

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

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

1. Name of PropertyHistoric name: Zionsville Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

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

2. LocationStreet & number: Roughly bounded by Ash and Sycamore Streets on the north and south, and Elm and 6th Streets on the east and west, including Oak and 9th Streets on the north and west in the southwest part.City or town: Zionsville State: IN County: BooneNot For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:___ national ___ statewide x local

Applicable National Register Criteria:

XA ___B xC ___D

Signature of certifying official/Title:

Date

Indiana DNR-Division of Historic Preservation and Archaeology

State or Federal agency/bureau or Tribal Government

Zionsville Historic District
Name of Property

Boone County, IN
County and State

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

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

Zionsville Historic District

Name of Property

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Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

418

256

buildings

1

0

sites

0

1

structures

0

0

objects

419

257

Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

COMMERCE: financial institution

COMMERCE: department store

COMMERCE: restaurant

SOCIAL: meeting hall

GOVERNMENT: city hall

GOVERNMENT: post office

RELIGION: religious facility

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Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

COMMERCE : professional

COMMERCE: department store

COMMERCE: restaurant

SOCIAL: meeting hall

GOVERNMENT: city hall

RECREATION/CULTURE: museum

LANDSCAPE: park

7. Description

Architectural Classification

(Enter categories from instructions.)

MID-19TH CENTURY: Greek Revival

LATE VICTORIAN: Gothic

LATE VICTORIAN: Italianate

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

OTHER: Ranch

OTHER: Rustic Revival

OTHER: American Small House

Materials: (enter categories from instructions.)

foundation: BRICK

walls: BRICK

WOOD: Weatherboard

SYNTHETICS: Vinyl

roof: ASPHALT

other: STONE: Limestone

Zionsville Historic District
Name of Property

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County and State

Narrative Description

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

Summary Paragraph

The Zionsville Historic District is composed of the historic old town of Zionsville, with architecture from its founding up to the time that suburban development, interstate highways, and general growth patterns influenced by Indianapolis emerged on the periphery. The multi-block area of old Zionsville is mostly residential with small and medium-sized homes from the last half of the 19th century and first half of the 20th century. Of the roughly five hundred buildings, about four hundred are residences with the highest number of those being Bungalows and American Small Houses of the early 20th century. Many of the others are vernacular and were referred to as “carpenter-builder” in previous Indiana Historic Sites & Structures inventories. These have been reclassified using current Indiana State Historic Preservation Office classifications. There are also several homes built in the Greek Revival, Italianate, Queen Anne, and Colonial Revival styles.

The historic commercial area lines one street in the southeast quadrant of the district and retains several, mostly Italianate style brick buildings that became the outgrowth of prosperity brought by the railroad during the late 19th century (photos 38-39, 43-46). A few churches, ranging in periods of construction from 1870 through about 1958 (photos 28, 37), are located in the district and represent the extent of the city’s historic public architecture, apart from its former post office, built in 1962 (left side of photo 13). The former post office reflects a modern embrace of the Colonial Revival style, which was promoted by town leaders as an appropriate style for new construction in the community from the late 1950s into the 1970s.

Narrative Description

Zionsville was platted in 1852 after the Lafayette & Indianapolis Railroad (construction started in 1850) was routed west of the earlier settlement in Eagle Village, located just east of Zionsville on the Michigan Road, within Eagle Township. Believing that the economic benefit of locating a town along the new railroad would far surpass the existing village site on the Michigan Road, after Zionsville was platted, several owners moved their homes or commercial buildings from Eagle Village to the new town. This results in a few construction dates of buildings that predate the plat. Some of these first homes are best identified by their architectural style, Greek Revival, which was popular during the 1830s-1850s.

Zionsville’s original plat, located a short distance west of Eagle Creek, conforms to the southeast/northwest path of the railroad and is bounded by Sycamore Street on the south, Elm

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Street on the east, 3rd Street on the west, and Oak Street on the north. These street names have changed since the original plat. The railroad was routed on what is now 1st Street. Lincoln Park was the location for the railroad depot (no longer extant) and is so named for a stop that Lincoln made in 1861. The park (photo 13) is a contributing site, and the modern gazebo located in the park is considered a non-contributing structure. As the town grew northward, its northeast quadrant conformed to the same railroad alignment, however, the remaining west half of Zionsville conformed to cardinal points on a compass with roads aligned true north/south and east/west.

There are approximately five hundred primary buildings in the district. The high majority of these are dwellings or were dwellings that have been converted to commercial use. Most of these homes are small in scale, reflecting simple vernacular worker class housing of the late 19th and early 20th centuries. Small gable-front, gabled-ell, and upright-and-wing dwellings point to simple 19th century development of the community. During the growth of the town in the first decades of the 20th century, the scale of homes changed little, but reflected the popularity of Bungalows, which account for about a quarter of the dwellings. The continued growth of the community into the mid-20th century retained the small scale, typically built as Ranch or American Small House examples.

While a large majority of dwellings in Zionsville are modest in scale, several larger homes are also constructed in styles popular in the late 19th and early 20th century, the most popular among these is Queen Anne, followed by Italianate, Craftsman, and American Four Square. The use of the Colonial Revival style in Zionsville is interesting to note. Its popularity in the community was experienced later than what may be found in other communities. Elements of the style were applied to few homes leading up to World War II, but after, community leaders embraced a late interpretation of the style as most appropriate for much of its public architecture, including the post office which was constructed in 1962 (left side of photo 13) and town hall renovations in 1961 (left side of photo 40).

Most of the town's commercial buildings were established along Main Street with those on the west side of Main Street, backing up to the railroad which necessitated secondary entrances on the backs of many commercial buildings (this is seen on the right side of photo 13). Historic commercial buildings account for less than a quarter of the district's buildings. Most of these are from the late 19th and early 20th centuries and are built in the Italianate style, which was popular in the development of railroad towns of this era (see photos 38-39, 43-46).

A few specific buildings and other styles of note include three churches that range in style from Italianate (1870, photo 28) to Queen Anne (1894, photo 37), and Contemporary (1958). There are a few vernacular Gothic Revival homes in the district, as well as Stick style, and Free Classic. The district has a few modest examples of Neoclassical architecture, probably the best being a two-story commercial building constructed c. 1895 with its second story covered in pressed metal (photo 39). The district also features one example of the Prairie Style with stylistic features applied to a foursquare design (photo 35). An unusual pair of log cabins from the 1930s provides Zionsville with examples of Park Rustic/Rustic Revival dwellings (photo 38). Two non-residential buildings of note include Zionsville's Town Hall/Knights of Pythias Castle Lodge

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built in 1902 (right side of photo 40) and a former grain elevator once located on the railroad, built in 1947 (the elevator is seen rising into the skyline of photo 25).

The streets and most alleys are paved, many are narrow and tree-lined with sidewalks and tree lawns. Main Street, the historic commercial area, is paved with brick (non-historic). The district is generally flat with grade falling away toward Eagle Creek east and south of the district and rising in the west and north ends of the district. A modern school is located just beyond the northwest corner of the district. A modern library is located on the former school parcel in the northwest corner of the district, near the school. Modern commercial development is adjacent to, but outside, of the district on its southeast corner.

The low ground east and south of the district has largely been converted to public parks. Areas north and west of the district contain mid-to-late 20th century suburban development, mostly following construction of the interstate system, specifically, I-65 west of Zionsville in the 1960s. The Zionsville Historic District is the concentration of historic commercial and residential development of the community leading up to suburban growth in the second half of the 20th century. The contrast between the two is fairly stark and the boundaries drawn best represent that division of old town/historic development and suburbanization.

Buildings considered non-contributing have been altered to the point where rooflines, windows, and other exterior materials have changed the historic character of the building. This includes substantial additions that change the façade and rooflines, or changes in fenestration that alter the proportions or locations of windows. A change in materials themselves does not render the building non-contributing but may contribute to an overall rendering of non-contributing status. For example, the bungalow at 50 E. Ash Street has multiple additions that overwhelm the house, rendering it non-contributing. However, the modern porch addition to the former Methodist Church on Main Street does not alter its scale, maintaining its contributing status. A note about a late 20th century development in the district that sought to conform new construction to historic examples should be explained. A few homes were built during the 1980s-2000s and were designed to have the same scale and general qualities of historic homes but are modern construction.

A complete list of resources follows and includes secondary buildings, such as garages, sheds, and carriage houses on permanent foundations. Contributing resources are denoted with a capital C, while non-contributing resources are denoted with a capital NC in the survey list. Most dates are approximated, particularly with garages that either date to the early period of the automobile era, c. 1915-1930, or mid-century construction that dates to c. 1950-1960. Those of late period, non-contributing status are generally given dates of c. 1980-2010. The author of this document collected an inventory in 2021 and updated it in 2024. Those highlighted in red are selected to represent styles and types in the district and are described in greater detail after the full list.

The following is a complete list of survey data for the district.

Zionsville Historic District

Name of Property

Boone County, IN

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East/West Streets beginning at the north end of the district, going south

Address	Rating	Year	Type/Style	Secondary Buildings
WILLOW STREET				
north side, going east				
100 E.	C	1908	J. Byers House, Four Square	Garage, c. 1960 NC
160 E.	NC	1867/c. 2000	Gabled-ell	
WILLOW STREET				
south side				
195 E.	NC	1980	Gable-front	Garage, 1980 NC
125 E.	C	1955	American Small House	Garage, c. 1955 C
ASH STREET				
north side, going east				
540 W.	C	1953	American Small House	
520 W.	C	c. 1865	Italianate Cube	
500 W.	C	c. 1925	Bungalow	
480 W.	C	c. 1865	Gable-Front	Carriage House c. 1870 C
				Carriage House c. 1880 C
450 W.	C	c. 1860/1890	Queen Anne	Garage c. 1990 NC
410 W.	C	1951	Ranch/Bedford	
320 W.	NC	1978	American Small House	
310 W.	C	1920	American Small House	Garage c. 1955 C
300 W.	C	1952	American Small House	
50 E.	NC	c. 1920	Bungalow	
150 E.	NC	c. 1980	House	
170 E.	C	1864	Gothic Revival	Garage c. 1990 NC
190 E.	C	c. 1920	American Small House	Garage c. 1990 NC
ASH STREET				
south side, going west				
185 E.	C	c. 1900	Gable-front	Garage c. 1950 C
175 E.	C	1948	Colonial Revival Cottage	
55 E.	NC	c. 2025	House	
85 W.	NC	c. 1970	Duplex	
115 W.	C	c. 1925	Bungalow	
335 W.	NC	c. 2000	House	
345 W.	NC	c. 1970	Gable-front	
365 W.	C	c. 1878	Greek Revival/Hall & Parlor	
395 W.	C	c. 1880	Gable-front	
435 W.	NC	2014	House	
445 W.	C	c. 1880	L-plan Cottage	
475 W.	C	c. 1890	Cross-gabled	
495 W.	C	c. 1870	L-plan Cottage	Garage c. 1980 NC

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585 W.	C	1959	Ranch	
595 W.	C	c. 1910	Gable-front	
LINDEN STREET				
north side going east				
596 W.	NC	c. 1990	House	
590 W.	NC	1973	American Small House	Garage c. 1990 NC
550 W.	C	c. 1870	Italianate/Gable-front	
470 W.	C	c. 1860	Gable-front	
440 W.	C	c. 1890	T-plan Cottage	Shed c. 1920 C
410 W.	C	c. 1890	L-plan Cottage	
360 W.	NC	c. 1890	Gable-front	
320 W.	C	c. 1890/1920	Gabled-ell	Garage c. 1990 NC
LINDEN STREET				
south side				
475 W.	NC	c. 1970/2000	House	
BEECH STREET				
north side going east				
590 W.	C	c. 1890	T-plan Cottage	Garage c. 1990 NC
560 W.	NC	c. 2000	House	
550 W.	NC	c. 2000	House	
WALNUT STREET				
north side going east				
490 W.	C	c. 1899	Center Passage	Garage c. 1930 C
470 W.	NC	c. 1975	House	
440 W.	NC	c. 1890	House	
420 W.	C	c. 1885	Queen Anne/L-plan Cottage	Garage c. 1930 C
380 W.	NC	c. 1900	Carpenter-Builder	Garage c. 1990 NC
340 W.	C	c. 1880	Gable-front	
320 W.	NC	C. 2010	House	
190 W.	C	c. 1865	Gable-front	
150 W.	C	c. 1867	Italianate/Gable-front	Garage c. 1930 C
120 W.	NC	c. 2000	House	
WALNUT STREET				
south side going west				
145 W.	C	1880	L-plan Cottage	Garage c. 1950 C
185 W.	C	c. 1915	Bungalow	
315 W.	C	1868	Gable-front	
345 W.	NC	c. 2000	House	
355 W.	NC	c. 2000	House	Garage c. 2000 NC
365 W.	NC	c. 1865	Central-gable	Garage c. 1930 C
395 W.	C	c. 1870	Christian Union Church	Garage c. 1990 NC
415 W.	NC	c. 2010	House	Garage c. 2010 NC
445 W.	NC	c. 2025	House	Garage c. 1990 NC

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485 W. NC c. 1975 Garrison/Neo-Colonial
495 W. C c. 1920 Bungalow

LOCUST STREET

no buildings/sites

POPLAR STREET

North side, going east

580 W.	C	c. 1925	Bungalow	
560 W.	C	c. 1865	Greek Revival/Gable-front	
540 W.	C	c. 1965	Ranch	
490 W.	C	c. 1868/1885	I-House	Garage c. 1930 C
480 W.	NC	c. 2000	House	
410 W.	NC	c. 1880	L-plan	
370 W.	C	c. 1915	Bungalow	Garage c. 1920 C
340 W.	NC	c. 2000	House	Garage c. 2000 NC
290 W.	C	c. 1920	Bungalow	
280 W.	NC	c. 1970	Ranch	Garage c. 1970 NC
50 E.	C	c. 1920	Bungalow	
60 E.	C	c. 1880	Queen Anne/Center Passage	Garage c. 1990 NC

POPLAR STREET

South side, going west

95 E.	C	c. 1850	Greek Revival/Gable-front	Garage c. 1920 C
85 E.	C	c. 1920	Craftsman Cottage	
55 E.	NC	c. 2000	House	
35 E.	C	c. 1870/1910	Central-gable	
445 W.	NC	c. 1900/2025	House	
465 W.	NC	c. 2000	House	
495 W.	C	c. 1910	Four-Square	Garage c. 1920 C
545 W.	C	c. 1870	Italianate/Gable-front	
555 W.	NC	c. 1890	T-plan	Garage c. 1990 NC
575 W.	NC	c. 2000	House	Garage c. 2000 NC
595 W.	C	c. 1920	Bungalow	Garage c. 1990 NC

CEDAR STREET

North side, going east

590 W.	C	c. 1915	Bung/Dutch Colonial Rev.	Garage c. 1990 NC
580 W.	NC	c. 2010	House	
560 W.	C	c. 1920	Bungalow	Garage c. 1960 C
520 W.	NC	c. 2010	Gabled-ell	
480 W.	C	c. 1880/1910	Italianate	Studio c. 1990 NC
420 W.	C	c. 1925	Bungalow	Garage c. 1950 C
380 W.	C	c. 1920	Bungalow	Garage c. 1920 C
370 W.	C	c. 1870	Italianate/Gable-front	Garage c. 1990 NC
340 W.	C	c. 1885/1910	Queen Anne	
320 W.	NC	c. 1870	Gable-front	Garage c. 1990 NC

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290 W.	C	c. 1920	Craftsman Bungalow
260 W.	C	c. 1885	Italianate/L-plan
220 W.	C	c. 1930	Dutch Colonial Revival
150 W.	C	1962	Colonial Revival/Post Office
12 E.	C	c. 1910	Commercial
20 E.	NC	c. 1916	Commercial
70 E.	C	c. 1915/1965	<i>Zionsville Times</i>
80 E.	NC	c. 1900	T-Plan
90 E.	C	c. 1930	American Small House

