

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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Roann Historic District

other names/site number _____

2. Location

street & number Roughly bounded by West Street, Ohio Street, Beamer Street, and Highway 16 not for publication

city or town Roann _____ vicinity

state Indiana code IN county Wabash code 169 zip code 46974

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

Signature of certifying official/Title _____ Date _____
Indiana DNR-Division of Historic Preservation & Archaeology
State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

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 _____

Roann Historic District
 Name of Property

Wabash County, IN
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
117	66	buildings
0	0	district
2	0	site
1	0	structure
0	0	object
120	66	Total

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

Number of contributing resources previously listed in the National Register

N/A

3

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE/TRADE: department store

COMMERCE/TRADE: financial institution

RELIGION: religious facility

EDUCATION: school

EDUCATION: library

GOVERNMENT: post office

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE/TRADE: department store

RELIGION: religious facility

EDUCATION: library

GOVERNMENT: post office

COMMERCE/TRADE: restaurant

COMMERCE/TRADE: professional

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

LATE 19TH & 20TH CENTURY REVIVALS:
 Colonial Revival

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Gothic

LATE VICTORIAN: Second Empire

MODERN MOVEMENT: Moderne

Materials

(Enter categories from instructions.)

foundation: STONE: Granite

walls: BRICK

WOOD: Weatherboard

METAL: Aluminum

roof: SYNTHETICS: Fiberglass

other:

Roann Historic District
Name of Property

Wabash County, IN
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Roann Historic District roughly encompasses the original and earliest plats of the Town of Roann in northern Wabash County. The approximately 30 blocks the district incorporates represent the early residential, civic, and commercial buildings historically significant to the town. Included in this number are more than 150 dwellings, 20 commercial buildings, five churches, a library, park, school, historic cemetery and covered bridge. While some modern buildings have been constructed and some historic buildings have been modified in the district, a significant collection of historic buildings with architectural integrity remains and is a good representation of a small Midwestern railroad town of the late 19th and early 20th centuries.

Narrative Description

Resources are listed according to streets running east/west (north to south, north side of street first), then streets running north/south (west to east, west side of street first). Certain types of vernacular residential architecture unique to the community occur in significant frequency and are identified as vernacular types A-D and are explained in further detail in Section 8 under Architecture.

List of Resources:

State Road 16 (north side)

140 State Road 16, Bungalow, c. 1915, Contributing

The one and a half story house has a foundation constructed from molded concrete blocks. Its walls are covered in vinyl siding and its roof is covered with asphalt shingles. The house has side gables and a front porch over two-thirds of the front wall. The house has 1/1 replacement windows. The front façade (facing south) has a gabled bay at its east end. The bay has two 1/1 windows centered in its front wall. West of the gabled bay and continuing to the west end of the front façade is the front porch. The porch is covered by a pent roof extension of the main roof of the house. The porch has four piers constructed out of molded concrete block. The piers support tapered square wood columns that support the roof. A wood balustrade is located between the piers except in the center where the porch is open to steps. A steel entry door is centered in the front wall of the house covered by the porch roof. Two 1/1 windows that are paired together are to each side of the entry door. A dormer with a sloped roof is centered over the entry door. The dormer has two 1/1 windows in its front wall. A brick chimney is located on the south half of the west wall of the house.

State Road 16 (south side)

105 State Road 16, Modular House, c. 2000, Non-Contributing

335 State Road 16, Gable-front House, c. 1880, Contributing

Allen Street (north side)

340 W. Allen St., Type D Roann Vernacular House, c. 1885, Contributing

240 W. Allen St., First Brethren Church, 1891, Contributing. Gothic Revival (left background of photo 0001)

The First Brethren Church is a simple gable-front building with an entry addition on its front wall and a classroom addition on its west wall. The building has a concrete foundation, vinyl siding on its walls, and metal covering its roof. Its most character defining features are its four pointed-arched windows with stained glass transoms in its east wall and a hexagonal vented cupola with a segmented roof near the front gable. Both the front entry addition and the classroom addition are gabled to blend with the original building's architecture. A brick chimney is located in the center of the rear (north) gable wall.

The church was constructed by the union of two congregations located in separate buildings outside of Roann. The congregations merged in 1881 and later became associated with the Brethren Church. The united congregation

Roann Historic District

Name of Property

Wabash County, IN

County and State

constructed the building in Roann in 1891. In 1957 the congregation created the addition to the west side of the building for educational purposes.¹

140 W. Allen St., Dr. George and Dorothy Dersham House, c. 1885, Contributing

The house is two stories tall with a stone foundation. It has walls covered with aluminum siding and its roof is covered with asphalt shingles. The windows are 1/1 wood windows with aluminum storm windows. The window casings are covered with aluminum. The front (south) façade is formal and lacks symmetry only in the placement of the front door. A front porch covers the middle third of the front wall's first story. The porch has a concrete floor, square posts and a flat roof. The porch cornice has carved millwork applied to its flat surface. The entry door is west of center on the front wall. It is a wood door with a window in its upper half. A wood transom window divided into two panes of glass is above the entry door. A tall 1/1 window is located east of center on the front wall's first story. A tall 1/1 window is located west of the entry door and east of the first window described (east of the entry door). Four 1/1 windows are located on the front wall's second story, each is aligned with a window or the entry door below. A screened porch with a pent roof is located across the full width of the east façade. The second story wall of the east façade has three 1/1 windows.

Dr. George Dersham came to Roann in 1938 and established a veterinarian practice. He remodeled the house and constructed a clinic east of the house.²

140 W. Allen St. (rear), Dersham Veterinary Clinic, Contributing

230 E. Allen St., Gabled-ell House, c. 1890, Contributing

240 E. Allen St., Roann Christian Church, 1961, Contributing

The Roann Christian Church building was constructed in 1961 as a simple gable-front building with a slightly shorter gabled entry on its front (south) wall. The building's walls are constructed of rusticated Indiana limestone ashlar and the roof is covered in asphalt shingles. A small gabled porch roof is centered over the entry. It is supported by decorative metal work and has wood siding in its front wall. A four sided steeple is centered near the front of the main building. The sides and rear of the building have a partially exposed lower level. There are three windows in the sanctuary's side walls and one window in the entry's side walls. The windows have aluminum frames and are divided into three panes of glass. Windows are located in the lower level, aligned with the windows in the main level. These windows also have aluminum frames, but are divided into two panes of glass.

The Roann Christian Church congregation began meeting in 1875 in the Universalist Church on East Adams Street. The congregation organized as the Christian Church in 1877 and began meeting at the United Brethren Church which was located on the north side of Highway 16, west of the railroad. The building was purchased for less than \$300 and relocated to the lot on which the current church is located in 1883, on land donated by Cornelius Halderman. The building had to undergo substantial transformation and Chenoweth Martindale directed carpentry work.³ It served the congregation until the current building was constructed in 1961.

Allen Street (south side)

335 W. Allen St., House, c. 1885, Contributing

135 W. Allen St., House, c. 1885, Non-contributing

225 E. Allen St., House, Modern, 2010, Non-contributing

235 E. Allen St., House, c. 1890, Contributing

Walnut Street (north side)

340 W. Walnut St., Daniel Van Buskirk House, c. 1885, Contributing. Free Classic (photo 0026)

The house is two stories tall with side gables. The roof is a jerkinhead roof design with the rear slope of the roof extending down over a 1 ½ story early addition on the rear of the house. It has a concrete foundation and its walls are covered in wood clapboards. The roof is covered in asphalt shingles. Windows are mostly pairs of 1/1 wood windows with simple wood casings and sills. The front (south) façade has a hipped roof porch over its east half's first story. The porch floor is concrete and extends to the west out from the cover of the porch roof. The porch roof is supported by Doric columns on each outside corner. The porch roof provides cover to the entry door, located at the east end of the front

¹ York, pg. 43

² York, pg. 15

³ York, pg. 89

Roann Historic District

Name of Property

Wabash County, IN

County and State

façade, and a pair of windows. A pair of windows is located in the west half of the first story of the front façade. Pairs of windows are located on the second story of the front façade, directly above those on the first story.

The west façade shows alterations to the house over time. The south half appears to have an I-house form with a brick chimney centered in the half and 1/1 windows located on each side of the chimney on each story. The north half of the west façade is divided into two parts. The south part is incorporated under the hipped gabled roof with the south half of the façade. A pair of windows is located in the second story of this section and a small 1/1 window is located in the first story. A louvered opening is centered in the attic of the gabled wall. The north part of the north half of the west façade is covered by a continuation of the north slope of the main roof. It has a 1/1 window in its half-story wall and no windows in its first story wall. This 1 ½ story section is covered in vinyl siding.

Daniel Van Buskirk was one of the leading businessmen of Roann. He lived in Laketon prior to moving to Roann to establish the elevator along the railroad. His most notable accomplishment was the establishment of the Exchange Bank in 1882.⁴ Daniel's daughter, Orrill later lived in the home and is at this address in the 1953 Roann Directory. Orrill became the President of the bank after the passing of her brother, Dow. The home once had a wing that came off of the front wall, but it was destroyed in a fire. The rear part of the house had an upper screened in porch, but it has been converted to living space.

240 W. Walnut St., House, c. 1890/2010, Non-contributing

210 W. Walnut St., Howard Stone House. T-plan, c. 1885, Non-contributing

210 W. Walnut St. (rear), Garage, c. 1900, Contributing (photo 0025)

The garage belonging to 210 W. Walnut Street has a unique design with considerable street presence. The building is a large one story structure with a hipped roof. The ridge of the hipped roof runs north/south but is replaced by a long cupola with a segmental, curved metal roof. The building is covered in Dutch-lap wood siding and has tall 4/4 wood windows. The main roof is covered in asphalt shingles. There are three windows on the south façade, four windows and a wood door on the east façade, and two garage doors on the north façade (facing the alley). The cupola also has Dutch-lap siding. It has three windows on its east and west sides and a single window on its north and south sides. The windows are short wood windows divided horizontally into three panes of glass. The cupola also has exposed roof rafters and a decorative metal weathervane.

Howard and Melba Stone used this building to house his oil delivery trucks during the 1940s and 1950s. Stone was the owner of Stone Standard Oil, a franchise for home and commercial oil and fuel deliveries. Stones are located at this address in the 1953 Roann Directory.

140 W. Walnut St., I-House, c. 1873/c. 1920, Contributing. Colonial Revival

Walnut Street (south side)

335 W. Walnut St., Type A Vernacular House, c. 1890, Non-contributing

235 W. Walnut St., Gabled-ell House, c. 1870, Contributing

225 W. Walnut St., Watson House, Colonial Revival cottage, c. 1940, Contributing

The house is a small cottage with its foundation and walls constructed out of red brick. The main part of the house has side gables, but a room with a gabled roof that is slightly lower than the main roof is on the west side of the front façade. A brick chimney is located at the intersection of the gabled roof and the main roof. The front wall of the gabled room has three windows grouped together in its center. The windows are replacement windows; the middle window is wider than the other two. They have a stone sill. The remaining front façade has concrete steps and an entry door near its west end. The entry door is wood with a small window in the top of the door. The concrete steps lead to a small concrete stoop that is covered with an aluminum awning supported by decorative metal posts. East of the entry door are three windows grouped together; they are replacement windows. The center window is wider than the other two and they have a stone sill.

Ross and Pearl Watson constructed this home one block from Ross's business establishment at 120 W. Adams Street. Ross Watson and Leon Bidwell were partners in a farm implement dealership at the south edge of the downtown area, near the railroad.

⁴ Weesner, pg. 833

Roann Historic District

Name of Property

Wabash County, IN

County and State

135 W. Walnut St., Gabled-ell House, c. 1870, Contributing

Adams Street (north side)

340 W. Adams St., T-plan House, c. 1900, Non-contributing (right in photo 0027)

240 W. Adams St., I-House, c. 1885, Contributing

120 W. Adams St., Parapet-front Garages, c. 1915/1940, Both are Contributing (photo 0024)

Two commercial garage buildings are located at 120 W. Adams Street. The earlier building is a traditional parapet-front building with its walls constructed out of molded concrete blocks. The parapet wall is stepped with a cast concrete cap. A large garage door is centered in the front wall. A window and steel door are located to the west of the garage door and have cast concrete lintels and a sill. East of the garage door the front wall is partially covered with metal siding. A steel door and window are located in this section. The second garage has an angled front wall facing southeast. The building's walls are constructed out of concrete blocks. The building has a parapet with stone coping. A large garage door is located in the angled front wall.

The older of the two buildings housed a farm implement dealership first begun by Fred Van Buskirk and Ross Watson in 1937. In 1949 the business was conducted under the name of Watson and Bidwell, with Ross Watson and Leon Bidwell, owners.⁵ Both Watson and Bidwell were residents of Roann, living only a block west and south of their business. Local farmers had long used the location as a gathering spot for socializing.

140 E. Adams St., Gabled-ell House, c. 1890, Contributing

210 E. Adams St., Gabled-ell House, c. 1900, Contributing

230 E. Adams St., Modular House, c. 2000, Non-contributing

Adams Street (south side)

235 W. Adams St., Gable-front House, c. 1890, Non-contributing

135 E. Adams St., Gabled-ell House, c. 1910, Contributing

No Address/E. Adams St., Universalist Church, 1875, Contributing. Gothic Revival. Needham Brothers, builders. (photo 0022)

The building is a traditional one-room gable front building. It has a cut granite foundation and its walls are constructed out of brick. Its roof is covered with metal. The window and door openings have been covered with wood boards. The building has ornate brick detailing on its front façade dominated by a brick entry surround with a tall pointed arch in the center of the wall. The surround has recessed brick panels in the face of its sides; the recessed brick design is repeated in the brick arch which is crowned by a limestone keystone. A window opening is located in the front façade on each side of the entry. The openings have stone sills and round brick arches with limestone keystones and springer stones. A round wood louver is centered in the gable wall. The top of the gable wall has a brick pointed arch corbel arcade following its rake. A building stone with the name and date of the building is located near the top of the gabled wall.

The east side of the building has a pent roof extension supported by wood posts created as a large carport. Both side walls of the building have window openings with stone sills and segmented tops. The walls are divided by brick pilasters that continue into the foundation. The west wall has a large garage door cut into the center of it.

The Universalist Church is the oldest church building located in Roann, but is no longer used as a church. The building was converted to a storage building. The Universalist congregation started in Miami County, but moved to Roann in 1875. The Roann Christian Church congregation used their building from 1875-1877 and the Methodist congregation used the building temporarily after their building was damaged by lightning. Brothers Fred, John, and Emsley Needham were the builders of the church as well as several other early brick buildings in Roann.⁶

225 E. Adams St., Type A Vernacular House, c. 1890, Contributing

⁵ York, pg. 30

⁶ York, pg. 19

Roann Historic District
Name of Property

Wabash County, IN
County and State

235 E. Adams St., Roann Methodist Church, 1898, Contributing. Gothic Revival (photo 0023)

One of the most high-styled buildings in Roann is the Methodist church constructed at the corner of Adams and Arnold Streets. The building is a tall gable-front church with an entry/bell tower located on its northeast corner. The building has vinyl siding covering its walls except for wood shingles covering its gabled wall. The roof is covered in asphalt shingles.

The front façade (gable front) has a large pointed arch window opening divided into three tall stained glass windows by wood tracery. A piece of wood trim divides the lower wall from the gabled wall, which is covered in decorative wood shingles. Decorative wood detailing in a drip pattern follows the rake of the gabled wall. A wood name board with the name of the church and year of construction is located near the top of the gabled wall. A low-sloped gabled roof entry addition is located near the east side of the front façade; it covers the lower part of the entry/bell tower. It has a pointed arch stained glass window in its west side and a taller pointed arch stained glass window in its east side. The latter window was moved to this location in place of a pair of entry doors and pointed arch transom, which were moved to the east wall of the entry tower when a handicap ramp was constructed.

The entry/bell tower has a tall mansard style roof with tall window dormers on its north, south, and east sides. The dormers have false-shaping of pointed arch tops constructed out of wood. The top of the tower has a steeple with an open belfry. The belfry has a wood railing around its base and a tall wood-framed horseshoe-arched opening in each wall. Each outside corner at the top of the opening has a wood sunburst pattern. The top of the belfry has a row of small wood brackets just below the steeple roof. The steeple roof is covered with wood shingles. Tall gabled dormers are located in each side of the steeple roof. The walls of the dormers are covered in wood and have a carved wood sunburst pattern centered in each gabled wall. The top of the steeple has a metal cross. The east and west sides of the building have stained glass windows with pointed arch stained glass transoms. A classroom addition was constructed on the south side of the building in 1965. It is two stories tall with its walls constructed out of brick.

