

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: South Delphi Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. Location

Street & number: Roughly bounded by the north boundary of Riley Park on the north, Prince William Road on the northeast, the alley south of Summit Street on the southeast, and Wabash Street and the west boundary of Riley Park on the south and southwest.

City or town: Delphi State: IN County: Carroll

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

___ national ___ statewide x local

Applicable National Register Criteria:

XA ___B xC ___D

<p>_____ Signature of certifying official/Title: <u>Indiana DNR-Division of Historic Preservation and Archaeology</u> State or Federal agency/bureau or Tribal Government</p>	<p>_____ Date</p>
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper	Date of Action
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5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>71</u>	<u>8</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>6</u>	<u>1</u>	structures
<u>1</u>	<u>0</u>	objects
<u>79</u>	<u>9</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single dwelling

TRANSPORTATION: Road-related

RECREATION AND CULTURE: outdoor recreation

Current Functions

(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Multiple dwelling

TRANSPORTATION: Road-related

RECREATION AND CULTURE: outdoor recreation

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7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Gothic

LATE VICTORIAN: Italianate

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

OTHER: Ranch

Materials: (enter categories from instructions.)

foundation: STONE

walls: BRICK

WOOD: Weatherboard

roof: ASPHALT

other: CONCRETE

SYNTHETICS: Fiberglass

Narrative Description

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

Summary Paragraph

The South Delphi Historic District is composed of about 10 blocks of the original plat of South Delphi, which has been nicknamed over the years as “the Hill” and its residents referred to themselves as the “Cliff Dwellers” or “Hillers” by the 1920s. The plat was created in 1864, though a handful of homes predated the plat. The blocks filled in quickly with both vernacular residences and excellent examples of Gothic, Italianate, and Queen Anne architecture. A building boom at the end of the 1930s into the 1950s rounded out the district’s architecture with modest examples of traditional revival styles and Ranch homes. The plat was incorporated into Delphi proper in 1903, though the neighborhood retained its own identity with its own school and handful of businesses into the 1960s. Road infrastructure, particularly the North Street Viaduct, and the development of adjacent Riley Park are also important features of South Delphi.

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Narrative Description

The South Delphi Historic District is situated on the south bluff of Deer Creek overlooking Delphi proper to the north. The district is composed of about 10 blocks of the original plat created in 1864. The village incorporated in 1886 and then was annexed into Delphi in 1903. The district (sometimes referred to as “the Hill”) has long held its own identity. Its residents called themselves the “Cliff Dwellers” or “Hillers” by the 1920s, a term that lasted well into the 1950s. The district retains a number of early houses, some dating prior to platting, while many others followed shortly after the plat was created. A building boom that started in the late 1930s and lasted until 1960 in South Delphi resulted in a number of elegant Ranch Houses and smaller cottages constructed, particularly along Summit Street.

Many of the district’s 19th century homes are brick or early frame vernacular houses. Many of these are constructed in the Italianate style, but a handful of Greek Revival, Gothic Revival, and Queen Anne or Free Classic homes are scattered among them. Several hall-and-parlor and gable-front houses are also located in the district and are some of the neighborhood’s oldest homes. Counted among these early vernacular buildings are South Delphi’s first school, a gable-front frame building on North Street (right side of photo 01), and a cooper’s shop on the northwest corner of North and Washington Streets (right side of photo 03). Both of these have been converted into residences; all of the district’s architecture is non-residential.

With the mid-20th century building boom came a number of simple cottages in revival styles, like Tudor and Colonial, as well as other forms of American Small Houses and Ranch homes (photos 13-15). Several of the Ranch houses are substantial and demonstrate that South Delphi was still a very desirable place to build homes through the 1950s. The district is punctuated by a high-style Contemporary house built in 1960 on Summit Street (right side of photo 21), complete with perimeter retaining wall (contributing structure), ending the historic period of growth for South Delphi. This was in advance of further annexation, commercial development, and school construction around the edge of the district that began in 1960.

The district enjoys ample lots, which sets it aside from smaller lots platted in much of Delphi and later additions to South Delphi. It also features a fairly rigid street grid laid parallel with the bluff, generally southwest/northeast for east-west streets and northwest/southeast for north-south streets. The district has paved roads, tree lawns, and concrete sidewalks. Some of the houses have substantial lawns with landscaping hemmed in with iron fencing (three contributing fence structures total, photos 06, 08, 12). Prince William Road, once called Frankfort Road, was the historic route between Delphi proper and Frankfort, Indiana. It existed prior to the town plat, edging its east side and running diagonally northwest/southeast before it descends the bluff to a crossing over Deer Creek at Washington Street. The grade cut and retaining walls for the road are extant and are counted as a contributing structure (photos 24-25). Similarly, with a new grade cut for Washington Street through the bluff, a viaduct was created to maintain North Street’s connection over the top of Washington Street in 1908. This dramatically changed traffic flow through South Delphi. It was further improved by the State Highway Department in 1936. This viaduct structure was previously listed on the National Register. See photos 04 and 29.

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Tied both sentimentally and physically to the South Delphi District is Riley Park at the bottom of the bluff between Prince William Road and Deer Creek. Riley Park's development dates to the mid-1800s when the Garritt and Bolles families, South Delphi residents, used the upstream floodway to create a raceway to power their mills along Deer Creek. The park works in unison with the Prince William Road incline to create a picturesque approach to South Delphi. The land for the park was donated to the city in 1930 by Edward Wright Bowen, also a South Delphi resident. The express purpose of Bowen's donation was for a park to be named in honor of the Hoosier poet James Whitcomb Riley who made Deer Creek famous in his literary work. The park is considered a contributing site. It includes a pavilion (non-contributing structure) and restroom building (contributing, 1960), as well as a flagpole provided to the park by the local chapter of the Daughters of the American Revolution in 1932 (contributing object). See photo 30.

The resource count includes only primary buildings in the count; no secondary or support buildings, such as garages or sheds, are part of the resource count. There are relatively few non-contributing resources in the district. Very few houses have been substantially remodeled to the extent that the building's original design is not fully discernable. Most changes include window replacements or the introduction of vinyl or aluminum siding over clapboards. An example of the minimum threshold for a contributing resource is the house located at 101 West North Street. The small house, originally a cooperage, has undergone a remodeling campaign that installed modern (c. 1950) siding and windows, but the general shape of the house is discernable (right side of photo 03). An example of a house that has had an accumulation of modern features and/or change in fenestration locations to render it non-contributing is located at 234 W. Summit Street. There are a total of five buildings, nearly all dating to 1940-1960, that have been determined non-contributing because of changes. Only a few buildings are determined non-contributing because they date after the period of significance ending in 1960.

A complete list of resources follows:

North Street, north side going east from Wabash Street

309 West North. Upright-and-wing, c. 1880. Contributing
Left side of photo 01
This is the only house in the district that faces true-south.

241 West North. Original South Delphi School, Gable-front, c. 1864. Contributing
Right side of photo 01

The one-story gable-front house was originally constructed as a school for South Delphi. It has a rubble stone foundation and the walls are covered with cement shingles; a tall cornice board is at the top of the walls. The house has a combination of original 6/6 wood windows in its west façade and 1/1 wood windows (c. 1910) on its front and east facades. The roof is covered with asphalt shingles. The front façade features a wide porch with concrete floor and gabled roof supported by wood posts (c. 1910). The wood entry door is centered in the façade and is flanked by 1/1 windows.

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The small schoolhouse was constructed shortly after the plat of South Delphi was created in 1864. The building is fairly typical of one-room schoolhouses with front-facing gable, symmetrical front façade with central entry, and rows of windows on each side façade. The first school in the area was taught by the daughter of Delphi's first settlers in 1828, in a log cabin just northeast of the district. A new school building, a two-story brick structure, was constructed in 1875, after which time this building became a residence. The brick building was replaced by 1909. In 1951, a new elementary building named Hillcrest was constructed for students in the South Delphi neighborhood southeast of the district due to growth in the neighborhood. Today, Delphi's consolidated community schools are located south of the district, including its elementary, middle, and high schools.

217 West North. Italianate, c. 1880. Contributing

211 West North. Gable-front, c. 1883. Contributing

201 West North. Free Classic, c. 1880. Contributing

125 West North. Sims-Cartwright House, Italianate, 1876. Contributing
Photo 02 and left side of photo 03

The large, two-story brick house has a dressed stone foundation and limestone cap. The 2/2 windows are wood with stone sills and impressive, pressed metal pediment hoods. The walls are topped with a tall frieze and rows of carved brackets that support a wide-overhanging cornice. The low-pitched hipped roof is covered with asphalt shingles. The front façade features two, two-story sections that project forward on the east and west ends between which is a narrow entry bay and balcony on the second story. The west section features a 2/2 window centered in the first and second story. The east section features a projecting two-story bay with cutaway corners and a 2/2 window in each wall on both stories. The central entry has stone steps and a wood door with a window in its top and transom. A bracketed porch roof (full-width of the inset entry bay) features a jigsawn frieze and carries a jigsawn balustrade for the balcony above. The balcony door is wood with a transom. A bracketed hood, matching the first story, is over the door. A side-entry porch is on the east side of the house and features a row of square columns on bases that support a hipped porch roof with flared eaves. A jigsawn frieze is between the columns. The wood entry door with window in the top is at the back of the porch.

