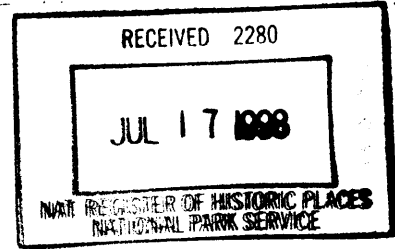


**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Registration Form**



1055

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Frankfort Commercial Historic District
other names/site number _____ 023-221-36001-086

2. Location

street & number roughly bounded by Walnut, Columbia, Morrison Streets and Prairie Creek not for publication
city or town Frankfort _____ N/A vicinity
state Indiana _____ code IN _____ county Clinton _____ code 023 zip code 46041

3. State/Federal Agency Certification

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

Ray S. Smith

5-19-98

Signature of certifying official/Title

Date

Indiana Department of Natural Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

for

Signature of the Keeper

Date of Action

Edson H. Beall

8-14-98

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- building
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 57 | 16 | buildings |
| 0 | 0 | sites |
| 6 | 0 | structures |
| 0 | 0 | objects |
| 63 | 16 | Total |

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

DOMESTIC: Multiple Dwelling
 COMMERCE/TRADE: Business
 COMMERCE/TRADE: Professional
 COMMERCE/TRADE: Financial Institution
 COMMERCE/TRADE: Department Store
 COMMERCE/TRADE: Restaurant
 SOCIAL: Meeting Hall

DOMESTIC: Multiple Dwelling
 COMMERCE/TRADE: Business
 COMMERCE/TRADE: Professional
 COMMERCE/TRADE: Financial Institution
 COMMERCE/TRADE: Department Store
 COMMERCE/TRADE: Restaurant
 GOVERNMENT: Courthouse

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate
 LATE VICTORIAN: Romanesque
 LATE VICTORIAN: Second Empire
 19th & 20th c. REVIVALS: Classical Revival
 19th & 20th c. AMER.: Commercial Style

Materials

(Enter categories from instructions)

foundation BRICK
 walls BRICK
 STONE: Limestone
 roof ASPHALT
 other STONE

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE _____

POLITICS/GOVERNMENT _____

COMMERCE _____

TRANSPORTATION _____

Period of Significance

1870-1947 _____

Significant Dates

1870 _____

1882 _____

Significant Person

(Complete if Criterion B is marked above)

n/a _____

Cultural Affiliation

n/a _____

Architect/Builder

unknown _____

Narrative Statement of Significance

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

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Frankfort Commercial Historic District
Name of Property

Clinton IN
County and State

10. Geographical Data

Acreage of Property 15

UTM References

(Place additional UTM references on a continuation sheet.)

| | | | | | | | |
|---|------|---------|----------|---|------|---------|----------|
| 1 | 16 | 541670 | 4459140 | 3 | 16 | 541370 | 4458720 |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| 2 | 16 | 541680 | 4458720 | 4 | 16 | 541350 | 4459120 |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John Warner
organization Weintraut & Nolan Historians, Inc. date 9-14-97
street & number 800 Sugarbush Ridge telephone 317/873-6692
city or town Zionsville state IN zip code 46077

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name
street & number telephone
city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Section 6 Function or Use

Historic Function

GOVERNMENT: courthouse
GOVERNMENT: government office
RECREATION AND CULTURE: theater
RECREATION AND CULTURE: monument/marker
INDUSTRY/PROCESSING: water works
TRANSPORTATION: rail-related

Current Function

GOVERNMENT: government office

Section 7 Description

Architectural Classification

MODERN MOVEMENT: Modeme

Frankfort Commercial Historic District is located in Clinton County in central Indiana. Situated on a flat plain, the county is well suited to farming. Before significant settlement in the early nineteenth century the land was heavily forested with walnut, poplar, oak, ash, and other lesser species of trees.

In 1830 the Pence Brothers, immigrants from Warren County, Ohio, offered land and the sum of \$100 to the General Assembly to influence siting the county seat for Clinton County, Indiana. The Assembly accepted their offer. The original plat, surveyed in 1831, provided for a grid plan of equal-size blocks centered on the courthouse square. The courthouse occupies a single block in the center of town. The historic district boundary, roughly approximated by Columbia, Morrison, Walnut Streets, and Prairie Creek, encloses most of the original plat. Initially isolated from major transportation routes, Frankfort became a transportation hub for the entire county in the 1880s; eventually five separate railroads routed their trains to and through Frankfort.

Frankfort Commercial Historic District is a relatively compact area that has served as the commercial, financial, social, and political heart of the town and county from the earliest days of settlement but particularly since the 1870s. The primary north-south streets in the district are Main and Jackson; the primary east-west streets Morrison, Washington, and Clinton. The Clinton County Courthouse, a National Register-listed building, occupies the center of the district. The boundary streets are Columbia on the west, Morrison on the north, and Walnut on the south; Prairie Creek is the eastern boundary.

The Frankfort Commercial Historic District is a typical example the development of towns not located on a major, navigable watercourse and whose maximum period of growth is directly connected to the arrival of rail transportation. Although a county seat from the date of its original platting, Frankfort remained a slow-growing, agricultural community until the mid-1870s. The railroads accelerated the rate of growth in agricultural production, population, and initiated growth in commercial enterprises. Substantial brick buildings soon replaced the log and rough-lumber construction around the courthouse

square. Lending institutions provided capital outlay for business start-up and expansion. Farmers discovered broader markets for their produce and the community flourished. Commercial and light industrial growth continued into the twentieth century. The community survived two world wars and the Great Depression by applying itself to principles that sustain and characterize small-town America: maintain civic pride, continue to work hard, and believe in the future.

The zero-line streets for numbering buildings and denoting north-south or east-west are Clinton Street for numbering north and south and Main Street for numbering east and west.

