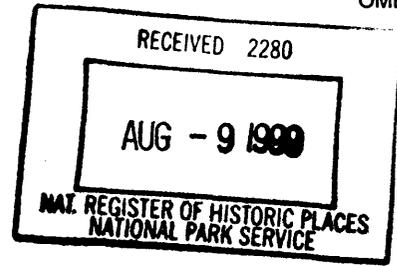


United States Department of the Interior
National Park Service

1108



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 Baldwin Addition Historic District

other names/site number N/A

2. Location

street & number N. Main St. between 2nd and 4th Streets, N. Walnut St. between 2nd and 3rd Sts. N/A not for publication

city or town Fairmount N/A vicinity

state Indiana code IN county Grant code 053 zip code 46928

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]
Signature of certifying official/Title

7/26/99
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]
Signature of the Keeper

Date of Action

Edson A. Beall

9/9/99

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply) Category of Property (Check only one box)

- Ownership: private (checked), public-local, public-State, public-Federal. Category: building (checked), district, site, structure, object.

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

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: Contributing (14, 0, 3, 0, 17), Noncontributing (8, 0, 0, 0, 8).

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

RELIGION: Religious Facility

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

RELIGION: Religious Facility

RECREATION/CULTURE: Museum

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

MID-19th c.: Greek Revival

19th & 20th c. AMER.: Bungalow/Craftsman

19th & 20th c. REVIVALS: Colonial Revival

OTHER: Gabled-Ell

Materials

(Enter categories from instructions)

foundation STONE: Limestone

walls WOOD: Weatherboard

BRICK

roof ASPHALT

other STONE: Limestone

WOOD

Narrative Description

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

8. Statement of Significance

ty

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)

COMMUNITY PLANNING & ARCHITECTURE

Period of Significance

1857-1930

Significant Dates

1857

1858

1887

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:

10. Geographical Data

Acreage of Property 5.5

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	614540	4474840	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			

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 Elizabeth Morton, Ball State University graduate assistant

organization Historic Fairmount, Inc. date 06-29-98

street & number PO Box 257 telephone (765)948-5720

city or town Fairmount state IN zip code 46928

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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**Baldwin Addition Historic District
Grant County, Indiana
Narrative Description**

The Baldwin Addition Historic District contains large nineteenth-century and more modest early twentieth-century houses in the small town of Fairmount, Indiana. Just north of the two-block downtown commercial district, it is centered along tree-lined North Main Street between Second and Fourth Streets. The architectural styles and house sizes reflect the residential and economic development of Fairmount. It grew from a rural cluster of houses and small businesses in the 1850s into a boom town of 5,000 during the 1890s after the discovery of natural gas and rapid opening of glass factories. The district contains the two-story frame 1858 Greek Revival house of Jonathan Baldwin, who platted portions of his farm in the 1850s, 1860s, and 1870s to create the northern half of Fairmount. It also contains the two large Queen Anne houses, one frame and one brick, built in 1893 and 1903 by the merchant John Harvey Wilson, who profited handsomely from selling goods to the influx of factory workers during the gas boom.

Fairmount is located in Fairmount Township, in southeastern Grant County. Grant County is bounded on the north by Wabash and Huntington counties, on the east by Wells and Blackford counties, on the south by Delaware and Madison counties, and on the west by Tipton, Howard, and Miami counties. Fairmount, ranging in elevation from 860 to 880 feet, sits on gently rolling fertile soil. The northern half of the district is located on a slight rise, noticeable only because Main Street has been graded down about four feet below the lots to create a level roadbed. Three or four steps lead from the concrete sidewalks along both sides of Main Street to the walkways to individual houses, an unusual feature in Fairmount that contributes to the district's special sense of place. Back Creek flows on a north-northeast through Fairmount just west of the district. Early settlers were attracted to this area because Back Creek was a source of fresh water.

The district has integrity in terms of location and setting. Originally part of Daniel and then Jonathan Baldwin 160-acre farm (the northwest quarter of Section 29, Township 23 North and Range 8 East), by the 1870s most of the district had been platted and sold as house lots. The nearly one-acre lot with mature shade trees surrounding Jonathan Baldwin home at 403 North Main suggests the expansive quality of his original landholdings. The district retains its residential feeling and association since the houses are still used primarily as single-family residences. Surrounding the district to the north, east, and west are residential neighborhoods, with both smaller nineteenth-century and mid-to-late-twentieth century houses. From the southern edge of the district, the two-block commercial historic district is visible, separated from the district by the large paved parking lots of a supermarket and gas station on either side of Main Street.

The district retains the irregularly shaped lots created by the diagonal (northeast-southwest) direction of North Main imposed on the grid-pattern of nearby streets, which are oriented north-south and east-west. Along North Main, the fronts of the houses are all parallel to the street except for Jonathan Baldwin house at 403 which faces

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Baldwin Addition Historic District Grant County, Indiana

due east, which suggests the house was built before the street. Local lore says that the north-south route of North Main was angled to the northeast at First Street because of this house. (If Main Street continued straight north, it would pass to the rear of the house.) The district is bounded by Fourth Street on the north, on the east by the eastern property lines of houses on the east side of Main Street and on the east side of North Walnut, by Second Street on the south, and by the western property lines of the houses on the west side of North Main Street.

The district also retains integrity of materials, design, and workmanship. North Walnut between Second and Third streets is brick, first laid ca. 1901. The wood clapboards on most of the frame houses have not been covered with metal or vinyl siding. While most have replacement roofs, the slate roof at 312 North Main is intact and the replacement roof at 418 North Main is made of shingles that closely resemble slate. Window and door openings are still open and many contain original sashes, including some stained glass panels. The design of the houses has not been compromised with later additions visible from North Main Street. The workmanship of houses is still visible. For example, the narrow beaded white mortar joints that were carefully applied over the reddish mortar at 418 North Main are intact, as are the wood parquet floors at 425 North Main.

Although the district contains houses built (or remodeled) over several decades, from the late 1850s until 1930s, it has a cohesive appearance and feel. The large maple trees lining Main Street and mature deciduous and coniferous trees on the lots, the large grassy areas (on both house lots and the vacant lot at the southwest corner of Main and Third), the orientation of the houses (all but one are northeast or southwest), the setbacks from Main Street, the slight elevation of the northern half of the district above street level that enhances the one-and-a-half and two-story height of the well-maintained homes, all these visually distinguish the district from the surrounding residential areas (see Photo 1).

Several nineteenth- and early twentieth-century architectural styles and vernacular house forms are found in the district. The Greek Revival is represented by the large frame gable-front-and-wing house built in 1858 for Jonathan Baldwin at 403 North Main. Its low pitched roof and wide band of trim below the cornice in the front gable are typical of the Greek Revival style. The front door surround, composed of narrow rectangular panes, is another Greek Revival feature. While the full height entry porch created by two pairs of square wood columns is another common Greek Revival element, it was actually added to the house in the 1920s, as was the two-story wing on the south side of the house.

There are three Queen Anne houses in the district. The houses at 418 and 425 North Main exhibit key hallmarks of the Queen Anne style: irregularly-shaped steeply pitched roofs with dominant front-facing gables, irregular massing, full-width porches, and different wall textures and colors. The frame house at 312 North Main has several classical details: dentiled cornices and classical porch columns. The brick house at 418 North Main has

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**Baldwin Addition Historic District
Grant County, Indiana**

a: hipped roof with projecting lower cross gables and dormer windows, an elaborate two-story wrap-around wood porch, several different sizes and shapes of windows, limestone window sills and block accents in the brick walls, and fish scale shingles in the upper gables. The frame house at 425 North Main has hipped roof with lower cross gables, bay windows, a wood porch with classic-style columns that wraps around the projecting front gable, and a Palladian window in the front gable.

