

United States Department of the Interior  
National Park Service

SG 2492

# 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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



### 1. Name of Property

Historic name: Peru Courthouse Square Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: Roughly bounded by the Wabash River and Wabash, 7<sup>th</sup>, and Miami Streets

City or town: Peru State: IN County: Miami

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide x local

Applicable National Register Criteria:

xA \_\_\_B xC \_\_\_D

	<u>4.12.2018</u>
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<b><u>Indiana DNR-Division of Historic Preservation and Archaeology</u></b>	
<b>State or Federal agency/bureau or Tribal Government</b>	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

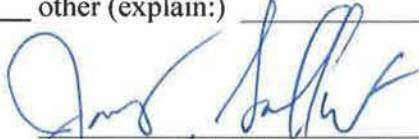
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**Title :** \_\_\_\_\_ **State or Federal agency/bureau or Tribal Government** \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

  
Signature of the Keeper  
For

5.23.2018  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>71</u>	<u>17</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>71</u>	<u>17</u>	Total

Number of contributing resources previously listed in the National Register 36

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: single dwelling

SOCIAL: meeting hall

GOVERNMENT: courthouse

GOVERNMENT: post office

TRANSPORTATION: rail-related

COMMERCE: financial institution

COMMERCE: department store

**Current Functions**

(Enter categories from instructions.)

SOCIAL: meeting hall

GOVERNMENT: courthouse

GOVERNMENT: post office

COMMERCE: financial institution

COMMERCE: department store

RECREATION AND CULTURE: museum

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Romanesque

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Classical Revival

LATE VICTORIAN: Second Empire

MODERN MOVEMENT: Art Deco

\_\_\_\_\_  
\_\_\_\_\_

**Materials:** (enter categories from instructions.)

foundation: BRICK

walls: BRICK

STONE: Limestone

roof: ASPHALT

other: METAL: Steel

\_\_\_\_\_

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Peru Courthouse Square Historic District extends between the Wabash River at its south end and 7<sup>th</sup> Street at its north end along Broadway Street which developed as the city's historic commercial corridor. The seven block area is generally bounded on its east and west by Wabash and Miami Streets and contains the Miami Courthouse and square near its center, as well as several other historic government buildings, commercial buildings, and social halls. The buildings located in the district are the finest examples of architectural styles from the late 1800s to the mid-1900s in Peru, and include impressive examples of Italianate, Romanesque Revival, Classical Revival, and Art Deco styles.

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## Narrative Description

The Peru Courthouse Square Historic District essentially follows the historic commercial corridor along Broadway Street between the Wabash River and the former Wabash & Eerie Canal bed at the district's south end to 7<sup>th</sup> Street at the north end, a short distance from the city's early railyard. The district contains 91 resources, most of which are two- and three-story commercial buildings that line Broadway Street. There are also several important civic buildings that include social halls, the post office, municipal buildings, and the former county sheriff's residence and jail. The historic Peru railroad depot and a former toll house are at the district's south end near the river and a large building that has been used for nearly a half-century for circus training is located at the district's north end. Near the center of the district is the Miami County Courthouse located on a public square that also contains several memorials. The courthouse and square, James Omar Cole House at 27 E. 3<sup>rd</sup> Street, and Senger Dry Goods Building located at 51 N. Broadway Street are listed on the National Register of Historic Places and are not included in the resource count.

The majority of buildings in the district date between c. 1875 and 1950 with a few dating to the late 20<sup>th</sup> century into the early 21<sup>st</sup> century. Building dates were estimated according to an early 1868 birds-eye view of the city and subsequent Sanborn fire insurance maps from 1883, 1887, 1893, 1899, 1906, 1912, and 1920, unless other sources indicated exact dates of construction. Only one extant building in the district appears in the 1868 birds-eye view; it is located at 28 W. 5<sup>th</sup> Street. Unfortunately the building, formerly a gable-front brick structure, was severely modified in the last several years and is no longer considered contributing. Buildings considered non-contributing include those constructed after the period of significance (post-1964), or those that have been severely altered. Alternations that have rendered buildings non-contributing include large-scale covering of the building's historic front façade with modern materials, or severe modification of the building.

Many of the buildings are described as one-part or two-part commercial buildings, which indicates a visual division of their front facades vertically into sections, or parts. A one-part building indicates the building is likely one-story with a simple one-layer composition of its façade. A two-part building typically indicates the building is two-stories, though possibly more, but visually is understood as a two-layer composition to its façade.

There are a few locations where demolition of business blocks have resulted in parking lots or new 21<sup>st</sup> century buildings. These are most noticeable on the southwest corner of Broadway and Main Streets, the northwest corner of Broadway and 2<sup>nd</sup> Streets, and the northwest corner of Broadway and Canal Streets. The street grid in the district is laid out almost perfectly at forty-five degrees from true north, with Broadway Street extending from the river northwest toward 7<sup>th</sup> Street. For purposes of this document, building facades shall be described as north for northwest, south for southeast, east for northeast, and west for southwest. In most blocks, alleys are platted north/south and east/west with parking and service areas behind business blocks.

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The following is a complete list of resources in the district with selective architectural descriptions.

*North Broadway Street, east side going south*

67, 69, 71, 73, 75 N. Broadway. One-part commercial block, c. 1896/1903. Contributing  
Left half of photo 0001

65 N. Broadway. Two-part commercial block, c. 1890. Contributing

63 N. Broadway. One-part commercial block, c. 1896. Contributing

61 N. Broadway. One-part commercial block, c. 1970. Non-contributing

The one-story building has walls of concrete block and a simple parapet wall capped with stone coping. The front façade features a large storefront window in its north end and a metal and glass entry door in its south end. Both the window and door have mansard-like canopies covered with asphalt shingles. The building falls outside the period of significance and is therefore considered non-contributing.

59 N. Broadway. Romanesque Revival/two-part commercial block, c. 1896. Contributing

57 N. Broadway. Spencer Block. Italianate/two-part commercial block, c. 1886. Contributing

51 N. Broadway. Senger Dry Goods Building, Italianate, 1884/c. 1903. National Register of Historic Places. Cast metal storefront: Lovatt, Rettig & Co. of Peru, IN (1883).

Left side of photo 0002

The large, three-story, brick corner building was originally constructed with two stories in 1883-1884. A third story was added about 1903, and its upper story walls were covered with concrete to appear like rusticated stone. One bay on the 5<sup>th</sup> Street façade remains two-stories. The first floor of the front, or Broadway Street, façade is divided into three bays by wide, cast metal pilasters. The middle bay has a deeply recessed entry that features a pair of wood doors with full windows flanked by large plate glass display cases that reach the front façade. Mosaic tiles are on the floor and the transoms are composed of glass prism blocks. The flanking storefront bays each contain two large display windows with glass prism block transoms. Short windows are located at the base of the front façade, under the storefront display windows, allowing light into the basement of the building. A metal cornice divides the first and second floors. The upper floors of the front façade each contain four windows on the north and south ends flanking a centered, wood, two-story, three-sided projecting bay with cutaway corners. All second and third story windows, including those in each side of the projecting bay, are 1/1. Windows in the north and south ends have stone sills and label with keystones. Second floor window openings are segmental with scroll work filling the space in the arch above the window. Third floor window openings are flat. The second window from each end on each floor features a fluted scroll keystone. The building has a tall metal entablature with rows of corbels and dentils divided by large scroll brackets that supports the cornice. A short brick parapet wall extends above the cornice and is topped by rows of dentils.

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The south, or 5<sup>th</sup> Street façade has similar details but is divided into eight bays by rusticated stone pilasters, except at the southwest corner of the building which has a cast metal pilaster. The east and west bays are wider than the remaining six bays. The east bay is two stories with a storefront divided into two display windows. The second story has two three-sided projecting bays with cutaway corners. A wide-overhanging cornice supported by modillions is at the top of the second story. The west bay has a wide storefront divided into two display windows and two windows in each of its upper stories. The middle six bays each have a large display window in their storefronts. From the west, the second, fourth, and sixth bays have a two-story projecting three-sided bay on their upper floors. The middle one has a bracketed pediment over its middle window on the second story. The third and fifth bays have one window on the second and third stories. The seventh bay has two windows on its second and third stories.

The building's foundation is shown under construction in the 1883 Sanborn map. Originally, the building was only two stories and was known as the Brownell Block, a name associated with it into the 1910s (as shown in Sanborn maps). A third story was added in about 1903. The building included four storefronts for a harness shop, furniture store, jeweler and tailor on the corner, and a cabinet shop in its 5<sup>th</sup> Street storefront. Charles H. Brownell was a prominent citizen of Peru who owned a planing mill, developed land in the city, was the president of Citizens' National Bank, and was a trustee of the water works.

### *Courthouse Square*

25 N. Broadway. Miami County Courthouse, Neoclassical, 1908-1910. National Register of Historic Places. Lehman & Schmitt of Cleveland, OH, architects. P. H. McCormack & Co. of Columbus, OH, contractors. Right side of photo 0002 and 0011.

The three-story courthouse has a tall granite foundation which supports dressed limestone walls. Wide pilasters divide the second and third floor bays. The building has metal casement windows with transoms on its first and third floors and casement windows with full round arched transoms on its second floor. The building has a tall entablature with rows of dentils just below the cornice. The central dome is topped by a tall mansard-style roof that is covered with metal quoin-like trim on its hips and is capped by a metal deck. Full-round arches form a surround for clocks in the dome's north and south walls.

The front, or Broadway Street façade, is similar to its Court Street façade that faces east. The Broadway Street façade has a large, three-story, projecting entry portico supported by a pair of two-story Doric columns on one-story bases to each side of the entrance. The entry is composed of a pair of metal doors with a tall transom and side-lites. Niches flank a large full-round semi-circular window on the second story of the portico. The third story has a wide window in its center flanked by windows. The frieze of the portico's entablature is engraved with MIAMI COUNTY COURT HOUSE. The entablature is topped with a stone balustrade in front of a walled extension of the building's dome that has a pediment with a clock in its center. The pediment has pairs of Doric pilasters that support its cornice returns. The front façade to each

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side of the portico is divided into four bays by two-story Doric pilasters. Each bay has one window on each story.

The north and south facades are similar to each other and are divided into five bays with a window on each story of each bay, except the middle bay's first floor which has a metal door and transom. The side entries have bracketed hoods that form a slight covering over the doors.

Miami County was organized in 1832 and the county seat was located at Miamisport. In 1834, the proprietors of Peru set aside the public square to entice the relocation of the county seat to Peru. During the spring of 1835, county offices were relocated from Miamisport to Peru and the commissioners ordered the construction of a jail on the northeast corner of the square and a courthouse to occupy the center per the agreement to relocate the county seat. The first courthouse was destroyed by fire in 1848. A second building was constructed in the center of the square in 1858, and was added to with a mansard roof to create an additional floor. The building was razed by 1906 to make way for a new building. The present courthouse building was erected in 1908-1910 (right side of photo 0002), but its orientation faced Broadway Street rather than Main like the previous building. The new courthouse cost \$237,000 and was dedicated on April 6, 1911.

There are a total of 33 contributing objects on the courthouse square and one non-contributing object (Korean-Vietnam War Monument placed in 1986). Some of the contributing objects include:

Bell (1860)

Spirit of the American Doughboy (1930, E. M. Visquesney-sculptor). Right side of photo 0011  
Statue of Liberty (1951)

Miami County Navy Mothers Club 402 (1930)

World War II Memorial (1941-1945)

Vietnam Memorial (1968-1972)

*South Broadway Street, east side going south*

1, 3, 5 S. Broadway. C. Murphy Co. Block. Italianate/commercial block, c. 1885. Contributing.  
Middle of photo 0003

7 S. Broadway. Italianate/commercial block, c. 1890. Contributing  
Second from right side of photo 0003

13 S. Broadway. Italianate/commercial block, c. 1890. Contributing  
Right side of photo 0003

35 S. Broadway. Peru City Hall, Contemporary, 1985. Non-contributing



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51, 53 S. Broadway. Two-part commercial block, c. 1875/c. 1985. Non-contributing  
The two-story corner building's first floor walls are covered with modern stone veneer. The second story walls are covered with wood shingles. The storefront has a deeply recessed entry with a metal and glass door in its north end and a metal and glass display window in its south end. A fabric canopy is at the top of the storefront and wraps around its north façade. The second story has a small 1/1 vinyl window in its south end. A brick parapet of dentils is at the top of the front façade. The c. 1985 changes to the building include the stone veneer and shingles that cover the first and second floor walls. Changes also include covering and significantly altering the storefront and window openings on the second floor. These changes render the building non-contributing.

55, 59 S. Broadway. Italianate/two-part commercial block, c. 1880. Contributing

61 S. Broadway. Two-part commercial block, c. 1880/c. 1945. Contributing

61 S. Broadway. Two-part commercial block, c. 1875. Contributing

63, 65, 67, 69 S. Broadway. Two-part commercial block, c. 1875. Contributing  
Middle of photo 0005

73 S. Broadway. Two-part commercial block, c. 1880. Contributing  
Cast metal storefront: T. F. Lovatt Co. Peru, IN. Second from right side of photo 0005

75 S. Broadway. Two-part commercial block, c. 1875. Contributing  
Right side of photo 0005

101 S. Broadway. United States Post Office, International Style, 1964. Contributing  
Photo 0004

The tall, one-story, steel and brick building is set back from the street and has a shorter one-story extension on the south end of its front façade. The building has exposed structural steel columns that support the wide front overhang of its flat roof. The front façade is divided into three bays north of the extension on its south end. White-colored brick forms pilasters at the north end of the north bay and south end of the south bay. Glass curtain walls with metal panels in their tops and bottoms are between the brick. A short, one-story vestibule is centered in the middle bay and its walls are composed of metal and glass. The one-story part of the building at the south end also has exposed structural steel columns and beams with a large wall of brick composing the northern two-thirds of its front façade. The southern third has a glass and metal curtain wall. The north wall of this section is also composed of a glass and metal curtain wall.

