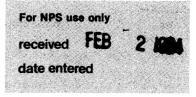
## **United States Department of the Interior** National Park Service

## National Register of Historic Places Inventory—Nomination Form



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

## 1. Name

historic	Courthouse	Square H	listoric I	District				
and/or common	Courthouse	Square D	istrict					
2. Loca	ition	q			AV	e.,		
street & number	Roughly bou Walnut <del>on</del>	nded by <del>South,</del> Ma	Franklin rket on l	on North; Nest and	College on Fronklin	East; 373 NZ	A not for public	cation
city, town	Greencastl	е	N/A_ vi	cinity of				
state	Indiana	code	018	county	Putnam		code	133
3. Clas	sificati	on						
Category _X_ district building(s) structure site object	Ownership public private both Public Acquis in process being con N/A	6	Accessibl	upied n progress	Present Us agricultu X commer educatio entertair Sovernn industria military	ure cial onal nment nent	museum park private re religious scientific transport other:	:
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6. Repr	esenta	tion i	n Exis	sting S	Surveys	)		
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# 7. Description

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Condition

excellent 90¢3

**Check one** deteriorated X\_altered ruins unexposed

Check one X\_\_\_\_ original site moved date

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

\_ unaltered

The district consists of the downtown commercial area of Greencastle, a town of about 10,000 population, which is the county seat of Putnam County. The district covers eight square blocks and includes the courthouse square itself. It is roughly bounded by Franklin Street on the North, College Avenue on the East, Walnut on the South, and Market Street on the West. It contains a total of 80 structures. Of these, six are currently used as residences and six as public buildings; all the others are privately owned and are used for offices and commercial purposes, primarily retail establishments. Despite the existence of a small shopping center and scattered stores and offices in other parts of town, the district is still the center of most of the community's business activities.

The town of Greencastle was laid out in 1823 in a gridiron pattern with the courthouse lot at the center. The first courthouse was built in 1827 and replaced in 1847. The present courthouse was built in 1905. All the original log and frame structures on the courthouse square have disappeared, but two brick Federal style buildings from the 1830s remain on the north side of the square and are in daily use. (Photos 6, 48). Greencastle experienced a building boom around the time of the Civil War, and this resulted in many two and three story brick buildings being constructed. Because of two disastrous fires in 1874 and 1875, however, only two buildings remain from that period. The necessity of rebuilding after these fires resulted in an area which is architecturally quite homogeneous, the greater part of it being built between 1875 and 1910.

Aside from the two Federal style buildings mentioned above, the prevailing styles are Italianate and 19th century functional. However, there are also examples of Victorian Renaissance and Queen Anne. Between 1905 and 1920 several buildings were also constructed in the Neo-classical style. These include the Post Office (Photo 41) and the public library (Photo 43). One building, originally Second Empire, was altered in 1918 to Neoclassical. There are also two examples of Art Moderne. Only four small structures have been erected within the district within the past 30 years, and no buildings have been moved.

The district has thus retained its late 19th century character to a high degree. There are four small areas where buildings have been destroyed to make parking lots, and one bank demolished a small block of buildings to make a drive-up facility, but there has been no large scale demolition. Two buildings have been covered by a false aluminum facade, and there have been the typical alterations such as removal of pediments, alteration of windows, and installation of modern fabricated materials such as aluminum and plastic in the effort to modernize storefronts. Nevertheless, the district is remarkably intact, preserved, and basically faithful to its original character. The majority of buildings are two and three stories; brick and limestone are the prevailing building materials, there being an exceptional amount of the latter. There are many metal cornices and one entire facade of pressed metal. (Photo #5).

Following are descriptions of some pivotal buildings in the district. They have been selected because they contribute individually to the historic and architectural significance of the district, and because, collectively, they convey a sense of the different styles and materials which predominate.