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Garage c. 1920 C

Barn c. 1910 C

Garage c. 1930 C

CEDAR STREET

South side, going west

85 E.	C	c. 1935/1963	Commercial/Neo-Colonial	
65 E.	C	1902	Town Hall/Knights of Pythias Castle Hall	
35 E.	C	c. 1960	Commercial	
27 E.	NC	c. 1975	Commercial/Late Colonial	
25 E.	NC	c. 2000	Commercial	
275 W.	C	c. 1920	Colonial Revival/Craftsman	
345 W.	C	c. 1920	Bungalow	Garage c. 1990 NC
365 W.	C	c. 1890	Queen Anne	Carriage House c. 1890 C
385 W.	NC	c. 1920	Bungalow	
425 W.	C	c. 1845/1930	Gable-front	Garage c. 1990 NC
465 W.	C	c. 1892	Dutch Colonial Revival	
485 W.	NC	c. 2000	House	Garage c. 1990 NC
515 W.	C	1939	Colonial Revival Cottage	
535 W.	C	1939	American Small House	Garage c. 1940 C
555 W.	NC	c. 1917	Bungalow	
585 W.	C	c. 1920	American Four Square	Garage c. 1920 C

OAK STREET

North side, going east

580 W.	NC	c. 2020	House	
570 W.	C	c. 1955	Ranch	Garage c. 2020 NC
550 W.	NC	c. 1900/1940	Former barn/residence	
490 W.	C	c. 1920	Bungalow	Garage c. 1920 C
470 W.	C	c. 1920	Bungalow	Garage c. 1920 C
410 W.	C	1958	First Christian Church	
390 W.	C	c. 1926	Craftsman Bungalow	Garage c. 1930 C
380 W.	C	1949	American Small House	Garage c. 1950 C
350 W.	C	1933	American Small House	Garage c. 1935 C
300 W.	C	1935	American Small House	Garage c. 1990 NC
250 W.	C	1951	American Small House	Garage c. 1951 C
100 W.	C	c. 1930	Lincoln Park (site)	Gazebo (structure) NC
60/70 E.	C	c. 1955	Commercial	
92 E.	NC	c. 1870	Upright-and-Wing	

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OAK STREET

South side, heading
west

255 W.	C	c. 1920	Bungalow	
285 W.	C	c. 1910	Gable-front	Garage c. 1950 C
305 W.	C	c. 1920	Bungalow	2 garages, c. 1990 NC
385 W.	C	c. 1925	Colonial Revival	
455 W.	C	c. 1910	Gable-front	Garage c. 1920 C
485 W.	C	c. 1910	Gable-front	Garage c. 1950 C
505 W.	C	1938	Tudor Revival Cottage	Garage c. 1940 C
515 W.	C	1938	American Small House	Garage c. 1940 C
525 W.	C	1932	Tudor Revival Cottage	Garage c. 1935 C
595 W.	C	c. 1883/c. 1940	House/Colonial Revival	Garage c. 1990 NC
645/655 W.	C	1962	Apartments	Garage c. 1962 C
665 W.	C	1952	Apartments	
745 W.	C	1963	Split-Level	
795 W.	C	c. 1925	Bungalow	Garage c. 1920 C
815 W.	C	c. 1910	American Four Square	Garage c. 1920 C
825 W.	NC	c. 1970	House	Garage c. 1970 NC
845 W.	C	c. 1915	American Four Square	Garage c. 1990 NC
853 W.	C	c. 1920	Bungalow	Garage c. 1990 NC
863-865 W.	NC	c. 1975	Apartments	
875 W.	C	c. 1935	American Small House	
895 W.	C	c. 1940	American Small House	

PINE STREET

North siding, heading
east

930 W.	C	c. 1910	Prairie Style/Four Square	Garage c. 1960 C
890 W.	C	c. 1920	Bungalow	
880 W.	C	c. 1930	Bungalow	Garage c. 1990 NC
860 W.	NC	c. 1915/2023	Bungalow	
850 W.	C	c. 1930	Bungalow	
830 W.	NC	c. 2010	House	
810 W.	NC	c. 1930	House	
780 W.	C	1965	Duplex	Garage c. 1965 C
770 W.	C	c. 1945	Cape Cod	
760 W.	C	1953	Ranch/Bedford	
750 W.	NC	2004	House	
740 W.	NC	c. 2000	House	
730 W.	NC	c. 1920	House	
720 W.	C	c. 1930	Bungalow	
710 W.	NC	c. 1930	Bungalow	
690 W.	C	c. 1850	Greek Revival/Hall & Parlor	Garage c. 1930 C
670 W.	C	c. 1915	Bungalow	
650 W.	C	c. 1915	Bungalow	
620 W.	C	c. 1903	Queen Anne/Gabled-ell	
580 W.	NC	c. 1995	House	
560 W.	C	1926	J. Phillippi House, Craftsman	Garage c. 1920 C

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550 W.	C	c. 1925	Bungalow	Garage c. 1990 NC
510 W.	C	c. 1870	Italianate/Gable-front	
490 W.	NC	c. 1925	Bungalow	
460 W.	C	c. 1880	Gable-front	
420 W.	NC	1902	Queen Anne	Garage c. 1990 NC
340 W.	C	c. 1860/1900	Italianate/Queen Anne	Garage c. 1930 C
290 W.	C	1856	Greek Revival/Center Passage	
260 W.	C	c. 1910	House	Garage c. 1920 C
190 W.	C	c. 1900	T-Plan	Garage c. 1990 NC

PINE STREET

South side, heading west

105 W.	C	c. 1934/1955	Commercial/Neo-Colonial	
255 W.	C	c. 1860	Gothic Revival/Center Passage	Garage c. 1930 C
295 W.	C	c. 1925	Craftsman Bungalow	Garage c. 1930 C
305 W.	C	1904	Queen Anne	Carriage House c. 1904 C
			Tudor Rev. Cottage (possible	
345 W.	C	c. 1935	Sears kit house)	
375 W.			Demolished	
401 W.	NC	2024	House	
415 W.	C	1904	House	
429 W.	NC	c. 2010	House	
485 W.	C	c. 1865	Gable-front	Garage c. 1930 C
515 W.	NC	2024	House	
535 W.	C	c. 1867	Gable-front	
575 W.	C	c. 1865	Gable-front	Garage c. 1930 C
635 W.	C	c. 1862/1925	Greek Revival/Colonial Revival	Garage c. 1990 NC
725 W.	C	1952	Ranch/Bedford	
735 W.	NC	c. 1970	Ranch	
755 W.	C	1955	Ranch/Bedford	
765 W.	C	1959	Ranch/Colonial Revival	
785 W.	C	1962	Ranch	
795 W.	C	1954	Ranch	
805 W.	NC	c. 2010	House	
825 W.	C	c. 1920	Bungalow	Garage c. 1920 C
835 W.	C	c. 1920	Bungalow	
855 W.	C	c. 1920	Bungalow	Garage c. 1920 C
865 W.	C	c. 1920	Craftsman Bungalow	Garage c. 1990 NC
875 W.	C	c. 1930	American Small House	Garage c. 1940 C
895 W.	C	c. 1930	Bungalow	
905 W.	C	c. 1930	Bungalow	Garage c. 1930 C

PLUM STREET

North side (only),
heading east

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Name of Property

850 W.	C	c. 1930	Bungalow
820 W.	C	c. 1930	Bungalow
810 W.	NC	c. 1940	American Small House

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Garage c. 1990 NC
Garage c. 1930 C
Garage c. 1990 NC

HAWTHORNE

STREET

North side, heading east

750 W.	C	1948	Ranch	Garage c. 1950 C
720 W.	NC	c. 2000	House	
710 W.	NC	c. 1990	House	
620 W.	C	1958	Late Colonial Revival	
580 W.	C	c. 1960	House	Shed c. 1960 C
540 W.	NC	c. 2010	House	
520 W.	NC	c. 2000	House	
510 W.	NC	c. 2010	House	
480 W.	NC	c. 2020	House	Garage c. 2020 NC
450 W.	NC	1948	American Small House	
420 W.	NC	c. 1910/2000	House	
380 W.	NC	c. 2010	House	
370 W.	C	1950	Colonial Revival	
320 W.	NC	c. 1950/2020	Ranch/Bedford Stone	
310 W.	C	c. 1875	I-House	Garage c. 1990 NC
290 W.	C	c. 1920	Bungalow	
260 W.	C	1963	Ranch	
240 W.	C	c. 1910	Bungalow	

HAWTHORNE

STREET

South side, going west

205 W.	C	c. 1925	Bungalow	
225 W.	NC	1973/1981	SullivanMunce Center	
255 W.	C	1900	Queen Anne	Garage c. 1930 C
285 W.	C	1901	Queen Anne	Garage c. 1930 C
305 W.	C	c. 1880	Queen Anne/Gable-front	Garage c. 1990 NC
345 W.	NC	c. 1890	Hall & Parlor	Garage c. 1990 NC
355 W.			Demolished	
385 W.	C	1941	House	Garage c. 1945 C
445 W.	NC	c. 1880	Upright-and-Wing	Garage c. 1990 NC
455 W.	C	1929	American Small House	
465 W.	C	c. 1925	Bungalow	
505 W.	C	1948	American Small House	
535 W.	C	1952	American Small House	Garage c. 1955 C
545 W.	C	c. 1910	Bungalow	
555 W.	NC	c. 1925	Bungalow	Garage c. 1990 NC
595 W.	NC	c. 1885	Gable-front	Garage c. 1990 NC
655 W.	NC	1996	House	Garage c. 1996 NC

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713 W.	NC	c. 2010	House	
715 W.	NC	2021	House	
745 W.	C	c. 1871	P. Gates House, Italianate	
755 W.	NC	c. 2010	House	
765 W.	NC	c. 1940	House	Garage c. 1990 NC

SYCAMORE STREET

North side (only),
going east

762 W.	C	1937	Rustic Revival/Log Cabin	
760 W.	C	1937	Rustic Revival/Log Cabin	Garage c. 1990 NC
740 W.	NC	1932/2026	Tudor Revival Cottage	
720 W.	NC	1975	Late Colonial Revival	
640 W.	NC	1950	Gable-front	
620 W.	NC	1950	Cottage	Garage c. 1950 C
560 W.	NC	c. 2000	House	Garage c. 2000 NC
540 W.	C	c. 1910	Carpenter-Builder/Gable-front	
520 W.	NC	c. 2000	House	
500 W.	NC	c. 1925	Bungalow	Garage c. 1990 NC
230 W.	NC	c. 2000	House	
220 W.	C	1956	American Small House	Garage c. 1960 C
210 W.	C	1956	American Small House	Garage c. 1960 C

LAUREL STREET

North side, going northeast

740 W.	NC	1963	Ranch
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LAUREL STREET

South side, going northeast

725 W.	C	1948	Colonial Revival Cottage
665 W.	C	c. 1880/1920	Gabled House; Garage c. 1990 NC
625 W.	NC	1975	House
615 W.	C	c. 1925	Former Artist Studio

North-South Streets

Beginning at the west
side of the district,
going east

9TH STREET

East side (only), going south

125 S.	NC	c. 1975	Duplex
135 S.	NC	c. 1975	Duplex
295 S.	NC	c. 1955/2020	House
325 S.	NC	c. 1940	Side-gabled Cottage

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8TH STREET

West side

180 S. NC 1930 Cape Cod

8TH STREET

East side, going south

155 S. NC c. 2000 House
245 S. C 1954 Ranch; Garage c. 1990 NC

6TH STREET

West side, going north

380 S. C 1950 American Small House; Garage c. 1950 C
350 S. C 1939 American Small House
330 S. C 1948 American Small House
320 S. C 1942 American Small House
290 S. C 1958 Ranch
260 S. NC 1962 Colonial Revival Cottage
190 S. C 1912 Bungalow/Colonial Revival
120 S. NC c. 1930/2021 House; Garage 2021 NC
20 S. NC 1926/c. 1980 Colonial Revival
10 S. C c. 1865/c. 1950 Italianate/Colonial Rev.; Garage c. 1950 C
10 N. C 1928 Cape Cod

6TH STREET

East side, going south

345 N. C c. 1900 T-Plan; Garage c. 1930 C
105 N. NC c. 1975 House
135 S. C c. 1960 House
185 S. NC c. 2000 House
225 S. NC 1985 Late Cape Cod; Garage c. 1985 NC
245 S. C c. 1880/1930 Former barn/residence
325 S. C 1939 American Small House
385 S. C 1938 American Small House

5TH STREET

West side, going north

160 S. C 1919 Colonial Revival Cottage
140 S. NC c. 1867/1890 Queen Anne
80 S. C c. 1890 Queen Anne; Shed c. 1920 C
40 S. C 1919 Bungalow
40 N. NC 2008 House
60 N. NC c. 1905 Free Classic; Garage c. 1990 NC
90 N. NC c. 1895 T-plan
110 N. NC c. 1890 L-plan
250 N. NC c. 2010 Zionsville Public Library
290 N. C c. 1915 Bungalow
310 N. NC c. 1895 Gable-front

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360 N.	C	c. 1880	Gable-front; Garage c. 1950 C
390 N.	C	c. 1890	Gabled-ell; Garage c. 1960 C

5TH STREET

East side, going south

315 N. (front)	C	1903	Side-gabled cottage
315 N. (back)	C	1945	Brown's Antiques, Gable-front
295 N.	C	c. 1890	Hall & Parlor
335 S.	NC	1942/2021	House
355 S.	NC	1941	American Small House
365 S.	C	1941	American Small House

4TH STREET

West side, going north

360 S.	NC	c. 1960	House
350 S.	NC	1940	House
330 S.	C	1939	Side-gabled House; Garage c. 1940 C
320 S.	NC	c. 2000	House
110 S.	NC	1969	Late Colonial Revival
40 S.	NC	1975	Ranch/Bedford Stone
40 N.	C	c. 1900	Gable-front; Garage c. 1950 C
90 N.	NC	c. 1890	Carpenter-Builder
140 N.	NC	1975	House
290 N.	C	c. 1875	Second Empire

4TH STREET

East side, going south

355 N.	C	c. 1960	Gable-front
315 N.	NC	1960	House
295 N.	NC	c. 2025	House
255 N.	NC	1950	American Small House; Garage c. 1950 C
245 N.	C	c. 1910	Gable-front
95 N.	C	c. 1920	Bungalow; Garage c. 1920 C
75 N.	C	c. 1920	Bungalow; Garage c. 1920 C
55 N.	C	c. 1920	Bungalow
45 N.	C	1939	Tudor Revival; Garage c. 1940 C
145 S.	C	c. 1920	Bungalow; Garage c. 1920 C
155 S.	C	1938	Cape Cod
333 S.	NC	c. 2010	House
335 S.	C	1942	American Small House

BAILEY COURT

40	C	1953	Ranch/Bedford Stone
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3RD STREET

West side, going north

330 S.	C	c. 1910	Hall & Parlor
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Zionsville Historic District

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40 S.	C	c. 1890	House; Garage c. 1930 C
70 N.	C	1952	American Small House; Garage c. 1955 C
80 N.	C	1868	Italianate/Cross-gabled
110 N.	C	c. 1880	Italianate/Gable-front; Garage c. 1990 NC
260 N.	NC	c. 2010	House
290 N.	C	1892	Queen Anne; Garage c. 1990 NC

3RD STREET

East side, going south

263 N.	NC	c. 1970	Apartments/Modern Colonial Revival
145 N.	NC	c. 2010	House
95 N.	C	c. 1890	Pyramid-roof Cottage
75 N.	C	c. 1890	Gable-front; Garage c. 1930 C
95 S.	C	1948	American Small House/Colonial Revival
325 S.	NC	c. 2010	House

2ND STREET

West side, going north

240 S.	C	c. 1850	Greek Rev/Center Passage; Shed 1950 C
210 S.	C	c. 1850/1890	Greek Revival; Garage c. 1910 C
190 S.	C	c. 1960	Commercial Building; Garage c. 1980 NC
180 S.	C	c. 1930	House; Garage c. 1930 C
110 S.	C	c. 1921	Craftsman; Garage c. 1921 C
90 S.	C	c. 1900	Bungalow; Garage c. 1990 NC
60 S.	C	c. 1885	Queen Anne/Gable-front
40 S.	NC	2020	House
20 S.	C	c. 1870/1890	Queen Anne/Gable-front
70 N.	C	c. 1860	Greek Revival/Gable-front

2ND STREET

East side, going south

135 S.	C	c. 1920	Bungalow
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1ST STREET

West side, going north

156 S.	NC	c. 1860	Greek Revival
60-88 N.	NC	c. 1970	Commercial
100 N.	C	1947	Grain Elevator/Parapet-front
140 N.	NC	1996	House
270 N.	NC	c. 1970	Apartments/Modern Colonial Revival

