

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received APR - 6 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Mansion Row Historic District

and/or common

2. Location

Both sides of Main Street from State Street to 15th Street, and the south side of street & number Market St. between 7th and 11th Streets, N/A not for publication

city, town New Albany N/A vicinity of

state Indiana code 018 county Floyd code 043 071 of CA 8-3-83

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Floyd County Courthouse

street & number City County Building

city, town New Albany state Indiana

6. Representation in Existing Surveys

Indiana Historic Sites & Structures  
title Inventory

has this property been determined eligible?  yes  no

date 1978  federal  state  county  local

depository for survey records Department of Natural Resources

city, town Indianapolis state Indiana

See continuation sheet

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" 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 <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Mansion Row Historic District is a densely developed area of commercial, industrial, and residential structures. The character of the district reflects the early course of development in New Albany, during a period in which traffic on the Ohio River sparked the growth of the Ohio Falls cities. Located on level land extending approximately one-half mile from the north bank of the Ohio River, the district is on the southern edge of the city of New Albany, and includes part of the central business district, as well as prestigious 19th century residences to the east.

Main Street passes through the center of the district, which is bounded on the west by State Street and on the east by 15th Street. On the south edge of the district, the Southern Railway and the 1938 floodwall parallel the Ohio Riverfront, forming an obvious visual boundary. On the north, the district includes buildings on the north side of Main Street, plus a small group of structures facing Market Street between 7th and 11th Streets.

The majority of the approximately 210 structures in the district are located on either side of Main Street. Originally, Main Street was two lanes wide, and the buildings were set back from the street. However, since Main Street has been widened to four lanes, most of the buildings now sit much closer to the street than in the past. Despite the widening of the street and the resulting changes in streetscapes, limestone curbs and brick sidewalks preserve a flavor of the area's original appearance.

Mansion Row is the oldest section of the city of New Albany. Founded by the Scribner brothers, Joel, Nathaniel and Abner, the town developed eastward along the Ohio Riverfront in the middle decades of the 19th century. Between 1825 and 1850, the commercial area between State and E. 5th Streets grew up in response to the commerce and transportation along the Ohio River. Situated two miles below the Falls of the Ohio River, New Albany occupied an advantageous site for becoming an entrepot for river trade in the region. In the early days, steamboat landings were located at the foot of Pearl and State Streets. Just south of this area, along the riverfront, around a bend in the river and outside this district, New Albany's steamboat building industry carried on its operations.

Today, commercial development is concentrated along Main Street between State and East 6th Streets. This area is characterized by block-long rows of attached buildings. These buildings are typical of 19th century commercial construction in that few of them are more than three stories high. Only one building, the Schmitt Furniture Building, is four stories (Photo #5); most have only one or two stories. Older buildings are built of brick and stone, while those of more recent construction are concrete.

Among the oldest commercial buildings in the district are such Federal-style structures as Asahel Clapp's medical office (Photo #3) and the Gibson Building (Photo #7). Both of these buildings date from the 1820's and still feature the low-pitched gable roofs, large rectangular windows, and symmetrical facades typical of this style, despite ground-floor remodelings. Greek Revival structures in the area include the 1837 Indiana State Bank (Photo #11), with its monumental portico, and the Town Clock Church (Photo #17) which features brick pilasters and a pediment roof. Several Italianate

# 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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1814-20th Century **Builder/Architect** Various

**Statement of Significance (in one paragraph)**

The Mansion Row Historic District is significant for its historical association with the development of New Albany, and for its excellent examples of 19th century commercial and residential architecture. The Mansion Row District encompasses an area that was the original core of the development of New Albany along the Ohio River, when the city served as an entrepot for the surrounding region, and as the transfer point between river and overland transportation of cargo. The industrial area and railroad in the south portion of the district illustrate New Albany's transition to a regional industrial center, with the rise of the railroads and the decline of traffic along the river during the second half of the 19th century.

The Scribner brothers, Nathaniel, Joel and Abner, platted the town of New Albany in 1813. They outlined a careful plan to insure that the town would attract a large number of new settlers. They set aside plots of land for schools, churches, public buildings, and parks. The Scribners ear-marked one-fourth of the proceeds from land sales for use in the construction of schools. By 1839, New Albany had been incorporated. Joel Scribner's house still stands on Main Street (Photo #1), and is the oldest residence in the community (1814).

