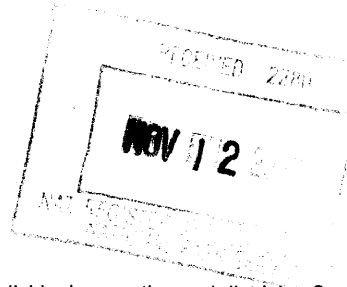


**United States Department of the Interior
National Park Service**

**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 **Kendallville Downtown Historic District**
other names/site number _____ 113-310-01000

2. Location

street & number Roughly bounded by Harris & Rush Sts; the alleys east & west of Main N/A not for publication
city or town Kendallville N/A vicinity
state Indiana code IN county Noble code 113 zip code 46755

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.)

[Handwritten Signature]
Signature of certifying official/Title
Indiana Department of Natural Resources
State or Federal agency and bureau

11-8-03
Date

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:)

[Handwritten Signature]
Signature of the Keeper

12/23/03
Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply)

Category of Property
 (Check only one box)

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

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

- building
- district
- site
- structure
- object
- landscape

Contributing		Noncontributing		
45		7		buildings
0		0		sites
0		0		structures
0		0		objects
45		7		Total

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

 N/A

Number of contributing resources previously listed in the National Register

 1

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Current Functions
 (Enter categories from instructions)

COMMERCE/TRADE: Professional
 COMMERCE/TRADE: Restaurant
 COMMERCE/TRADE: Financial Institution
 COMMERCE/TRADE: Specialty Store
 GOVERNMENT: City Hall

COMMERCE/TRADE: Professional
 COMMERCE/TRADE: Restaurant
 COMMERCE/TRADE: Specialty Store
 EDUCATION: School
 GOVERNMENT: City Hall

7. Description

Architectural Classification
 (Enter categories from instructions)

Materials
 (Enter categories from instructions)

LATE VICTORIAN: Italianate
 LATE VICTORIAN: Queen Anne
 LATE VICTORIAN: Romanesque
 19th & 20th c. REVIVALS: Classical Revival
 19th & 20th c. AMER.: Bungalow/Craftsma

foundation BRICK
 walls BRICK
 TERRA COTTA
 roof ASPHALT
 other METAL
 WOOD

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)

COMMERCE

ARCHITECTURE

Period of Significance

c1863-c1940

Significant Dates

c1880

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

Indiana State Library

10. Geographical Data

Acreage of Property 10 acres

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

1	16	644810	4589340	3	16	645020	4589040
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	644960	4589360	4	16	644880	4589000

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 Christopher Baas
organization for HLEFI-NRO date 07-22-2003
street & number 21116 N. Banbury Rd telephone 317/877-7799
city or town Noblesville state IN zip code 46060

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

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1

Kendallville Downtown Historic District, Elkhart County, Indiana

Introduction

The Kendallville Downtown Historic District is comprised of approximately six blocks of the original town platted by William Mitchell in 1847. It is centered on Main Street's north/south axis, and displays a continuous façade line of masonry commercial and governmental buildings constructed between c.1860 to c.1940.

The district is essentially bounded by Harris Street on the north, Rush Street on the south, and the alleys behind structures on the east and west. It is adjacent to an industrial and commercial strip district to the north (built around State Road 6), and residential neighborhoods on the east, west, and south. Lake

The district possesses a high level of architectural integrity. Of the 53 resources, 46 (87%) contribute to the district's significance. The overwhelming majority of these resources (34, or 64%) date to the latter half of the Nineteenth Century, with the Italianate Style most represented (23 examples representing 43% of the district). There are also four examples of the Queen Anne Style, and six examples of Nineteenth Century Functional structures. The Twentieth Century is mostly represented by Functional Buildings (10, or 19%), but there are also four examples of the Neo-classical Style, and single examples of the Craftsman and Art Deco styles.

One structure, the Iddings-Gilbert-Leader-Anderson Block, has been previously listed on the National Register (1997).

Resources considered contributing to the district were previously listed on the National Register, or, following their in-field verification, were surveyed as Outstanding, Notable, and Contributing in the *Noble County Interim Report*. Non-contributing resources were historic structures whose defining characteristics were compromised by removal or alteration (typically, window replacements, vinyl siding, stucco, and non-period details). For example, see Photo #13 of 234, 228-230, and 220 S. Main Street.