The house was constructed in 1876 for Lewis B. Sims, an attorney in Delphi. Lewis married Martha Bolles in 1848 and by 1880, their household included a daughter, a ward under their care, and two servants. John Cartwright, a long-time resident of the hill and one of three men who platted South Delphi in 1864, later purchased the house from Sims and lived at the location until his death in 1920. Cartwright was born in Ohio in 1830 and graduated from Indiana University in 1855 after which time he moved to Delphi. At first he taught school and then became the principal at Delphi schools. In 1870, he was elected the second mayor of Delphi, then county treasurer in 1874, then state representative in 1884. He and his wife, Susanna Hiatt, were married in 1861 and moved to this home during the 1890s. Cartwright joined E. W. Bowen to form what would later become the Delphi State Bank, of which he became president.

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113 West North. Gable-front, c. 1885. Contributing
Middle of photo 03

101 West North. Fortwangler Cooper Shop/House, c. 1850. Contributing
Right side of photo 03

The one-story building with rubblestone foundation and metal siding likely evolved into its current appearance between the time it was used as a cooper's shop, c. 1850, and when it was turned into a residence by the early 1900s. The house has a gable-front portion in its east half and a taller, side-gabled portion in its west half. The house has 1/1 wood windows and asphalt shingles on its roof. The front façade is described from east to west: a c. 1940s wood door is in a shed roof addition to the east end of the façade. It is followed by a projecting bay with cutaway corners centered with the gable-front portion. The front wall of the bay is wider than the other two walls and each wall features a 1/1 wood window. A modern door is west of the gable-front portion and is followed by a 1/1 window. The door and window are essentially part of the side-gabled portion of the house.

The history of this home is tied to the history of the Fortwangler House immediately north of this house, located at 708 Washington Street. This house was used as a cooper shop for Charles Fortwangler who resided at 708 Washington Street. Forwangler was born in Switzerland in 1831 and arrived in the United States with his parents in 1834. After the death of his father, Charles learned the cooper trade and moved to Delphi from Toledo, Ohio in 1849. He married Martha Pruitt in 1855 and they established their home on the hill by 1860. John Pruitt, a brother to Martha, and his wife also lived with the couple. John was a carpenter by trade. Charles died in 1888 and by about 1900, the cooper shop had been turned into a home. It became a residence and doctor's office for Thomas Brown in 1948, then later for Dr. Robert Seese.

107 East North. Randolph-Conway-Fitch House, Queen Anne, c. 1905. Contributing
Left side of photo 04 and photo 05

The two-story house features aluminum siding and 1/1 wood windows. The roof is covered with asphalt shingles and features a fascia carved with rows of dentils. The front façade has an irregular, asymmetrical organization joined with a full-width porch and a tall attic gable that rises at the back of the front façade. The porch has a concrete floor and thick, fluted, Doric columns that are square that support a hipped roof. A wood entry door is on the east end of the back wall of the porch. A 1/1 window is centered in the back wall. A two-story, three-sided bay projects outward, angled to the southwest, on the southwest corner of the house. It has chamfered corners and 1/1 windows in each wall. The front wall is wider and features a second story window with art glass in its upper sash. The bay features a gabled roof. The remainder of the second story features a 1/1 window centered on the front façade and a 1/1 window to its east. A gable rises from the east end of the building's front hipped roof (over the easternmost-second story window). The attic gable, which rises from the back of the hipped roof, features a semicircular wood window.

The house was likely constructed for Thomas and Mary Jane (Hamil) Randolph who moved to South Delphi by 1900. Thomas Randolph was a clothing merchant in Delphi and married his

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wife in Pittsburg, Indiana, in 1887. Doctor Patrick Conway and his wife, Ida Timmons, purchased the home in 1913; the Randolphs moved to Tippecanoe County where he was employed by the State Soldiers Home. Patrick Conway was born in 1857 in Madison Township, Carroll County and attended Rush Medical College in Chicago during the late 1870s. He practiced medicine in Ockley for 27 years before moving to South Delphi in 1907. Conway also owned a farm of over 200 acres and the family were members of the Catholic Church. By the 1950s, the home belonged to the Frank Fitch family. Frank owned the Rexall Pharmacy in Delphi.

117 East North. T-plan, c. 1890. Contributing

127 East North. Craftsman, c. 1915. Contributing
Left side of photo 07

203 East North. H. M. Wright House, Italianate, 1850. Contributing
Photo 06, middle of photo 07

The simple, two-story brick cube has a stone foundation with limestone cap, modern 6/6 wood windows with stone sills, lintels, and metal shutters. A short cornice board is at the top of the walls and the low-pitched hipped roof features wide-overhanging eaves and is covered with asphalt shingles. The front façade is divided into three bays slightly off-centered to the west. The east two bays feature 6/6 windows in each story. The west bay features a concrete stoop and wood entry door with oval window and a pointed-arched transom topped with a stone arch. The second story features a 6/6 window.

The home was constructed for Henry Morgan Wright and his wife, Martha Wilson, whom he married in 1858. H. M. Wright was raised by a farming family in Jackson Township before he came to the South Delphi area and purchased land in the late 1850s-1860s. Wright, also the county auditor, farmed the land which included all parts of the district on the south side of North Street. His land, a 65-acre barley field, was platted for South Delphi in 1864. He died in 1866 at just 35 years old. Martha Wright continued to live at the home until her death in 1909. The couple had two daughters, both died young, in 1860 and 1868. The Wrights are buried in the Masonic Cemetery at the west end of South Delphi. The cemetery formed about 1861 and many residents of South Delphi are buried there.

213 East North. Colonial Revival Cottage, 1930. Contributing
Right side of photo 07

North Street, south side beginning at Prince William Road, heading west

222 East North. Gothic Revival, c. 1865. Contributing

210 East North. T-plan, c. 1885. Contributing
Left side of photo 08

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204 East North. Italianate/T-plan, 1897. Contributing
Iron Fence, contributing (structure)
Right side of photo 08

134 East North. Gable-front, c. 1865/1910. Contributing

126 East North. Center-gable, c. 1880. Contributing

122 East North. Gabled-ell, c. 1880. Contributing
Middle of photo 09

116 East North. Gable-front, c. 1865. Contributing
Right side of photo 09

108 East North. Ranch, 1959. Non-contributing

106 East North. Hall-and-parlor, 1864. Contributing
Right side of photo 04
The house is considered the first home constructed in the newly-platted village.

104 West North. Italianate/T-plan, 1865. Contributing
Left side of photo 10

116 West North. Julius House, Queen Anne, 1897. Contributing
Right side of photo 10

122 West North. Queen Anne, c. 1895. Contributing
Middle of photo 11

132 West North. Kerlin-Bradshaw House, Italianate, 1865. Contributing
Right side of photo 11

The large, two-story brick house features a dressed stone foundation with limestone cap and tall, 2/2 wood windows with stone sills and segmental arched hoods of brick. The house has a tall frieze with rows of dentils and carved brackets that support the corners of the eaves. The low-pitched hipped roof has built-in cornice gutters and is covered with asphalt shingles. The house is essentially a large cube with a shallow two-story ell on its southwest corner. The ell features a two-story projecting, three-sided bay with cutaway corners and windows in each wall. The front façade has a simple three-bay composition with 2/2 windows in the east two bays and a stoop and entry in the first story of the west bay. The entry is composed of a large wood door with transom window topped by carved wood hood. The second story features a 2/2 window.

The house belonged to John K. and Clara (Tutweiler) Kerlin in the late 1800s-early 1900s. Kerlin was a farmer but resided in town.

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204 West North. Ranch, 1956. Non-contributing

This house has been sided with vinyl and its windows appear to have been replaced.

216 West North. T-plan, c. 1890. Contributing

226 West North. Sims-Peters House, Italianate, 1860. Contributing

Iron Fence (structure)

Photo 12

The two-story brick house is nearly a mirror image of 132 West North Street. It features a dressed stone foundation, brick quoining on the corners, and tall 4/4 wood windows with stone sills and brick arches. The second story windows have segmental-arched brick hoods. A short frieze board is at the top of the walls. The low-pitched hipped roof features enclosed gutters and is covered with asphalt shingles. A flat section of roof is centered at the top of the hipped roof. Like the house at 132 West North Street, a two-story, shallow ell is located off the southeast corner. It features windows in each wall with pairs of windows in the east-facing wall.