Mail service was first established in 1834 at the cabin of John McGregor, the first postmaster. After Peru was platted, the name was changed from McGregor to Peru. The post office occupied a number of rented spaces in the district until it made a move from a building located at 19/21 E. 3<sup>rd</sup> Street to the northeast corner of 6<sup>th</sup> and Broadway Streets in 1910. The new post office was a substantial stone building, designed by the same firm that designed the present county courthouse, and was built with a \$75,000 appropriation by Congress. That building, which was

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just outside of the district boundary, has since been razed and was replaced by the current building at 101 S. Broadway in 1964.

115 S. Broadway. Two-part commercial block, c. 1875/c. 1975. Non-contributing  
Right side of photo 0004

The two-story brick building has vinyl siding that covers its front façade; only its brick parapet with corbels is uncovered. The front façade features a recessed center entry with a modern steel door. Flanking the entry are low stone walls with recessed panels that were once the base for large storefront display windows. The display windows have been significantly reduced in size to narrow horizontal windows. The second story features two slightly recessed 1/1 metal windows on stone sills. These windows have also been reduced in size from the original openings as indicated in the original stone sills. The c. 1975 changes that include vinyl siding over the front façade and significant alteration of the storefront and second story windows render the building non-contributing.

159 S. Broadway. Toll House/Dart House, c. 1870. Contributing  
Photo 0006

A one-and-a-half story, nearly square brick building is located at the south end of the district between the Wabash River and the original bed of the Wabash & Erie Canal. The building has wood windows with segmental arches and stone sills. The hipped roof is covered with asphalt shingles and is capped by a deck. The front façade has a wide entry with a metal door, side-lite and transom south of center on the façade. A wood door with a full window and transom is north of center on the façade. Windows are in the north and south ends of the façade's first story. The second story has two short windows. At one time, the building had a two-story frame front porch that was removed about the time a new bridge was constructed in 1913.

The original Dart House was constructed in conjunction with the construction of the first bridge across the Wabash River at Peru in 1844. George L. Dart was born in Connecticut and moved to Logansport in the early 1830s to start a grocery. Dart then formed the firm of Hanna, McCleery, & Dart in 1837 to contract for building the Wabash & Erie Canal. After the canal was completed, Dart joined his wife's uncle, James Douglas, in building the bridge in Peru, which also included the construction of the toll house. Dart continued in Peru as the keeper of the toll house which he outfitted as both a hotel and grocery. Miami Lodge 67 of the Free Masons was organized in the second floor of the toll house in 1844 with Dart as one of its charter members. Sometime later, c. 1870, the existing building was constructed on the same site as the Dart House, and continued to be referred to as the original building (and into modern times). It was used by S. Tudor & Company, produce dealers who had a business established in South Peru (on the south side of the Wabash River) in about 1881. Their building in South Peru burned and they moved to this building by 1906. The company packed butter, eggs, and poultry which was shipped by rail for the New York market into the 1920s. By the middle of the 20<sup>th</sup> century the building had become a Shell Gasoline Station.

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*East 2<sup>nd</sup> Street, north side going east*

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8 E. 2<sup>nd</sup> Street. Moore Building/two-part commercial block, 1954. Contributing  
The two-story concrete block building has limestone ashlar that cover its front façade. The first story has a glass storefront door in its west end and a wide metal display window centered in the façade east of the door. A fabric awning is at the top of the first floor. The second story has a pair of metal casement windows with transom in its west end. A window composed of a wide pane of glass flanked by casements with a transom is centered in the wall east of the other window. The building has a stepped parapet with a stone cap. A building stone in the parapet is engraved with MOORE 1954. The building was used for the Moore Insurance offices by Maurice and Louise Moore during the 1950s-1960s.

*East 3<sup>rd</sup> Street, north side going east*

26 W. 3<sup>rd</sup> Street. Peru Daily Tribune Building, International style, c. 1955. Contributing  
The one-story, blonde-colored brick and sandstone building has a flat roof and a taller one-story section on its west side. The taller section has a base composed of rusticated sandstone ashlar and four tall brick bays void of windows above. The parapet is capped with limestone. The east side of the building has a wide recessed entry on the west end of its front façade. A metal storefront door is in the west side of the recessed area. The back wall of the recessed area is composed of glass and metal. The east half of the front façade is covered with sandstone ashlar. A metal sign board with PERU DAILY TRIBUNE tops the shorter one-story section and forms the front of the recessed area. The Peru Tribune began publishing its newspaper on April 16, 1921. It constructed this building in about 1955 and today is the city's only newspaper.

20, 22 E. 3<sup>rd</sup> Street. Two-part commercial block, c. 1890. Contributing

26 E. 3<sup>rd</sup> Street. Richter Building/one-part commercial block, c. 1950. Contributing  
The wide, one-story building is composed of buff-colored brick. It has wide metal display windows with stone sills in the east and west ends of its front façade and metal doors to the inside of each of the end windows. A long row of eight display windows is to the west of the east door. The wall below the row of windows is covered with wood. The building's parapet has rows of dentils and is capped by stone. A building stone on the top of the parapet is engraved with RICHTER BLDG.

The building was home to Richter & Keirn Inc., an automobile sales and service shop that dealt in Buick, Oldsmobile, and Opel automobiles and GMC trucks during the 1950s-1960s. G. Noel Keirn was president, Louis Richter was vice-president, and Alvin Richter was secretary-treasurer. The company also had a used car division at 68 S. Wabash Street.

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*Court Street, east side going north*

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21 Court Street. Commercial Building/County Annex, c. 1940. Contributing  
Middle of photo 0007

35 Court Street. County Building, c. 1985. Non-contributing  
Left side of photo 0007

*East 5<sup>th</sup> Street, north side going east*

16 E. 5<sup>th</sup> Street. Two-part commercial building, c. 1903. Contributing  
Second from right side of photo 0020

20 E. 5<sup>th</sup> Street. Mercer & Company Steam Bakery, Romanesque Revival, 1902. Contributing  
Right side of photo 0020

The two-story brick building has a wide storefront with corner pilasters with stone bases and capitals. The storefront has a section of wall composed of newer brick near its east end. The remaining storefront is composed of metal-framed display windows and a door centered on the front façade. A large, full-width, mansard-like canopy is above the storefront.

The second story is accentuated by rows of tall windows on its front façade. It is divided into two bays by brick pilasters with stone bases and capitals. Each bay has four 1/1 wood windows and transoms divided into four panes of glass. Stone sill courses are below the windows and transoms. A wide stone lintel forms a belt course at the top of the transoms. Above each transom, and between the pilasters, is a full-round brick arch above a recessed panel. A brick corbel table runs between the pilasters. Above the corbel table is an implied entablature with stone belt courses serving as the architrave and cornice. A brick frieze features a centered stone building tablet engraved with MERCER STEAM BAKERY 1902 flanked by two small square vents with metal grates on each side. A brick corbel table supports the top belt course. A short brick parapet extends above the stone cornice, but it appears to have been covered with another material at one time. It is capped with stone.

The building's west storefront served as a bakery retail shop for the Mercer family beginning in 1902. The east storefront was occupied by the Wright Medicine Company. The bakery operated from the west storefront through the 1920s, but by 1920, the medicine company had moved out and an electrical and roofing supply company was using the east storefront. The second story was used as a public hall.

28 E. 5<sup>th</sup> Street. One-part commercial building, c. 1930/1980. Non-contributing

36 E. 5<sup>th</sup> Street. Miami County Jail & Sheriff's Residence, Romanesque Revival, 1899.  
Contributing. Photo 0021, left side of photo 0022

The red brick building has a rusticated stone base and is divided into three sections with tall hipped roofs that are covered with asphalt shingles. The roofs are supported by rows of

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modillions under their eaves. The two-and-a-half story south section faces south and is the former sheriff's residence. The sheriff's residence has a tall hipped roof with a shorter hipped roof that extends over a projecting bay on the west side of the front façade. A porch with rows of wide, full-round arches on wide brick pilasters wraps around the east side of the front façade to the east façade. The projecting bay has steps and a wood door with a full window on its west end and two full-round arched 1/1 wood windows east of the door. The windows have stone sills and brick arches. The second story of the projecting bay has three segmental-arched 1/1 wood windows with stone sills. Two thin stone belt courses are near the top of the second story and are broken by the window openings. A dormer with a hipped roof and two small windows that are covered with wood is centered in the roof over the projecting bay. A wide segmental-arched 1/1 wood window is centered in the second story east of the bay. A wide chimney is located on the south side of the sheriff residence's east façade.

The middle section of the building is three-and-a-half stories and is the main entry into the jail. The middle section faces east and has a wide, recessed entry centered on its Wabash Street façade. The 1/1 wood windows in this section have stone sills and lintels and are covered with steel bars. The recessed area has a wide, full-round arch and two small windows on its back wall. A wood entry door is located in the south wall of the recessed area. Windows flank the recessed entry on the first floor. The second and third stories have four windows on each floor; the middle two windows are narrower than the outer two. The windows in the third story have full-round arches. A wall dormer with a hipped roof is centered on the middle section's front façade. The dormer has two narrow windows that are covered with wood.

The north section of the building is part of the jail. It is three stories with a low-pitched hipped roof that is covered with metal. The front façade is located on Wabash Street and features three 2/2 wood windows with stone sills and lintels on each floor. The first and second story windows are covered with steel bars and the third story windows are covered with wood. A row of brick corbels is at the top of the third story walls. A short basement window is centered on the front façade; it is also covered with steel bars.

The first jail was built of logs in about 1835 and sat on the northeast corner of the public square. When the building was destroyed by fire in 1852, the county had no jail until the completion of its second courthouse in 1858, into which cells were located in its basement. The site of this building was purchased in 1898 for the construction of a new jail and sheriff's residence. Pauly Jail Building & Manufacturing of St. Louis, Missouri, was awarded the contract to design the new jail after some revisions were made by the Indiana State Board of Charities. General construction was completed by Clifton & Andres, and jail cells were manufactured by the Pauly Company for a total cost of just under \$25,000. The building (photo 0021) served the county as both a sheriff's residence and jail until c. 1985. At that time it was relocated across 5<sup>th</sup> Street (left side of photo 0007), then it was relocated again out of the district in 2009.

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*West 2<sup>nd</sup> Street, north side going west*

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20, 22 W. 5<sup>th</sup> Street. Two-part commercial block, Classical Revival, c. 1925. Contributing  
Right side of photo 0016

26 W. 5<sup>th</sup> Street. Two-part commercial block, c. 1896. Contributing  
Second from right side of photo 0016

28 W. 5<sup>th</sup> Street. Former gable-front commercial building, c. 1860. Non-contributing  
Third from right side of photo 0016

30 W. 5<sup>th</sup> Street. One-part commercial block, c. 1920. Contributing  
Second from left side of photo 0016

36 W. 5<sup>th</sup> Street. Livery/Garage. One-part commercial block, c. 1880/c. 1920. Contributing  
Left side of photo 0016

*West Canal Street, north side going west*

20 W. Canal Street. Peru City Heating Company. Italianate, c. 1903. Contributing

*Broadway Street, west side going south*

154 N. Broadway. Circus City Center, 1872/c. 1910/1968. Contributing  
Right side of photo 0008

The two-story brick building is situated on the northwest corner of Broadway and 7<sup>th</sup> Streets. The building was likely constructed in two parts with a two-story original section dating to 1872 on the south end and a large open area, c. 1910, used for circus training, composing the rest of the footprint. The building has rows of 1/1 wood windows with stone sills and lintels on its south façade and six large bays enframed with brick on its east façade. The east façade features two large full-round arched openings with stock doors composed of beaded boards. The building has a hipped roof.

The southeast corner of the building features a cutaway wall with a metal entry door with a full window that faces the intersection. A row of three display windows flank the cutaway corner. A tall hexagonal-shaped roof covered with shingles extends over the entry.

The portion of the building on the immediate corner of 7<sup>th</sup> and Broadway Streets dates to 1872 when it was constructed as part of the Wilkinson & Pomeroy Lumber Mill which started in the southwestern part of the city in 1860, but was relocated due to a fire. The complex became the Peru Lumber Company between 1906 and 1920, and expanded to include the Peru Grocery Company, a wholesale grocery, on the north side of the original building. Since 1968, the building has been the permanent home for the Peru Amateur Circus, circus museum, and offices

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for the Circus City Festival, Inc. The building has bleacher seating and three rings for circus performances.

122 N. Broadway. Elks Club, Art Deco, c. 1916/1949. Contributing  
Left side of photo 0008

The building has a two-story section constructed c. 1916, and a one-story section that wraps around the two-story part that was constructed in 1949. The two-story section was covered with limestone ashlar when the one-story section was constructed and built of ashlar. The two-story section has a low-pitched hipped roof and the one-story section has a flat roof. Most of the two-story section's windows are composed of glass block or they are covered with wood.

The one-story section's front facade faces Broadway Street and has an entry bay that projects slightly from the center of the facade. The entry is composed of a pair of wood doors with full windows and a transom. Side-lites composed of glass block are on each side of the doors. The entry is enframed with stone trim. A large stone spandrel is centered above the entry and a building stone extends from the top of a stepped parapet to the top of the entry over the spandrel like a ribbon. The building stone has B P O E 365 engraved on it. Smaller ribbons of stone flank the spandrel at the top of the parapet. The front facade has two metal windows in the first floor and basement to each side of the entry bay. The basement windows are divided into two panes of glass and the first-story windows are divided into four panes of glass. A belt course is at the bottom of the parapet wall, which is capped by stone. Stone rondels are in each corner of the parapet.