MAIN STREET

West side, going north

290 S.	C	1875	Commercial/Tavern
270 S.	NC	c. 1880	House
190 S.	NC	c. 1975	Commercial
180 S.	C	c. 1930	2-Part/Commercial

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176 S.	NC	c. 1940/1980	2-Part/Commercial
150-170 S.	C	c. 1870	2-Part/Italianate
140 S.	C	c. 1885/1910	2-Part/Commercial
130 S.	NC	c. 1885	1-Part/Commercial
120 S.	C	c. 1950	1-Part/Commercial
104-112 S.	C	c. 1880/1897	2-Part/Commercial
100 S.	C	c. 1915/1950	2-Part/Commercial
98 S.	C	c. 1885	Bank Building/Italianate
76 S.	C	c. 1914	2-Part/Classical Revival
50 S.	C	c. 1885	2-Part/Italianate
40 S.	C	c. 1890	1-Part/Commercial
10 S.	C	c. 1890	2-Part/Classical Revival
10 N.	C	c. 1885	2-Part/Italianate
20 N.	C	c. 1900	1-Part/Commercial
30 N.	C	c. 1890	1-Part/Commercial
40 N.	C	c. 1880	1-Part/Italianate
56 N.	NC	c. 1970	Commercial
58 N.	NC	c. 1950	2-Part/Commercial
60-90 N.	C	1963	Commercial/Modern Colonial Revival
106 N.	NC	c. 1915/c. 1970	1-Part Commercial/Neo-Victorian
110-116 N.	NC	c. 1970	Commercial
120-124 N.	C	c. 1880	Boarding House
130 N.	C	c. 1880	Hotel
140 N.	NC	c. 1890	Queen Anne; Garage c. 1990 NC
150 N.	C	c. 1880/1910	Center Gable
160 N.	NC	2019	House; Garage c. 1950 C
180 N.	C	1876	L-plan; Garage c. 1990 NC
190 N.	C	1870	L-plan; Garage c. 1940 C
210 N.	C	c. 1890/1915	L-plan
220 N.	NC	c. 1920	Gable-front; Garage c. 1920 C
230 N.	NC	2005	House
240 N.	C	c. 1900	Gabled-ell; Garage c. 1930 C
250 N.	NC	c. 2020	House; Garage c. 2020 NC
260 N.	NC	c. 2020	House
270 N.	C	c. 1880	Central-gable; Garage c. 1990 NC
280 N.	C	1954	Ranch; Garage c. 1955 C
290 N.	NC	c. 1900/2010	House

MAIN STREET

East side, going north

345 S.	C	c. 1885	T-plan House; Garage c. 1930 C
305 S.	C	c. 1885	T-plan House
295 S.	NC	c. 1955	Commercial
285 S.	C	c. 1950	1-Part/Commercial
255-275 S.	C	c. 1950	1-Part/Commercial
211 S.	NC	c. 1930	1-Part/Commercial
205 S.	C	c. 1880	2-Part/Italianate

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195 S.	NC	c. 1920/1980	Bungalow
175 S.	C	c. 1870	Kogan House, Greek Revival/I-House
125-135 S.	C	c. 1880/1905	Cross Gable
115 S.	C	c. 1870	Gregory House, Center Passage
91 S.	NC	c. 2010	Commercial
61 S.	C	c. 1855	Gable-front/Greek Revival
45 S.	C	c. 1960	Commercial
15-17 S.	NC	c. 2000	Commercial
5 N.	NC	c. 1903/1975	Interurban Depot/Modern Colonial Revival
35-55 N.	NC	c. 1950	1-Part/Commercial
75 N.	C	1894	Queen Anne/T-plan/Methodist Episcopal Church
105-115 N.	NC	c. 1970	Commercial
125 N.	C	c. 1885	Queen Anne; Garage c. 1990 NC
135 N.	NC	c. 1880	House
145 N.	NC	2024	House
155 N.	C	c. 1900	Stick Style; Garage c. 1990 NC
165 N.	C	c. 1917	Prairie Style/Foursquare; Garage c. 1925 C
175 N.	C	c. 1885	Gabled-ell; Garage c. 1920 C
195 N.	C	c. 1915	Bungalow; Garage c. 1920 C
205 N.	C	c. 1917	Prairie Style/Four Square; Garage 1920 C
235 N.	C	c. 1930	Bungalow
245 N.	NC	c. 1990	House
255 N.	C	c. 1900	L-plan; Garage c. 1930 C
265 N.	C	1856	Greek Revival/Hall & Parlor
275 N.	NC	c. 1920/2010	House
285 N.	C	1941	American Small House; Garage c. 1950 C
295 N.	NC	c. 1890	Gabled-ell

MAPLE STREET

West side, going south

496 N.	NC	c. 1986	House
460 N.	C	1940	Gable-front
458 N.	NC	c. 1982	Side-gabled House; Garage c. 1982 NC
440 N.	C	1918	American Four Square; Garage c. 1920 C
420 N.	C	1934	Bungalow; Garage c. 1990 NC
410 N.	C	c. 1880	Upright-and-Wing
290 N.	NC	c. 1990	House
280 N.	NC	c. 2018	House
270 N.	C	c. 1925	Bungalow; Garage c. 1925 C
260 N.	C	c. 1900	Gable-front; Garage c. 1990 NC
250 N.	NC	c. 2010	House
240 N.	C	c. 1930	Bungalow/Gable-front; Garage c. 1990 NC
230 N.	C	c. 1920	Bungalow/Side-gabled
220 N.	C	c. 1870	Upright-and-Wing; Garage c. 1930 C
210 N.	C	c. 1900	Gabled-ell
200 N.	C	c. 1900	Gable-front
190 N.	NC	c. 1900	Gable-front; Garage c. 1990 NC
180 N.	C	c. 1890/1920	Hall & Parlor

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170 N.	C	c. 1915	Bungalow; Garage c. 1990 NC
160 N.	NC	c. 1910	House
140 N.	NC	c. 2010	House
130 N.	NC	c. 1900	Gable-front; Garage c. 1930 C

MAPLE STREET

East side, going north

105 N.	C	c. 1890	Queen Anne; Garage c. 1990 NC
115 N.	C	c. 1910	Bungalow
125 N.	C	c. 1900	L-plan
145 N.	C	c. 1900	L-plan; Garage c. 1930 C
165 N.	C	c. 1900	Gable-front
175 N.	NC	c. 2010	House; Garage c. 2010 NC
195 N.	C	c. 1890	Queen Anne
205 N.	C	c. 1860	Gable-front; Garage c. 1990 NC
225 N.	C	c. 1925	American Four Square; Garage c. 1925 C
235 N.	NC	c. 1900	L-plan; Garage c. 1990 NC
245 N.	NC	c. 1900	L-plan; Garage c. 1930 C
255 N.	C	1953	Ranch
265 N.	C	c. 1930	Bungalow; Garage c. 1990 NC
275 N.	C	c. 1925	Bungalow; Garage c. 1930 C
285 N.	C	1953	American Small House
295 N.	NC	c. 1890	Gabled-ell
405 N.	C	c. 1900	Queen Anne
445 N.	NC	c. 1880	L-plan; Garage c. 1930 C
465 N.	C	c. 1870	L-plan; Garage c. 1930 C
495 N.	C	c. 2003	House

ELM STREET

West side, heading north

60 S.	C	c. 1920	Side-gabled House
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ELM STREET

East side, heading south

95 N.	C	c. 1890	T-Plan
45 N.	C	c. 1890	L-plan; Garage c. 1990 NC
5 N.	C	c. 1870/1910	Greek Revival/Craftsman; Garage 1930 C
35 S.	C	c. 1855	Greek Revival/Double-pen
45-49 S.	NC	c. 1975	Commercial/Modern Colonial Revival
95 S.	C	c. 1900/c. 1960	Gabled-ell

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Selected contributing resources for further architectural description:

EAST/WEST STREETS BEGINNING AT THE NORTH END OF THE DISTRICT

Ash Street, north side going east

520 W. Ash. Simpson-Mills House, Italianate Cube, c. 1865.

Middle of photo 30

The two-story house features clapboards and a tall frieze at the top of its second story. The eaves are supported by pairs of scroll brackets between which are frieze band windows. The low-pitched hipped roof is covered with asphalt shingles and surmounted by a short cupola with a flat roof. The square cupola features two short rectangular windows in each wall. The house has 4/4 wood windows with shaped wood surrounds topped by simple cornices. The front façade is divided into four bays of these windows except for the four-panel wood entry door in the bay, second from the east on the first story. The entry has a surround similar to the windows and features an octagonal transom. A porch, added between 1980 and 2007, that features three wood posts with chamfered corners fronts the first story's middle bays. The posts have scroll brackets that support a flat roof with ornamental ironwork balustrade.

The house was probably constructed about 1865 for the Elizabeth Simpson family. She was the widow of Valentine Simpson and mother of Rebecca and Elitha Simpson who owned it in 1878. Elitha remained unmarried and lived in the house until about the time of her death in 1914. The John Clark and Bessie Mills family owned this home during the 1920s-1950s. J. C. Mills was descended from several generations of merchants and first settlers of Zionsville including the Mills, Swaim, and Cropper families. He enjoyed a career as a bank cashier/bank director, as well as the owner of a furniture store. He had been elected Boone County Auditor while living at this house and died suddenly, while holding that office, in 1950. After he and Bessie were first married, they lived on Main Street (now Pine Street), and he was employed as an embalmer by his father, John M. Mills, who operated a funeral home.¹

480 W. Ash. Dr. S. W. Rodman House, Gable-front, c. 1870.

Left side of photo 31

The one-and-a-half story house has wood clapboards and simple corner trim with a tall frieze board at the top of the walls. The house has 2/2 wood windows with simple trim boards and pairs of wood shutters. The front façade features a wood door with window in the top half in its east end. The door has a surround composed of wood pilasters that support a simple entablature. Two 2/2 wood windows are west of the entry and one 2/2 wood window is centered in the front gable. Small scroll brackets support the eaves on the front of the house.

During the 1870s, the house belonged to Samuel W. and Martha Rodman. Samuel Rodman was an early physician in Zionsville from the 1850s-1890s and served as president of Indiana Medical College. He traveled west during the early 1890s and died in Yakima, Washington in

¹ J. Clark Mills, Boone County Auditor, Dies. *The Indianapolis News*. 30 June 1950. Pg. 13, col. 2

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1899.² Charles and Halcie Shaw lived in this home during the late 1940s-1950s. Charles Shaw was employed as a clerk in a hardware store while Halcie was employed as a telephone operator. Prior to this location, the couple lived on Pine Street and Charles was employed by a wholesale grocery.

450 W. Ash. Queen Anne House, c. 1870/c. 1900.

Right side of photo 31/left side of photo 32

The large, two-and-a-half story house has a substantial, rectangular massing with wraparound porch, clipped front corners, and a tall cross-gabled roof. The house has clapboards with simple corner trim boards. A picket style frieze is at the top of the second story and the gables are covered with patterned wood shingles. The house has large 1/1 wood windows with shaped surrounds and a sawtooth pattern on their cornices. The roof is covered with asphalt shingles and jig sawn brackets support the eaves on the corners of the gables.

The front facade features a concrete porch that wraps around both corners and continues on the east facade with a screened porch. The porch has original turned wood posts which support a spindle frieze. The porch roof is hipped and features sawn rafter tails. A large 1/1 wood window is centered in the first and second stories of the front facade. The clipped corners also feature 1/1 wood windows in the first and second stories. The wood entry door, which features a window in the top half and transom, is east of the large window centered in the first story. Wood windows are centered in the gables. They feature a simple surround with a segmental arch over the window and a gabled hood with sawtooth trim.

The house appears to have its construction origins to about 1870 when Josiah Kildow, a carpenter, owned the property. It sold shortly after for \$1500 to Thomas Spann in 1871. Whether Spann lived in the home is unclear since his interests were in real estate and his home and company were in Indianapolis. It was sold to Samuel and Ann Ottinger in 1902, who had a mortgage with Zionsville Building & Loan, then to Benjamin and Clara Booher in 1904. Booher's had a mortgage with Eagle Building & Loan for \$3400. It seems likely that it was significantly expanded at that time. This home belonged to Miles and Elma (Gosset) Tudor, who were in the 60s and retired during the 1940s-1950s. Part of the home was also occupied at this time by Herman and Lorreta Burns. Herman Burns worked in road construction. The Tudors had lived in Hendricks County, first as farmers in the 1920s-1930s, then in Indianapolis prior to relocating to Zionsville for their retirement in the late 1940s.

310 W. Ash. American Small House, c. 1920.

The one-story house has a gabled-ell form with a front gable on the west end of its front facade. The house has a concrete block foundation and wood shakes cover its walls. The house has vertical boards in its gables and the roof is covered with asphalt shingles. The porch, likely a more modern adaptation, is centered on the facade, on the inside corner of the L. It has a concrete floor and turned wood posts and spindle balustrade and is sheltered by a shed roof. A 1/1 modern window is centered in the front gabled section. A matching window is in the west half of the porch's back wall. The entry door, which is wood with a window in the top, is in the

² Death of Dr. Rodman. *The Yakima Herald*. 30 March 1899. Pg. 14, col. 4

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east half of the porch's back wall. A three-sided bay with clipped corners and casement windows is in the east half of the façade and is supported by jig sawn brackets. This is also likely from a more modern remodeling campaign.

Ash Street, south side going west

175 E. Ash. Colonial Revival Cottage, 1948.

The unusual little side-gabled, one-and-a-half story house features wood shingles on its walls and asphalt shingles on its roof. The full-width front porch features tall, square columns in the Doric order. The porch floor is concrete. A door entry door with window in the top is centered on the façade. It is flanked by large wood windows divided into twelve panes (the middle four panes are rectangular; the outer panes are square).

365 W. Ash. Greek Revival/Hall-and-parlor House, c. 1878.

The small, one-story, side-gabled house is notable for its age. The house has wood siding sawn to resemble boards and battens. A frieze board is at the top of the walls. The roof is covered with asphalt shingles. The front façade features two modern 1/1 windows in its west half and one modern 1/1 window in its east end. A modern wood door with transom is west of the east window, to provide a simple four-bay arrangement on the façade.

Linden Street, north side going east

470 W. Linden. Gable-front House, c. 1860.

Left side of photo 29

This simple, one-story gable-front house features wood clapboards, corner boards, and a frieze board at the top of the walls. The front façade features 1/1 wood windows flanking the entry. The windows are topped with a cornice. Windows on the sides of the house are 6/6 wood with simple trim boards. The entry features a wood door with window in the top half. It has a transom, divided into three panes, and a surround composed of fluted trim boards with bullseye blocks at intersecting boards. The surround is topped with a simple cornice.

This is one of the houses that is thought to have been moved to the village from Eagle Village on the Michigan Road. It is estimated to have been built about 1860 and moved to the site in 1868 by Joseph and Susan Kimble.³

320 W. Linden. Gabled-ell House, c. 1890/1935.

The one-and-a-half story house features a one-story ell on its northwest corner. A concrete porch with brick walls and square columns is on the west facade of the house and leads to the entry, also centered in the west façade. The brick columns support a shed roof. A through-cornice dormer with a hipped roof is also centered in the west façade. The house is covered with cement shingles (c. 1935) and the roof is covered with asphalt shingles. The Craftsman style wood windows are 3/1. There are two in the first story and one centered in the second story of the front

³ Sullivan Munce Cultural Center Century Structures compiled research/tour

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façade. The house appears to date to the late 19th century but had a remodeling campaign c. 1935.

During the 1940s-1950s, Cecil and Naoma Cluck lived in the house. Cecil was employed as a foreman for a machine shop while Naomi was employed as a postal clerk. They had relocated their family from Coffeyville, Kansas by the late 1940s. By the 1960s, the couple built a house at 140 Bailey Court on the north edge of Zionsville.

Walnut Street, north side going east

420 W. Walnut. Cyrus N. Beamer House. Queen Anne Cottage/L-plan, c. 1885

Middle of photo 27

The one-and-a-half story house has a rusticated concrete block foundation and clapboards with simple trim boards. The house has a gabled-ell form with a porch on the inside corner facing intersecting streets. The house has 4/4 wood windows, most with simple trim boards, and the roof is covered with asphalt shingles. A frieze board is at the top of the walls and sawn brackets carry purlins that extend to carry the eaves. A three-sided projecting bay with clipped corners is in the gabled section facing east. It has 4/4 windows in each wall with cornices that feature sawtooth trim. A short window, flanked by diamond-shaped windows is in the gable of this section. The south-facing gabled section features two 4/4 windows in the first story and a 4/4 window centered in the gable.