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Section number 7 Page 2

Kendallville Downtown Historic District, Elkhart County, Indiana

List of contributing and non-contributing resources
(Contributing = C, N, O; Non-contributing = NC)¹

Main Street -West side

- 1. Iddings-Gilbert-Leader-Anderson Block 105 – 113 N. Main Street (O), c. 1890, Photo #1**
Two story Queen Anne listed on the National Register in 1987. The five structures have almost identical pressed metal facades with two remaining original storefronts, and an intact second story. The storefronts have double doors flanked by display windows over paneled kickplates. The second floor is a series of five bay windows separated by pressed metal columns and panels. The cornice is embellished with moldings and brackets. The bay windows are topped by pedimented parapets bearing each developer's name.²
- 2. 101-103 N. Main Street, (C), c. 1910**
Two story Twentieth Century Functional, rough faced brick building with limestone lintels, sills, cornice, and classically inspired door surround. The six light window on its south wall has a large central pane flanked by two smaller panes, all below a smaller, transom-like windows. This window detail is found on several of the district's buildings.
- 3. 102. S. Main Street (southwest corner of Mitchell and Main), (N), c. 1870, Photo #2**
Two story, brick Italianate with full-width front porch that has three arched bays divided by decorative stone columns. Steps lead up to the porch and entrance door, and another stairway leads to a basement level shop. The entry door is wood with a full light over a raised panel detail. Large glass windows flank it. The door and window transoms have been painted over. A simple cornice detail separates the first and second stories. The second story windows have a rounded arch with decorative limestone hoods. Their openings have been replaced with shutters. The cornice is corbeled brick. The north façade consists of several large rounded arch windows (also replaced with shutters) with limestone hoods and sills.
- 4. 104 S. Main Street, (C), c. 1890, Photo #2.**
Two-story, painted brick Italianate. The storefront has an aluminum and glass recessed entry and awning. The second story has rounded arch four-over-four double-hung sash windows that have been shortened, with decorative hood moldings. The cornice has brick corbelling and recessed panels.

¹ Ratings from Noble County Interim Report with adjustments to reflect present conditions.

² Description from National Register nomination by Thurlow Cazier, 1986.

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Kendallville Downtown Historic District, Elkhart County, Indiana

5. 106 S. Main Street, (C), c. 1890

Nineteenth Century Functional, painted brick building that is actually three buildings with one address. The two buildings to the south are two stories and the building on the north is 1 1/2. On the first story there are two recessed entry doors and an aluminum and glass display window. The c.1950 tiled entryways both have name "G.C. Murphy Co. On the second floor are rounded arch windows that have been covered with shutters. There is brick corbelling at the cornice of the south building. The middle building also has shuttered windows with flat lintels. The building on the north has no upper story windows on the upper story.

6. 108-114 S. Main Street, (NC), c. 1890

Stuccoed non-contributing structure.

7. 116-118 S. Main Street, (C), c. 1910

Two story Twentieth Century Functional rough-faced brick building. The first floor has an aluminum and glass recessed entry. The second story has a central one-over-one double hung window. It is flanked by windows with a large central fixed pane between double hung windows with a fixed upper pane. The sills and window hoods are limestone, and there is brick corbelling at the cornice.

8. 120-124 S. Main Street, (C), c. 1895

Two story Nineteenth Century Functional brick building with three separate storefronts on the first story. Each storefront has a recessed entry and large glass windows. 124 has a tin kick plate, while the others are wood and brick. 124-122 has canvas awnings, and 120 has vinyl siding between the first and second stories. The second story has one-over-one double-hung windows with limestone window hoods and sills. 124 and 120 have pedimented hoods, while 122 has a sawtooth detail. Limestone and brick corbelling decorate the cornice.

9. 126 -128 S. Main Street, (C), c. 1882

Two-story brick Italianate with recessed entries and large plate glass windows. 128 has a tiled entry, and angled wood siding with a sign between the first and second stories. 126 has vinyl siding that was added between the first and second floors. The second story appears to be original and has one-over-one double-hung wood windows with decorative pedimented window hoods with acanthus leaf and decorative bulls-eye. The cornice includes brackets, dentils, and raised panels.

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Section number 7 Page 4

Kendallville Downtown Historic District, Elkhart County, Indiana

10. 130 S. Main Street, (C), c. 1870

Two story brick Italianate. The storefront has large glass windows, and was altered with the addition of flagstone and vertical wood siding between the first and second stories. The second story has three one-over-one double-hung windows with rounded arch windows with limestone hoods and sills. The cornice has brick corbelling.

11. 132-136 S. Main St., (N), c. 1870, Photo #3

Two story brick Italianate that retains most of its original features. It has three cast iron storefronts manufactured by Eagle Iron Works. They have large plate glass display windows, recessed entries, cast iron columns, and canvas awnings. A cornice separates the first and second stories. The second story has four-over-one and four-over-four double hung windows. They are rounded arch with decorative hood moldings that have a central urn flanked by scrollwork. The bottom of the window hoods have acanthus leaf brackets. The cornice is corbelled brick. The south façade is painted brick, has an exterior stairs and a basement access, and windows with simple pedimented hoods.

12. 202 S. Main St., (C), c. 1870

Two story, painted brick Italianate. The first floor has been altered to a point where nothing remains of the original storefront. The second floor facing east has three arched windows with elaborate decorative metal hoods similar to 132-136 S. Main. There are two windows facing north that have been altered and have simple decorative treatments (no window hoods). There are quoins on the northeast corner of the second floor, another similarity with 132-136 South Main, and a corbelled brick cornice.

13. 204 S. Main St., (C), c. 1880

Two story, painted brick Italianate. The first floor has been significantly altered where only a column remains at the south end of the building. The second floor has three flat arched windows with decorative metal hoods. The building has a corbelled brick cornice over a small, raised brick band.