The Peru Lodge of the Benevolent and Protective Order of Elks was organized in 1897 with Milton Kraus as the first exalted ruler. The Elks purchased the Fink House on the southwest corner of Broadway and 7<sup>th</sup> Streets in 1900 and after remodeling, it was dedicated on September 5, 1900. Additional renovations were undertaken in 1912-1913, and by 1914 the lodge had a membership of over 300. The club expanded again in 1949 with the addition of a one-story section that surrounded the original two-story Fink house.

110 N. Broadway. Moose Lodge, Contemporary, 1984. Non-contributing

The one-story brown-colored brick building has a low-pitched hipped roof that is covered with asphalt shingles. The building features equal bays divided by pilasters on its front facade with pairs of metal casement windows in each bay. The entry, composed of aluminum and glass entry doors and side-lites, is beneath a carport on the north side of the building. The building was constructed after the period of significance and therefore is considered non-contributing.

106 N. Broadway. Sharp's Service Garage, c. 1945. Contributing

74 N. Broadway. Masonic Hall/two-part commercial block, c. 1890. Contributing

70 N. Broadway. Classical Revival/two-part commercial block, c. 1890. Contributing

68 N. Broadway. Italianate/two-part commercial block, c. 1909. Contributing

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66 N. Broadway. Classical Revival/two-part commercial block, c. 1915. Contributing

64 N. Broadway. Theatre & Lodge Hall. Classical Revival/two-part commercial block, c. 1905. Contributing

60 N. Broadway. One-part commercial block, c. 1965. Non-contributing  
Middle of photo 0010

52, 56 N. Broadway. Bearss-McCaffrey Block. Sullivanesque/commercial block, 1906. Contributing. Left side of photo 0010

The three-story, red brick building originally had up to five bays on its front façade, but only three bays remain due to the demolition of the north part of the building c. 1965. The building is on the northwest corner of Broadway and 5<sup>th</sup> Streets and fronts Broadway Street. The building's storefronts are mostly covered with wood and metal from the sidewalk to just below a metal entablature at the top of the storefront wall. The building's corner (south bay of the front façade and east bay of the south façade) and the west bay of the south façade have rusticated brick pilasters. Stone cartouches with lion's heads are at the top of the pilasters that define the bays. The building has 1/1 wood windows with transoms; most of which are covered with wood except in the north bay of the front façade. The windows have stone sills and brick surrounds. A massive metal entablature that features large scroll brackets and pairs of brackets on the corner is at the top of the building.

The front façade is divided into three bays by wide Doric pilasters composed of brick. The north bay has a deeply recessed storefront with a pair of wood doors with full windows. Display windows on stone walls are to each side of the entry and transoms composed of glass prism blocks are above the entry and display windows. The southern two bays are combined into one storefront that is mostly covered with metal. A metal door is in the north end of the middle bay and a glass and metal storefront door, side-lite and transom is in the south end of the south bay near the corner. The second and third stories are divided into three bays by brick pilasters with stone cartouches at their tops. The corner (south) bay's pilasters are rusticated and flank pairs of windows on the top two stories. The two pairs of windows are enframed by a brick surround. A brick spandrel is between the second and third stories. The northern two bays have three windows in each story that are enframed by a brick surround and a spandrel is between the stories.

The south façade fronts 5<sup>th</sup> Street and has a storefront on its east end and a narrow entry bay on its west end. The east storefront is covered with metal and is part of the corner storefront of the front façade. It has a metal and glass storefront door, side-lite and transom and a small metal display window. A Doric pilaster composed of brick is on the west edge of the storefront. The narrow entry bay is flanked by rusticated brick pilasters and has a metal and glass door and transom that is covered with wood. There are five former window openings with stone sills that have been bricked in between the service entry and east storefront. The second and third floors of the south façade have a corner bay on the east end that matches the south bay of the front façade. The entry bay on the west end of the south façade is rusticated with a small wood



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window between the first and second stories and a recessed brick panel near its top. There are eight windows in each story between the corner and entry bays.

The building housed a wholesale grocery, dry goods, and furniture store into the 1920s. The Bearss family had a long history in the commercial activity of Peru that included one of the first merchants, Daniel Bearss, who had a mercantile on the northeast corner of 2<sup>nd</sup> and Broadway Streets in 1834. Hugh McCaffrey was also an astute businessman who promoted city improvements through his leadership in the Peru Commercial Club, founded in 1902.

20 N. Broadway. Romanesque Revival/commercial block, c. 1896. Contributing  
Right side of photo 0009

18 N. Broadway. Romanesque Revival/two-part commercial block, c. 1896. Contributing  
Second from right side of photo 0009

16 N. Broadway. Citizens' National Bank Building. Romanesque Revival/two-part commercial block, 1886. Contributing. Third from right side of photo 0009

12 N. Broadway. Peru Trust Company Building/Neoclassical, 1924. Contributing  
Founded 1891, erected 1924. Third from left side of photo 0009

The one-story building is composed of tan-colored brick on its north (alley) façade and north corner of its front façade, and limestone on the remainder of the front façade. The front façade has a temple-front with a grey-colored granite base. The façade is divided into three bays by wide Doric pilasters on its corners and thinner pilasters with stylized capitals that flank the center entry bay. The outer bays each have a tall, broad, full-round arched window enframed by stone trim and crowned by voussoirs. The center bay has a pedimented entry with a pair of metal doors with full windows. The door opening is enframed with stone trim and has an entablature carved with swags and a middle spandrel. The pediment has rows of dentils under its cornice and in its tympanum. The entry appears to fill the bottom of a full-round arched window that matches those in the flanking bays.

The pilasters that divide the bays on the front façade support an entablature with stylized acanthus leaves and shields near each corner and PERU TRUST COMPANY carved into its frieze. Rows of dentils are under the cornice. The building's parapet is divided into three spandrels by short pilasters and is capped by stone. The stone steps up over the middle panel which is flanked by pilasters that have shields carved onto them. A large cartouche with P T C carved into it, and garland, is centered in the middle spandrel. Flanking the cartouche are the words FOUNDED 1891 and ERECTED 1924 carved into the middle spandrel. The north façade has seven large, full-round arches with brick infill and stone sills. The façade has a simple entablature and parapet composed of brick.

The Peru Trust Company Bank was incorporated in 1891 as the Miami County Loan & Savings Association. The bank suffered a run on its assets by its depositors in 1901, with over \$40,000 being passed over its counters in a single day. The bank known as the Miami County Loan & Savings closed its doors on January 14, 1904, but reopened under Peru Trust Company the

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following day. The bank constructed this building in 1924. Joseph Shirk and Elbert Shirk were president and vice-president of the bank in 1914.

6 N. Broadway. Italianate/commercial building, c. 1875. Contributing  
Second from left side of photo 0009

2 N. Broadway. First National Bank/Shirk & Miller Dept. Store, Romanesque Revival, 1887.  
Contributing. Left side of photo 0009 and 0011, right side of photo 0012

The large, three-story brick and stone building is on the northwest corner of Main and Broadway Streets. The building has a wide corner tower bay that is three-and-a-half stories with a steeply-pitched pyramidal roof that is covered with asphalt shingles and has a metal finial. The first story walls of the building are composed of rusticated stone and a rusticated stone pilaster on its southeast corner. The building has rusticated stone sill courses on each story and rusticated stone lintels that form a belt course above the windows on the second and third stories. The building has new metal display windows on its first story and new 1/1 windows in its second and third stories. These windows are smaller than the original windows that also had transoms; the area around the smaller windows is filled in with metal. The parapet wall has rusticated stone dentils and a belt course at its bottom and a rusticated stone cap. The parapet wall has rusticated brick coursing.

The front, or Broadway Street façade has a single storefront in its tower at the south end and two storefronts north of the tower. The tower's storefront features three display windows. The storefront immediately north of the tower has black-colored stone covering its north end and a pair of metal storefront doors with a side-lite and transom in its south end. The northernmost storefront is narrow and has smooth stone coursing on its south end and a rusticated stone pilaster on its north end. The north storefront's entry is recessed and features a metal storefront door with side-lites and transoms.

The tower, or south bay, has stone quoins on its corners and stone pinnacles that cap corner turret-like pilasters that extend through the eaves. The second and third stories have three windows divided by narrow brick pilasters with stone capitals. The capitals on the third story and the bottoms of the turrets are carved with floral and interlacing designs. Brick spandrels composed of rusticated coursing are between the second and third stories. Six small windows are in the top of the tower wall. Thin belt courses of rusticated stone trim the tower and its turrets. The three northern bays of the Broadway facade are identical and feature pairs of windows in the second and third stories. The bays are divided by wide brick pilasters with stone capitals and the pairs of windows are divided by narrow brick pilasters with stone capitals. The capitals on the third story are carved with floral and interlacing designs. A turret with stone pinnacle is on the north corner of the parapet.

The south, or Main Street façade, is divided into seven bays though the first story generally appears as just one storefront bay. The first story has three display windows in the corner tower bay and three display windows in the four bays west of the tower. An entry with a metal door and transom is located in the second bay from the west. The west bay is solid rusticated stone. The upper stories of the tower match the tower's front façade. The four bays west of the tower

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are identical and match the three bays north of the tower on the front façade. The second bay from the west has a narrow window flanked by wide brick pilasters with stone capitals in the second and third stories. The west bay has four windows divided by narrow brick pilasters with stone capitals in the second and third stories. A brick turret with a stone pinnacle is on the west corner of the parapet wall.

The First National Bank was established in 1864 with E. H. Shirk as president. The bank started in a small frame building between Main and 3<sup>rd</sup> Streets on the west side of Broadway, then moved to a brick business block west of the courthouse where it remained until its new home was constructed at this same location in 1887. The building also was home to the Shirk & Miller Department Store, a dry goods store, which was in business into the 1920s. The upper floor was used by the Free Masons as a lodge hall during the 1890s until about 1908, after which time the lodge merged with another lodge and purchased a new hall on the southwest corner of 6<sup>th</sup> and Broadway Streets. The first lodge was started in 1844 in the second story of the toll house on the Wabash River.

2 S. Broadway. CVS Commercial Building, 2003. Non-contributing

24 S. Broadway. One-part commercial block, c. 1930. Contributing

52, 54 S. Broadway. Italianate/two-part commercial block, c. 1875. Contributing  
Third from left side of photo 0012

56, 58 S. Broadway. Italianate/two-part commercial block, c. 1875. Contributing  
Cast metal storefront: J. C. Bowser & Co. of Ft. Wayne, IN.  
Second from left side of photo 0012

60, 62 S. Broadway. Italianate/commercial block, c. 1875. Contributing  
Left side of photo 0012

102 S. Broadway. Two-part commercial block, c. 1940. Contributing  
Right side of photo 0013

104 S. Broadway. Italianate/commercial block, c. 1875. Contributing  
Second from right side of photo 0013

106 S. Broadway. Two-part commercial block, c. 1896. Contributing  
Third from right side of photo 0013

108, 110 S. Broadway. Italianate/two-part commercial block, c. 1875. Contributing  
Second from left side of photo 0013

112 S. Broadway. Two-part commercial block, c. 1915. Contributing  
Left side of photo 0013

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120 S. Broadway. First Farmers Bank & Trust/Contemporary, 1999. Non-contributing  
Left side of photo 0014

*Canal Street, south side going west*

3 E. Canal St. D. L Shearer Grain Elevator, 1869. Contributing

1 W. Canal St. Peru Depot, Romanesque Revival, 1902. Contributing  
Photo 0015

The one-and-a-half story building features a rusticated stone base and walls composed of red-colored Roman brick. The building has 1/1 wood windows with a chamfered stone sill course that forms the top of the stone base. The tops of the windows terminate at a tall cornice board from which pairs of long, projecting wood scroll brackets extend to carry the eaves. The building has a hipped roof with wide, overhanging, flared eaves that is covered with asphalt shingles. Metal cresting is at the hipped ends of the roof.

The front, or Canal Street façade has a pair of wood doors with a transom centered in the first story. Two windows are west of the door and three windows are east of the door. The two windows that are furthest east are narrow. Two dormers with hipped roofs and flared eaves are centered on the front façade. The dormers have tapered walls, a cornice board, and modillions that support the eaves. A window with mullions in a circle and cross pattern is centered in the front wall of the dormers. Metal cresting is on the hipped front of the dormer roofs. A one-story, seven-sided bay with cutaway corners is centered off the east end of the building. The bay has a window in three of its walls and a wood door with a full window and side-lite in its north and south-facing walls. The bay has a hipped roof with wide-overhanging flared eaves that are supported by long scroll brackets that radiate from the corners of the bay.

The south façade features a semi-circular bay in its east end. The bay has three 15/1 wood windows in its wall. A pair of doors and transom are centered in the south façade. Two windows are to the west of the door. A dormer that matches those on the front façade is centered in the roof of the south façade. The west façade has a wide baggage door entry with a metal door and beaded boards that fill in the rest of the entry. A dormer that matches those on the front façade is centered in the west façade.

A railroad originally known as the Cincinnati, Richmond, & Muncie Railroad was organized in 1900 and followed the path of the Wabash & Erie Canal bed on the south end of the district. The railroad, later known as the Chesapeake & Ohio in 1910, connected Cincinnati, Ohio, with Cottage Grove, Illinois, a suburb of Chicago. The first passenger train arrived in Peru on December 29, 1901, and the depot was constructed by the following year. The railroad spurred growth along Broadway and Canal Streets into the early 1900s, until passenger service ended in 1949. The building's design is attributed to William A. Kauffman, an architect from Richmond, Indiana. Kauffman was the architect of Muncie, Indiana's depot which is located on the same railroad line, built in the same year, and is nearly identical to this building.