Many of the extant buildings reflect the years of commercial development in the district during the period of significance (1870-1948). The majority of buildings constructed from 1870 to 1900 is almost an even mix of Italianate Commercial and Commercial Vernacular styles. These commercial buildings incorporate the stylistic detailing associated with Italianate architecture or simple embellishment with modest amounts of architectural detailing to give the edifice some character. Notable exceptions to these two styles are the Clinton County courthouse (photo 1) which is a potpourri of architectural stylistic details identified as Victorian Eclectic and the Harker Building (photo 2), a Richardsonian Romanesque building which was constructed in 1890. Generally, buildings in the district constructed after 1900 are a collection of vernacular buildings designed to house commercial enterprises without overwhelming concern for hewing to classical architectural style. Notable exceptions are the Neoclassical Frankfort Municipal building at 16 North Main (photo 3), the Moderne Coca-Cola building at 358 North Jackson (photo 4), and the depot building at 359 North Main (photo 5).

The district contains 79 resources. There are 57 contributing buildings, 16 non-contributing buildings, and 6 structures which are sections of old brick paving that remain visible in some alleys. The sections of brick paving are marked on the accompanying map of the district. There are five objects on the courthouse lawn - a naval memorial on the northwest corner, a memorial on the southwest corner and the southeast corner, and two naval cannons that are not included in the resource count because of their association with the previously-listed county courthouse. The Navy Club of USA erected the naval memorial in honor of departed shipmates. Dedicated in 1901 to the unknown dead of the Civil War by a local chapter of the Women's Relief Corps, the memorial on the southwest corner is a flag staff centered in a small concrete pad surrounding a small marble headstone. Naval cannons, mounted on concrete bases, stand on the northeast and southwest corners of the lawn. The dates 1861-1865 and 1896-1898 appear beneath the trunions of the cannons; no dedication plaque appears on either cannon. The memorial on the southeast corner of the lawn, erected by the Captain Harmon Aughe Chapter of the Daughters of the American Revolution in 1930, is dedicated to soldiers of the Revolutionary War.

The Italianate Commercial buildings that remain in the district are excellent examples of the full spectrum of architectural detailing associated with the style. As a rule, street-level store fronts in the district have been modified to some degree; however the second and third floors of these same facades escaped alteration.

The buildings at 55, 57, 59-61, and 63 East Clinton Street reflect Italianate styling of varying sophistication. The building at 55 and 57 East Clinton (photo 6) is a two-story painted brick building built in 1890. Four pilasters divide the facade into three bays; one large bay flanks a narrow central bay on each side. The first floor store front of each large bay has been modified and contains modern glazing, framing, and sashes. The narrow central bay appears to retain its original arched window transom, glazed two-over-two, positioned over a rectangular door opening. A segmental brick arch surmounts the transom. The second floor windows of 55 East Clinton (the right bay) have been modified; original narrow arched window openings have been replaced with flat openings, modern window sashes, and glazing. The second floor of the narrow central bay contains a single tall arched window opening with elaborate hooded window crown in an inverted-U shape. The window sash is glazed one-over-one. The second floor windows of 57 East Clinton (the left bay) appear to be original. The three tall, narrow arched window openings are evenly spaced across the bay and project upwards for approximately two-thirds of the exterior wall height of the second floor. Each opening has an arched hooded crown in an inverted-U shape and the windows are glazed one-over-one. A projecting metal cornice accentuated by large ornate brackets at each corner is supported by a band of small brackets and dentils that form the frieze and architrave. Directly above the facade's window openings and below the band of dentils are raised brick segmental arches that connect the four pilasters and give the appearance of greater height to the building.

The building immediately adjacent to the east, 59-61 East Clinton Street (photo 6), is also Italianate. Constructed in 1884, this three-story painted brick building incorporates many of the architectural details that define the Italianate style. The facade is divided into three bays, one large bay on each side of a smaller central bay. Full-height pilasters appear at each corner of the building and two full-height pilasters frame the small central bay. While it still retains the three-bay configuration, the first floor store front is modified to an extent that original architectural detail can not be determined. A single band of dentils and four small decorative brackets remain as visual boundaries between the first and second floors. The second and the third floor exteriors appear to be almost original; exceptions are noted. The second floor of the facade contains four large arched window openings, two in each large bay, evenly distributed within the bays across the width of the building. The narrow central bay contains a small square window and a small round window that occupy the lower and upper halves of this space respectively. The window openings in each large bay are separated by a truncated pilaster that extends partially through the third floor. The windows are double-hung with one-over-one glazing. Low wrought iron railings decorate each large window. The third floor flat window openings are rectangular. The right bay contains four tall narrow windows. The lintels are accentuated by prominent keystone blocks. The windows are double-hung with one-over-one glazing. The window in the small central bay is the same as those in the right bay. The window openings in the left bay appear to have been modified. Brick between two of the four original windows was removed to form two paired windows. The current windows are double-hung with one-over-one glazing. Pairs of molded decorative medallions flank the capitals of the truncated pilasters immediately below the cornice.

The ornate capitals of the four full-height pilasters extend through and above a simple cornice.

The building at the corner of East Clinton and South Jackson, 63 East Clinton (photo 6) is a three-story brick structure Italianate high style which appears relatively unmodified. The first floor store front contains the main entryway which is set back from the street and flanked by large display windows. Painted wooden panels above the windows are topped by a fluted band which connects single-floor fluted pilasters at the outer limits of the facade. The first and second floors are visually separated by a small, plain corbelled brick band course. Pilasters, which form two large and one small bay in the facade, rise from the band course through the second and third floors. The second floor contains one large arched window in the left and center bays and a single narrow window in the right bay. The window openings, which occupy almost all of the exterior wall surface, are topped with flattened arch crowns with prominent decorative keystones. The double-hung sashes are glazed one-over-one with a fixed-frame, arched transom light at the top. Two decorative medallions appear on the center pilaster. The third floor has five evenly spaced flat window openings, topped with flattened crowns with small prominent decorative keystones, extending across the lower half of the exterior wall surface. The narrow double-hung windows are glazed one-over-one. A projecting metal cornice containing small brackets and dentils dominates the entire facade.

Other buildings in the district reflect the upscale appeal of the Italianate Commercial style to local entrepreneurs. The two-story brick buildings at 52-54, and 56 North Main Street (photo 7), built in the 1890s, are further examples of this mingling of sophisticated architectural detailing in commercial buildings. The first floor store fronts of these buildings are modernized with additions to the main facades of signage, grained wooden siding, and stone veneer. However, the second floor window openings, with inverted U-shaped hooded crowns and prominent keystones, capture the essence of Italianate-style window design elements. Tall, very narrow openings extending through most of the exterior wall surface is another characteristic detail of the Italianate style. The very ornate metal entablature that appears on these buildings incorporates large and small fluted brackets, small square medallions, and a prominent projecting cornice to enhance the visual appeal of the building.