#### PUTNAM COUNTY COURTHOUSE 1.

The courthouse was built in 1905, replacing a Greek Revival courthouse of 1847. The architect was J. W. Gaddis of Vincennes, Indiana. The style is an eclectic Neoclassicism. Three stories, and entirely of Indiana limestone, the building attracted

# 8. Significance

Period	Areas of Significance—C	heck and justify below		
prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 X 1800–1899 X 1900–	<ul> <li>archeology-prehistoric</li> <li>archeology-historic</li> <li>agriculture</li> <li>architecture</li> <li>art</li> <li>commerce</li> <li>communications</li> </ul>	community planning         conservation         economics         education         engineering         exploration/settlement         industry         invention	law _X literature military music nt philosophy politics/government	science sculpture social/ humanitarian _X theater

#### Specific dates 1823-1939

#### Builder/Architect Various

#### Statement of Significance (to opp personal)

From the settlement days in the first quarter of the 19th century to the time of World War I, Greencastle was transformed from a few simple log and frame houses scattered around a central lot reserved for a future courthouse, to a thriving community of substantial dwellings, public buildings, and business establishments. It became the county seat and an important regional center for agriculture and manufacturing. The Courthouse Square Historic District was at the heart of all this activity, with its imposing 1905 courthouse, several banks, an opera house, and many retail businesses. The district is significant today for its collection of fine buildings from the early eras, as well as more recent structures that portray the growth and development of this community.

The first lots were laid out in Greencastle in 1823 on land given by Ephraim Dukes, a settler who had migrated from Pennsylvania. The first court was held in 1824 in a private house, and in 1827 the first courthouse was built, a small brick building in the Federal style. Log and frame houses and stores ringed the courthouse square, the first brick commercial building being built in 1835. Two buildings remain in the district today from that earliest period (Photos #6 and #48). Situated just north of the National Road (Route 40), and on a main north-south migration path, Greencastle became a point where the two great streams of migration into Indiana met, that from Pennsylvania and New England, and that from Kentucky, Virginia, and North Carolina. This created bitter divisions preceding and during the Civil War, even to the point of the threat of pitched battles between men from Greencastle and Southern sympathizers from communities in neighboring townships.

Although a time of some dissension, the Civil War period also brought great growth and prosperity to Greencastle. The first log and frame structures in the district rapidly gave way to large, two and three story brick buildings. A newspaper of 1864 wrote enthusiastically of the "huge bricks" then going up on all sides of the courthouse square. The town was transformed from a pioneer settlement into a thriving regional center for agriculture and trade. Continued improvements in the National Road and the coming of the railroads contributed to this prosperity, as well as the war itself. The growth of Asbury (later DePauw) University just two blocks from the southern boundary of the historic district also contributed to this. The life of the university has always been intertwined with life in the center of the town.

Because of two great fires in the 1870s, only a few buildings remain in the district from the Civil War period. One is a building (Photo #22) erected in 1864 on the site of Eli Lilly's first drugstore. Lilly, a Greencastle native and founder of the pharmaceutical firm bearing his name, started his first store there in 1860. It was also from his store that he recruited a battery of the Eighteenth Indiana Artillery which he, as Captain, led at Chickamauga and other Civil War battles.

# 9. Major Bibliographical References

See Continuation Sheet

# **10. Geographical Data**

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organization	Historic of Indian	Landmarks F a, Inc.	oundation	d	ate	Septer	ber 6,	1983	
street & number	111 W. Ch	estnut Stre	et	te	elephone	812/28	4-4534		
city or town	Jefferson	ville		S	tate	Indian	a Z	7130	
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wide attention when built and is still regarded as an outstanding example of its kind. As its smaller and simpler Greek Revival predecessor symbolized an earlier period of development, this building reflects the period of great growth of numbers and wealth in the community from 1865 to 1920. (Photographs #1, 2, 3).

#### 2. 19-21 W. FRANKLIN STREET

This building was constructed by "General" Thomas Orr in or around the year 1836, probably soon after Lewis Sands put up his building (1 W. Franklin, below). Orr was a merchant and apparently commanded a local militia. A brick, two story structure with paired end chimneys, it was built as a combination residence and store with counting house and cellar. This building has been only slightly altered, although the facade is presently covered over by an aluminum cover. Next to the Sands Building, it is the oldest in the district. (Photo #48).

### 3. 11-15 W. FRANKLIN STREET

This two story brick commercial building was built around 1860. The builder is unknown. Although basically a simple structure in 19th century functional style, it has details which set it apart. It has an interesting cornice achieved through varied brick patterns and corbelling, and the limestone window lintels have a carved egg and dart molding. It is one of the least altered buildings in the district and is one of only two or three structures remaining from the great period of building around the time of the Civil War. (Photograph #4).

#### 4. 5-9 W. FRANKLIN STREET

Although the north side of the square is the oldest, this building was not built until around 1895. Photographic evidence shows that it did not exist in 1892. It is a unique building for the district, since it is the only example of a pressed metal facade. The metal facade includes a cornice with brackets, spiral baroque-like columns, and imitation stone. Alterations at the street level include apparent covering of cast-iron columns, installation of aluminum and modern plate glass. (Photograph #5).