14. 206 S. Main St., (C), c. 1880

Two story, painted brick Italianate. While the first floor has been significantly altered, the original recessed entry and display windows remain. The three second story windows have been reduced in size (with brick in-fill). The cornice is corbelled brick.

15. 208 - 210 S. Main St., (NC), c. 1880

Two story non-contributing building.

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Kendallville Downtown Historic District, Elkhart County, Indiana

16. 212 S. Main St., (O), c. 1910, Photo #4

Two story, terra cotta Neo-Classical building with Art Nouveau details. The symmetrical and classically inspired façade features four columns flanking a central entrance. There is a twelve-light window above the entrance, and two narrow windows between each column flanking the entrance. A cartouche is above each of the narrow windows. Each light in the larger window is leaded with a diamond shaped pattern. Decorative light fixtures flanking the entrance have been removed. The columns are fluted, and diminish in size near the capitals. The stylized Doric capitals have green and orange accents. The nameplate of the original bank has decorative, organic scrollwork. A deposit door is located between the two southernmost columns.

17. 214 S. Main St., (C), c. 1910

Two story, red brick Twentieth Century Functional building. The first floor has been altered, but most likely resembles its original configuration. There are four evenly spaced windows at the second floor, each with a limestone sill. The building has a corbelled cornice with decorative elements on each end of the building that extend down to the tops of the second story windows.

18. 218 S. Main St., (C), c. 1890

Two story, red brick Nineteenth Century Functional building. The first floor has been altered, but retains its original recessed entry, second story entry, and columns. The windows on the first floor have been replaced. There is a flat arched window on the north end of the second floor, and a metal bay window extending from the southern half of the second floor. The bay is three sided with a single one-over-one window in each side. Two porthole vents are located just below the corbelled cornice.

19. 220 S. Main St., (NC), c. 1910

Three story stuccoed Neo-classical non-contributing building.

20. 228 - 230 S. Main St., (NC), Indeterminate age

Two-story non-contributing building that has been covered with a metal slipcover.

21. 232 S. Main St. (now part of 234 S. Main), (NC), Indeterminate age

Two-story non-contributing building connected to the City Hall building to the south. Now considered 234 S. Main.

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Kendallville Downtown Historic District, Elkhart County, Indiana

22. City Hall, 234 S. Main St., (O), 1914, Photo #5

Two story, Neo-classical tan brick and limestone building with a symmetrical façade and a central entrance. The lower half of the first floor has horizontal bands of limestone below brick. The entrance projects slightly from the face of the building. The arched door opening is topped by "City Hall" etched in a limestone band. There are four pilasters across the façade, two flanking the entry and two at each corner. The windows and doors have all been replaced, although their openings have not changed. There is a limestone frieze just below the dentiled metal cornice. A brick parapet extends above the cornice with limestone decorative elements. A central limestone block in the parapet is carved with "1914. "

Main Street-East Side

23. Diggins Building 116-120 N. Main Street, (O), 1892, Photo #6

Two story, Queen Anne style brick building with cast iron storefronts. The lower story has two altered storefronts, and the upper story is divided into three bays. Each bay has ribbons of three windows with transoms that are flanked by Ionic pilasters. The frieze has decorative arches over each window, and the cornice has dentils and small pediments. The north side has a painted Mail Pouch Tobacco sign.

24. 112-114 N. Main Street, (N), c. 1889, Photo #7

Two story, Queen Anne style brick building. The ground story has two double doors and three windows. The upper story has iron bay windows topped with a balustrade. The one-over-one windows have flat crowns with small tabs. The decorative cornice has dentils, molding, and scrollwork on the frieze.

25. 108-110 N. Main St., (C), c. 1880

Two story, brick Italianate commercial building. The lower story storefront has been altered, and has a metal awning. The second story one-over-one windows have decorative crowns with dentils and tabs. The decorative cornice has a rope-like detail.

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Kendallville Downtown Historic District, Elkhart County, Indiana

26. 102-106 N. Main St., (N), c. 1880, Photo #8

Two story, brick Italianate commercial building. The ground story storefront has been altered, but retains its corner entry, and the iron columns that divided the original storefronts. An iron cornice with dentils separates the two stories. The second story has one-over-one windows have decorative crowns with keystones, and a decorative iron cornice. The south façade has a row of smaller windows, and the second story windows match the west facade.

27. Masonic Hall Building 101-105 S. Main Street, (C), c. 1865

Three story, brick Italianate with a mansard-like slate covered cornice. The building has decorative cast iron columns along the first story of the front façade, and a corner entry with a support column. Its corner has brick quoins. Rounded arched windows are four-over-one double hung with decorative limestone hood moldings. Only a portion of the substantial cornice still exists on its west facade. The building's windows have been altered with bricked in openings and replacement windows. The north façade's windows have limestone arches, and the cornice has brick corbelling.