Across the courthouse square at 5 and 7-9 North Jackson Street (photo 8) are examples of commercial architecture that employs Italianate design elements in a different manner from buildings previously noted. Built in the 1890s, the brick building's first floor is altered; the second floor facade is altered marginally. The second floor of 5 North Jackson has one large arched window opening with a segmental arch hood over a three-unit ribbon window. The windows are double-hung with one-over-one glazing. Above the ribbon are fixed transom lights which are painted over. The second floor facade of 7-9 North Jackson has two large bays created by a tall narrow window opening centered in the facade. The central window opening is surmounted with a small segmental arch. Each bay contains a large, arched window opening that mirrors that described in 5 North Jackson; however the windows in the left bay of this building have been replaced. Both buildings share a large, ornate metal entablature that includes

large and small brackets, dentils, and a projecting cornice. The parapet of the cornice has prominent standing-seam ribs visible.

The building at 50-52 West Clinton (photo 9) retains what appears to be its original facade with little or no alteration and therefore deserves special mention. Constructed in the 1880s, this Italianate Commercial two-story brick building presents other architectural design details not previously encountered in other buildings of the same style. With the exception of the modern signage, the street-level store fronts appear to be original in design if not in materials. The second floor facade contains five, segmental arched narrow window openings that extend upward through two-thirds of the exterior wall height. The openings have stone sills, brick lintels, and are crowned with segmental arch hoods with pendants suspended from each end. The double-hung windows are glazed one-over-one with a fixed transom light in the upper third. Above the windows is a band course consisting of corbelled bricks, pendants, and a flat brick band course adjacent to the window tops. The simple frieze has small shallow brackets and the brick cornice has terra cotta barrel tiles across the top of the parapet. Attached to the west side of the building is an obvious alteration to the building. Very possibly this alteration, now an enclosed stairwell, was part of the firehouse that abutted the extant building to the west. Although not original to the building, the stairwell does not detract from the integrity of the building.

Italianate Commercial buildings throughout the district remind us of the time of Frankfort's rapid growth and new prosperity in the 1880s and 1890s; the other predominant architectural style, Commercial Vernacular, calls to mind Frankfort's period of sustained growth and prominence as the county locus of government, economic, and commercial activity. Less ornate than Italianate buildings, Commercial Vernacular architectural style sought to project an image of more simple elegance with an eye toward functionality and less costly ornamentation. Eschewing temptations to construct plain brick boxes, builders and owners sought to arrive at a mix of affordable design and visual appeal. Frankfort's commercial district contains a number of successful examples of this style.

The Ross Building at 201 West Washington (photo 10), built in 1897, serves to highlight the mixture of design and visual appeal evidenced in many higher-style Commercial Vernacular exterior wall surfaces. The street level store fronts are altered to some extent, but the major architectural elements are still visible in both the west and south facades. The building is two-story, unpainted brick with prominent limestone detailing. The first and second story are visually separated by a band course of rusticated limestone blocks; the same rusticated stone is used to frame a rectangular window above the corner entrance to one section of the building. Rectangular window openings extend from the band course upward through half the exterior wall surface along both visible facades of the building. Limestone details appear as two rusticated band courses; one acts as the lintel for the flat window openings and the other appears midway between the sill and lintels of the window openings. The building's corners are accentuated with limestone quoins. Between the tops of the window openings and the cornice is a corbelled brick band course. The cornice is limestone supported by brick corbels.

Uses of similar materials and architectural details can be seen in two other buildings immediately north of the Ross Building at 211 and 253 North Jackson Street. Although of a simpler design, the two-story brick building at 211 North Jackson (photo 10), built in the 1890s, incorporates the use of limestone band courses, lintels, and quoins as architectural highlights. Instead of corbelled brick ornamentation, the builder used inset panels formed in the exterior surface to add depth to an otherwise two-dimensional flat wall.

The building at 253 North Jackson (photo 10), also built in the 1890s, is a three-story, brick building of simple utilitarian design. The street level store front is relatively unaltered. Single-story brick pilasters form three bays, two large and one small on the first floor. The four ranks of flat window openings of the second and third floors have brick sills and rusticated limestone lintels. A rectangular inset panel that spans almost the full width of the building and is directly above the third floor windows adds depth to the flat exterior wall surface. A narrow brick cornice crowns the building.

The Keys Building at 350 North Main (photo 11), built in 1899, is a brick three-story building that also demonstrates some of the architectural detail associated with Commercial Vernacular style of the period. The street-level store front is altered by the addition of modern materials such as window framing, glazing, and wooden paneling. With the exception of modern window materials, the second and third stories of the facade remain unaltered. The use of rusticated limestone band courses as the sills and lintels of the window openings is typically Commercial Vernacular embellishment. A band course of different colored brick supports a frieze of corbelled bricks with a limestone cornice.

The Shafor Building (photo 12) at 252 North Main is another fine example of the Vernacular style. The street-level storefront is modified by the addition of stone veneer sheathing on the exterior wall and modern window frames and glazing; however, the upper two stories are original. Two large bays are formed in the upper facade by narrow protruding brick detailing that gives the impression of depth to the otherwise flat vertical surface. The brick detail extends upward from the limestone sills on the second floor to above the lintels of the third floor windows. Inside each bay on each floor are three tall rectangular flat window openings with double-hung windows, glazed one-over-one. A corbelled brick apron supports the sills of the second floor windows. The facade is crowned with a simple brick frieze and cornice combination.