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19, 21 W. Canal Street. Peru Electric Light & Power Company, c. 1886/1941. Contributing

*2<sup>nd</sup> Street, south side going east*

25 W. 2<sup>nd</sup> Street. Commercial block/Contemporary, 1982. Non-contributing

19 W. 2<sup>nd</sup> Street. Peru Woolen Mills. Italianate/two-part commercial block, 1869. Contributing.  
Right side of photo 0017

The storefront of the two-story building has been infilled with modern brick. A central entrance consisting of a metal door with a window in the top half is flanked by paired metal-framed display windows. The transom area is covered with stucco and what appear to be remnants from a now removed signboard are still present. The second story, which has been covered with stucco, has seven full-round arched window openings and a sill course. The openings have bracketed arches composed of two courses of brick and keystones. The window openings are covered with wood and the center window is much narrower than the others. The building's parapet has a stone belt course at its bottom and a brick corbel table cornice.

The Peru Woolen Mills was established in 1865, by Henry & C. F. Sterne just west of Broadway on Canal Street. The operation included over 1500 sets of spindles that produced products like jeans, flannels, and blankets that were offered locally and marketed beyond the city. The mill buildings burned in 1868, but were reconstructed soon after, including this building on West 2<sup>nd</sup> Street. In 1886, the firm became known as Mergentheim, Sterne, and Strouse due to the departure of one of the Sternes and partnerships with two other individuals. At that time the company employed 150 individuals. The mill closed for a brief time after the death of one of the owners, but then reopened with aid from the city; but it did not prove successful and closed in 1907. The machinery was sold to a mill in Mexico, Indiana. The building was later used as an automobile repair and battery shop during the 1920s.

17 W. 2<sup>nd</sup> Street. Romanesque/two-part commercial block, c. 1896. Contributing  
Second from right side of photo 0017

11 W. 2<sup>nd</sup> Street. Two-part commercial block, c. 1940. Contributing  
Second from left side of photo 0017

9 W. 2<sup>nd</sup> Street. Two-part commercial block, c. 1896/c. 1945. Contributing  
Left side of photo 0017

*West 3<sup>rd</sup> Street, south side going west*

13 W. 3<sup>rd</sup> Street. Ace Hardware Annex, 2006. Non-contributing

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23 W. 3<sup>rd</sup> Street. One-part commercial block, c. 1930. Non-contributing  
Left side of photo 0018

25 W. 3<sup>rd</sup> Street. William Carson Residence/Carson's Buick Agency. Italianate/Craftsman,  
1916. Contributing

Right side of photo 0018

The two-story, light brown-colored brick building is an alteration of an earlier residence on the property prior to 1916. The former residence was expanded to the north (front) and a porte-cochere with a sleeping porch above was added to the west. The building has a storefront on its first story with a recessed entry on the west and a large metal and wood display window on the east. A fabric awning covers the transom area. The second story has pilasters on each corner and a projecting three-sided bay with cutaway corners. The bay is wood and has a 1/1 wood window in each of its walls. The corner pilasters continue up above the building's tall parapet which features a spandrel trimmed with brick rowlocks and stone corners. The parapet is stepped in the center and features a half-round stone with 1916 carved into it. The parapet and pilasters have stone caps.

The porte-cochere, flanked by pilasters, features a tall opening that is off-center to the west with a metal gate and limestone guard blocks at the bottom of the opening. A spandrel trimmed with rowlocks and stone corners is above the opening. A pilaster tapers outward from the top east corner of the opening. It forms a pier with a stone cap and stone shield on its front wall at the height of the second story sleeping porch windows. The sleeping porch has three Craftsman style wood windows above the porte-cochere opening. A wood window box on steel brackets is below the three windows. A shorter, narrower Craftsman style window is above the brick pier and a slightly narrower window is at the east end of the sleeping porch. The parapet of the sleeping porch has two courses of dentils between its pilasters. The pilasters, which extend above the parapet, have stone caps and shields on their front walls.

The building's unusual design with a porte-cochere with second story sleeping porch is due to the use of the property as a residence and auto sales/service garage during the 1910s-1920s. The porte-cochere provided a driving lane to an automobile sales garage at the rear of the property. The garage was added about the same time the house was reconstructed in 1916. A brick residence had been located on the lot as early as 1887 but was remodeled by William Carson and used as a residence and sales office for Carson's Buick Agency during the 1910s-1920s.

35 W. 3<sup>rd</sup> Street. Peru Community School Administration Building/Contemporary, 1986. Non-contributing

*East 3<sup>rd</sup> Street, south side going east*

5 E. 3<sup>rd</sup> Street. Building & Loan Building, Classical Revival, c. 1916. Contributing

The two-story brick building has a wide storefront with a recessed entry composed of a metal storefront door and stairway door on the west end of the front façade. The recessed entry is flanked by cast metal pilasters. Four metal display windows with wood panels in the wall below

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each window are east of the entry. The windows have transoms composed of glass prism blocks. A triangular stone block is on each corner above the storefront. A wide spandrel trimmed with rowlocks forms the location for a signboard between the stone blocks.

The second story of the front façade features two large pairs of 1/1 wood windows with stone sills and flattened arches with keystones and end stones. A shorter 1/1 window with matching sill and flattened arch without a keystone is centered in the second story. The parapet features corner pilasters that continue from the second story and extend above the parapet wall. The pilasters have square stone trim on the second story and at their tops, which are capped with stone. A brick belt course with stone trim is at the bottom of the parapet wall and stone coping caps the wall. The parapet features a gabled section in its center below which is a building stone with LOAN BLDG carved into it.

The Peru Building and Loan Association was incorporated in 1886. By 1919, it had constructed this building and had capital in the amount of \$1.5 million. Its president in 1919 was Theodore Sullivan, Hazen Pomeroy served as vice-president, and Albert Gallahan was secretary/treasurer.

9 E. 3<sup>rd</sup> Street. Italianate/two-part commercial block, c. 1890. Contributing

11 E. 3<sup>rd</sup> Street. One-part commercial block, c. 1945. Contributing

19, 21 E. 3<sup>rd</sup> Street. Peru City Building, Classical Revival, c. 1925. Contributing

The tall, three-story, brown-colored brick building has a wide storefront with a pair of metal storefront doors centered on the first story. Large metal display windows are to each side of the entry and are flanked by brick pilasters with stone bases. A mansard-like canopy extends across the full-width of the storefront. The second story features four 1/1 wood windows with stone sills. A pair of narrower 1/1 wood windows with a stone sill and jack arch is centered between the four windows. The third story features four metal windows with stone sills. A narrower pair of metal windows with a full-round brick arch and stone sill is centered between the four windows. The area below the arch is filled with brick; the arch has keystones and cushion blocks. The façade has three spandrels trimmed with rowlocks near its top. The middle spandrel features a building stone carved with CITY BUILDING. The building has a stepped parapet capped with stone.

The first mention of a town hall in Peru is the use of the Presbyterian Church building for that purpose between 1837 and 1850. The frame building also served as a courthouse after the original courthouse burned in 1848. During the first decades of the 20<sup>th</sup> century, the city hall was located at 101 South Broadway, the location now occupied by the post office. Peru sought to build a new city hall when they chose the architectural firm of Schrieber & Beelman of Toledo, Ohio, on January 1, 1916, for a building estimated to cost \$100,000. While that building had not been built by 1920, this building was built shortly after that time. The building served as city offices until the new building was completed on Broadway Street in 1985.

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27 E. 3<sup>rd</sup> Street. James Omar Cole House, Second Empire, 1883. Contributing  
National Register of Historic Places. Photo 0019

The one-and-a-half story brick house has an L-shaped plan with the short leg of the L projecting off the east side of the front façade. The house has 1/1 wood windows with stone sills and bracketed, arched hoods that are carved with flowers and vines. The house has a mansard roof that is covered with asphalt shingles and is trimmed with a metal cornice on its top hip. A cornice with scroll brackets supports the eaves. A concrete and stone porch is on the west end of the front façade. The porch features three large turned posts and a short balustrade composed of turned spindles. The posts have large scroll brackets and an intricately carved frieze between the posts.

The back wall of the porch features a pair of wood entry doors with large elliptical windows and an ornately carved bracketed arched hood. A large 1/1 window is to the west of the entry doors. The front wall of the short leg of the L-plan features a three-sided projecting bay with cutaway corners on the first story and a gabled wall on the upper story. The bay features narrow windows in each of its walls and the gable wall contains a pair of centered windows. The house has two dormers in the mansard roof above the porch. The 1/1 wood windows have metal window surrounds with arched tops.

James Omar Cole, born in 1828, was the son of Judge Albert Cole who arrived to Peru with his family in 1834. James Cole went to California during the Gold Rush, in 1850, and began a mercantile in that state. He returned to Peru with considerable wealth and started a brewery which operated until about 1908. Among other interests, Cole was associated with the lumber business and First National Bank. James Cole, who lived at the house until his death in 1923, was the grandfather of famed Hoosier musician and song writer, Cole Porter.

47 E. 3<sup>rd</sup> Street. One-part commercial block/Contemporary, c. 1970. Non-contributing

*East Main Street, south side going west*

29 E. Main Street. Alison Bell Building/two-part commercial block, 1927. Contributing  
Seen in background (left side) of photo 0007

The two-story building features walls composed of dark blonde-colored brick scored to give the appearance of Flemish bond coursing. The building has a wide storefront that faces Main Street and a porte-cochere on its east end. The second story extends over the porte-cochere. The storefront has three metal display windows and a recessed entry with a pair of metal storefront doors on its east end. A metal stairway door is recessed into the west end of the storefront. The storefront is covered with stucco. The porte-cochere features square brick columns that support the second story and a low wall between the columns on its east wall. The second story features four pairs of new 1/1 metal windows with stone sills. The pairs of windows are smaller than the original window opening which is filled in with wood around the smaller windows. Two brick belt courses are at the top of the front façade. Four diamond-shaped insets and a building stone carved with ALISON BELL are centered in the stepped parapet between the belt courses.



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Alison Bell was born in about 1870 in Indiana to a Scottish father and mother from South Carolina. He came to Peru from Kokomo during the 1920s and constructed this building in 1927 for a Chevrolet automobile dealership. He was the proprietor of the dealership, and used the second floor for his residence through the 1950s before returning to live in Kokomo.

21 E. Main Street. John J. Miller Building/Classical Revival, c. 1925. Contributing  
Seen in background of photo 0007

The one-story brick building has a wide storefront flanked by wide stone Doric pilasters. The storefront has recessed entries featuring wood doors with full windows and transoms on each end. The storefront has cutaway corners and a row of long display windows on a short stone base. The transom area is covered with a large sign board. Two stone belt courses with diamond-shaped stone insets between them are located above the storefront. The building has a stepped parapet that features a wide spandrel trimmed with soldier bricks and stone corners. Centered in the spandrel is a building stone with JOHN J. MILLER carved into it. The parapet, which has stone coping, has a short brick pilaster on its east end.

John J. Miller was born in Indiana, in 1874, to German-born parents. He and his wife Maude were the proprietors of the Peru Cycle Exchange, a bicycle shop, they started in the late 1890s. The store sold bicycles and sporting goods into the 1910s during which time he expanded his business to include automobile sales and service. The John J. Miller Auto Company was a distributor for Overland, Willys-Knight and Mitchell Motor Cars during the 1920s when the Millers constructed this building to house their business. Miller also sold other modern devices such as Kodak cameras, phonographs, and radios.

19 E. Main Street. Romanesque Revival/commercial block, c. 1896. Contributing  
Right side of photo 0007

15, 17 E. Main Street. Commercial building, c. 1875. Non-contributing

13 E. Main Street. Two-part commercial block/Italianate, 1877. Contributing  
Seen in photo 0003, left of the center building.

The two-story brick building has a storefront composed of brick and a large metal display window. A metal storefront door with side-lites and a transom is located in the west end of the storefront. A full-width fabric awning is above the storefront and the transom area is covered with wood. The second story has three 1/1 metal windows with stone sills and flattened pediment-shaped hoods. The building's parapet has been extended up with wood and a metal cornice. A building stone with 1877 in low relief is centered on the façade above the second story windows.

This is the oldest building in the district that incorporates a date stone in its façade. The building was constructed in 1877 and was used as a grocery by 1883. By 1887, the storefront was used as a restaurant and continued to be operated as such into the 1920s.

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*East 6<sup>th</sup> Street, south side going west*

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33 E. 6<sup>th</sup> Street. American Legion Post No. 14, Art Deco, 1948. Contributing  
Photo 0022

The one-story, tan-colored brick building has a partially above-grade basement. The front façade has a set of concrete steps that lead to a wide, projecting entry bay. The entry is composed of two pairs of wood doors with full-length, divided windows and a tall transom divided into eighteen lights. The entry is enframed by ribbed stone trim and features two historic bronze lanterns. Three openings, which begin at grade level and are filled with glass block, flank the entry; one to each side in the projecting bay, and two in each side bay. The glass block provides light to the basement and the first floor. Thin bands of stone trim accent the corners of the entry bay and front façade. The parapet, which is stepped above the entrance bay, is capped with stone. The American Legion was established as a social hub following World War II, in 1948, for returning soldiers and their families in Peru.

3, 5, 7, 9, 17 E. 6<sup>th</sup> Street. One-part commercial block, c. 1916. Contributing

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## 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.)