New Albany was situated in an ideal location to take advantage of the busy river trade during the first half of the 19th century. Situated two miles below the Ohio Falls, which created a natural barrier to navigation unless the water was unusually high, New Albany became an important transfer point for freight and cargo moving along the Ohio River. South and west-bound overland freight had to be transferred to steamboats at New Albany for shipment to points beyond, and cargo bound for destinations north and east of the town would be transferred to overland transportation. Steamboat landings at the foot of State and Pearl Streets were the center of transshipment activity. From New Albany, the Ohio River could take steamboats to 28 other rivers, including the Mississippi, Missouri, and Wabash. Cargo could thus be shipped to 15 states and 346 counties. Therefore, New Albany easily became a commercial center for the surrounding region north of the Ohio River.

A natural outgrowth of this commercial and transportation activity was the steamboat building industry which developed in New Albany. Steamboat production increased steadily between 1818 and 1840; the peak years were 1850 to 1859. But the Civil War and post-war construction of railway lines made steamboats obsolete, so the industry declined.

The buildings within the commercial section of this district provide a picture of a busy, 19th century, mid-west river town. In typical fashion, all of the buildings in this section are low-rise structures, with only one exceeding a height of three stories. These buildings also feature a variety of 19th century architectural styles. Oldest among them are the Federal-style structures, such as Dr. Asahel Clapp's medical office (#3),

# 9. Major Bibliographical References

Please see continuation sheet, Page 11

# 10. Geographical Data

Acreeage of nominated property Approximately 89 acres

Quadrangle name New Albany

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>4</u> <u>3</u> <u>0</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>8</u> <u>3</u> <u>1</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>4</u> <u>3</u> <u>1</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>8</u> <u>2</u> <u>8</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>4</u> <u>3</u> <u>0</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>7</u> <u>8</u> <u>8</u> <u>0</u>
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D	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>3</u> <u>0</u> <u>2</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>7</u> <u>5</u> <u>6</u> <u>0</u>
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E	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>2</u> <u>9</u> <u>4</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>7</u> <u>7</u> <u>4</u> <u>0</u>
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F	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>3</u> <u>5</u> <u>3</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>8</u> <u>1</u> <u>1</u> <u>0</u>
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G	<u>1</u> <u>6</u>	<u>6</u> <u>0</u> <u>3</u> <u>8</u> <u>9</u> <u>0</u>	<u>4</u> <u>2</u> <u>3</u> <u>8</u> <u>2</u> <u>5</u> <u>0</u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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### Verbal boundary description and justification

Please see continuation sheet, Page 12

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
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state	code	county	code
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# 11. Form Prepared By

name/title Susan L. Adams, V. Chairman, Main Street Preservation Association  
Michael Newkirk, Chairman, Main Street Preservation Association

organization Main Street Preservation Association date 6-20-80

street & number Michael Newkirk  
1309 East Main Street telephone 812/948-9472

city or town New Albany 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 J. M. Redman

title Indiana State Historic Preservation Officer date 3-28-83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the  
National Register

date 5/9/83

J. Helene Byers  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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Continuation sheet Mansion Row Hist. District      Item number 6

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Culbertson Mansion  
914 E. Main  
New Albany, Indiana  
Listed in National Register, June 28, 1974

Scribner House  
106 E. Main  
New Albany, Indiana  
Listed in National Register, November 9, 1977

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buildings, with cast-iron hood molds and ornate cornice brackets, appear towards the west end of Main (see Photos #2, 9, and 12). Other significant commercial buildings include the Merchant's National Bank (Photo #6) and the Schmitt Furniture building (Photo #5).

Alterations to commercial buildings include the removal of some decorative elements, the application of metal siding, and the addition of contemporary storefronts to the first stories of several buildings (Photos #5, 8, and 13). There have been a number of restoration efforts in this area, but some of the buildings remain in poor repair. In a few places, recently constructed buildings of one or two stories and several parking lots intrude upon the fabric of the district (Photos #13 and 18).

Scattered among the commercial buildings along Main Street, between State and 5th Streets, are several modest houses (Photos #13, 14, 15, and 16). Their presence reveals the mixed commercial and residential character of the area in its early years of development. Most have been converted to commercial use so that this section of Main Street is now exclusively commercial.

