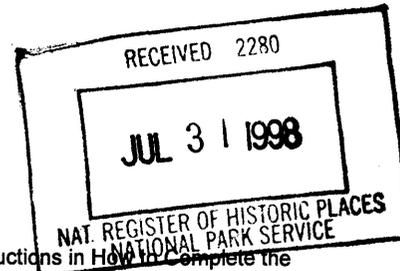


**United States Department of the Interior  
National Park Service**

**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 Zahn Historic District  
other names/site number \_\_\_\_\_ 093-038-24001-018

**2. Location**

street & number Roughly bounded by 17th, 20th, J, and H streets N/A  not for publication  
city or town Bedford N/A  vicinity  
state Indiana code IN county Lawrence code 093 zip code 47421

**3. State/Federal Agency Certification**

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

[Signature] 7-16-98  
Signature of certifying official/Title Date

Indiana Department of Natural Resources  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:

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

[Signature] 8-28-98  
Signature of the Keeper Date of Action

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
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
66	13	buildings
0	0	sites
1	0	structures
1	0	objects
68	13	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)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

DOMESTIC: Multiple Dwelling

RELIGION: Religious Facility

RELIGION: Church-Related

COMMERCE/TRADE: Specialty Store

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Secondary Structure

DOMESTIC: Multiple Dwelling

RELIGION: Religious Facility

FUNERARY: Mortuary

LANDSCAPE: Parking Lot

7. Description

Architectural Classification

(Enter categories from instructions)

19th & 20th c. REVIVALS: Late Gothic Revival

LATE VICTORIAN: Second Empire

LATE VICTORIAN: Queen Anne

OTHER: Gable-ell

OTHER: Central Passage

Materials

(Enter categories from instructions)

foundation STONE: Limestone

walls WOOD: Weatherboard

BRICK

roof ASPHALT

other STONE: limestone

METAL: aluminum

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.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1847-1947

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**Architect/Builder**

Bogeman, M.H.

Zahn, John, Sr.

**Narrative Statement of Significance**

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

**9. Major Bibliographic References**

**Bibliography**

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

Previous documentation on file (NPS):

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

**Primary location of additional data:**

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

Name of repository:

Zahn Historic District \_\_\_\_\_  
Name of Property

Lawrence \_\_\_\_\_ IN \_\_\_\_\_  
County and State

## 10. Geographical Data

Acreage of Property \_\_\_\_\_ 11.6 \_\_\_\_\_

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	6
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5	4	5	1	0	0
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4	3	0	1	1	5	0
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3 

1	6
---	---

5	4	4	8	0	0
---	---	---	---	---	---

4	3	0	0	8	0	0
---	---	---	---	---	---	---

2 

1	6
---	---

5	4	5	1	0	0
---	---	---	---	---	---

4	3	0	0	7	7	0
---	---	---	---	---	---	---

4 

1	6
---	---

5	4	4	8	0	0
---	---	---	---	---	---

4	3	0	1	1	3	0
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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 Steve Wyatt, Mary Margaret Stipp, and Dave Jacobs  
organization Bedford Revitalization, Inc. date 9-1-97  
street & number 1501 J Street, Room 305 telephone (812) 275-8047  
city or town Bedford state IN zip code 47421

## 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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National Park Service**

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***Section 7--Description***

The Zahn Historic District is located just south of downtown in Bedford, a city of approximately 14,000 people in south central Indiana. The Zahn district is residential, and has residential neighborhoods to the east, south and west. Just several blocks due north are the courthouse square and the commercial buildings of downtown Bedford.

The district begins on the east side of I Street and the west side of H Street south of 17th Street. On I Street, the district picks up the west side of the street and extends south along both sides to beyond 19th Street, where it continues on the east side alone to 20th Street. On H Street, it extends south almost to 19th Street. Although Bedford is located south of where glacial activity ceased in Indiana, and therefore, in a part of the state known for its gently rolling hills, Bedford itself is relatively level. Within the district, the grade falls away to the south, giving some homes terraced lots.

The district includes all of the Zahn Historic District identified in the 1992 Lawrence County Interim Report of the Indiana Historic Sites and Structures Inventory. In addition, it includes the old residential neighborhood further north and south, and continues east to take in some of the west side of H Street.

As with many once typical county seat towns in Indiana, the neighborhood developed as a varied cluster of modest frame houses from the late 1800s, intermingled with a few grander, earlier homes, a number of later bungalows built between 1905 and 1930, and a dominant church building overlooking all. The town used limestone for paving walks and citizens built retaining walls of limestone, several of both types of structures are still evident in the district.