The bungalow at 303 North Main represents an early twentieth-century residential style. The current bungalow-appearance is actually a 1920s remodeling of an older hall and parlor house. The deep partial-width porch supported by square brick columns, wide eave overhang, the shallow pitch of the side-gabled roof, the two gable dormers, and style of window sashes combine to create a convincing bungalow.

Common late nineteenth-century Midwestern vernacular house forms are also represented in the district. The two-story frame house at 309 North Main Street is a gabled-ell house with regularly spaced tall rectangular windows with original wood window hoods and moldings. The house at 420 North Main is one-and-a-half-story an upright-and wing house.

In addition to the residences, the district includes a twentieth-century Gothic Revival brick church, the Fairmount Wesleyan Church, built in 1916 on the northeast corner of North Walnut and East Third. It replaced the congregation's frame corner tower church building originally built on the same site in 1866-1867 and heavily remodeled in 1901.

The appearance of the district during the time it achieved significance (1852-1930) changed from a farmstead on the edge of a small village to a regularly ordered residential neighborhood in a prosperous small town. When Jonathan Baldwin consolidated his siblings' interests in the 160-acres after their father Daniel Baldwin died in 1845, the property was farmland with some large trees still standing on it. After Fairmount was platted in 1850, Jonathan began in 1852 to lay out additional town lots on his land just north of the original plat. Baldwin built his large Greek Revival home in 1858 on a slight rise. About 1858 Daniel Ridgeway built a tannery on the northeast corner of North Main and Second streets, on Lots 11, 12 and 13 of Baldwin Second Addition.

By the 1870s, the grid of streets with the diagonal northeast-southwest direction of Main Street was established. While Main Street was first graveled in 1862, it and the other streets were often muddy quagmires in the nineteenth century. During the 1870s and early 1880s, a few vernacular frame houses were built on some lots. Some of the rural character of the early years was still intact in the 1870s in "The Grove," a wooded area across Main Street from Baldwin house that was the site of political gatherings and other meetings.

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**Baldwin Addition Historic District
Grant County, Indiana**

Within a few years after the discovery of natural gas in Fairmount in April 1887, most of the current houses in the district were constructed. The three most substantial were built in the popular late nineteenth-century Queen Anne style. The owners were men who enjoyed the prosperity created by the gas boom, both by the manufacturing of glass products, and by the selling of goods to the influx of glass factory workers. The new wealth made improvements to the infrastructure of Fairmount possible. Several changed the appearance of the district. In 1900 cement sidewalks were poured. In 1901 North Main Street was paved with brick. In 1897, the interurban rail line connecting Fairmount to Marion ran along the center of North Main Street.

The appearance of the district has continued to evolve in the twentieth century as buildings have been removed and remodeled. The nineteenth-century houses at 303, 312, 406, and 410 were "updated" in the early twentieth century in the bungalow or Colonial Revival styles. Small frame outbuildings located at the rear of several houses have been torn down. Some have been replaced with larger garages. Two vernacular houses on the northwest corner of Main and West Third were torn down in the 1970s creating a large grassy vacant lot. A ca. 1920s photograph of the lot at 403 North Main shows the metal Interurban tracks, an unevenly paved sidewalk, and many trees. Main Street has been paved with asphalt and the Interurban tracks are no longer visible. The sidewalks and mature trees have been maintained in the district.

The following is a block by block description and brief history of the 10 contributing and 4 non-contributing buildings, the 2 contributing and 3 non-contributing structures, one contributing object (brick street), and one non-contributing site within the Baldwin Addition Historic District. The addressees are the current ones and do not always match the historic address numbers shown on Sanborn fire insurance maps or listed in city directories. The legal lot descriptions are from the Grant County Auditor's Office and vary in their specificity.

North Main Street (west side)**303 North Main Street (1 contributing building, 1 non-contributing building)**

Underneath the exterior of this one-story brick and wood bungalow is the structure of a ca. 1870 frame house (see Photo 2). Visible in the basement ceiling are the large hand-hewn beams and logs used as floor joists that are held together with wooden pins. The house occupies Lot 15 and the eastern 20 feet of Lot 16 of Baldwin Second Addition, laid out in 1857 by Jonathan Baldwin. It was purchased in 1858 by Calvin Dillon for \$75.00. The property was sold several during the 1860s, increasing in value each time. A jump in the sale price from \$450.00 in 1869 to \$800.00 in 1873 suggests that the original house had been constructed by 1873, probably by Alexander Pickard.

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A historical photograph of the house before it was remodeled between 1916 and 1927 shows that it was a one-story frame house with a front porch supported by spindle posts. The windows were topped with shallow pedimented trim. The house was approximately 24 by 32 feet and probably contained four rooms. The only remaining visible exterior hints of the original construction date of this house are the tall narrow window in the south elevation and the slightly steeper pitch of the roof above the original house and the lower pitch over the 1920s porch and sunroom. A small, one-story shed stood where the small back garden is today.

The remodeling, which changed the exterior of the house from a vernacular hall and parlor to a bungalow, was done when Isaiah Jay, owner of a furniture store on North Main Street, owned the house from 1910 to 1933. He expanded the house by enclosing the left side of the porch to create a sunroom and adding a kitchen at the rear. He rebuilt the porch with brick and built the fireplace chimney on the south elevation, with its checkerboard brickwork. He also excavated the poured concrete basement underneath the house. The two gable dormers were added about 1990 by the current owners to break up the large expanse of the low-pitched side-gable roof. They also moved the front entry from the center of the front facade to the sunroom on the left and built a bay window in its place. The two-car garage behind the house was built after 1960. The iron fence enclosing the small yard at the side and rear of the house was originally at Park Cemetery, just north of Fairmount. It was purchased by the current owners when it was removed from the cemetery.

The house has several typical bungalow features: a shallow pitched roof, wide eave overhangs, a deep partial-width porch underneath the main roof, square brick columns that extend to the ground supporting the porch roof, two gable dormers in the side-gabled roof, and windows with narrow vertical panes in the upper sashes. Patterned brickwork subtly emphasizes the horizontal lines of the porch. When the basement was excavated beneath the house, the house was raised about three feet above grade. Six concrete steps lead from the sidewalk to the porch.

309 North Main Street (1 contributing building)

This two-story gabled-ell frame house with a one-story porch was built between 1880 and 1885 by Enoch Beals, on Lot 14 and the eastern 20 feet of Lot 17 of Baldwin Second Addition. Beals, a grain dealer, was married to Margaret Winslow, daughter of Jonathan Winslow, a prominent early businessman in Fairmount. Beals served on the first town board elected in 1870, and served on the school board in 1876 and 1877. Two years after Beals died in 1892, Isaac Elliott, a farmer, and his wife Mary R. purchased the house in September 1894. The Elliotts lived in the house for nearly four decades until they sold it in 1931 to Ida and Ancil Winslow.

An alley originally separated this lot from the one to the north. Now the alley is just a gravel drive for 309 North Main and does not continue through to Mill Street. The historic footprint and form of the house has not been

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Baldwin Addition Historic District Grant County, Indiana

altered since 1898. The front door is in the corner created by the two-story wings. A one-story wood porch with turned spindle posts shelters the front entry. At the rear are one-story additions, resting on field stone foundations. There is a small one-story porch at the rear of the house also with turned spindle posts. A metal roof covers both the two-story front section of the house and the one-story rear additions. One brick chimney rises in the center of the house, a second two-story chimney is attached to the rear of the house, and a third chimney is in the one-story rear section.