Commercial Vernacular and Italianate Commercial buildings constitute the dominant architectural themes in the district but there are excellent representatives of other styles in the district. The Clinton County courthouse (photo 1), a National-Register listed property, is a fine example of Victorian Eclectic, a style that brought together elements from diverse architectural styles as decorative design. Constructed of Indiana limestone, the cornerstone was laid in 1882. The basic exterior form of the courthouse is rectangular with the long axis north-south; the interior space is cruciform with the short dimension east-west. Exterior walls are smooth block and the portion below the water table is rusticated limestone. Each elevation contains an entryway defined by a full-

height porch-like bay crowned with a full pediment from the Italianate and possibly Beaux Arts styles. At each corner of the building is a short tower that rises above the roof-wall junction and draws the eye to statuary centered on the cupola roof. The window openings in the upper portion of the tower are crowned with inverted-U shaped hoods with decorative keystones. Tall rectangular windows occupy half of the exterior wall surface in each elevation. The windows on the lower floors are simple rectangular openings with little ornamentation. The arched windows in the towers have been sealed. Window openings in the upper floor are full-sized windows with a fixed frame, square transom light above. Single-story fluted pilasters with Ionic capitals separate the individual windows. Dentils form the architrave portion of the ornate metal entablature. Visible above the east and west porches are lateral limits of the interior dome. These elements are decorated with their own ornate metal cornice. Centered and rising above the cornice are small limestone statues. Rising well above the entire building is a square clock tower crowned with a round cupola. Clock faces appear in each of the four sides of the tower.

Another one-of-a-kind building in the district is the Harker Building at 64 West Washington Street (photo 2), built in the 1890s, a Richardsonian Romanesque edifice of rusticated limestone. While the building lacks the massiveness associated with this style, the use of smooth stone band courses to denote the different stories, stone lintels and sills for the rectangular windows, and the bartizan over the front entrance are typically Richardsonian. Unique to this building are the silhouettes of fanlights or Palladian-like windows that appear over each of the upper story window openings, an architectural detail not normally associated with this style.

The Frankfort Municipal Building at 16 North Main Street (photo 3), built in 1916, dominates this block of the square. A Neoclassical structure that once served as a bank, this building retains its original architectural integrity as few others in the district have. The exterior wall of the facade is recessed from the street to form a portico with Doric antae flanking Ionic columns "in antis" effect. The flanking columns are smooth and square with Doric capitals and the circular fluted interior columns are topped with Ionic capitals. The simple entablature has a plain architrave, a plain frieze, and a projecting cornice with dentils and modillions. A low parapet consisting of four truncated pedestals and low vertical surfaces is visible above the cornice.

Unique to this district is the old K. F. & W. Traction Station building at 359 North Main Street (photo 5). A well-maintained example of a vernacular industrial building, the one-story brick building was built in the early 1920s to service customers of the traction company. At one time used as a warehouse for beer, the building has been resurrected as a restaurant. Modern frames and glazing materials have replaced the original windows but the flattened-arch of the lintels and stone sills has been retained. The west end gable is parapetted giving the building a Mission style look. The parapet is characterized by short, square brick pillars that highlight the roof-wall junction at each end. The top of the parapet is terra cotta barrel tile; the peak of the gable is raised and square.

Of the two Modern Movement buildings in the district, the old Coca-Cola Bottling building at 358 North Jackson (photo 4) best characterizes the architectural detail of the this style that includes Art Moderne and Art Deco. Built in the mid-1920s, the two-story building had a major addition to the building's south facade in the form of a garage; however, the addition was constructed of similar brick material and includes band courses that are compatible with the original exterior surface walls. The main entrance is defined by a massive rectangular stone, arched surround with a glass block panel in the upper half of the arch. The inner edges of the surround (the vertical part of the arch) are rounded and smooth while the top is square. The crown of the surround, which projects above the coping on the main roof, is square and decorated with a band of rectangular shapes carved in the stone. The large display window in the first floor and the windows in the second floor appear to be original. The upper floor windows have industrial-type metal sashes with single glazing.

Since the time of a previous inventory conducted for an in-progress *Interim Report*, four buildings require reevaluation concerning their contributory status within the district. The Commercial Vernacular building at 354 North Main Street (photo 11), evaluated as contributory in the initial inventory, has been physically altered to a degree that its historical significance and architectural integrity no longer contributes to the theme of the district. The facade of this small one-story building has been altered by applying modern materials to the exterior wall which obscures the original fenestration, and obliterates architectural detail.

The Modern Movement building at 300 North Jackson (photo 13), built in the 1920s, has been altered by overlaying modern materials on the original facade to a degree that its architectural integrity no longer exists. Originally constructed as an automobile retail and maintenance facility, the physical details that characterize this style, limited even when it was built, are lost through modernizing the building front. The single Modernistic architectural element that remains, a glass block panel in the front parapet line, is the only visual evidence pertinent to the style; without other architectural stylistic evidence, this detail in itself does not constitute integrity.

The *Times Building* at 251 East Clinton Street (photo 14), a Commercial Vernacular structure built in the 1910s, has been altered to a degree that the architectural integrity and the historical significance of the building no longer contributes to the overall theme of the district. The modernization process that created a single massive facade with three large arched windows in the right half of the building eliminated architectural detail reminiscent of the period or the style.

The single-story brick building at 9 West Morrison (photo 15), built in the early 1920s, was evaluated as Non-contributing in the earlier inventory. The basis for this evaluation was most likely the age attributed to the building; i. e., 1950. A review of historical maps and visual inspection determined a more accurate age of the building to be in the 1920s. The basis for this dating were *Sanborn Fire Insurance Maps* which indicate the building was built between 1912 and 1927. Construction techniques (brick work on the sills and lintels on the sides of the building and simple stepped-parapet front facade) and the

vernacular architectural style of the building matches similar buildings in the district from the same time period.

In summary, the Frankfort Commercial Historic District encompasses the heart of the downtown square and adjoining streets that once comprised the center of commercial activity in Clinton County. The district contains a wealth of historical properties with significant integrity and different architectural styles that reflect the cultural changes in taste and functionality that occurred over time.