28. 107-111 S. Main Street, (C), c. 1880

Two-story, brick Italianate with large glass display windows and awning. The second story has one-over-one double hung windows with cast iron hood moldings with a bulls eye detail. Some windows have been enclosed. The cornice has brick corbelling.

29. 113-117 S. Main Street, (C), c. 1890

Two story, brick Italianate. 113 is painted, and both were originally one large building. 113 has large glass display windows, and a canvas awning. The second floor windows are one-over-one double hung rounded arch windows. The hood moldings appear to be recreated out of sheet metal. They are the same scale and close to the same profile as the moldings on 117. 117 has a recessed entry, large display windows, and a metal canopy. The second story has one-over-one double hung rounded arch windows with decorative hood moldings with a keystone, and brick corbelling at the cornice.

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Kendallville Downtown Historic District, Elkhart County, Indiana

30. 119 S. Main Street, (C), c. 1910

Two story, brick Twentieth Century Functional building with a recessed mosaic tile entryway, and large metal canopy. The second story has a single, one-over-one double hung window, and one fixed window flanked by two double-hung windows with transoms (similar to 101-103 N. Main). There is chevron detailing in brick and limestone on the face of the building, and a limestone cap runs the length of the cornice.

31. 121 S. Main Street, (C), c. 1890

Two story, brick Nineteenth Century Functional with a recessed entry and plate glass storefront. The tiled entry reads "Cohen & Son." The second story has a single double-hung window, and one c.1910 fixed window with flanking double-hung windows with transoms above added into two original openings. The windows have arched brick hood moldings and there is brick corbelling at the cornice.

32. 123 S. Main Street, (C), c. 1910

Two story, brick Twentieth Century Functional with a recessed entry, transom over the door, large display windows, and an awning. The storefront has been altered with three-height limestone. The second story has a large, fixed central window with flanking double hung windows and transoms above. The cornice has brick corbelling.

33. 125-127 S. Main Street, (C), 1875

Two story, painted brick, Italianate with recessed entries. 127 retains most of its original storefront. The second story has tall, narrow, four-over-one double-hung windows (the windows at 125 are original) with cast iron hood moldings. The cornice has brackets, and two triangular pediments with the date of 1875.

34. 129-131 S. Main Street, (C), c. 1880

Two story, brick, Italianate building with recessed entry doors. 131 has a terrazzo entryway that says "OHLWINE". 129 has been altered with vertical wood siding. The second story has four-over-one rounded arch windows with keystone detail, and 129 has vinyl replacements. The cast iron cornice has brackets and two triangular pediments.

35. 133 S. Main Street, (C), c. 1910

Two story, brick, Twentieth Century Functional with recessed entry and plate glass window. Horizontal vinyl siding has been added between the first and second stories. The second floor has steel casement and fixed windows. There is raised brick detailing above the windows and at the cornice.

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Section number 7 Page 9

Kendallville Downtown Historic District, Elkhart County, Indiana

36. 135 S. Main Street, (C), c. 1890

Two story, painted brick Italianate with a basement door and window. The rounded arch windows have cast iron hoods and sills. The second story has a decorative oriel window constructed of wood, and contains three double-hung windows.

37. 137-139 S. Main Street, (C), c. 1882

Two story, brick Italianate with a cast iron storefront manufactured by Bass Foundry & Machine Works. The first floor has a recessed entry where the original opening has been made into two separate doors. Fluted columns with Corinthian capitals flank it. The kick plate and transom have been stuccoed. An intermediate cornice runs between the first and second stories. The second story has one-over-one double-hung wood windows with decorative hood moldings. Columns, cornice, sills and window hoods are made of cast iron. The south façade has an exterior metal staircase, and second story windows.

38. 201 - 203 S. Main St., (C), c. 1885

Two story, painted brick and vinyl sided Italianate with a large metal awning. The first floor has been significantly altered. The northern third of the second story is painted brick, and the southern two-thirds are vinyl sided. There are eight windows with decorative metal hoods. The windows in the southern two-thirds have been reduced. The metal cornice and frieze have evenly spaced brackets.

39. 205-207 S. Main St., (NC), c.1890

Two story noncontributing building.

40. 209 S. Main St., (O), c. 1890 Photo #9

Two story, red brick Nineteenth Century Functional commercial building. The first floor of this building is essentially unaltered, and has a recessed entry flanked by display windows and knee walls. Painted metal columns frame the storefront. There is a prism glass window just above the storefront, and just below a painted metal cornice. The building has a large flat arched window at the second floor that has a large, square central light flanked by two one over one double-hung sashes. Above these three pieces is a multi-light transom in the arched portion of the window. A painted metal hood caps the window, and a painted metal cornice tops the wall.

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Section number 7 Page 10

Kendallville Downtown Historic District, Elkhart County, Indiana

41. 213 S. Main St., (C), c. 1890

Two story, red brick Nineteenth Century Functional commercial building. The first floor has been completely altered. The second story has three windows- a narrow central window with larger three light windows on either side. They have been replaced and reduced in size, although the original openings remain. A painted metal hood caps each window, and a painted metal cornice tops the wall.