There are a wide variety of architectural styles in the district, a variety that was caused by the way the neighborhood developed over a long period of time, instead of all at once. The historically contributing structures date from the mid-1850s to the mid-1900s.

Queen Anne details are common, with 11 houses featuring this Victorian decoration, generally on vernacular house forms such as the gabled-ell or I house types. But there are also older styles, such as Greek Revival and Gothic Revival, and later styles such as the bungalows built to fill in the rear of corner lots.

The following are descriptions of pivotal and representative structures, divided into architectural style or building type:

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LATE GOTHIC REVIVAL

St. Vincent DePaul Church, 1711 I Street - The church (photos 3-6), built in 1893, is the only Late Gothic Revival-style structure in the district. The building is an outstanding example of the stone carvers' and stone masons' art in Bedford, a city known by many as the "Limestone Capital of the World." The church, designed by its architect-pastor, the Rev. M.H. Bogemann, measures 122 feet, five inches by 52 feet, two inches and its lot is on a slight rise, giving the church even more importance. The main entrance on I Street is flanked by twin polygonal turrets, one (on the south side) houses the reconciliation room, formerly the baptistry, and the other contains the curved stairway to the choir loft and subsequently the belfry. These polygonal masses flank the projecting central square planned tower. This entire tower and bay mass abuts the gable fronted mass of the main sanctuary. The main entrance is sheltered by a dressed archivolt point arch and splayed jambs with Gothic colonettes. Above this is a niche with a crucifixion sculpture, then a blind arch (framing double lancets on the tower sides) with a bull's eye window. The next stage has a large pointed arch within a gable, on each elevation, from which the spire rises. The side walls of the church have tall pointed arch windows with dressed stone archivolts, and a cross gable centered on the wall.

The church was the first limestone church in Bedford. The limestone walls have a 12-inch belt course at the floor line, 15-inch coursed rock faced ashlar for the remainder. Buttresses are 21 x 24 inches with a set back of six inches after seven courses, then 18-inch cut stone, smooth finish. All stones are bonded into the main wall every other course.

The gable roof with a vaulted ceiling is covered in fiberglass shingles supported by wooden framework with a 1-1 slope. Box guttering was removed in 1979 and one-piece aluminum guttering installed when the original slate roof was replaced.

The floor over the sanctuary is half octagon. The sacristy roof is lower with a typical 10 foot ceiling. A ramp has been installed at the north entrance.

The interior is veneered with smooth cut limestone, completed in the late 1920s. Smooth cut limestone altars and the communion railing feature excellent examples of tracery, almost nonexistent in modern buildings due to the difficulty in locating artisans who can do such carving and the exorbitant cost for such work. Hand-laid gold mosaic tiles serve as backings for the altars. The balcony (choir loft) extends approximately 12 feet into the nave. It is supported by four smooth turned cylindrical limestone columns. Very little of the original balcony of oak, ash and pine construction remains due to a lightning-caused fire in 1939 that destroyed the then 150 foot tall steeple. When the damage was repaired, the steeple was lowered to the present 107 foot height, topped with a cross.

Three circular stained glass windows light the upper portion of the steeple, and the belfry features four shuttered openings with Gothic arches, one on each side of the steeple. The nave contains 10 magnificent stained glass windows purchased in 1893 at the Columbian Exposition in Chicago and reputed to have been

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executed in Belgium. These measure 54 inches wide with 12-inch cut stone sills and soar 15 feet, three inches high to the spring line of the Gothic arches, each with 12 arch stones and the keystone. Two smaller windows are above each side entrance, and above the two side entrances from the sacristy to the sanctuary are rose stained glass windows measuring 48 inches in diameter. The nave of the church has oak floors with rubber tile on the main areas of circulation. The nave's oak pews (circa 1965) seat 373. The ceiling of the nave and above the main altar is vaulted, springing from the bosses at the buttresses. The ceiling is plastered between plaster ribs. Six chandeliers of art nouveau style feature bent glass resembling carmel slag and can be lowered by divots located in the attic. The steam heating system is located beneath the sacristy along with a crawl space. The chimney is built into the stone wall of the sacristy.

All entrance doors have been replaced with modern styles. The main entrance features hardcore oak veneer double doors (circa 1965) measuring 38x96x28 inches, topped with a six-inch transom bar at the spring line of the Gothic arch. Above the spring line is stained glass. Each door features four seven inch by seven inch stained glass panes topped with a matching oak veneer panel and three matching stained glass panes.