- 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 old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

TRANSPORTATION

POLITICS/GOVERNMENT

\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

c.1870-1964

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person (last name, first name)**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder (last name, first name)**

Lehman & Schmitt

P. H. McCormack & Co.

\_\_\_\_\_

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**Period of Significance (justification)**

The period of significance begins in c. 1870 when a building that took the place of the original Dart House was constructed near the bridge at 159 S. Broadway Street. The period ends in 1964 when the United States Post Office constructed a new Peru City Post Office at 101 South Broadway Street. During this roughly one hundred and twenty year period, the district had its greatest growth which secured its position as the commercial and civic center of Peru and Miami County.

**Criteria Considerations (explanation, if necessary)**

Not applicable

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Peru Courthouse Square Historic District is eligible for the National Register of Historic Places under criteria A and C. It is eligible under criterion A for several areas of significance that include commerce, politics/government, and transportation. The district is the historic commercial center of the city and retains a high concentration of 19<sup>th</sup> and early 20<sup>th</sup> century buildings related to banking and commerce. The district also features the Miami County Courthouse as the seat of government for Miami County, as well as several other municipal and government-related buildings that make the district significant under the area of politics/government. The district also retains significance as it relates to transportation with buildings that represent various modes of travel that include shipping, rail, and automobile.

The district also qualifies under criterion C for the concentration of exceptional examples of architectural styles popular during the period of significance. These include impressive examples of Italianate, Romanesque Revival, and Classical Revival buildings. Other important styles from the period of significance include Second Empire, Art Deco, and the International style.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

## ARCHITECTURE

The Peru Courthouse Square Historic District boasts some of the city's and county's finest examples of architectural styles popular during the 1870s-1920s. The commercial buildings in the district include examples of Italianate, Romanesque Revival, and Classical Revival styles. Some are well-executed in their attention to stylistic details while others have simpler application of details. Most of these buildings are typical one and two-part commercial buildings with parapet fronts and one or more storefront bays.

A few of the buildings are simple vernacular examples of commercial buildings of the late 19<sup>th</sup> and early 20<sup>th</sup> century, leading up to the end of the period of significance. A simple brick building/toll house was constructed in 1844 near the former canal; it has a hipped roof and segmental-arched windows (photo 0006). A row of buildings, c. 1890-1903, located between 63 and 75 N. Broadway are nearly identical in their details and are all one-story, except 65 N. Broadway, with a single storefront (photo 0001). This approach to commercial design was repeated around the corner on the north side of the city block when the building at 3-17 E. 6<sup>th</sup> Street was built c. 1916. A large building constructed at 54 N. Broadway between c. 1886 and 1915 housed a lumber company and grocery warehouse before it was converted to a circus training facility in 1968 (right side of photo 0008). The building is brick and its only stylistic detail, a tall pointed roof at its entry, is related to its use by the circus. Other simple vernacular commercial buildings of the early-to-mid 20<sup>th</sup> century include an automobile garage at 36 W. 2<sup>nd</sup> Street (c. 1920, left side of photo 0016), the Alison Bell Building at 29 E. Main (also auto-related, 1927), the Moore Building at 8 E. 2<sup>nd</sup> Street (1954), and the Richter Building located at 26 E. 3<sup>rd</sup> Street (c. 1950).

The dominant architectural style found in the district is the Italianate style, followed by an unusually large number of examples of the Romanesque Revival style. The district includes several examples of the Classical Revival style, including the Miami County Courthouse near the district's center. The modern era of architecture is represented by two examples of the Art Deco style and two examples of the International style, which concludes the period of significance in 1964. Other notable examples of styles in the district include a Second Empire style house and a large building constructed with Sullivan-esque details.

The *Italianate Style* was popular between 1850 and 1880, particularly in Midwestern towns where the expansion of railroads brought wealth to communities and created a building boom during the period. The style traces its roots to England as part of the picturesque movement; the movement rejected formal classical ideas of art and architecture that were popular for 200 years. The picturesque movement emphasized rambling informal Italian farmhouses, but as the style entered the United States it was often modified and embellished into a truly Americanized style. The first Italianate house was constructed in the United States in the late 1830s. The style was

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popularized by house pattern books by Andrew Jackson Downing during the middle part of the 1800s, but its popularity began to wane as it began to be replaced by the Queen Anne Style in the last decades of the 19<sup>th</sup> century.

The Italianate style is the dominant style found in the Peru Courthouse Square Historic District. There are seventeen examples of the style ranging from very simple examples to buildings with more elaborate details of the style. The examples were constructed between 1869 and 1909. Simpler examples of the style are located at 13 E. Main Street and 19 W. 2<sup>nd</sup> Street. The building located at 19 W. 2<sup>nd</sup> Street was the home of the Peru Woolen Mills (right side of photo 0017); it was built in 1869 and features brick full-round arches with keystones over its second story windows. The example at 13 E. Main Street is a two-part commercial building, built in 1877, with a single storefront and simple brick window hoods on its second story. Buildings with more elaborate features of the style are located at 51 N. Broadway and 55/59 S. Broadway. The building at 51 N. Broadway was first built in 1883 with a third story added c. 1908 (left side of photo 0002). The building features cast metal storefronts, large metal cornice, and projecting two-story bays on its upper floors. The building at 55/59 S. Broadway was built c. 1880 and features cast metal storefronts, ornate terra cotta window hoods on its second story, and a nicely-detailed brick and metal cornice.

The *Second Empire* style was popular in the United States between about 1860 and 1880 and was considered modern versus other styles related to the picturesque movement that looked back to European precedents. The style's most distinctive feature, the mansard roof, was named for Francois Mansart, a 17<sup>th</sup> century French architect. The style takes its name from France's Second Empire, during which it was revived under the reign of Napoleon III. Only one extant building, the James Omar Cole House which is listed on the National Register of Historic Places, was built in the style in 1883 (photo 0019). The one-and-a-half story house has the stylistically-typical mansard roof with dormers and porch with intricately-carved brackets, frieze, and turned posts. The house has an unusual gable-front section with a one-story, three-sided projecting bay with cut-away corners.

The *Romanesque Revival* style was popular between about 1880 and 1910 due in large part to Boston architect H. H. Richardson. Many large public buildings used the style, though it was also used for commercial applications. The style's most prominent features are large round arches that spring from heavy piers, short columns, or from bases near the foundation. The style also uses extensive decorative details with floral or interlacing patterns.

The Peru Courthouse Square Historic District has an unusually large number of commercial and civic buildings constructed in the style. There are eight examples of the style constructed between 1886 and 1902, two of which are civic buildings. The two civic buildings, built in 1899 and 1902, respectively, are the Miami County Sheriff's Residence and Jail at 36 E. 5<sup>th</sup> Street and the Chesapeake and Ohio Railroad Depot constructed near the Wabash River at 1 W. Canal Street. The dominant feature of the sheriff's residence is a wrap-around porch composed of rows of full-round arches that spring from heavy piers with rusticated stone capitals (see photo 0021). The building also has a steeply-pitched hipped roof with flared eaves supported by modillions. The railroad depot's dominant feature is its seven-sided bay with cutaway corners and its wide-

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overhanging eaves (see photo 0015). The building has a rusticated stone base and a hipped roof with flared eaves supported by long, carved modillions. The sheriff's residence and depot share similar features such as the flared eaves and the design of its dormers which have tapered walls and hipped roofs. It is unknown if there is a formal design relationship between the buildings.

The commercial buildings designed in the Romanesque Revival style include the First National Bank Building/Shirk Building located at 2 N. Broadway and the Mercer & Co. Steam Bakery Building located at 20 E. 5<sup>th</sup> Street. The bank building (right side of photo 0012) is three stories with a corner tower and rusticated base and belt courses on its upper stories. The bakery building (right side of photo 0020) features two bays on its front façade with belt courses and rows of full-round arched windows with transoms. A row of three commercial buildings constructed in the style are located at 16, 18, and 20 N. Broadway. The examples at 18 and 20 N. Broadway have nicely detailed front facades with large full-round arches with scroll-like keystones (see photo 0009).

Two buildings constructed in 1906 and 1916 fall outside of prevailing styles used in the district, but should also be noted. A large three-story commercial building that once occupied the full half-block between the alley and 5<sup>th</sup> Street was built in 1906 as the Bearss-McCaffery Block (52, 56 N. Broadway, left side of photo 0010). The building has stylistic details attributed to the work of Chicago-based architect Louis Sullivan. The brick building features rusticated brick corner bays, rows of windows, and a large metal cornice supported by massive scroll brackets. The building also features stone cartouches with lions' heads at the top of its pilasters. The building constructed at 25 W. 3<sup>rd</sup> Street was built in 1916 and features an unusual porte cochere with a second story sleeping porch and a nicely-detailed parapet. The brick and stone building's features are blended with Italianate and Craftsman style details (see right side of photo 0018).

The *Classical Revival* style emerged at the turn of the new century and continued into the 1930's in American cities. Several events and trends fed the movement toward Classicism. Planners of the World's Columbian Exposition of 1893 embraced classicism for most of the fair's major buildings. The Federal government adopted classicism for its expanding number of courthouses and post offices, beginning in the 1890's. While Americans had often chosen variants of classical-inspired architecture for civic projects, the new classicism was usually grander in scale. For the new classicism, architects often used details that were studied and reproduced based upon archaeological evidence found in Greece. The style coincided with America's political and economic rise, as well as the coming of age of American cities. By the late 1910's and into the 1920's, as a robust American economy permitted, the style was being executed with greater attention to classical styling, and businesses were increasingly seeking its image.

There are eight examples of the Classical Revival style built in the district between c. 1890 and 1925. The most notable example of the style is the Miami County Courthouse constructed in 1908-1910 (right side of photo 0002). The building features rusticated limestone walls with a massive entablature and large two-story porticos on its east and west facades. The building's facades are divided into bays by two-story Doric pilasters and a four-sided dome crowns the center of the roof. Another notable example of the style is the Peru Trust Company building (1924) located at 12 N. Broadway Street (middle of photo 0009). The building features tall, full-



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round windows and bays divided by stone pilasters with stylized capitals. Simpler examples of the style are located at 19/21 E. 3<sup>rd</sup> Street and 21 E. Main Street and were built between c. 1920-1925. The building at 19/21 E. 3<sup>rd</sup> is the Peru City Hall building which features a simple base and windows with flattened arches. The John Miller Building at 21 E. Main Street features simple stone Doric pilasters that flank its storefront.

*Art Deco/Moderne style.* The American movement of modern architecture had its strongest push after the 1922 architectural design competition for the *Chicago Tribune* building in which the Finnish architect, Eliel Saarinen's modern design came in second to a Gothic Revival design. Saarinen's design popularized the modern movement in the United States which led to the use of the Art Deco and Art Moderne styles. The former was "decorated" with stylized features in the 1920s-1930s and the latter was stripped of decoration and used more aerodynamic lines for walls and roofs from the 1930s-1940s. The proliferation of the styles' use depended on two significant events in American history, the Great Depression of the early 1930s and World War II during the early 1940s. Significant numbers of buildings were constructed in the styles between about 1928 and 1931, then again between about 1935 and 1940. The styles, more so the Moderne style, had a brief resurgence in popularity in post-war America during the mid-to-late 1940s. By the 1950s, the country had turned its attention to more contemporary architectural styles including the International Style.

There are two buildings constructed with details of the Art Deco style and both were built by social organizations in 1948 and 1949. The American Legion constructed their building at 33 E. 6<sup>th</sup> Street in 1948 and the Elks Club remodeled and added on to their building at 122 N. Broadway Street in 1949. The Legion building (right side of photo 0022) is brick with tall bays of windows filled with glass block and a stepped parapet over its entry bay. The Elks building (left side of photo 0008) is composed of stone ashlar and also features an entry bay with stepped parapet and ribbon-like spandrels and building name block.

The *International Style's* roots were distinctly European, being made popular by Europe's leading architects of the early to mid-twentieth century. Le Corbusier, Gropius, and Mies van der Rohe were all pioneers and well-known purveyors of the style. The style came to the United States during the 1930s with practitioners who emigrated to escape turmoil in Europe. In 1932 the Museum of Modern Art in New York City first exhibited the style to the American public. The companion book to the exhibit, The International Style: Architecture Since 1922, was likely the first to coin the style and its features for the U.S. public. The return to construction after World War II and émigrés before, during and shortly after the war fostered the popularity of the style in the United States. Features of the style include the celebration of the structural frame and the interaction glass walls had with the landscape outside the building. Windows were considered the most conspicuous features of modern exterior design and were hung like mere curtains in large openings.

The United States Post Office constructed its new building in Peru in 1964 and turned to the International Style for the design (photo 0004). The one-story building expresses its steel frame by featuring exposed structural steel columns that support steel roof beams. Large expanses of glass are hung between the bays created by the columns except where solid walls composed of

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brick are located. To a lesser degree the style was used when the city's newspaper constructed its new building at 26 W. 3<sup>rd</sup> Street c. 1955. The building's walls are mostly composed of sandstone ashlar in large fields of intersecting cubes which flank an entry composed of ribbon windows.

## COMMERCE

The Peru Courthouse Square Historic District's character is overwhelmingly commercial in nature. The district's main corridor, Broadway Street, is lined with one-, two-, and three-story brick commercial blocks constructed to accommodate a variety of storefront shops in their first story, and offices, boarding rooms, and lodge halls in their upper stories. To a lesser degree commercial blocks were developed to the east and west of Broadway Street, particularly around the courthouse square. Comparing the early 1868 birds-eye view of the city with later maps, it is evident commercial activity first centered on the south end of the district near the Wabash & Erie Canal, then developed to the north. Commercial growth expanded around the courthouse square as county government services also grew, and extended to the north as the city's most significant railroad crossed Broadway near 8<sup>th</sup> Street in 1856.