Beginning at 5th Street and continuing eastward, residential development holds sway. This area was developed largely between 1850 and 1880, when New Albany was making the transition from riverport to manufacturing center. As the industrial base expanded, the population increased; from an 1850 population of 8,181, the city grew to 12,000 residents by 1860, and 30,000 by 1880. This residential area was established largely as a result of this expanding population, and includes several substantial brick and frame homes, as well as many more modest dwellings.

Among the houses between 5th and 9th Streets are examples of a variety of mid-to-late-19th century architectural styles. Federal-style homes in the area include 412 E. Main (Photo #22) and the Peter Tabler House at 815 E. Main (Photo #52), both two-story structures three bays wide. Similar homes executed in the Greek Revival style include the Captain Van Dusen House (Photo #58) and the Moosmiller House (Photo #86), both dating from the 1850's. These differ from the Federal-style homes in their use of such features as the pilastered main entry with entablature hood, sidelights, and the dentiled frieze. The Sloan-Bicknell-Paris House at 600 E. Main (Photo #32) demonstrates the transition from Greek Revival to the Italianate style; Greek elements include the pilastered main entry and the rectangular windows while the Italianate style is suggested by the bracketed cornice and octagonal cupola. A number of more traditional Italianate structures are located in the area, including the Montgomery House (Photo #29) at 516-518 E. Main, and 703 East Main Street (Photo #43), the latter featuring a particularly fine awning supported by brackets over the main entry. Other houses in the area follow the Queen Anne style, popular at the end of the 19th century, and feature turrets, bay windows, and unusual chimney detailing (Photos #34 and 41). Many houses of this era also have elaborately-detailed wooden porches (Photos #39 and 42). There are relatively few intrusions in this section of the district; with the exception of a few commercial buildings and parking lots, the residential fabric here remains largely intact.

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East of 9th Street on Main are the palatial residences which give the district its name. These include the large Italianate homes at 1014 E. Main (Photo #64) and 1206 E. Main (Photo #70), with their ornate cornice brackets, polygonal bays, and pronounced window hoods. Two particularly fine Italian villas are located side-by-side at 1003 and 1015 E. Main (Photos #60 and 61); these both feature the characteristic square tower and round arched windows. Perhaps the most notable home in the district is the William S. Culbertson Mansion at 914 E. Main (#56), constructed in the French Second Empire style and listed on the National Register of Historic Places in 1974.

In this area, the houses are farther apart, and tend to be set back farther from the street. During the period from 1920 to 1925, this area of Mansion Row underwent further change. Many smaller frame houses were constructed on the spacious lawns of the large mansions, giving the area a somewhat crowded appearance.

The area north of Main Street to Market Street, between 7th and 11th Streets, contains the schools and churches which once served the families of the area (see Photos #83 and 84). St. Paul's Episcopal Church, a late 19th century structure, stands at the corner of Market and 11th Streets (Photo #90). Holy Trinity Catholic Church was also located in this area until its destruction by fire in 1975; the Holy Trinity Rectory (Photo #83) just west of the church site serves as a reminder of this parish's longtime presence in the neighborhood.

East of 11th Street along Main Street, the homes are slightly smaller, but still quite substantial. There are several houses of brick and stone, but a larger number of frame houses appear here (Photos #67 and 73). In this section, several businessmen and city officials owned homes. Still farther east, between 13th and 15th Streets, the homes become more modest (see Photos #74, 78, and 79). In this area, a number of vacant lots and commercial and industrial buildings terminate the district (Photo #77).

South of Main Street, the district extends 1½ blocks to the Southern Railway and floodwall, to take in industrial structures along the riverfront (Photos #80, 81 and 82). At one time, several foundries, grain elevators, and coal operations were located here. These industries came to dominate the economy of New Albany in the latter half of the 19th century, with the advent of the railroad and the decline of steamboat traffic and riverboat commerce. At present, industrial structures and warehouses still stand along the riverfront, although few are in use at the present time. Barth Tannery was one of the original plants in this industrial area (Photo #82).