The Methodist congregation in Roann traces its roots to 1834 when a circuit riding Methodist preacher conducted services in a country school house. In 1851 a log church was constructed east of Roann and called Providence Church, but in 1866 the Methodists in Roann began to meet in the United Brethren Church constructed that year. The Methodists constructed their own building in 1873 on the lot of the current church building. The first building was smaller and a simple one room structure; it was replaced by the current building in 1898.⁷

325 E. Adams St., Ranch House, c. 1965, Non-contributing

Pike Street (north side)

120 W. Pike St., Leon Bidwell House, Gable-front House, c. 1900, Non-contributing

Leon and Betty Bidwell lived in this home during the time Leon was a partner in the farm implement dealership of Watson & Bidwell. The business, which operated during the middle part of the 20th century, was located one block north of the Bidwell House, on the north side of the railroad at 120 W. Adams Street.

210 E. Pike St., Type B Roann Vernacular House, c. 1885, Contributing (right in photo 0016)

No address/E. Pike St., Paw Paw Township School, 1941, Contributing. Moderne. Everett Brown, architect (photo 0021)

Roann's public school building site is situated between Pike and Quincy Streets with a half-circle drive connecting the two streets. The school building faces west toward town. It is a three story blonde colored brick building with stone trim. The foundation is cut limestone and the roof is flat. Windows are steel sashes in multiple window pane configurations and a stone water table wraps the building and functions as a lintel over basement level windows. Stone coping caps the parapet. The front façade is symmetrically arranged with a large center part recessed from narrower end sections that act as bookends to the middle of the building. The end sections have two windows in the partially exposed basement level. No other windows are located on the front façades of the end sections. Four square stone blocks are located in a row in line with the bottom of main level windows on the rest of the building. This pattern of square stone blocks is repeated again three more times; brick coursing connects the top three rows vertically. The bookend sections create classroom wings on the north and south walls of the building with six windows on the main and second levels.

The center section of the front façade has entrances with stone surrounds at its outside edges. The underside of the stone surrounds' top piece is carved to resemble dentils. The entries have a pair of wood doors and a wood transom. A

⁷ York, pg. 99

Roann Historic District

Name of Property

Wabash County, IN

County and State

tall, narrow field of glass block is above each entry, broken twice by steel windows. Above the glass block field is a carved stone hood with a stylized keystone. Between the entries is a row of ten windows in the basement level (covered with plywood). A row of five windows framed together as a single panel with a stone band is located on the main and second levels. The brick between the windows is patterned like quoins.

School was held throughout the township in district schools prior to the construction of Roann's first school building in about 1873⁸. The first building was brick and two stories tall. The town was growing due to the construction of the railroad in 1871, and continued to grow which created the demand for an expansion of the original building. The building burned in 1899. At that time classes were conducted in the opera house building in Roann. The second building was constructed in 1900 in the Romanesque Revival style. Pressure mounted during the 1930s to replace the building; this occurred in 1941 as part of a Works Progress Administration project. The project was carried out by the township which had consolidated its district schools into the Roann building. After razing the second building and during construction of the current building, classes were held at the Carnegie Library and churches throughout town.⁹ Additional school consolidation in 1960 changed the use of the building to an elementary school. In 1983 the students were sent to another facility and the building ceased being used as a school.¹⁰ The building is currently vacant.

Pike Street (south side)

135 W. Pike St., Gabled-ell House, c. 1900, Contributing

105 W. Pike St., Type B Roann Vernacular House, c. 1890, Non-contributing

105 W. Pike St. (rear), Carriage House, c. 1890, Contributing (left background of photo 0014)

A brick carriage house at 105 W. Pike Street fronts Pike Street while the house fronts Chippewa. The carriage house is a gable-front building with gabled wall dormers on its west and east sides. The building has small rectangular wood windows with brick jack arches. A window is located in each gabled wall. A garage door is located on the north (Pike Street) façade. A four panel wood door is located south of center on the east wall. The roof is covered with asphalt shingles and an ornate metal vented cupola is centered on the ridge of the building.

105 E. Pike St., Gabled-ell House, c. 1900, Non-contributing

139 E. Pike St., Type A Roann Vernacular House, c. 1885/c. 1915, Contributing. Free Classic

The house is two stories tall with a low-sloped hipped roof. The house's walls are covered with vinyl siding and its roof is covered with asphalt shingles. Window casings are mostly covered by the vinyl siding; windows are 1/1 vinyl replacement windows. A two story bay is located just west of center of the north façade; it has a sloped roof that is a continuation of the main roof. A large picture window is located in the front wall of the bay on the first story and two windows are located in the front wall of the bay on the second story. A new wood entry door, side-lites and transom window are immediately west of the bay. A window is east of the bay. A window is also centered in the second story wall east of the bay on the north façade. The east (Church Street) façade has a pair of new patio doors centered in its first story wall. Two windows are located in its second story wall. A single story addition with a pent roof is located on the west side of the house; it extends a little beyond the north wall to the north.

The most dominant feature of the house is its large wrap-around porch that is the full width of both the Pike and Church Street facades. The porch has a molded concrete block foundation and piers and cast concrete posts and balustrades. The cast pieces are substantial with oversized balusters and ornate columns. The porch generally has classical characteristics. Steps with molded concrete block walls are located on the north side of the east porch and west of center (in line with the bay) on the north porch. The porch roof is a low-sloped hipped roof. The house appears to have had the porch, and possibly the bay, added between 1912 and 1919. The original form of the house appears to be a Type A Roann Vernacular home.

205 E. Pike St., Type D Roann Vernacular House, c. 1885, Non-contributing

225 E. Pike St., Ranch House, c. 1965, Non-contributing

335 E. Pike St., Type D Roann Vernacular House, c. 1885, Contributing

⁸ The Needham Brothers constructed the first two school buildings in Roann; Fred Needham came to the town in 1871 and a photograph of the first school was taken in 1874

⁹ York, pg. 85

¹⁰ Roann: 150 years of Small Town Life, pg. 14

Roann Historic District

Name of Property

Wabash County, IN

County and State

Quincy Street (north side)

130 E. Quincy St., Ranch House, c. 1990, Non-contributing

210 E. Quincy St., Nicely House, Gabled-ell House, c. 1900, Contributing. Free Classic

Wilbur and Lucille Nicely and their son James lived in this home during the time Wilbur operated the Nicely Service Station on South Chippewa Street, next to the Roann Public Library. Nicelys are found living at this address in the 1953 Roann Directory.

340 E. Quincy St., Cottage, c. 1950, Contributing (photo 0020)

The small one story home has side gables and faces south. It has a concrete foundation and its walls are mostly covered with cement composite shingles. Windows are mostly 1/1 replacement windows with simple wood casings. The roof has virtually no eaves and it is covered with asphalt shingles. The front (south) façade has a steel entry door in its center. A group of three windows is west of the entry door. The group is composed of a picture window in the center and a narrow 1/1 to each side of the picture window. A slight continuation of the roof extends over the door and group of windows. A 1/1 window is centered in the wall east of the door. A piece of wood trim acts as a drip ledge and is located on the south wall of the house at the same height as the window sills. Wood clapboards cover the wall above the drip ledge and cement composite shingles cover the wall below it. The east façade of the house has two 1/1 windows. Weatherboard installed vertically covers the gabled wall.

Quincy Street (south side)

335 E. Quincy St., Gabled-ell House, c. 1900, Non-contributing

405 E. Quincy St., Cottage, c. 1920, Contributing

Beamer Street (no sites)

West Street (east side)

115 S. West St., Modular House, c. 2000, Non-contributing

125 S. West St., Gable-front House, c. 1890, Contributing (left in photo 0027)

225 S. West St., Gable-front House, c. 1890, Contributing (right background in photo 0027)

235 S. West St., Type B Vernacular House, c. 1890, Contributing

The house is two stories in height and fronts Pike Street (south). It is a simple rectangular box with a low-sloped hipped roof. The walls are covered with vinyl siding, the windows are 6/6 and 1/1 replacement windows, and the roof is covered with asphalt shingles. The front façade has a center entry in its first story wall; the door is a steel door. A 6/6 window is located to each side of the entry door. Two 1/1 windows are located in the second story wall of the front façade. A porch with a hipped roof and a concrete floor is across about three-fourths of the front façade. The porch roof is supported by large tapered square columns. The West Street façade (west) has one 6/6 window in the center of its first story wall and two 1/1 windows in its second story wall. A single story addition and attached garage are located on the north (rear) of the house.

Benton Street (west side)

240 N. Benton St., Type B Vernacular House, c. 1890, Non-contributing

220 N. Benton St., House, c. 2000, Non-contributing

140 N. Benton St., Type D Roann Vernacular House, c. 1885, Contributing

130 N. Benton St., Gable-front House, c. 1890, Contributing

110 N. Benton St., Hughes House, c. 1885, Contributing

The house is a single story with side gables. Additions on the front (east) side and north side of the house have low-sloped roofs. The north side addition appears to be a very early addition to the house and the front addition appears to have been a porch that was enclosed c. 1940. The house has a stone and concrete foundation. The walls of the house are covered with vinyl siding, however some original wood details remain exposed. The house has both 1/1 wood and replacement windows. The roof is covered with asphalt shingles. The side gabled main portion of the house has its front wall covered by the front addition. The south (gabled) wall of the house has a 1/1 replacement window centered on its first story. A wood frieze board follows the rake of the gable and is supported visually at its base by small wood capitals that likely terminate corner trim created to resemble pilasters beneath the vinyl siding. The front wall of the front addition has a wood entry door near its center. The door is a three panel door with two windows in its top half. An aluminum

Roann Historic District

Name of Property

Wabash County, IN

County and State

storm door is on the outside of the wood door. Two short 1/1 wood windows are paired together to each side of the entry door.

The north addition to the house has a parapet front (east) wall with a wood picket design at the top of the wall and a small wood capital at the top of its northeast corner. A 1/1 replacement window is centered in the front wall of the north addition. It has an ornate wood window hood with small brackets, dentil trim and a cornice. A brick chimney is centered in the roof of this north addition.

Lester and Mary Hughes and their two daughters lived at this location during the 1950s while Lester operated an auto repair garage near the downtown. His repair garage was located in a small frame building that fronts the south side of East Walnut Street, at the rear of 115 S. Chippewa.

110 S. Benton St., Hall & Parlor House, c. 1885, Contributing

120 S. Benton St., Type C Roann Vernacular House, c. 1885, Contributing

The house is a two story cube with a hipped roof. It has a stone foundation and its walls are covered with vinyl siding. The windows are tall 1/1 replacement windows. The roof is covered with asphalt shingles. The front (east) façade is symmetrically arranged and has a new porch with a pent roof over its full width. The porch has a wood floor and modern wood posts. The front wall of the house has a door centered on its first and second stories. The first story door is a new wood door. The second story door was a balcony door and is a historic four panel wood door. A 1/1 window is located to each side of the doors on each story. A brick chimney is located near the peak of the roof.

130 S. Benton St., Type C Roann Vernacular House, c. 1885, Non-contributing

210 S. Benton St., Gabled-ell House, c. 1890, Non-contributing

220 S. Benton St., Otto Wolfe House, Gable-front House, c. 1890, Contributing (yellow house, left, front of photo 0002)
Otto and Esther Wolfe raised their three children in this home during the middle part of the 20th century. Wolfe operated an auto repair garage in the Comer Building at 165 N. Chippewa Street.

230 S. Benton St., Gabled-ell House, c. 1890, Non-contributing

Benton Street (east side)

225 N. Benton St., Upright & Wing House, c. 1890, Non-contributing

No address/N. Benton St., First Brethren Church Parsonage, c. 1975, Non-contributing

125 N. Benton St., James Van Buskirk House. I-House, c. 1873, Contributing (middle of photo 0001)

The house is a two story home with side gables; single story side wings are located off the east (rear) of the house. The house has a stone foundation. The walls of the house are covered with wide cement composite shingles whose bottom edges have a wavy pattern. The windows of the house are mostly 2/2 wood windows and wood casings. The roof is covered with asphalt shingles. The front (west) façade of the main house is symmetrically arranged. The entry door is centered on the first story wall. The door has a small rectangular window in its upper half. A 2/2 window is located to each side of the entry door in the first story wall. A window is located in the second story wall directly above each first story window. The second story windows are 1/1 replacement windows. A gabled porch roof supported by wood brackets is located over the entry. A roof awning is located above the first story windows on the front façade and ties into the gabled porch roof. The awning is also supported by brackets. The outside corners of the front façade have narrow corner boards with capitals to form pilasters that support a wide frieze board on the front wall and the rake of the side walls.

The side walls have a single 2/2 wood window centered in their first story walls and a pair of 1/1 windows in their second story walls. A rear wing addition to the house extends south beyond the south wall of the main house. It has two 2/2 wood windows centered in its west wall and one 2/2 wood window centered in its south wall. This addition has a pent roof. A rear wing addition to the house also extends north beyond the north wall of the house. It has two small rectangular windows in its west wall. The roof is a low-sloped gabled roof; the north wall is the gabled wall. This addition appears to date much later than the south wing which appears to date nearer the construction date of the main house.

The house was the home of James Van Buskirk, the son of Dow Van Buskirk and the grandson of the bank founder, Daniel. James purchased the home with a loan from his father through the Van Buskirk bank in about 1930. James and

Roann Historic District

Name of Property

Wabash County, IN

County and State

Fritzi made this their home and their two daughters were born in the house. After his father's death James traded his parents' home on the south side of town with this home which allowed for a smaller home to keep for his mother. James also was the president of the bank, as well as the founder of an insurance agency.¹¹

115 N. Benton St., Gable-front House, c. 1890, Contributing
125 S. Benton St., Gable-front House, c. 1900, Non-contributing
215 S. Benton St., Type A Vernacular House, c. 1890, Non-contributing

Washington Street (west side)

240 N. Washington St., I-House, c. 1880, Non-contributing
230 N. Washington St., Gable-front House, c. 1880, Contributing
220 N. Washington St., House, c. 1970, Non-contributing

210 N. Washington St., Gabled-ell House, c. 1875, Contributing. Italianate (photo 0003)

This 1 ½ story house has a mirrored counterpart directly south of it on the opposite corner of Allen and Washington Streets. The house at 210 N. Washington is a gabled-ell plan with its front facing gable on the north side of the house. The house's walls are constructed out of brick and its roof is covered with asphalt shingles. Windows have stone sills and segmented arched tops. Windows are mostly 4/4 wood windows with a wood panel above the window/beneath the arched top. A porch is located on the ell's front façade at its intersection with the front gable. The porch roof is a mansard style roof with flared eaves. The porch columns and balustrade are intricately cut. The porch posts have a cut-out slot and the balustrade rails are curvilinear flat cut pieces. Pairs of scroll brackets are located at the top of each column and support the porch eaves. A door is located in the south side of the front gable section (onto the porch) and in the north end of the ell's front façade (also onto the porch). Two windows are located on the first floor in the front façade of the gabled wall. A single window is located in the gable wall's second floor. A 1/1 window is located in the south half of the ell's front façade and a tall, narrow gabled wall dormer is located in the roof of the ell. The wall dormer is covered with wood clapboards and has a small 1/1 window with a window hood on its front wall. The corners of the wall dormer has narrow pilasters that support a tall rake board.

The gabled wall of the ell matches the gabled wall facing Washington Street, except that the windows are 1/1. A single story addition connects a garage to the house on the house's west side. The addition and garage are covered in vinyl siding.

140 N. Washington St., Gabled-ell House, c. 1875, Contributing. Italianate

This house is a mirrored example of the house immediately north of it at 210 N. Washington Street. This house, however, has its walls covered in aluminum siding rather constructed out of brick. Its porch has also been enclosed and the two windows in its gabled front wall have been removed and combined into a large picture window. The porch roof, walled dormer, and general plan and façade design however are extant and clearly show similarities to the house at 210 N. Washington Street.

130 N. Washington St., Cottage, c. 1950, Contributing

110 S. Washington St., Moyer House. I-House, c. 1873, Contributing. Folk Victorian (photo 0004)

The house is a classic I-House form. It is two stories tall with side gables. Its walls are covered with wood clapboards and the roof is covered with interlocking asphalt shingles. The house has simple wood casings around its windows and doors; its windows are 1/1 wood windows. A one story porch is located across the front façade (facing Washington Street). The porch has a wood floor and wood balustrade composed of square posts. Four turned spindle posts support the porch roof; half posts are located against the front wall of the house on the inside corners of the porch. Carved brackets are located off each side of each post and support the porch roof.

The front façade has a simple arrangement with an entry door centered on the façade on both the first and second stories. The entry doors are two panel wood doors with a window divided into four panes of glass in the doors' upper halves. A wood screen door is fixed to the outside of the entry doors. A window is located on the north and south sides of the first and second story doors. The window on the north side of the first story door is wider with a taller bottom sash. The side walls have two windows on the first and second stories.

¹¹ Interview with the Van Buskirk family

Roann Historic District

Name of Property

Wabash County, IN

County and State

110 S. Washington St. (rear), Wash house, c. 1873. Contributing

A smaller secondary building is located at the rear of the 110 South Washington Street house lot. The smaller building appears to have served a utilitarian function like a summer kitchen or wash house. It is 1 ½ stories tall and fronts Walnut Street. The building is constructed with two intersecting gabled roofs, but not formally an "L" plan. It has wood clapboard siding on its walls and interlocking asphalt shingles covering its roof. It has simple casings around its doors and windows; its windows are 4/4 wood windows. The building does not appear in the 1901 Sanborn Fire Map of Roann, which may indicate it was moved to this site from another location to allow for new construction.