42. 215 - 217 S. Main St., (O), 1892, Photo #10

Two story Queen Anne. The first floor has two storefronts separated by an entrance to the second floor stairs. The northern storefront retains its original configuration of a recessed central entry flanked by display windows. The display windows have transoms, and the windows are framed in painted wood. The central entrance is surrounded by beaded wood detailing, which appear to be original. The southern storefront has been significantly altered (c.1975). There is a central one-over-one double-hung window at the second floor, flanked by two bay windows. Each bay has three one-over-one double-hung windows. The entire second floor is covered in highly decorative painted metal. The decorative elements include floral patterns, geometric patterns, and elephant heads brackets (which protrude from the façade above the bay windows). The building has a painted metal cornice with a small central pediment that has a sunburst, and egg-and-dart detailing.

43. 219 - 225 S. Main St., (C), c. 1890

Two story, yellow brick Romanesque Revival. This building is divided into three northern bays and eight southern bays. The first floor of the entire building has been covered with green porcelain enameled panels. The windows at the second floor of the northern three bays have been reduced. The window openings in the remainder of the building have been filled in with bricks. All of the window openings have dark brown sandstone arches capping the openings. There is a corbelled brick cornice that runs the length of the building. A c.1956 theatre marquee that extends from the storefront up through the cornice dominates the south façade.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Kendallville Downtown Historic District, Elkhart County, Indiana

44. Bernhalter Building, 227 S. Main St., (N), c. 1910, Photo #11

Two story, rough faced brown and red brick Craftsman. The first floor of this building is largely unaltered. The front display window has been reduced and a large awning added. There are two recessed arched entries on each end of the façade. The northernmost entry has an arched opening on its north wall (facing the alley). Original cast iron light fixtures hang in each of the entries. Centered above the display window is a prism glass window with the name "Berhalter" on it (the name is obscured by the awning). The second story has five flat arched windows. The central window is the largest and is divided into a large central light with casements on either side, all below a divided light transom. The other four windows are casements below transoms. The building is topped with a stepped parapet wall with brick corbelling.

East Mitchell Street-North side

45. 107 E. Mitchell St., (C), c.1900

One story, brick Twentieth Century Functional storefront with a single entry door, large display window, and pedimented cornice.

46. 109-111 E. Mitchell St., (C), c.1910

Two story, brick, Twentieth Century Functional commercial building. The ground story storefront has been altered. The second story has three bay windows, and herring bone patterned ribbons of brick.

East Mitchell Street-South side

47. 114-116 E. Williams St., (C), c.1890

Two story, brick Italianate. The two storefronts have been altered. The second story has brick arched windows, and a single bay window.

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Kendallville Downtown Historic District, Elkhart County, Indiana

West Mitchell Street-North side

48. 108 W. Mitchell St., (C), c.1940

One story, yellow brick Twentieth Century Functional commercial building with block sidewalls. The ground story has a single entry and display window, and the second story has casement windows, and a stepped, battlement-like, parapet.

East Williams Street-North side

49. 111 E. Williams St., (NC), date indeterminate

Single story office building.

50. 115 E. Williams St., (C), c.1920

Single story, rough brick, Twentieth Century Functional building with raised brick detailing, recessed entry, single paned display window, and battlement-like cornice with limestone details.

51. Shanhower Building, 117 E. Williams St., (N), c.1929, Photo #12

Two story brick Art Deco commercial building with metal awning, pilasters with limestone capitals and bases, and geometric pediments and chevrons. The second story has three boarded over windows. "Shanhower Building" is written in a limestone panel over the middle bay.

52. 127-129 E. Williams St., (C), c.1890

Two story, brick Neo-classical building with Art Deco details. The lower story has been altered. The second story has two ribbons of four-over-four double-hung windows. The cornice has a long, band-like frieze with limestone details, and is capped by pediment that has a limestone diamond with the letter "M."

East Williams Street-South side

53. 110-116 E. Williams St., (C), c.1890

Long, single story, painted brick Italianate with four doors and five windows. The doors have recreated decorative hoods, and the window openings have been altered. The bracketed cornice appears to be original.

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Kendallville Downtown Historic District, Elkhart County, Indiana

Statement of Significance

The Kendallville Downtown Historic district is eligible for the National Register under Criterion A for its role in the city's commercial development, and Criterion C for its outstanding examples of late Nineteenth and Early Twentieth Century architecture. The district maintains a continuous facade line of civic and commercial buildings that display a high level of integrity. It is representative of an early trading center that served a thriving agricultural community, and with the advent of the railroad, developed into a bustling commercial center. Its collection of historic commercial architecture is the best in Elkhart County, surpassing Albion, the county seat.

The Development of Kendallville and Historic Patterns of Use

Although Kendallville is named after the nation's first postmaster Amos Kendall, its existence is attributed to William Mitchell who arrived in Indiana in 1836 from Montgomery County, New York. During the decade from 1830 to 1840, the U.S. Government land offices in Fort Wayne were thronged with settlers who came up the Maumee River and used the Mongoquin Trail to locate land and register their claim. Mitchell was among these settlers who with his wife and two sons, arrived in what is now Kendallville in 1836.