The porch features turned posts and spindle balustrade. It is an extension and remodeling of the original porch, added between 1980-2007. It has a clipped inside corner entry with a gable covered in pickets. The porch features a short spindle frieze and shed roof with pickets covering its half-gables. The east-facing back wall of the porch features a wood door with window in the top half and transom, on the inside corner and a 4/4 window to its south. Similarly, the south-facing back wall of the porch has a matching door and transom on its inside corner and 4/4 window to its east.

The house was constructed about 1885 for the Cyrus N. Beamer family. Beamer was president and secretary of the Zionsville Building and Loan Association and lived in the house for forty years. The house was later owned by Clyde and Eva Harris who purchased the property in 1936. Eva Harris started a hair salon named Eva's Beauty Shop in a downstairs bedroom until it moved to a downtown location in 1940. Clyde Harris owned and operated the Zionsville Theater during this time.

Walnut Street, south side going west

395 W. Walnut. Christian Union Church, 1870.

Photo 28

The one-story, gable-front brick building features 4/4 full-round arched wood windows with brick hoods and stone sills. The roof is covered with slate. The front façade features a pair of six-panel wood doors with full-arched transom centered in the façade and flanked by 4/4 full-round arched windows. The transom has a brick hood. Fluted trim boards continue from the bottom of

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the brick arch/hood to flank the entry. An original wood spindle, cut in half, is in the center of the transom to divide it in half with three panes in each half. A building stone was centered in the gable wall and a modern gabled porch is centered on the facade. A row of four 4/4 full-round arched windows front 4th Street on the building's west façade.

A historical marker erected in the front yard in 1965 notes that the building was constructed in 1870 as the Christian Union Church, then became home of Boone Post No. 202 of the Grand Army of the Republic from 1898-1926, then become home of the Francis Neidlinger Post No. 79 of the American Legion from 1919 into the 1960s.

Poplar Street, north side going east

490 W. Poplar. Italianate/I-house, c. 1868/1885.

Photo 22

The two-story brick, side-gabled house features modern 4/4 windows in segmental-arched openings. A frieze board is at the top of the walls and the roof is covered with asphalt shingles. The front façade features three bays of windows except for the modern entry door in the east end of the first story. A wide porch with concrete floor and turned wood posts with spindle balustrade is on the front façade. It features scroll brackets that support the shed roof, which has exposed rafter tails and is covered with asphalt shingles. The Queen Anne porch is an early (c. 1880) feature.

Construction on the house began about 1867 and finished in 1868. It was built by John Bragg, a mason who also had constructed the earlier Boone County Courthouse in Lebanon. It was built for Martin and Phereba (Bishop) Conrad. Martin Conrad came to western Hamilton County from North Carolina with his parents. The Conrads began a grocery business in Zionsville shortly after the village was established. It is thought that the bricks used for constructing the house were made from clay at the Conrad farm. Phereba Bishop was part of one of the area's earliest settling families, the name being associated with the Bishop Cemetery (now Zionsville Cemetery) on land that belonged to her family. The Conrads sold the home to James Hamar in 1873; he was a native of Kentucky who arrived in the village the same year he purchased the house. He died in 1886, but his heirs kept the property until 1901 when it sold to William and Minnie Mills who lived in the home until 1939.⁴

370 W. Poplar. Bungalow, c. 1915.

Middle of photo 24

The wide, side-gabled bungalow has a rusticated concrete block foundation and porch and the walls are covered with aluminum siding. The windows are Craftsman style, mostly 3/1 wood windows with limited trim. The roof is covered with asphalt shingles. The front façade is symmetrical with a full-width porch, center entry, and two large, gabled dormers in the roof. The porch is composed of rusticated square columns and balusters that support a concrete railing. The entry door is a modern Craftsman style wood door. It is flanked by groups of windows in the

⁴ Sullivan Munce Cultural Center Century Structures compiled research/tour

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back wall of the porch. Each group is composed of a wide 6/1 window flanked by narrow 3/1 windows. The dormers also feature three 3/1 wood windows.

Bernard and Lenora (Condon) Clayton lived in this home during the 1930s-1950s. They had rented a home prior to purchasing this home in the early 1930s. Bernard Clayton was a native of Fulton County, Indiana, where he published his first paper, the *Akron News*, from 1919-1922. He then purchased the *Tipton Tribune* and published it for two years before moving to Zionsville in 1924 where he purchased and became the editor of the *Zionsville Times*. Clayton served on the Zionsville town board and was one of the founders of its fire department.⁵

290 W. Poplar. Bungalow, c. 1920.

Right side of photo 25

This small, side-gabled bungalow is one-story with rusticated concrete block foundation and clapboards. The house has 1/1 wood windows with simple trim boards and the roof has wide-overhanging eaves with exposed rafter tails and is covered with asphalt shingles. The façade features a front-gabled porch, off-centered to the west, with wood floor and square corner posts. The front of the gable is enclosed and covered with clapboards. The entry door is wood and has a window in the top half divided into nine panes. The door is centered on the façade, but in the east half of the porch's back wall. The entry is flanked by pairs of 1/1 windows.

50 E. Poplar. Bungalow, c. 1920.

The one-and-a-half story front-gabled bungalow features a brick foundation and porch. The walls are covered with clapboards and feature corner boards. The home's windows are mostly 1/1 replacements with simple trim boards. The roof has exposed rafter tails and is covered with asphalt shingles. The façade features a front-gabled porch on its east half. The porch has brick walls and square corner columns of brick. This supports the projecting gabled porch roof. The porch's gable wall features a small wood window divided into eight panes. The back wall of the porch is recessed and features a wood door with a window in the top in its west half and a 1/1 window in its east half. A 1/1 window is in the first story west of the porch. A pair of smaller 1/1 windows is centered in the front gable.

Donald and Patricia (Sarbinoff) Lovingfoss, a young couple who married in 1949, lived in this home during the 1950s. Donald Lovingfoss was a native of Lebanon, Indiana, and was employed as a truck driver while Patricia worked in a factory assembling electrical devices.

Poplar Street, south side going east

495 W. Poplar. American Four Square, c. 1910.

Photo 23

The two-story house has walls composed of rusticated concrete block and Craftsman style 5/1 wood windows with stone sills. The house has a tall, hipped roof with flared eaves covered with asphalt shingles. The façade features a full-width concrete porch with a row of four cast concrete piers surmounted by cast concrete columns. The piers and columns feature rustication. These

⁵ Rites Today for Bernard Clayton, Fulton Native. *The Logansport Press*. 19 May 1959. Pg. 7, col. 4

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support a low-pitched hipped porch roof. The wood entry door, which features a full window, is near the center of the porch's back wall. A 5/1 window is west of the door and a 5/1 window is in the east half of the wall. A second wood entry door is in the west end of the porch's back wall. The second story features two 5/1 windows.

During the 1940s-1950s, Albert and Ethelwyn (Beal) Heinss lived in the home. The family had relocated from Huntington, Indiana, to Zionsville in the early 1940s where Albert was employed as an engineer for Allison Engineering. Their time in Zionsville was brief, as they returned to Huntington where Albert died in 1952.

545 W. Poplar. Italianate/Gable-front House, c. 1869.

Photo 21

The one-and-a-half story, gable-front brick house features a frieze board at the top of its walls and wood braces with sawn ends that support its eaves. The roof is covered with asphalt shingles. The front façade features two pairs of 4/4 wood windows in segmental arched openings. These flank a wood entry door with a window in the top half and a wood transom window in a segmental arched opening. The second story features a pair of 4/4 wood windows in a segmental arched opening centered in the gable. The house had an early 20th century brick porch with hipped roof that was removed during restoration.

The construction of the house is credited to John Bragg, an accomplished brick mason working in Zionsville and Boone County. Rebecca Cooney purchased the house for \$500 in 1880 and lived in it until 1895. After it was sold in 1895, it sold again several times until 1922 when the Culley family purchased it and used it as a rental home until 1930, after which it served as a residence for the Culley family. They owned it until 1999.⁶

595 W. Poplar. Bungalow, c. 1920.

This one-and-a-half story, front-gabled bungalow is similar to the bungalow at 50 E. Poplar. It features a rusticated concrete block foundation and brick porch on the east half of its façade. The house has 3/1 wood windows with simple trim boards. The roof has exposed rafter tails and is covered with asphalt shingles. The porch projects from the façade and features tall brick corner piers topped with short, square wood columns. These support the porch's front-gabled wall, which is enclosed and covered with clapboards. The back wall of the porch features a pair of 3/1 wood windows. The entry door is located in the east-facing wall of the porch. A row of three 3/1 wood windows is west of the porch. A small 1/1 wood window is in the front gable.

This house belonged to Norval and Leona (Conn) Gillaspie, during the 1930s-1950s. Norval Gillaspie was employed as a night watchman for a company in Zionsville. After her husband's death in 1948, Leona was employed in the finishing department for a medical laboratory. Her adult daughter, Marine Gillaspie, also lived in the house during the 1940s-1950s, and was employed as a telephone operator.

⁶ Sullivan Munce Cultural Center Century Structures compiled research/tour

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Cedar Street, north side going east

560 W. Cedar. Bungalow, c. 1920.

The one-story bungalow featured a rusticated concrete block foundation and clapboards. The house has 1/1 wood windows, and its hipped roof is covered with asphalt shingles. The façade features a full-width porch sheltered by the main roof. The porch has a concrete floor and three modern brick columns that support the roof. The entry is near the center on the back wall of the porch and features a wood door with window divided into multiple panes. It is flanked by large 1/1 windows. The façade features a large dormer centered in the roof. It has a hipped roof and pair of wood louvers for the attic in its front wall.

During the mid-1940s-1960s, Raleigh and Mildred (Wilson) Kouns and their children lived in the home. Riliegh Kouns was employed in the offices of the Pittman Moore Company during this time.

480 W. Cedar. Italianate house, c. 1880/1910.

Right side of photo 18

The two-story brick house features 1/1 modern wood windows with segmental arched hoods and pairs of shutters. A wood sawtooth frieze is at the top of the second story. Sawn brackets with drop finials are located on the corners of the house to support the eaves. The low-pitched hipped roof is covered with asphalt shingles. The house has massing that extends its footprint to the east and a wraparound porch with square columns of brick and a hipped roof extends from the front façade around the east façade. The front façade is divided into three bays of 1/1 windows, except for the entry located in the east bay of the first story. It is composed of a wood door with full window, divided into multiple panes, and a wood transom. Generally speaking, the entry is centered with the porch and flanked by columns on the front wall of the porch.

370 W. Cedar. Italianate/Queen Anne, c. 1870.

Left side of photo 16

The one-and-a-half story gable-front brick house has a simple, symmetrical arrangement on its front façade with an entry door and transom centered on the façade. The wood door has a segmental-arched window in its top half. The wood transom is rectangular but in a segmental brick arch. Flanking the entry are 4/4 wood windows in segmental arches. A matching window is centered in the front gable. The house features a porch with a concrete floor and turned posts that support a flat roof. The gabled roof is covered with asphalt shingles. The front porch is recent but the side porch is original.

During the 1940s-1970s, Homer and Gwendolyn (Gray) Fix lived in the house with their three sons and a daughter. Homer Fix was employed as a pipe fitter for Rock Island Oil Refinery (W. 86th Street, Indianapolis) but previously had worked for Phillipi Funeral Home in Zionsville and Ewing Funeral Home in Shelbyville, his native community. He retired from Rock Island in 1976.⁷

⁷ Homer D. Fix, 80, worked at refinery. *The Indianapolis News*. 21 April 1992. Pg. 42, col. 5

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290 W. Cedar. Craftsman Bungalow, c. 1920.

Photo 15

The one-and-a-half story, side-gabled bungalow features a rusticated concrete block foundation and narrow wood clapboards cover its walls. The house has a skirt board at the bottom of the first story and sill board at the base of the windows. The gables feature vertical stickwork to appear like trusses. The home's windows feature double-hung windows with top sashes divided into multiple diamond-shaped panes. The windows have simple trim boards. Large wood brackets of East Asian influence support the eaves. The roof is covered with asphalt shingles.

The front façade features a front-gabled porch on its west half. The porch has three brick piers topped by large wood posts that carry the porch roof. A clapboard-covered porch wall is between the piers. A Craftsman style wood door with a window in the top is in the east side of the porch's back wall. A window with diamond-shaped panes in the top sash is west of the door. A matching window is in the first story east of the porch. The house also features a brick chimney flanked by small windows in the south end of its west façade. A projecting, three-sided bay with shed roof is centered on the west façade.

Charles W. and (Sarah) Irene (Smith) Cook, lived in this house during the 1930s-1950s, having moved from Maple Street where they lived in 1920. Their daughter, Helen Cook, also lived in the house in 1950, and was employed as an education consultant. Charles Cook, a resident of the village for fifty years, had been a grain dealer and owned the town elevator. He was also a director of the Farmers State Bank in Zionsville (98 S. Main) and the Zionsville Building and Loan Association.⁸ Sarah Irene Cook was credited with being active in many civic affairs while living in Zionsville, including being treasurer of the Indiana State Federation of Women's Clubs for many years.⁹

220 W. Cedar. Markland House, Dutch Colonial Revival, c. 1925.

Right/background of photo 12

The two-story, side-gabled house has stuccoed walls with half-timbering. The house has 6/6 and 6/1 wood windows with simple trim boards. The house has a gambrel roof covered with asphalt shingles. A steeply pitched cross gable in on the east half of the front façade. It has a row of four 6/6 windows in the first story and a pair of 6/1 windows in the second story. The wood entry door is in the west half of the façade and features a steeply pitched gable. The second story features a dormer in its west half, typical of gambrel-roofed houses. A 6/1 window is located in the dormer. Notable with this house is its large, gambrel-roofed barn with hay hood in its front gable (also seen in photo 12). It retains its historic vertical wood siding and wood windows.

During the 1930s-1950s, Glenn and Irene (Smith) Markland lived at this location, having previously rented a home on South Street (now Oak Street). Glenn Markland was a native of Whitestown, and served with distinction during WWI, being a Purple Heart recipient. He graduated from Butler University and Indiana University School of Law, then opened his first

⁸ Charles W. Cook. *The Indianapolis News*. 28 July 1959. Pg. 16, col. 2

⁹ Mrs. Sarah Cook Services Held. *The Indianapolis News*. 27 July 1972. Pg. 15, col. 4

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law office in the old Peoples Bank Building in Zionsville. During the 1930s, he was twice elected as state representative from Boone County, then served as prosecutor for the State Alcohol Beverage Commission between 1945-1953, before being named the board's commissioner.¹⁰ Irene Smith Markland lived to her 97th year. She was past president of Zionsville's Women's Club.¹¹

150 W. Cedar. Zionsville Post Office, Late Colonial Revival, 1962.

Left side of photo 13

The one-story former post office follows United States Postal designs for buildings of 2000 square feet and is featured in a booklet for standard post office building designs (1959).¹² The brick building features a low-pitched front gabled wall. The building has wood casement windows fronted by grilles divided into 16 panes. A wood panel is below the window and the window is topped by a tall entablature and flanked by shutters. The roof is covered with asphalt shingles. The gables are covered with vinyl siding. A square lantern-style cupola with a convex, copper mansard roof surmounted by a weathervane featuring a horse, is centered on the roof. Originally, the copper roof was spire-like. The façade features fluted corner boards and square, fluted wood columns that front an incised porch in the east half of the façade. Two windows with panels are in the back wall of the porch. The entry is in the east-facing wall of the porch and features a pair of wood doors with windows in the top half and a tall transom divided into multiple panes. A round wood attic vent is centered in the front gable.

The first post office was established in Zionsville in 1853 on Lot No. 4, in the original plat at the south edge of the historic commercial district. By 1895, the post office was relocated to a small frame building to front Main Street in the vicinity of 180 S. Main Street today. It remained at that location until at least 1920, then by the 1930s and into the 1940s, it had relocated to the one-story brick storefront building in the north half of 98 S. Main Street.

This new location for the post office was donated by the town from the north half of what became Lincoln Park. The building's design followed federal criteria set out by the United States Post Office for new buildings that served communities of a population of about 2,000. The building opened in 1962. A 1961 publication by the Zionsville Chamber of Commerce lauded the post office's efforts to carry out the town's colonial architectural theme in its new building.