The following are some of the more significant and prominent buildings in the district:

Photo #1 Scribner House, 106 E. Main Street. This house, built in 1814, is the oldest structure in New Albany. It was the home of Joel Scribner, who, together with his brothers, Nathaniel and Abner, founded the town in 1813. The home is a two-story frame structure, three bays wide, with a gable roof. The main doorway, located in the westernmost ground floor bay, features an entablature decorated with dentils and a cyma reversa molding. All other bays in the main facade contain six-over-six, double-hung windows with plain sills and lintels. The Scribner House was individually listed in the National Register in November, 1977.

- Photo #2 Masonic Hall, 110 E. Main Street. This brick Italianate structure is three stories tall and features cast-iron storefronts on the first floor (now altered), rectangular windows with ornate pedimented hood molds on the second floor, and round-arched windows with elaborate hood molds on the third floor. A Masonic emblem appears over the third floor windows, indicating the original use of the top floor of this 1855 structure. Brackets and modillions appear under the cornice. The building was erected by the Clapp family, who owned the adjoining structure. The lower floors of the building have seen use as a mattress factory, a saloon, and a hospital for Union casualties during the Civil War.
- Photo #3 Clapp House, 114 E. Main Street. The oldest brick house in New Albany, this structure was built as a two-story home and office for Dr. Asahel Clapp in 1822. Dr. Clapp was one of the founders and first president of the Indiana Medical Society, and also served as the town's first fire chief. He eventually married a sister of the Scribner brothers. His son, Dr. William Clapp, inherited the property and added the third floor sometime in the 1860's.
- Photo #6 Merchant's National Bank Building, 202 Pearl Street. This 1869 structure was erected on the site of an earlier building destroyed by fire. A large, three-story structure with a heavy cornice, it features four different styles of cast-iron hood molds over the upper floor windows along Main Street. The main entry is in the southwest corner, which is chamfered. The stone, Main Street facade is significantly more ornate than the brick face on Pearl Street, a thoroughfare of lesser importance.
- Photo #11 Indiana State Bank, 203 E. Main Street. This imposing structure, built in 1837, was designed by Hugh Pugh in the Greek Revival style. The front (south) facade of the building features a large portico of the Doric order, with four fluted columns supporting the entablature. The plain architrave is surmounted by a frieze containing triglyphs and unadorned metopes. Pilasters on the other facades suggest the colonnade one would find in an actual Greek temple. The building is currently being used by the American Red Cross.
- Photo #17 Town Clock Church, 300 E. Main Street. This 1852 brick structure was also built in the Greek Revival style but employs pilasters instead of columns. The building is three bays wide with a large pediment decorated only with dentils and heavy molding. The Greek Revival design was adapted to include a tower featuring Ionic columns and a large clock. The building is currently used by the Second Baptist Church.
- Photo #31 Isaac Smith House, 513 E. Main. This two-story brick, Greek Revival house was built by one of New Albany's more prominent businessmen around 1840. The structure is three bays wide with the main entry situated in the center. Instead of being sheltered by a portico, the main entry is recessed, with pilasters and a cornice applied to the main facade just over the doorway. The windows are treated simply, with plain stone sills and lintels. Roof trim includes a plain frieze and a cornice with returns. The house remains the property of the original owner's heirs.

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- Photo #36 Sloan-Bicknell-Paris House, 600 E. Main Street. This early Italianate house, built in 1853, is a two-story brick structure five bays wide, with a symmetrical main facade. The first floor is relatively plain, with the main entry in the center the most notable feature. The second floor is more ornate; individual canopies, with concave roofs supported by brackets, cover each of the five windows in this story. Paired brackets and modillions support the box cornice. An octagonal cupola crowns the structure. Originally constructed by Dr. John Sloan, it was later the home of Sloan's daughter and son-in-law, Admiral and Mrs. George Bicknell. After Mrs. Bicknell's death, it was sold to Judge and Mrs. John M. Paris.
- Photo #39 619 E. Main Street. A large frame structure with a prominent polygonal bay on the first floor, this late 19th century house is typical of many of the later residences on Main Street. The porch columns and railing are similar to those found on many Queen Anne style structures. The paneled architrave and plain frieze over the porch are repeated in the area over the bay window.
- Photo #40 612 E. Main Street. Although this house does not have the typical Second Empire massing, it does exhibit other elements of this style, most notably the mansard roof. The building is five bays wide with a center doorway and a symmetrical main facade. Cast iron is used in the entryway and in some of the window detailing. The elevated first floor and the mansard roof help increase the vertical impact of the building.
- Photo #44 Nunemacher-Hangary House, 709 E. Main Street. This structure is unusual in that it is one of the very few Gothic Revival homes in the district. The house is brick with cast-iron porch trim, and features an unusual raised first floor. Built in 1893 by John R. Nunemacher, it was purchased by members of the Hangary family in the 1870's and remains the property of their heirs.
- Photo #45 Culbertson Widows' Home, 704 E. Main Street. This brick, Italianate structure was built as a residence for elderly widows with funds provided by William S. Culbertson, one of the town's leading financiers and philanthropists. The building dates from the early 1870's and was designed and built by James Bane, who also constructed Culbertson's own residence. Culbertson's philanthropy was also responsible for the construction of an Orphan's Home in 1882; unfortunately, it was later destroyed by fire.
- Photo #47 Washington C. DePauw Residence, 714 E. Main. W. C. DePauw was one of the wealthiest men in the state during the 19th century, with extensive financial interests in banking, grain dealing, iron making, and glass manufacturing. He was also well known for his philanthropy; his gifts to Indiana Asbury University (now DePauw University), Greencastle, Indiana, kept that school from closing its doors. DePauw built this frame Italianate home in 1873, making extensive use of decorative ironwork in the porch columns, cresting, railings, and fences. The structure was later used as a duplex, but it has since been restored to a single-family dwelling.