A contoured limestone retaining wall separates the sidewalks on the east and south from a strip of lawn surrounding the church. Wide limestone steps rise from street level on I Street to the main entrance. Similar steps lead to the south side entrance.

#### SECOND EMPIRE

Gaussin House, 1722 1 Street - 1875 (photo 1), a two-and-one-half-story brick house. An original L-shaped floor plan appears to have been altered with a one-story within the inner angle of the L, making the first floor square. The house has been divided into five apartments. Four windows and a center door are across the first floor front. Five windows span across the second floor. The slate-covered Mansard roof covers the attic story, with a center front horse shoe-like gable repeating the silhouette of the Mansard roof and gabled dormers protruding from the steep slope of the roof. Molded cornices are found above and below the slate, and wide eaves are bracketed. The dormers have arched tops. All are hooded with carved limestone arches with other windows echoing this treatment. The full-width front porch is one story tall and features limestone columns atop square bases and railing with balusters. The exterior walls are four bricks thick.

#### CENTRAL PASSAGE

John Zahn House, 1831 I Street - Circa 1865 (photo 10), this is one of as many as five houses in the district built or once owned by John Zahn. The centered front gable with vergeboard has a semicircular window. The nearly full-width bracketed Queen Anne style porch, added in about 1890, has turned wood columns, jig-sawn spandrel arches, and wooden brackets. The house retains the original clapboard exterior and is connected in back to a single room referred to as the "summer kitchen," clad in simple drop boards, by an enclosed hall or runway. Porch and hallway roofs are flat or standing rib tin: the main portion of the house is covered with shake and the attached summer kitchen has asphalt shingles. Zahn identified himself as a bridge builder. Tradition holds that when he completed his house he wanted it to resemble a railway passenger car, thus the

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number of windows and doors across the front. Nearly 50 years ago, two windows were removed from the front of the house and a second front door was replaced with one of the windows.

804 18th Street - This small, painted brick central hall type house (photo 15), 1847, has a centered gable front. The steep front gable has a rounded two-over-two double hung inset window. Two windows flanking the entrance with transom, all inset, are also two-over-two double hung. The front door has been shortened (or a transom filled in), and any porch the house may have had is no longer present.

812 18th Street - Circa 1870, this house's steeply pitched front gable has a double hung window, as are the two windows on either side of the centered entrance. A one-story partial porch is supported by battered piers and enclosed by a railing with simple balusters. In the center of each end gable are two-over-two double hung windows upstairs and downstairs.

#### ITALIANATE

George Gratzner House, 1809 I Street - Circa 1885 (photo 7), a gabled ell home with Italianate details. The one-and-a-half-story structure has a limestone foundation and water table, brick first floor and shingled gables upstairs. On the street facade, there is an oculus vent and window in the gable end and a dormer cut into the side roof of the ell's gable. The front gable is enclosed with cornice moldings in a pediment-like treatment. Some of the house's more elaborate features are its carved limestone window and door surrounds on the facade gable, and the supports on the partial porch. These limestone surrounds have fluted pilasters and shallow pedimented headers ornamented with scalloped molding and corner blocks. The corner porch has Italianate style square posts, a plain frieze, brackets over the posts, and jig-sawn spandrel panels.

1823 I Street - (photo 9) like the Gratzner house, this house is circa 1885 and has Italianate detailing on a vernacular house form, central passage in this case. The porch is a later addition, or perhaps a replacement porch, and has Craftsman style posts and a battered knee wall enclosing the porch floor. The tall, narrow two-over-two crowned windows of the house, especially the full arch window in the facade gable, are evidence of the one-and-a-half story frame structure's stylistic beginnings. Its twin is next door, the John Zahn House, circa 1879, but with an elaborate Queen Anne style porch.

#### GABLED-ELL

1903 I Street - Circa 1863 (photo 11), this simple vernacular house was updated in about 1890 with fanciful Queen Anne porch and gable embellishments. The house has a limestone foundation, wood clapboard siding, steeply pitched roof, tall, narrow, two-over-two windows (the upstairs windows start at the floor line) and box gutters in the form of a full entablature with returns. The porch has delicate turned wood supports and spindlework ornamentation, also found on the gables. Next door at 1907 I Street is an almost identical house (photo 12), complete with Queen Anne detailing of a different pattern. Both houses have their original wood clapboard exteriors.