The history of the development of the city's commercial district is unusual and is related to the development of another town established prior to Peru. The town of Miamisport was platted by Joseph Holman in 1829 just west of the district (now part of the city of Peru). When William Hood purchased 210 acres from Holman, he platted the town of Peru east of Miamisport in 1834 and enticed the existing town's shop owners to Peru by offering lots for a nominal amount. The first building constructed in the town was a large log house (outside of the district), but by the close of 1834, several other residences and commercial buildings were constructed.

One of the first businesses was a mercantile located at the northeast corner of 3<sup>rd</sup> and Broadway Streets established by Daniel Bearss and his father-in-law, Judge Albert Cole, in 1834. Though the partnership ended after one year, the mercantile continued until 1844 when Bearss entered into another partnership with Charles Spencer and the firm became known as Bearss & Spencer. The building no longer exists, but building blocks under the same names as these early merchants are located at 52/56 N. Broadway (Bearss & McCaffery Block, 1906) and 57 N. Broadway (Spencer Block, c. 1886). Bearss went on to own several business blocks, a hotel, helped to secure the railroad, and held several elected offices. In 1834, James Fulwiler established a store with general merchandise on the northwest corner of 3<sup>rd</sup> and Broadway Streets, also no longer extant.

The year 1837 marked an important year for the commercial growth of Peru due to the completion of the Wabash & Erie Canal. During that year the first newspaper was printed, mills were constructed, three taverns, seven dry goods and one grocery store were opened. The town also boasted the presence of several physicians, carpenters, shoemakers, and blacksmiths with a population of about 500. The town's population had more than doubled by 1850, then doubled again by 1860 to more than 2,500, aided by the completion of the railroad. To meet the demands of a growing population, several business blocks were constructed. In 1868, large

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three-story, multi-storefront business blocks were constructed on the northwest corners of Broadway and Main and Broadway and Second Streets. Several two-story business blocks were located between Canal and Second Streets and Third and Main Streets on each side of Broadway. Smaller wood, one- and two-story gable-front shops dotted the remaining blocks. One building remaining from this early period is a small brick building located at 28 W. 2<sup>nd</sup> Street, which was built c. 1860, as a one-and-a-half story, gable-front shop (third from left side of photo 0016). The building was significantly altered in the last several years.

Two of the city's banks were established in the 1860s. The First National Bank was established in 1864 with E. H. Shirk as president. The bank started in a small frame building between Main and 3<sup>rd</sup> Streets on the west side of Broadway. The bank then moved to a brick business block west of the courthouse where it remained until it constructed a new building at the same location, 2 N. Broadway, c. 1890. The new building was known as the Shirk/First National Bank Building (right side of photo 0012). Citizens National Bank was established in 1867 as the outgrowth of a local private bank. Dr. D. C. Darrow was president, and the bank originally operated out of a storefront on South Broadway until 1886 when it constructed the building west of the courthouse at 16 N. Broadway (third from right side of photo 0009).

The 1870s, into the 1880s saw expansive growth of the commercial district. Brick business blocks completely lined Broadway Street from the canal to the alley between 5<sup>th</sup> and 6<sup>th</sup> Streets. Only a few wood buildings remained on Broadway Street in this area. Brick commercial blocks also extended east and west on Main Street and on the north and south sides of the public square. There were a number of saloons, groceries, dry goods stores, restaurants, bakeries, tailors, barbers, jewelers, and drug stores that lined Broadway Street. Many of the district's commercial buildings date to this period including the buildings located on the southeast corner of Main and Broadway Streets, the northeast corner of 2<sup>nd</sup> and Broadway Streets, and several of the buildings on the west side of Broadway between Canal and 3<sup>rd</sup> Streets (see photos 0003, 0005, 0012-13). One of the largest buildings constructed during this time was the Brownell Block, later known as Senger Dry Goods, at 51 N. Broadway. The large, two-story building was constructed in 1883-1884 to include four storefronts housing a furniture store, jeweler and tailor, harness and cabinet shop. The building was expanded with a third story in the early 20<sup>th</sup> century (left side of photo 0002).

The 1890s, into the first decade of the 20<sup>th</sup> century, saw continued growth with several substantial commercial blocks constructed in the district. These include the Shirk Building/First National Bank building at 2 N. Broadway, c. 1890 (right side of photo 0012), Bearss & McCafferey Block at 52/56 N. Broadway (photo 0010), Mercer & Co. Steam Bakery at 20 E. 5<sup>th</sup> Street (right side of photo 0020), and the business blocks between the alley and 6<sup>th</sup> Street on the east side of Broadway Street (photo 0001). The Shirk Building included, along with the bank, a dry goods store, millinery, and carpet shop with the Masonic Hall in its upper floor. The Bearss Building included a furniture store, dry goods, and wholesale/retail grocery. The Mercer Building had a bakery and drug store with a hall on its second floor. The business blocks south of 6<sup>th</sup> Street included a 5 & 10 cent shop, boots and shoes store, cigar shop, tailor, barber shop, express office, and monument works.

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The Peru Commercial Club, the precursor to their Chamber of Commerce, was established in 1902 to advocate for the development of the city, including necessary municipal improvements. The club also pursued recruitment of manufacturing interests, advocated for the development of railroad shops, and pursued the development of a large, new residential addition to the city. The club, an association of businessmen, found great success in the number of improvements made including streets paved with brick, concrete sidewalks, and the extension of water, sewer, and electric services in the district. Major public buildings were also built during this time of great civic investment including the Miami County Courthouse, Miami County Sheriff's Residence and Jail, and the Chesapeake & Ohio Railroad and Depot on the north side of the Wabash River.

The 1910s-1920s saw continued expansion of commercial growth, though slower and then stopped by the Great Depression in 1929. Some of the important commercial buildings from this era include several related to the growth of the automobile industry. These are garages and sales buildings located at 21 and 29 E. Main Street (Miller and Bell buildings, respectively), 36 W. 2<sup>nd</sup> Street (left side of photo 0016), and 25 W. 3<sup>rd</sup> Street (photo 0018). One of the finest buildings of this era is the Peru Trust Company Bank building constructed at 12 N. Broadway Street in 1924. The bank was incorporated in 1891 as the Miami County Loan & Savings Association but reopened under Peru Trust Company in 1904.

While two large social club buildings were constructed in the district in 1948 and 1949, the district saw limited commercial growth after World War II. The Moore Building was built in 1954 at 8 E. 2<sup>nd</sup> Street and the Richter Building, an automobile sales business, was constructed c. 1950 at 26 E. 3<sup>rd</sup> Street. The Peru Daily News, the continuation of an early newspaper, built its new offices at 26 W. 3<sup>rd</sup> Street c. 1955. The last contributing building constructed in the district is the United States Post Office, built in 1964 at 101 S. Broadway (photo 0004). The decision to maintain the location of the post office in the city's historic commercial center demonstrates the strength of the business corridor into the early 1960s. The district's commercial vitality remained strong, despite suburban commercial development north and west of the downtown during the 1950s and 1960s. However, when Broadway Street lost its U.S. Highway 31 designation about 1967 to a byway west of the city, the district lost considerable through traffic for its retailers.

## POLITICS/GOVERNMENT

The Peru Courthouse Square Historic District is inextricably tied to the selection of the city as the county seat of Miami County. The plat of the town reflects the importance of the role county politics and government have played in the district from the community's inception through today. The district also includes several buildings related to the function of the City of Peru's municipal government. The United States Post Office demonstrates the role of the Federal government contributes to the district.

Peru Courthouse Square Historic District

Miami County, IN  
County and State

Name of Property

Miami County was organized in 1832 by removing it from Cass County, which covered a vast territory as originally organized, the same year construction was commenced on the Wabash & Erie Canal in Ft. Wayne. In 1834, the county seat was moved from Miamisport to Peru, and in provision of the seat of government, the proprietors of Peru set aside a public square and constructed a courthouse and jail. The first session held by the newly appointed county commissioners occurred on June 4, 1834, in a private home. During the spring of 1835, county offices were relocated from Miamisport to Peru and the commissioners ordered the construction of a jail on the northeast corner of the square and a courthouse to occupy the center. This first building served the county until 1843 when it was destroyed by fire. A second courthouse was built in the center of the square in 1858 and it served until the present courthouse building was erected in 1908-1910 (right side of photo 0002). The building cost \$237,000 to construct and it was dedicated on April 6, 1911. Over the years, the public square became a place for commemorating events and now contains several monuments including war memorials, the American Doughboy statue (seen in photo 0011), and a miniature version of the Statue of Liberty.

The public square also was the location for the first jail, built of logs in about 1835. That crudely built log building was destroyed by fire in 1852, after which time the county had no jail until the completion of its second courthouse in 1858. The second courthouse was fitted with jail cells in its basement for the detention of prisoners. The northwest corner lot of 5<sup>th</sup> and Wabash Streets was purchased by the county commissioners in 1898 for the construction of a new jail and sheriff's residence. After construction proposals were reviewed by the commissioners, Pauly Jail Building & Manufacturing of St. Louis, Missouri was awarded the contract, after review and changes were made by the Indiana State Board of Charities. General construction was completed by Clifton & Andres, and jail cells were manufactured by the Pauly Company for a total cost of just under \$25,000. The building (photo 0021) served the county as both a sheriff's residence and jail until c. 1985. At that time it was relocated across 5<sup>th</sup> Street (left side of photo 0007), then it was relocated again out of the district in 2009. The county also uses a large three-story building on the east side of Court Street and the public square as an annex for offices. The building, built c. 1940, has the formal appearance of a government building and compliments the envelope of buildings around the courthouse square (right side of photo 0007).

The city of Peru traces its history to a plat recorded by William Hood on the north side of the Wabash & Erie Canal on land he purchased in 1829. The town of Holman had previously been established west of Hood's property, but when county officials were contemplating relocating the county seat from its first location at Miamisport, Hood lured the officials away from establishing the seat at Holman by enticing Holman's merchants and the county commissioners with the offer of free or inexpensive building lots. The town was incorporated in 1842 and divided into five council districts, though the first election did not take place until 1848. One of the first actions of the new town government was the improvement of Broadway Street by raising grade, leveling, and adding gravel in 1851, the first street to be improved in the community. The town was then incorporated as a city in 1867. The first street to be bricked was also Broadway Street, which occurred in 1901. The city of Peru constructed a three-story city hall building at 19/21 E. 3<sup>rd</sup> Street during the 1920s which served as the city's government offices until a new city hall was built at 35 S. Broadway Street in 1985.

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

Two other buildings in the district demonstrate the role municipal government played in serving the needs of its citizenry and commercial center. The Peru Electric Light & Power Company was first established as a private enterprise known as the Thomson-Houston Electric Company which began providing power to electric lights in 1885, with power generated by a dam on the Wabash River. The enterprise was purchased and incorporated as the Peru Electric Light & Power Company in 1894. The power plant was purchased by another company and upgraded with new equipment, then sold to the city for its own electric power in 1900. The building is located at 19/21 W. Canal Street. Immediately north of the electric company, the Peru City Heating Company was established c. 1903 at 20 W. Canal Street. Other improvements included waterworks, established by 1878, with sewer a short time after. Additional streets were paved with brick by the first decade of the 20<sup>th</sup> century and concrete sidewalks followed.

The last building of considerable note with regard to the role government plays in the district is the United States Post Office building located at 101 S. Broadway Street (photo 0004). The building, constructed in 1964, terminates the period of significance and demonstrates the importance of continued mail service to the district. When mail service was first established in the newly-formed community, the post office was named McGregors for John McGregor, the first postmaster in whose cabin the office was established and court was held in 1834. After Peru was platted, the name was changed to reflect its location in the town. Through the remainder of the 19<sup>th</sup> century, the post office moved from location to location in rented spaces in the district until it made a move from a building located at 19/21 E. 3<sup>rd</sup> Street to its first permanent home on the northeast corner of 6<sup>th</sup> and Broadway Streets. The substantial stone building, designed by the same firm that designed the present county courthouse, was built in 1910 with an appropriation by Congress for \$75,000. That building, which was just outside of the district boundary, has since been razed and was replaced by the current building at 101 S. Broadway.

## TRANSPORTATION

There are several buildings in the Peru Courthouse Square Historic District that demonstrate the development of transportation during the 1800s and early 1900s. The city's historical roots are tied to the development of the Wabash & Erie Canal which paralleled the Wabash River on its north side and generally ran north of the Dart Hotel/Toll House that was located at 159 S. Broadway and south of the Peru Chesapeake & Ohio Railroad Depot at 1 W. Canal Street. Construction on the canal began in Ft. Wayne in 1832, which prompted the establishment of

Peru Courthouse Square Historic District

Miami County, IN

Name of Property

County and State

counties and towns up and down the canal route, including the town of Peru. The canal was finally opened to Peru by 1837. Growth occurred northward from the canal along Broadway Street, and manufacturing extended along the north bank of the canal along Canal Street. At first a ferry system was established at the south end of Broadway Street at the river, then later iron bridges were constructed over the Wabash River and over the canal route. The Dart House, which functioned as a general mercantile, hotel, and a toll house for the bridge crossing the Wabash River, was built in 1844. A wagon yard and livery were constructed behind the building. By the time the canal bed was filled-in for a railroad, a second building stood on the same site as the Dart House and was used for produce by S. Tudor & Co. The canal's days were numbered with the development of railroads. By 1876, business had declined along the waterway, further eroded by a washout of the canal upstream in 1875. By that time, the waterway was barely navigable.