120 S. Washington St., Gable-front House, c. 1890, Non-contributing

130 S. Washington St., House, c. 1890/1970, Non-contributing

140 S. Washington St., Gable-front House, c. 1890, Contributing

Washington Street (east side)

235 N. Washington St., Type A Vernacular House, c. 1890, Non-contributing

225 N. Washington St., Gable-front House, c. 1890, Non-contributing

125 S. Washington St., Gable-front House, c. 1890, Non-contributing

Chippewa Street (west side)

No address, Roann Covered Bridge, 1877, Contributing, National Register of Historic Places (photo 0011)

The Roann Covered Bridge crosses the Eel River at the north end of Chippewa Street. The original structure was constructed in 1877 by the Smith Bridge Company of Toledo, OH. The structure is a double Howe Truss and is 288 feet long plus a 12 foot overhang at each end. The bridge straddles an island near the center of the river. Arsonists partially destroyed the bridge in 1990, but it was reconstructed in 1992. The bridge has a wood floor deck and vertical wood siding covering its walls.

Until 1841 the Eel River had only been crossed by fords in this region. A bridge was constructed for a new road blazed between Rochester and Wabash, but spring flooding washed the structure away in 1842. A second structure met the same fate in 1845. A better bridge was constructed just east of the present bridge in 1856 and it lasted for 20 years before the current bridge was constructed in 1877.¹² When the town of Roann was platted in 1853 it used the approach from the third bridge to create the main street to the new plat, which became Chippewa Street. The bridge was recently bypassed on its east side. It was listed on the National Register of Historic Places in 1981.

No address, Citizen's Cemetery, c. 1840-1940, Site, Contributing

The Citizen's Cemetery is located on the west side of Chippewa Road immediately south of the covered bridge and the Eel River. It has approximately 150 gravesites with the earliest dating to 1860. Interred in the cemetery are many of Roann's early pioneer settlers. Gravestones are mostly granite and marble with very few of any significant size. A metal flagpole is located near the center of the cemetery.

A few early interments of leading people from the Roann area are Elizabeth Oren (died 1873), the wife of George Oren, who was a blacksmith and constructed the Roann Opera House; Catherine Bryan (died 1877), the wife of Jacob Bryan, the second settler of the township; Roxanna Baker (died 1879) and John F. Baker (died 1901), who established a shoe shop in Roann in about 1858 and became the first postmaster in 1860.¹³ George Butterbaugh (died 1878) and Samuel Butterbaugh (died 1889) were part of the Butterbaugh family who platted the west half of Roann. Lettie Murphy, who was the daughter of Dr. and Mrs. Reuben Murphy, died at three years of age in 1875. Martin Drollinger, who developed the first mass production of brick in the area on his farm, died in 1911.¹⁴

240 N. Chippewa, Drapers Service Station, 1965, Non-contributing

Paul and Alice Draper operated Drapers Service Station on the opposite corner during the mid 1900s. In 1965 Drapers constructed this building.¹⁵ The building was renovated and became known as the B&B Service Station.

220 N. Chippewa, Comer House, Gabled-ell House, c. 1885, Contributing

¹² York, pg. 15

¹³ History of Wabash County, 1884, pg. 419

¹⁴ Paw Paw Township Cemetery Records, no page number

¹⁵ York, pg. 30

Roann Historic District

Name of Property

Wabash County, IN

County and State

Hugh and Marie Comer lived in this home during the mid 1900s. Comer constructed a large building from which he operated a service garage at 165 N. Chippewa Street, nearly kitty-corner from his residence, on the east side of Chippewa Street. Hugh Comer was the township trustee during the construction of the new school in 1941. A narrow commercial building was once located at the southeast corner of this lot; it appears in the 1920 fire maps as a carriage and wagon shop. Comer's building was constructed in the same year. It seems likely Comer replaced this building with his new garage and razed the old shop.

220 N. Chippewa (rear), Carriage House, c. 1885, Contributing

200 N. Chippewa, Gable-front Commercial Building, c. 1873, Contributing (far right building in photo 0010)
The commercial building is located on the southwest corner of Allen and Chippewa Streets; it faces Chippewa but its Allen Street frontage extends west to the alley. The building has a front gable wall with a single storefront bay. The building's walls are covered with vinyl siding however a section on the south wall has vinyl siding partially missing and wood clapboard siding is extant beneath the vinyl siding. The building's roof is covered with standing seam metal. The storefront has aluminum and glass display windows on each side of a center aluminum and glass entry door. A metal canopy is located above the storefront. The transom area is covered by wood panels. Small wood oculus windows are located high on the north and south walls of the building.

The building appears to be the town's oldest extant commercial building; it is the only extant downtown building that appears in the 1875 Atlas of Wabash County's Roann map. The building housed an establishment known as "The Enterprise" during the late 1800s. During the 1900s it became Dillar's Hatchery as well as Lynn & Shoemaker's TV and appliance store during the 1950s.

190 N. Chippewa, Parapet-front Commercial Building, c. 1950, Contributing (right building in photo 0010)
D & S Laundry operated from the building during the 1960s.

180 N. Chippewa, Commercial Building, c. 1885, Contributing. Italianate. Needham Brothers, builders.
(middle building in photo 0010)
The building is two stories tall with walls constructed out of brick. It has a single storefront bay with a centered entry door and large storefront windows on each side of the door. The storefront area is covered with plywood around its door and windows. The store bay has a decorative metal cornice framing the top of the bay opening. A canvas awning covers the transom window area beneath the cornice. The front wall of the second story has three window openings. The windows are covered with plywood. The openings have stone sills and segmental-arched brick window hoods. The top of the front wall has a row of narrow wood brackets that support a thin cornice. A concave shaped roof is above the cornice and extends across the full width of the building. It is approximately three feet tall. A horizontal flagstaff or sign pole extends out from the center of the building below the middle second story window. It appears to be original to the building and has a star-shaped escutcheon plate against the brick and a ball finial at its outside end.

The building has a long history of use as a hardware store. It housed the Ocker Hardware, Steven Ocker-proprietor, during the late 1800s and early 1900s. Ocker dealt in Oliver Plows and John Deere implements.¹⁶ By 1940 the building housed the Roann Hardware. Loren Tomlinson was a partner in the Roann Hardware and lived on S. Church Street with his wife, Leah and two daughters.

170 N. Chippewa, Halderman Building, c. 1885, Contributing. Romanesque Revival. Needham Brothers, builders.
(left building in photo 0010)
The building is two stories tall with walls constructed out of brick. It has a single storefront bay with a centered entry door and pairs of aluminum framed storefront windows on each side of the door. The area beneath the windows is covered with beaded wood siding. Brick pilasters are located at each outside corner of the front façade and narrow brick pilasters are located between the entry door and storefront windows. A large mansard canopy covered with wood shakes covers the transom and cornice of the storefront bay opening. The front wall of the second story is divided into three narrow sections by pilasters. Each section has a window opening with a stone sill and segmented brick arch. The window is covered by shutters. The top of each section has decorative brickwork forming the parapet. A corbelled arcade broken by the pilasters is above the upper windows. A corbel table runs between the pilasters above this, and the pilasters have a corbelled cap. The corbels are designed to create a triangular, pointed recessed shape. The top of the parapet has

¹⁶ Photo file, Wabash County Historical Society archives

Roann Historic District

Name of Property

Wabash County, IN

County and State

metal flashing. The brick details of the building matched the original bank building which was constructed in 1885; likely they were constructed about the same time.

The building has had several uses over the years. Cornelius Halderman had the building constructed in about 1885.¹⁷ Halderman was responsible for the early growth of the town, including significant additions to the south side of the original plat. Halderman opened the first store in the community in about 1854. The establishment of Halderman & Halderman offered groceries and provisions, and tobacco and cigars from this location during the 1880s.¹⁸ Giltner's Grocery Store occupied the building during the first part of the 20th century. It has also had a long history as a restaurant and lunch room operated by members of the Lynn family.¹⁹

160 N. Chippewa, United States Post Office & Medical Building, 1958, Contributing (far left building in photo 0010)
The Roann Post Office is a wide single story building with its side walls constructed with concrete block and its front wall constructed with rusticated limestone ashlar. A mansard roof covered with asphalt shingles is located along the building parapet. The entry is recessed about three feet near the center of the front façade. It has an aluminum and glass door. A band of five aluminum-framed awning windows is located on the south side of the entry door and a band of four aluminum-framed awning windows is located on the north side of the entry door. A vertical course of stone frames the sides of the bands of windows and the entry. The windows have stone sills and lintels created into a continuous course.

The post office is located at the site of the previous post office which was located in a small frame building. The post office was first established in Roann in 1860. It moved from the rear of the bank building on the west side of the south end of the downtown, to a location on the east side of the main street. This later location was destroyed by fire in 1901.²⁰ The current building was constructed in 1958 as a combination of a post office and medical office building in its north half. To attract a new doctor to the community the Roann Booster Club formed a corporation and sold stock to 60 community members in order to construct the dual purpose building. James Van Buskirk, of the Exchange Bank, and many other community leaders, helped to lead the effort.²¹

140 N. Chippewa, United Telephone Company Building, 1981, Non-contributing

130 N. Chippewa, McVicker Building, Parapet-front Commercial Building, 1901/c. 1955, Contributing (right building in photo 0009)

The Lynn and Shoemaker TV & Appliance business operated from this building during the 1950s. This was the location of the Levi Patterson Dry Goods Store, one of the earliest establishments in Roann; it was destroyed in the 1901 fire.

120 N. Chippewa, Parapet-front Commercial Building, 1901/1981, Non-contributing (middle building in photo 0009)

110 N. Chippewa, Exchange Bank Building/IOOF Lodge, 1902, Contributing (left building in photo 0009)

The two story, two storefront bay brick building is the largest extant historic commercial building in Roann. It is located on the northwest corner of Walnut and Chippewa Streets. In 1963-64 the bank renovated the first story front façade with new brick and aluminum and glass storefront windows and doors and a metal awning over the storefront. The front façade of the building above the first story and the Walnut Street façade retains most of its historic integrity with the exception of new 1/1 windows in aluminum frames with transom windows located in the historic openings.

The front façade's second story has four windows with stone sills and lintels. The parapet of the front façade has three recessed brick fields; the center field is wider than the two outside fields and it has IOOF in raised brick in its center. Each letter is framed with a row of raised brick. The parapet cap is clay tile coping. The south (Walnut Street) façade has a stone water table that begins near the sidewalk level on the façade's east end but due to the slope of the land is approximately two feet above the sidewalk at the building's west end. The south facade has four pairs of windows in the first story wall with stone lintels and brick sills. The brick sills form a continuous belt course on the façade. A second brick belt course is at about the midpoint of the windows. An entry door with a transom window is located at the west end of the south façade. There are five windows in the wall of the second story; each is aligned with the pair of windows or entry door on the first story. These windows also have stone sills and lintels. The parapet of the south façade has three

¹⁷ Gidley, pg. 3

¹⁸ Business file, Wabash County Historical Society archives

¹⁹ Roann: 150 Years of a Small Town Life, pg. 127

²⁰ York, pg. 111

²¹ Roann: 150 Years of a Small Town Life, pg. 19

Roann Historic District

Name of Property

Wabash County, IN

County and State

recessed fields of brick; the center is much wider than the outside two and is divided from the outside fields by brick chimneys. The parapet has clay tile coping.

The first bank in Roann was the Exchange Bank of D. Van Buskirk and Company; it opened on April 2, 1882. In 1885 a new building was constructed for the bank; it was a two story, single storefront bay brick building at the location of the present building. The founder, Daniel Van Buskirk, settled in the community in 1877. Van Buskirk managed the elevator in Roann between 1877 and 1882, after which time he opened the bank. The building also housed the town newspaper, the *Roann Clarion*, and the post office. The building burned in 1901 due to a fire in a furniture store building adjacent to the north side of the bank. The current building was constructed by a partnership between the Independent Order of Odd Fellows Lodge of Roann, the bank, and Ralph Arnold and Azro Schuler. The latter occupied the north business room and the bank operated from the south room. The IOOF Lodge used the second story. The bank continued as a private bank until 1916 when it was incorporated as a state bank and became known as the State Exchange Bank.²² Ralph Arnold, who served as a Wabash County Commissioner from 1858-1874, started a furniture and undertaking business with his son-in-law Azro Schuler in 1901. Arnold was one of six men who platted the east side of Roann where a street is named for him.²³ A lunch room was later located in the north storefront bay, as well as a stationary and wallpaper business. The Shequoit Lodge IOOF 365 was organized in nearby Stockdale in 1871. The lodge relocated to Roann in 1880 and met in the Gipe Building. In 1902 the Lodge purchased the second story of the Exchange Bank building.²⁴ After the bank's closure the building was donated to the town in 2002 and is used as the Town Hall.

No address/S. Chippewa, Mowery's Grocery Store, 1965, Non-contributing (left background of photo 0009)

The building that originally occupied this lot was constructed by Amos Gipe as early as 1860. Gipe had constructed a saw mill on the Eel River prior to establishing his business. In 1901 he sold the building and moved his business to Wabash.²⁵ The building remained until a fire destroyed it in 1964. The current building was constructed in 1965.

Nicely Oil Service Station, 1938, Contributing

The single story building has side gables and a gabled canopy on the north side of its front façade. The building's walls and roof are covered with standing seam metal. Windows and doors are framed with wood casings. The roof has exposed rafter tails and the canopy is supported by simple square wood posts with brackets. The front façade has a garage door at its south end. A wood window divided into four panes of glass is located north of the garage door. A steel entry door is located north of the window. The canopy is located north of the entry door and another wood window divided into four panes of glass is sheltered by the canopy. The north façade has a steel entry door on its east end with a small pent roof canopy supported by wood brackets sheltering it. A pair of 3/1 Craftsman style wood windows are located west of the entry door and another steel entry door is located west of the pair of windows. A brick chimney is located on the west slope of the roof, near the north side.

The business was started by Dow Keim in 1938 and Wilbur Nicely was the operator. Keim retired in 1949 and sold the business to Nicely.²⁶ An add in the Roann Centennial publication from 1953 listed the products sold at the Nicely Oil Service station as follows: Tydol Gasoline, 150 HR Veedol Motor Oil, Complete Line of Greases, Karo.—Heater Oil, and Furnace Oil 1 & 2. It lists Wilbur Nicely as the owner.²⁷

240 S. Chippewa, Roann-Paw Paw Township Carnegie Library, 1916, Contributing, National Register of Historic Places (photo 0014)

The Roann Library was constructed in the Craftsman and Colonial Revival styles. It has a formal, symmetrical arrangement to its principal facades. The building's walls are constructed from a dark reddish-brown brick with limestone trim. The building has a limestone foundation and a brick base capped by brick soldiers that form a belt course around the building. The belt course is interrupted by square limestone blocks that are located at the outside corners of the basement windows and brick walls. The roof is a low-sloped hipped roof with its eaves supported by large brackets. The roof is covered with clay tiles.

²² York, pg. 55

²³ Roann: 150 Years of a Small Town Life, pg. 78

²⁴ York, pg. 27

²⁵ York, pg. 7

²⁶ York, pg. 26

²⁷ York, pg. 40

Roann Historic District

Name of Property

Wabash County, IN

County and State

The front façade is dominated by a Classical influenced entry centered on the building. A wide set of steps flanked by low brick walls provides access to the front entry. The entry has a low-sloped gable roof with its eaves supported by large brackets. The front wall of the entry has a large arched opening with a pair of wood doors with a full window and an arched wood transom divided into multiple panes of glass by wood mullions. The arched opening is composed of several brick courses that frame the recessed doorway. A stone keystone is located at the top of the arch and stone trim is located in the brick surround in line with the top of the doors. Two 3/3 wood windows are located in the basement level on each side of the entry. A group of three 1/1 wood windows, with the center window slightly larger than the outside two, is located on each side of the entry on the main level. The windows each have a transom window divided into multiple panes of glass over them. The groups of windows are framed with a brick rowlocks and stone sills supported by small stone corbels.

The south façade fronts Pike Street and has a secondary entrance to the basement level. The entrance is centered on the façade and has a gable roof. The entry has an arched entry composed of a brick surround and stone details. There is a 3/3 window on each side of the entry in the basement level. Brick panels framed by rowlocks are located across the middle of the façade and windows high on the façade are located above each brick panel. There is a pair of 3/3 windows centered on the façade and a single 3/3 window to each side of the pair of windows. The windows have stone sills. A small addition was constructed on the rear of the building with a sympathetic design to the original building, with similar building materials.