In 1849, after establishing his own farmstead, Mitchell promoted the development of a trading center by platting twenty lots on what is now the west side of Main Street. Each lot was twenty-two feet wide, a pattern readily discernable in the present district. Additional plats were added as the town slowly grew to more than 300 families by 1857. It was incorporated in 1863, and declared a city in 1866.

Mitchell was highly active in local politics and commerce. He was the town's first postmaster, a representative to the Indiana General Assembly, helped initiate the construction of the Lima Plank Road (now SR3), personally directed the construction of 131 miles of the Ohio and Indiana Railroad, and was elected to Congress in 1860. He died in 1865.

The names of Mitchell and other early entrepreneurs are still evident in district. Mitchell Street intersects Main on the district's north end, and the Mitchell Block is located at 132-136 S. Main. Luke Diggins built the town's first hotel in 1848. Joseph Berhalter opened a furniture store in 1860. Harmon Krueger constructed the Kelly House Hotel in the mid-1860's to accommodate the increase in visitors generated by the construction of the Southern Michigan and Northern Indiana Railroad across the north edge of the town in 1857.

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The district's oldest building is 201-203 S. Main constructed by John Gappinger in 1863. Klinkenberg's Drug Store was opened in 1889 and is Kendallville's oldest continuous family-run business.

101 S. Main was the Kelley House Hotel and the Masonic Hall constructed c.1865. The structure had storefronts, and hotel and lodge rooms. The Central Restaurant and Hotel was located at 129 S. Main.

Jacob Keller, who arrived in Kendallville around 1850, constructed 202 S. Main in the mid-1880's. It later became Uhlman's Department Store during the Depression, a variety of other retail stores, and a tavern in 1982. 104 S. Main (Photo #2) was a saloon, and later a bakery, operated by Casper Vetter.

The three story Mitchell Block was constructed in 1863 and housed a bank, retail store, grocery, and a theatre. The third story theatre witnessed lectures by James Whitcomb Riley and George Studebaker. The top story was removed in 1950 following storm damage.

The district prospered with livery stables, harness shops, stores, saloons, and restaurants. Eleven barbers were once employed at 130 S. Main. 120 S. Main was Kaiser's Grocery, a family owned business in to the 1950's.

A fire in 1886 caused by an explosion in the basement of a drug store, destroyed much of the east side of Main Street. Another fire occurred on the west side of Main Street. This led to the replacement of several frame structures by more uniform brick buildings.

The Kendallville Standard Newspaper operated at 102 S. Main. The Kendallville Publishing Company who printed *The Weekly News* at turn-of-the-century and *The News-Sun* since 1911 occupied 112 S. Main.

The Twentieth Century saw continued development with the paving of Main Street with bricks, and the construction of the Noble County Bank in c.1910, City Hall in 1914, and several commercial structures along the district's side streets. The city was being spurred on by a variety of industries developing around the railroad and local workforce, including the Kendallville Manufacturing Company, Flint Walling and Company, the McCray Refrigerator Company.

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The town's first bank was located at 132 S. Main in 1858, and later became the Campbell & Fetter Bank in 1894. The Noble County Bank constructed c.1910, arguably the district's most interesting structure, has a vaulted and marble covered central business space. It has since been divided into classrooms for an alternate learning school. The 1907 City Hall was also destroyed by fire in 1913 and rebuilt in 1914.

The Great Depression hurt Kendallville like every other town. Banks closed and retailers survived by lowering prices. After World War II, soldiers returned to start new businesses such as jewelry and sporting goods stores and several department stores. Several of the structure's alterations date to the 1950's and after, mostly in the form storefront replacement by modern materials. There is, however, an interesting c.1956 addition of a large movie marquee added to 219-225 S. Main. Although a few structures were lost, for instance the Kendall Hotel on North Main, most are intact. In 1963, Kendallville celebrated its Centennial.

The 1960's brought shopping centers which opened up along U.S. 6 on the north side of the city. The 1970's through present day have brought the same with the construction of additional supermarkets, strip malls and chain stores. This trend brought people out of the downtown and forced many businesses to move or close. Buildings that once housed grocery, hardware and apparel stores have now become antique and gift shops, and lawyer and insurance offices.

In 1992, a tornado hit downtown Kendallville hard. Many buildings suffered damage and the City Council immediately established low interest loans that allowed many of the buildings to be rehabilitated. The City was honored with Community of the Year award for 1993 by the Indiana Chamber of Commerce largely due to its recovery efforts downtown.

More recently the property owner's have recognized the district's historic significance, and its preservation has been promoted by the local Chamber of Commerce and daily paper, *The News-Sun*, who have illustrated the district's importance to commercial success for local shop owners and quality of life for Kendallville's residents.

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Kendallville Downtown Historic District, Elkhart County, Indiana

Patterns of Architecture

The earliest structures in the district were constructed of wood, had wood walkways, and fronted a dirt Main Street. Following several c.1880 fires, construction turned to masonry to where every structure in the district is brick, block, stone, or terra-cotta.