Section 8 Statement of Significance

Frankfort Commercial Historic District is significant for its association with the local history of commerce, transportation, architecture, and politics/government. Commerce and agriculture played vital roles in the development of the downtown area. Platted as a county seat, Frankfort is the center for politics/government for the city and county. The arrival of railroad in the 1870 gave local farmers the impetus to produce surplus grain and animals to ship from Frankfort's terminals. Commercial and economic activity boomed and Frankfort became the market place for the county. Frankfort Commercial Historic District has local significance in the areas of transportation, politics/government, commerce, and meets Criterion A: for its association with events, activities, or patterns that define our history and provide the threads for the fabric of our memories. The district is also significant in the area of architecture under Criterion C: for its wealth of historical properties that demonstrate distinctive characteristics of design, construction, or form. Examples of the distinctive characteristics of the Italianate style, in addition to those described in Section 7, are the Bradley-Hillis & Avery building at 62 North Main Street, R. P. Shanklin at 300 North Main Street, and the Barner Block at 1-3 North Jackson Street. Collectively, the Italianate buildings in the district demonstrate a full range of architectural details associated with the style. The Commercial Vernacular buildings in the district also range in richness of detail from the Ross building, described in Section 7, the Dorner building at 208 East Washington and the Allen Block at 58-60 North Main Street, to the simple styling of the small, one-story building at 265 East Clinton Street. The district's period of significance is 1870-1948.

The majority of buildings extant in the district is almost an even mix of Italianate Commercial and Commercial Vernacular styles. These commercial buildings incorporate architectural details associated with the Italianate style or demonstrate the use of simple contrasting details that embellish the edifice and add character. Other styles represented are Romanesque, Victorian Eclectic, Neoclassical, Chicago, and Moderne. There are no buildings remaining from earlier periods.

Clinton County's first permanent European settler arrived in 1826 to wrest a farm from the hardwood forests that covered most of the county at the time. The man's name was William Clark, and his farming effort was made less arduous because he settled on the northern edge of an area known as the "Twelve-mile Prairie." The Prairie, which bisects the county in a generally northeast to southwest direction and is south of Frankfort, was the reason for much of the early settlement of the local region; it provided immediate

access to unforested ground to cultivate crops. At the time of initial settlement, the county was mostly covered by heavy deciduous forests of walnut, oak, poplar, ash, hickory, and maple trees. By the late 1890s, many of these trees would be harvested by local loggers and transformed into lumber and hardwood veneers in local saw and planing mills.

In 1829, the Pence brothers, William, Nicholas and John moved to Indiana from Warren County, Ohio. Each brother bought 320 acres of land in the vicinity of what was to become the Center Township of Clinton County. In January, 1830, the Indiana General Assembly, was actively involved in creating a number of new counties; Clinton was one of them formed, from lands ceded to the state by the Miami Indians. In the Spring of 1830, the Pence brothers (John is usually credited with the donation) donated 60 acres of land and a total of \$100 to the state for the purpose of establishing a county seat adjacent to their holdings; the General Assembly accepted. State surveyors platted this new county seat in May and June, 1830. The county seat was named Frankfort in honor of the Pence grandfather's birthplace, Frankfurt am Main, Germany.

The county experienced immediate development in the form of a gristmill in Washington Township (west of Frankfort) and the first sawmill and comcracker in the county in Perry Township (southwest of Frankfort). The only immediate growth in Frankfort was a log courthouse built in March, 1831, for a sum which varies according to different accounts from \$200 to \$290. This was the least expensive courthouse that would grace the Frankfort square.

The first postmaster, John Barner, became a person of prominence in the community. In addition to supervising the weekly mail service to and from Indianapolis, Barner became a successful businessman when he opened a dry goods store in the mid-1860s with his son, D. P. Barner. Later, the entrepreneurial duo opened the first banking establishment in Frankfort in 1868. A private lending institution, D. P. Barner and Company consolidated their holdings with Coulter, Givens, and Company in 1869 to form the International Bank which served the community for the next few years.

The first settlers were farmers and agriculture was and is the main economic endeavor in and around Frankfort. The first crops of wheat and corn served the needs of the community. An impediment to developing an agricultural surplus was the lack of an inexpensive transportation means to ship this surplus to market. Although the Michigan Road was relatively close to Frankfort, the cost and time involved to reach outside markets was prohibitive and surplus agricultural production was absorbed by local needs. Frankfort-vicinity farmers would not gain significant access to national markets until the railroad arrived in 1870.

Although Frankfort was incorporated as a town in 1846 and was the county seat, it did not experience significant population and economic growth for four decades after its initial settlement. However, the social, commercial, and religious facets of its development progressed. By the mid-1850s, chapters of many national fraternal organizations were active in the community; the first was the Masonic Lodge that was established in the 1843. Soon after organizations such as the ELKS, the Knights of

Pythias, the Improved Order of Red Men, and Woodsmen of the World flourished in the community. Not surprisingly, churches of many denominations served as focal points for religious expression and added to the social fabric of the community. The first church built in Frankfort was erected by the Methodists in 1832. Not to be outdone the Presbyterians erected their first church in 1833 on the same lot where the current church now stands on West Clinton Street. Farmers and farming communities in the nineteenth century relied on good weather and long growing seasons even more than today's farmers and their daily lives were bolstered by spiritual strength.

The arrival of a railroad on 14 October 1870, catapulted Frankfort into a major role in the economic development of the entire county. Prior to this time the nearest railroad access was at Colfax, Indiana, southwest of Frankfort. Earlier efforts to establish rail service to Frankfort, circa 1865, failed for a lack of funds. The Terre Haute & Logansport Railroad line served the cities of Logansport, Crawfordsville, and later Indianapolis and other central Indiana cities. By 1886, Frankfort had become a transportation hub with five different railroads moving on 100 miles of track crisscrossing the county on the way to Cincinnati, Louisville, St. Louis, Chicago, or Kansas City, Missouri. One line, the Lake Erie & Western Railroad, suffered from peripatetic service to the extent that local wags said the initials for the line – LE&W – really meant “Leave Early & Walk.” Irrespective of scheduling difficulties, railroads in general spurred the Frankfort economy as no other event has in its history before 1870 or since.

Advances in transportation influenced more than one aspect of the community's development. Frankfort's population in 1870 hovered around 1,000 persons; by 1886, the city's population had increased to almost 5,000 persons. This figure would continue to increase until it reached 12,000 residents in 1925.