While the wood clapboards have been covered with painted asbestos panel siding, the wood trim and storm windows are intact. In the front facade, the tall narrow windows have lintels with slight pediments. The windows on the side elevations have flat lintels. Fluted cornerboards with classical capitals rise the full height of the two-story wings.

Vacant lots

The only currently visible reminders of the two late nineteenth-century houses and small wood sheds that once sat on these two lots (see Photo 3) are a concrete walk that leads to the site of the house at 321 North Main and two small depressions in the ground at 313. The lots are currently neatly mown. The house at 313 North Main, immediately to the north of 309 North Main, was on Lot 6 of Baldwin Third Addition. Like the extant house at 309 North Main, it was a two-story gabled-ell frame house. It had a one-story wrap-around porch. The house was torn down between 1973 and 1980. The one-story frame Jonathan house at 321 North Main, on Lot 1 of Baldwin Third Addition, also had a wrap-around porch. It was also torn down before 1980.

403 North Main Street (1 contributing building, 2 contributing structures)

Thirty-five year old Jonathan Baldwin built this two-story upright-and-wing frame Greek Revival house in 1858 on the 160 acres his father, Daniel Baldwin, had purchased in 1836 (see Photo 4). Jonathan Baldwin was influential in the early development of Fairmount. He laid out and sold many of the first lots, contributed to the ditching of Back Creek in 1854, and donated a lot to the Fairmount Wesleyan Church on which they erected their first building in 1866-67. In the 1870 census, his real estate was valued at \$5,400, placing him among the larger property owners in town. His large dwelling sometimes served as a hotel and meeting place. In the 1917 history of Fairmount Township, Mrs. Lydia Morris Arnold recalled Jonathan Baldwin "hotel" about 1870. The history noted in another chapter that "this house has at different times been used for hotel purposes."

The house was originally surrounded by forests and farmland. By the time Jonathan Baldwin died in 1877, the town of Fairmount, officially incorporated in 1870, had begun to grow up around it on lots he had platted. Into the twentieth century, the lot had an apple orchard on it, a reminder of its origins as a farmstead. After his death

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**Baldwin Addition Historic District
Grant County, Indiana**

his second wife, Emeline, and his three living children, Elizabeth, David, and Mary inherited the property. In 1880 the children gave Emeline a life interest in the approximately five-acre homeplace, the area now bounded by West Fourth on the north, North Main on the east, West Third on the South and North Mill on the west. In 1883 Emeline and the three children sold this parcel to Robert Bogue, a merchant in Fairmount. At the time of his death in 1900, several boarders and two servants lived in the house. His widow Elizabeth, continued to live in the house for many years. Since that time the five-acre lot has been reduced by the subsequent selling of lots to its current 0.85 acre size (see Photo 5). It is currently a single-family residence.

The house was owned in the 1920s by Sally Payne Roberts. During this time the house was remodeled and the lot landscaped. Plans were made by a local landscape architect, Bing Traster, for a swimming pool at the northwest part of the lot (never constructed). A four-foot circular pond was dug (now filled in, only the stone rim is visible) and concrete sidewalks were poured that connected the house to outbuildings on the property.

Now sitting four to five feet above Main Street, five steps led from the sidewalk along North Main and from West Third to walkways to the house. Two 30" x 30" short, roughfaced, limestone pillars with pyramidal cement caps are on either side of the sidewalk at the top of the steps (see Photo 5). The roughfaced limestone is similar to the roughcut limestone on the house's foundation and the stone of the retaining wall at 418 to 410 North Main Street. As noted previously, the house faces due east, instead of southeast like the adjacent houses, indicating it may have been built before Main Street.

The low-pitch roof and wide band of plain raked molding below the cornice in the front-facing gable are characteristic of the Greek Revival style. The wood panel front door in the two-story front-facing gable has a Greek Revival surround of narrow pane sidelights and transom. A ca. 1917 photograph shows that a two-story front porch spanned the gable. It was replaced in the 1920s with the full-height shallow entry porch supported by two pairs of square wood columns and a small balcony above the front door. A pair of French doors open onto this balcony. Flanking the doors on both levels are rectangular wood sash windows. Metal pieces used for attaching awnings above the windows are still intact above several windows.

The one-story wing on the north, originally the kitchen and dining area has a full-length porch with a shed roof. A cistern, since filled in, was located near the northeast corner of the one-story wing by the kitchen. The two-story addition on the south that is topped with a balustrade was built in the 1920s, adding a sunroom downstairs and sleeping porch upstairs (see Photo 3).

The house was built from native walnut. One-foot square beams form the structure of the house. The interior walnut trim is intact, including several solid walnut panel doors. The original wood shingles that were later

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**Baldwin Addition Historic District
Grant County, Indiana**

covered with a metal roof were both removed and replaced with asphalt shingles in the 1990s. The horizontal wood clapboards are intact.

423 North Main Street (1 contributing building, 2 non-contributing buildings)

This one-story front-facing L-plan ranch house was erected in 1959-1960 by Hubert and Lucile Sicks (see Photo 6). While its construction date and style place it outside the era of significance for the district, its presence does not detract from the overall historic character. Its height, large setback from Main Street, and mature landscaping with numerous shade trees filter the view of the house. The .70-acre lot was originally part of the 5-acres surrounding the Jonathan Baldwin home at 403 North Main. A garage of the same era sits behind the house, reached by a gravel drive from West Fourth behind 425 North Main. It is not visible from Main Street.

A wood framed shed, approximately 9' x 12', is to the northwest of the garage. The shed faces north. The shed roof building is covered in two-inch vertical wood siding, and sits on corner foundation blocks. Horizontal wood planks hinged to swing up cover the space between the shed and the ground to keep wildlife and debris out. There are three, single-sash, four-light windows. One window and a door are on the north façade, and two windows are on the south elevation. The shed is visible in a photograph published in *The Making of a Township*, by Edgar Baldwin in 1917 (page 140). Behind the shed is a large open lawn with mature trees and shrubs along the property lines.

425 North Main Street (1 contributing building)

John Harvey Wilson, successful proprietor of the Bee Hive Cash Store, built this free classic Queen Anne two-story frame house in 1903 (see Photo 7). A merchant in Fairmount since 1881, Wilson had previously built the brick Queen Anne house at 418 North Main. In 1895, two years after completing that house, his first wife Silona died. In 1899 he remarried. His reasons for constructing a new house across the street are much speculated upon. Perhaps it was for his new wife, Etta, or perhaps the first house was too expensive. On August 4, 1903 the *Fairmount News* reported that J.H. Wilson's eight-room house on North Main was nearly complete. It noted that the dining-room "with its art glass windows and antique oak finish is especially attractive." (The 1902 Sanborn fire insurance map shows the house footprint, noting it was drawn "from plans.") Although the architect and source of design are unknown, the newspaper congratulated Asa Carter who was "in charge of the work." Carter had many years of building experience in Fairmount, since he was listed in the 1870 census as a carpenter.