The first railroad established in Peru connected the city to Indianapolis in 1854. By 1869, a connection was made to Michigan City, which then provided a connection to Chicago. This line was called the Indianapolis, Peru, and Chicago Railroad. A second railroad, known as the Wabash, St. Louis, & Pacific Railroad, was completed on the north side of the city in 1856. A railroad that would follow the path of the old canal bed on the south end of the district was organized in 1900. The railroad, known as the Chesapeake & Ohio, connected Cincinnati, Ohio with Cottage Grove, Illinois, a suburb of Chicago. The first passenger train arrived in Peru on December 29, 1901. The passenger depot was constructed by the following year and is located at 1 W. Canal Street (photo 0015). These latter two railroads created bookends to the larger downtown area and spurred growth along Broadway Street during the late 1800s, into the early 1900s, until passenger service ended c. 1950.

Several buildings from the emergence of the automobile era are also located in the district. These include garages located at 36 W. 2<sup>nd</sup> Street (a former livery, seen on the left side of photo 0016), and an unusual residence/garage located at 25 W. 3<sup>rd</sup> Street (right side of photo 0018). The buildings were constructed or reconstructed during c. 1910-1916. Other automobile sales garages were located side-by-side: the Alison Bell Building at 29 E. Main Street and the John Miller Building at 21 E. Main Street, were constructed c. 1925 (seen in the right background of photo 0007). A service garage and gas station was constructed c. 1945 at 106 N. Broadway Street. The building, which sits at the corner of 6<sup>th</sup> and Broadway Streets, is the forerunner of the modern service station with ample room for gas pumps in front of the building. The most recent automobile-related building was constructed c. 1950 at 26 E. 3<sup>rd</sup> Street for the Keirn & Richter Automobile sales and service garage.

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### **Developmental History/Additional historic context information**

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State



Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

1905-1906 Peru City Directory. Marion, Indiana: Inter-State Directory Company, 1905.

1919 Peru City Directory. Detroit: R. L. Polk & Company, 1919.

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1960 Peru City Directory. Detroit: R. L. Polk & Company, 1960.

Bodurtha, Arthur. *History of Miami County, Indiana. Vols. I & II.* Chicago: Lewis Publishing Company, 1914.

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*History of Miami County, Indiana.* Chicago: Brant & Fuller, 1887.

McAlester, Virginia & Lee. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2006.

*Miami County Interim Report.* Indianapolis: Historic Landmarks Foundation of Indiana, 1998.

Sanborn Fire Insurance Maps of Peru, Indiana: 1883, 1887, 1893, 1899, 1906, 1912, 1920

Stephens, John H. *History of Miami County.* Peru: John J. Stephens Publishing House, 1896.

United States Federal Census for Peru, Indiana: 1910, 1920, 1930, 1940

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 103-507-31001-122, 103-507-34117

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**10. Geographical Data**

**Acreage of Property** 38 acres

Use the UTM system

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                 |                   |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 578859 | Northing: 4512181 |
| 2. Zone: 16 | Easting: 578870 | Northing: 4511423 |

Peru Courthouse Square Historic District

Miami County, IN

Name of Property

County and State

3. Zone: 16 Easting: 578316 Northing: 4511424

4. Zone: 16 Easting : 578312 Northing: 4512175

**Verbal Boundary Description** (Describe the boundaries of the property.)

Beginning at the southwest corner of Wabash and 6<sup>th</sup> Streets, face southeast and continue in a line with the west curb of Wabash Street to the north side of the alley between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. Turn southwest and continue in a line with the north side of the alley to a line extended northwest from the east property line of 8 E. 2<sup>nd</sup> Street. Turn southeast and continue in a line with the east property line of 8 E. 2<sup>nd</sup> Street to the south curb of 2<sup>nd</sup> Street, then turn northeast and continue in a line with the south curb of 2<sup>nd</sup> Street to the east property boundary of 101 S. Broadway Street. Turn southeast and continue in a line to the north side of the alley between Canal and 2<sup>nd</sup> Streets, then turn southwest and continue in a line with the north side of the alley to a line extended northwest from the east property line of 115 S. Broadway Street. Face southeast and continue in a line with the east property line of 115 S. Broadway Street to the south curb of Canal Street. Turn northeast and continue in a line with the south curb of Canal Street to the east property line of 3 E. Canal Street. Turn southeast and continue in a line with the east property line of 3 E. Canal Street to the north bank of the Wabash River.

Face southwest and continue in a line with the north bank of the Wabash River to a line extended southeast from the east curb of Miami Street. Turn northwest and continue in a line with the east curb of Miami Street to the south curb of 3<sup>rd</sup> Street, then turn northeast and continue in a line with the south curb of 3<sup>rd</sup> Street to a line extended southeast from the west property line of 26 W. 3<sup>rd</sup> Street. Face northwest and continue in a line with the west property line of 26 W. 3<sup>rd</sup> Street to its north property line, then turn northeast and continue in a line with the north property line of 26 W. 3<sup>rd</sup> Street to the east side of the alley between Miami and Broadway Streets. Face northwest and continue in a line with the east side of the alley, crossing Main, 5<sup>th</sup>, and 6<sup>th</sup> Streets to the northeast corner of 6<sup>th</sup> and Goodrich Streets. Continue in a northwesterly line with the east side of Goodrich Street to the north property line of 154 N. Broadway Street, then turn northeast and continue in a line with the north property line of 154 N. Broadway Street to the west curb of Broadway Street. Turn southeast and continue in a line with the west curb of Broadway Street to the south curb of 6<sup>th</sup> Street, then turn northeast and continue in a line with the south curb of 6<sup>th</sup> Street to the west curb of Wabash Street, or the place of beginning.

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries were selected due to the high concentration of historic commercial and civic-related buildings in the roughly 10 block area straddling Broadway Street. This area represents the historic commercial center of the city and its continued significance as the Miami County seat of government. Areas of more recent commercial construction or historic residential areas are located immediately outside of the district boundaries and do not contribute to the historic commercial character of the area.

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**11. Form Prepared By**

name/title: Kurt West Garner  
organization: K.W. Garner Consulting/Indiana Landmarks  
street & number: 12954 6<sup>th</sup> Road  
city or town: Plymouth state: IN zip code: 46563  
e-mail: kwgarner@kwgarner.com  
telephone: 574-936-0613  
date: December 4, 2015

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

### Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from 6<sup>th</sup> Street on Broadway Street

1 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at Miami County Courthouse from Broadway and 5<sup>th</sup> Streets

2 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from the intersection of Broadway and Main Streets

3 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from the intersection of Broadway and 2<sup>nd</sup> Streets

4 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of Broadway and 2<sup>nd</sup> Streets

5 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

Peru Courthouse Square Historic District

Name of Property

Miami County, IN

County and State

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at Dart House/Wabash River from Broadway Street

6 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on Court Street from 5<sup>th</sup> Street

7 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest on Broadway Street south of 7<sup>th</sup> Street

8 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

Peru Courthouse Square Historic District

Name of Property

Miami County, IN

County and State

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest from the intersection of Broadway and 5<sup>th</sup> Streets

9 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest from the intersection of Broadway and 5<sup>th</sup> Streets

10 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north on Broadway Street from Main Street

11 of 22.

Name of Property: Peru Courthouse Square Historic District



Peru Courthouse Square Historic District

Miami County, IN  
County and State

Name of Property

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest on Broadway Street north of 2<sup>nd</sup> Street

12 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest from the intersection of Broadway and 2<sup>nd</sup> Streets

13 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north on Broadway Street from the Wabash River

14 of 22.

Name of Property: Peru Courthouse Square Historic District

Peru Courthouse Square Historic District

Name of Property

Miami County, IN

County and State

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Peru Railroad Depot, looking southwest

15 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast on 2<sup>nd</sup> Street from Miami Street

16 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County

State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest on 2<sup>nd</sup> Street west of Broadway Street

17 of 22.

Peru Courthouse Square Historic District

Miami County, IN  
County and State

Name of Property

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest on 3<sup>rd</sup> Street from west of Broadway Street

18 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Cole House, looking southeast

19 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest on 5<sup>th</sup> Street from west of Wabash Street

20 of 22.

Peru Courthouse Square Historic District  
Name of Property

Miami County, IN  
County and State

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Former Sheriff's Residence & Jail, looking northwest from Wabash and 5<sup>th</sup> Streets

21 of 22.

Name of Property: Peru Courthouse Square Historic District

City or Vicinity: Peru

County: Miami County State: Indiana

Photographer: Kurt West Garner

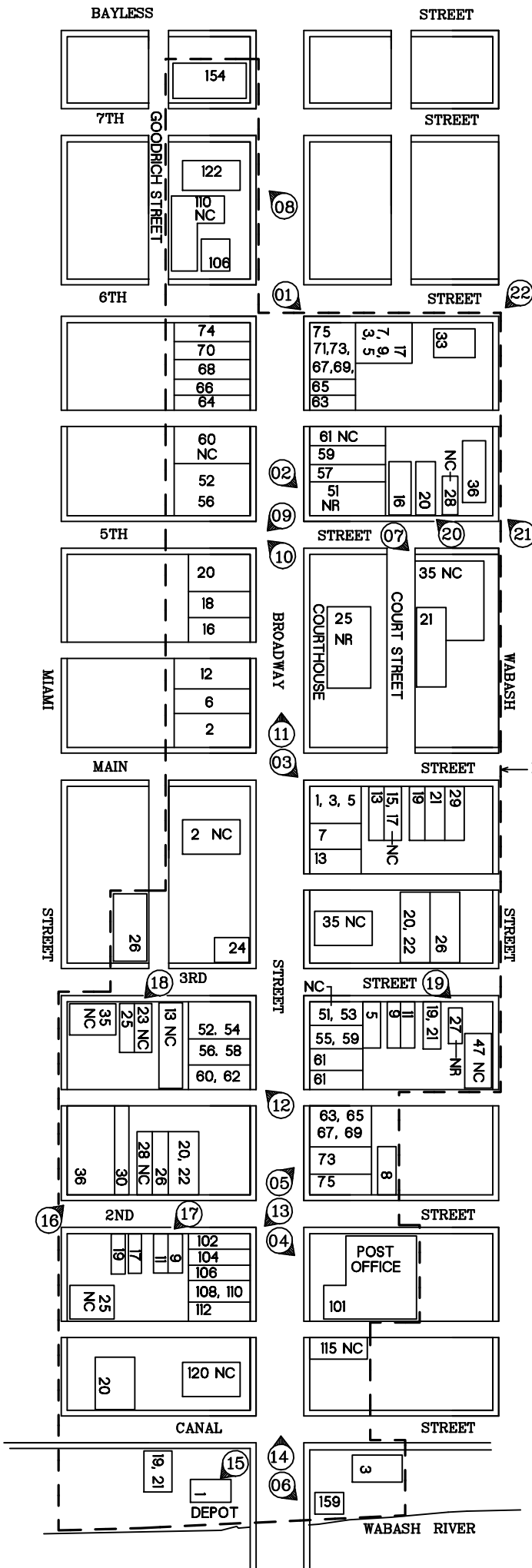
Date Photographed: July 30, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest from the intersection of 6<sup>th</sup> and Wabash Streets

22 of 22.