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QUEEN ANNE

902 18th Street - Circa 1895, this house originally was two stories tall, but was damaged by fire and converted to a single story. The wood frame house has a wraparound porch with spindlework detailing. The porch on this otherwise front gable plan house is bisected by a turret-like bay window on the east elevation.

DUTCH COLONIAL REVIVAL

1817 I Street - Circa 1910, the earliest of the district's Dutch Colonial Revival homes, this house has a cross-gambrel roof and has paired, double-hung windows on both the ground floor and second story gable, and has an entry porch on the front right corner of the ground floor. The exterior is obscured somewhat by replacement siding, but the house form remains obvious.

812 and 814 17th Street - Circa 1925 (photo 22), these next door neighbors are typical of the popular Dutch Colonial houses of the 1920s and 1930s. Both houses have a side gambrel shape with continuous shed dormers. The second story exterior is clad in shingles, with the main differences between the two houses being the window placement, porch type, and, at 814, a garage door opening into the basement.

CLASSICAL REVIVAL

1824 I Street - (photo 13) This house, circa 1905, has a two story bay window, stained glass and a hipped roof, all common in Queen Anne style homes. The main mass of the house has a truncated hip roof with gables offset to the side, the front gable has no corresponding treatment underneath it, but the south gable caps the mentioned chamfered two story bay window. The classical porch columns, made of limestone and perched on porch rail level pedestals, rather than typical Queen Anne spindlework, identify it as Free Classic. A large front window features leaded glass transom and sidelights, and on the south side of the house near the front is a trio of stained glass windows grouped together. The rear of the house has a single story porch with wood column and railing. The building bridges the gap between the Queen Anne style and American Four Square and period revival styles that became popular not too long after this home was built.

CRAFTSMAN/BUNGALOW

Asa Bridwell House, 1714 I Street - This side-gabled, one-and-a-half story bungalow is one of the largest Craftsman-style houses in the district. Circa 1925, the wood-clapboard-sided house has a centered dormer and a full-width brick porch with limestone caps. The porch has been enclosed since the house was built. The porch is contained under the roof, with a break in the slope where the porch begins. Triangular knee braces decorate the roof overhang on the gable ends.

Horace Casada House, 820 19th Street (photo 14) - This front gabled, brick bungalow, circa 1925, has a separate gable element for its partial width front porch. The house has a fireplace on the west side and the roof has the typical Craftsman wide eave overhang and exposed rafter ends (covered somewhat by gutters). A

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basement provides extra space for the residents.

***Section 8--Statement of Significance***

The Zahn Historic District is significant as an intact collection of late 19th and early 20th century domestic architecture. The district contains some of the oldest homes remaining in the community within its original boundaries, the first plat. The district is significant for its architecture and meets criteria C. Good examples of many once typical house types are found in the district, particularly, the one story central passage type house is well represented and reflects the Upland South origins of many of the town's first residents. Good examples of other housing types, from French Second Empire to simple Craftsman bungalows, summarize the development of Bedford from small town county seat to rail and limestone processing center in the 1900s. The first and oldest stone church in the community is a landmark in the district. The district was home to mostly middle class citizens, so, extensive use of limestone was not feasible on most of the wood frame buildings, yet, its use for foundations, lintels, porches demonstrates the community's support of this critical local industry.

Bedford was platted in 1825 to become the county seat of Lawrence County and replace the town of Palestine, which was located along the East Fork of the White River. Palestine had been plagued by illnesses and epidemics, and Dr. Winthrop Foote convinced the townspeople that their ills might be related to the river. County officers chose a site on higher ground to be the new county seat and named it Bedford. Almost all of the Zahn District is part of the original Bedford town plat. The district begins a block south of the Lawrence County Courthouse Square. The district is separated from the Bedford Courthouse Square Historic District by parking lots. The Bedford Courthouse Square Historic District was listed on the National Register of Historic Places in 1995.

In 1853, the New Albany and Salem Railroad (later to become the Monon and now known as the CSX Transportation Railroad) was completed through Bedford. The line was built about a block west of where the Zahn neighborhood would develop in the coming decades. By 1854, the railroad line ran the length of Indiana. Another line was completed four years later near Mitchell that ran from the East Coast to the Mississippi River.

The railroads, which provided the transportation that allowed for the development of the local limestone quarrying and milling industry, led to prosperity and growth in Bedford.