About 1880 the superintendent of schools attempted to establish a circulating library in the community; it was not until 1912 however when the need for the library was presented again and the Roann Library Board was established in 1914. Mrs. Daniel Van Buskirk inquired of the Carnegie Corporation their requirements for a grant. The requirements were met and a \$10,000 grant was made by Carnegie. The building was constructed in 1916; Wilson B. Parker was the architect. Van Buskirk volunteered as the first librarian.²⁸

320 S. Chippewa, Cottage, c. 1920, Contributing
330 S. Chippewa, Gabled-ell House, c. 1873, Non-contributing

340 S. Chippewa, Samuel Butterbaugh House, c. 1890, Contributing. Queen Anne
The Butterbaugh family is inextricably linked to the development of Roann. Samuel was the son of George and Mary Butterbaugh, and the brother of Jacob Butterbaugh. Samuel was one of ten children who shared in a large estate left by his father and continued agricultural pursuits with his brothers. Samuel Butterbaugh was responsible for two additions to the town of Roann; both were located west of the original plat on the west side of the main street.

410 S. Chippewa, Type A Vernacular House, c. 1890, Contributing (right in photo 0013)

420 S. Chippewa, Jacob Butterbaugh House, c. 1880/1900, Contributing. Queen Anne (second from right in photo 0013)
Jacob Butterbaugh was born in 1839, one of ten children born to George and Mary Butterbaugh. George died in 1878 at the home of one of his children in Roann. Jacob married Charlotte Uplinger in 1859 and then served in the Civil War. He moved to Roann in 1866 and bought 109 acres of farmland where he established his home. He inherited a share of his father's estate in 1878 and continued farming with his brothers. Jacob and Charlotte had five children: Martha, Samuel, Ambrose, Elvira, and James. Jacob retired several years after his farm buildings were completed, though he and his sons maintained oil interests in Ohio. He was a member of the Independent Order of Odd Fellows Lodge, Masonic Lodge and the Grand Army of the Republic post at Roann.²⁹

420 S. Chippewa (rear), Jacob Butterbaugh Carriage Barn, c. 1890, Contributing

440 S. Chippewa, Samuel Butterbaugh House, 1905, Contributing. Queen Anne. (second from left in photo 0013)
The house sits further off the road to the west than other houses on Chippewa, and is surrounded by more lawn; this is due to the property's history as a farm rather than a platted town lot. The house is two stories tall with a tall gabled roof. The house is constructed in a T-plan. The house has a stone foundation and its walls are covered with vinyl siding, except in its gables. The gable walls have a wood picket design at their bases and wood shingles covering the remaining part of the walls. The picket design carries around the perimeter of the house at the top of the walls. The roof of the house is covered with large slate tiles. The windows of the house are a combination of original wood windows and 1/1

²⁸ York, pg. 59

²⁹ Weesner, pg. 757-758

Roann Historic District

Name of Property

Wabash County, IN

County and State

replacement windows, all with wood casings. A thin wood block is located at the top of the walls at each corner, suggesting some form of capital or termination block to a corner board design. A wood porch wraps around the front wall (east) and the east side of the north wall of the house. The porch has a wood floor and simple square wood posts that support a pent roof.

The front façade (facing east) of the house has a gabled wall in its center. The first story wall of the front gable wall has a large wood framed picture window centered in it, with a stained glass transom. The picture window has stained glass panes around the perimeter of it. The second story wall of the front gable wall has a single 1/1 replacement window centered in it. A small rectangular wood window is centered in the gabled wall. The remaining east (front) façade is the side walls of the cross gabled section. The south side has a 1/1 window centered in its first and second story walls. The north side has a wood entry door leading to the porch on the first story and a 1/1 window in its second story wall. The north side of the front gabled section has a porch over the full width of its first story wall. A wood entry door is located at its west end and a 1/1 window is east of the entry door. A 1/1 window is centered in the second story wall of this section. Both wood entry doors have a window in their upper halves and a wood screen door is on the outside of the entry door.

Samuel Butterbaugh was the son of Jacob Butterbaugh and a grandson of George Butterbaugh. He was born in 1861. He constructed his home on his father's land between his father's residence and the barn Jacob constructed in 1880. Samuel married Effie Jack and they had two children, Ruth and Jack. Effie died in 1890.³⁰ Samuel Butterbaugh was a mail carrier for the Roann post office rural routes and he is listed in the 1907-1908 Roann Directory with his residence on South Main (Chippewa). He also was an accomplished musician and directed the Roann Band for many years.³¹

440 S. Chippewa, Jacob Butterbaugh Barn, English Barn, 1880, Contributing (left in photo 0013)

A large English style barn is located on the farm now incorporated into the south edge of the community. The barn has significant street presence due to its proximity along Chippewa Street. The large gabled wall of the barn is about twelve feet off of the street and its north broad side fills the view south from town. The barn has a field stone foundation, wood siding installed vertically and interlocking asphalt shingles. There are two pairs of large sliding barn doors centered on the north side of the barn. Small rectangular louvered and window openings are located in a row near the top of the north side of the barn. Two louvered openings are located east of the barn doors and two wood windows divided into six panes of glass are located west of the barn doors. The gabled east wall has four rows of louvered rectangular openings, not in any particular pattern.

The barn was constructed in 1880 by Jacob Butterbaugh. It was designed with the leading agricultural technologies of its day for ventilation and circulation. The cost of the building was \$1,500; it is 90 x 46 feet and 75 feet high. It was called "a model of neatness and convenience" in an 1884 history.³²

Chippewa Street (east side)

345 N. Chippewa, Dr. Kidd House, c. 1870, Contributing. Blended styles (photo 0007)

The large two story home is a blending of several styles including Gothic and Greek Revival, and Queen Anne. The house has a symmetrical arrangement to its principal facades. The house has a stone foundation and its walls are covered in wood clapboards. The roof has side gables and is covered in asphalt shingles. Pilasters with capitals are located at each outside corner of the house's walls. A tall frieze board is carved to appear to rest on the capitals. The frieze board and rake of the house are detailed to appear like a wood cornice. Windows are 4/4 wood windows with simple casings and pediment hoods.

The front façade has a wide wrap-around Queen Anne inspired porch. It has a nearly flat roof supported by turned wood posts. The posts have carved brackets supporting the porch roof eaves. A gabled roof extends over the steps of the porch which are centered with the entry, which is centered on the house. The entry has a single door with wood side-lites and transom. It has a wood surround composed of pilasters with recessed wood panels. Two windows are located on each side of the entry on the first and second stories. Hanging over the entry is a sleeping porch bay with wood shingles on its walls and smaller 4/4 windows grouped together on each wall. The sleeping porch has a tall pitched gabled roof. A 4/4 window is centered in the gabled wall. It has an ornately carved window hood. The gable has intricately jigsawed vergeboards.

³⁰ Weesner, pg. 758

³¹ Gidley, pg. 2

³² History of Wabash County, 1884, pg. 434

Roann Historic District
Name of Property

Wabash County, IN
County and State

Dr. Gideon Kidd was born in Miami County, Indiana in 1847. In 1871 he began the study of medicine under Dr. Smith of Wabash and later entered the Chicago Medical College from which he graduated in 1874. Kidd established his home in Roann in 1875. He died in 1923. Kidd also had the first automobile in Roann. His son, James Gordon Kidd, also attended medical college and graduated from Indiana University in 1913. After his internship he returned to practice with his father. He left the community for a brief time, serving in World War I and with the Veteran's Administration until 1926, and then returned to Roann to practice medicine. His wife, Orlena, was a registered nurse and assisted Dr. Kidd. Their son, James G., Jr., also became a medical doctor.³³ Dr. James Kidd Sr. lived in his father's home and used it for a physician's office as his father had also done.

315 N. Chippewa, House, Type A Vernacular House, c. 1890, Contributing
225 N. Chippewa, Gabled-ell House, c. 1890, Non-contributing

205 N. Chippewa, Gable-front House, c. 1865/c. 1920, Contributing (left background of photo 0006)
The house is a two story gable-front home with a c. 1920 front porch. The house is set back from the street on a double lot. The house has a foundation constructed of molded concrete blocks. The house's walls are covered with vinyl siding and its windows are 1/1 replacement windows. The roof is covered with asphalt shingles. The front (west) façade of the house has a full front porch with a hipped roof. The porch has tall brick walls and large brick piers that support the roof at each outside corner. Stone trim caps the brick porch walls and brick walls of the steps located on the south side of the porch. The front wall of the house has an entry door and side-lites centered on the first story. A window is located to each side of the entry. Two windows are located on the second story front wall and are aligned with the windows on the first story. The gabled wall is enclosed with a pent roof creating a triangular wall. The house appears to have been constructed early in the town's history and then remodeled sometime after the turn of the century.

175 N. Chippewa, Roann Masonic Hall, 1906, Contributing (left building in photo 0006)
The Roan Masonic Lodge organized in 1890, near the south edge of the downtown. The Masons constructed this building in 1906. The Masonic Hall seemed to be consistently used on both floors by the organization, rather than commercial enterprises on the first floor. The first floor was used by the lodge for dinners and community meetings and the second floor was used for lodge meetings. The building lot was the site of the first business establishment in Roann, begun by Cornelius Halderman in 1855.

165 N. Chippewa, Comer Building, Parapet-front Commercial Building, 1920, Contributing (right building in photo 0006)
The commercial building is a single story in height and wide, occupying the space of a typical two or three storefront bay building. The building's walls are constructed out of brown brick with four pilasters dividing the front façade into three sections. The building's parapet is sloped downward in the outside two sections and flat across the top of the center section. Stone coping creates a parapet cap. The front wall has a porch roof supported by large square wood posts; the roof is covered with wood shakes. The roof covers the transom area of the storefront, however a portion of stone lintel is visible near each outside corner. The entry is centered in the front wall and has a pair of steel doors and side-lites. Two storefront display windows are grouped together on a stone sill to each side of the entry. A building name block is centered in the parapet with "COMER" engraved into the limestone block.

Hugh Comer constructed the building in 1920. The building was used as a service garage as well as Comer's Hardware Store. It became Wolfe's Standard Service Station in 1953.³⁴ Comer lived at 220 N. Chippewa Street, nearly kitty-corner northwest of this building, and Otto Wolfe lived at 220 S. Benton Street.

No Address, Roann Town Park, Site, Contributing (photo 0008)
A small park was created near the center of the commercial block on the east side of the street between Walnut and Allen Streets. The park had been established prior to the relocation of a historic log cabin to the site in 1966. The park has a set of concrete steps leading from the sidewalk to the park. To each side of the steps is a concrete retaining wall with landscaping due to the grade change from the sidewalk to the park. The park has several features including a single-story side gabled cabin originally constructed in 1863 (middle of photo 0008), a one-room jail with wood plank siding and a corrugated metal roof (right side of the cabin in photo 0008), a bell and a flagpole.

³³ York, pgs. 71, 73

³⁴ York, pg. 15

Roann Historic District

Wabash County, IN

Name of Property

County and State

The log cabin was originally located north of town and was constructed by Alexander and Susanna Swihart Abshire at the time they settled on their farm.³⁵ The jail is the town's original jail (c. 1885) which was once located in the 100 block of E. Adams Street. It was relocated to this site for its preservation.

145 N. Chippewa, Parapet-front Commercial Building, c. 1895, Contributing (left side of photo 0005)
The building housed a harness shop during a long part of its early life, from about 1895 and beyond 1920.

135 N. Chippewa, Central Indiana Insurance Building, 1975, Non-contributing (middle of photo 0005)

105 N. Chippewa, Roann Community Center, Parapet-front, c. 1905/1961, Contributing (right side of photo 0005)
The Roann Community Center is a single story parapet front building on the northeast corner of Chippewa and Walnut Streets. The building was constructed c. 1905 with local brick. Segmented arch window and door openings are located in the east half of the south façade of the building, though most of the openings have been covered with wood. The front wall (west façade) of the building was reconstructed in 1961 after the building was converted from a furniture store to a community center. The front wall is constructed out of blonde colored brick and has a tall stepped parapet with stone coping. The entry is centered and recessed from the sidewalk. Two windows are located to each side of the entry. They have stone sills and stone planter boxes. The roof behind the parapet is a gable roof and is covered in metal.

The building was originally constructed with a tall curved top parapet wall. Schuler & Schuler relocated their furniture business from the north half of the bank building across the street to this building in about 1920. R. F. Schuler was listed as a merchant, living on Arnold Street in the 1907-1908 directory. Later this building became the Baber Furniture Company and then the Spiece army surplus store after World War II. In 1954 the building was purchased by the Roann Boosters Club with proceeds from a pageant created for the town's centennial celebration the previous year. The club converted the building to a community center.³⁶

105 N. Chippewa (rear), Garage, c. 1915, Contributing

115 S. Chippewa, Gas Station, c. 1940, Contributing

The filling station was known as both the Spiece Service Station and the D & L Filling Station during the 1940s through the 1960s. The Spiece family lived at 405 S. Church Street, and owned an army surplus store in the downtown at 105 N. Chippewa.

115 S. Chippewa (rear), Hughes Garage, Gable-front Barn, c. 1910, Contributing

Lester Hughes used the building as an auto repair garage during the 1940s and 1950s. Hughes and his wife Mary, lived at 110 N. Benton Street.

205 S. Chippewa, Type D Roann Vernacular House, c. 1880, Contributing

215 S. Chippewa, Mauer House, c. 1873/1914, Contributing. Free Classic

225 S. Chippewa, Gabled-ell House, c. 1910, Contributing. Free Classic

235 S. Chippewa, T-plan House, c. 1890, Contributing

315 S. Chippewa, Ranch House, c. 1965, Non-contributing

335 S. Chippewa, Grandstaff Funeral Home, Type D Roann Vernacular, c. 1885, Contributing. Italianate
Lloyd and Alma Grandstaff converted the home to both their private residence and a funeral home in 1933. Their son Ken continued the operation and Grandstaff continues as one of the oldest businesses in the community today.

405 S. Chippewa, Type D Roann Vernacular House, c. 1890, Contributing (left in photo 0012)

415 S. Chippewa, Type A Vernacular House, c. 1890, Contributing (middle in photo 0012)

425 S. Chippewa, Type A Vernacular House, c. 1890, Contributing (right in photo 0012)

515 S. Chippewa, Roann Church of the Brethren, 1884/1921, Contributing. Gothic Revival

The building was first constructed in 1884 as a single room church. An entry with a bell tower with pointed arch openings was created on the front of the building in about 1900. In 1921 the entry was enlarged and a hipped roof was constructed back to the bell tower. In 1966 the bell tower was removed and the entry's roof was changed to a gable.

³⁵ Roann: 150 Years of a Small Town Life, pg. 19

³⁶ Roann: 150 Years of a Small Town Life, pg. 14

Roann Historic District

Name of Property

Wabash County, IN

County and State

The original building has a dressed granite foundation and walls constructed out of brick. Its windows have pointed brick arches and stone sills. The windows have wood sashes with four panes of glass in the lower sash and the upper sash divided into two panes of glass and tracery at its top. The roof has wood fascia and soffits and is covered in asphalt shingles. The front wall of the original building is divided into three sections with pilasters. The center section is covered by the entry and the outside sections have a single window. The side walls are divided into four sections by pilasters with a window in each section. Rows of brick corbels are located at the top of each section between the pilasters.

The 1921 entry also has a dressed granite foundation. Its walls are constructed out of a brown colored brick. The entry doors are centered in its front wall and are a pair of aluminum and glass doors. A building name block creates the lintel for the entry doors and has engraved "1921" and "CHURCH OF THE BRETHREN" on it. Above the entry doors is a pair of 1/1 wood windows separated by a narrow brick pier. A pointed arch transom opening is above the pair of windows, but the window has been removed and plywood covers the opening. Brick pilasters form the outside corners of the entry's front wall and a row of brick corbels form the top of the original 1921 front wall. Limestone ashlar are located in the gabled wall of the 1966 roof remodel. A diamond shaped wood window is centered in each of the entry's side walls.

The building was originally constructed by a Presbyterian congregation. The Brethren congregation was organized in 1855 and was known as the Squirrel Creek German Baptist or Dunkard Church. They constructed a building in 1864 on the north side of the Eel River, north of Roann. In 1921 the Brethren congregation sold the building and purchased the Presbyterian building which was not in use at the time. They remodeled it and continued to use it until their new building was constructed in 1989 immediately south of this building on the south side of Beamer Street.³⁷

Church Street (west side)

240 N. Church St., Hall & Parlor House, c. 1865, Contributing
230 N. Church St., Gabled-ell House, c. 1900, Non-contributing
220 N. Church St., Mobile Home, c. 1970, Non-contributing
210 N. Church St., Mobile Home, c. 1970, Non-contributing
210 N. Church St. (rear), Garage, c. 1965, Non-contributing

130 N. Church St., Gable-front House, c. 1865, Non-contributing

The one and a half story house has a wide front gable facing east (Church Street). The house has a brick foundation and its walls are covered in vinyl siding. The windows are 6/6 and 4/4 vinyl replacement windows. The roof is covered in asphalt shingles. A rectangular bay is located on the north side of the front façade's first story. The bay has a brick foundation and two 6/6 windows in its front wall. The roof of the bay is nearly flat; it extends south to cover a small concrete and stone porch in the center of the façade. A steel entry door is located in the center of the front façade. Two 6/6 windows are grouped together and centered in the south side of the front façade's first story wall. The gable wall has two 4/4 windows centered in it. A tall, slender brick chimney is located near the rear of the gabled roof at the intersection of a second gabled roof addition on the northwest corner of the house.