**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. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



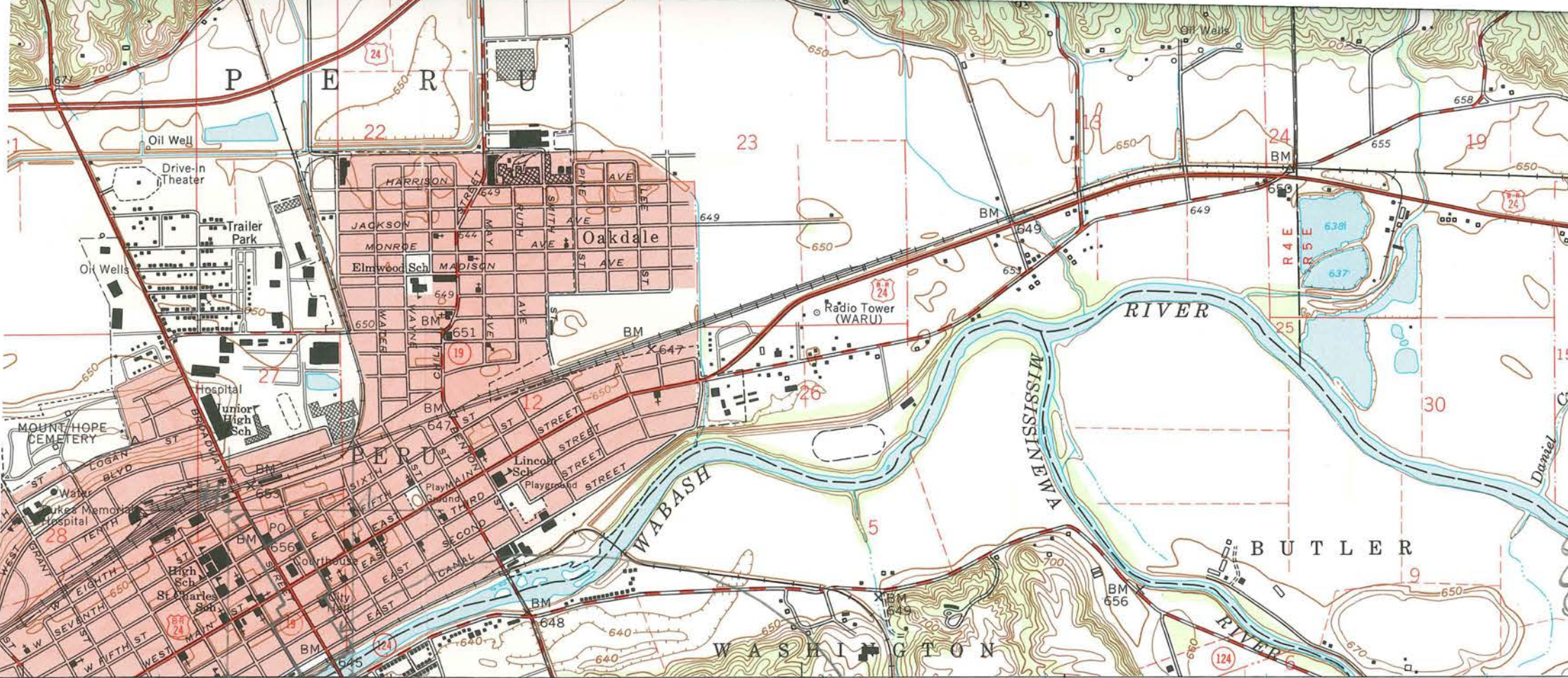
PERU  
COURTHOUSE  
SQUARE  
HISTORIC DISTRICT

NATIONAL REGISTER OF  
HISTORIC PLACES  
PERU, MIAMI COUNTY, IN

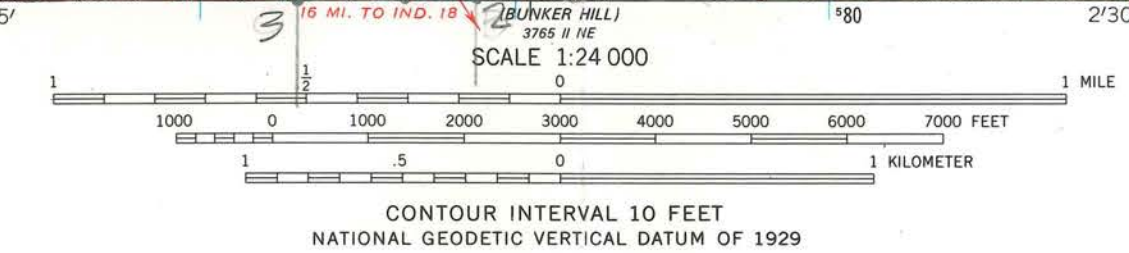
71 CONTRIBUTING BUILDINGS

3 BUILDINGS ON THE NATIONAL REGISTER (NR)  
33 OBJECTS ON THE COURTHOUSE LAWN ON THE NATIONAL REGISTER  
17 NON-CONTRIBUTING BUILDINGS (NC)

Ⓞ = PHOTOGRAPHS  
NO SCALE



PERU COMMERCIAL HISTORIC DISTRICT  
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 NAD 83 UTM  
 ① 16 578359 4512181  
 ② 16 578870 4511423  
 ③ 16 578316 4511424  
 ④ 16 578312 4512175



PERU COURTHOUSE SQUARE HISTORIC DISTRICT  
 NATIONAL REGISTER OF HISTORIC PLACES  
 MIAMI CO. IN



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
 AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions compiled in cooperation with State of Indiana agencies from aerial photographs taken 1987 and other sources. Contours not revised. This information not field checked map edited 1992

PERU, IND.  
 40086-G1-TF-024  
 1960  
 REVISED 1992  
 DMA 3765 I SE-SERIES V851



ONLY

ONLY

ONLY

DeROZIER BAKERY

KEY GOODS CO.













2nd St

A to Z  
FIREWORKS

H&R BLOCK

H&R BLOCK



Spencer



Historical marker or plaque on the left side of the building.

Antiques  
Collectibles & Gifts

The  
Merc  
Jan  
Host  
Fox  
Hardware

159





FINE  
6/15

City Center

City Center

SUBWAY





BEAVER

5th St

MUSEUM  
ANNEX

Enterprise  
Insurance

Special Home Auto Service  
Insurance





FFBT

FIRST FARMERS BANK & TRUST

LEFT TURN IN ALL

19  
TO HENNING  
31 24



Massage Therapist  
715-471-1188

ONE WAY  
←

*Love Your Hair*  
SALON & DAY SPA

THE SMOKE HOUSE

ACE Hardware

CVS



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Our Father's Library  
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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 4/16/2018      Date of Pending List: 5/4/2018      Date of 16th Day: 5/21/2018      Date of 45th Day: 5/31/2018      Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      5/23/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert      Discipline Historian

Telephone (202)354-2275      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739  
Phone 317-232-1646 • Fax 317-232-0693 • [dhpa@dnr.IN.gov](mailto:dhpa@dnr.IN.gov) • [www.IN.gov/dnr/historic](http://www.IN.gov/dnr/historic)

March 6, 2018

Mr. Daniel Delahaye  
U.S. Postal Service, Federal Preservation Officer  
475 L'Enfant Plaza W, SW Room 6670  
Washington, D.C. 20260-1862



**Regarding: U.S. Post Office, 101 S. Broadway St., in the Peru Courthouse Square Historic District, roughly bounded by the Wabash River and Wabash, 7th, and Miami streets, Peru, Miami County, Indiana**

The Indiana Division of Historic Preservation and Archaeology is pleased to inform you that the above mentioned property, in which you have an interest, has been proposed for nomination to the National Register of Historic Places. The Indiana Historic Preservation Review Board will consider the nomination during their meeting on

**April 11, 2018, 2:00 PM, at Indiana State Police Museum,  
8660 East 21<sup>st</sup> Street, Indianapolis, Indiana**

The meeting is open to the public and you are welcome to attend. We welcome your comments, favorable or unfavorable, regarding the application. Please address written comments to:

**Cameron F. Clark, State Historic Preservation Officer  
Division of Historic Preservation and Archaeology  
402 West Washington Street, Room W274  
Indianapolis, Indiana 46204-2739**

**Please send your comments on or before the above meeting date.**

You may call our office at 317-232-1646, or visit our web site at [www.in.gov/dnr/historic](http://www.in.gov/dnr/historic) for more information and a copy of the National Register application form for the property.

#### **The National Register of Historic Places**

The National Register is the Federal Government's official list of prehistoric and historic properties worthy of preservation. In Indiana, this program is administered by the Department of Natural Resources, Indiana Division of Historic Preservation and Archaeology. The criteria used to judge a property's eligibility for the National Register and the results of listing are discussed in the enclosure.

Listing in the National Register provides recognition and assists in preserving our nation's heritage. It does not prevent a private owner from altering, demolishing, or disposing of the property as he wishes, provided that no federal license, permit, or funding is involved. Owners of National Register listed properties that are income-producing are eligible to apply for Federal tax credits for qualified historic rehabilitation efforts. This and other results of listing are explained further on the enclosure. After a National Register application is received by our office, it is processed and considered by the Indiana Historic Preservation Review Board. The board will either reject or approve the nomination of the property to the National Register, based on its merits relative to the criteria included on the enclosure.

#### **Private Property Owner Concurrence or Objection**

Owners of private properties nominated to the National Register of Historic Places have an opportunity to concur in or object to listing, in accord with the National Historic Preservation Act and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing shall submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of private property, as appropriate, and objects to

the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. For properties with multiple owners, the property will not be listed if a majority of the private property owners object. Each owner or partial owner of private property has one vote regardless of what part of the property or how many properties that party owns. Each owner may vote regardless of whether their property contributes to the significance of the historic district. If you choose to object to the listing of your property, submit a *notarized* letter of objection to the State Historic Preservation Officer (address above), by the date indicated on the first page of this letter. If the property or district cannot be listed because the owner or a majority of private property owners objects, the State Historic Preservation Officer will submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

**Public Officials - Your Right to Comment**

Local governments, public agencies, and other interested parties as well as property owners are welcome to comment on this proposed National Register nomination. Comments regarding the significance and eligibility of the property or district for the National Register will be considered by the Indiana Historic Preservation Review Board as well as the State Historic Preservation Officer. To ensure consideration, comments should be sent before the Indiana Historic Preservation Review Board considers this nomination (see page one of this notice for the date of the Review Board meeting and for the address to which comments should be sent).

**Indiana Register of Historic Sites and Structures (State Register)**

Unless objections are received within thirty (30) days from the date of this letter, the property indicated in this letter will be listed in the Indiana Register of Historic Sites and Structures, independently of the review board's decision on nomination to the National Register. If objections are received, the board will consider the application at the above referenced meeting, along with the historical, archaeological, architectural, or cultural merits of the property, and any staff comments. The final decision regarding any State Register nomination shall be made by the review board.

Listing in the Indiana Register of Historic Sites and Structures qualifies an owner of private property who has State of Indiana tax liability to apply for certain tax benefits. Programs include the Residential Historic Rehabilitation Credit or the Historic Rehabilitation Tax Credit (for commercial properties). Allotment of credits to operate the program depends on budgeting by the Indiana General Assembly. Contact our office or web site for more information.

Listing in the Indiana Register of Historic Sites and Structures provides protection for the property. All state- funded or state-assisted construction which will adversely impact historic properties owned by the State of Indiana must be reviewed by the Indiana Historic Preservation Review Board. Additionally, if a state-funded or state-assisted project will impact historic properties that are listed on the Indiana Register of Historic Sites and Structures, the project must be reviewed by the Indiana Historic Preservation Review Board. For more information, contact our office or web site.

A copy of the nomination including boundaries and map, and information on the federal and State of Indiana tax credit programs or the State and National Register programs may be obtained by calling 317/232-3493, by emailing [pdiebold@dnr.in.gov](mailto:pdiebold@dnr.in.gov), by writing to the Division of Historic Preservation and Archaeology, 402 West Washington Street, Room W274, Indianapolis, Indiana 46204-2739, or by visiting our web site, [www.in.gov/dnr/historic](http://www.in.gov/dnr/historic).

Very truly yours,



Cameron F. Clark  
State Historic Preservation Officer

PCD:hat-IL

Enclosure: Criteria for Evaluation / Results of Listing sheet



# Miami Tribe of Oklahoma

3410 P St. NW, Miami, OK 74354 • P.O. Box 1326, Miami, OK 74355  
Ph: (918) 541-1300 • Fax: (918) 542-7260  
www.miamination.com



April 10, 2018

Cameron F. Clark, State Historic Preservation Officer  
Division of Historic Preservation and Archaeology  
402 West Washington Street, Room W274  
Indianapolis, Indiana 46204-2739



Re: Peru Courthouse Square Historic District, Peru, Miami County, Indiana – Comments of the Miami Tribe of Oklahoma

Dear Mr. Clark:

The Miami Tribe of Oklahoma avers that the history of their removal as the Miami Nation is significant to the history of the city of Peru. Given that the first point of removal is located within the proposed boundaries of the Peru Courthouse Square Historic District, we request that the following statement be added to the Politics/Government section of the Narrative Statement of Significance of the Peru Courthouse Square Historic District National Register of Historic Places nomination form.

Long before the town of Peru existed, Myaamiaki, the Miami people, lived in the Wabash River Valley, including what is now Miami County, Indiana. Myaamia villages and trading posts could be found throughout the area. During the period of the founding of Peru and the building of the Wabash & Erie Canal, the Miami Nation signed numerous treaties with the United States government that ceded most of their homelands. Finally, in the 1840 Treaty of the Forks of the Wabash, the Miami Nation agreed to surrender their last reservation in Indiana, which included the southern part of what is now Miami County. In this treaty they also agreed that the Miami Nation would remove to a new reservation in what would become Kansas Territory. As a consequence, on October 6, 1846, hundreds of Myaamiaki were loaded onto three canal boats in Peru, a place they called Iihkipihsinonki 'the Straight Place,' so named because of the unusually straight course of the Wabash River in that spot. Witnesses recalled seeing Myaamia people bending down to take a handful of dirt with them, the last they would see of their homeland and that of their ancestors since time immemorial. The south side of the Wabash & Erie Canal at Broadway is a known boarding place for canal boats in Peru. It is the most likely location at which Myaamiaki were loaded onto the canal boats. This location is at the southern end of the



proposed Peru Courthouse Square Historic District. The Removal of the Miami Nation undoubtedly had an impact on the growth and development of the city of Peru.

Respectfully,

Diane Hunter  
Tribal Historic Preservation Officer  
Miami Tribe of Oklahoma  
Cultural Resources Extension Office  
Fort Wayne, Indiana

On behalf of Chief Douglas Lankford and the Elected Tribal Leadership



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Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic

April 12, 2018

J. Paul Loether  
Keeper of the National Register  
National Register of Historic Places  
Mail Stop 7228  
1849 C St, NW  
Washington, D.C. 20240



Re: Peru Courthouse Square Historic District, Miami County, Indiana

Dear Mr. Loether,

Enclosed is a National Register of Historic Places nomination for the Peru Courthouse Square Historic District, Miami County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

During discussion of the application, the enclosed letter from the Miami Tribe of Oklahoma was presented to the board. The board decided that the information presented in the letter was not germane to the nomination, which has a period of significance that begins well beyond the events described in the letter, and does not cite Criterion D. Additionally, the board believed that no certain information exists on the exact location of the site described in the letter, since no visible trace of the canal exists in Peru. The board did wish for Ms. Hunter's letter to be included in the official National Register file. The board encouraged Ms. Hunter and Miami to investigate nomination of archaeological sites such as the one described in the letter.

The enclosed disc contains the true and correct copy of the nomination for the Dimension Limestone Industry in the Bloomington, Indiana area, circa 1816 to 1967 Multiple Property Documentation Form, Monroe County, Indiana to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff members, Paul Diebold or Holly Tate.

Sincerely,

Cameron F. Clark  
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package