John Zahn Sr., who identified himself as a bridge builder, is associated with the Monon line, according to family tradition and records. The historic district is named for Zahn, a German immigrant with connections to several houses in the area. Zahn came to the United States in the 1850s and became a naturalized citizen in 1859.

In 1863, Zahn built a wood-frame house at 1831 I Street (then called High Street) as his residence. This house is the second oldest existing building in the district. He built the houses immediately south at 1903 I Street (also built in 1863) and 1907 I Street (circa 1875) in the district as rental property. He updated all three of the

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houses in about 1890, when he also built a limestone retaining wall. The wall is four-feet high at its highest point necessitated by the slope of I Street as it runs south. The wall unifies the three houses, as does the Queen Anne detailing he added. Zahn was associated with at least one other structure in the district, 1823 I Street (circa 1885). He plotted the Zahn Addition, a few blocks south and west of the district.

The district's oldest house, a small, brick central passage house at 804 18th Street (then called Culbertson Street), was constructed in 1847 by Jack Malott. The house has Gothic Revival features.

By 1880, Bedford's population had reached 2,198. According to the 1879 Bedford atlas, there were about 18 structures in the district at that time. Fed by the expanding limestone industry, the city began to grow dramatically. The population swelled to 3,351 by 1890. Ten years later, the Census showed that the city had almost doubled in size to a total of 6,115 residents.

In 1881, Constant and Ellen Gaussin purchased property on the east side of I Street and began construction of what is now one of only a few surviving examples of Second Empire architecture in Lawrence County, the Gaussin House, at 1722 I Street. The home, with its decorative dormers and multi-colored slate mansard roof, is the most prominent house in the district. The Gaussins, a wealthy French family that were said to speak only French when inside the house, had four children: Nellie, Clarence, Regina and Roy. Constant later remarried, and had another daughter, Evelyn, with his second wife Emma. The building has been an apartment house for at least 30 years.

The area around Zahn's houses grew along with the city. In about the 1880s, homes were built to the north at 1823, 1819 and 1809 I Street. The home at 1823 I is a central passage like Zahn's house next door, with Italianate details and Queen Anne updating. The house at 1809 I Street is the Italianate George Gratzler House. Another central passage house was built near this time at 812 18th Street, and yet another central passage house was built near the southeast corner of 18th and I and since has been moved to 1916 I Street and altered. Back on I Street, a gabled-ell house was constructed at 1813 I Street, circa 1890. By this time, the neighborhood had become known as "Dutch Town" because of the large number of German Americans living there.

The neighborhood's focal point, the St. Vincent DePaul Catholic Church, began to take shape in 1892 at the northwest corner of 18th and I streets. The congregation had worshiped at this site since 1867, when they purchased the Methodist Episcopal Church building there at what was then known as Culbertson and High streets. A Catholic congregation had existed in Bedford as early as the 1830s, but it was not until 1850 that Mass was offered on a regular basis. In 1864 the congregation purchased a lot behind the Methodist Episcopal Church and began construction of its own church, only to stop construction and buy the Methodist Episcopal building when that congregation moved to another location. The Catholics bought the existing brick church for \$500.

The construction on the new Catholic church that began in 1892 continued into 1893, when the limestone structure was completed. Today, it is the oldest limestone church in the city, and it was the first solid limestone church built in Bedford. St. Vincent's was certainly among the first generation of monumental public (or at

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least semi-public) buildings in the community to reflect the vital importance of limestone to the local economy. Three other congregations followed shortly thereafter, including the Bedford Presbyterians, Methodist Episcopal, and First Christians, all of which remain standing. Architects and builders of the Carnegie Library, lodge buildings and ultimately the county courthouse followed suit in selecting limestone exteriors.

The Catholic church's pastor, Father M.H. Bogemann, who came to Bedford in 1885, designed the church and supervised construction of what was the city's first stone church. Since much of the congregation was employed in the limestone industry, the work was done by the parishioners under the guidance of their architect-pastor.

Bogemann was born in Enochsburg, Indiana in 1860 and ordained in 1885 at St. Meinrad, Indiana. According to James M. Guthrie's *Thirty-Three Years in the History of Lawrence County, IN 1884-1917*, Bogemann studied at England's Oxford University and became the first secular priest to matriculate from the institution since the Reformation.

In addition to his work on the church building, some sources cite Bogemann as the designer of Kirkwood Hall on the Indiana University campus in Bloomington (although most sources credit the Anderson, Indiana firm of Parker and Jackel) and served on the Citizens Advisory Board for the designing and building of the Monroe County Courthouse in Bloomington, Indiana in 1907. Bogemann died Sept. 10, 1925.