120 N. Church St., House, Cottage, c. 1940, Contributing

The house is a small, single story side-gabled cottage. The foundation is constructed of concrete blocks. The walls are covered with composite cement shingles. The roof has virtually no eaves and is covered with asphalt shingles. The front (east) façade has a steel entry door and concrete steps at its south end. North of the entry is a wood picture window that is divided into twenty-four rectangular panes of glass by wood mullions. Two 6/1 wood windows are grouped together in the north half of the front façade. The windows and doors have simple wood casings. A brick chimney is located on the east slope of the roof, just north of its center.

110 N. Church St., House, c. 1865, Contributing. Italianate/I-House

The house is two stories tall with a single story rear wing. The house fronts Walnut Street and the wing is on the north side of the house. The height of the house is accentuated by its narrow width and its position on a slight hill formed by the railroad cut through the town. The house's walls are covered with vinyl siding. The roof is a hipped roof and is covered with asphalt shingles. The windows are mostly 1/1 vinyl replacement windows with casings and triangular hoods.

The front (south) façade has a full porch and balcony constructed from new wood posts and spindles. The first story wall has a steel entry door centered in it and a window to each side of the door. The second story wall has a steel balcony

³⁷ York, pg. 95

Roann Historic District

Name of Property

Wabash County, IN

County and State

door centered in it and a window to each side of the door. The east and west walls of the house's two story section have two windows in each story. The east wall has a brick chimney centered on the wall. The rear wing's east wall (facing Church Street) has a steel entry door near its south end and a picture window north of the door. Near the wing's north end is a 1/1 window. The wing has a hipped roof over the southern two-thirds and a pent roof over the northern third. The southern two-thirds of the east wall of the wing has a porch with new wood posts and a pent roof.

130 S. Church St., Gabled-ell House, c. 1890, Non-contributing
220 S. Church St., House, c. 1915, Non-contributing
230 S. Church St., Ranch House, c. 1965, Non-contributing
240 S. Church St., Gabled-ell House, c. 1900, Contributing
320 S. Church St., Gabled-ell House, c. 1900, Contributing
330 S. Church St., Type C Roann Vernacular House, c. 1890, Contributing
410 S. Church St., Type D Roann Vernacular House, c. 1890, Contributing
420 S. Church St., Gabled-ell House, c. 1900, Contributing (right in photo 0018)

430 S. Church St., Type A Roann Vernacular House, c. 1890, Contributing (middle of photo 0018)

The house is two stories tall constructed in a simple rectangular form with the narrow side of the rectangle facing the street (east). The house has a stone foundation and its walls are covered in Dutch-lap wood siding. The house has 2/2 wood windows with simple casings and flat hoods. The house has a simple cornice at the top of its walls. The roof is a low-sloped hipped roof that is covered with asphalt shingles. A single story addition with a pent roof is located on the rear (west) side of the house and an enclosed porch is located on the north side of the house against the west side of the wall and east side of the rear addition.

The front (east) façade has a wood entry door centered in the first story wall. The door is divided into multiple small rectangular windows. A small gabled canopy supported by wood braces is located over the door. A window is located on to each side of the door. A window is centered above the door in the second story wall. The north and south walls are mirrored, though the west side of the north wall's first story is covered by the enclosed porch. The first story and second story walls have two windows, aligned on the first and second stories. The addition and enclosed porch have clapboards on their walls and appear to be constructed early in the history of the house.

440 S. Church St., Myrtie Mishler House, Type C Roann Vernacular House, c. 1890, Contributing (left in photo 0018)

Church Street (east side)

235 N. Church St., I-House, c. 1865, Contributing
215 N. Church St., Hall & Parlor House, c. 1865, Non-contributing

205 N. Church St., Type D Roann Vernacular House, c. 1885, Contributing. Italianate/Second Empire (photo 0015)
The two story house is located in the northeast corner of the intersection of Allen and Church Streets. The house is constructed in a T-plan with the top of the T being the east/west leg and bottom part of the T extending to the south. Porches are located on the east and west sides of this leg. The house has a dressed granite foundation and its walls are covered with wood clapboards. The windows are a combination of original 2/2 and 1/1 wood windows and 6/6 and 1/1 replacement windows. Windows have simple casings with triangular hoods. The outside corners of the walls have trim boards and capitals to form tall narrow pilasters. The roof's eaves are supported by decorative brackets. The roof has a concave mansard lower portion whose top forms into short attic walls. The attic is covered by a low-sloped hipped roof. The mansard roof is covered with asphalt shingles and the hipped roof is covered with metal. The porches have concrete floors and turned wood posts that support a pent roof. The posts have lace-like brackets that support spindlework just below the porch eaves.

The front (west) façade of the top of the T has two 6/6 replacement windows on its first story wall and two 2/2 wood windows on its second story wall. The south wall of the top of the T (on each side of the bottom of the T) has a wood entry door and transom window on its first story wall and a 2/2 wood window on its second story wall. The first story of the west wall of the bottom of the T has a wood entry door and transom window on its north side and a 1/1 replacement window and transom window on its south side. The second story wall of this section has two windows covered with plywood. The south wall of the bottom of the T has a five sided bay on each story. The bays have solid walls facing east and west where the bay connects to the main wall of the house. The angled walls and the walls facing south have a 1/1 wood window and a framed wood panel above and below the window. A flat roof forms an eave separating the first story and second story bay and a flat roof covers the second story bay.

Roann Historic District
Name of Property

Wabash County, IN
County and State

No address/N. Church St., House, c. 1990, Non-contributing

115 N. Church St., Roann Water Works Building, 1913, Contributing

The building is a single story in height and has a narrow front wall, but wide side walls. The building's walls are constructed out of mostly molded concrete blocks, except for its front wall which appears to have been rebuilt with new concrete block after 1966. The front wall (facing west) has a wide steel garage door. The north wall has a steel entry door near its west corner. The south wall has four window openings with concrete sills and lintels. The window openings have been filled in with concrete block. A steel entry door is located near the east end of the south wall. The north and south walls have stepped parapets with clay tile coping. The building first housed the Roann Water Works department and later was home to the Roann Fire Department.

113 S. Church St., Gable-front House, c. 1885, Non-contributing

125 S. Church St., Modular House, c. 2000, Non-contributing

215 S. Church St., Type A Vernacular House, c. 1890, Contributing

225 S. Church St., Jacob Bryan House. Gable-front, 1878, Contributing. Gothic Revival (left in photo 0016) Needham Brothers, contractors.

The house is 1 ½ stories with a single story section with a pent roof on the east side of the main gabled section of the house. The house has walls constructed out of brick and its roof is covered with asphalt shingles. The most dominant feature of the house is its front porch and balcony. The front porch is a full porch and wraps around the north side of the house. Above the porch on the front façade is a balcony supported by the porch columns. The gable roof extends out over the balcony to shelter it. The gable roof extension is supported by tall posts near the center of the balcony and short posts near the outside corners. The porch columns are tall slender Doric columns. These appear to be a change from the original square posts, two of which are still located on the outside corners of the front wall of the house. The balcony's posts match those on the corners of the front wall of the house. A balustrade composed of ornately carved panels is located at the outside edge of the balcony. Ornately carved brackets are located at the tops of the center posts of the balcony. These support a triangular section of the gable roof that forms a gabled wall. The gabled wall is framed at the bottom with a pent roof; the wall has wood siding. A wood window with a pointed top is centered in the gabled wall. The window is divided into four panes of glass by wood mullions.

The front façade's first story wall originally had two tall doors or windows as evidenced by tall arched openings now reduced in size with a small 1/1 window in the north opening and a new wood entry door in the south opening. The remainder of the original opening has been filled in with brick. The gabled wall forming the upper level of the house has a wood door and transom centered in the wall. The transom has a segmental top and is divided into two panes of glass.

Jacob Bryan was a member of the early Paw Paw Township pioneer family of Jacob Bryan, Sr. The Bryan family was second to permanently settle in the area after John Anderson. The Bryans had the first school taught in the township, and the first church services, both held in their home.³⁸

405 S. Church St., Spiece House, c. 1885, Contributing. Second Empire (photo 0017)

The 1 ½ story house is located at the southeast corner of the intersection of Church and Quincy Streets. Although the house has had considerable changes to its exterior, it retains a straight mansard roof and dormers typical of the Second Empire style. The house's walls are covered with vinyl siding and its mansard roof has vinyl shingles. Windows are 1/1 replacement aluminum framed windows. A cornice separates the mansard roof with a pent roof at the top of the house's walls. A porch with a hipped roof is located on the west and north facades of the house. Porch posts and railings are not historic. The front (west) façade has two 1/1 windows grouped together in the center of the first story wall. The upper level has two dormers in its mansard, each with a 1/1 window. The north façade has no windows or doors on its first story wall. The upper level has a single dormer in its mansard; the dormer has a 1/1 window. A single story gabled addition is on the rear (east side) of the house. The addition has a steel entry door and a side-lite on its west side. The entry door is sheltered by the porch.

Walter and Lavonne Spiece and their son John lived in this home during the time Walter operated an army surplus store at 105 N. Chippewa Street. Spiece also operated a service station at 115 S. Chippewa Street, just south of his army surplus store. The Spiece family is located at this address in the 1953 Roann Directory.

³⁸ Weesner, pgs. 434, 435

Roann Historic District

Name of Property

Wabash County, IN

County and State

415 S. Church St., Type A Vernacular House, c. 1890, Contributing
425 S. Church St., Type D Roann Vernacular House, c. 1885, Contributing
435 S. Church St., Gabled-ell House, c. 1890, Contributing

Arnold Street (west side)

110 N. Arnold St., House, c. 1885, Non-contributing
110 S. Arnold St., House, Ranch, c. 1970, Non-contributing
120 S. Arnold St., House, Ranch, c. 1970, Non-contributing
140 S. Arnold St., John Bryan Apartments, 1970, Non-contributing
310 S. Arnold St., House, c. 1890, Contributing
340 S. Arnold St., House, c. 1895, Non-contributing
340 S. Arnold St. (side), Garage, c. 1960, Non-contributing
410 S. Arnold St., Type C Roann Vernacular House, c. 1890, Non-contributing

Arnold Street (east side)

225 N. Arnold St., House, c. 1880, Non-contributing
215 N. Arnold St., Type C Roann Vernacular House, c. 1890, Contributing
205 N. Arnold St., Gable-front, c. 1865, Contributing

105 S. Arnold St., Thomas J. Lewis House, 1903, Contributing, National Register of Historic Places. Queen Anne (photo 0019)

The house is 2 ½ stories tall with an asymmetrical front façade. The house has a brick foundation and piers for its front porch. The house's walls are covered with wood clapboards. The windows of the house are predominantly 1/1 wood windows with simple wood casings. The roof is hipped with lower cross gables and is covered with asphalt shingles.

The front façade has a full porch with a gabled roof over the entry steps on its north half. The porch roof is supported by four large square posts with chamfered edges. The roof angles with the angles of a two story bay on the south half of the front façade. The bay has 1/1 windows on its outside (angled) walls and a large picture window with a stained glass transom in its front walls, on each story. The entry door aligns with the porch steps. The entry has a wood door divided into multiple small windows, and side-lites. A smaller 1/1 window is centered over the entry in the second story wall. A gabled roof is extended out over the two story bay. It is supported at its eaves by scrolled brackets at its outside corners from the angled bay walls. The gabled wall has wood siding with its bottom edges cut to form waves across the wall. A pair of small 1/1 windows is centered together in the gabled wall. Wood trim staggered to form a sawtooth pattern creates a frieze at the top of the house's walls. The bay pattern is repeated on the south side of the house.

Thomas J. Lewis moved his family to Roann in 1900 and constructed the home in about 1903. Lewis and his brother Samuel were the owners of the town's sawmill in 1902. The Lewis family moved from Roann in 1916 and sold their home to Flora Bell Pottenger Warner. It remained in the Pottenger family for 88 years.³⁹ The home was recently restored and is listed on the National Register of Historic Places.

205 S. Arnold St., Type D Roann Vernacular House, c. 1885, Contributing

The two story house is constructed in an ell plan with a low-sloped hipped roof. Its interior corner faces the intersection of Arnold and Adams Street where a three-sided porch is constructed with an angled wall facing the intersection. The house has stucco cement over its foundation and its walls are covered with aluminum siding. Its windows are mostly 1/1 replacement windows. The roof is covered with asphalt shingles.

The porch has walls constructed from molded concrete block. Two piers constructed of molded concrete block support a turned wood porch post at the corners of the angled entry. The entry door is wood with a window in its top half. A transom window is located over the door; it is divided into six panes of glass. The front wall of the leg facing Arnold Street has a group of three windows in its first story wall and a single 1/1 window centered in its second story wall. The north wall of this leg has a row of six Prairie styled windows in its first story wall and a single 1/1 window centered in its second story wall. The front wall of the leg facing Adams Street has a pair of small 1/1 windows centered together in its first story wall and a single 1/1 window centered in its second story wall. The west wall of this leg has the entry door in the south

³⁹ Roann's Community Heritage, Inc. brochure

Roann Historic District

Wabash County, IN

Name of Property

County and State

side of its first story wall and a small 1/1 window north of the entry door. A single 1/1 window is centered in its second story wall.

235 S. Arnold St., Bungalow, c. 1920, Contributing

A one story gable-front bungalow is located at the northeast corner of the intersection of Pike and Arnold Streets. The house faces Arnold Street. The house has a molded concrete block foundation and its walls are covered with vinyl siding. Windows are wood Craftsman style with simple wood casings. The roof is covered with asphalt shingles. The front façade has an entry door and concrete steps on its south side. The entry door is a wood Craftsman style door with a window in its top, divided into four panes of glass, and two tall wood panels in the remainder of the door. The entry is covered with a small gabled porch roof; the soffit of the porch roof is arched. Three 3/1 windows are grouped together north of the entry door near the center of the front wall. A roof canopy supported by wood brackets is located above the group of windows. The south façade has a small rectangular window divided in half by a vertical mullion in its west end. Three small rectangular windows are grouped together in the center of the façade. Two 3/1 windows are grouped together near the east end of the façade. A gabled attic dormer is centered on the façade.

305 S. Arnold St., Gabled-ell House, c. 1885, Contributing.

The 1 ½ story house is constructed in a gabled-ell plan in the southeast corner of the intersection of Arnold and Pike Streets. The house has a fieldstone foundation and its walls are covered in wood clapboards. The house has a wide frieze board at the top of its walls and asphalt shingles cover its roof. The house's windows are 4/4 aluminum replacement windows, but maintain the original window opening size. Wood casings and pediment-shaped hoods are on each window. The corners of the walls have wood corner boards that form narrow pilasters with small capitals that support the frieze boards. A porch is located in the northwest corner of the ell and faces the intersection. It has simple, narrow Doric columns that support a pent roof. A wood entry door divided into multiple small windows is located on the south side of the porch, and faces west. North of the door is a 4/4 window. The west facing gabled wall has two 4/4 windows in its first story wall and one window in its gable.

335 S. Arnold St., Ranch House, c. 1965, Non-contributing

405 S. Arnold St., Gabled-ell House, c. 1900, Contributing

Ohio Street (west side)

240 S. Ohio St., Type A Roann Vernacular House, c. 1890, Non-contributing

320 S. Ohio St., Pyramidal-roof House, c. 1910, Non-contributing

Ohio Street (east side)

205 S. Ohio St., Gabled-ell House, c. 1900, Contributing. Folk Victorian

The two story house is a gabled-ell plan design with gabled walls facing both Adams and Ohio Streets. The house has a granite foundation and its walls are covered in vinyl siding. The house has a porch in its northwest corner (facing the intersection of the streets). The porch has simple wood posts and trim. The trim at the top of the openings is staggered to create a sawtooth appearance. The porch roof is a pent roof. The entry door is in the north wall of the west facing gabled wall. A 1/1 wood window is in the west wall of the north facing gabled wall. Both the window and door are covered by the porch roof. The porch and house roofs are covered with asphalt shingles. The west and north facing gabled walls are identical. Each has a large window with a stained glass transom window centered in their first story walls and a 1/1 wood window centered in their second story walls.