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- Photo #55 Samuel Culbertson House, 904 E. Main Street. Samuel Culbertson built this house just west of his father William's in 1886. This brick, Italianate structure has an irregular plan with two, two-story polygonal bays. Window openings are rectangular with plain sills and lintels. The main entry is surmounted by a pediment and features cast-iron pilasters on either side. Brackets and modillions support the cornice. The building is currently operated by a fraternal organization.
- Photo #56 William S. Culbertson Mansion, 914 E. Main Street. This 26-room, Second Empire style mansion was the home of Samuel Culbertson, a drygoods merchant, whose wealth is reputed to have resulted from the increase in cotton goods prices during the Civil War. Built in 1868, it was designed by James Bane (see structure #45), and is notable for its elegant, yet restrained, architectural design, its ornate plasterwork, and its dramatic, three-story staircase. On first glance its scale is deceiving, but the modern door placed in its main entrance gives an idea of the enormous size of the mansion. This structure was listed on the National Register in June, 1974.
- Photo #57 Captain Solomon Malbon House, 907 E. Main Street. This 1850 Federal style house is a two story frame structure, three bays wide. The easternmost ground floor bay contains the main entry, which is graced by sidelights with an elliptical fan light overhead. All other bays in this facade contain large, nine-over-nine, double-hung windows. This facade arrangement, similar to the Scribner House (#1) is typical of many of the houses in the district. The original owner of this home was a former steamboat captain who served as New Albany's mayor from 1877 to 1879.
- Photo #60 Victor Pepin House, 1003 E. Main Street. This brick Italian villa was built in 1851 and features the central tower typical of the style. Other typical details include the extensive use of modillions, round-headed windows in groups, balconies, and open porches. The house is situated on a generous lot and is in good condition. It is presently used as an antique shop, restaurant, and residence.
- Photo #61 Phineas Kent House, 1015 E. Main Street. Another Italian villa built next door to the Pepin House (#60) in 1857. Its original owner, Phineas Kent, had been trained as a lawyer but made his fortune in the printing business. The tower, here, is situated on the east side of the house, balancing the projecting gable on the west end of the south facade. The end result is a house with a less formal air than the Pepin House. The structure and its carriage house have been restored and are used by St. Paul's Episcopal Church.
- Photo #64 1014 E. Main Street. This 1876 Italianate frame structure features a two story bay window and paired brackets under the cornice. The house was, at one time, broken up into apartments, but was recently renovated and converted back into a single-family dwelling.