One railroad-related event that effected the growth of Frankfort was the 1886 decision to position the Clover Leaf Route railroad repair yard in the city. Frankfort, in a head-to-head competition with Marion, Indiana, that entailed offers of money and land to influence railroad officials, won the right to be home base for the repair yard. The Clover Leaf Route, which became a division of the Nickel Plate Road (New York, Chicago & St. Louis Railroad) in 1893, operated the repair yard for the next century. In 1904, the yard employed 650 workers and injected a \$40,000 payroll into the community's commercial bloodstream each month. That same year the yard repaired 12,500 freight cars, 221 passenger cars, and overhauled or repaired 81 locomotives. For over 100 years in the life of the community, railroading was a significant contributor to the commercial and financial well-being of Frankfort.

Transportation of another sort came to Frankfort in the early years of the twentieth century. As railroads moved large freight long distances and connected major cities in surrounding states with each other, Indiana's interurban rail system moved people and light freight between communities throughout the northern half of the state. As the availability of electrical power increased around the turn of the century, entrepreneurs were quick to take advantage of this new energy source to promote inter-city commercial activity. Interurban companies such as the Kokomo, Frankfort & Wabash Traction Company (K.F.&W.) linked small communities with each other and with large

cities. Although primarily movers of people, interurban systems promoted and made possible commercial interface between the agricultural rural communities and markets in larger cities. Perishable fruits, vegetables, milk, and eggs reached markets sooner and in better condition. Demand for these items increased as consumers came to expect accessibility to rural producers. Interurban systems carried workers to city jobs and influenced the development of suburbs around larger cities. With daily access to larger markets readily available, Frankfort's agricultural and commercial interests realized increased economic growth in the first decades of the century. As road networks improved and wheeled-vehicle transportation gained prominence in the 1920s, interurban transportation peaked and declined. By the mid-1930s, interurban traffic no longer justified its cost and, as in Frankfort, traction companies closed their doors.

The development of Frankfort as a railroad center opened up the surrounding countryside. A local sawmill operated by Benefiel and Sons began producing lumber in 1873 for local use and distribution to local communities and other communities now accessible by rail. This building burned in 1881 and was replaced by a new facility that turned out 1.5 million board feet of lumber per year until the nearby hard wood forests gave way to the farmland that became the mainstay of the area's economic health. The Kramer Brothers combination planing and sawmill, another local business whose future relied heavily on accessible transportation, began operation in 1870. In 1905, the mill was producing 5 million board-feet of lumber per year.

As the forests receded, farmers recently linked to outside markets by the railroads began to produce surpluses for sale. Although wheat would lose its primacy as the county's major crop, acreage devoted to that grain reached 56,700 acres in 1886: corn was a close second with 51,000 acres in production. As larger and more distant markets for hogs became accessible, corn supplanted wheat as the primary crop and lesser agricultural crops such as timothy grass and oats were grown for local use only. The railroad maintenance facility provided steady employment for many years but agriculture and its ancillary activities was never threatened as the economic engine that drove Frankfort's forward progress. By the early 1920s, farming had grown into a \$4-5 million annual business and over 5 million bushels of corn were being produced from the soil of Clinton County.

Growth in agriculture spurred the local economy and other enterprises necessary to sustain this growth began to appear. Shipping and forwarding agents provided farmers immediate return for their surplus production by buying or consigning farmer's crops. The agents either arranged their sale or assumed a risk and held the grain, wool or livestock until the best price could be realized. Many of these same agents were involved in creating pools of excess capital that entered the local economy to fund a myriad of commercial enterprises. Lending institutions, public and private, began to proliferate in the 1880s to support continued economic growth that resulted from greatly improved transportation systems.

By the late 1880s, Frankfort had become more than an isolated county seat town. Available capital meant progress could be sustained. In the sixteen years after the first train rolled into Frankfort, the city's population grew from approximately 1,300 to 5,000

residents in 1886. The square surrounding the county courthouse and some of the adjacent blocks experienced significant building activity. The Italianate-style commercial buildings that characterize the center of the town today began to rise above the streets and heralded the prosperity of the period. Many remain within the boundaries of the historic district. Examples of these Italianate buildings such as the Frankfort Masonic Temple-Labor Hall on West Washington Street, the Aughe Drug Store on the south side of East Clinton Street, and the Mammoth Block on the west side of North Main Street continue to grace the streets of the historic district. Although Italianate Commercial style buildings predominate, others from the same period but of different styles such as the Harker Building, a Richardsonian Romanesque building on the north side of East Washington Street, and the First National Bank building on the west side of the square accentuate the rich diversity of building styles remaining within the historic district.

Buildings in the district housed many types of commercial enterprises. Sanborn maps and early county maps indicate that grocers, bakers, dry goods merchants, lending institutions, hotels, and general merchandise retailers occupied the buildings surrounding and in the immediate vicinity of the square. This mix of commercial activity continues today.

Community progress was being made in areas other than agricultural and commercial buildings. The cornerstone for a new county courthouse, designed by well-known Indiana architect George Bunting, was laid in 1882. The bricks from the second courthouse were sold locally and used to build the Coulter Opera House at the corner of Jackson and Washington Streets. Architecturally, the new courthouse combined elements of Renaissance, Mannerism, Baroque, and Second Empire styles crafted in Indiana oolitic limestone.

The mid-1880s in Frankfort were marked by measurable progress in infrastructure and civic improvements. Macadamized roads, begun as early as 1865, were more in evidence. The city waterworks came online in 1885. By 1905, the city had 16 miles of water mains, 128 fire hydrants, and 1600 residential water taps in operation supplied by 12 subterranean wells. Streetlights were common place by 1900.

A city library was established in 1884. Originally housed in the basement of the courthouse and later incorporated into the new school built in 1886, the library was administered by local school officials. Frankfort's first library serviced the community for almost two decades. At the turn of the century, local desire to give the library collection a permanent home prompted community leaders to contact philanthropist Andrew Carnegie's organization with a request for funds. Carnegie provided a total of \$22,500 and a permanent library was erected at the corner of Columbia and West Clinton Streets, just outside the western boundary of the historic district.