235 S. Ohio St., Gabled-ell House, c. 1900, Contributing

315 S. Ohio St., Gabled-ell House, c. 1900, Non-contributing

325 S. Ohio St., Cottage, c. 1915, Contributing

335 S. Ohio St., Levi Milam House, Gable-front, c. 1900, Non-contributing

Grant Street (no sites)

Roann Historic District
Name of Property

Wabash County, IN
County and State

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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
 EXPLORATION/SETTLEMENT
 COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1853-1961

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Needham Brothers
 Brown, Everett

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The Period of Significance begins with the year the original plat of the town was created (1953) and ends in 1961, the 50 year mandatory date for National Register eligibility. Because the original town plat is fully incorporated into the district and its design provided for the formation of additional plats, 1853 was selected as the begin date. 1961 was also the year the last contributing resource was constructed, the Christian Church, which makes the year a suitable end date.

Roann Historic District
Name of Property

Wabash County, IN
County and State

Criteria Considerations (explanation, if necessary)

Not applicable

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Roann Historic District exemplifies the development of early Midwestern railroad towns whose growth did not expand much beyond the initial infusion of wealth brought by the railroad, but still maintained its importance as a center for the rural area surrounding the community. It meets Criteria A and C due to its pattern of settlement and the development of the town and its architecture. Areas of Significance represented in the Roann Historic District are Architecture, Exploration & Settlement, and Community Planning & Development. The district's architecture is for the most part not high-styled, but scaled to the size of the community. Interesting vernacular types and certain regional details also exist in the district. The district's ties to the early exploration and settlement of the area are also evident in the names associated with the community. The district boundaries, which incorporate nearly the entire community, are also a unique feature and provide a picture of how the community and its significant buildings were planned.

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

ARCHITECTURE

Architectural Types

The architecture of Roann falls principally into the category of vernacular design. Several types are found in the community in both residential and commercial buildings. The earliest buildings are Hall and Parlor, I-House, and Gable-front construction. Later types include Gabled-ell, Cottage, and Bungalow. Commercial buildings include a Gable-front building, but are predominantly Parapet-front brick construction. All of the district's churches were constructed using the Gable-front form.

Two single-story Hall and Parlor residences are located in the district at 110 N. Benton Street and 335 W. Allen Street. The two are located near each other but were constructed sometime after 1875. Five larger 1 ½ story Hall and Parlor residences are found in the district. The oldest of the five are located at 215 N. Church Street and 215 S. Chippewa Street. Both are shown on the 1875 plat of Roann. 215 N. Church is located in the original plat to the town; dating to 1853 while 215 S. Chippewa is located in the 1872 addition to the original town. While all five are similarly detailed, the house at 215 S. Chippewa has been least altered, although a 1914 remodeling added a molded concrete block porch and foundation.

The I-House form is represented by at least seven examples in the district. The examples at 240 N. Washington Street and 235 N. Church Street are nearly identical. The examples at 140 W. Walnut and 110 S. Washington are kitty-cornered from each other and also are nearly identical. Small examples of the type are located at 125 N. Benton Street and 240 N. Church Street. With the exception of the house located at 240 N. Washington, the other I-House examples appear on the 1875 plat of Roann. The examples at 125 N. Benton (photo 0001) and 110 S. Washington (photo 0004) are the most intact of the form in the district. The house at 110 S. Washington also has a second story balcony door. The examples at 240 N. Church and 235 N. Church are located in the original 1853 plat of the town.

The Gable-front construction type is found in several examples throughout the district. An unusual wide Gable-front house is located at 130 N. Church Street in the original plat of the town, and is found on the 1875 plat map. Other early Gable-front houses also found in the original plat and on the 1875 map are located at 205 N. Arnold Street and 205 N. Chippewa Street. The latter was remodeled during the early part of the 1900s. The Gable-front type is also represented by small 1 ½ story residences near the railroad at 220 S. Benton Street (left side of photo 0002) and 140 S. Washington Street. Both have simple porches across the full width of their front facades with turned wood posts and carved brackets. These examples date to about 1885. An unusual example of a Gable-front form is located at 225 S. Church (left in photo 0016). Its gable roof extends out over a two story porch; the house is fashioned in the Gothic Revival style.

Roann Historic District

Name of Property

Wabash County, IN

County and State

The Gabled-ell type was used extensively in the district. Four notable 1 ½ story examples are located at 140 and 210 N. Washington Street (photo 0003), 220 N. Chippewa and 305 S. Arnold Street. While all four have similar proportions and details the two examples on Washington Street are mirrored examples on each side of Allen Street, except that 140 N. Washington has metal siding versus brick walls. The house at 140 N. Washington appears on the 1875 plat of Roann, indicating that the remaining houses constructed in this form likely followed soon after 1875. Two larger examples of the style are found on opposite corners of a block on Ohio Street; 205 and 235 South Ohio Street are full two story Gabled-ell houses. These larger examples date to c. 1890.

A few examples of the cottage form are found in the district. Some date to the early half of the 1900s and may be loosely termed bungalows while three other examples are more contemporary and date to the later part of the first half of the 20th century. The earlier examples are located at 320 S. Chippewa, 235 S. Arnold, 325 S. Ohio, and 405 E. Quincy. These examples date from about 1910-1935. With the exception of the house at 235 S. Arnold Street, the houses all have jerkin head roof details at their gable walls. They also all have some form of cottage or Craftsman style windows and/or doors. The later examples are located at 130 N. Washington, 120 N. Church, and 340 E. Quincy (photo 0020). The examples at 130 N. Washington and 340 E. Quincy are nearly identical. These examples date from about 1935-1950 and have good architectural integrity. One true example of a bungalow is located at 140 State Road 16. It is more typical of bungalow design with side gables, a large porch, and a roof dormer with a window.

The general lack of some architectural types should be noted. The popular American Four-Square style of home, as well as a widespread use of the Bungalow form is absent from the community. While these forms were popular during the early part of the 1900s, they were not chosen for use in Roann for construction occurring during that time. This may be due to relatively little new construction occurring in the community during this period.

An interesting and widely used type of residential architecture found in the district appears to be a regionally popular vernacular style. The type is created in three or four subtypes of a simple two story rectangular box with a low-sloped hipped roof. The forms follow traditional floor plan types including the T-plan, L-plan, Gable-front and Side-gable plans but are constructed with a low-sloped hipped roof. Generally the rectangular boxes are narrow, appearing to be only one room wide, with entry doors either in the center or side of the narrow end or near the center of the broad end, depending on the position of the front wall to the street. The shape of the house is similar to some Italianate designs, but its lack of stylistic detail removes it from that formal of a categorization. This vernacular type is used in significant numbers in the town of Roann (over 30 dwellings) and throughout the rural countryside in northwestern Wabash County and northeastern Miami County. It is indeterminate if these were the creation of one builder, or the result of a cultural group that settled in the area.

This "Roann Vernacular" first appears as a possible precursor to the development of the type at 110 N. Church Street. While generally appearing as an Italianate styled I-House with a hipped roof, the form soon repeats itself in great regularity over the next twenty years in Roann. This first house appears in the 1875 plat of Roann and is located in the original town plat.

While it appears that some examples of the type could be constructed as "deluxe" models, both larger and with simple Italianate features, most are devoid of any architectural details such as brackets, cornices, and window hoods. Add-ons to the plans included brackets at the eave line, porches, and window bays. Modifications have occurred on a number of the houses, most frequently with changes to their porches.

Subtype A is the smallest and most used type in the district. The house type has its front entry either in the center or at one side of the narrow side of the house. The purest example of both this subtype and generally of this vernacular type is located at 430 South Church Street (middle of photo 0018). The house appears to have had little modification from its original construction. It has an entry door centered in its narrow wall which fronts Church Street. A window is located to each side of the entry door on the first story and a single window is centered over the entry on the second story. The house lacks brackets and window hoods and therefore should not be classified into a particular style. There are thirteen examples of this subtype in the district. Several are constructed near each other in Halderman's Second and Third Additions to the Town of Roann created in 1881 and 1883 (side by side examples are located in photo 0012). An example of this subtype is also located at 315 N. Chippewa; its entry door is located on the side of the front façade and it has a two story, three sided window bay on its south wall.

Roann Historic District
Name of Property

Wabash County, IN
County and State

Subtype B is essentially the same footprint of subtype A, except that the front façade and entry door are located in the long side of the house. There are six examples of this subtype in the district; unfortunately none retain a high level of architectural integrity. Examples are located at 235 W. Street (though it faces south) and 105 W. Pike Street (though it faces east). The only brick example of this vernacular type is part of subtype B and is located at 210 E. Pike Street (right in photo 0016). These examples occur in plat additions to the Town of Roann created as early as 1871, but do not appear on the 1875 map with the exception of the possible precursor of this type at 110 N. Church St.

Subtype C resembles a traditional Italianate cube form but, again, is devoid of stylistic details. There are seven examples of this subtype. There are side by side examples at 120 and 130 S. Benton Street; 120 S. Benton has an entry and balcony door centered on the front façade. An example at 440 S. Church Street (left in photo 0018) has a two story, three sided window bay on its south wall; it would date to after 1883. All of these examples date after 1875.

Subtype D is a deviation of a T and L plan, but not necessarily with equal legs to the plans. This subtype is the most elaborate of the vernacular type and in some cases include Italianate details. There are eleven examples of this subtype in the district. Three examples are located in close proximity on South Chippewa Street, and have varying levels of detail and different positions of the plans to the street. The example at 205 S. Chippewa is an L plan, but its front façade is the broad side of one leg of the L and its door is centered in the façade. The Grandstaff Funeral Home is constructed in a T-plan and has Italianate features including a cornice, decorative brackets, and a two story, three sided window bay on its front façade. The house at 405 S. Chippewa (immediately south of Grandstaff) is a mirror image but does not have Italianate details or a window bay. An example at 205 S. Arnold Street is constructed in a true L plan and has a corner porch located in the inside corner. The most elaborate example of the subtype is located at 205 N. Church (photo 0015) and is a true Italianate example. It has a concave mansard roof below a low-sloped hipped roof, decorative wood posts and spindles on its porches, window hoods, brackets supporting the eaves, and an elaborate two story window bay. While the location of some of these examples are within the original town plat, none are found on the 1875 map and most are located in areas not platted until 1881 and later.

Architectural Styles

There are relatively few buildings constructed in a high style of their period, which is typical of a small Midwestern town. There are examples of the Gothic Revival, Italianate, and Queen Anne styles as well as a singular example of the Second Empire style. The Carnegie Library is Craftsman in style and the Paw Paw Township School is constructed in the Moderne style with some classical elements. Notably there are no Greek Revival styled buildings in the community.

The Gothic Revival style was used extensively in the community as well as regionally. The style's earliest example in the district is the Dr. Kidd House at 345 N. Chippewa (photo 0007). The house was constructed sometime prior to 1875; it is similar in styling to the Halderman-Van Buskirk House immediately south of town which was constructed between 1861 and 1865. The Kidd House has a high-pitched front centered gable with highly carved vergeboards. The style continued to be used, albeit mostly for religious buildings, until the end of the 19th century. A total of six buildings were constructed in the style, four of those were churches. An unusual example of the style is found at 225 S. Church St. (left in photo 0016). The residence has a high pitched front gable with the roof extended out to cover a balcony. The balcony balustrade is composed of highly carved boards and a window with a triangular top is in the attic gable wall. The style was executed in brick in the Universalist Church at 205 E. Adams St. (1875, photo 0022) and the former Presbyterian Church, later Church of the Brethren (1884). The former has an ornate pointed arch entry surround and the latter has pointed arch windows. The last two buildings to use the style were the First Brethren Church at 240 W. Allen St. (1891) and the Roann Methodist Church at 235 E. Adams St. (1898, photo 0023). Both are constructed with wood siding and windows though the Brethren church's walls are covered with vinyl siding. The Brethren church is a simple interpretation of the style and has a Gothic-inspired cupola and pointed arch windows. The Methodist church is more highly stylized with pointed arch windows that include a large front window with tracery; the church also has an intricately detailed and highly stylized belfry and steeple.

The Italianate Style is found in its most developed form on four buildings: 170 and 180 N. Chippewa (side by side two story commercial buildings in photo 0010), and 335 S. Chippewa and 205 N. Church (both residential examples). Of the four examples only 170 N. Chippewa does not have brackets supporting a wide overhanging eave. Both commercial buildings were constructed c. 1885 with brick walls and segmented arch windows. The example at 170 N. Chippewa shows Romanesque Revival influence; it has an ornate parapet composed of brick arches and corbels while the example

Roann Historic District

Name of Property

Wabash County, IN

County and State

at 180 N. Chippewa has a cornice with a concave roof supported by wood brackets. The two residential examples were also constructed c. 1885; both have two story window bays and wood brackets supporting the eaves. Architecturally the example at 205 N. Church (photo 0015) has the most integrity and extant Italianate details. A fifth example at 210 N. Washington St. (photo 0003) is a residence constructed in a gabled-ell form with walls that are brick. The house has segmented arch window hoods and an elaborate porch with carved posts and brackets that support a concave shaped porch roof. This house was constructed sometime shortly after 1875 and blends some details found in local Gothic Revival styled houses with its Italianate features, particularly in its high pitched roofs and porch balustrade composed of highly carved boards.

The Second Empire style was used in the construction of a small home at 405 S. Church Street (photo 0017) and is the district's only example of the style. The house has a straight mansard roof with curbs at the eave line and hipped top to the roof. It also has roof dormers with windows into the second level of the house. Although 205 N. Church has a mansard roof, it has few other Second Empire traits.

The Queen Anne style is found on four examples in the district. Two are fairly simple interpretations at 340 S. Chippewa and 440 S. Chippewa (left in photo 0013) while the other two are more developed at 420 S. Chippewa (right in photo 0013) and 105 S. Arnold. All four have decorative wood trim in their gables using either shingles, or rows of picket or sawtooth boards. All but the example at 440 S. Chippewa have elaborate porch posts and spindle work and three sided window bays. The example at 105 S. Arnold (photo 0019) is the most elaborate of the four with an extensive use of decorative wood trim. The homes were constructed between about 1885 and 1905.

The Roann Carnegie Library (photo 0014) was constructed in a blend of two styles: Colonial Revival and Craftsman. While the Craftsman style was used for inspiration on brick patterning and eave support brackets, the Colonial Revival style was used for inspiration on the building's central arched entry with keystone. The last building constructed in the district in a particular style is the Paw Paw Township School (photo 0021). Built in 1941 with assistance from the Works Progress Administration the school building has simple lines combined with modern brick details. Sections of brick between windows resemble brick quoins and there are limestone hoods over two large fields of glass block that resemble classical stone hoods. The limestone entries also have modern stylized dentils carved into the bottom of the top of the stone surrounds. These details seem to be a nod to classical architecture.

Architectural Details

There are a few architectural details that are used with some frequency in Roann and should be noted. These details include wood trim details, the use of certain types of masonry, bays, roof forms, and summer kitchen additions. These may indicate the work of a single contractor or a regionally learned method of building.

A common wood trim detail is the inclusion of narrow corner boards and wood caps, together that form pilasters, on buildings constructed with wood framing and wood siding. While the detail itself is not uncommon in architecture of the mid 19th century, its widespread use on a number of styles and types in the district is unusual. The pilaster detail is found on buildings constructed between c. 1865-1895 in the Gothic Revival and Italianate styles and on the widely used Roann vernacular type. Eleven houses have this pilaster detail, though it is likely many more once shared this detail and due to renovations or the installation of new siding the detail has been removed or covered. Some examples of houses with this detail are 125 N. Benton (I-House, photo 0001), 210 N. Washington (Italianate gabled-ell; the detail is used on its dormer, photo 0003), 345 N. Chippewa (Gothic Revival style, photo 0007), 430 S. Church (Roann Vernacular, middle of photo 0018), and 205 N. Arnold (gable-front).

Another wood detail used in great regularity is the installation of wood pickets and saw tooth trim boards at the tops of walls, usually following the eave or rake line of the roof. This detail appears on buildings constructed between about 1890 and 1905, and primarily on larger homes designed in the Queen Anne style. The picket detail is used on three homes: 420 and 440 S. Chippewa (side by side Queen Anne homes constructed by the Butterbaugh family) and 110 N. Benton (at the top of the walls of a c. 1895 addition). The saw tooth detail is used on five houses and the Methodist Church (photo 0023). Three examples are found in the triangular wall sections of porch roofs (205 S. Ohio). The other three examples have the detail used similarly to the picket detail (340 S. Chippewa, 105 S. Arnold, and 235 E. Adams/Methodist Church).

Roann Historic District

Wabash County, IN

Name of Property

County and State

While several carpenters are identified in census information and city directories between 1880 and 1908, few references have been found to link specific builders to home construction in the district. Thaddeus Hoke & H. Reachset are referenced as constructing a large home with a slate tile roof on south Main Street in 1888; Hoke was identified as a wagon maker in Roann in 1884.⁴⁰ The only extant slate roof is located at the Samuel Butterbaugh residence on South Chippewa (once named Main); but it is believed to have been constructed about 1905. The Whitmeyer family may be a source for a number of buildings constructed in the area. Charles Whitmeyer is listed in the 1880 census of Paw Paw Township as 42 years old and a carpenter. Additional Whitmeyers are listed in Roann's town directory of 1907-1908 with "carpenter" as their trade. Charles Whitmeyer is listed as the head of household on Pike Street and his trade is listed as brick mason. He has two sons listed, Amos and Aaron, who are identified as carpenters. Other men identified as carpenters in the directory are S. LaBoyteaux on Adams Street and George Gause on Church Street.