Cedar Street, south side going west

85 E. Cedar. Former Town Hall/Fire Department/Water Works

Late Colonial Revival, c. 1935/1963.

Left side of photo 40

The one-story brick commercial building is testament to Zionsville's early 1960s embrace of early American styles. The building features two front-gabled sections that flank a side-gabled porch with a shed roof covered with wood shakes. The low-pitched gables are enclosed

¹⁰ Ex-Member of ABC to Be Buried. *The Indianapolis News*. 16 Aug 1956. Pg. 8, col. 2

¹¹ Irene Smith Markland, 97. *The Indianapolis Star*. 31 Dec 1994. Pg. 29, col. 3

¹² United States Post Office Department Building Designs, April 1, 1959.

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pediments with a tall entablature at the bottom of the gable wall. The gabled sections feature Doric pilasters on the corners to resemble Greek Revival temple-front design. The east gabled section features two metal windows, divided into two vertical sashes. The west gabled section features a nicely detailed entry with pilasters that support an entablature. The entry features a pair of wood doors with windows in the top half and a transom, all divided into multiple panes. Projecting bays with pent roofs flank the entry and feature a display window.

The middle section features an infill of wood siding and a display window on its east half. The west half features a wood door with a window in its top half and a 6/3 wood window. The porch roof is supported by three wood posts. A cupola is centered on the porch roof and features an open belfry, with bell, and pyramidal roof surmounted by a weathervane with an eagle.

A brass plaque on the porch's back wall is cast with these words "FRONT ELEVATION RENEWAL TO AID THE VILLAGE IN EARLY AMERICAN RECONSTRUCTION IMPROVEMENT PROGRAM CONTRIBUTING BY A LONG-TIME FRIEND AND NEIGHBOR PITMAN-MOORE COMPANY DIVISION OF THE DOW CHEMICAL COMPANY 1963"

By 1939, the town of Zionsville constructed the middle section of the building for its new town hall, replacing the building at 65 E. Cedar Street. The front façade was expanded to the east to include garage bays, and west on this building and remodeled in 1963 to comport to the town's architectural theme of early American architecture, complete with pediments and a bell cupola.

65 E. Cedar. Zionsville Town Hall/Knights of Pythias Castle Hall, 1902.

J. F. Wild & Co., builders. National Register of Historic Places, 1981.

Right side of photo 40

The three-story brick building features a tall, stepped parapet that fronts a gabled roof. The roof features sawn rafter tails under its eaves. The building has modern 1/1 windows in segmental brick arches and stone sills. The front façade features a wide, recessed entry flanked by stone pilasters that support a steel beam ornamented with rosettes. A cornice tops the beam and features the words OLD TOWN HALL CENTER. The entry features a pair of wood doors with full windows flanked by side-lites. The entry surround features pilasters and an entablature. Display windows in the side wall of the recessed entry feature the same style surround. Modern 1/1 wood windows with stone sills in segmental arched openings flank the wide entry. A five-panel wood historic door is in the east end of the façade. A wider opening with a modern metal door, side-lite, and segmental-arched transom is in the west end of the façade.

The second story features two shorter 1/1 windows in segmental-arched openings and a carved building stone in the center of the wall for the town hall. The third story features three 1/1 wood windows in segmental-arched openings. A building stone for the Knights of Pythias is centered above the middle window.

Zionsville was established in 1852 and named Zion's Village but was not incorporated until after the Civil War in 1866. By 1880, the town had a population of 855 residents. Two of the earliest services provided by the town were fire protection and municipal water. In 1895, a wood building that contained the town's hand fire engine and "lock up" presumably a jail, was located

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on the northwest corner of Pine and 1st Streets. The town also had built an elevated water tank at intersecting alleys south of Cedar Street and east of Main Street. This created water pressure to feed fire hydrants lining the commercial district of Main Street. By 1902, the town had purchased the partial block east of the elevated tank and worked in cooperation with the local Knights of Pythias Lodge to construct this building.

By 1910, the building was denoted as the Zionsville Opera House and K. of P. Hall on the Sanborn map of the town, with an additional note in the empty lot east of the building that was used as the village hitching grounds. Then during the 1920s, the building was being utilized not only as the town hall, opera house, and Knights of Pythias Lodge, but also as a temporary location for the public school. By 1939, the town had built a new concrete block town hall and fire department building east of this building. At that time, it was being used as a movie theater.

275 W. Cedar. Colonial Revival/Craftsman House, c. 1920.

Photo 14

The elongated, two-story rectangular house has walls covered with stucco and mostly 6/1 wood windows with simple trim boards. The house has a hipped roof covered with asphalt shingles. The front façade features three bays of 6/1 windows with the center bay featuring an entry centered in the back wall of the porch. The porch features four thick Doric columns that support a hipped roof. The entry is composed of a pair of wood French doors.

365 W. Cedar. Queen Anne House, c. 1890.

Right side of photo 17

The two-story house features clapboard and simple corner boards. The house is virtually intact. The house has 1/1 modern wood windows with simple trim boards except for the lintels which feature jig sawn moldings. A picket style frieze is at the top of the second story walls. A cornice board encloses the bottom of a front-facing gable on the west half of the façade. This front-facing gabled section projects forward and features a clipped northeast corner. The front gable is covered with wood fish scale shingles and features gable trim. The hipped roof is covered with asphalt shingles.

The front façade features an original full-width porch with turned posts and lattice-like railing composed of stickwork in a pinwheel pattern. The posts have sawn brackets that support a spindle frieze. The porch has a shed roof and small gable over the entry off centered to the east on the façade. The porch gable is covered in wood shingles. A wood door with window in the top half is also off centered to the east in the back wall of the porch. A 1/1 window is east of the door. The west half of the façade features a wood window in the clipped corner of the projecting section, and a wide 1/1 window centered in its front wall. The second story features a tall 1/1 window centered in its east half, a 1/1 window in the clipped corner and centered in the front wall of the projecting section.

While the lot changed hands several times prior to 1882, it appears that this home was constructed between 1882 and 1892 by John and Martha Cooney. The house served as a rental property for several consecutive owners during the first half of the 20th century, but became the permanent home to John and Edna Hodge, who had purchased the home in 1923, after Hodge's

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retirement in the early 1950s. John Hodge was a pharmacist and owned a drug store in the village. He was also a postmaster, teacher, and farmer during his lifetime.¹³

515 W. Cedar. Colonial Revival Cottage, 1939.

Left side of photo 19

The side-gabled, one-and-a-half story brick cottage features 6/6 wood windows with brick lintels and sills and wide wood clapboards in the gable walls. The house features lower side gables over bays extending to each side as well as lower cross gables over projecting bays on the front façade. The roof is covered with asphalt shingles.

The front façade features a projecting, lower cross-gabled section near its middle. It has a pair of 6/6 windows in its east half and a projecting, gabled vestibule and entry in its west half. The entry features a four-panel wood door. The cross gable has a short 6/6 window in its gable wall. A pair of short 6/6 windows are in the façade east of the projecting cross-gabled section. A pair of 6/6 windows are also in the façade west of the projecting cross-gabled section.

Oak Street, north side going east

350 W. Oak. American Small House, 1933.

The one-story, side-gabled house has vinyl siding and 6/6 wood windows. A brick chimney is on the east façade and the front façade features two lower cross gabled projecting sections on its west half. A porch extends across the middle and east half of the façade. The roof is covered with asphalt shingles. The front façade's west half features a projecting gabled section that has a wood entry door in its east half. A shorter front-gabled section projects from its west half and features a pair of 6/6 windows. The porch has a shed roof supported by pairs of wood posts with trellis-like rails between. A picket balustrade is between the posts and is likely from a later remodeling campaign. The back wall of the porch (east half of the façade) features a wide 8/8 wood window flanked by narrower 4/4 wood windows.

100 W. Oak. Lincoln Memorial Park (site), 1861/c. 1935

The city park is located on the site of the former depot and features landscaping and mature trees and a non-historic wood gazebo and flagpole. A historic marker is located in the park to mark where President Lincoln's train stopped on its way through the village to his inauguration on February 11, 1861.

The park once spanned a few blocks of the former railroad grounds and was initially named Depot Park when it was developed during the 1930s. The Lion's Club erected a monument dedicated on Flag Day, 1936, to commemorate President Lincoln's stop at the site. During Zionsville's centennial in 1952, the Women's Club redeveloped the park with beautification efforts by residents and the name was then changed to Lincoln Memorial Park. The park was reduced to its current borders in 1961 after the town sold the half north of Cedar Street for the construction of the new post office. The gazebo was added in 1986.

¹³ Sullivan Munce Cultural Center Century Structures compiled research/tour

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Oak Street, south side going west

505 W. Oak. Tudor Revival Cottage, 1938.

The one-and-a-half story, side-gabled house features clapboards and 6/6 wood windows with simple trim boards. The house has a steeply pitched roof covered with asphalt shingles and a brick and stone chimney centered in its east gabled wall. The front façade features a projecting front-gabled section in its west half that has a wood entry door with small leaded glass window on its east end. The door has a Tudor-arched surround. A pair of 6/6 windows is west of the entry and a small wood casement window is centered in the front gable. A pair of 6/6 windows is in the east half of the façade.

595 W. Oak. Italianate/American Foursquare, c. 1883.

The two-story house was built about 1883 in a simple Italianate style. By about 1940, it was remodeled with Colonial Revival features. The house features a brick wainscot and chimney, c. 1940, and clapboards on its first story. The second story features wood shingles that flare out just above the first story. The house has 6/6 wood windows. The façade has a wood entry door with pedimented surround on its east end and two 6/6 windows. The second story features two 6/6 windows. The hipped roof is covered with asphalt shingles and features exposed rafter tails.

The house was constructed by Trougott Mills, a town druggist, then sold a year later to William Alford. In 1908, the Zionsville Christian Church purchased the home to be used for its parsonage. The church had dedicated a new building nearby in 1911, and the parsonage would serve several pastors for the church over the following thirty years. The church sold it to the Swingett family in the late 1930s. The Swingetts had a building materials and construction business in town and constructed two smaller homes nearby in 1939.¹⁴ The Swingetts gave the house its present appearance in about 1940.

Pine Street, north side heading east

930 W. Pine. Prairie Style/American Four Square, c. 1910.

The one-and-a-half story house is arranged in a four-square plan. It has clapboards with corner trim boards and 6/6 modern windows. The house has a hipped roof covered with asphalt shingles and wide overhanging eaves. The character defining features of this house are the large, hipped roof dormers that project through the eaves. These are centered in each façade and feature a 6/6 window in their front wall. The front façade's first story is further characterized by molded concrete piers and columns, featuring rustication, that support the home's full-width front porch roof. The porch roof has a low-pitched hip. The modern wood entry door is centered in the back wall of the porch. It is flanked by 6/6 windows.

690 W. Pine. Greek Revival/Hall & Parlor, c. 1860.

Left side of photo 52

This side-gabled, one-and-a-half story house is notable for its age. It features a brick foundation, skirt board and clapboards, and a tall frieze board at the top of its walls. These continue onto the

¹⁴ Sullivan Munce Cultural Center Century Structures compiled research/tour

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side gables as cornice returns. The house has modern 1/1 windows with entablature headers and pairs of shutters. A window is in each end of the front façade. The modern wood entry door, with transom, is off centered to the west. The east façade demonstrates the two-room deep composition of the house with three bays of windows including one centered in the gable. The roof is covered with asphalt shingles.

620 W. Pine. Mary Smith House, Gabled-ell, c. 1902.

Right side of photo 52

The two-story house has a gabled-ell plan with clapboard siding and 1/1 wood windows. The front-gabled section is on the west half of the façade and features a group of three 1/1 windows centered in the first story and a pair of 1/1 windows centered in the second story. A small square window is centered in the gable. The east-facing gabled section has clipped corners with 1/1 wood windows in the corners and its east-facing wall. The home's windows have simple cornice hoods. A wood porch is on the east side of the front-gabled section. It features turned posts that support a gabled roof. A wood entry door and transom are in the back wall of the porch. A diamond-shaped wood window is in the south-facing second story wall of the gabled section (front façade). The roof is covered with asphalt shingles and features sawn brackets on the outside corners of the eaves.

The house was built for Mary (Lemon) Smith, who became a widow after her husband, Albert Smith, died from tuberculosis in 1901. Mary Smith built the house with her inheritance for her and her two children. She converted the house to a boarding house where she met her second husband, a lumber dealer, whom she married in 1911. Mary and her husband, Milton Weischan, built a bungalow at 190 S. 6th Street in which to live.¹⁵

510 W. Pine. Leibhardt House, Gable-front/Italianate, c. 1870.

The one-and-a-half story, gable-front house has clapboard siding and 4/4 wood windows with cornice hoods. Notable trim details include rope moldings on its corner trim boards and the tall frieze board at the top of its walls. The gable roof features jigsaw scroll brackets that support the eaves; the roof is covered with asphalt shingles. The front façade features a wood entry door with window in the top half and wood transom divided into three panes. The entry has a period wood porch with fluted posts and scrollwork brackets that support a balcony-like roof. The porch is flanked by 4/4 windows with wood shutters. A 4/4 window with shutters is centered in the front gable. Three pierced, round wood vents are located in the gable; two flank the window and one is above the window.

The house was constructed about 1870 for the Paul and Lavina (Cross) Leibhardt family. Lavina Cross was the daughter of Elijah and Polly (Hoover) Cross, who founded the town and created this first addition to the town where the house is located. Paul Leibhardt, who settled in Zionsville in 1855, was a native of France. He operated a woolen mill, Leibhart's Woolen-Mill, on Eagle Creek north of the village and served as the township trustee during the 1870s. The Leibhardt family owned the home for about ninety years.¹⁶

¹⁵ Sullivan Munce Cultural Center Century Structures compiled research/tour

¹⁶ Sullivan Munce Cultural Center Century Structures compiled research/tour

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Pine Street, south side heading west

105 W. Pine. Phillippi-Flanner Buchanan Funeral Home, Late Colonial Revival, c. 1934/1955.

Photo 08

The side-gabled building has a two-story center portion (1929) with one-story wings that extend east and west. The building has vinyl siding and 6/6 and 8/8 wood windows with pairs of shutters. The side gables have cornice returns, and the roof is covered with asphalt shingles. The symmetrically arranged front façade has a tall porch in front of the center section. It features four tall square columns, and two pilasters, in the Doric order that support a flat roof. The entry is centered at the back of the porch and is composed of a pair of wood doors with windows in the top half. The entry has a nicely detailed surround with pilasters and a large entablature. The entry is flanked by large 8/8 windows with a panel below. The wings feature two 6/6 windows and a louvered cupola with a weathervane. Two dormers with a window that is divided into six lites are in the roof above the porch.

Flanner & Buchanan, a mortuary company from Indianapolis, bought this funeral home from Jesse Phillippi in 1955. The business had been started by John M. Mills who operated it from a storefront on Main Street. That storefront was primarily used to display caskets since viewings were still done in the home and services were conducted at the home or in a church. In 1930, Mills sold the business to his protégé Jesse Phillippi who eventually constructed a funeral home on the site. Phillippi came to Zionsville in 1911 from Marion County and later constructed the Craftsman style house at 560 W. Pine in 1926. Both of Jesse's sons, Carlton and Wendel Phillipi, worked with their father in the mortuary business. Carlton Phillipi was most engaged in its operation and eventually sold it to Flanner & Buchanan in 1955, after which he served as Chairman of the Indiana State Board of Tax Commissioners.¹⁷ Wendell became the managing editor of the *Indianapolis News*.¹⁸ It was in the late 1950s that Flanner & Buchanan remodeled the building in keeping with the town's newly adopted architectural theme of early American architecture. It was highlighted on the front page of a Chamber of Commerce pamphlet in 1961.¹⁹

It should also be noted that the building sits on the site of the former Zionsville Inn. Built during the time of the Civil War, it was the town's first hotel. A historic marker in the front yard describes the history of the site.