The front façade has a simple three-bay composition with 4/4 windows in the west two bays and a stoop and entry in the first story of the east bay. The entry is composed of a pair of wood doors with transom under a shallow pointed arch of brick. The second story features a 4/4 window.

The house was constructed by Joseph A. Sims in 1860 using brick manufactured at a kiln he built for the purpose of providing brick for the home. Joseph Sims was one of the main petitioners for South Delphi to be incorporated in 1886. He achieved the rank of captain for the Union Army in the Civil War and married Susan Hawkins in 1857. She died by 1880 and he remarried Ellen Shegley. Joseph Sims was an attorney in Delphi and had several children. He died in 1903 and Ellen died in 1924.

308 North. Gable-front, c. 1890. Contributing

Summit Street, north side going east from Wabash Street

305 West Summit. Wagoner House, Courtyard Ranch, 1948. Contributing

Photo 13

The one-story house has walls composed of rusticated Bedford limestone and rows of wood casement windows with smooth stone sills. The elongated C-shaped house features a low-pitched gabled roof covered with asphalt shingles. The front-facing gabled sections which project at either end of the front façade have vinyl siding on their gable walls. The front-facing gabled section on the west end of the façade features an incised porch in its east end and entry in the back of the porch wall. The porch has a corner column of stone. A row of three casement windows is west of the porch. The east front-gabled section features a row of three wide casement windows centered in the wall. Two pairs of casement windows are west of the east front-gabled section. A row of four pairs of casement windows are east of the west front-gabled section. A stone chimney rises from the ridge of the roof in the east half of the façade.

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The home belonged to Dr. George and Betty Wagoner. Dr. Wagoner had been born in Carroll County in 1911 and went on to graduate from Indiana University in 1935, the same year he married Betty Kasch. After medical college, and his time serving as a Major in the Army Air Corps in World War II, Wagoner moved the medical practice he shared with his father from Burrows, Indiana to Delphi and constructed this home. Dr. Wagoner died in 1990 and Betty, an active member of several Carroll County and Delphi clubs including the Daughters of the American Revolution and Tri Kappa, died in 2000.

233 West Summit. American Small House, 1930. Contributing
Left side of photo 14

211 West Summit. American Small House, 1951. Contributing
Second from left side of photo 14

207 West Summit. Duane Lamb House, American Small House/Tudor Revival Cottage, 1940.
Contributing

Third from left side of photo 14 and left side of photo 15

The one-and-a-half, side-gabled house has walls composed of red-colored brick and 6/6 wood windows with sills and lintels composed of brick. The steeply-pitched roof is covered with asphalt shingles. The front façade is dominated by a three-sided, projecting entry bay with steeply-pitched gable roof centered on the façade. The entry door is wood with a window in the top. The lintel over the door features soldier brick and shoulder stones. A narrow louvered vent is centered in the top of the bay. A tall brick chimney is east of the bay and steps in to the west as it rises. A 6/6 window is east of the chimney. A pair of 6/6 windows is west of the entry bay. A brick terrace with iron railing extends from the entry bay to the east end of the façade.

Duane Lamb, a building contractor of several homes in the middle part of the 20th century in South Delphi, constructed this cottage for his family in 1940. Lamb was born in Battle Ground, Indiana in 1909 and married Mary Lane in 1933. He began constructing homes in the 1930s, then left to serve in the Navy during World War II, before returning to Delphi and the building trade. He died in 1960 at 50 years old. The couple had two daughters, Joyce and Rebecca, and one son, William, who died young. Mary remarried Donald Leitzke in 1961; she worked for the Delphi Telephone Company and public library. She died in 1993.

205 West Summit. Charles Wood House, Cape Cod, 1937. Contributing
Sears House Model "Milford"

Middle of photo 15

The one-and-a-half story, side-gabled house features a brick foundation and walls covered with vinyl siding. The house has 1/1 wood windows and the roof is covered with asphalt shingles. The front façade is symmetrically arranged with a brick and concrete stoop centered on the façade. The wood entry door has a window in its top and a wood surround composed of Doric pilasters. A metal porch awning is over the entry. Two 1/1 windows flank the entry in the east and west sides of the façade. Two dormers with gabled roofs and 1/1 windows are in the roof.

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The cottage was constructed for Charles "Chilly" Wood and his wife, Opal Berry Wood in 1937. Wood was born in Delphi in 1901 to William and Mary Cartwright, and went on to be mayor of the city for 17 years, city judge, city councilman, and held many other positions of distinction in the community. Mayor Wood was responsible for flood control measures, water works improvements, and redevelopment of Riley Park. He died in 1977 and Opal died in 1998. She had been active in the Methodist Church, Order of the Eastern Star, and worked in county offices.

201 West Summit. Gearold & Grace Clawson House, Tudor Revival Cottage, 1939. Contributing
Duane Lamb, builder. Sears House Model "Lewiston"

Right side of photo 15

The one-and-a-half story house has a brick foundation and walls covered with vinyl siding. The house has 6/6 wood windows with wood shutters. The steeply-pitched, side-gabled roof has cornice returns and is covered with asphalt shingles. The front façade features a three-sided, gabled projecting section west of center on the façade. It has a row of three 6/6 windows centered in the first story. A tall entablature carries across the three windows. A semicircular fan-lite window is centered in its gable. A small 6/6 window is west of the bay. The entry, with wood door with full-round arched top, is east of the bay. It is surrounded by brick and dressed fieldstone which carries east to form a tall brick chimney with rustication. A flared section of the eave juts out over the entry and is supported by wood brackets. A pair of narrow casements with leaded, diamond-patterned lead glass is east of the chimney. A brick and concrete terrace extends from the entry to the east end of the façade.

The cottage was built by Duane Lamb for Gearold and Grace Clawson in 1939. The house was purchased through Sears and is their Lewiston model home. Clawson was born in 1900 in Carroll County and went to both Manchester and Purdue University before becoming a teacher. He later opened Clawson Chevrolet Auto Sales in Delphi and operated the business for nearly 40 years before retiring in 1971. He married Grace Todd in 1922. She died in 1974 and he died in 1989.

129 West Summit. John & Mary Clawson Pastor House, American Small House, 1951.

Contributing

125 West Summit. T-plan, 1895. Contributing

Left side of photo 16

121 West Summit. House, 1880. Contributing

Middle of photo 16

115 West Summit. Bungalow, c. 1920. Contributing

Right side of photo 16

103 East Summit. Hall-and-parlor, c. 1865. Contributing

Left side of photo 17

The one-and-a-half story, side-gabled house has a rubblestone foundation and walls covered with vinyl siding. The house has 1/1 modern windows and the roof is covered with asphalt shingles.

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The front façade features a concrete porch with shed roof supported by turned corner posts. The entry is off-centered to the west in the back wall of the porch. It is a modern door. One 1/1 window is west of the entry and two 1/1 windows are east of the entry.

The house was rented to families during the first half of the 20th century. These include the Heiland and Weaver families during the 1920s-1940s. William and Effie Heiland lived at the home during the 1920s-1930s; Heiland was a station hand with the railroad. Verl and Armina Weaver lived at the home during the 1930s-1940s. Verl was a hack driver for Delphi schools.

109 East Summit. House, c. 1890. Contributing
Middle of photo 17

115 East Summit. Bungalow, c. 1900. Contributing
Right side of photo 17

121 East Summit. Cape Cod, 1940. Contributing

131 East Summit. House, c. 1865. Contributing

203 East Summit. Side-gabled, c. 1870. Contributing
Left side of photo 18

207 East Summit. Gable-front, 1936. Contributing
Middle of photo 18

209 East Summit. Jack Bloyd House, Gable-front, 1940. Contributing
Henry Crone, builder
Right side of photo 18

The one-story, front-gabled house has walls covered with stucco and the roof is covered with asphalt shingles. The house has 1/1 wood windows and concrete porches on its south (front-gabled section) and east facades. The south porch has pairs of posts, stuccoed, that support a gabled roof with shaped ceiling. The porch roof has exposed rafter tails. The wood entry door is flanked by 1/1 windows in the façade. The east porch was added in a late 20th century remodeling campaign. It has wood posts that support a gabled roof. The entry is flanked by 1/1 windows on the façade. A short 1/1 window is in the north end of the east façade.