In the early years of the twentieth century, Frankfort continued to prosper. Businesses such as McDougall and Company and Ingram-Richardson cooperated in building kitchen cabinets and porceliron tops for tables and other work surfaces. Although under separate ownership, these two firms combined to produce quality household items for local and national consumption. Sims Milling Company, another local firm,

marketed the well-known Sunniday Flour. Peoples Life Insurance Company of Indiana opened for business in 1906 and provided insurance protection to individuals and families in 10 states in the Midwest. The six-story home office of the firm, no longer standing, was the only skyscraper to ever appear in the skyline of Frankfort. Automobile dealerships, movie theaters, and service-oriented businesses such as appliance repair began to take their place in the commercial fabric of the district. A broad-based collection entrepreneurial endeavors made Frankfort the "commercial and industrial capitol of Clinton County," as one 1905 summary of the community's current and future prospects touts.

Frankfort survived the "Roaring Twenties" and like many communities, barely survived the Great Depression. Community spirit however did not wane. Local organizations set up facilities like the "Wander Inn" which offered assistance to people in need of food and shelter. The Nickel Plate Road moved its roundhouse maintenance operation to Frankfort in 1937 which added jobs. Already established businesses like Ingram-Richardson kept as many of their payrolls as possible.

World War II energized Frankfort's spirit of volunteerism once again. Men and women went off to serve their country around the world and citizens on the home front endured rationing and shortages of goods never before experienced in the United States. Some local businesses such as Ingram-Richardson, which built metal wing spars for aircraft, shifted their production from consumer goods to war materiel items.

Some of the buildings from Frankfort's greatest period of prosperity have been lost to changes in life-style and the needs for more parking space or the lack of need for downtown housing. The Coulter House, a locally famous hotel on the corner of West Clinton and South Main Streets, has been replaced by a parking lot. Other individual buildings around the square have been subsumed within massive, more modern facades, such as the Farmers Bank building. However, the buildings that remain relatively unaltered reaffirm the historical significance of the commercial district as a visual record of Frankfort's community history.

Regardless of physical changes consciously made or the wear and tear of time, Frankfort Commercial Historic District buildings and structures are worthy of recognition for their value as symbols of community history.

Section 9 Bibliography

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Section 10 Boundary Description

Beginning mid-block on the east side of South Columbia between West Walnut and West Clinton Streets, move north along Columbia Street across West Clinton and West Washington Streets; turn east behind the buildings on the north side of West Washington Street and proceed to the alley between Columbia and Main Streets; proceed north in the alley behind the buildings that front on the west side of Main Street to Morrison Street; turn east and proceed across North Main Street to North Jackson Street; turn south on North Jackson and proceed to the railroad tracks (Old Ohio Street); turn east and proceed along the railroad tracks to Prairie Creek; turn south and proceed on the west side of Prairie Creek across East Washington and East Clinton Streets to an alley behind the buildings on the south side of East Clinton Street; turn west and proceed along the alley until it intersects with an north-south alley; turn south and proceed along the alley behind the building that fronts on the east side of South Jackson Street; turn west along the building boundary and proceed to South Jackson Street; turn north and proceed to the intersection of the alley behind buildings fronted on East Clinton Street with South Jackson Street; turn west and proceed along the alley and cross South Main Street; continue until closure on the start point at mid-block on South Columbia Street.

Boundary Justification

The boundary, as described, includes the primary historical properties remaining in downtown Frankfort that accurately reflect the commercial district's contiguous physical nature and its multiplicity of architectural styles. Although some obviously non-contributing properties have been also included, without having to resort to a complicated series of doglegs in the boundary this decision was the best alternative available.

Columbia Street, the western boundary, separates the district from more modern residential buildings and commercial development (photo 16). Morrison Street, the northern boundary, clearly differentiates the district from more modern residential buildings which have no visual or historical connection with the district. The eastern boundary, Prairie Creek, and the southern boundary, the alley between Walnut and Clinton Streets, separate the district visually and functionally from the residential buildings and commercial development that has evolved over time and spread outward from the downtown commercial district.

List of Historical Properties

BUILDINGS

| | <u>ADDRESS</u> | <u>CONTRIBUTING</u> | <u>NON-CONTRIBUTING</u> |
|-----|---------------------|---------------------|-------------------------|
| 1. | 9 W. Morrison | X | |
| 2. | 9-11 W. Clinton | X | |
| 3. | 51 W. Clinton | X | |
| 4. | 50-52 W. Clinton | X | |
| 5. | 60 W. Clinton | X | |
| 6. | 5-7 N. Columbia | X | |
| 7. | 3 E. Clinton | | X |
| 8. | 9-51 E. Clinton | | X |
| 9. | 55 E. Clinton | X | |
| 10. | 57 E. Clinton | X | |
| 11. | 59-61 E. Clinton | X | |
| 12. | 63 E. Clinton | X | |
| 13. | 210 E. Clinton | X | |
| 14. | 214 E. Clinton | X | |
| 15. | 251 E. Clinton | | X |
| 16. | 256 E. Clinton | X | |
| 17. | 259 E. Clinton | X | |
| 18. | 260 E. Clinton | X | |
| 19. | 265 E. Clinton | X | |
| 20. | 50 W. Washington | X | |
| 21. | 51-53 W. Washington | X | |
| 22. | 52-56 W. Washington | X | |
| 23. | 57 W. Washington | X | |
| 24. | 58-62 W. Washington | X | |
| 25. | 61 W. Washington | X | |
| 26. | 2 E. Washington | | X |
| 27. | 20 E Washington | X | |
| 28. | 52 E. Washington | X | |
| 29. | 54 E. Washington | X | |
| 30. | 56-62 E. Washington | X | |

