

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH 0683990

FOR NPS USE ONLY

SEP 8 1978

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DATE ENTERED

NOV 28 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

OTTO SCHLEMMER BUILDING

AND/OR COMMON

2 LOCATION

STREET & NUMBER

129 - 131 North Green Street

NOT FOR PUBLICATION

CITY, TOWN

Crawfordsville

VICINITY OF

7th

CONGRESSIONAL DISTRICT

STATE

Indiana

CODE

018

COUNTY

Montgomery

CODE

107

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER:

4 OWNER OF PROPERTY

NAME

John R. Beary, Richard G. Tulley
Green Street Properties

STREET & NUMBER

Box 429

CITY, TOWN

Crawfordsville

VICINITY OF

STATE

Indiana

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

STREET & NUMBER

CITY, TOWN

Crawfordsville,

STATE

Indiana

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

HISTORY. For clear understanding of the description of the Schlemmer Building, it is wise to look briefly at its history first. The Otto Schlemmer Building at Green and Market Streets in Crawfordsville, Indiana, has had a long history, dating earlier than the inscription, "1889" would indicate. The brick bearing wall structure was originally built in 1854 by Dr. Simon Bennage, local physician, and was one of the first brick commercial structures built downtown. Bennage purchased the land beneath the structure in 1853 for a total cost of \$1225. The doctor's decision to construct a brick commercial block in that year met with approval of fellow-citizens, as the "CBD" consisted mostly of frame "shanties," or such was reported in an 1854 editorial. By September, 1854, Bennage's Block was complete and occupied by a clothier from Terre Haute. In 1855, Bennage sold the Block for \$4000 to James W. Lynn. Later, the building changed hands one-half at a time: the north half appreciated in subsequent sales from \$2000 in 1860 to \$4000 in 1882; the south half sold in 1868 for \$3100, in 1881 for \$3000 and in 1885 for \$2500, indicating slow deterioration. Bennage's Block survived a great fire in 1868 when an entire square block, including the courthouse, more than twelve houses and frame commercial buildings, was destroyed. The brick building was the only one left standing.

The two halves of the building remained in separate ownership for over 30 years until Otto Schlemmer purchased them in 1882 (north half), and 1885 (south half). Schlemmer, whose control of the property is most strongly reflected in the building we see today, came to America from Aachen, Germany, settling in Cincinnati. He moved to Crawfordsville in 1879, and operated the Schlemmer-Vance Brewery until selling his half of the business in 1882 to purchase the north half of Bennage's Block. Three years later, Schlemmer bought, "The room occupied by Shular as a blacksmith shop," the south half of the building, with the "intention of improving it and locating his business there," according to a news article. Now owning both halves of Bennage's Block, Schlemmer set about to improve them, working mainly in 1889. In early July, newspapers reported that repairs on the building were almost completed and that plasterers were working; near the end of the month the building was being painted and was, presumably, complete. Schlemmer raised the roof of the structure and added metal cornices and a brick arcade on the facade. The second floor of the structure is almost wholly a product of 1889. Schlemmer's business continued to be connected with the earlier brewery: he operated the Casino Saloon in the north half of the building until 1907, when he went into retirement. His saloon featured, "imported and domestic wines, liquor, beer and cigars, with fine Kentucky whiskies a specialty." After Otto Schlemmer's retirement, his son George operated the saloon briefly, but by 1915 was successfully operating the Schlemmer Drug Company at the same address. The south half of the Schlemmer Building was rented out to various commercial establishments, as was the upstairs, where furnished rooms were let. The drug store was operated by Schlemmer's family until 1925. Subsequently, it was used as a bakery, automobile license branch, cab company and bus station.

EXTERIOR DESCRIPTION, general: the Otto Schlemmer Building is a two story commercial structure of brick bearing wall construction with wood and pressed metal trim. The facade is articulated with an arcade of six, round-headed brick arches which rise the full two stories. At the ground level, two shops fill the arcade openings; above, the arches are free-standing, forming a gallery in front of a wall of frame construction. The facade is terminated with a cornice and pediment of metal.