The house was constructed by Henry Crone in 1940 for Jack and Sarah (White) Bloyd. Jack Bloyd was born in Kentucky and met and married Sarah White in West Lafayette in 1936. Bloyd had lived in Delphi since 1917 and was the manager of the local Kroger Store for twenty years before his death in 1952. Henry Crone lived south, across Summit Street (no longer extant). Crone was retired from house building by 1940, being 70 years old. He had also opened a gas station and barbeque stand next to his house on Prince William Road in 1927. He named it “the Florida.”¹

¹ Harrison, pg. 16

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Summit Street, south side, going west from Prince William Road

210 East Summit. House, c. 1940. Non-contributing

206 East Summit. Italianate, c. 1875. Contributing
Left side of photo 19

202 East Summit. T-plan, c. 1865. Contributing
Right side of photo 19

136 East Summit. Italianate, c. 1880. Contributing

126 East Summit. Gable-front, 1950. Non-contributing
Left side of photo 20

122 East Summit. Gabled-ell, c. 1890. Contributing
Middle of photo 20

The one-and-a-half story brick house has a rubble stone foundation and 6/6 modern windows with stone sills and segmental arches composed of brick. The roof is covered with asphalt shingles. The gabled-ell house has the front-gabled section on the west half of the front façade and the ell stepped back on the east half. A porch with turned posts that support a shed roof is along the front wall of the ell. The back portion of the porch is enclosed and features vinyl siding. The back wall of the porch has two 6/6 windows and a modern door in its west end. The front-gabled section features a 6/6 window centered in the first and second story.

The house was rented to families during the early and middle part of the 1900s. During the 1920s-1940s, the Warren and Effie Jacoby family rented the home. Warren Jacoby was a carpenter who moved to Delphi about 1921. He died in 1934 and his wife continued to live at the home until her death in 1948.

116 East Summit. Central-gable/Center-Passage, c. 1870. Contributing
Right side of photo 20

110 East Summit. Gable-front, c. 1880. Contributing

104 East Summit. Hall-and-parlor, c. 1865. Contributing

116 West Summit. Central-gable, c. 1870. Contributing

122 West Summit. Gabled-ell, c. 1876. Contributing
Left side of photo 21

The house was first used as a grocery and residence for William Garret. By the early 1900s, Madison Arnott turned it into a residence but it served as a grocery again after it was purchased by Ossie Wells.

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128 West Summit. House, c. 1900. Contributing
Middle of photo 21

130 West Summit. Petry House, Contemporary/Builder Modern, 1960. Contributing
Perimeter retaining wall, 1960. Contributing (structure)
Right side of photo 21

The unusual one-story house has a concrete foundation, vertical wood redwood siding, and an inverted gable roof, sloping inward to the center of the house. The house, situated on a corner lot, is a rectangular box with its narrow (inverted gabled) end facing Summit Street. This primary façade features a broad chimney, composed of stacked limestone flagstone, centered on the wall. A wedge-shaped row of clerestory windows is east of the chimney. The chimney stone matches the stone retaining wall around the perimeter of the lawn on its north and west sides. Rows of external wood trusses extend from the front of the house, back, and have a broad M-shaped form, with its bottom legs flared out at the bottom where they touch the ground. Concrete patios flank the façade. The east patio features an entry door with full window; a panel of stacked flagstone is south of the door. A tall pair of windows topped with clerestory windows is north of the door. The west patio is enclosed at the bottom with a short wall of stacked flagstone and a wood privacy fence.

Neighborhood children in South Delphi referred to this home as the “spider house” because of its exaggerated external frame. The home was constructed by a German Baptist contractor, Mr. Wagoner, for Dr. Thomas Neal Petry and his wife, Kaye McMurry DeFillippo. Petry was born in Anderson, Indiana and graduated from Indiana University Medical School in 1954. He had served in the Army Air Force, enlisting in 1946. He began his family practice in Delphi in 1955, first living at 211 W. North Street; his second wife lived at 204 W. North Street. Both homes are located in the district. He retired from his family practice and moved to a home in Battle Ground in 1989, still serving as an emergency room doctor until 1999. Dr. Petry died in 2018. The house occupies the lot on which Reverend William Grant Smith had planted an impressive flower garden. Smith lived at 128 W. Summit Street. The garden was well-known in the city during the 1930s-1940s and residents were invited to see the flowers.

204 West Summit. Baker-Goodner House, Gothic Revival/Center-Passage, 1865. Contributing
Photo 22

The one-and-a-half story brick house has stuccoed walls and 4/4 wood windows with segmental-arched hoods. The steeply-pitched side-gabled roof is covered with asphalt shingles. The symmetrical front façade has a full-width porch with shed roof supported by thick, round wood columns with simple block capitals. The back wall of the porch features a wood door with transom in the center. It is flanked by two 4/4 windows. The second story features a tall central gable with Gothic-arched window divided into six panes topped with a transom divided by wood lancets. The central gable is flanked by four, short frieze band windows with segmental arches.

During the late 1890s until about 1930, the home belonged to the Edward Blythe family. Blythe was the son of Scottish immigrants, James and Mary Bradshaw Blythe who came to Delphi prior to 1850. In 1860, the father established Blythe & Sons, funeral directors and furniture store. The

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James Blythe family lived on North Street in the district. Edward Blythe, who owned the business with his brother, married Minnie Anderson in 1899. Edward died in 1935 and Minnie died in 1926.

212 West Summit. Johnson-Bailey House, Italianate, 1873. Contributing
Iron Fence, contributing (structure)

Left side of photo 23

The two-story brick cube features a brick foundation and 1/1 wood windows with sills and flat arches composed of brick. The windows have wood shutters. The low-pitched hipped roof is covered with asphalt shingles. The front façade has three bays with 1/1 windows in the first and second story and entry in the east bay. The entry has a wide, wood surround composed of Doric pilasters that support an entablature with rows of dentils. The modern wood door has a window in the top. A mid-20th century remodeling campaign added a tall brick chimney on its west façade and a brick porch with shed roof and enclosed with screens on its east façade.

During the late 1890s through 1910s, the house belonged to Florence (Flora) McCain Griffith. She was the daughter of James and Eliza McCain, early pioneers of the Deer Creek valley. Florence married Frank Griffith in Delphi in 1896. Griffith was a railroad bridge contractor and does not appear with Florence on census records. By 1910, they had divorced and in 1920, she was listed as widowed. Florence, who belonged to the American War Mothers and Delphi Presbyterian Church, died in 1940.

218 West Summit. American Small House, 1930. Contributing
Middle of photo 23

234 West Summit. Gabled-ell, c. 1900. Non-contributing
Right side of photo 23

A compilation of modern features, including windows, siding, cast stone, and porch materials render this house non-contributing.

Riley Road

101 Riley. Garritt/Garrett House, Gable-Front/Greek Revival, 1860. Contributing (north side)
Left side of photo 24, photo 26

The two-story, gable-front house features a stone foundation and walls covered with vinyl siding. The house has 6/6 wood windows with metal shutters. The front façade features three bays of 6/6 windows with entry in the west bay. The middle and east bay are closer together than the west and middle bays. The entry features a porch with a low-pitched gabled roof supported by wood corner posts. The wood entry door features a window in the top half and a surround composed of fluted pilasters supporting a simple entablature. The gable is enclosed at the bottom with a cornice.

Joshua and Margaret (Bolles) Garritt were born in Connecticut in 1801 and 1806, respectively. They married in Litchfield, Connecticut in 1828 and moved to Carroll County, Indiana by 1850.

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Garritt operated a flour mill by the name of Bolles and Garritt on Deer Creek just east of the home. Other proprietors and laborers at the mill lived in the neighborhood.

100 Riley. Martin-Bowen House, Free Classic, c. 1880/1910. Contributing (south side)

Photo 27

The large, asymmetrically-massed two-story brick house features a stone foundation and early 20th century wrap-around stone porch. The house has large 1/1 wood windows with stone sills and lintels. A frieze board tops the walls and wood modillions carry the wide-overhanging eaves with cornice and box gutters. The tall hipped roof is covered with asphalt shingles. The front (north) façade is dominated on the first story by the long, wraparound porch with rows of tall, tapered limestone piers that support a hipped roof. The porch is terminated at its east end with a porte-cochere and a wide set of stone steps is in the west half of the façade. Lattice-like coursing of stone forms the porch walls between the tapered piers. The façade is broken into three sections behind the porch. A section juts out on the east half; it has two bays of 1/1 windows in each story. A middle section features a pair of wood doors with windows in the top half. A 1/1 window is west of the entry and a 1/1 window is centered in its second story. The west section is stepped back from the front and features a 1/1 window in the first and second story. Several narrow dormers covered with clapboards and hipped roofs light the attic. Two face north; each has a short 1/1 window. Two wide chimneys are also located on the roof.

The estate was part of the property of Abram Martin, one of the original platters of South Delphi. Martin was a horticulturalist with a large orchard that surrounded the property on the east side of Prince William Road. The Martin House was remodeled by Edward Wright Bowen, a son of one of the early pioneers of Delphi. Edward was born in 1864 and was associated with livestock trading, banking, and was heavily engaged in local and state Republican politics. He married Della Gregg in 1887 and made this their residence by 1910. The Bowens donated the long strip of land along the south bank of Deer Creek for use as a city park in 1930. The park was named Riley Park for its association with Indiana poet James Whitcomb Riley. E. W. Bowen died in 1940.