255 W. Pine. John M. Mills House, Gothic Revival/Center Passage, c. 1880.

Left side of photo 07

The side-gabled house has vinyl siding, modern 1/1 windows, and the roof is covered with asphalt shingles. The house features a symmetrical front façade with a steeply pitched central gable. The house has a wood porch with wood posts that support a shed roof with gablet centered over the entry. The porch was added to the house between 1980-2007. The gablet and the central

¹⁷ Flanner-Buchanan history of their Zionsville location (unpublished/provided by Bruce Buchanan)

¹⁸ Sullivan Munce Cultural Center Century Structures compiled research

¹⁹ *The Greater Zionsville Chamber of Commerce* pamphlet, 1961

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gable, which features a 1/1 window, have jig sawn gable trim. The first story is dominated by its nicely detailed original entry composed of a wood door with shaped panels and flanked by side-lites and topped by a short transom. The side-lites are divided into multiple panes. Sawn trim work form arches over the entry with a drop finial. The top of the entry surround features rows of dentils. Flanking the entry are two windows in each half of the façade.

The house belonged to John M. Mills and was constructed c. 1885 in a combination of Stick and Gothic Revival styles, though much of the stickwork and side gable trim of the Stick style are no longer extant or uncovered. Mills was an early merchant in the city, beginning his furniture and undertaking business in the 1870s. He operated it for over sixty years by the time of his death in 1932. He founded the Zionsville Building and Loan Association about 1890 and served as an officer without pay for several years and did the same as a school trustee during which time he provided transfer fees for poor students to attend school in Zionsville. He was one of the founders of the Zionsville Chautauqua in the 1890s, and a member of the Zionsville Methodist Episcopal Church, Odd Fellows Lodge, and Knights of Pythias Lodge. At the time of his death, he was the only person who remembered hearing Lincoln speak during his stop in the village in 1861.²⁰

295 W. Pine. Pock-Stultz House, Craftsman Bungalow, c. 1915.

Middle of photo 07

The side-gabled bungalow features a concrete block foundation and walls covered with a pebble-dash stucco. The stucco sections are topped at the bottom by a skirt board and trim boards between the first and second stories, across the top of the first story windows. Half-timbering with vertical boards divides the stucco panels. The house has wood windows divided into four panes. Wood braces support the eaves. The roof features exposed rafter tails and is covered with asphalt shingles.

The front façade features a full-width front porch composed of brick walls and three square columns that support a shed roof. A 4/1 wood window is in the west half of the porch's back wall. A modern entry door is located in the east half of the wall. The façade features a large gabled dormer with a pair of 3/3 wood windows. The dormer also features half-timbering and stucco embedded with pebbles.

The house was constructed for Harry and Ruby (Mills) Pock about 1915. The couple purchased the property in 1912 and took out a mortgage with Zionsville Building and Loan Association, which was paid off in 1917. Harry Pock owned a department store, then later became a buyer for men's clothing stores. Esta and Grace (Brendal) Stultz purchased the home by the 1920s and lived in it until the 1940s. Esta Stultz owned an automobile filling station in the village.

305 W. Pine. John Hussey House, Queen Anne, 1904.

Right side of photo 07

The two-story house has a molded concrete block foundation and clapboards. The 1/1 wood windows have simple lintels with jigsawn moldings (original). The hipped roof features raked

²⁰ John M. Mills Died at 83. *Noblesville Ledger*. 25 July 1932, pg. 1, col. 3

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eaves supported by sawn rafter tails; the roof is covered with asphalt shingles. The front façade features a porch with gabled roof on the west half. The porch's turned posts and the gable trim on its roof are modern additions but the roof structure is of the period. The entry features a wood door with a window in the top half. A wide wood window with a transom is in the east half of the first story. The second story features two 1/1 windows. A gable rises from the hipped roof, at the ridge, and features a small 1/1 wood window. This gable features sawn brackets and gable trim.

Hussey was Milton Hussey's nephew and was a partner in a hardware with him when John first moved to Zionsville in 1900. Hussey built the house at 255 W. Hawthorne Street. Prior to his hardware business, John was a schoolteacher, and later became a minister, principal, and county school superintendent, as well as a state school inspector. No doubt, his professional career led him to meet Susie Aldrich, whom he married and built this house for in 1904. The Husseys lived in the home until 1944 when they sold it to Martha and Foster Wharry.²¹

415 W. Pine. Gregory House, 1904.

This large, two-story house has walls composed of molded, rock-face concrete block with a projecting belt course of smooth block between the first and second stories, and decorative block near the eaves. The house features 1/1 wood windows with concrete sills and rusticated concrete block lintels. The hipped roof features slightly-flared eaves and is covered with asphalt shingles. The front façade features a wood entry door with a full window and side-lite on the east half of the first story. A large 1/1 window is in the west half. The second story features two 1/1 windows. A porch wraps around from the front façade to the east side of the house where another entry door is in a projecting section to the south. The porch has wood posts that support a hipped roof.

The house was built by Frank Gregory in 1904 to, at least in part, show off his skills in the manufacture of and construction with molded concrete block. Gregory had his concrete block molding business on site, east of the house. Gregory was likely responsible for much early 20th century concrete block work in Zionsville, as well as being responsible for pouring the village's first concrete sidewalks. The house contains 27 rooms, for a family with nine children. After Gregory's death, his daughter, Mabel (Gregory) Sparks ran the business which also included a coal yard during the 1930s. The property once featured a livery barn to the south, which was converted to a boarding house in the early 1900s.²²

485 W. Pine. Gable-front House, c. 1865.

This one-and-half story, gable-front house features clapboard siding with simple trim boards and a tall frieze board at the top of the walls. The house has 4/4 wood windows on the first story and a pair of 1/1 wood windows in the front gable. The tri-part entry is on the west end of the front façade. It features a wood door and side-lites. Two 4/4 windows are east of the entry. The house has a full-width front porch, c. 1900, with turned posts and picket style balustrade and frieze panels. The roof is covered with asphalt shingles. A gable-front addition (in place before 1980)

²¹ Sullivan Munce Cultural Center Century Structures compiled research/tour

²² Sullivan Munce Cultural Center Century Structures compiled research/tour

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was made to the west side of the house but is separated from the original house as to not overwhelm the structure.

The house was constructed by Martin Hoover, who returned to Zionsville after serving in the Civil War in 1865 and was one of several simple gable-front homes constructed during the 1860s following the war. He was the son of Jacob Hoover, and nephew of Polly (Hoover) Cross, one of founders of Zionsville. Hoover sold it to Jacob Pitzer after it was constructed; Pitzer lived in the house for thirty years. He had moved from Virginia to Indiana in 1836 and had served as Boone County's Auditor and a Justice of the Peace in the 1800s. The house functioned as a creamery for turning cream into butter by William Sheets during the early 1900s.

635 W. Pine. Harden-Swaim-Monroe House, Greek Revival/Colonial Revival, c. 1862/1922.

Photo 51 (east façade/entry)

The house began as a front-gabled, Greek Revival style home when it was constructed about 1862 (facing Pine Street) but had Colonial Revival features added which make it appear as a side-gabled home with an entry centered on its east façade. The house has clapboard siding with a tall frieze board at the top of the walls, and 6/6 wood windows. The gabled roof features cornice returns on the gable walls and shed-roof dormers. The roof is covered with asphalt shingles. The north (Pine Street) façade features an early 20th century porch with pairs of Doric columns that support a low-pitched hipped roof. A wood entry door with its original Greek Revival, simple surround is centered in the first story and flanked by 6/6 windows. The second story features a 6/6 window in the gable. The east façade features a six-panel wood entry door with fan-lite transom centered in the first story. Sawn brackets support an arched porch roof. The entry is flanked by 6/6 windows. A wide dormer is in the east façade and features a small pair of wood windows flanked by 6/6 windows.

The original house was built by Beatty Harden, a shoemaker, in 1862 on a three-acre parcel purchased from the Crosses. Harden moved to Lebanon in 1879 and sold the house to Nathaniel and Elizabeth Swaim in 1883. After his wife's death, Swaim remarried and remained in the house until 1907. Charles Seigel and Grace (Lane) Monroe purchased the house in 1922 and lived in the home for forty years. They are responsible for the Colonial Revival remodeling campaign and dubbed the home "Bonnie Knoll" because of its prominent position on a hill. A historical photo of the house prior to its early 20th century remodel shows the front/north entry with a narrow porch with balcony, and a side door in the location of the east entry today. Charles Monroe was an artist and had a small molded block studio built behind the home at the corner of Pine and Laurel Streets.²³

785 W. Pine. Ranch house, 1962.

The one-story brick house features a garage attached to its southeast corner and a wood entry door with three narrow slit windows centered in its east/side façade. The house has two wide banks of sliding metal windows on its front façade. A short, narrower bank of sliding windows is north of the entry door and a small window is south of the door. The garage door is wood and is

²³ Sullivan Munce Cultural Center Century Structures compiled research/tour

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divided into multiple panels with a row of windows. The low-pitched hipped roof is covered with asphalt shingles. A wide chimney is in the north end of the west façade.

865 W. Pine. Craftsman Bungalow, c. 1920.

This bungalow is one of several in a row of well-preserved, simple bungalows. This house is a gable-front example with a rusticated, molded concrete block foundation and clapboards. The house features 4/1 and 3/1 Craftsman style windows. The roof features exposed rafter tails, wood brackets on the front gable, and is covered with asphalt shingles. The front façade features a porch with a hipped roof supported by brick piers topped with tapered concrete corner columns. The wood entry door, off-centered to the east, features a full window and side-lite. A large 4/1 window is in the east and west half of the façade. A large fieldstone chimney is in the north half of the east façade and is flanked by small wood windows. The sash is divided into multiple diamond-shaped panes.

Hawthorne Street, north side heading east

310 W. Hawthorne. I-House, c. 1875.

Right side of photo 04

The house has a typical two-story, side-gabled I-House form with a two-story ell on the back. The house features clapboard siding and 1/1 wood windows with simple trim boards. The roof is covered with asphalt shingles. The front façade is divided into three bays with tall 1/1 windows on the first story, flanking the entry, and 1/1 windows on the second story. The entry is composed of a pair of two-panel wood doors. The door trim is simple but includes a slight segmental arched top board.

260 W. Hawthorne. Ranch house, 1963.

Right side of photo 03

The one-story brick house has 1/1 wood windows with brick sills. The house is massed in an L plan with a hipped roof covered with asphalt shingles. The forward projecting part of the L plan features a porch on its east corner that leads to a modern wood entry door in its back wall. The corner of the roof is supported by a trellis-like panel of ironwork. A pair of 1/1 windows is centered in the façade west of the porch. The recessed, east-projecting section of the L plan features a tall pair of windows east of the entry door. The lower part of the window is a short awning sash.

Hawthorne Street, south side heading west

205 W. Hawthorne. Hoffman House, Bungalow, c. 1927.

Photo 02

The one-and-a-half story house has a molded concrete block foundation and clapboards. The house has irregular massing with a front gable and equal cross gable that faces west. The north slope of the cross-gabled section projects/extends down to the north to create a porch on the west half of the front-gabled section. The porch features a full-round arched opening supported by a post on its outside northeast corner. The entry is in the back wall of the porch and is composed of

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a wood door with full window divided into multiple panes. Two 3/1 wood windows are in the cross-gabled section west of the porch. A 3/1 wood window is east of the porch in the front-gabled section. A small wood attic window is centered in the gable wall and is divided into four panes. A shed roof extends down/east from the front-gabled section to cover an enclosed porch along the east side of the house. The porch features a pair of wood casement windows divided into eight panes on its north wall and a row of four matching casements on its east wall. The home's roof is covered with asphalt shingles.

The house was constructed for the two unmarried daughters of James Hoffman, Laura and Etta Hoffman, about 1927. The daughters lived with their father at 285 W. Hawthorne Street until his death in 1926, after which time they sold his estate and constructed this home in which to reside. After Etta Hoffman died in 1940 and Laura Hoffman died in 1953, the home was purchased by their niece, Laura Hussey, who had inherited the house at 255 W. Hawthorne from her parents. Hussey donated the house and lot on which the Sullivan Munce Center was constructed to the town for an art gallery.²⁴

255 W. Hawthorne. Hussey House, Queen Anne, 1900.

Left side of photo 01

The two-story house features a gabled front-projecting section on the west half of its façade as well as a front attic gable that rises from the home's hipped roof. The house has vinyl siding and modern 1/1 windows. The front gables feature jig sawn trim. The entry is located in the recessed, east half of the façade. It is located in a one-story porch enclosed with a wood door, side-lites, and transom divided into multiple panes. The porch has square Doric columns that support an entablature and flat roof. A 1/1 window is in the second story above the porch. The west half of the façade (front-gabled projecting section) features a wide 1/1 window centered in the first story, a 1/1 window centered in the second story, and a small 1/1 window in the top of the gable. A small attic window is also located in the attic gable that rises from the hipped roof. The windows have simple cornice hoods with jig sawn moldings.

Milton and Ella (Hoffman) Hussey had this home constructed in 1900 on land purchased by Ella's father, who built the nearly identical home at 285 W. Hawthorne a year later. A large orchard, shared by both the Husseys and Hoffmans, extended south and east of the houses to Sycamore Street. Hussey's daughter, Laura, graduated from Zionsville High School and Butler University with a teaching degree she used in Indiana and New York City as an educator. When she retired in 1944, she returned to the home and lived here until her death in 1957. She donated much of her estate to the village and stipulated that this home would become a privately funded library. The library opened in this house in 1962 and remained here until 1994 when the new city library was constructed, having become part of a public library system in 1988.²⁵

285 W. Hawthorne. Hoffman House, Queen Anne, 1901.

Middle of photo 01

²⁴ Sullivan Munce Cultural Center Century Structures compiled research/tour

²⁵ Sullivan Munce Cultural Center Century Structures compiled research/tour

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This house is very similar to the house at 255 W. Hawthorne in terms of its general massing but features an east-facing gable rather than a hipped roof. It also includes an original full-width porch composed of turned posts supporting a hipped roof. The home retains its gable trim on the front-facing gables as well as sawn corner brackets.

James Hoffman purchased this property, which included extensive land to the south and east, and constructed this home in 1901. His daughter and son-in-law, Ella and Milton Hussey, were given the lot to the east and they constructed their home a year prior. After James Hoffman's death in 1926, his two unmarried daughters settled the estate and constructed the house at 205 W. Hawthorne Street. The Pirtle Shaw family purchased the home in 1928. Shaw owned an automobile dealership. After 1943, the house was converted to a duplex, but was returned to a single family home in 1974.²⁶

305 W. Hawthorne. Cropper-Funkhouser House, Queen Anne, c. 1870.

Photo 05

The one-and-a-half story, gable-front house is sided with clapboards and a tall frieze board is at the top of the walls. The house features tall 6/6 wood windows and simple trim boards. The most impressive features of the home are its nicely detailed early wood porches on the front and east side of the home. The porches feature turned wood posts that support fan brackets, and a wood frieze composed of pierced boards. This trim work continues into the half-gables of the porch's shed roof (sides of the porch). The front façade features a wood entry door with a window in the top half flanked by 6/6 windows. A 6/6 window is also centered in the front gable. The east façade features a matching door to the porch. A 6/6 window is north of the door and another 6/6 window is in the north end of the east façade.

The house was constructed for the Edmund S. Cropper family between about 1864 and 1893. Its general form seems to indicate c. 1870, with porches added in the 1880s-1890s. Cropper had settled in Zionsville in 1859 and is one of the first merchants identified in the town on an early 1860s map of the village. At that time, he owned property on Main Street in which he was conducting business. That building is located at 150-170 S. Main Street (the north part dates to c. 1870). It is possible that Cropper had a frame building that served as both a house and store on that site prior to the brick building and relocated it to this site to serve as a home. Cropper was a cabinet maker, furniture dealer, and undertaker in 1865. After Cropper's death in 1901, the property sold a few times before it was purchased in 1903 by Samuel and Mary Hoffman (Samuel is the son of James Hoffman, who constructed the home nearby). After Samuel Hoffman's death in 1928, the house sold a few more times until, in 1944, it was purchased by Lannie and Ruth Funkhouser. Lannie Funkhouser worked for the Pittman-Moore Company that produced polio vaccines in the mid-20th century. They lived in the house for 75 years.²⁷

535 W. Hawthorne. American Small House, 1952.

The small, one-story house features a concrete block foundation and clapboard siding. The house has 2/2 wood windows (the panes are horizontal vs. vertical). The hipped roof is covered with

²⁶ Sullivan Munce Cultural Center Century Structures compiled research/tour

²⁷ Sullivan Munce Cultural Center Century Structures compiled research/tour

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asphalt shingles. The entry is centered on the façade and features a wood door with three small rectangular windows in the top. A concrete porch fronts the entry and features ironwork panels on the corners that support a metal roof. A 2/2 window is east of the entry. A wide window divided into eight panes is in the west half of the façade. It is flanked by narrow 2/2 windows.