#### 5. 1 W. FRANKLIN STREET

This small commercial building was built sometime between 1827 and 1835 by the merchant, Lewis T. Sands, a native of Baltimore who was one of the first residents of Greencastle, and who seems to have opened one of the town's first stores in a log house on this spot. A Federal style building with a commercial facade parapet which may have been added later, it is built of brick except for the rear part, which is frame and of a somewhat later date. The lower level of the facade has been modernized, and there have been some alterations on the Indiana Street side such as removal of the outside stairway and closing up of first story windows. This is almost certainly the oldest extant building in the district. (Photograph #6).

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### 6. 11<sup>1</sup> E. WASHINGTON STREET

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This very fine limestone building was built soon after the fire of 1874 for Jerome Allen, cashier of the First National (now First Citizens) Bank. Renaissance Revival with some elements of Italianate, it is, except in size, a twin of the building which he had constructed at the same time just north of the corner of Washington and Indiana Streets. (Photo #36). Both buildings are now owned by First Citizens Bank and have been incorporated into a single unit in the interior. This building has been altered at the street level by covering of the original iron columns, installation of plate glass, and installation of an aluminum canopy. (Photograph #20).

#### 7. 4-12 E. WASHINGTON STREET

Known as the Williamson Block, it was built soon after the fire of 1874 destroyed all of the buildings on the east side of the square and adjoining blocks to the east. It consists of three, two story brick buildings, the center building of which has a limestone facade. These buildings are tied together into a visual unity by the style and grouping of the windows, a single pressed metal cornice with cloverleaf design, and a large central parapet. The corner building was altered at the street level in the 1950s and given an Art Deco facade with much use of Carrara glass. (Photograph #21).

#### 8. 2 W. WASHINGTON STREET

Known as the Fleenor Building, this structure was built for the merchant, Levi Cohn, in 1864-5. It is on the site of the first brick store building on the square, one in which Eli Lilly opened his first drug store in 1860. Cohn demolished that earlier building in order to build this one. It was the only building on the south side of the square to survive the devastating fire of 1875. After that fire, John Albin built the adjoining buildings to form the so-called Albin Block. It was at that time, between 1875 and 1879, that the present Italianate facade, with limestone and pressed metal cornice, was added. (Photograph #22, left).

#### 9. 2-10 W. WASHINGTON STREET

Known as the Albin Block, it consists of the Fleenor Building and the adjoining buildings to the west. When he built the adjoining buildings, Albin reconstructed the badly damaged Fleenor Building and tied them together with a single metal cornice with central pediment. The central building has a massive skylight and all buildings are joined by interior doors and passageways. (Photograph #22).

#### 10. 20-26 W. WASHINGTON STREET

This building, which was built and long occupied by the Central National Bank, was erected in 1883. The architect was E. J. Hodgson. It is a large, three story structure in the Queen Anne style, though there are elements of other styles, such as the horizontal limestone banding in the brick sidewall along Jackson Street. Among the many interesting details are the stone balustrade, double pediments, and circular stained glass windows. The original cast iron columns on the street level facade have been altered or covered by stone. Otherwise, the building is little altered. Lawyers' offices have always occupied the second floor, while retail stores now occupy the ground level. This was one of the first banks robbed by John Dillinger in 1933. (Photograph #23).

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## 11. 2-8 N. JACKSON STREET

A fine, large three story building which was constructed around 1875 by Moses C. Lewman, a mason-builder who learned his trade in Louisville and southern Indiana and moved to Greencastle following the Civil War. Lewman built many important buildings in Indiana and other states, including some of the early buildings of Asbury (now DePauw) University. It was apparently constructed as one large and one small building for three owners, one of them Lewman. There has been little structural alteration in this building, the original cast iron elements of the facade being still in place. (Photograph #29).

## 12. 12-14 N. JACKSON STREET

This is the Opera House, perhaps the most architecturally significant building in the district. It was built in 1875 for Edward Hanneman on the site of the last log structure on the courthouse square. When that log tavern was torn down to make way for this magnificent home of culture, it marked an important passage in the development of the community. A three story limestone building in the style of the Renaissance palazzo, the Opera House has been very little altered on the exterior. The original cast iron columns and pilasters, along with the wrought iron balcony, are still intact. The large parapet is also still there, though covered over with roofing material. The upper level was used as a theater until 1912, when it was converted to a movie house. (Photograph #30).