Lightening struck the St. Vincent DePaul Church steeple on July 28, 1939, starting a blaze which destroyed the steeple in less than half an hour and left the congregation's bells and organ damaged beyond repair. The main building would also have been destroyed if firefighters had not climbed the steep roof to get to the flames. The church rebuilt the steeple.

Six of the district's houses are circa 1895. One is a gable front/Queen Anne-style house at 902 18th Street. Originally, it was a two story house, but after a fire it was converted to a single story. Just north of the Gaussin House, a Gabled-ell house was built at 1718 and 1720 I Street. And just south of the Gaussin House at the corner of 18th and I streets, another gabled-ell house was built. In the next two blocks Queen Anne-style houses were built at 1828 I Street and 1902 I Street. The house at 1828 I was built by Anderson Shaffer. The house at 1729 H Street appears to have also been built about this time, although this house might include part of an earlier house at this site said to have been constructed in 1840.

The city, and the neighborhood, continued to grow in the first decade of the 20th century. The city registered a 42.5 percent increase in population, bringing the total number of residents to 8,716. About nine more homes were built in the district. Queen Anne-influenced houses were built around 1900 at 1706 I Street and by Julius Heitger at 1717 H Street. Heitger would later build the next two houses to the north.

Also at the turn of the century, a pair of almost identical gabled-ell houses was built at 1821 and 1823 H Street, each with the same floor plan. The porch of the 1823 house has a brick porch that might have been a replacement porch. The house at 1821 has what appears to be the original limestone porch. Just up the block a

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cross-gable house was built at 1811 H Street.

Four houses appear to be circa 1905. The district's lone Free Classic house was built at 1824 I Street, a late Queen Anne-style house was constructed at 811 18th Street, and T-plan houses went up at 1908 and 1906 I Street. The house at 1906 I was built by Carl C. & Dot Kramer. Then about 1910, a Dutch Colonial Revival house was tucked between older homes at 1817 I Street, and a front gable folk Victorian house was built at 1920 I Street.

The city's growth slowed in the 1910s, but picked up again in the 1920s, a time when the city added more than 4,000 residents. In Zahn's neighborhood, three buildings appear to be circa 1915, four more are circa 1920 and another six are circa 1925.

The three circa 1915 buildings are a gabled-ell home at 906 18th Street, the St. Vincent DePaul Rectory (an American Four-Square house) at 1723 I Street, and a gable-front commercial building at 819 18th Street, Garrison's Grocery. Owners Fred and Etta Garrison lived nearby on the northwest corner of 17th and I Streets.

Development picked up again in the neighborhood in the 1920s. The district's first Craftsman bungalows were constructed, one at 1822 I Street and another at 1721 H Street, both circa 1920. At about the same time, an American Four-Square house and duplex were built at 1819 H Street and 1711-1713 H Street. The duplex was built by Louis Heitger and purchased by John Scherschel in 1946. Scherschel reworked the building, joining the entire second story space to the south side of the duplex and adding two rooms on the west side. With the coming of the automobile, many of the neighborhood's residents built garages.

More bungalows appeared in the 1920s at 1714 I Street, 824 17th Street, 821 18th Street, 820 19th Street (built in 1928 by Horace Casada), 816 19th Street, 806 18th Street and 1715 H Street. The bungalow at 1715 H was constructed around an earlier house built in 1880. Many of the bungalows were built on land split from corner lots, with the bungalow situated on the portion of the lot closest to the alley.

Two Dutch Colonial houses were built next door to each other at 812 and 814 17th Street in the mid-1920s. Together with the bungalows, they filled almost all of the remaining openings in the neighborhood, and for all intents and purposes brought an end to a six-decades-long era of steady development in the district.

There are few intrusions in the historic district. The most obvious one is a large funeral home on the south side of 18th Street and an adjacent parking lot that occupies the southwest corner of 18th and I streets. In fact, only 13 (16 percent) of the 81 resources which comprise the district are non-contributing.

Through its historic architecture of the late 19th and early 20th century, the district succeeds in conveying an accurate picture of changing building types and architectural styles of those years. The vast majority of the buildings are contributing, and most of them retain a high degree of historic integrity.

In comparison, no other district in Bedford has quite the same character in terms of its range of styles and

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building types, setting (alongside one of the city's most prominent churches) and architectural integrity. Within the original plat of the community, the Zahn district best represents the residential development of typical Southern Indiana county seat town.