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**Baldwin Addition Historic District
Grant County, Indiana**

The approximately one-quarter-acre lot at the southwest corner of North Main and West Fourth Streets was carved out from the five-acre lot surrounding the Jonathan Baldwin home. In 1902, Millie J. and William H. Wiley sold the lot to Oz B. Wilson, twenty-year old son of J.H. Wilson, for \$650.00. In 1905 Oz Wilson transferred the lot to his sister, Zola I. Wilson, who was 21 years old. In 1915, Zola and her husband, Charles White, transferred the property to J.H. Wilson, her father, for \$1,000.00. The reasons for his children's ownership of the lot are unknown, but as noted in the newspaper article the house was constructed for J.H. Wilson. The 1906 city directory lists J.H. Wilson living at 425 North Main with his wife Etta, his daughter Zola, and his son Ohr, who both worked as clerks in their father's store.

After J.H. Wilson's death in 1934, his second wife Etta inherited the property, then valued at \$1,730.00. When she died in 1940, Ernest L. Baker, a grandson of J.H. Wilson, inherited the house. He sold it to Clyde A. Lewis and William H. Parrill, owners of an undertaking business, who converted the house into a funeral home. Shortly after they bought the house, Lewis and Parrill added the four-bay garage at the rear to shelter their hearses and installed an elevator to lift caskets from the garage area to the first floor. In 1962 it became the Nolder Memorial Chapel and in the 1970s was converted into offices for an accounting firm. The house is currently the James Dean Gallery, housing a private collection of memorabilia open to the public.

The house is on a rectangular lot set back from North Main Street. The front lawn is about three feet above the sidewalk. Three steps lead from the sidewalk along North Main to the front walk in the center of the lot. A wood fence on the south side of the house separates a small side yard. A roughfaced concrete block building built between 1909 and 1916 encloses the rear of the yard. It used over the years for storage, and perhaps to house carriage and automobiles. It was originally a free standing building on the southwest corner of the lot. The building retains the original steeply pitched slate roof, ornately cut rafter tails and barge board, and wide plain cornice. One double-hung wood window in the west elevation and one four-panel wood door on the east elevation remain intact. This building was incorporated into the south wall of the four-bay garage addition on the west elevation of the house. The addition was erected about 1940 when William Parrill and Clyde Lewis purchased the house and converted it into a funeral home. The south and west edge of the property is delineated by a low concrete retaining wall.

The house has several Queen Anne features, such as the hipped roof with lower cross-gables found on over half of the houses in this style. The front-facing projecting gable and the wrap-around porch dominate the asymmetrical front facade. The wrap-around porch has a pediment above the entry. (The shell design in the pediment is similar to the shell-motif used above the windows at the nearby 1892 Fairmount Friends Church and 1889 Bogue Block in the commercial district.) The house sits about three feet above the lawn on roughcut limestone foundation. Four stairs provide access to the porch from the center walk. A Palladian window in the front-facing gable, pediments in the gable ends formed by wood molding, pairs and trios of classical columns

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resting on limestone piers supporting the porch roof, and cornerboard molding with Doric-like capitals on the second story makes this a free classic Queen Anne, a subtype popular from 1890 to 1910.

Typical of a Queen Anne house, several devices were used to avoid flat wall surfaces. Cutaway corners beneath the front-facing gable are filled with one-over-one double-hung wood windows. A five-sided one-story bay window projects from the north facade gable. The exterior placement of the brick chimneys also breaks up the wall surfaces. On the north elevation, horizontal clapboards of two sizes, slightly wider on the first floor than on the second provide subtle surface differentiation. A unique feature of the house is the torch design of the clear leaded-glass windows, which resemble the torch on the Indiana state flag.

The current front (east) and north elevations of the house match their appearance in a 1906 photograph. The only exterior changes apparent are the replacement of the porch stairway balusters and the replacement of the original roofing material with asphalt shingles. The quarter sawn oak trim is intact in the first floor rooms, as are the wood parquet floors.

North Main Street (east side)

312 North Main Street (1 contributing building)

This two-story frame free classic Queen Anne house was erected between 1892 and 1895 for Frank B. Zeigler, president of the Big Four Window Glass Company organized in 1890 (see Photo 8). Zeigler and his wife Nettie purchased the property on which the house sits (Lot 11 of Baldwin Second Addition) from Micah and Sarah Baldwin and Alonzo and Minnie Thomas in October 1892 for \$550.00. Zeigler apparently used glass scraps from his factory for fill, because bits of glass can be found on the property that have worked their way up through the soil.

The Zeiglers sold the property to Rosa Meister and Flora Alexander for \$3,050 in November 1901. The Big Four Glass Window Glass Company closed in 1902 and the vacant factory buildings burned in April 1905. The house changed hands twice before Mabel Storm Selby and her husband Victor A. Selby purchased it in September 1911. The Selbys were members of a family that has played an important role in the financial life of Fairmount for over 100 years through their leadership of the Citizens Exchange Bank, organized July 15, 1893 and still in operation in 1998. Victor Selby was the son of John Selby, first president of the Citizens Exchange Bank and was cashier of the bank when he purchased this house. He became president when John Selby died in 1917 and served in that post until his death in 1951. His son Victor, Jr. became president of the bank and also lived in this house, which remained in the Selby family until 1991.

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The first structures on this lot were frame. Daniel Ridgeway built a tannery shortly after he purchased Lots 11, 12 and 13 of Baldwin Second Addition from Jonathan Baldwin for \$100.00 in 1858. That same year Micah Baldwin purchased a half-interest in the business and property. The 1917 history of Fairmount said the tannery was a gathering place where men discussed politics and was also a "stopping-place" for refugees, both black and white, from the South. It may also have been used to store weapons and ammunition of the Fairmount Company of Home Guards, and was known as the "Quaker Arsenal." The tannery continued to operate at least until 1876. When it closed, the lime pits were filled in with half-tanned skins and other debris. As the fill has decomposed, it has formed depressions in the ground, which subsequent owners have attempted to fill in with earth.

The house and lawn now occupy Lots 11, 12 and 13 of Baldwin Second Addition and Lot 1 of Baldwin Fourth Addition, a trapezoidal area formed by North Main, East Third, North Walnut, and East Second streets. Shortly after the Selbys purchased the house, they purchased Lots 12 and 13 of Baldwin Second Addition for \$500 from Sylvannus Free. The small one-story frame houses and sheds on Lot 12 and Lot 1 shown on the 1898-1909 Sanborn maps were torn down by 1916. Today large fir trees along the south and east edges of the lot create an evergreen shield around the house.

Classic details frequently seen in the Queen Anne style can be seen in the classical-style porch columns and corner boards, and dentils beneath the roof and porch eaves. The hipped roof with lower cross gables still has its original slates. The box eaves, which originally collected rain water for a cistern in the rear kitchen, were removed because of severe deterioration. The house has a bay window in the south-facing gable. On the north elevation, the exterior red brick chimney has terra cotta tiles and recessed brick round-arch indentations. The house sits on a brick foundation that has been reinforced with poured concrete. The interior wood oak and cherry trim is intact, as are the decorative fireplace tiles.

A ca. 1930s remodeling gave the house a colonial appearance. An Adamesque fanlight was placed above the front door. The one-story wood wrap-around porch that rose to the full height of the house above the front door in the center of the front facade was mostly removed. A small overhang between the first and second floors, the small one-story entry porch, and a one-story portion on the south side are all that remain. The multi-light windows, such as nine-over-nine double hung wood windows in the front elevation add to the Colonial Revival appearance, as does the all-white paint scheme. About this time, a one-bay frame garage was added at the northeast corner. The cornice dentil molding and classical cornerboards were repeated from the house to unify the garage and house.