545 W. Hawthorne. Bungalow, c. 1910.

The side-gabled bungalow features a molded concrete block foundation and porch railing. The walls are covered with cementitious shingles. The house has 1/1 wood windows with simple trim boards. The roof features exposed rafter tails and is covered with asphalt shingles. The façade has a full-width porch supported by concrete Doric columns that rest on molded concrete block piers. Molded blocks form a pierced balustrade topped with a concrete railing. The east half of the porch is incised and features two entry doors, one that faces north and one that faces east. The wood doors have full windows. A tall 1/1 window is in the west half of the first story. The second story features a wide dormer with a shed roof centered on the façade. It has a pair of 1/1 windows.

Sycamore Street, north side going east

762 Sycamore. Rustic Revival/Log Cabin, 1937.

Right side of photo 48

The side-gabled hewn log house features dovetail joinery and wood casement windows divided into eight panes. The gables are covered with wood shingles and the roof is covered with asphalt shingles. The façade features a recessed porch in the center where a wood door with a full window is centered in the back of the porch wall. Pairs of casement windows are east and west of the porch. The west end of the house features an enclosed porch with a hipped roof. The gables feature 6/6 wood windows. This house is very similar to the one next door at 760 W. Sycamore (photo 48), and one located at the west end of the district at 630 W. Poplar Street.

740 Sycamore. Tudor Revival Cottage, 1932/2026.

Photo 49

This house was recently significantly altered in 2026, leaving little of the original materials or form. It is being included here for reference to its original appearance and scale of housing built during the 1930s. The one-and-a-half story house has a rectangular form with a projecting one-story porch on the west half of its front façade, covered with a steeply pitched hipped roof. An ell off the northwest corner of the house features a breezeway and attached garage with two wood doors. The garage has a front gable covered with vinyl siding. The house is brick and features wood casement windows divided into multiple panes. The roof is covered with asphalt shingles.

The porch was composed of brick corner columns and is enclosed with screens. A full-round arched wood porch door mimicked the full-round arched wood entry door in the west half of the façade. Scroll-like corbels extended from the corner columns and support a brick lintel over the porch openings. A wide chimney, tapered above the first story, rises from the inside corner of the porch with the east half of the façade. A pair of wood casement windows was east of the chimney.

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NORTH/SOUTH STREETS BEGINNING AT THE WEST END OF THE DISTRICT

8th Street, east side going south

245 S. 8th Street. Ranch house, 1954.

The one-story house features clapboard siding and modern 4/1 wood windows. The hipped roof is covered with asphalt shingles. The façade is composed of a modern wood entry door in the center. A 4/1 window is in the north half of the façade and a row of 4/1 windows is in the south half of the façade. An ell extends from the south end of the house and features a wood door with a full window on the façade.

6th Street, west side going north

380 S. 6th Street. American Small House, 1950.

The one-story house has a concrete block foundation and vinyl siding. The house has a combination of 6/6 and 2/2 windows. The roof is hipped over its north half and a taller, front-gabled section is on the south half of the façade. The front-gabled section projects forward and features a large window flanked by 2/2 windows. An enclosed porch is centered between the front-gabled section and a hipped roof section that projects on the north end of the façade. The porch is enclosed with 1/1 windows and has wood corner posts. The hipped roof section that projects forward features a 6/6 window. The roof is covered with asphalt shingles.

190 S. 6th Street. Bungalow, 1912.

The one-story house has a molded concrete block foundation, clapboards, and simple trim boards. The house has 1/6 wood windows on the front façade. The hipped roof has wide-overhanging eaves supported by wood braces and is covered with asphalt shingles. The south side of the façade has an incised corner porch with a simple picket railing extended from a molded concrete corner pier and wood posts. A wood door with window in the top half, and sidelites, are centered in the back wall of the porch. A group of three 1/6 wood windows is in a front-gabled section north of the porch. A small wood window is centered in the top of the gable.

The house was constructed for Milton and Mary (Smith) Weisehan in 1912. Milton Weisehan was a lumber salesman who frequented Zionsville for trade with Swigget & Son Lumber Company. During those times, he stayed at a boarding house near this home owned by widow Mary Smith. The two were married in 1911 and constructed this home a year later. Weisehan built two other bungalows on Pine Street (extant).²⁸

²⁸ Sullivan Munce Cultural Center Century Structures compiled research/tour

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10 S. 6th Street. Italianate/Colonial Revival, c. 1865/1950.

Right side of photo 20

The two-story house features clapboards and corner pilasters. A tall frieze board is at the top of the second story and has pairs of scroll brackets that support the eaves of the low-pitched hipped roof. The roof, which features a flat top deck, is covered with asphalt shingles. The house has 4/4 and 6/6 wood windows with simple hoods. A one-story, side-gabled wing, c. 1950, extends from the south side of the house. The front façade features a pair of wood doors with pedimented surround centered on the first story. It is flanked by 6/6 windows with a wood panel below. The second story features pairs of 4/4 windows in the north and south half of the façade.

50 N. 6th Street. American Small House, 1940.

The one-and-a-half story, side-gabled house features a concrete block foundation and clapboards. A chimney is on the south end of the house where an ell extends to enclose a side-porch. The façade features a concrete stoop that leads to the entry. The entry door is a six-panel wood door. Sawn brackets flank the door and carry a gabled porch roof with a barrel vault. A row of three wood casement windows divided into eight panes is south of the entry. A 6/6 wood window is north of the entry.

During the 1940s-1950s, the Edwin and Susie Hilliard family, which included several children, lived at this home. The Hilliards moved from Arkansas to Zionsville where Edwin Hilliard was employed as an adjuster for an automobile insurance company.

5th Street, west side going north

160 S. 5th Street. Josephine Mosco House, Colonial Revival Cottage, 1919.

This small, side-gabled house features clapboards and wood casement windows divided into eight panes, with simple trim boards. The roof is covered with asphalt shingles. The south façade features a row of four casements centered on the wall. The front façade features a pair of casements in the north half of the façade. The wood entry door has a full window divided into multiple panes and is located south of center on the façade. A concrete stoop leads to the door and is covered by a small gabled roof supported by large scroll-like brackets. A pair of casement windows is south of the entry.

The house was constructed in 1919 for Josephine (Liebhardt) Mosco, who had become a widow at the time it was built. The property had been divided from her parents' estate; her brother, Raleigh Liebhart, retained the parents' home. Josephine Mosco died in an automobile accident in 1931.²⁹

390 N. 5th Street. Gabled-ell house, c. 1890.

Left side of photo 30

The two-story gabled-ell house features tall clapboards and 1/1 modern windows with simple trim boards. A tall frieze board is at the top of the walls. The house has a porch that wraps from the front façade to the full-width of the north façade and connects to a one-story summer kitchen

²⁹ Century Structures archives at Sullivan Muncie Cultural Center

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that features a front gable and entry door onto the porch. The porch has turned posts and scroll work that supports its hipped roof. The lathe-turned posts are original and the brackets were added in recent years. The front façade (front-projecting section of the L plan) features a wood door with window in the top half on the south half of the first story and a large window in its north half. The second story features two 1/1 windows. A one-story section with a hipped roof is in the inside corner of the L-plan, on the south half of the façade. It features a 1/1 window. The second story of the south-facing section of the L plan also has a 1/1 window in its front wall.

John and Clara Martin lived in this house with their three daughters, one of whom was married, and her husband, during the 1940s-1950s. John Martin was a native of Alabama and was employed as an engineer for a natural gas company.

4th Street, east side going south

95 N. 4th Street. Bungalow, c. 1920.

The one-story bungalow features a molded panel-face concrete block foundation and clapboards. The house has modern double-hung windows in a variety of sash configurations. The hipped roof is covered with asphalt shingles. The front façade features a projecting brick porch on its north half. The porch is enclosed with screens and has square corner columns of brick that support a gabled roof. The gable wall is covered with clapboards at the bottom and wood shingles at the top. The roof has exposed rafter tails and braces under its outside corners. A large 12/1 window is in the south half of the façade.

Martin J. and Audra (Stultz) Clampitt lived at this house during the 1940s-1950s. The couple had previously lived on Main Street during the 1930s. Martin Clampitt was employed as an agent for the Standard Oil Company, retiring in 1964. Clampitt owned Clampitt Cleaners in Chapel Hill (10th & Girls' School Road, Marion County) after working for Standard Oil Company, and prior to that, was employed at Keith Mills Home Store in Zionsville.³⁰ Audra Clampitt owned a beauty shop in Zionsville and had worked for a law firm as well as the *Zionsville Times*.³¹

Bailey Court, west side going north

40 Bailey. Ranch house, 1953.

Right side of photo 32

The one-story Ranch house has a courtyard configuration with side gables (north/south) and projecting, lower front-gabled sections at either end of the façade. The walls are composed of random-coursed, rusticated limestone ashlar. A cornice board is at the top of the walls and the gables are covered with clapboards. The house has large, modern casement windows with stone sills. The roof is covered with asphalt shingles. A wide stone chimney is centered in the south side-gabled end. The front façade's projecting sections each have a pair of wide casement windows centered in their front wall. The back wall of the courtyard features a wood entry door

³⁰ Martin J. Clampitt, 91. *The Indianapolis Star*. 10 Oct 1999. Pg. 34, col. 1

³¹ Audra L. Clampitt, 90. *The Indianapolis News*. 02 Feb 1998. Pg. 13, col. 1

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with a window in its top half, in its north end. A group of windows composed of a large window flanked by narrow casements is south of the entry.

3rd Street, west side going north

80 N. 3rd Street. Cross-gabled house, 1868.

Right side of photo 26

The one-and-a-half story house features wide cross gables. The house has clapboards and corner trim boards. A cornice board is at the top of the walls. The house has 4/4 wood windows with shaped surrounds. The roof is covered with asphalt shingles. The front façade features a central porch with a brick floor and tapered wood posts that support a shed roof and balcony balustrade. The porch is modern but appears to comport to an earlier porch design. The front façade features two 4/4 windows in its south half and the entry door (onto the porch) and a 4/4 window in its north half. The entry is composed of a wood door with a segmental arched-top window in its top half and a wood transom. The second story features a 4/4 window centered in the gable. It is flanked by round, pierced wood vents. A matching vent is in the top of the gable.

Ken and Alberta (Parker) Wray lived in part of the home, and their son's family, Ron and Dorothy Wray lived in the other part of the home during the 1940s-1950s. Ken Wray moved his family to Zionsville in 1941 when he was hired as the assistant manager of the Metzger Lumber Company. He served with the United States Army Engineer Corps. From 1943-1945. He died at the age of 43 in 1952.³² Ron Wray was a maintenance worker for the natural gas company.

3rd Street, east side going south

95 S. 3rd Street. American Small House, 1948.

The one-story brick house has irregular massing that extends north from its main, front-gabled portion, with a side-gabled breezeway that connects to a front-gabled garage. The house features 4/4 and 6/6 wood windows with brick sills and wood clapboards cover the gable walls. The roof is covered with asphalt shingles.

The front façade features the main, taller front-gabled section at its south end. This section features a brick chimney in its south half flanked by 4/4 windows. The wood entry door, which features a small window in the top, is north of the chimney and features a small porch sheltered from a shorter, projecting gabled-roof section. This section features small 6/6 windows in its front and south-facing walls. A matching front-gabled section is north of the first and features a large window divided into fifteen panes. The breezeway is recessed north of these sections and features a full-width brick and concrete porch. The porch roof is supported by square columns in the Doric order. The back wall of the porch is covered with vertical wood planks and features a wood entry door. The front-gabled garage projects forward at the north end of the façade and features two wood garage doors with a row of windows.

³² K. L. Wray Dies at Zionsville. *The Indianapolis News*. 16 May 1952. Pg. 9, col. 2

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Richard and Janell (Conrad) Harves lived in this home during the 1940s-1950s. They were married in 1943, and she was a native of Zionsville. Richard Harves was employed at a bakery company during his time in Zionsville. The family included two daughters. They later moved to Indianapolis where he was employed as a salesman for the Curtis 1000 Company. He had also served in the United States Air Force during WWII as a gunnery instructor.³³

2nd Street, west side going north

240 S. 2nd Street. Greek Revival/Center Passage, c. 1850.

Left side of photo 09

One of the best detailed early houses in Zionsville is this example of a central-passage, one-story home constructed in the Greek Revival style. The side-gabled house features clapboards and corner pilasters that support an entablature. The house has 6/6 wood windows with simple trim boards. The side gables feature cornice returns, and interior chimneys are at either end of the gables. The front façade features a wide, recessed entry composed of a four-panel wood door, transom, and shaped side-lites with a panel in the bottom. The entry surround is composed of wide pilasters that support a cornice and a pediment board at the top. The entry is flanked by two 6/6 windows in each half of the façade.

110 S. 2nd Street. Bender House, Craftsman, c. 1921.

Photo 10

The one-and-a-half story house features walls composed of brick and its gables are covered with stucco and half-timbering. The house has multiple gables facing the front (east) and north, and a taller attic gable that fronts 2nd Street. The home's windows are wood casements divided into multiple panes. The roof is covered with asphalt shingles and is supported by long wood corbels under its eaves.

The front façade features a front gabled section on its south half and side-gabled enclosed porch on its north half. The front-gabled section features a row of four casement windows centered in the first story and a pair of casement windows in the second story gable. The porch is enclosed with rows of wood casement windows divided into eight panes. These rest on a stone sill. Brick corner columns with stone caps support the porch roof. The entry is centered in the porch façade. It features a window in the top half divided into multiple panes.

90 S. 2nd Street. Bungalow, c. 1900.

Left side of photo 11

The one-and-a-half story house features a molded concrete block foundation and porch and clapboards cover its walls. The house has mostly 1/1 wood windows with simple trim boards. The hipped roof is covered with asphalt shingles. The façade features a full-width porch with a balustrade composed of molded block coursed to appear like lattice. It is capped with a concrete railing. Molded block piers rise above the railing and carry four cast concrete columns with bands of rustication and Doric capitals. The columns carry a short section of wall covered with clapboards on which the roof rests. The wood entry door with full window is off centered to the

³³ Richard "Dick" Harves. *The Noblesville Ledger*. 04 Jan 2008. Pg. 18, col. 4

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south. A 1/1 window is south of the door and another 1/1 window is in the north half of the first story. A gabled dormer is centered on the façade and features a pair of 1/1 windows. The dormer features clapboards the its roof features exposed rafter tails.

60 S. 2nd Street. Gable-front House/Queen Anne, c. 1870/1890.

Right side of photo 11

The one-and-a-half story, front-gabled house sits on a large corner lot. The house has wood shingles on its walls and 2/2 wood windows. Its most character defining feature is its early wrap-around porch clipped at the northeast corner, with spindlework and turned posts, which evolved from about 1890 through the middle part of the 20th century. The house features a modern entry door centered in the first story. It is flanked by 2/2 windows. The gable features a modern 1/1 window that was at one time a balcony window/door onto the porch. The roof is covered with asphalt shingles.

The house was built between 1869-1870 by Eli Baker. It is pictured in the background of an 1875 photograph of the Zionsville depot. J. A. Penwell purchased the home for his family after it was constructed and they remained there until 1890. In 1937, it was purchased by the Dr. Lawrence Bailey family. Bailey was a town physician who owned the home for more than thirty years.³⁴

20 S. 2nd Street. Gable-front House/Queen Anne, c. 1880.

Left side of photo 12

The one-and-a-half story, gable-front house features clapboards with simple trim boards. The house has 4/4 wood windows, corner boards, and a frieze board at the top of the walls. The roof is covered with asphalt shingles. The front façade has a wood door with a window in the top and wood transom. It is flanked by 4/4 windows and a 4/4 window is centered in the front gable. The home's wide wood porch features four turned posts that support a simple frieze panel composed of stickwork and pierced wood blocks. Pierced wood brackets on the porch support its low-pitched shed roof that is covered with metal.