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- Photo #70 Robert McCord House, 1206 E. Main Street. This 1876 brick, two-story home has Italianate detailing, including paired cornice brackets, round-arched windows with heavy hood moldings, and a ground floor bay window. Ornate cast-iron cresting appears atop the porch and the bay.
- Photo #81 E. 10th Street, South of railroad tracks. This Functional-style brick building is the only building remaining in the district formerly operated by the Star Glass Works. One of New Albany's most important industries in the late 19th century, the Star Glass Works was founded by John Ford in the mid-1860's. While under his management, the company produced what is thought to be the first plate glass manufactured in America. Financial reversals forced Ford to sell the plant to Washington C. DePauw in 1872. DePauw greatly expanded the plant, at one time occupying several buildings on a 30-acre site along the riverfront, employing up to 1500 people. All of the other Star buildings along the waterfront have since been demolished, leaving this one the sole survivor.
- Photo #82 Barth Tannery, 31 E. Tenth Street. In 1863 August Barth established a tannery, processing hides and supplying leather to saddle and harness manufacturers. The business flourished, prompting him to construct this larger industrial building to house his company in 1874. A three-story brick structure of Functional design, it features a low-pitched, gable roof and dozens of identical double-hung windows in segmental-arched openings. Although the Barth family sold the business in 1968, the tannery remains in operation under new management.
- Photo #90 St. Paul's Episcopal Church, 11th and Market Streets. This church was built in the English Gothic style in 1895. Its stone construction gives it a feeling of solidity and permanence, while its size and low profile are scaled to the neighborhood.

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and the Gibson Building (#7), both dating from the 1820's. The Town Clock Church (Photo #17) and the Indiana State Bank (Photo #11) are both examples of the Greek Revival style popular in the mid-west in the mid-19th century, with the Bank building being a particularly fine example of the Greek temple front.

The most common style in the commercial area is the Italianate, with numerous examples located on Main Street between State and Third (see Photos #2, 6, 9, 10). One of the best of these is the Bader Block at 207 E. Main Street (Photo #12), which still retains its cast-iron storefront and ornate cornice. The low-rise nature of all of these buildings, combined with their characteristic, 19th century architectural styles, gives this area a sense of cohesion and keeps it distinct from the commercial and industrial areas adjoining it on the north, west, and south.

East of Fourth Street begins the residential area developed between 1850 and 1880, when New Albany was becoming an industrial center. Predominantly a middle-to-upper income level neighborhood, the area features a wide diversity of architectural styles. On Main Street, between Fourth and Ninth, the moderate-size homes include examples of the Federal style, such as 412 E. Main Street (Photo #22), and 815 E. Main Street (Photo #52). The Sloan-Bicknell-Paris House (Photo #36) exhibits a combination of Greek Revival and Italianate elements, while more pure examples of the Italianate style include the Peter Mann House (Photo #46), the Montgomery House (Photo #29), and the Reneking House (Photo #43). The Gothic Revival style is represented by the Nunemacher-Hangary House at 709 E. Main Street (Photo #44), with its elevated first floor and steeply-pitched gable roof; while the French Second Empire style is typified by the large mansard-roofed house at 612 E. Main Street (Photo #40). Some of the homes in the area were built near the turn of the century, and feature variations of the Queen Anne style popular at that time. The 600-700 blocks of East Main contain several notable examples (Photos #34, 38, 41, 48), including 601 E. Main Street (Photo #35) with its elaborate chimney, and 616 E. Main Street (Photo #42), which features an Eastlake-style porch with spool-like ornamentation in the balustrade.

East of Ninth Street are the palatial homes and mansions which give the district its name. These elaborately-detailed homes featured fine craftsmanship and the best materials, and reflected the wealth and social prominence of their original owners. Today, they include some of the finest examples of 19th century residential architecture existing in the region. Foremost among these is the William S. Culbertson Mansion (Photo #56), listed on the National Register in 1974 and operated as a memorial by the State of Indiana. Other outstanding homes in this area are the Italian villas of Victor Pepin (Photo #60) and Dr. Phineas Kent (Photo #61), and the Italianate house built by Samuel Culbertson in 1886 (Photo #55).

Scattered throughout the district are more than a dozen homes of various architectural styles, each featuring the same basic main facade design: all are two-story structures, three bays wide, with the main entry located in one of the corner bays. Both brick and frame versions exist, and rooflines include both the hipped and the gable type. Federal-style examples include the homes at 412 E. Main Street (Photo #22) and 907 E. Main Street (Photo #57). The Moosemiller (Photo #86) and Van Dusen (Photo #58) homes illustrate the Greek Revival version, while the Italianate style is employed in the houses at 703 E. Main Street (Photo #43) and 1109 E. Main Street (Photo #66). Several examples

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combine a variety of features to create a pleasing, albeit confusing, eclectic design (see Photos #59 and 79).