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406 North Main Street (2 contributing buildings)

This frame one-and-a-half-story house was built before 1893, probably by William F. Brown. In 1897, he was the cashier at the Citizens Exchange Bank. It sits on the northeast corner of North Main and East Third, on a .28-acre portion of property once known as "The Grove." Like the other houses in the district, this house sits several feet above North Main Street. Three concrete steps lead from the sidewalk along Main Street to the short front walkway to the house.

Several remodelings in the first two decades of the twentieth century by the Oldfather family resulted in its current bungalow appearance. The house has a wide eave overhang and shed dormers, deep porch, and supporting knee braces. Between 1902 and 1909 the rear one-story porch was enclosed. Between 1909 and 1916 the porch was remodeled with square wood columns, and horizontal wood panels replacing balusters. A rear addition to the house was built between 1909 and 1916. Both the porch and addition rest on panel-faced concrete block foundations. Large shed dormers with shingle wood siding and two pairs of windows were added to either side of the front-facing gable between 1919 and 1923, which added an upper floor to the former one-story dwelling. Probably at this time the roof overhang supported by triangular braces was extended. The three windows in the front facade have multi-pane upper sashes above single pane lower sashes.

A wood frame one-car garage is at the rear (east) of the lot. The garage has a steeply pitched gable roof, with asphalt shingles and wood clapboard siding. A doorframe with small cap molding is intact on the north elevation, but the door is missing and the doorway boarded from the inside. The single garage door, with four small windows, is on the south elevation. Its trim is similar to that on the north elevation. A new doorway has been cut in the west elevation, with a flush wood door.

410 North Main Street (1 contributing building, 1 non-contributing building)

This frame one-and-a-half-story T-plan house was built about 1890, probably by M.J. Millspaugh (see Photo 9). Subsequent remodelings in the early twentieth century by the Oldfather family created its Colonial Revival cottage appearance. It occupies .35 acres of "The Grove" originally owned by Jonathan Baldwin. A low hedge defines the southern property line, while several mature fir trees define the northern property line.

By 1898, one-story additions had been built at both the north and south rear corners of the house. Small one-story porches were attached to the center of the front facade and flanked both sides of the southern addition. Between 1902 and 1909, small one-story porches were added at the rear and on the north elevation. Between 1909 and 1916 the house was substantially remodeled by removing a portion of the southern addition and enlarging the front porch. Since then the front porch has been enclosed and a Georgian-style door surround

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applied. Pairs of six-over-six windows flank the door in the front facade. The two gable dormers also have pairs of six-over-six windows. The house has a shingle roof and is covered with siding.

A wood frame, two-car garage with additional storage space is at the rear (east) of the lot. The building is oriented with the garage door on the west elevation at the south end. There is also access to the building by way of the wood and glass door. The three windows, one on the west elevation and two on the north elevation are craftsman style with the upper sash have three vertically divided lights and the lower sash having one light.

418 North Main Street (1 contributing building, 1 non-contributing building)

This two-and-a-half-story brick house was the first of two houses built by John Harvey Wilson on North Main Street (see Photo 10). Completed by 1893, this Queen Anne house sits on a .20-acre lot. The lot was carved from the Jonathan Baldwin "beautiful grove [where] political and other meetings were held during summer and fall months," shown on the 1877 map of Fairmount. The east-west alley between North Main and Sycamore forms the northern boundary. Large fir trees roughly define the property boundary between 418 and 410 North Main on the south.

Wilson began his career as a store clerk for John Bogue and then Levi Scott in the late 1870s. In 1881 he opened his own store, the Bee Hive Cash Store, a general merchandise store that served Fairmount until the 1930s. His success was due both to personality and timing. A resident of Fairmount in the 1890s recalled how he ran his business. "I can still see John Harvey Wilson bustling around there greeting customers, for he knew the first names of people for miles around. Maybe the flood of glass workers covered him up for a while, but my guess is that he soon bobbed up." As population of Fairmount grew rapidly during the gas boom era (1887-1904) Wilson's business must have flourished, allowing him to erect this house.

About the time it was finished, the *Fairmount News* noted "it is by far the finest home in Fairmount." While there are other large Queen Anne homes in Fairmount, they are frame, which makes this brick example unique. Wilson and his first wife Silona lived in the house with their four children for two years until she died in 1895. After he remarried in 1899, he and his second wife, Etta, lived in the house for four years until he built the frame house at 425 North Main. Since that time the house has had a succession of owners. For several years the upper floor was used for apartments, and for a short time in the 1980s a gift shop was on the first floor. The house is currently a single-family residence.

Like the other houses in the northern part of the district, this house sits about three feet above Main Street. A roughcut stone retaining wall that begins at the northwest corner of the front lawn and continues in front of 410 North Main separates the front lawn from the sidewalk (see Photo 11). Six concrete steps lead from the

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sidewalk to the concrete frontwalk on the south side of the house that provides access to the porch. The one-a-half-story garage on the rear of the property that faced the alley has been demolished. Portions of the foundation are still visible. A ca. 1940s attached one-story garage has also been removed leaving only the concrete slab.

Like many Queen Anne houses, the asymmetrical front facade is dominated by a projecting gable, as are the side elevations on the north and south. In the three gables, fishscale shingles surrounds pairs of recessed windows. In the front-facade gable, a segmental stone arch in the second floor is filled with a small stained glass window while the segmental arch in the first floor is filled with a stained glass upper sash and multi-light lower sash. The cutaway corners contain windows on each floor. The front door is immediately to the right (south) of the front-facing gable. The projecting gable on the south elevation contains a bay window.

The two-story wrap-around white porch with its sky blue ceiling is the most striking feature of the house. It begins at the left side of the projecting front gable, spans the front facade and continues along the south elevation. Because the house sits three feet above grade on its rusticated limestone block foundation, three steps led from the frontwalk up to porch entries at the front and rear of the porch. The design and arrangement of round wood porch posts and tiny round balusters is repeated on both floors. Between the two floors is a slight overhang covered with fishscale wood shingles. The porch roof is an extension of the hipped roof that was originally covered with slates. The slates were recently replaced with shingles that closely resemble slate.

The masonry work on the house is another notable feature. The pressed red bricks were close set in reddish mortar. All of the joints were finished with beaded white mortar joints, except for the joints above some of the windows. This creates darker surface areas suggesting lintels. Bands roughcut limestone create a watertable, window sills and lintels, and two partial belt courses between the first and second floors on the front-facing gable. Blocks of roughcut limestone outline the lower portion of the slightly projecting brick chimney on the north elevation, and were used to create decorative patterns on this chimney and front-facing gable. The chimney flues fork above the first story fireplace around a small round-arch stained glass window above the mantel. The top of this chimney and the one in the center of the roof are corbeled.

Few changes have been made to the exterior. A two-story frame addition in the rear rests on a concrete block foundation. It replaced or remodeled the one-story frame room shown on the 1898 Sanborn map.

A small, modern, wood frame shed sits in the center of the lot, east of the house.

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420 North Main Street (1 contributing building, 1 non-contributing building)

Alexander and Mary Pickard, who also built the original house at 303 North Main, constructed this frame upright-and-wing house (see Photo 12) between 1877 and 1880. The house sits on the south half of Lot 16 in Baldwin Fifth Addition. Mary Pickard sold the lot in May 1892 to Jacob Richards, who sold it four months later to Hester and John B. Leach. In 1897, it was the residence of John W. Reed, manager of the Reed Stave Factory.