#### 13. 17 S. INDIANA STREET

Though partially covered by plastic and other modern materials and defaced by having its cornice removed, this is a fine and unique little commercial building. Italianate in style, it had an arcaded facade which has now been partially filled in with stucco. The exact date of building is not known, nor is the builder, but it was constructed around 1880. With its arcaded entry, rounded head windows, and limestone construction, it was an elegant little building compared with the functional brick structures flanking it on both sides. (Photograph #33).

#### 14. 22-24 S. INDIANA STREET

The Hanna-Prevo Block consists of two identical buildings which were constructed in 1909, one for A. B. Hanna, of Greencastle, and the other for S. C. Prevo, of Chicago. The last livery stable in the district was torn down to make way for the new building. The architect chosen was J. W. Gaddis, of Vincennes, who had completed the new courthouse four years earlier. This is an interesting and important building because it is the only commercial building erected in the district in the Neo-classical period, which saw the building of the new courthouse, the present Post Office, the Carnegie library, and the alteration of the First Citizens Bank to a Neo-classical structure. Gaddis designed a modern commercial building, using steel beams and large expanses of plate glass, but he also added Neo-classical decorative details. The building is a marked departure from the functional and Italianate styles which had prevailed in commercial buildings to that time. (Photograph #54).

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#### 15. 1 NORTH INDIANA STREET

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This main building of the First Citizens Bank was completed in 1871 for the then First National Bank, and it was the only building on the east side of the square to survive the fire of 1874, probably because it had a slate roof. It was built in the Second Empire style. In 1918 the bank hired the Chicago architect, Joseph Scheitter, to redesign the building. He created the present Neo-classical structure by removing the third level and mansard roof from the 1871 building, moving the entrance from the corner to the front, and adding massive columns. The walls and most of the non-classical windows with their rounded heads were left intact. It is built entirely of limestone. (Photograph #35).

#### 16. 13-15 N. INDIANA STREET

One of a row of Italianate buildings built on the east side of the square soon after the 1874 fire, probably in 1875 or 1876. In addition to its limestone facade and arcaded windows, this building has an unusual wooden cornice. Originally built with two separate bays with columned store fronts, it has been integrated into a single space by the use of steel beams on the interior and exterior, and installation of modern plate glass. The builder is unknown. (Photograph #38).

There are relatively few intrusions in the district. Except for one gas station, a bank drive-up facility (Photograph #19) and two small office buildings built within the past 20 years (Photograph #12), the structures identified on the map as intrusions are, for the most part, fairly recent additions to older buildings, usually concrete block and added for the purpose of storage space in the rear of the older buildings, or substantially altered older buildings, some of which may be reversible. In two instances, they are garages of recent vintage built in the rear of 19th century houses (Photographs #9 and 10. These are photographs of the houses, not the garages.)

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The 1870s saw a great new period of building. The entire east side of the district was burned in 1874, and the entire south side of the square in 1875. The subsequent rebuilding resulted in some of the district's finest buildings and accounts for the high degree of architectural homogeneity which exists today. Particularly notable are the many Italianate buildings from this period, with their nearly intact upper stories (Photos #20, 21, 22, 29, 30, 38).

A new period of building and architectural styles began in 1905 with the construction of the courthouse. Over the next 15 years several buildings were erected in the Neoclassical style, including the Post Office, library, and First National (First Citizens) Bank. Around 1920 Greencastle went into a slump, caused partly by the discovery of natural gas in Northern Indiana and the moving to that area of several industries. With the completion of the new Masonic building in 1922, building, or rebuilding, came virtually to a halt for about 40 years.

One well-known literary work was written in the district. This was William Henry Herndon's biography of Abraham Lincoln. Herndon was Lincoln's law partner in Illinois and for many years his ardent supporter after Lincoln entered politics. How and why he became associated with Jesse Weik of Greencastle is not known, but they collaborated on the book in the second story rooms above Jesse Weik's family's store in the Albin Block (Photo #21). The result was published in three volumes in 1889 as <u>Herndon's Lincoln: The True Story of a Great Life</u>, with Jesse Weik as co-author. Weik had earlier published his own <u>History of Putnam County</u>, <u>Indiana</u>. The Weik-Herndon biography became one of the most influential, if controversial, works on the President.