GROUND FLOOR: The two shop fronts, each occupying three bays of the arcade, were originally identical, each having a central, recessed entry flanked by large, plate glass windows. Above each window and door is a fixed transom. Window enframingent

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CONTINUATION SHEET Number One

ITEM NUMBER 7

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DESCRIPTION, CONTINUED.

is of wood, and a low wooden panel separates windows from the sidewalk. The storefront in the south half of the building is nearly unaltered, with some of the original chamfered wood trim remaining. Glazing is largely unaltered from Schlemmer's time; original double doors are in the process of being reinstalled. Above the shopfronts, a stamped metal cornice articulates the top of the first story. Here, galvanized iron is formed into brackets, dentils, rosettes and the inscription, "Otto Schlemmer."

SECOND FLOOR. The six round-headed arches, whose pillars rise from the ground, form a gallery at the second level, standing four feet in front of the recessed wood wall. Iron work, consisting of flat pieces welded together in a "triple-X" pattern, (~~XXX~~), forms a balustrade between each arch. The smooth wooden wall surface behind the arcade is articulated with five openings: a central double door, flanked by two windows on each side. The four window openings align with the outermost arches on both sides; the door is centered between two arches. The siding is laid flush, with no overlap; window trim is flat wood, with vertical emphasis achieved not only by tall proportions but also by extension of the ^{pointed} side moldings above the top of the window enframingent. Tall windows open to the floor, with double hung sash containing one pane of glass per sash. The central double door is similarly enframed, with a three-light transom over the entry. Terminating the facade is another stamped metal cornice with dentils, brackets and rosette; topped by a pediment flanked by two large finials, placed exactly above the two central arches of the arcade. The pediment is itself denticulated, and bears the year of Otto Schlemmer's reworking, "1889."

SIDE WALL: The north wall of the Schlemmer Building is of brick, unadorned but for metal cornice and second-floor window hoods. Several changes have been made in ground floor openings, with a new window added and others bricked up. Two types of brick are visible: the older, softer brick of Bennage's Block covers the facade three-quarters of the way up; above it to the cornice and forming the arcade is a brick of harder consistency and crisper outline. The windows at the second floor level have 1854 limestone sills, and 1889 galvanized iron hoods. Above, the metal cornice continues from the front facade. At the alley to the rear of the building is attached a smaller brick structure whose interior space flows into the Schlemmer Building and whose stairway gives access to the second level of the larger structure.

INTERIOR DESCRIPTION: The ground floor is divided into two shops by an interior brick wall. The space on the north half of the building retains its original metal decoration (1889). Walls and ceiling are covered with stamped metal sheathing: lower walls are patterned with a vertically-emphasized grid, enhanced with quatrefoils; upper walls continue the vertical lines and terminate them in patterns similar to Gothic traceries; the junction of wall and ceiling is covered with a cavetto cornice, repeating the Gothic tracery; the ceiling itself is covered with stamped metal patterns arranged in perimeter bands surrounding a central area of pattern.

Second Floor. The upper level is bisected by a central hall running the length of the structure. Although lower portions of the building are load-bearing masonry, the second floor interior is of frame construction. Opening into the hall on each side are doors and windows^o three rooms (six rooms in all). Windows in the hall are necessary as only the north and east walls of the building have natural light; all light coming into the two rear rooms on the south side of the hall must enter through the rooms on the north

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INTERIOR DESCRIPTION, CONCLUDED

and the interior hallway. Ceilings are high throughout the second floor; woodwork is similar to that on the exterior: wide, flat base and trim boards are used, with chamfering on window and door enframements; as in the exterior, vertical emphasis is given through the extension of side moldings above the top of the opening frame. On either side of the hall, access is possible between rooms via single or double doors. The only ^{ground floor} access to the second floor spaces is through the small appendage building at the alley.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> _PREHISTORIC	<input type="checkbox"/> _ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> _COMMUNITY PLANNING	<input type="checkbox"/> _LANDSCAPE ARCHITECTURE	<input type="checkbox"/> _RELIGION
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _ARCHEOLOGY-HISTORIC	<input type="checkbox"/> _CONSERVATION	<input type="checkbox"/> _LAW	<input type="checkbox"/> _SCIENCE
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _AGRICULTURE	<input type="checkbox"/> _ECONOMICS	<input type="checkbox"/> _LITERATURE	<input type="checkbox"/> _SCULPTURE
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _ARCHITECTURE	<input type="checkbox"/> _EDUCATION	<input type="checkbox"/> _MILITARY	<input type="checkbox"/> _SOCIAL/HUMANITARIAN
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _ART	<input type="checkbox"/> _ENGINEERING	<input type="checkbox"/> _MUSIC	<input type="checkbox"/> _THEATER
<input checked="" type="checkbox"/> _1800-1899	<input checked="" type="checkbox"/> _COMMERCE	<input type="checkbox"/> _EXPLORATION/SETTLEMENT	<input type="checkbox"/> _PHILOSOPHY	<input type="checkbox"/> _TRANSPORTATION
<input type="checkbox"/> _1900-	<input type="checkbox"/> _COMMUNICATIONS	<input type="checkbox"/> _INDUSTRY	<input type="checkbox"/> _POLITICS/GOVERNMENT	<input type="checkbox"/> _OTHER (SPECIFY)
		<input type="checkbox"/> _INVENTION		