Masonry construction worked well with the implementation of pressed metal and cast iron storefronts and decorative architectural details. This method of construction was popular in the Nineteenth Century, as early as 1820, because it could be mass-produced, was affordable, fireproof, mimicked stonework, and was able to support loads that allowed for sizeable display windows. Since the town's location on the railroad provided easy transport of the product, the district has an impressive display of iron and metal work, perhaps the best in northern Indiana. Nameplates show manufacturers as far away as the Eagle Iron Works of Buffalo, New York, and as close as the Bass Foundry & Machine Works of Fort Wayne (more notable as a leader in rail car wheels).

The Italianate Style (1855-1890) is the overwhelming style represented in the district. Its popularity coincides with Kendallville's post Civil War boom, and later push towards masonry buildings, especially in the 1880's and 90's. The typical Italianate storefront was two stories in height. The lower story had an entry and one or more display windows the full height of the story (often the iron storefronts described above). The second story typically had elongated windows with arched tops or hoods, symmetrically placed the length of the facade. The main facade was topped with a flat parapet wall with a decorative cornice with brackets, and often decorative pediments. Although there are several modest examples, the district's finest are 104 S Main (Photo #2), and 132-136 S. Main (Photo #3).

The district has four examples of the Queen Anne style (1880-1910) which emulates the Italianate model of a two story building and ground story storefront, but are much more exuberant in their ornamentation. The facades include second story bay windows, and an overabundance of often classically inspired ornamentation that include pilasters, scroll work, human and animal heads, sunbursts, and urns. The district's best examples are located at 105-113 N. Main (Photo #1), 116-120 N. Main (Photo #6), and 215-217 S. Main (Photo #10).

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The district has sixteen examples of Nineteenth and Twentieth Century Functional buildings, or simple vernacular storefront commercial structures constructed with the minimal application of stylistic ornamentation. The Nineteenth Century examples, like 106 S. Main, and 120-124 S. Main, and the Twentieth Century examples, like 101-103 N. Main, 107 E. Mitchell, and 109-111 E. Mitchell are both one and two stories in height, and are plain structures with minimal, or often awkward applications of, architectural ornamentation.

The turn of the century witnessed the rise of the Neoclassical Style as the predominant public and commercial architectural style. Neoclassical buildings typically display permanence and stability through their massive scale, and meticulously ornamented facades. Classical ornamentation included pilasters, keystones, pedimented entries, and broad cornices. They typically display a fair amount of stonework, if not the entire building. The district's few examples include City Hall, 234 S. Main (Photo#5), and the former Noble County Bank, 212 S. Main (Photo #4) which displays the neoclassical style in terra-cotta with Art Nouveau details, a style known for its floral and organic details.

Three additional styles represented in the district are Romanesque Revival, Craftsman, and Art Deco. The sole Romanesque Revival (1880-1900) structure, the former Spencer Opera house, is located at 219-225 S. Main which was originally constructed as ground story storefronts, and a 750 seat vaudeville theatre. The structure is partially obscured by a c.1956 movie marquee, but elements of the style are evident in the light-brown toned brick, and the upper story's ribbon of stone arched openings. The sole Craftsman Style (1900-1920) structure is the Bernhalter Building located at 227 S. Main (Photo #11). It displays the style's traditional, or handmade, construction, through the rough faced brick, cast iron light fixtures, and arched, multi-light windows. The Shanhower Building at 117 E. Williams is a fine example of the Art Deco Style, complete with the characteristic vertical and elongated pilasters, geometric pediment and pilaster bases, and trademark chevrons.

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Kendallville Downtown Historic District, Elkhart County, Indiana

Boundary Description

A line beginning at a point on the southwest corner of 234 South Main and running north to the northwest corner of 104 South Main; then east to the southwest corner of 102 South Main; then north to a point that intersects the north right-of-way of West Mitchell Street; then west to the southwest corner of 101-103 North Main; then north to the northwest corner of 105-113 North Main.

Then, a line running east to the point it intersects the east right-of-way of North Main; then north to the northwest corner of 116-120 North Main; then east to the northeast corner of 116-120 North Main.

Then, a line running south to a point even with the north property line of 117 East Williams Street; then east to the northeast corner of 129 East Williams Street; then a line south to the southeast corner of 129 East Williams Street; then a line west to the southeast corner of 115 East Williams Street; then south to the southeast corner of 227 South Main Street.

Then a line running west to a point that intersects the west right-of-way of South Main Street; then a line south to the southeast corner of 234 South Main Street; then a line running west to the southwest corner of 234 South Main Street.³

Boundary Justification

The Kendallville Downtown Historic District boundaries include the collection of commercial buildings that center on Main Street and two intersecting streets. The district is surrounded by industrial buildings and residential neighborhoods whose structures do not blend with the commercial and governmental architecture of the downtown.

³ Main Street Kendallville is oriented slightly northwest to southeast. To simplify the boundary description, north and south is assumed to be parallel to the centerline of Main Street.