The early use of brick in construction is limited to mostly commercial and public buildings in the district. A brick and tile factory owned by Martin Drollinger began operations in 1874; it was located about a mile southeast of Roann.⁴¹ This early masonry work is likely attributable to three brothers whose last name is Needham. Fred Needham recalled in 1940 that he moved to Roann the year the railroad was constructed (1871) at the urging of his brothers John and Emsley because "there was a lot of work in our line."⁴² The Needhams constructed the original bank building (no longer extant) in 1885 and the Halderman Building at 170 N. Chippewa at about the same time. These two buildings' brick details in their cornices and around their windows were identical. Needhams also constructed the building at 180 N. Chippewa (170 and 180 Chippewa are the two, two story buildings in photo 0010). They constructed the Universalist Church (photo 0022) in 1875 and a large home for Jacob Bryan in 1878 (225 S. Church, left in photo 0016). They also constructed the Wright House (location not identified) and the first two school buildings (no longer extant). There are only two other extant homes whose walls are constructed out of brick dating to this period and may be the Wright house recalled by Fred Needham (210 N. Washington and 210 E. Pike). The only other extant building constructed with brick during this period is the Church of the Brethren (former Presbyterian Church) at 515 S. Chippewa, but it was not mentioned as being constructed by Needham.

A concrete block and post factory was established by William Coble in Roann in about 1908.⁴³ The substantial use of molded concrete block from this time to about 1925 is evident in the district. A few larger buildings were constructed entirely out of the block, as well as many garages. The block was also used in the construction of porches and foundations, sometimes in unison with the construction of the home and other times as part of renovations. Eleven examples of buildings with foundations, porches, or walls constructed with molded concrete block exist in the district. The rusticated pattern of the blocks in the buildings appears to be very similar, if not identical, indicating that they likely came from the same mold. Large scale buildings whose walls are constructed with the block are located at 115 N. Church, 105 N. Chippewa (rear), and 120 W. Adams (photo 0024). A house at 215 S. Chippewa dates to c. 1873 but has a molded concrete block foundation with one stone cast with 1914 in the face of the block. The house also has decorative molded concrete porch columns and walls.

Another architectural feature found in significant regularity in the district is the three-sided bay with windows. This feature is found on seven houses in the district, in mostly the Italianate style. It is found applied to both gabled-ell and Roann vernacular types and can be either one story or two stories tall. The range of construction of the homes on which the bays are located is about 1875-1890. One story examples are located at 220 N. Chippewa and 435 S. Church; both houses are gabled-ell types. Two story examples found on the Roann vernacular types are located at 440 S. Church and 315 N. Chippewa. The most ornate examples were constructed in the Italianate style at 335 S. Chippewa and 205 N. Church (photo 0015). 335 S. Chippewa has brackets that support its roof eaves and 205 N. Church has wood paneled designs above and below its windows.

There are nine examples of rooms either added to the rear of houses, or constructed at the same time as the homes, with a steeply pitched pent roof. The identifying feature of these rear rooms and their roofs is that they extend well beyond the side walls of the houses. The rooms were used as summer kitchens; doors are typically located in the front wall that extends past the side wall of the house. In most examples it appears that the room was added after the construction of

⁴⁰ History of Wabash County, 1884, pg. 436

⁴¹ History of Wabash County, 1884, pg. 412

⁴² York, pg. 19

⁴³ Weesner, pg. 440

Roann Historic District

Name of Property

Wabash County, IN

County and State

the house. This feature is found at 240 N. Church, 225 S. Church (in brick, left in photo 0016), and 430 S. Church. The end date for the construction of these rooms appears to be about 1905.

Two roof designs are also mentionable. Four examples of roofs with a concave detail near their eaves are found in the district. These date to about 1885. The best example is located at 205 N. Church (photo 0015). The concave form follows the eave line of the main roof of the house, but is capped with a low-sloped hipped roof. The porch roofs at 210 and 140 N. Washington also have this concave form (210 N. Washington is seen in photo 0003). The commercial building at 180 N. Chippewa (middle of photo 0010) has a concave roof that forms a mansard at the top of its front façade; it is supported by brackets. All of the examples are designed in the Italianate style with the earliest constructed c. 1873.

The second roof type used in fair regularity is the jerkin head or clipped hipped roof type. This roof type is found on six primary building examples in the district and on a number of garages. The best example of the jerkin head roof is found at 340 W. Walnut (photo 0026). It is two stories tall and was constructed c. 1900. The other examples are all one or one and a half story cottages constructed c. 1910. A good example of these is located at 320 S. Chippewa.

EXPLORATION/SETTLEMENT

The first settler in the area of Paw Paw Township, Wabash County, of European descent was John Anderson, who settled just north of the location of Stockdale, along Paw Paw Creek early in 1835. Cornelius Halderman came through the area shortly after Anderson had established a cabin, but continued on to Whitley County where he purchased land. The Jacob Bryan family was the next to settle in the area in September, 1835. The location of their cabin was about a mile west of the location of Roann. Several of the Bryan children would become prominent residents of Roann. Jacob Bryan also established the first brick kiln in the area; the brick was used mostly for chimneys.⁴⁴

Roann was originally platted in 1853 by Joseph Beckner. The small village was a rival to a nearby community also located on the Eel River, about two miles west, named Stockdale. Stockdale had been settled in 1839 and had a functioning mill on the river. Beckner, himself an early settler, owned 600 acres of land between the south edge of the Eel River to about one mile south of present day Roann. He established a tavern along an American Indian trail near the south edge of his property. A town in the vicinity of Roann had been proposed for some time prior to the plat due to the location of a bridge over the Eel River in the same area. When the Detroit, Eel River, and Illinois Railroad was projected to come through the area, Beckner seized the opportunity to establish the town on his land between the river and the proposed railroad. The most valid story on the origins of the name for the community is from the name of a young woman who worked at Beckner's tavern and Beckner's daughter. Both girls' names were Ann; the worker's last name was Roe.⁴⁵

Beckner sold the majority of his land in 1853, including the newly platted town of Roann, to Cornelius Halderman who returned to the area he first visited in 1835. Halderman purchased 520 acres from Beckner and soon established a saw mill on the Eel River and the first store in Roann in 1854-1855; the store was located on the southeast corner of Chippewa and Allen Streets and functioned as a general store. Halderman also constructed his residence in the town. Levi Patterson was the first person to buy a lot and build a business in the new town; it was a dry goods store that continued to operate into the 1880s. Patterson is shown in the 1875 atlas of Roann as a dealer in dry goods and groceries and a resident since 1861.⁴⁶ His building was located near the location of the bank building. Patterson retired after about 1890 and is listed as "retired" in the 1907-1908 directory at his residence on Washington Street. A short time after Patterson established his business a blacksmith shop was established by Butler & Armentrout. John F. Baker constructed his home on the hill on the east side of Chippewa (presumably the location of the town park) and established a cobbler's shop in 1858.⁴⁷ This was followed by the establishment of the post office in 1860; Baker was appointed Postmaster.⁴⁸ It was not until the construction of the proposed railroad in 1871 that the town of Roann experienced substantial growth which developed it from a pioneer settlement to a railroad era town.

⁴⁴ Weesner, pg. 434, 437

⁴⁵ York, pg. 15

⁴⁶ 1875 Atlas of Roann, pg. 20A

⁴⁷ York, pg. 17

⁴⁸ History of Wabash County, 1884. pg. 412

Roann Historic District
Name of Property

Wabash County, IN
County and State

While little remains from the pre-railroad era settlement, a few aspects of Roann clearly have their roots in the early exploration and settlement of the township. The relationship of the town to the Eel River is important because of the location of the town near the earliest crossing of the Eel River, and because of the mills that developed due to the use of the river to drive machinery. The town's most identifiable feature is its covered bridge that dates to 1877 and carries the town's main street across the river at the community's northern edge. Roann's Citizen's Cemetery, established on the south edge of the river and the west side of the main street, also dates to the early exploration and settlement period of the area. The founder of the town, Joseph Beckner, and the driving force behind the early development of the town, Cornelius Halderman, were also early settlers of the area. In 1873, at the persistence of Mr. Halderman, Paw Paw Township was established.⁴⁹

With the construction of the railroad in 1871 improvements to the town happened quickly. The grain elevator was constructed near the railroad on the west side of the Chippewa Road and the town's first hotel, later called Squires' House, was built just north of the railroad on the east side of Chippewa. In the Paw Paw Township patrons' roster of the 1875 Atlas a few individuals are listed with business interests in Roann. T. L. Barnhart was a dealer in drugs and medicines. George Gause, who had settled in Roann in 1874, was a dealer in furniture and coffins. Reuben Murphy was a physician who settled in Roann in 1868.⁵⁰ Levi Patterson was mentioned previously. Both the Methodist and Universalist congregations constructed churches during the 1870s and the first schoolhouse was constructed in about 1874. The town newspaper, the *Roann Clarion* began in 1879.

In 1883 George Oren constructed a two story brick building on the west side of Chippewa to house his blacksmith shop on the first floor and an opera house on the second floor. The bank was organized and constructed by Daniel Van Buskirk in 1885. About this time several other brick buildings were constructed including those at 170 and 180 N. Chippewa (photo 0010). A few other business establishments in Roann during the 1880s were Jones & Brundige, dealers in doors, sash, lumber, lath and shingles, J. C. Gochenour, dry goods, notions, boots & shoes, C. G. Fike, boots, shoes, hats & caps, Schuler & Arnold, furniture & undertaking, W. E. Jack, dry good & groceries, Halderman & Halderman, groceries, provisions, tobacco & cigars, and Butterbaugh, Wise & Co., staple and fancy dry goods. By 1884 there were a total of nine establishments providing blacksmithing and/or wagon repair services, eight businessmen generally classified as merchants, two grocers, three harness shops, two restaurants, and one hardware & tin shop. In 1884 there were eight physicians, five dealers in furniture and/or undertaking, two sawmills, two drugstores, two butchers, two milliners, three attorneys, and a number of establishments that dealt in grain, plaster, lumber, and other feed and building materials.

The Independent Order of Odd Fellows and Rebekah Lodges formed in 1871 and 1876 in Stockdale, but relocated to Roann in 1880. The Presbyterian congregation constructed a church in 1883 (later it became the Church of the Brethren). The schoolhouse constructed during the 1870s was enlarged to accommodate the growing population. The railroad conducted a "large and increasing freight business, and enjoys a fair share of passenger traffic" according to an 1884 account of the town.⁵¹ The population in 1884 was estimated to be 600 and about 120 dwellings.

An 1884 history provides the following account of Roann:

Roann is a very bright, thriving town. Being mostly newly built, it lacks the sad and uncouth signs of dilapidated building. Many of the dwellings are elegant, and new edifices are constantly in progress. The location is fine, upon dry and rolling ground between Eel River and the D., E. & I. R. R. A substantial bridge crosses Eel River just north of the town, and the first pike in Paw Paw Township extends southward to meet another, now in building northward from Wabash.⁵²

Most of the town's dwellings date to this period after the railroad and leading up to the close of the 19th century. The 1875 Atlas of Roann identifies about 60 dwellings or business houses in the town. This number had more than doubled by the 1884 estimate. About 18 of these early pre-1875 buildings are thought to be extant; all but one are dwellings.

⁴⁹ Weesner, pg. 433

⁵⁰ 1875 Atlas of Roann, pg. 20A

⁵¹ History of Wabash County, 1884. pg. 412

⁵² History of Wabash County, 1884. pg. 412

Roann Historic District

Name of Property

Wabash County, IN

County and State

An 1894 directory for the town lists 25 business establishments; this number is smaller than the number of establishments listed in the 1884 history; however it can be assumed this was an incomplete list of the businesses operating during this time. Among those listed in 1894 are two drugstores, two general stores, two hardware stores, two grocers, two butchers, and two blacksmiths. The Squires House Hotel, Lukens & Co. Elevator, and the *Roann Clarion* are also listed in the directory. The Methodist congregation constructed a new church building in 1898 (photo 0023) and the First Brethren Church was constructed in 1891. A large new school building was constructed in 1900.

At the turn of the 20th century a devastating fire consumed a number of buildings on both sides of Chippewa near the commercial area's south edge. The fire started in a furniture store on the north side of the bank building in January, 1901. The fire destroyed the south half of the commercial block between Allen and Walnut Streets. The bank was reconstructed in 1901 (110 N. Chippewa, left in photo 0009), along with many other buildings lining Chippewa. The first telephone was installed in the community in 1902 and concrete sidewalks followed the next year. T. J. Lewis & Brother was the establishment that controlled the grain, fuel, and building material interests in Roann during the early part of the 1900s, they also operated the elevator and sawmill at the railroad yard in 1900 and 1902 respectively.⁵³ The town installed a water works system in 1913 and electric lights in 1914. A grant for a Carnegie Library was applied for and the building was constructed in 1915. In 1921 the town's main street was paved. During the early 1920s State Road 16 was constructed along the north edge of the original town plat and connected State Road 15 to the east, which led to Wabash and Warsaw, with Stockdale and Denver to the west.

Pressure to construct a new school that would provide room for the consolidated township schools resulted in a new building in 1941 (photo 0021). In 1942 the Roann Lion's Club formed and in 1946 the American Legion Hall was established. In 1953 the town celebrated its centennial with a pageant about the history of the community written by Fritz Van Buskirk, the wife of James Van Buskirk. In 1958 the community was faced with the prospect of not having a local physician. A group organized to establish a corporation to build a new post office and medical building at 160 N. Chippewa (far left in photo 0010). James Van Buskirk was one of the leaders in the project.⁵⁴

COMMUNITY PLANNING AND DEVELOPMENT

The original town plat of Roann was laid out for speculative purposes due to the proposed construction of the Detroit, Eel River, and Illinois Railroad through Paw Paw Township in 1853. The plat was located along the north boundary of the proposed railroad right of way, which formed an angled south boundary of the plat. The plat also took advantage of its nearness to an American Indian trail between the mill at Stockdale and Wabash, and the only bridge crossing the Eel River in the vicinity, north of the plat. The plat had 39 lots with lots fronting three north-south streets; there were two east-west streets, the northern one being the north edge of the town (State Road 16). Though none of the lots were designated with specific uses, businesses located along the east edge of the Chippewa Road (also called Main Street and the west edge of the original plat). Residential uses developed in the remaining plat. The streets in the plat went unnamed, except for the Chippewa Road which led to the crossing on the Eel River.

Growth of the town was slow due to the delay in construction of the railroad until 1871. After the railroad was constructed several additions were platted to the original town. Samuel Butterbaugh, a farmer who settled in 1865 and owned a significant amount of land west of the original plat, created the first addition to the town in 1871. This addition was immediately west of the original plat and continued south beyond the south edge of the railroad. It created 63 lots with one north-south street (Washington) and two east-west streets (Adams and Walnut) and one large out-lot. This out-lot is bordered by State Road 16, Chippewa Road, Washington Street, and Allen Street and appeared to have two residences on it in the 1875 atlas of Roann. The Butterbaugh farm was located south of this plat, but it is possible Samuel originally resided in the residence located on the out-lot as it appears the dwellings pre-date the plat. Development in Butterbaugh's first addition followed the original plat with commercial development lining the west side of Chippewa Road and residential development further west. The elevator and depot were constructed along the railroad in this newly platted area. Butterbaugh created a second addition west of his first addition in 1875; it contained 99 lots with a second north-south street (Benton) and a continuation of the east-west streets from the first addition. The west edge of the second addition is the west edge of the district, or West Street.

⁵³ Weesner, pg. 439

⁵⁴ Roann: 150 Years of Small Town Life, pg. 19

Roann Historic District

Name of Property

Wabash County, IN

County and State

Cornelius Halderman, who had purchased the original plat and the remaining Beckner land south of the Eel River in 1853, created an addition to the south side of the original plat, south of the railroad, in 1872. The addition contained 30 lots and two east-west streets (Pike and Adams). The Halderman addition provided for a lot for the Methodist Church (lot 24) and for a school house (lots 25 and 26, on the north side of Adams Street across from the Methodist Church). Halderman later donated lot 17 (immediately west of the Methodist Church) to the Universalist congregation who constructed their church in 1875 (photo 022). Halderman created two subsequent additions to the south side of his first addition in 1881 and 1883 with 40 and 16 lots respectively. The south boundary of the final addition is the south boundary of the district, or Beamer Street.

Three more additions between 1885 and 1900 extended the town to the district's boundaries. Only small tracts were added to the town after that time on its north and west sides. The most important planning developments that occurred in the town after the turn of the century were the creation of the Carnegie Library in 1916 (photo 0014) and the development of the new school site in 1941 (photo 0021). The library was located on land that once had a wagon shop. Due to the civic importance of the library, it seemed clear the residents of the community wanted to provide a place of prominence for their library. The site chosen was on the main street south of the downtown in an area lined with larger residences. The new site for the school was chosen at the east edge of town two blocks east from the location of the previous school buildings. The new site provided ample room for athletic fields. The site is bordered by Adams and Pike Streets with a horseshoe drive connecting the two streets in front of the building.