Parts of the Zahn Residential Historic District began to decline in the 1960s as the automobile led to development of neighborhoods further removed from the downtown. Some of the homes became rental houses, and some were fitted with replacement windows and aluminum siding. But a large number of the houses retain their original character, and several of the neighborhood's more recent home buyers have worked to preserve their historic houses, providing signs of a promising future for the neighborhood.

### *Section 9--Bibliography*

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***Section 10-Geographical Data--Verbal Boundary Description***

Beginning at the southeast corner of 17th and I streets continue east to the west edge of the north-south alley, then continue south to a line made by extending the north edge of the 1711-1713 I Street lot across the alley. Follow that line east to the west edge of H Street, then continue south along the west edge of H Street past more houses at 1715, 1717, 1721 and 1729 H Street and continue across 18th Street and past houses at 1807, 1811, 1819 1821 and 1823 H Street. At the southeast corner of the 1823 H Street lot proceed west along the south boundary of said lot to the north-south alley. At the west edge of said alley turn south and continue along the west edge of the alley, cross 19th Street and continue along the west edge of the alley past houses at 1902, 1908, 1916, 1918 and 1920 I Street to the north curb of 20th Street. Turn west and follow the curb-line to the east edge of I Street, then continue north along the east curb to the intersection of a line made by extending the south property line of the 1907 I Street property across I Street. Follow that line west to the east side of the north-south alley behind the 1907 I Street property. Then turn north along the east edge of said alley and continue north along the west boundary of 1907, 1903, 1831, 1823, 1819, 1817, 1813, and 1809 I Streets to the south edge of 18th Street. Turn to the east and continue to a point made by the intersection of the south edge of the street with a line drawn by extending the west boundary of the St. Vincent DePaul Church lot (1727 I Street) across 18th Street. The district boundary continues north along this line and along the rear of the 1723 I Street lot, then turns east and follows the north edge of the 1723 I Street lot to I Street and continues east to the east edge of I Street. The district boundary then continues north along the east edge of I Street to point of beginning at the south edge of 17th Street.

***Boundary Justification***

The boundaries of the Zahn Historic District include many locally outstanding historic buildings in a neighborhood that maintains historic integrity. A distinct boundary is created to the north by parking lots, new construction and commercial buildings, to the east by a contemporary post office complex and buildings that lack historic integrity, and to the south and west by a visual change due to a decline in the concentration of contributing resources.

The district is larger than the boundaries suggested in the Interim Report. Upon consultation with the Indiana Division of Historic Preservation, and having further historical research than then available, the boundary extends over one block to H Street to include homes of similar vintage and vernacular to those seen along I Street.

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*Photographic Information*

The following information is the same for all photographs listed:

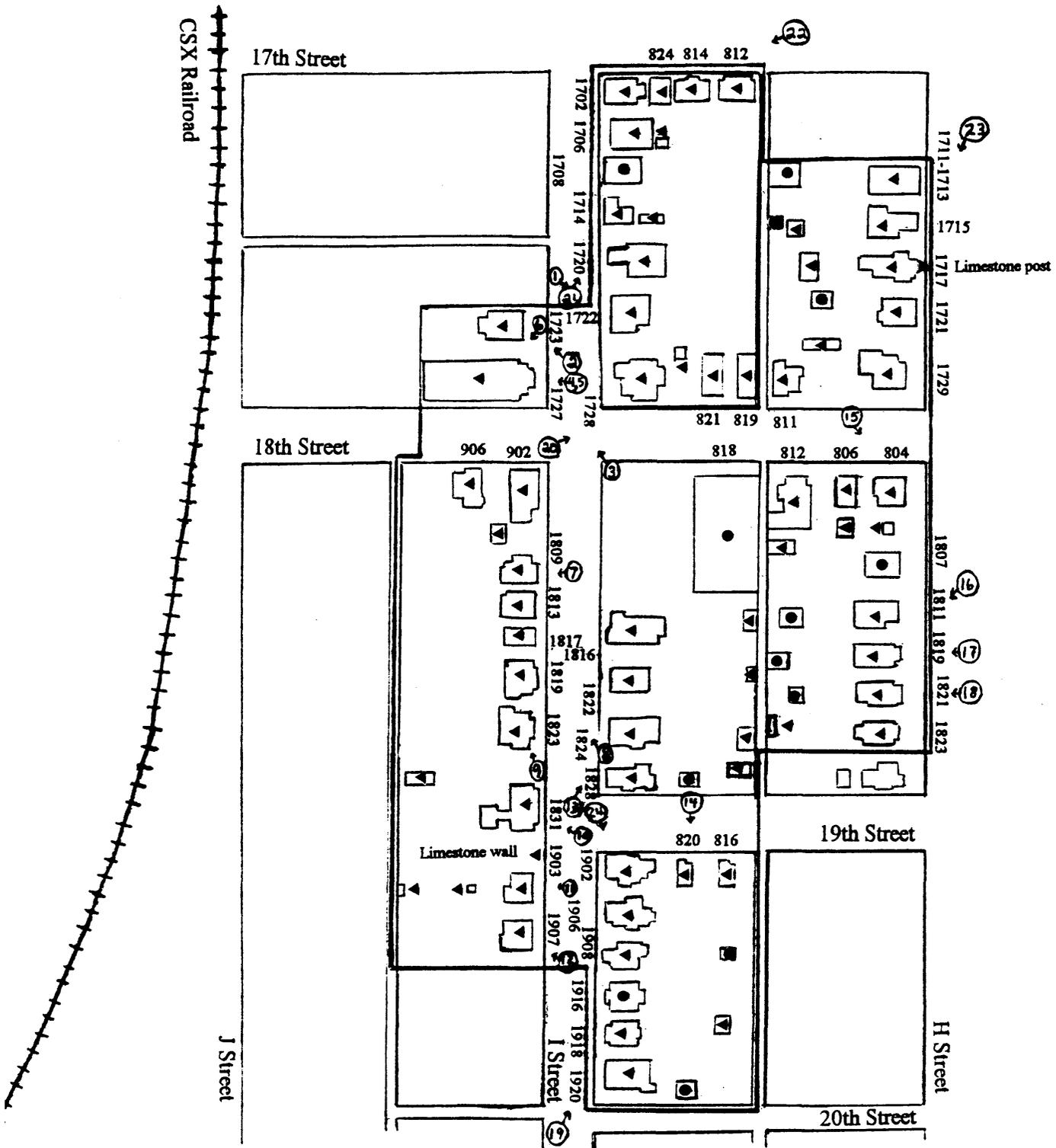
Zahn Historic District

Bedford, Lawrence County, Indiana

Photographer: Steve Wyatt

Location of negatives: Home of Steve Wyatt, R.R. 11, Box 257, Bedford, IN 47421.

1. 1722 I Street (Gaussin House); November 1995- camera facing southeast.
2. 1723 I Street (St. Vincent DePaul Rectory); November 1995; camera facing northwest.
3. 1727 I Street (St. Vincent DePaul Catholic Church); November 1995; camera facing northwest.
4. 1727 I Street (St. Vincent DePaul Catholic Church), detail of entrance; February 1996; camera facing west.
5. 1727 I Street (St. Vincent DePaul Catholic Church), detail from front of building; February 1996; camera facing west.
6. 1727 I Street (St. Vincent DePaul Catholic Church), stained glass window on north side of building; February 1996; camera facing southwest.
7. 1809 I Street (George Gratzner House); February 1996; camera facing west.
8. 1823-1727 I Street Streetscape; February 1996; camera facing northwest.
9. 1823 I Street, November 1995; camera facing northwest.
10. 1831 I Street-, November 1995; camera facing northwest.
11. 1903 I Street; November 1995; camera facing west.
12. 1907 I Street; November 1995; camera facing northwest.
13. 1824 I Street; November 1995; camera facing northeast.
14. 820 19th Street-, February 1996; camera facing south.
15. 804 18th Street; November 1995; camera facing southeast.
16. 1811 H Street- November 1995; camera facing southwest.
17. 1819 H Street; November 1995; camera facing west.
18. 1821 H Street; November 1995; camera facing west.
19. 1902-1920 I Street; July 1997; camera facing northeast.
20. 18th Street Streetscape (1728 I Street, 811-821 18th Street, 1729 H Street); February 1996; camera facing northeast.
21. 1702-1720 I Street Streetscape, July 1997; camera facing northeast.
22. 812, 814 and 824 17th Street, 1702 I Street; July 1997; camera facing southwest.
23. 1711-1713 through 1779 H Street; February 1996- camera facing southwest.
24. 1902 -1920 I Street; July 1997; camera facing southeast.



### Zahn Residential Historic District

- Historic District Boundaries
- ▲ Contributing Buildings
- Non-Contributing Buildings

Ⓜ Photograph Reference  
1824 Address



Not to Scale