102 Riley. Ranch, 1957. Contributing (south side)

104 Riley. Massed Ranch, 1958. Contributing (south side)

Washington Street, west side beginning at Summit Street, going north

830 Washington. T-plan, c. 1900. Contributing

Left side of photo 28

824 Washington. Dock House, Queen Anne, c. 1885. Contributing

Right side of photo 28

The two-story house features a dressed fieldstone foundation and the walls are covered with large wood shingles. The house has 1/1 wood windows with simple trim boards and a steeply-pitched hipped roof covered with asphalt shingles. The front façade is dominated by a two-story

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front-gabled bay that juts forward on the south half of the façade. It has cutaway corners and wide cornice returns. The bay has windows in each of its three walls, both stories, with wider windows in the front wall. The first story's wide window has a sunburst-pattern transom. A small rectangular window is in the bay's attic. The north half of the façade features a porch with concrete floor and ironwork that supports a shed roof. A wood door with transom and 1/1 window are in the back wall of the porch. The second story features a 1/1 window.

The home was constructed for Charles and Myrtle Dock, who were listed as both farmers and landlords in the 1900 and 1910 census.

708 Washington. Fortwangler House, Upright-and-wing, c. 1850. Contributing

The one-and-a-half story house features a front-gabled section (facing south) in its east half and an ell with gable facing west on its west half. The house has a rubblestone foundation, vinyl siding, and 1/1 wood windows. The roof is covered with metal. An enclosed porch with hipped roof is on the east façade. It has a south-facing wood door with window in the top half. A three-sided projecting bay, one-story, with cutaway corners is centered on the upright/gabled-front portion of the front façade. It features a wider middle wall and 1/1 windows in each wall. The bay is covered by a pent roof. A 1/1 window is centered in the gable. Two 1/1 windows are west of the upright portion. The west end of the house features a small, hipped roof addition with a short 1/1 window and shed roof. See the historical narrative for 101 W. North Street for Charles Fortwangler.

North Street Viaduct over Washington Street, 1908/1936. Previously-listed (structure)

Harold J. Tharp, contractor

Photos 04 and 29

The viaduct is composed of a concrete bridge and retaining walls, with steps, that carry North Street over Washington Street, also known as U.S. 421/State Roads 39 and 18. The public improvement project was first conceived in 1908 after the village of South Delphi was incorporated into Delphi proper (1903) to provide better access from South Delphi to the city. After the route was designated as part of the state highway system, the current rigid frame viaduct with concrete arch was built in 1936 using the existing grade cut created in 1908.

Corner of Washington Street and Riley Park Road.

Riley Park, 1930. Contributing (site)

Photo 30

Riley Park lies along the south bank of Deer Creek, east of Washington Street, and south of Prince William Road. It contains mostly a parking area, walking paths, and athletic fields developed during the 1960s. The park features a concrete platform with flagpole dedicated in 1932 (contributing object, photo 30) as well as a building with restrooms that was constructed in 1960 (contributing). The park also features a wooded embankment and woods leading upstream to the east and a modern picnic pavilion (non-contributing structure, also seen in photo 30). A park department building is located in the west half of the park at 103 Riley Park Road. It was built c. 1990 and is considered non-contributing.

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Union Street

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825 Union. House, 1958. Contributing

Prince William Road

816 Prince William. House, c. 1930. Non-contributing (west side)

820 Prince William. House, c. 1940. Non-contributing (west side)

815 Prince William. Ranch, 1953. Contributing (east side)

817 Prince William Road. Ranch, 1958. Contributing (east side)

Prince William Road grade to Washington Street/retaining wall, c. 1850/1920.
Contributing (structure)

Photo 25

Prince William Road, from near its intersection with Riley Road at the top of the bluff and as it wraps around and descends the bluff to the southwest, has been graded and paved with concrete curbing. However, the grade cut dates to the mid-19th century in its original configuration. A dressed fieldstone wall, c. 1920, extends west from the northwest corner of 101 Riley Road along the north side of Prince William Road. The wall is stepped at its east end and features a pier terminating its west end, roughly at the end of the curve as the road descends the bluff. The wall is capped with concrete. Modern interlocking steel panels form a retaining wall and extend from the stone wall to the base of the bluff. The bluff, below and above the road, is heavily wooded. The road originally was the main route from Frankfort (once called the Frankfort Road) to Delphi, crossing a covered bridge at Deer Creek where the Lafayette Road intersected on the south bank.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
TRANSPORTATION

Period of Significance

1850-1960

Significant Dates

1864

1880

1903

1908

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Crone, Henry

Martin, Abraham

Lamb, Duane

Tharp, Harold J.

Sears, Roebuck & Co.

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Period of Significance (justification)

The period of significance begins in 1850 with the construction of the district's oldest residence located at 203 East North Street (photo 06). The Italianate home predates the town plat of 1864, along with a few other homes dating from about 1850-1860. The period of significance ends in 1960 when the last contributing home was built at 130 West Summit Street (right side of photo 21). The ultra-modern house follows the trend of finely-designed architecture constructed in South Delphi from its earliest years, leading into mid-20th century. Only two buildings (built in 1974 and c. 1990) date after this period. It was after about 1960 that other impacts, such as additional annexation, construction of a large consolidated school, and commercial development began to change the character of the area outside of the district boundaries.

Important dates include 1864, the date of the plat of South Delphi, and 1886 when it was incorporated. South Delphi was annexed into Delphi proper in 1903, which resulted in improvements including a substantial change in the traffic pattern with a new grade cut/alignment of Washington Street in 1908 (photo 29).

Criteria Considerations (explanation, if necessary)

N/A

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

The South Delphi Historic District is eligible for the National Register of Historic Places using criterion C under architecture. Foremost is the district's excellent collection of 19th and 20th century architecture in styles spanning approximately 100 years. The district boasts examples of Greek Revival, Gothic Revival, Italianate, Queen Anne, and Free Classic styles of the 19th and early 20th centuries, as well as a nice collection of small revival style cottages including Tudor, Colonial, and Cape Cod. A few Ranch homes and an excellent example of modern architecture round out the district's development in the mid-20th century.

The district is also eligible using criterion A under transportation as an area of significance due to how Prince William Road and Washington Street shaped and reshaped movement through the district. While Prince William Road was originally the most important link between South Delphi, and towns south, to Delphi, by 1908 a regrading project moved the primary travel through South Delphi to Washington Street. A viaduct was created to carry North Street over Washington Street which maintained an important connection for the neighborhood. A new viaduct was built in 1936 and vestiges of retaining walls and the grade for Prince William Road along the bluff are also extant. Though the viaduct was listed individually in 2023, it has significance to South Delphi specifically, as explained above.

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In 1930, the property at the bottom of the bluff which had historically been part of early milling operations from the 1830s, was donated to the city for recreational use for its citizens. The park is tied to South Delphi due to its early ownership which aided in the development of the district and by its donor, also a resident. The park is part of the identity of South Delphi and so was included in the district.

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

ARCHITECTURE

The district features several styles popular during the second half of the 19th century and first half of the 20th century, over about a 100 year span to include revival styles and popular American styles and trends in architecture. While most of the district's architecture can be classified into styles, about a third fall into simple vernacular building types. These include a handful of hall-and-parlor, upright-and-wing, and gabled-ell plans. Several examples of T-plans and gable-front homes, from the 1850s into the 1950s, are also present. A few notable, early examples of some of these types include an upright-and-wing house, c. 1850, at 708 Washington Street and a good example of hall-and-parlor design located at 103 E. Summit Street built about 1865 (left side of photo 17). The most notable gable-front house was built as the original South Delphi School about 1865, shortly after the town was platted in 1864 (right side of photo 01). The building has a regular pattern of 6/6 windows on its sides and a symmetrical arrangement to its front façade with central entry flanked by windows, though an early 20th century porch was added.

It is also interesting to note that a few builders resided in the district, sometimes having built their own homes, such as the Duane Lamb residence at 207 W. Summit (left side of photo 15). Also interesting to note are the number of doctors who lived in the district who opted for building homes that would have been non-traditional for their time. Such was the case with the Ranch House built for Dr. Wagoner in 1948 at 305 W. Summit (photo 13). But, without a doubt, the most usual, non-traditional home built in the district was for Dr. Petry in 1960 in a modern style that resulted in neighborhood children calling it the "spider house." See right side of photo 21.

Several examples of styles found in the district follow.

Italianate Style

The district grew substantially in the second half of the 19th century as the Italianate style emerged in building design and is likely why it is the oldest, and most dominate style in South Delphi. The Italianate style was popular between 1850 and 1880, particularly in Midwestern towns where the expansion of railroads brought wealth to communities and created a building boom during the period. The style traces its roots to England as part of the Picturesque Movement; the movement rejected formal classical ideas of art and architecture that were

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popular for 200 years. The Picturesque Movement emphasized rambling informal buildings. Italian farmhouses of the 1600s were one source for inspiration for adherents of the movement. As the style entered the United States, it was often modified and embellished into a truly Americanized style. The first Italianate houses were constructed in the United States in the late 1830s. The style was popularized by house pattern books by Andrew Jackson Downing during the middle part of the 1800s, but its popularity began to wane as it began to be replaced by the Queen Anne style in the last decades of the 19th century.