SPECIFIC DATES 1854; 1889

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Otto Schlemmer Building in Crawfordsville, Indiana, is significant for:

- A. Its sophisticated architectural design;
- B. Its clever reuse of an existing structure, which was,
- C. One of the earliest brick commercial buildings in the downtown area;
- D. Its association with Otto Schlemmer, a locally important businessman.

A. The Otto Schlemmer Building is an outstanding Victorian Renaissance commercial structure of the two-story type. The use of the Roman arch, denticulated frieze, bracketing and projecting central pediment reveal the influence of the Renaissance; the exuberance of the metal work, tall proportions of upper windows, high ceilings, and transparency of the lower shop fronts combine with the layering effect of the upper loggia to reflect Victorian influence. Woodwork, both interior and exterior, with chamfering, and pointed detail on vertical members is a credit to Victorian craftsmen, as is the intricate brickwork in the arcade. Over all, the design of the 1889 facade of the Schlemmer Building is square and orderly, and exhibits a rhythmic unity between structure and aesthetics; the interplay of vertical and horizontal elements gives this relatively small commercial building an urban sophistication.

B. The 1889 facade of the Schlemmer Building is an excellent example of the tendency in the 19th century to rework earlier vernacular buildings into "higher architectural styles," as merchants became more prosperous and towns flourished. Using the brick bearing walls of the 1854 Bennage Block, Otto Schlemmer's craftsmen displayed great skill in creating a uniform facade design in a rather complex construction problem. The combination of brick arcade with frame wall in the upper floor facade was a clever solution which made habitable rooms upstairs pleasant in a commercial environment.

C. Historically, the Schlemmer Building is significant in that, when constructed as the Bennage Block in 1854, it was one of the first brick commercial structures in the downtown area. The first brick commercial building was built only two years before in 1852. At the time Bennage was contemplating this project, local newspapers had predicted that brick structures would have a positive effect downtown and in a May 20, 1854 editorial, the Crawfordsville Review indicated that if such structures were not built soon, merchants might be wise to seek a less shabby area to develop as a commercial center. Thus, Bennage's timely investment in downtown Crawfordsville helped a struggling central business district establish itself more firmly.

D. Otto Schlemmer, who came to Crawfordsville in 1879, became in only ten years one of the more respected businessmen in the area. In the year he was erecting the new facade of the Schlemmer Building, 1889, he was made a member of the Board of Director's for the Commission for Permanent Organization of Crawfordsville Businessmens Association, apparently a forerunner of the local chamber of Commerce.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Crawfordsville City Directories: 1895, 1900, 1907, 1912, 1915.
 Crawfordsville Saturday Evening Journal: July 27, 1889; Jan. 7, 1882; July 13, 1889.
 Crawfordsville Star: March 7, 1885.
 Crawfordsville Review: Feb. 25, 1854; May 20, 1854; Sept. 23, 1854.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY Less than one

QUADRANGLE NAME Crawfordsville

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A | 16 | 5081540 | 44321290

B | | | | | | | | | |

ZONE EASTING

NORTHING

ZONE EASTING

NORTHING

C | | | | | | | | | |

D | | | | | | | | | |

E | | | | | | | | | |

F | | | | | | | | | |

G | | | | | | | | | |

H | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Bruce E. Lynch, Cynthia D. Lynch

ORGANIZATION

DATE

April 17, 1978

STREET & NUMBER

3640 Middlefield Dr.

TELEPHONE

317-924-3806

CITY OR TOWN

Indianapolis

STATE

Indiana

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

[Signature] Aug 29th 1978

DATE

TITLE Indiana State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

11-28-78

ATTEST:

[Signature]
KEEPER OF THE NATIONAL REGISTER

[Signature]
CHIEF OF REGISTRATION

DATE

11/22/78