In its heyday, Mansion Row was home to a number of New Albany's political leaders. Several city councilmen, two mayors, and one U.S. Congressman are known to have lived in the neighborhood. Two of the city's especially prominent industrialists also lived in the area. Samuel Culbertson, whose wealth derived from the textile industry, and Washington C. DePauw, an entrepreneur with interests in several kinds of activities, were well known for their philanthropy. Culbertson financed the construction of an orphanage and a home for widows. The spacious lawns, generous proportions, and tasteful interior of the Culbertson Widows' Home (Photo #45) drew admiration for Culbertson's generosity. Culbertson's house (Photo #55) stands at 904 E. Main Street.

DePauw was the best-known of the area's wealthy residents. His investments included interests in banking, grain dealing, and several New Albany industries, most significantly, the iron industry. DePauw's money saved the Star Plateglass Company (see Photo #81) when failure threatened in the Panic of 1873. By 1881, DePauw had turned it into a successful operation, and he changed its name to the DePauw American Plateglass Company. In 1890, the plant covered 30 acres of riverfront land and employed 1500 people. With the demise of the steamboat and the end of a busy commerce on the Ohio, New Albany came to rely increasingly on its industries for economic survival. DePauw was instrumental in establishing some of these industries and in providing funds to sustain their operation.

As a philanthropist, DePauw provided funds for the construction of a home for retired ministers and their widows. DePauw's generosity also extended to educational institutions. He founded DePauw College, a women's college, at New Albany. He also provided funds for the support of Indiana Asbury University, enabling that institution to keep its doors open. It remains in operation today as DePauw University, at Greencastle, Indiana.

Riverfront industries here included several iron foundries, coal companies and warehouses. Although many of these industrial buildings were lost in the floods of 1937, or were demolished to make way for the floodwall constructed shortly thereafter, a few still exist. One building from the Star Glass Works (Photo #81) remains at the foot of South Tenth Street. The Barth Tannery (Photo #82), started in 1863 by August Barth, continues in operation (although under different ownership) in the three story building constructed for it in 1874.

Main Street is the central avenue through the historic district. The west boundary of the district extends to State Street to include the Joel Scribner House, the oldest house in the city and home of one of its founders. The east boundary is 15th Street, where the residential area begins to lose its cohesiveness because of the intrusions of vacant lots and industrial buildings. The north boundary extends to Market Street to include St. Paul's Episcopal Church and the Moosmiller German-American Academy. These structures border the elite residential area of the district. The south boundary extends to the Southern Railway tracks and the floodwall along the Ohio riverfront, an obvious visual boundary. This boundary takes in New Albany's earliest industrial development.

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Although the Mansion Row District retains the bulk of its historic architectural fabric, a certain number of intrusions are present within its boundaries. In the commercial area west of Fifth Street, some of the original 19th century buildings have been razed and replaced with modern structures. Examples of this appear on the south side of Main Street's 100 and 200 blocks (Photos #8 and 13). In these situations, the street set-back and low rise of the original building have been retained. In the 300 block of Main Street, a less sympathetic situation exists, where a modern auto service building has been located far back from the street (Photo #19). Despite these problems, the commercial area retains a significant amount of its integrity. The residential area east of Fifth Street has suffered even fewer alterations to its historic character. The spacious lawns of some of the larger residences have been reduced by street widening and infill housing, but the feeling of an affluent 19th century neighborhood has not been lost. Among the few structures considered intrusions are the apartment buildings at 1000 E. Main Street (Photo #63), but even these retain the residential nature of the area.

A significant amount of progress has been made in recent years to insure the preservation of the existing homes and commercial structures. With regard to the former, a neighborhood group, the Main Street Preservation Association, was established in the early 1970's to encourage renovation of the old homes within the area. This group's efforts have helped spur significant restoration projects among the homes in the 1100 and 1200 blocks of Main Street. Among the houses in this locale recently or currently undergoing restoration are the George Marshall House (#72), 1014 E. Main Street (#64), 1103 E. Main Street (#65), and the Michael Kerr House (#66). Recently, this group has expanded their efforts to the commercial area; members purchased several historic commercial structures that were threatened with demolition for a parking lot, and the association also encouraged and assisted a private owner in his renovation of an Italianate block on Main Street (center, Photo #12). Additional renovation of commercial structures is expected, once the area is designated a National Register Historic District, making it eligible for increased tax incentives under the Economic Recovery Tax Act of 1981.