The downtown commercial area (photos 0005-0006, 0009-0010) remained mostly confined to a one and a half block area on both sides of the Chippewa Road, also referred to as Main Street, and north of the railroad. This area became the central spine to the district with residences in each direction extending out about three blocks. This area also developed the community's social halls, community center, and town hall. The commercial center continued its vibrancy beyond the end of the Period of Significance, but the last of its significant buildings were created by the end of the 1950s. The residential areas developed the community's five churches, its school and library. Several residences were constructed into the middle part of the 20th century; the last church building (the Christian Church) was constructed in 1961 at the end of the Period of Significance.

While the town may not have the marks of the broad approach of a planned community, or be part of the city beautiful movement, the Roann Historic District is rare in its inclusion of its entire historic town boundaries. Within the boundaries are all of the buildings and structures that contributed to community life during the period of significance. Among the many residences are homes constructed throughout the period of significance, in various styles, and scaled according to affluence. Commercial buildings' construction dates also fall throughout the period of significance and represent the railroad era boom period to the 1960s. Buildings, sites, or structures contributing to community life in the Roann Historic District include the school, library, post office, churches, town park, Citizen's Cemetery, and maybe most importantly the covered bridge which has been the source of the town's identity for over 100 years (photo 0011).

The feeling of the main street is also unique due to its start at the covered bridge and the old cemetery at its north end, followed by a rise in the land to the commercial center, its passage through large residences, and its exit into farmland on the south edge of town (photo 0013). These farms at the south edge of Roann were owned by the Butterbaugh, Halderman, and Van Buskirk families, and are extant today with considerable historical integrity. Therefore the town's original gateways remain intact with virtually little change over the last 100 years.

Roann as a Railroad Village

The historical association the community of Roann has with the railroad classifies the town as an example of a railroad village. While many towns and cities were the beneficiaries of railroad companies' plans to route new rail lines through an existing town, the village of Roann was platted in response to the anticipated construction of the Detroit, Eel River, and Illinois Railroad during the 1850s. As a speculative plat on the north side of the new rail line's proposed route, the town's developer hoped to benefit financially from the commerce a railroad would provide. Unfortunately the railroad was not constructed until 1871 which delayed any significant commercial development or settlement in the town. Shortly after the railroad was constructed, though, several additions were created to the original town plat. Hotels and retail establishments followed, and the area lining the railroad became shipping grounds for agricultural and lumber products.

Roann Historic District

Wabash County, IN

Name of Property

County and State

The *Wabash County Historic Sites and Structures Inventory* lists seven other communities in the county whose growth can be attributed to the development of railroads in the 1800s. The list includes Ijamsville, LaFontaine, Liberty Mills, Servia, Speicherville, North Manchester, and Wabash. The first railroad through Wabash County was constructed in 1856 and followed very closely the same route as the Wabash and Erie Canal through the county seat of Wabash. Two other important railroads followed approximately fifteen years later. The Detroit, Eel River, and Illinois Railroad was constructed in 1871 in a southwesterly direction across the northern part of the county. The other railroad, known as "The Big Four" was constructed at about the same time. It divided the county nearly in half and ran north/south, also through the city of Wabash. The Big Four was routed through North Manchester, Wabash, Speicherville, and LaFontaine. With the exception of Speicherville, the other three communities were platted well before the railroad was constructed but trace a great deal of their growth to the coming of the railroad. Speicherville was platted in 1881, about ten years after the railroad was established. The town never grew beyond a small village of a handful of businesses, the primary one being a grain elevator, and about fifteen houses. Servia was platted first as New Madison in 1856 on the east side of the county. The Erie Railroad was constructed through the town in 1883 and the residents changed the name to Servia. The town expanded due to the railroad, but as commercial activity associated with the railroad declined, so did the community's businesses. By the 1970s the community had approximately 80 homes, but only a grain elevator and fertilizer plant were in operation.

The Detroit, Eel River, and Illinois Railroad, which was constructed through Roann in 1871, was also routed through North Manchester, Liberty Mills, and Ijamsville. Both North Manchester and Liberty Mills were platted in the 1830s, but the construction of the railroad contributed greatly to the commercial development of the communities. Ijamsville, like Roann, was platted in response to the railroad. Ijamsville was platted in 1872; one year after the railroad was constructed. Daniel Van Buskirk, who later became a prominent member of the Roann community, platted the town and named it for two brothers who lived in the area. Several businesses developed in the community, particularly related to the production of lumber and other building materials and grain. The businesses used the new railroad to ship their products to outside markets. By the 1950s most of the businesses had left the community, due in large part to the decline of the railroad and competition with markets in larger population centers in the county. Only a few houses and two churches remain in Ijamsville. Comparatively, Roann developed a larger business district than Ijamsville and consequently was able to sustain economic activity well beyond the loss of the railroad.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

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

1860, 1870, 1880, 1900, & 1920 Censuses of Wabash County, Paw Paw Township

1907-1908 Standard Directory of Wabash County (Roann). Buffalo, NY: *Everyday Life Magazine*, publisher.

Gidley, Wayne, *A History of Roann*, unpublished manuscript from the papers of Fred Van Buskirk. 1974

History of Wabash County, 1884. Chicago: John Morris, Printer.

Interview with members of the Van Buskirk Family, July, 2011

Paw Paw and Pleasant Township Cemetery Records, compiled by Lester Binnie, Editor. 1983

Roann: 150 Years of Small Town Life. Walsworth Publishing Company, David Zinsmeister, Editor. Sesquicentennial Committee, 2003.

Sanborn Fire Maps of Roann, 1901, 1911, & 1920

Wabash City and County Directory (Roann), 1953

Roann Historic District
Name of Property

Wabash County, IN
County and State

Wabash County Indiana Historic Sites & Structures Inventory. Indiana Landmarks, publisher. 1982.

Wabash County Museum Photograph & Business Files for Roann. 36 East Market Street, Wabash, IN

Wabash County Recorder's Office Plat Books. One West Hill Street, Wabash, IN

Weesner, Clarkson W., *History of Wabash County Volume I*. Chicago: Lewis Publishing Company, 1914.

York, Ruth I., *Centennial of Roann 1853-1953*. 1953. No publisher listed.

Previous documentation on file (NPS):

Primary location of additional data:

- 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 # _____

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 169-543-11001-022

10. Geographical Data

Acreage of Property 116 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	590240	4530018	3	16	591091	4529015
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	591033	4529997	4	16	590216	4528984
	Zone	Easting	Northing		Zone	Easting	Northing

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

Beginning at the southeast corner of the intersection of State Road 16 and N. West Street, face south and continue in a line south with the east edge of West Street to a point that aligns with a continuation of a line with the back property line of 135 W. Pike Street. Turn east and continue in a line to its intersection with the back property line of 320 S. Chippewa. Turn south and continue in a line with the rear property lines of homes from Chippewa to the south boundary of 440 S. Chippewa. Turn east and continue in a line east, crossing Chippewa, and following the south edge of Beamer Street to the west edge of Arnold Street. Turn north and continue in a line north to a line extended west from the back property line of 405 S. Arnold Street. Turn east and continue in a line east to the east property line of 405 S. Ohio Street. Turn north and continue in a line north with the east property line of 405 S. Ohio Street to the north edge of E. Pike Street. Turn east and continue in a line east to the west edge of Grant Street. Turn north and continue in a line north with the west edge of Grant Street to the south edge of Adams Street. Turn west and continue in a line west with the south edge of Adams Street to the intersection of the road with Arnold Street. Turn north and continue in a line north with the east edge of Arnold Street to the south property line of 105 S. Arnold Street. Turn east and continue in a line east with the south property line of 105 S. Arnold Street to the east property line of 105 S. Arnold Street. Turn north and continue in a line

Roann Historic District
Name of Property

Wabash County, IN
County and State

north to the south property line of 335 State Road 16. Turn east and continue in a line east to the east property line of 335 State Road 16. Turn north and continue in a line with the east property line of 335 State Road 16 to the south edge of State Road 16. Turn west and continue in a line west with the south edge of State Road 16 to a line extended south from the east property line of 140 State Road 16. Turn north and continue in a line north to the north property line of 140 State Road 16. Turn west and continue in a line west with the north property line of 140 State Road 16 to the west property line of 140 State Road 16; turn south and continue in a line south to the north edge of State Road 16. Turn west and continue in a line west to the west edge of County Road N 700 W (bypassed Chippewa Road); turn northeast and continue in a line northeast with the west edge of County Road N 700 W to the north property line of 345 N. Chippewa. Turn west and continue a line west to the east edge of N. Chippewa. Turn north and continue in a line north to the Roann Covered Bridge; continue in a line northeast with the east wall of the bridge to the north wall of the bridge. Turn northwest and follow a line with the north wall of the bridge to the bridge's northwest corner. Turn southwest and continue in a line with the bridge's west wall to the south bank of the Eel River. Turn northwest and follow a line with the south bank of the Eel River to the west property line of the Citizen's Cemetery. Turn south and continue in a line south with the west property line of the cemetery to the southwest corner of the cemetery. Turn southeast and continue in a line southeast with the south property line of the cemetery to the west edge of Chippewa Road. Turn south and continue in a line south with the west edge of Chippewa Road to the south edge of State Road 16. Turn west and continue in a line west with the south edge of State Road 16 to its intersection with West Street, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

Within the boundaries described above are the historic boundaries of the town of Roann, which includes all of the various buildings and structures contributing to the exploration, development, planning, and general community life of the town during the Period of Significance.

11. Form Prepared By

name/title Kurt West Garner
organization Partners in Preservation, Inc. date August 4, 2011
street & number 12954 6th Road telephone 574-936-0613
city or town Plymouth state IN zip code 46563
e-mail kwgarner@kwgarner.com

Additional Documentation

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Roann Historic District
Name of Property

Wabash County, IN
County and State

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0001 Benton Street facing northwest from Walnut Street
1 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0002 Benton Street facing north from Pike Street
2 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0003 210 N. Washington Street, facing northwest
3 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0004 110 S. Washington Street, facing west

Roann Historic District
Name of Property

Wabash County, IN
County and State

4 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0005 East side of N. Chippewa facing southeast, downtown

5 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0006 East side of N. Chippewa facing northeast, downtown

6 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0007 345 N. Chippewa facing east

7 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0008 Town Park, N. Chippewa facing east

Roann Historic District
Name of Property

Wabash County, IN
County and State

8 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0009 West side of N. Chippewa facing southwest, downtown

9 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0010 West side of N. Chippewa facing southwest from Allen St.

10 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011
Description of Photograph(s) and number: 0011 Roann Covered Bridge, north end of Chippewa facing north

11 of 27.

Name of Property: Roann Historic District
City or Vicinity: Roann
County: Wabash State: IN
Photographer: Kurt West Garner
Date Photographed: May 4, 2011

Roann Historic District

Wabash County, IN

Name of Property

County and State

Description of Photograph(s) and number: 0012 East side of S. Chippewa, facing northeast from Beamer St.
12 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0013 West side of S. Chippewa facing southwest from Quincy St.
13 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0014 Carnegie Library, Roann, facing west
14 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0015 205 N. Church, facing northeast
15 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Roann Historic District

Wabash County, IN

Name of Property

County and State

Description of Photograph(s) and number: 0016 225 S. Church, facing southeast

16 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0017 405 S. Church, facing east

17 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0018 West side of S. Church facing northwest from Beamer St.

18 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0019 105 S. Arnold Street, facing east

19 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Roann Historic District

Wabash County, IN

Name of Property

County and State

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0020 340 E. Quincy Street, facing northwest

20 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0021 Paw Paw Township School, facing northeast

21 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0022 205 E. Adams Street, facing south

22 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0023 235 E. Adams Street, facing southwest

23 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Roann Historic District
Name of Property

Wabash County, IN
County and State

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0024 120 W. Adams Street, facing north

24 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0025 210 W. Walnut Street (rear), facing north

25 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0026 340 W. Walnut Street, facing northeast from West St.

26 of 27.

Name of Property: Roann Historic District

City or Vicinity: Roann

County: Wabash State: IN

Photographer: Kurt West Garner

Date Photographed: May 4, 2011

Description of Photograph(s) and number: 0027 125 West Street, facing southeast

27 of 27.

Property Owner:

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

name _____

street & number _____ telephone _____

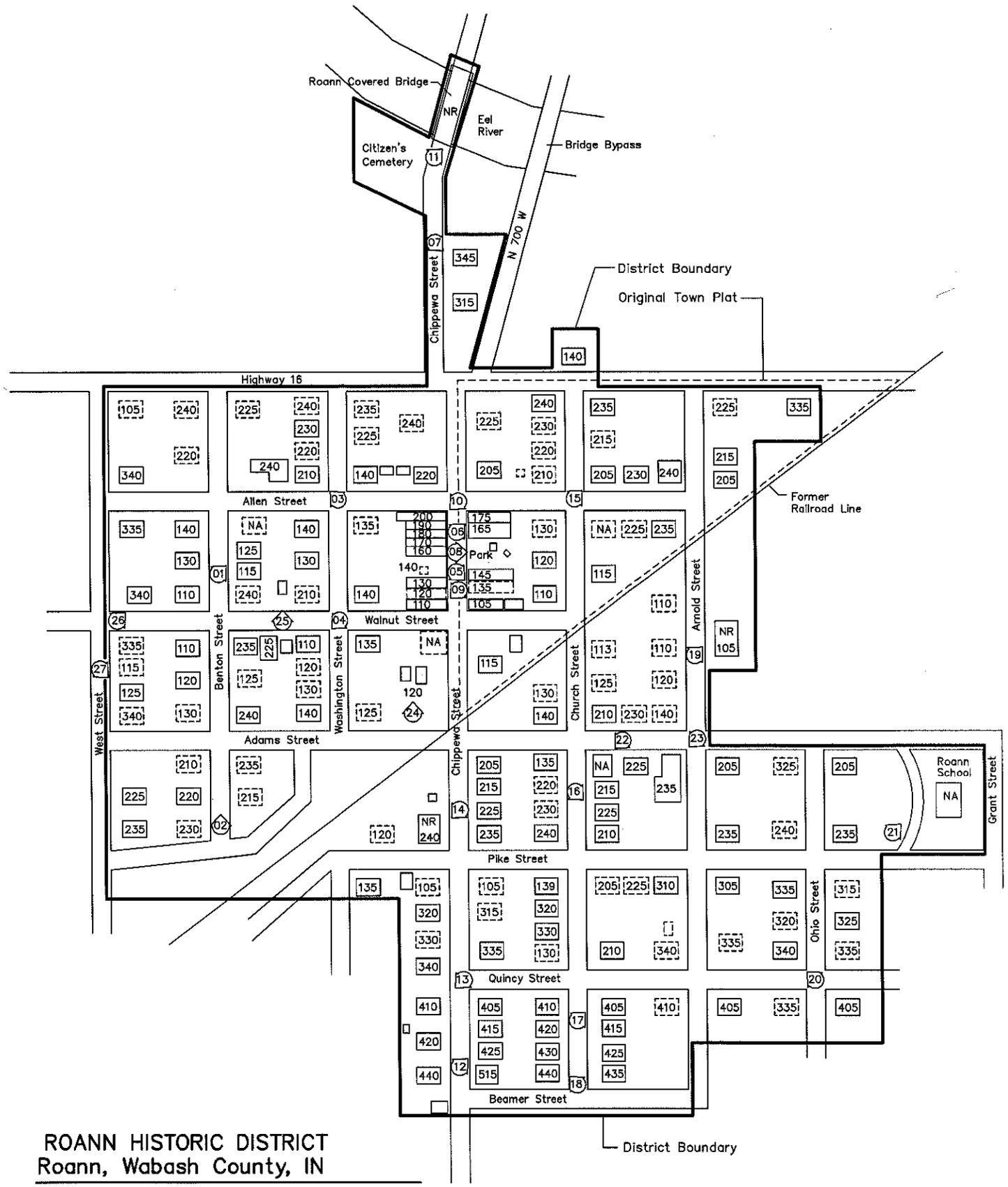
Roann Historic District
Name of Property

Wabash County, IN
County and State

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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.



ROANN HISTORIC DISTRICT
Roann, Wabash County, IN

- = Non-Contributing
- NR = National Register Property
- NA = No Address Available
- 22 = Photographs





Roann Historic District, Wabash County, IN #0001



Roann Historic District, Wabash County, IN #0003



Roann Historic District, Wabash County, IN #007



Roann Historic District, Wabash County, IN #0010



Roann Historic District, Wabash County, IN #0012



Roann Historic District, Wabash County, IN #0015



Roann Historic District, Wabash County, IN #0021



Roann Historic District, Wabash County, IN #0027