A retaining wall of concrete block separates the lawn from the sidewalk. The one-story wing touches the alley that forms the southern boundary of the lot. The one-and-a-half-story front-gable contains two tall rectangular windows with replacement sashes in the gable. Two tall rectangular replacement windows flank the center door. Originally, the one-story wrap-around porch spanned the front facade. The front portion was removed after 1944. Now the porch fills the angle created by the front-gable and one-story wing on the south. Decorative shingles are still visible on the portion of the porch facing Main Street. The house was covered with horizontal wood clapboards. The metal roof on both the gable roof of the upright section and the shed roof of the wing section is intact. The foundation of the house is not visible.

A wood frame two-car garage sits on the southeast corner of the lot. The gable-roof building is sided with vinyl. The garage door is on the south elevation, with access via the alley. One vinyl-clad, double-hung window and a door are located on the north elevation.

432 North Main Street (2 non-contributing buildings)

This house was built between 1888, when William Wilson purchased the lot valued at \$25.00 from Mary Pickard, and 1890 when the value of improvements on the lot jumped from \$0.00 to \$650.00. The house sits on the north half of Lot 16 in Baldwin Fifth Addition. (Mary Pickard subdivided Lot 16 in 1888.) In 1892, ownership of the property was transferred to Susan Leach. During the gas boom, the Leach family took in boarders who worked at the glass factories.

Originally, a one-story pyramidal roof house with a one-story addition at the southeast corner, this house has been remodeled several times and covered with vinyl siding. A large shed dormer with stained wood siding was added to the front of the roof. To the rear are one or more one-story additions. A porch originally wrapped around the front and side (south) elevations of the house. It was replaced between 1916 with the current wood porch resting on panel-faced concrete blocks. The foundation under the original house is brick. The only

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original exterior element still visible are the two double-hung one-over-one wood windows with plain wood trim in the south and north elevations.

The building on the northeast corner of the lot has a broad, gable roof on the north façade. Originally this building was a double car garage, but now only one bay has a garage door, while the other has been covered with aluminum siding. In the 1940s, an addition was built on the east side, adding space for a shop. The foundation of this added space raises the floor approximately sixteen-inches above grade. The shop has a door and one double hung window. A porch is raised two steps above the walk.

Side Streets

N. Walnut between E. Second and E. Third (1 contributing structure)

This street retains its brick paving from the turn of the century (see Photo 14). Many of Fairmount's dirt and gravel streets were paved beginning in the summer of 1901 with Main Street and Henley Avenue. Brick paving was one of several infrastructure improvements the Town of Fairmount made during the gas boom. By 1909, five miles of streets had been paved with brick or macadam. Today, only a few blocks of brick paved streets remain in Fairmount.

East Third and North Walnut (1 contributing building)

The brick twentieth-century Gothic Revival Fairmount Wesleyan Church, built in 1916, is the congregation's second building on this site at the northeast corner of North Walnut and East Third streets (see Photo 13). The congregation was organized in 1865 by Emsley Brookshire with about forty members. They took a subscription to collect money to build a church, and in 1866-67, they erected a frame building. Jonathan Baldwin, one of the first members, donated this lot to the congregation. By 1901, the frame building was too small and the congregation enlarged and remodeled it.

Within a few years the remodeled building proved inadequate and the congregation erected the present T-shaped brick building for \$12,000, which included the furnishings and stained glass windows. A fire in 1938 destroyed the roof. It was rebuilt but in the process, the high sanctuary ceiling with exposed beams was covered. The original stained glass windows survived the fire and are intact. The wood pews were salvaged from the fire and are still used.

The Fairmount Wesleyan Church was built of vertically-scored brick, similar to that used on several of the early twentieth-century commercial buildings in the nearby downtown. The dull red bricks were set in a pale terra cotta color mortar.

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The source of plans for the building is unknown. In its form and use of Gothic Revival details, it is quite similar to the red brick Fairmount Methodist Episcopal Church dedicated in 1910. The body of both buildings is formed by intersecting gables. On both buildings vertical bands of projecting brick divide the gables into three panels. In the center panels are large Gothic-arch stained glass windows flanked on either side by smaller and narrower Gothic-arch stained glass windows. Corbeled brick under the cornice of the gables creates a sawtooth pattern. Both buildings have two square castellated towers. The towers on the northwest corners are slightly taller than the ones on the southwest corners. Gothic-arch doorways in the towers provide access to the interior. The upper half of the basement walls are above ground, allowing windows to provide some natural lighting for the basement rooms.

A two-story addition was constructed at the rear of the Fairmount Wesleyan Methodist Church in 1969-70 to house additional Sunday School rooms, choir loft, office, and fellowship hall. Recently the congregation has remodeled the basement, put new asphalt shingles on the roof, and repaired and repointed the exterior brick.

203 East Second Street (1 non-contributing building)

Built between 1898 and 1902, this two-story frame house sits on the west half of Lots 9 and 10 in Baldwin Second Addition. Originally, the house had a one-story wood porch on the south facade facing Second Street. By 1916, this porch had been extended along the west elevation. It has since been removed, and a small entry porch now shelters the front door in the south facade. A new porch was constructed on the west elevation facing North Walnut. A one-story, two bay garage has been added to the rear (north) elevation of the house. The house has been covered with asbestos panel siding that has been painted. While the tall narrow rectangular window openings on the second story remain, the windows on the first floor are square replacement windows.

West Third Street (1 non-contributing building)

This two-story concrete two-bay garage and overhead apartment was built after 1944 at the rear of the 1858 Jonathan Baldwin house at 403 North Main. The lower story is concrete block and the upper story is covered with horizontal wood clapboards.

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Statement of Significance

The Baldwin Addition Historic District represents the residential development of Fairmount, Indiana from a rural village of a few hundred people in the 1850s into a booming gas belt town of the 1890s with several thousand residents. It is a reminder of an era when families lived only a few blocks from where they worked, shopped, and worshipped. The district represents the early residential development of Fairmount north of the original plat in both the lot shapes and housing styles from 1852 to 1930. This development was spurred by Jonathan Baldwin who platted several acres of his farm as town lots. The district is significant under Criterion C for "Architecture" because the houses within its few blocks represent the types and styles of houses built in Fairmount from the mid-nineteenth to the early twentieth century, including several vernacular house forms, Greek Revival, Queen Anne, bungalow, and Colonial Revival. The appearances of the houses convey the sense of the time, which elapsed while this district and the town, evolved.

The first white settlers in this part of Grant County arrived in the late 1820s. Many were Quakers who had left North Carolina seeking better economic opportunities and to leave the slave-holding South. The district occupies part of the land that was purchased by John Benbow from the United States government. On November 30, 1831, Benbow purchased the west half of the northwest quarter of section 29, township 23 north and range eight east (80 acres). He purchased the east half of the northwest quarter of this section (80 acres) on April 9, 1832. Based on early descriptions of the township, the land Benbow purchased would have been covered with mature hardwood trees. Back Creek, which runs through the land on a meandering north-northeast course, was "an almost impenetrable swamp" and remained, so until a channel twenty-five feet wide was dug in 1854.

John and his wife, Charity Benbow, sold the northwest quarter (160 acres) of Section 29, Township 23 North, Range 8 East, on which he had partially finished a cabin, to Daniel Baldwin on June 15, 1836 for \$420.00. Baldwin, a Quaker originally from North Carolina, his wife and ten children had moved to Fairmount from the Quaker settlements in Wayne County in 1833. The 1917 history of Fairmount Township states that Baldwin cabin "was near where J.H. Wilson's residence [425 North Main] now stands." No longer standing, this cabin was the first residence in the district. A historical photograph shows that it was a hall-and-parlor house with a lean-to.