There are nine examples of the Italianate style in South Delphi. The oldest example is located at 203 E. North Street and was built in 1850 (photo 06). The basic two-story brick cube features three bays of windows on the front façade and a low-pitched hipped roof. The stone pointed arch over the entry is an unusual feature in Italianate design, a brief reference to the concurrent Gothic Revival. The district's most elaborate example, however, is the two-story brick home at 125 W. North Street built in 1876 (photo 02). The house features two projecting bays on its front façade, one with cutaway corners, and a tall 2/2 wood windows with pressed metal hoods. The home's tall frieze features rows of carved brackets and jigsaw balcony balustrades and valances punctuate the recessed, central entry on the façade.

Greek Revival Style

An early style in the district is the Greek Revival style. Greek Revival was the dominant style of American domestic architecture between about 1830-1850 during which its popularity led it to be called the "National Style". The style was particularly common in areas of rapid development during the 1830s-1850s. There was increasing interest in classical buildings in the United States at the close of the 18th century based on Roman and earlier Greek examples found through archaeological investigations. Two factors enhanced the Greek influence in the United States: the War of Greek Independence during the 1820s and 1830s and the War of 1812. The Grecian war found sympathetic citizens in the United States and the American war with the British in 1812 lessened the interest in British architecture. The Greek Revival style seemed only appropriate for a nation undergoing a new experiment in governing, democracy, that had philosophical roots based on Grecian models of governing. The Greek Revival style was in decline during the early development of the district, but it does have one excellent example, though some features have been slightly masked in a remodeling campaign. The house at 101 Riley Road was built in 1860 and has a formal gable-front design with three bays and enclosed gable in the appearance of a pediment. See photo 26.

Gothic Revival Style

The Gothic Revival style had been popularized in house design books in the middle part of the 1800s and became popular in Midwestern towns by the 1850s. A.J. Davis' *Rural Residences* (1837) included a design for a Gothic Revival "Village Church" as well as Gothic Revival houses. Andrew Jackson Downing's book *Victorian Cottage Residences* (1842 with later reprints) also provided examples of Gothic Revival cottages. There are two examples of Gothic Revival homes in the district located at 222 E. North and 204 W. Summit Streets. Both homes were built with a prominent central gable and side gables. The example on Summit Street has excellent proportions, symmetrical front façade, and unusual frieze band windows (photo 22).

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Queen Anne & Free Classic Style

The district has seven examples of the Queen Anne and Free Classic styles. The Queen Anne style was popular between 1880 and 1910; it was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. The historical precedents used had little to do with the Renaissance style popular during Queen Anne's reign; rather they borrowed from late medieval examples of the preceding Elizabethan and Jacobean eras. Spindework popularly used with the style and free classic subtypes are American interpretations and became the most dominant form of the style in the United States. Changes in taste and a rise in popularity of Colonial Revival led builders to simplify the Queen Anne style after the turn of the century. The district's four examples of Queen Anne and Free Classic architecture, of which there are three of the latter interpretation, date from c. 1880 to 1913. The Free Classic style was more formal than the Queen Anne style and typically used simple columns and Classical features rather than turned spindework found in the Queen Anne style.

Two houses are notable to mention in the styles described above. The frame house at 107 E. North Street was built about 1905 and is a good example of the Queen Anne style (photo 05). It features an unusual, two-story bay that angles outward from the home's southwest corner. The large home at 100 Riley Road was built c. 1880 and is an impressive, asymmetrically-massed example of the Free Classic style (photo 27). The brick home has an expansive, wrap-around stone porch and steeply-pitched hipped roof with dormers.

Revival Cottages & American Small Houses

By the end of the 1920s through the 1950s, the need for small affordable homes resulted in a number of cottages being constructed in burgeoning American suburbs. Many of these took the form of Colonial Revival and Tudor Revival cottages while others opted to keep stylistic features to a minimum or followed simple catalog home specifications. The district experienced a small boom of housing development, particularly along Summit Street, that resulted in eight revival cottages and American Small Houses being built. The NPS Bulletin *Historic Residential Suburbs* cites pre-cut housing and house plans derived from periodicals as a significant influence on the image of American suburbs, and as one of several significant traits often seen in eligible suburbs.

A nicely-detailed Colonial Revival cottage is located at 213 E. North Street (1930, right side of photo 07) and two Cape Cod homes were built on Summit Street. The Cape built at 205 W. Summit was constructed in 1937 and falls in line with a row of Tudor Revival and other American Small Houses (photo 15). These include side-by-side Tudor Revival cottages at 201 and 207 W. Summit built in 1939 and 1940, respectively. The home at 201 W. Summit features brick with stone rustication around its entry and composing its chimney, and is the Lewiston model home found in the Sears & Roebuck Catalog of homes (right side of photo 15). The house at 207 W. Summit was constructed by the same builder and is likely a catalog home.

Ranch Style

The Ranch style was developed from the one-story, basic linear rectangular plan of homes constructed in the West on ranches. The style was popular from the late 1930s into the early 1980s and often features hipped or low-pitched gable roofs. The district has a variety of these, some compact and others more rambling in nature such as the nicely-detailed home at 305 W.

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Summit Street (photo 13). There are seven Ranch houses in the district built between about 1948 and 1960. The house at 305 W. Summit features walls composed of Bedford stone, a long front façade with wings, and rows of casement windows. While not a Ranch house, the ultra-modern (for its time) home at 130 W. Summit Street features an external M-shaped wood frame and clerestory windows. It was built in 1960 and closes the period of significance. See the right side of photo 21.

TRANSPORTATION

A description of the district would be incomplete without discussing how transportation played an important role in how South Delphi developed from its origins in 1864 through 1936 when state highway improvements made a substantial mark altering the original circulation pattern. Prince William Road, also called the Delphi-Prince William-Frankfort Plank Road, was built to connect Delphi proper to markets in southern Carroll County and on to Frankfort in Clinton County. This occurred by the early 1830s and became more heavily used during the Wabash & Erie Canal's heydays of the 1840s. It permitted products to travel by the road to the canal for shipment, on conversely, from the canal for delivery. Because of the grade required to descend the bluff along the north edge of South Delphi, Prince William Road took a more gentle descent from the east edge of what would become South Delphi, down along the bluff heading back to the southwest. At the bottom of the bluff, Prince William Road then turned back north, intersected the Lafayette State Road at the south bank of Deer Creek, then crossed a long covered bridge into Delphi proper.

The general location at the top of the bluff where Prince William Road was crisscrossed by Riley Road (a named adopted in 1959 after being known as Bluff Road) and North Street (originally platted as Main Street) was first platted by Henry Robinson in 1830 and named Lebanon. Robinson was the county's first settler and by creating the village, hoped to attract the seat of government for Carroll County. Robinson set aside lots for a school and four churches, however it did not become the county seat and the village failed to materialize. For a brief time, there was a brick yard, carriage works, and a Presbyterian Church that were located here during the 1830s-1870s. Both the pioneer families of Robinson and Baum are found in the cemetery of the same name on Riley Road east of the district; it was deeded to the city in 1906. The village name of Lebanon did live on, to some degree, with cedar trees planted by Abram Martin along Prince William Road on the bluff. They were nicknamed the "cedars of Lebanon." The trees lived on the in memories of many of the district's residents. Springs of water gushed from the bluff, mixed in with the cedars, then down to Deer Creek below. A written account by a woman visiting Delphi included this description: "South of Delphi rises the hilly range of Lebanon, its summit crowned with goodly cedars. The valley between sparkles with gushing fountains; and running streams; and Deer Creek winds its silver thread around the enchanted grove that lies dreaming on its sunny bank."² This area was known as Baum's Grove, which is now part of Riley Park.