National Register of Historic Places Continuation Sheet
Frankfort Commercial Historic District, Clinton County, Indiana
 Sections 6,7,8, 9, and 10

| | | | |
|-----|--|---|---|
| 31. | 64 E. Washington | X | |
| 32. | 201 E. Washington | X | |
| 33. | 208 E. Washington | X | |
| 34. | 260 E. Washington | X | |
| 35. | 2 S. Main | X | |
| 36. | 4-8 S. Main | X | |
| 37. | 9 1/2 S. Main | X | |
| 38. | 10 S. Main | | X |
| 39. | 2 N. Main | | X |
| 40. | 10 N. Main | | X |
| 41. | 16 N. Main | X | |
| 42. | 52-54 N. Main | X | |
| 43. | 56 N. Main | X | |
| 44. | 58-60 N. Main | X | |
| 45. | 62 N. Main | X | |
| 46. | 250 N. Main | X | |
| 47. | 252 N. Main | X | |
| 48. | 258 N. Main | | X |
| 49. | 300 N. Main | X | |
| 50. | 304 N. Main | X | |
| 51. | 307 N. Main | X | |
| 52. | 309 N. Main | | X |
| 53. | 350 N. Main | X | |
| 54. | 354 N. Main | | X |
| 55. | 358-360 N. Main | X | |
| 56. | 359 N. Main | X | |
| 57. | 1S. Jackson | | X |
| 58. | 53-55 S. Jackson | X | |
| 59. | 1-3 N. Jackson | X | |
| 60. | 5-7 N. Jackson | X | |
| 61. | 9 N. Jackson | X | |
| 62. | 47 N. Jackson | X | |
| 63. | 51 N. Jackson | X | |
| 64. | 55 N. Jackson | X | |
| 65. | 57 N. Jackson | | X |
| 66. | 211 N. Jackson | X | |
| 67. | 252 N. Jackson | X | |
| 68. | 255 N. Jackson | | X |
| 69. | 300 N. Jackson | | X |
| 70. | 304 N. Jackson | | X |
| 71. | 306 N. Jackson | X | |
| 72. | 358 N. Jackson | X | |
| 73. | Unnumbered bank kiosk behind 100 block of E. Washington | | X |

STRUCTURES - Sections of Brick Paving

1. West of 9 W. Morrison
2. Between 304 and 350 N. Main
3. South of 300 N. Main
4. Alley between 306 and 358 N. Jackson
5. Alley east of 50 W. Washington
6. Alley east of 214 E. Clinton

OBJECTS - Memorials (Not included in the resource count)

1. Naval cannon on northeast corner of courthouse lawn.
2. Naval cannon of southwest corner of courthouse lawn.
3. Memorial to unknown dead of Civil War on southwest corner of courthouse lawn.
4. Navy Club of USA memorial on northwest corner of courthouse lawn.
5. DAR memorial on southeast corner of courthouse lawn.

LEGEND

CONTRIBUTING



BRICK PAVING XXXX

Photo Designator



NON-CONTRIBUTING

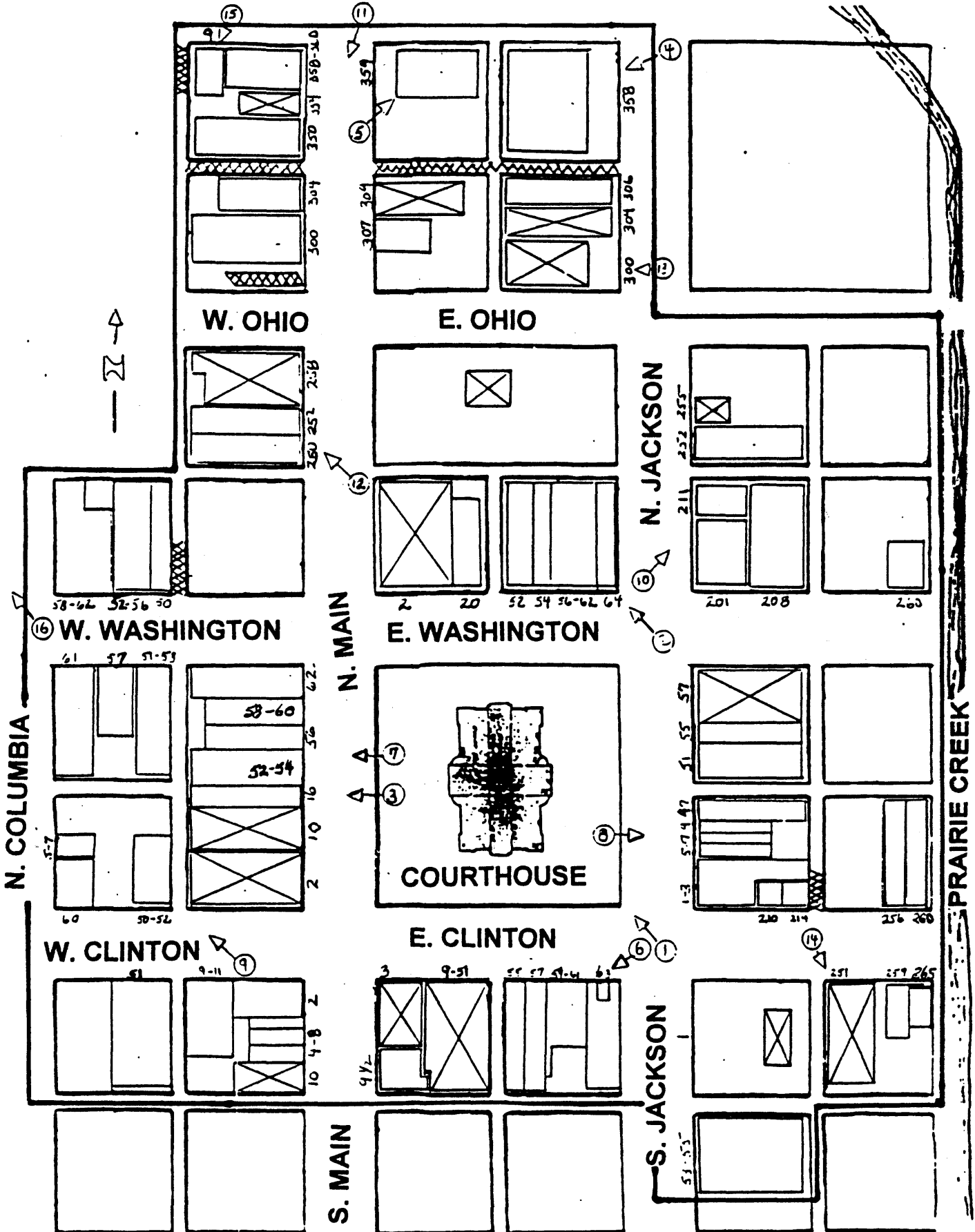


BOUNDARY



W. MORRISON

E. MORRISON



Frankfort Commercial Historic District
Clinton County, Indiana