When Daniel Baldwin died in 1845 without a will his land was divided among his ten children. During the next several years, one of his sons, Jonathan, consolidated his siblings' interests in these 160 acres. In 1858 he erected the two-story Greek Revival house at 403 North Main on a slight rise.

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At a later date Main Street was leveled, lowering the grade of the street several feet below the lots on either side. The slight elevation of the northern half of the district above street level enhances the one-and-a-half and two-story height of the well-maintained homes and sets the district apart from surrounding residential areas.

In December 1850 David Stanfield platted the town of Fairmount just south of Baldwin land. Over the next two decades Jonathan Baldwin played an important role in shaping the physical layout of the town because he platted and sold several parcels of his land as town lots. The result was that most of the early residential development of Fairmount occurred north and east of the downtown and the original plat. (The residential areas to the south and west of the original plat were developed later during the gas boom of the 1890s.) In 1852, he laid out Baldwin Addition contiguous with the original plat. The northern half of the downtown commercial district occupies most of these lots. In 1857 he laid out Baldwin Second Addition, twenty lots around the east and north edges of his first addition, east of Walnut Street and north of Second Street. In 1859, he laid out Baldwin Third Addition, six lots just north of his Second Addition west of Main Street. In 1868, he laid out his Fourth Addition, 32 lots east of his Second Addition between Washington Street on the south, and Third Street on the north. In 1871 he platted Baldwin First Addition of Outlots, thirteen double-length lots on the west side of Main, north of his home. In 1877 he platted Baldwin Fifth Addition on the east side of North Main Street.

Baldwin additions shaped not only house lots, but also the placement and direction of streets. With the exception of Main Street, the north-south and east-west streets followed the grid pattern established by the original plat. Sixty-foot wide Main Street however, angled northeast at First Street, perhaps to pass in front of rather than to the rear of Jonathan Baldwin east-facing house. The diagonal direction of Main Street resulted in the subsequent houses being oriented to the northwest or southeast, parallel to Main Street.

The early houses constructed on the lots in Baldwin additions were vernacular frame houses: hall and parlor, upright and wing, one-story pyramidal, and gabled-ell houses. With the exception of Baldwin large Greek Revival frame house at 403 North Main, most were fairly small, such as the 24 by 32-foot hall and parlor house at 303 North Main. The occupants were the merchants and craftsmen that provided goods and services to the surrounding agricultural community. Houses and workplaces were interspersed along the streets, both in the downtown at the intersection of Main and Washington Streets and a couple of blocks north in the area that is the southern part of the Baldwin Addition Historic District. At the northeast corner of Main and Second Streets a tannery was built in the late 1850s that operated for at least two decades. Across Main Street from the tannery were houses. Just south of the tannery stood the frame building of the Methodist Episcopal Church, and to the northeast was the frame building of the Fairmount Wesleyan Church built in 1866-67.

Fairmount was incorporated in 1870 with a population of 337. Located nine miles from the county seat of Marion, it was a trading community for the surrounding farms, selling goods, milling grain, and processing

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timber. In the decade after the arrival of the Cincinnati, Wabash & Michigan Railroad in 1875 the pace of development increased. Several small factories were built, including a factory, which made oil barrel staves, a chair factory, and the Fairmount Machine Works. The Fairmount Bank, the town's first, was organized in 1882.

However, it was the discovery of natural gas on April 26, 1887 in Fairmount that spurred a decade and a half of industrialization and economic prosperity, and that led to the construction of several substantial houses in the district. Throughout east-central Indiana, the discovery of natural gas led to rapid industrialization as communities sought to exploit the cheap fuel. This legacy can be seen in the region's reliance even today on manufacturing jobs, and in the large Queen Anne houses built for local businessmen and the neighborhoods of workers' cottages.

During the gas boom local businessmen offered free land and gas to businessmen willing to build and operate factories in their towns. Because glass manufacturing took tremendous amounts of fuel, many of the factories erected in the gas belt were glass factories. In Fairmount the first glass factory, the Fairmount Glass Works, opened in 1889, followed by the Dillon Glass Factory (1889), the Big Four Window Glass Factory (1890), the "Dinkey" Bottle Factory (1890), the Bell Window Factory (1893) and Headley & Co.'s glass window factory (1894). The Chicago, Indiana & Eastern Railroad reached Fairmount in 1892, aiding in the shipment of glass goods. The glass factories were located along the railroad lines east and south of town.

While none of the factory buildings remain, the impact of the gas boom can be seen in the Baldwin Addition Historic District. The funds to build the Queen Anne houses at 312, 418, and 425 came from the gas boom. Frank Zeigler, president of one of the glass factories, built the house at 312 North Main between 1895 and 1897. The brick house at 418 North Main (1893) and the frame house at 425 North Main (1903) were built by a successful merchant. John Harvey Wilson, who owned a general merchandise store the Bee Hive Cash Store, profited from selling goods to the quickly growing population of factory workers. The population of Fairmount doubled from 1890 (1,492) to 1900 (3,205). Some estimated the population topped 5,000 at the height of the boom in the late 1890s.

According to the 1890 *Indiana Gazetteer* there were several carpenters, painters, and plasterers in Fairmount. These men kept busy building commercial buildings as well as houses for the local businessmen and their employees. Although the architects or sources of design for the houses built at the turn of the century in the Baldwin Addition Historic District are unknown, these houses were built in the prevailing style of the day. These Queen Anne houses have irregularly-shaped steeply pitched roofs, dominant front-facing gables, wrap-around porches, irregular massing, full-width porches, and different wall textures.

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The financial success of the gas boom also made possible several infrastructure improvements that influenced the appearance of the residential areas along North Main. The interurban rail line connecting Fairmount to Marion was built in 1897 and the tracks were laid in the middle of Main Street. North Main Street was paved with bricks in the summer of 1901. The first concrete sidewalks were poured in 1900. By 1911 there were 25 miles of concrete sidewalks in Fairmount. Organized telephone service began in 1897 and telephone poles were placed along the streets of the town to carry telephone lines.

As natural gas ran out in the first few years of the twentieth century, the glass factories in Fairmount closed. Many workers left and the population dropped. The town was able to attract other small- to medium-size factories, including the Snider Canning Company which processed tomatoes into catsup. After the gas boom ended, Fairmount continued to serve as a trading and financial center for the surrounding township. A list of businesses from 1920 included: two banks, two hardware stores, two meat markets and nine groceries, four shoe shops, four barber shops, three garages, four clothing stores, three drug stores, a jewelry store, three furniture stores, and two tailor shops.

Local businessmen continued to operate the same stores and banks as they had during the gas boom and continued to live in the houses along North Main Street. John Harvey Wilson operated his Bee Hive Store into the 1930s and continued to live in the house he had built at 425 North Main until his death in 1934. John Selby, who helped organize the Citizens Exchange Bank in 1893 and later served as its president, lived in the house at 312 North Main from 1911 until his death in 1917. His son, Victor A. Selby, Sr., and grandson, Victor A. Selby, Jr., both served as presidents of the bank and both lived in the house at 312 North Main.

Other early twentieth-century businessmen, such as Isaiah Jay who lived at 303 North Main, sought to remodel their modest homes in the current styles of the day. He transformed a four-room frame house into a bungalow.

Although the district contains houses built (or remodeled) over several decades, from the late 1850s until 1930s, it has a cohesive appearance. Many historic building materials are still intact, ranging from the wood clapboards on the 1858 house at 403 North Main, the slate roof at 312 North Main, the stained glass at 418 North Main, double-hung wood windows at 309 North Main, and the metal roof at 420 North Main. The historic design of the houses has not been altered since the 1920s and 1930s, when a few of the houses were updated in styles ranging from Colonial Revival to Craftsman. Currently these houses are well maintained by owners interested in preserving the historic character of their homes.