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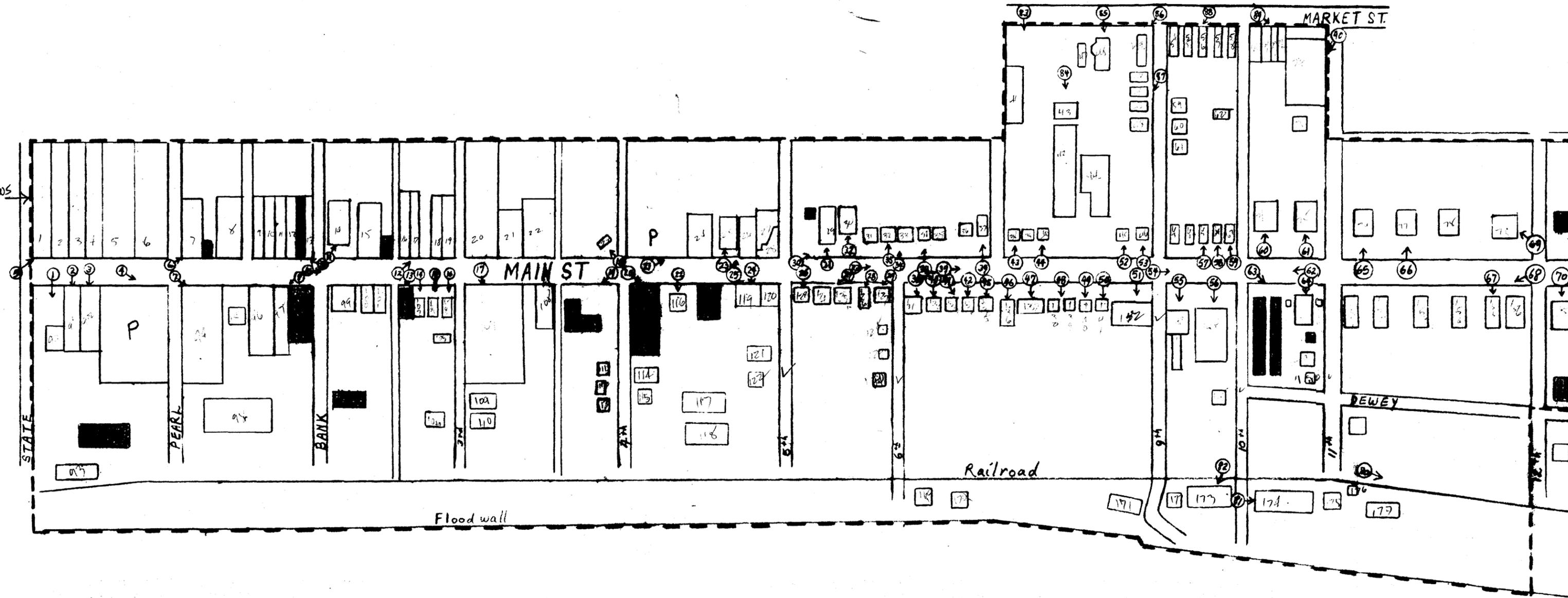
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Beginning at the northwest corner of the intersection of Main and 15th Streets; then continuing west on Main to 14th Street; then south on the west side of 14th Street to Dewey Street; then west along the north side of Dewey to 12th Street; then south along the west side of 12th Street (extended) to the Ohio River floodwall; then west along the floodwall to the southern extension of State Street; then north on the east side of State Street to the rear property lines of those properties fronting on the north side of Main Street; then east along the rear property lines of those properties fronting on Main Street to 7th Street; then north along the east side of 7th Street to Market; then east along the south side of Market to 11th Street; then south on the west side of 11th Street to the alley between Main and Market; then east along the south side of the alley to 15th Street; then south along the west side of 15th Street to the point of beginning.

NORTH  
BOUNDARY  
ACTUALLY FOLLOWS  
REAR PROPERTY  
LINES



Mansion Row Historic District — New Albany, Indiana  
FEBRUARY, 1983

- Not to Scale
- Intrusions
- ♂ Photos
- - - Historic Di
- P Parking