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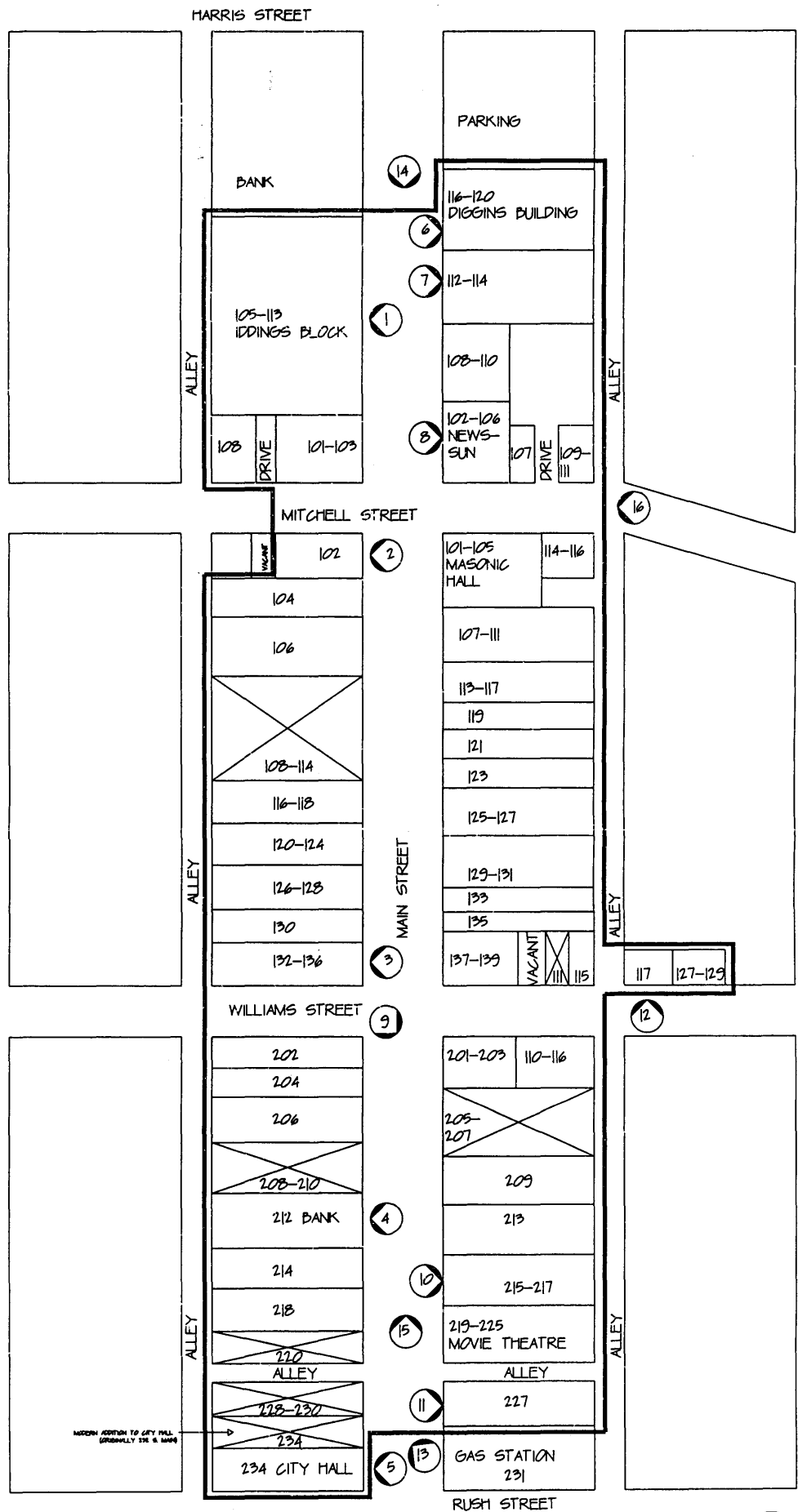
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Photo List

Photos by Todd Zeiger (December 2001), *The News-Sun* photo staff (May 2003), and Christopher Baas (June 2003). Negatives in possession of IDNR Division of Historic Preservation and Archaeology.

1. Iddings, Gilbert, Leader, Anderson Block, 105-113 N. Main Street.
2. 102 (right) and 104 (left) S. Main Street.
3. 132-136 S. Main Street.
4. 212 S. Main Street.
5. City Hall, 234 S. Main Street.
6. Diggins Block, 116-120 N. Main Street.
7. 112-114 N. Main Street.
8. 102-106 N. Main Street.
9. View of 200 Block of S. Main Street-East Side.
10. 215-217 S. Main Street.
11. Bernhalter Building, 227 S. Main Street.
12. Shanower Building, 117 E. Williams Street.
13. Left to right, 234, 228-230, 220 S. Main Street.
14. N. Main Street looking south.
15. S. Main Street looking north.
16. E. Mitchell Street looking west.



KENDALLVILLE DOWNTOWN HISTORIC DISTRICT

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 PHOTO NUMBER AND DIRECTION



JULY 14, 2003