² Harrison, pg. 2

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The picturesque quality of mansions on the bluff, cedar-lined hillside climb, hillside springs, and the calm nature of the curving road is not greatly diminished today, though modern pavement and concrete curbing are features of the once-graveled road. Some stone retaining walls dating to the early 20th century, and likely some walls now covered dating to the 19th century, remain part of the landscape along Prince William Road (photos 25). When the town was platted by Abram Martin and John Cartwright, the men wanted to take advantage of the wooded bluff overlooking Deer Creek and Delphi to the north for elegant home sites. Therefore, the plat was laid out parallel with the bluff with streets running northeast/southwest, west of Prince William Road. Lots on North Street sold for \$600 while lots on Summit Street sold for \$500. The nexus of the 1864 plat was with the intersection of Prince William, Riley, and Main/North Street, where the nearby flouring mills, Martin's orchard, and carriage shop were holdovers from the time it was known as Lebanon. This small intersection retains a quiet charm (photo 24). Commercial development within the plat, as it extended west from the nexus, was inconsequential. As noted in one article "...and the town of South Delphi will perhaps remain just what nature intended it for—a most delightful place for private residences."³

South Delphi, to the consternation of Delphi proper, filed to incorporate as its own village in 1879. Delphi sought to annex the village but after several years working its way through the courts, to the Indiana Supreme Court, the village was granted incorporation in 1886. At that time, it was described as a handsome suburb to Delphi. Several years later, in 1903, South Delphi was incorporated into Delphi proper. Shortly after this, conversations about infrastructure improvements in the district included a better approach to downtown Delphi from the south. In 1908, the city undertook a substantial project that created a grade cut through the bluff beginning at about Summit Street on the south, north to the bridge at Deer Creek in order to bypass the curving grade at Prince William Road. The result was a substantial slice through the bluff and a viaduct to carry North Street over the reoriented Washington Street. This allowed the South Delphi neighborhood to remain connected (photo 04). A set of steps, which replaced a long set of steps where the cut was made, was placed for easy access down from North Street to Washington and the city beyond. As part of the infrastructure improvement plan, South Delphi received town sewer lines and paved streets in 1925. The previous individual listing for the viaduct (NR 2023) does not include some of these locally significant changes, but the nominated district includes all of them.

With the development of the automobile and a desire by the state to have improved routes that connected communities, the state highway commission was created and with it, several designations of existing roads for state highway purposes. One was the route between Delphi and Frankfort, which would carry several designation numbers after it was first incorporated into the state highway system in 1919. The route, however, was altered to avoid large portions of the historic Prince William Road with a bypass to the west. This also allowed for the better alignment of Washington Street and the grade cut Delphi had made ten years prior. However, within about fifteen years, with an increase in the number and size of vehicles, the state highway decided to make improvements to the viaduct and construct a new bridge over Deer Creek. This was carried out in 1936 with the elegant arched bridge/viaduct that carries North Street today

³ Harrison, pg. 3

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(photo 29). Steps were maintained and the entire approach from the courthouse in downtown Delphi, south over the river and up the bluff gained a certain civic pride for its beauty. While a large dedication of the bridge and viaduct was held by the entire Delphi community in July 1936, residents of the hill organized a separate dedication in August 1936. With infrastructure improvements came businesses along Washington Street at the south edge of the district including a filling station and grocery built in 1936 on the southwest corner of Washington and Summit Streets. The building, operated by Mahlon Kerlin and William Baker, is extant but is significantly altered and was drawn out of district boundaries.

Washington Street, which is U.S. 421 today, is a busy thoroughfare with wide street and sidewalks and far from what was envisioned as a quiet residential street by South Delphi's founders (photo 29). The remaining streets, though, remain quiet residential neighborhood streets. It was not until 1960 when the corridor of Prince William Road, extending south from the district, and Vine Street, the next street south of Summit Street, were incorporated into Delphi. This stimulated additional commercial growth, along with an expansion of the schools south of the district.

RILEY PARK

At the base of the bluff, though connected through its origins and use by South Delphi residents is Riley Park. Riley Park traces its roots to the time when the first sawmill was built in the county, along Deer Creek by Henry Robinson in 1826. The mill, named the Red Mill, was expanded over time and by the 1850s, millers Bolles & Garret had made it a flouring mill named the Delphi Mills. These families were related through marriage and had moved to Delphi from Connecticut. A millrace channel was cut from a point northeast of Delphi where a dam diverted water from the creek through the race parallel with the south bank of Deer Creek until it reached the mill and fed back into the creek again. The millrace and dam is mentioned in James Whitcomb Riley's poem *On the Banks o' Deer Crick*. Both Garret (sometimes spelled Garrit) and Bolles were residents of South Delphi. Garret owned the large Greek Revival home on the bluff at the intersection of Prince William and Riley Road. The mill, along with a carriage shop owned by Nathaniel Startzman nearby, were considered the only industry in 19th century South Delphi. An impressive historic photo of the mill, bluff, and grade along the bluff planted with cedar trees was turned into a post card in the 1910s-1920s. The mill burned about 1912.

After that time, local residents used the property informally as a place to gather and walk along or play in Deer Creek. The property was accessed by South Delphi residents via a long set of wood steps that descended the hill where Washington Street was cut in 1908. The property had been purchased by Edward Wright Bowen by the early 1900s, but served of little commercial value given its propensity for flooding along Deer Creek. The site, with its wooded bluff, lane, and riverside had inspired Riley's poem and conjured up romantic, nostalgic thoughts of Delphi's early years. Like a few other former mill properties in Indiana, Bowen decided to deed the property to the city to be used as a park in 1930. Minor improvements were made at that time, including the installation of a flag pole and landscaping in 1932, made possible by the local chapter of the Daughters of the American Revolution (photo 30). In 1957, a Boy Scout Cabin

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was constructed in the park, but it is no longer extant. Concrete anchors for a pedestrian suspension bridge built in 1911 are all that remain since the 1913 flood washed out the bridge.

The park became the site for community events, including several of the Cliff Dwellers' or Hillers' annual picnics which began in 1920. In this way, the park was and is part of the identity of South Delphi. The residents of South Delphi organized themselves into the Hilltop Association by 1920 and printed at least one newsletter named the *Cliff Dwellers' Review* in 1957.⁴ The first picnic of the association was attended by 300 people and featured a pioneer table of a dozen people who had lived in South Delphi for 30 years or more.⁵ Most of the time, these annual events were held in the yards of homes in South Delphi, but were from time to time moved to Riley Park. The annual picnic was cancelled in 1945, a "casualty of the war"⁶ and in later years, was held at Hillcrest School (1953-1958) after which time the association generally disbanded. More substantial improvements were made to Riley Park during the 1950s-1960s including athletic fields and toilet rooms. Today, the park also features walking trails, playground equipment, and a picnic pavilion.

Developmental History/Additional historic context information

⁴ Harrison, pg. 7

⁵ Harrison, pg. 7

⁶ Harrison, pg. 26

South Delphi Historic District
Name of Property

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9. Major Bibliographical References

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

Carroll County, Indiana Historic Sites and Structure Inventory. Indiana Landmarks, 2011.

Harrison, Candi Pastor. History of the Hill. Self-published, 2016.

History of Carroll County, Indiana. Chicago: Kingman Brothers, 1882.

Jakle, John A. Common Houses in America's Small Towns. Athens, GA:
University of Georgia Press, 1989.

Maps of Delphi/South Delphi, Deer Creek Township: 1863, 1874, 1876

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

Odell, John. History of Carroll County, Its People, Industries, and Institutions. Indianapolis:
B. F. Bowen & Co., 1916.

Sanborn Fire Insurance Map for Delphi: 1906

United States Census Records for Carroll County: 1850, 1860, 1870, 1880, 1900, 1910, 1920,
1930, 1940.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

South Delphi Historic District

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University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 015-162-33048-64, 33066-78

10. Geographical Data

Acreeage of Property Approx. 68 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 527999 | Northing: 4492910 |
| 2. Zone: 16 | Easting: 528288 | Northing: 4492484 |
| 3. Zone: 16 | Easting: 527655 | Northing: 4491885 |
| 4. Zone: 16 | Easting: 527435 | Northing: 4492373 |

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

Beginning on the north side of West North Street, on the southwest property corner of 309 West North Street, face north and follow a line approximately 155' to the northwest property corner, then turn east and follow a line approximately 32' to the northeast property corner. Turn north and follow a line approximately 150' then turn west and follow a line approximately 450', crossing Riley Park Drive, to the property boundary of Riley Park, which follows the approximate east/south bank of Deer Creek. Follow the property line northeast, parallel to the bank of Deer Creek, crossing Washington Street, to Riley Park's east property line which extends approximately 363' northwest from Riley Road. Turn southeast and follow the park's property line to the north edge of Riley Road, then follow the north/west edge of Riley Road to a line extended north from the east property line of 104 Riley Road. Turn southeast, crossing Riley Road, and follow the east property line of 104

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Riley Road to the north property line of 100 Riley Road. Then turn east and follow the north property line to the east property line of 100 Riley Road. Turn south and follow the east property line of 100 Riley Road to the south property line of 100 Riley Road. Turn west and follow the south property line, which turns southwest and aligns with the southeast property line of 817 Prince William Road; continue southwest along the property line of 817 Prince William Road, crossing to the west edge of Prince William Road.