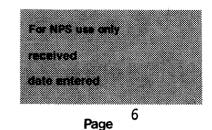
The Opera House (Photo #30), built in 1875 by the German baker, Edward Hanneman, and known for long as "Hanneman's Opera Hall", is not only one of the most important buildings in the district, architecturally, but also for the social and cultural role it played in the community. From 1875 until 1912 it was the main center for literary and theatrical events for the town and for the university. Traveling stock companies brought many of the popular plays and entertainers to Greencastle in those years. Townspeople and university students were treated to everything from Uncle Tom's Cabin to the burlesque of "Little Egypt." Popular and nationally known speakers such as Henry Ward Beecher and Robert Ingersoll brought intellectual fare to the community. And when the theater was not being used for such cultural affairs, the DePauw University basketball team played its games there, and sports events such as a boxing exhibition between John L. Sullivan and Gentleman Jim Corbett were offered. Finally, in 1912, the theater became a movie house which, in 1927, was remodeled into a sumptuous Spanish Moorish theatre called the Granada.

In the 1940s the Granada movie house closed down permanently because of competition from other theaters which could now be easily reached by automobile. The theater area in the building has been unused since then, but it is still intact except for the seats. The first floor of the building is still used for retail stores, as it has been from the beginning, and as it was designed to do. Continuation sheet

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

Historic District

## National Register of Historic Places Inventory—Nomination Form Courthouse Square



The latest contributing building in the district is the County Jail (Photo 46). Constructed in 1939, the building was one of the major local projects of the Works Progress Administration. As most of the WPA projects near the 50-year mark, their role in the rebuilding of America during the Depression is becoming more and more appreciated. The Jail has been an important element in the downtown for many years, and continues to function in its original capacity.

Item number

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Preservation activities in the district are just beginning. The Fleenor building (east end of the Albin Block, Photo 22) has undergone a complete rehabilitation and restoration of its lower facade in the past year and a half. The building at 16 South Jackson (Photo 27) is currently undergoing rehabilitation. To encourage this kind of activity, a new Main Street program has just been formed in Greencastle. The program, whose office is at 14 South Indiana, is staffed by a manager who provides technical assistance. Funded by local contributions, the purpose of the program is to foster downtown economic revitalization by encouraging facade restoration and rehabilitation. Funds will be sought to allow them to provide financial assistance, as well.

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

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A Journey Through Putnam County, Indiana. Compiled by Sesquicentennial Committee, 1966.

Atlas of Putnam County, Indiana. 1879

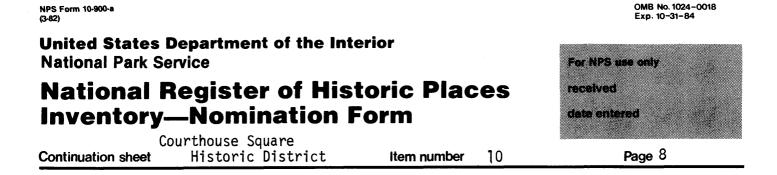
Biographical and Historical Record of Putnam County, Indiana. Chicago, 1881

<u>Greencastle</u> 1892. First printed in 1892 and reprinted by the Heritage Preservation Society of Putnam County.

Overstreet, James. <u>Overstreet's Recollections</u>. Unpublished manuscript in DePauw University archives by an eyewitness of events of the last quarter of the 19th century.

Various 19th century Greencastle newspapers in the archives of DePauw University and in the State Library.

Weik, Jesse W. History of Putnam County, Indiana. Indianapolis. 1910.



Beginning at the northeast corner of West Franklin and North Jackson Streets; thence north along the east curbline of Jackson, one-half block to an alley; thence east along the alleyway across Indiana Street to Vine Street; thence south along the west curbline of Vine one block to an alley that runs east and west between Washington and Franklin Streets; thence east along the alleyway to College Avenue; thence south two blocks along the west curbline of College to an east-west alley south of Walnut Street; thence west along that alleyway three blocks to Jackson Street; thence north one-half block along the east curbline of Jackson to Walnut; thence west along the north curbline of Walnut to Market Street; thence north along the east curbline of Market to Franklin Street; thence east along the south curbline of Franklin to an imaginary extension of the east curbline of Franklin; thence north along that extension to the place of beginning.

The district contains mostly retail businesses, along with most of the town's public buildings. It is homogeneous, most buildings having been built between 1895 and 1920, and retains a high degree of integrity. Boundaries have been drawn to separate the district from surrounding residential areas, primarily on the west, east, and south, and from a commercial area on the north which differs markedly from the district in its architecture and in its uses.