Few additions have been made to the houses, and those which have been made have been placed unobtrusively at the rear. Most of the non-contributing structures are garages at the rear of lots that are less than fifty years old. Two non-contributing historic houses have continued to be altered and have lost historic features such as wraparound porches, and have been covered with siding. The 1960 non-contributing one-story ranch house does

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not detract from the historic character of the district because it is set back from the street and is screened from view by mature landscaping.

It is the landscape surrounding the houses within the district that most unifies it. The large maple trees lining Main Street and mature trees on the lots, the large grassy areas (on both house lots and the vacant lot at the northwest corner of Main and Third), the orientation of the houses (all but one are northeast or southwest), the setbacks from Main Street, the slight elevation of the northern half of the district above street level which enhances the one-and-a-half and two-story height of the well-maintained houses, combine to set the district apart from surrounding residential areas.

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Verbal Boundary Description

The boundary of the Baldwin Addition Historic District is shown as the dotted line on the accompanying map titled, "Baldwin Addition Historic District."

Boundary Justification

The boundary of the Baldwin Addition Historic District was based on the boundary defined by the 1993 *Grant County Interim Report*, the state-funded county survey of historic resources. The district includes portions of the additions to the town of Fairmount platted by Jonathan Baldwin between 1852 and 1877. The houses within the boundary retain their historic forms and materials. The slight elevation of the north half of the district, and mature trees along both sides of Main visually set the district apart from the commercial district to the south and other residential neighborhoods.

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**PHOTOGRAPHS OF THE BALDWIN ADDITION HISTORIC DISTRICT
5 x 7 BLACK AND WHITE**

Name of photographer: Elizabeth Morton

Location of photograph negative: Division of Historic Preservation and Archaeology, Indiana Department of Natural Resources

Date of photographs: April 4, 1998

Photo #:

- 1 Description of view: Streetscape, looking southwest down North Main Street from the northeast corner of North Main and Fourth Streets.
- 2 Description of view: Looking west at the front (east) elevation of 303 North Main Street.
- 3 Description of view: Looking north at the vacant lot at the southwest corner of North Main and West Third streets.
- 4 Description of view: Looking west at the front (east) elevation of 403 North Main Street.
- 5 Description of view: Looking north at the backyards of 403, 423 and 425 North Main Street.
- 6 Description of view: Looking northwest at 423 (left) and 425 North Main Street.
- 7 Description of view: Looking northwest at 425 North Main Street at the front (east) and south elevations.
- 8 Description of view: Looking northeast at 312 North Main Street, at the front (west) and south elevations.
- 9 Description of view: Looking east at 410 North Main Street at the front (west) elevation.
- 10 Description of view: Looking southeast at 418 North Main Street, at the front (west) and north elevations.

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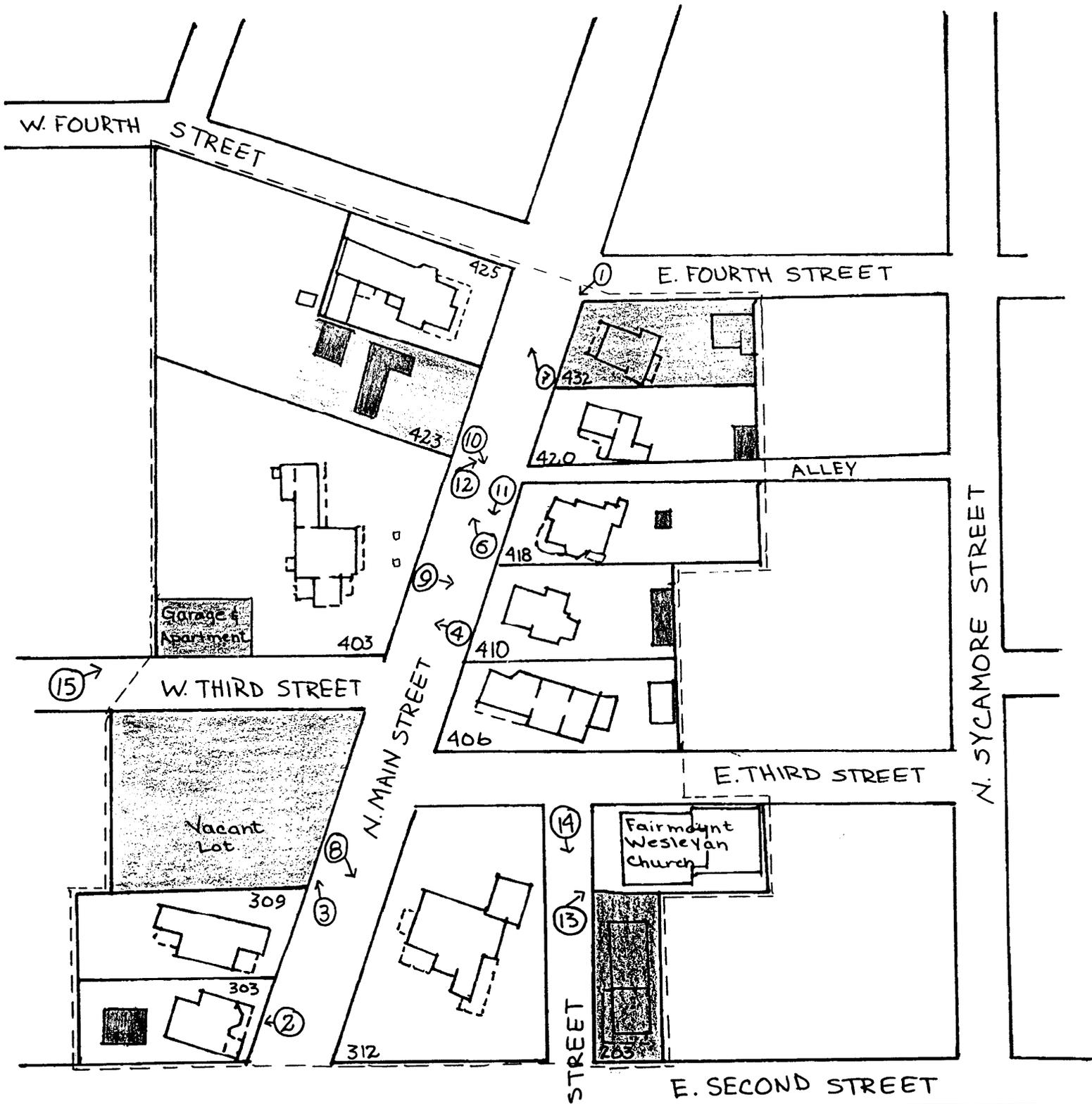
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- 11 Description of view: Looking southwest down sidewalk in front of 418 and 410 North Main Street. View shows the mature trees and stone retaining wall.
- 12 Description of view: Looking northeast at 420 North Main Street, at the front (west) and south elevations.
- 13 Description of view: Looking northeast at the front (west) and south elevations of the Fairmount Wesleyan Church on North Walnut Street between East Second and East Third Streets.
- 14 Description of view: Looking southeast down North Walnut Street between East Second and East Third streets. View shows brick street paving.



BALDWIN ADDITION
 HISTORIC DISTRICT
 Fairmount, Grant County, Indiana
 1" = 100'
 --- district boundary
 (#) → photograph number & shot angle
 [shaded] non-contributing
 Drawn from Grant County Plat Map