On the west edge of Prince William Road, turn southeast and follow a line to the north edge of the alley between East Summit and East Vine Streets, then turn southwest and follow a line with the north edge of the alley to the west property line of 110 East Summit Street. Turn northwest and follow the west property line of 110 East Summit Street to the southeast property line of 104 East Summit Street, then turn southwest and follow its north property line to the east edge of Washington Street. Turn northwest and follow the east edge of Washington Street to the south edge of Summit Street, then turn southwest and follow the south edge of Summit Street, crossing Washington Street, to the north property corner of 116 West Summit Street. Turn southeast and follow the east property line of 116 West Summit Street to the north edge of the alley between West Summit and West Vine Streets. Follow the north edge of the alley, crossing Market Street, to the east edge of Wabash Street, then turn northwest and follow the east edge of Wabash Street, crossing West Summit Street, to the north edge of West Summit Street.

On the north edge of West Summit Street, turn southwest and follow the north edge of West Summit Street to the southwest property line of 305 West Summit Street. Turn northwest and follow the southwest property line of 305 West Summit Street to the south edge of the alley between West North and West Summit Streets, then turn northeast and follow the south edge of the alley to a point in line with the southwest property corner of 308 West North Street. Follow the west property line of 308 West North Street in a northwesterly direction crossing to the north side of West North Street. Turn southwest and follow a line with the north edge of West North Street to the southwest property corner of 309 West North Street, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because within them represents the largest concentration of contributing architecture in South Delphi during the district's development from about 1850-1960. The boundaries include the development of Riley Park in 1930, as well as the grade cut along Prince William Road down to Washington Street at the park, and the small intersection of Prince William and Riley Roads with North (formerly Main) Street, which was the original hub for development of the district. The park and transportation lines were and are an important part of the sense of place and identity of South Delphi.

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11. Form Prepared By

name/title: Kurt West Garner
organization: Delphi Preservation Society
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-780-1423
date: February 21, 2022

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: South Delphi Historic District

City or Vicinity: Delphi

County: Carroll State: Indiana

Photographer: Kurt West Garner

South Delphi Historic District
Name of Property

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Date Photographed: December 12, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along West North Street near its intersection with Wabash Street

1 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 125 West North Street

2 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along West North Street from viaduct over Washington Street

3 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast across the viaduct on North Street

4 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 107 East North Street

5 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at 203 North Street

6 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along East North Street from Prince William Road

7 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along East North Street at Union Street

8 of 30.

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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along the 100 block of East North Street

9 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along the 100 block of West North Street

10 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along West North Street from Market Street

11 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south at 226 West North Street

12 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 305 West Summit Street

13 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast along West Summit Street from Wabash Street

14 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along West Summit Street from near Market Street

15 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along West Summit Street from near Washington Street

16 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at the 100 block of East Summit Street

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17 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast along East Summit Street from Union Street

18 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest along East Summit Street from near Prince William Road

19 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at the 100 block of East Summit Street

20 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast along West Summit Street from Market Street

21 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 204 West Summit Street

22 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the 200 block of West Summit Street

23 of 30.

Date Photographed: September 10, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at the intersection of North Street with Prince William and Riley Roads

24 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north on Prince William Road at the grade cut and curve at the bluff

25 of 30.

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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at 101 Riley road

26 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at 100 Riley Road

27 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west on Washington Street from Summit Street

28 of 30.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest on Washington Street toward viaduct for North Street

29 of 30.

Date Photographed: September 10, 2021

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast in Riley Park at flagpole and picnic pavilion

30 of 30.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

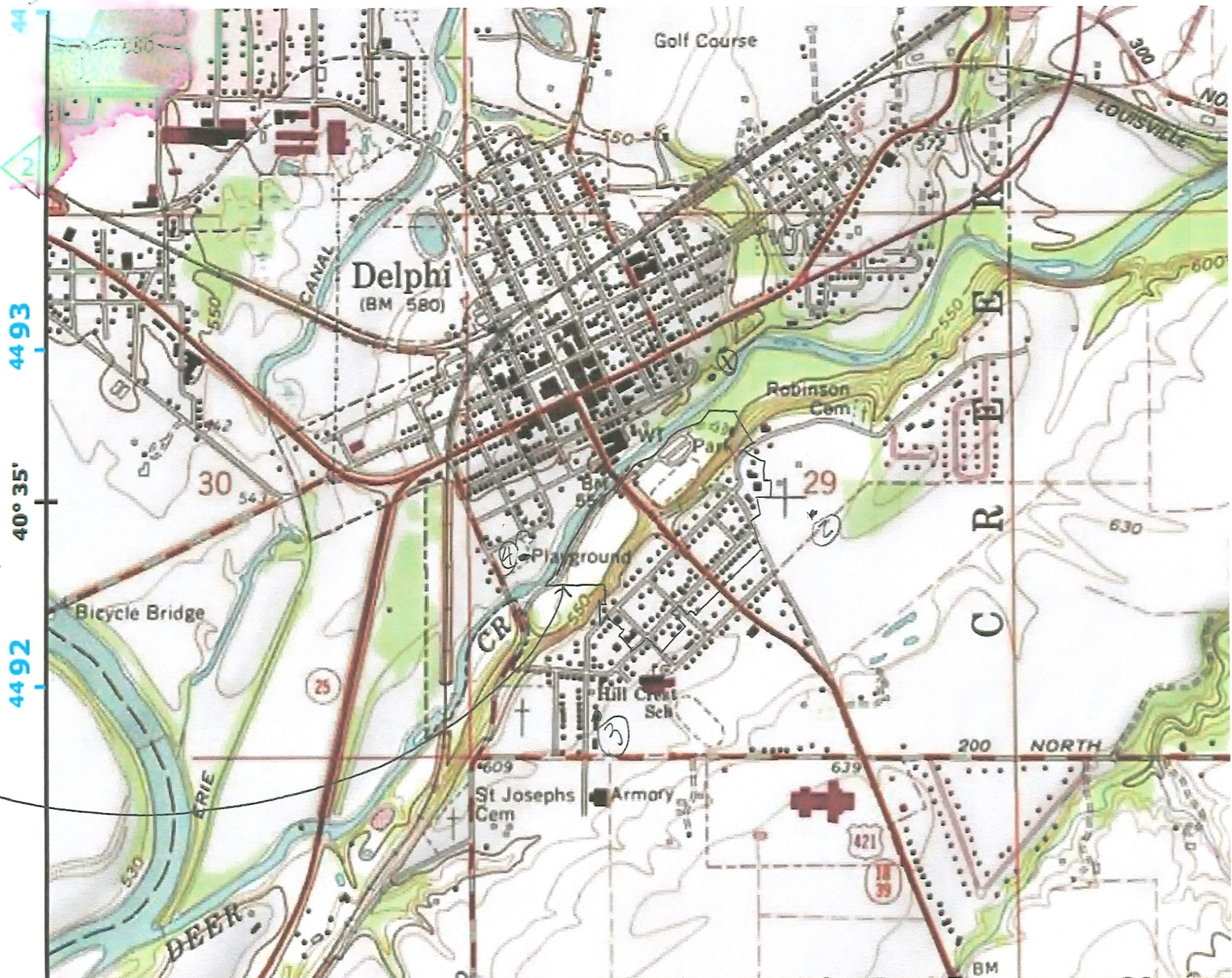


SOUTH DELPHI HISTORIC DISTRICT
 NATIONAL REGISTER OF HISTORIC
 DELPHI, CARROLL COUNTY, IN
 SKETCH MAP

- 71 CONTRIBUTING BUILDINGS
- 1 CONTRIBUTING SITE (RILEY PARK)
- 1 CONTRIBUTING OBJECT (FLAG POLE)
- 3 CONTRIBUTING STRUCTURES (FENCES = F)
- 2 CONTRIBUTING STRUCTURES (WALLS = W)
- 1 CONTRIBUTING STRUCTURE (VIADUCT = V)
- 8 NON-CONTRIBUTING BUILDINGS (NC)
- 1 NON-CONTRIBUTING STRUCTURE (NC/PAVILION)

02 Photographs

South Delphi Historic District
 NATIONAL REGISTER OF HISTORIC PLACES
 CARROLL COUNTY, IN



NAD 83 UTM's: ① 16 527999 4492910 ② 16 528288 4492484 ③ 16 527655 4491885
 ④ 16 527435 4492373



IN_CarrollCounty_SouthDelphiHistoricDistrict_0002



IN_CarrollCounty_SouthDelphiHistoricDistrict_0003



IN_CarrollCounty_SouthDelphiHistoricDistrict_0007



IN_CarrollCounty_SouthDelphiHistoricDistrict_0008



IN_CarrollCounty_SouthDelphiHistoricDistrict_00011



IN_CarrollCounty_SouthDelphiHistoricDistrict_0013



IN_CarrollCounty_SouthDelphiHistoricDistrict_0015



IN_CarrollCounty_SouthDelphiHistoricDistrict_0018



IN_CarrollCounty_SouthDelphiHistoricDistrict_0021



IN_CarrollCounty_SouthDelphiHistoricDistrict_0024



IN_CarrollCounty_SouthDelphiHistoricDistrict_0027