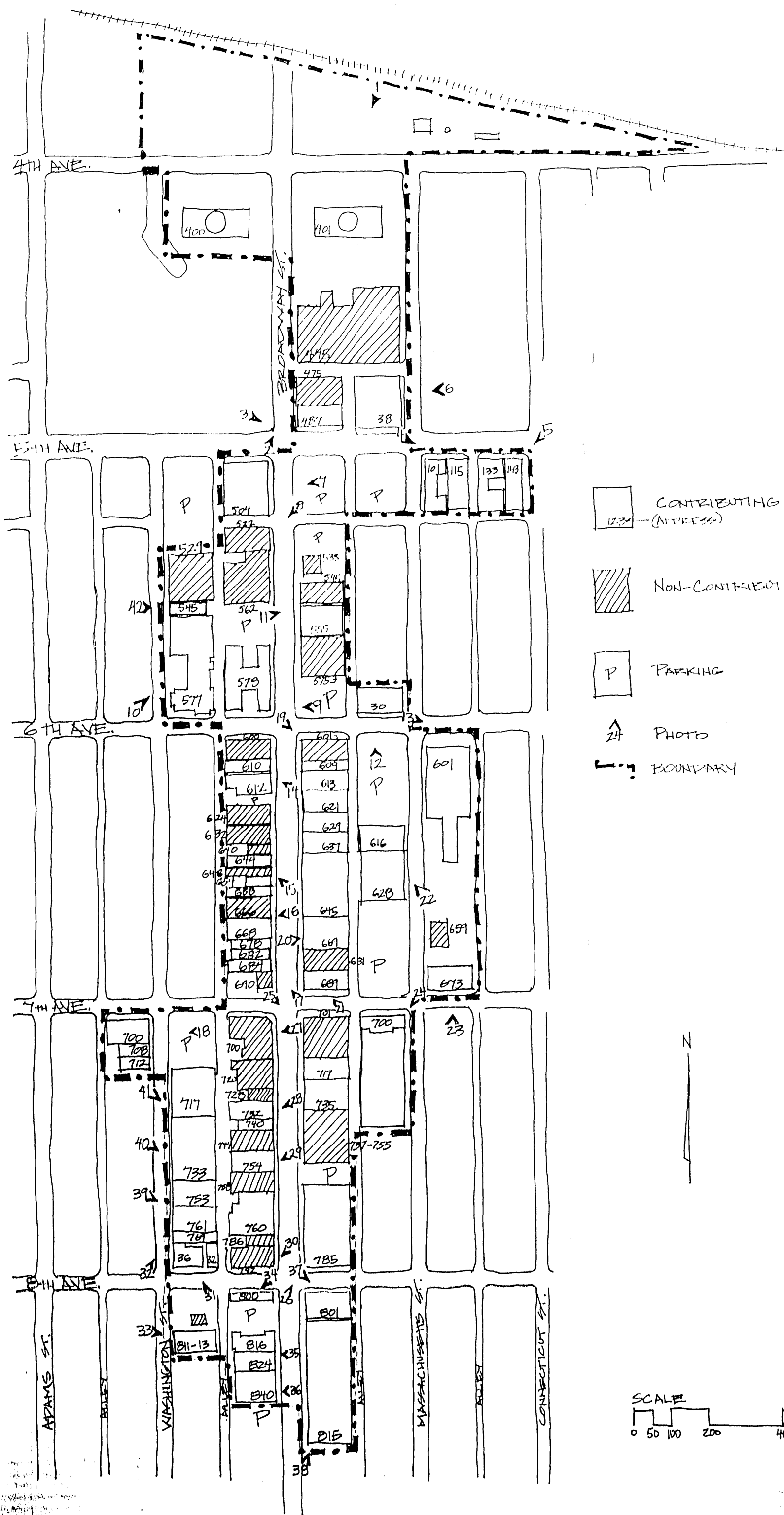
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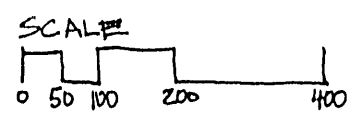
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Boundary Justification

The boundary includes the commercial core of Gary, Indiana, a planned industrial town. The boundary includes the highest number of cohesive, intact streetscapes as possible. At the north end, the boundary includes the important civic group of City Hall and the County Building, crossing Fourth Avenue to include two historic parks which were part of the design intent of this governmental campus. Initial investigations have revealed that this district includes the most representative and contiguous group of resources associated with the themes of community planning, commerce, and architecture in Gary.



- 1234 CONTRIBUTING (ADDRESS)
- 1234 NON-CONTRIBUTING
- P PARKING
- ↗ 24 PHOTO
- BOUNDARY



GARY CITY CENTER HISTORIC DISTRICT
LAKE CO., IN