The house was owned by Oliver Nichols, a town livery man, prior to 1890. It appears that he had financial difficulties and assigned the property to Manson Head and Henry Nichols. A livery was located next door to the property in the late 1800s. In 1908, Martin and Sarah (Tansel) Lewis purchased the property. Martin Lewis was a veteran of the Civil War. After their deaths, the house passed to their only child, George Lewis, who was a conductor on the interurban railroad that went through the village. After George Lewis died, his wife Mayme, remained in the home until she sold it in 1946.³⁵

70 N. 2nd Street. Greek Revival/Gable-front house, c. 1860.

The one-story, front-gabled house has a simple elegance in its symmetrical façade. The house has clapboards, corner trim boards, and 6/1 wood windows with hoods. A tall cornice board is at the top of the walls and cornice returns are on the front gable. The roof is covered with asphalt

³⁴ Sullivan Munce Cultural Center Century Structures compiled research/tour

³⁵ Sullivan Munce Cultural Center Century Structures compiled research/tour

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shingles. The façade features a six-panel wood door with elegant surround composed of pilasters and an entablature added in recent years. It is flanked by 6/1 windows.

During the 1940s-1950s, Jack and Ruby Sheets lived in the home. Jack Sheets was a general contractor.

1st Street, west side going north

100 N. 1st Street. Grain Elevator/Parapet-front, 1947.

The one-story building has a concrete foundation and clapboards that continue up to cover its front parapet. A shed porch roof, covered with metal, extends from most of the façade, to the south. It is supported by wood posts. The south end of the shed roof has an enclosed area with two modern windows. The back wall of the porch is covered with quarry tiles. A modern storefront door is in the porch's south end. The north end of the façade features a drive-through granary bay, covered with metal, that projects forward and features a south-facing gable. Its roof is covered with asphalt shingles. The high elevator bay portion rises from the north half of this drive-through bay. The bay features a tall metal garage door in its south wall and rows of wood windows divided into six panes in its front (east) wall.

During the town's early days, with the railroad running up 1st Street and the town platted around it, several manufacturing and mill sites were along or near the railroad. One of the largest of these was the Harrison Flour Mill, later operated by W. T. Davis, between Main and First Streets, near where Poplar Street intersects Main Street from the east. By 1902, the mill was operating under the name Murphy & Son Flour Mill & Elevator. Then by 1910, it was named the New & Cook Flour Mill & Elevator. By the 1920s, it gained a name that would remain into the 1940s, the Zionsville Grain Company, which had a functioning feed mill and elevator, which was noted as having been built in 1900 on the 1939 Sanborn map. This area of the downtown featured stockyards, coal yards, and cement works. When the railroad left, and the railroad yards were turned into a park (and later, a portion for the post office), it seemed that there was an effort to clean up and remove the more agricultural and industrial structures. The old mill was razed, but across the street, a smaller facility was built in 1947 to carry on more limited functions still needed by area residents and farmers.

Main Street, west side going north

290 S. Main. Commercial building/wagon works/tavern, 1875/1958.

Photo 46

The two-story, front-gabled brick building is notable due to its age, being built in 1875. Because of its long commercial use, it has had early modifications to its commercial first story storefronts. The building's first story front façade is covered with old concrete parging except for a modern wood door with window in the south half and a wide wood display windows with stone sill in the center of the façade. A fabric canopy extends over most of the first story's front façade. Stone belt courses are located at the top of the first story. The building features 12/12 modern windows with stone sills in segmental arched brick openings in the second story. Three 12/12 windows are in the front façade. The gable wall is trimmed at the bottom by a projecting brick belt course with an S-shaped iron masonry anchor in the center. A projecting brick staircase

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pattern follows the rake of the gable. Wood purlin extensions carry the eaves on the front façade and exposed rafter tails are on the sides. The roof is covered with asphalt shingles.

This building served as a harness shop and carriage factory and repository during the 1870s through 1910s with its second story remaining vacant or used for storage for most of that period. By the 1920s, however, the building's first story was being used as a church for the Apostolic Faith congregation of Zionsville, and the second story was the meeting hall for the fraternal organization, Improved Order of Red Men, or as denoted on the 1922 Sanborn Map "Redmens Hall." Then, by the 1930s-1950s, the building was used as a tin shop and Charles Russell's plumbing and heating business. In 1958, Hearn and Earl Russel, Charles Russell's sons, converted the building to a restaurant that has been known as the Friendly Tavern since that time.

180 S. Main. 2-part commercial building, c. 1930.

The two-story commercial building features a modern first story with three large display windows flanked by Doric pilasters and a modern wood entry door in the north end. The second story is composed of tile block and the parapet is capped by tile coping. The second story features three pairs of 3/1 Craftsman style wood windows with stone sills.

Prior to the post office moving further north on Main Street during the 1910s, a small frame building was located on this site that served as the town's post office, from at least the 1890s-1910s. The frame building was removed, and this was constructed by the 1930s.

150-170 S. Main. Cropper Building. Italianate/2-part commercial building, c. 1870.

White building left of center in photo 44

The two-story brick building began as a single 2-part commercial bay by 1880, then was expanded to the south with a matching 2-part bay. The building's storefronts have been changed over the years. The north storefront appears to have been modified in the 1910s to its current configuration with a recessed entry and wide display windows with transom to the entry's north. The south storefront features a wood door with window and side-lites at its north end. A large wood display window is south of the entry door. A wood staircase door with full window is at the south end of the south storefront. A metal cornice extends across the top of both storefronts.

The second story features six 4/4 full-round wood windows with stone sills and arched brick hoods (three in each section of the façade). The windows feature ornamental iron railings. A projecting beltcourse of sawtooth brick between bands of projecting brick forms the bottom of the parapet. The parapet features rows of dentils at the top and is covered with metal flashing.

Edmund S. Cropper, who settled in Zionsville in 1859, was one of the first merchants identified in the town on an early 1860s map of the village. At that time, he appeared to own this property on Main Street in which he was conducting business. It is possible that Cropper had a frame building that served as both a house and store on the site prior to this brick building. Cropper's trade was cabinet making, he was a furniture dealer, and an undertaker in 1865. His business must have prospered to the extent that he erected the north half of this building. An equal-sized addition was made to the south by 1910, though a one-story brick building had been located there since the late 1800s. During the 1890s, the north half of the building had a boot and shoe

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store, along with clothing, while the south half was a hardware store. That remained true until 1910, after which time, a dry goods store offering boots, shoes, and clothing moved to the south half (then two-story) and the north half was occupied by a furniture store.

120 S. Main. 1-part commercial building, c. 1950.

The one-story, tan-colored brick building features a wood entry door with full window flanked by large wood display windows with stone sills. The building parapet is capped with stone. This masonry building was one of the last masonry buildings constructed in the historic downtown during the period of significance. A frame building had been located at this site, though it had been vacant in 1895, but by 1902 the site did not have a building, nor would it until at least the 1940s.

100 S. Main. 2-part commercial, c. 1915/1950.

Right side of photo 43

The two-story brick corner building underwent a remodeling campaign c. 1950 during which workers covered the front façade and corner in sandstone ashlar. The storefront's three display windows, centered on the façade, date to this period. The building has a modern wood entry door with window in the north end of the façade and a modern wood staircase door with window in its south end. Fabric awnings are above the storefront. A stone pilaster extends from the corner and continues to the eaves at the top of the second story. The second story features two 1/1 wood windows with a stone sill course. The projecting stone beltcourse covers a brick feature that is evident on the north façade.

This building was constructed for offices on the first and second floor during the 1910s, but by the 1930s had become a retail shop. A grocery store named the Southside Market was located in the north half of the building during its early years, prior to the c. 1950 remodel. After that, and for a long time during the second half of the 20th century, it was a store named the Jewel Box.

76 S. Main. Classical Revival/2-part commercial building, c. 1914.

Second from the left side of photo 39

The two-story, brown-colored brick building features three storefronts that appear to date to c. 1970 with large aluminum display windows and storefront doors which are recessed into the facade. Brick pilasters divide the three storefronts and continue to the parapet. A wood staircase door with window is in the south end of the first story. The second story is divided into three sections by pilasters, each of which feature two modern 1/1 windows with brick sills and lintels composed of soldier brick. The windows have modern ornamental ironwork railings. A metal sign with raised letters "ZIONSVILLE" is centered over the middle two windows. The parapet is composed of rows of brick corbels.

The building was constructed about 1914 for use as a garage and machine shop in the rear of the building. The front part contained two offices that flanked a center storefront. The garage had a capacity for 32 automobiles. By the 1930s, the center storefront served as a community library.

50 S. Main. Italianate/2-part commercial building, c. 1885.

Third to the right in photo 39

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This narrow, two-story brick building features a clipped southeast corner where the entry is located. Segmental brick arches form the tops of the building's doors and windows. The entry features a modern wood door with window in the top half and a wood transom. A 2/2 wood window with stone sill is north of the entry. A former stairway door, now filled with a panel and window, is north of the window. The second story features a 4/4 window in the clipped corner and a 4/4 window north of the corner. The parapet is composed of a row of sawtooth brickwork topped by a corbelled brick cornice.

This small building was constructed about 1885 and housed offices and a barber shop through the 1930s, after which time it was converted into a commercial shop.

10 S. Main. Classical Revival/2-part commercial building, c. 1890.

Right side of photo 39

The two-story brick building was originally divided into two storefronts with a staircase entry in the center. The storefront underwent a modern remodeling campaign that created one storefront with an entry in the north half of the façade. Pilasters divide the storefront into three sections of modern storefront windows. Fabric awnings top each of these sections. The second story has an impressive covering of pressed metal. The metal, in a rusticated stone pattern, forms corner pilasters that continue to the parapet. Narrower pilasters flank a central 1/1 wood window and likely continued visually to flank the stairway door on the first story. Both halves of the second story feature 4/4 wood windows with a stone sill course. The windows are topped with a wood trim board. The pressed metal below the windows is divided into small, scored squares while the remaining pressed metal between and above the windows mimics rusticated stone. The building's nicely detailed pressed metal cornice features rows of brackets and a patterned frieze. Wider brackets divide the cornice into three sections.

This is one of the largest commercial blocks in Zionsville's historic commercial center. It was constructed about 1890. It featured four stores by 1895 that included, from north to south, a drugstore, harness shop, dry goods store, and a second drugstore at the south end. These uses changed little over the building's first fifty years except that a grocery store took the place of the harness shop and a restaurant opened in the south end of the building by the 1930s. Knox Drugstore was located in the north end of the building during the 1900s; it became Elliotts Drugstore by the 1950s. The second story was used as a fraternal lodge hall used by Zionsville's Masons into the 1930s. The Zionsville Lodge No. 197 had developed prior to 1878 when membership was reported at 75.³⁶

40 N. Main. Italianate/1-part commercial building, c. 1880.

Right side of photo 38

The one-story brick building has a tall parapet crowned with a simple brick cornice with rows of dentils. The façade has three equally sized, tall segmental arched openings. The center opening features a pair of wood doors with full windows and a wood transom divided into two parts. The flanking openings feature display windows divided into four panes and transoms. A wood panel is below the windows. The openings feature segmental-arched brick hoods.

³⁶ Stark, pg. 10

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This building's use changed a number of times during the late 1800s-1940s. It was identified as a saloon in 1895, then as an agricultural implements store in 1902. By 1910, a barber had opened a shop in the building. During the 1920s-1940s, it was a retail shop and then during the 1950s-1960s, it became the Zionsville Pool Hall.

180 N. Main. L-plan House, c. 1874.

The one-and-a-half story house features clapboards and 1/1 wood windows with shaped surrounds. The roof is covered with asphalt shingles. The home has a porch that wraps around from the front façade to the south side of the house. While features of the Queen Anne inspired porch have been replaced with modern materials, its shape and general composition with turned posts and sawn rafter tails are similar to the original porch. The front-gabled section of the L plan is on the north half of the façade and features two 1/1 windows in the first story and one 1/1 window in the gable. A wood entry door with a full window and transom is located in the east/front facing wall of the south-facing gabled section as well as in the south-facing wall of the front-gabled section. Gable trim was added to the front gable during a recent remodeling campaign.

This house was built between 1872 and 1876 by the John and Catherine Duzan family. Duzan was a prominent citizen in Boone County. He had a grist mill on Eagle Creek and had been elected to the state legislature, serving from 1844-1845. Duzan sold the house in 1876 to Sarah Stanton, who then sold it in 1899 to James and Kate Ball.³⁷

270 N. Main. Central-gable house, c. 1880.

The one-and-a-half story, side-gabled house has a wide, central front gable. The house has clapboard siding with simple trim boards and jig sawn fascia tails. A wood entry door with a window in the top half composed of an outer band of stained art glass is centered on the facade. It features a simple cornice hood. The entry is flanked by 1/1 wood windows. A shorter 1/1 wood window is centered in the gable.

The house belonged to Ora and Bernice (Burnell) Alexander during the 1940s-1950s. Ora Alexander had been born in Kentucky, while Bernice was a native of Illinois. They had lived in Marion and Hendricks counties prior to moving to Zionsville in the 1940s. Ora Alexander was employed as a watchman for the Carter-Lee Lumber Company, then with the Washington Park Cemetery East.³⁸

Main Street, east side going north

345 S. Main. T-plan House, c. 1885.

Right side of photo 47

The two-story house has a modified, or Lazy-T plan with its south-facing leg of the T much shorter than the north facing leg. The walls are covered with clapboard and feature simple trim

³⁷ Sullivan Munce Cultural Center Century Structures compiled research/tour

³⁸ Ora Lee Alexander. *The Indianapolis Star*. 04 Nov 1960. Pg. 10, col. 3

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boards and 1/1 wood windows. The gabled roof features sawn rafter tails and is covered with asphalt shingles. The eaves are supported by sawn brackets on the corners. The façade features a porch on its north side that leads to a modern wood door and wood transom at the back of the porch wall (west-facing wall of the north-facing leg of the T). The porch has turned posts and pierced wood brackets. The front-gabled section of the T features a 1/1 wood window centered in both the first and second stories.

Hearn and Doris Russell lived in this home during the 1940s-1950s, with Benjamin Davidson, Doris's father. Hearn Russell worked with his father as a plumber and, with his brother, opened the Friendly Tavern in the former plumbing business building across the street in 1958.

205 S. Main. Italianate/2-part commercial building, c. 1880.

Right side of photo 45

The two-story brick corner building has a similar first story composition and brick details, including segmental arched openings and parapet, as 40 N. Main Street. The building has a recessed entry centered on the façade. A wood transom divided into two panes is at the front of the recessed entry. The entry is composed of a modern door with a window. The entry is flanked by modern display windows with transoms and panels below the window. The second story features three 1/1 modern windows with segmental-arched wood transoms. The brick parapet features rows of dentils and is capped by a metal cornice.

The building was constructed about 1880 for use as a hardware store, a use that it maintained well into the mid-20th century. By 1922, it appears that the hardware had expanded to the south to incorporate a frame building that had served as a carriage shop. This became the Metzger Lumber Company, which formerly had expanded and reconstructed the whole south section, south of this brick building, by 1939. Metzger Lumber participated in the push to create a uniform architectural theme in the village during the late 1950s-1960s, eventually adding a porch and bracketed cornice to the one-story portion.

115 S. Main. Major Benjamin & Nancy Gregory House, Greek Revival/Center Passage, c. 1870.

Left side of photo 42

The one-and-a-half story, side-gabled house has walls covered with cementuous shingles. The building features 6/6 wood windows with simple trim boards and pairs of shutters. The building has corner pilasters with Doric capitals that support a cornice. The side gables feature cornice returns and a wide cornice that follows the rake. This is best seen on the north façade, which features two windows on the first story and one window centered in the gable. The front façade is symmetrically arranged with a wide central gable and two 6/6 windows that flank the entry centered on the façade. The entry is composed of a modern wood door with window and wood side-lites divided into four panes. A modern wood porch supported by posts extends across the width of the central gable. The gable features a 2/2 wood window.

This house was constructed for the Benjamin Gregory family about 1870. Benjamin Gregory was born in 1829, in New York, and came with his parents to Boone County in 1834. He purchased a general stock of goods and opened a store at Eagle Village about 1854, but was one of the merchants who relocated to Zionsville after the railroad was constructed. He married Nancy

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Larimore in 1854. He enlisted in the Union Army during the Civil War and sold his business. He attained the rank of major for his actions at the battle of Mill Spring in Kentucky in 1862. After the war, he returned to Zionsville and opened a hardware business he maintained until 1891. In the 1870 census, he is listed as a hardware merchant in the village, and was neighbors with several other merchants. John and Norma (Frommeyer) Scott lived in the home during the 1940s-1950s. John Scott worked as a laborer in a furniture company. The house was converted into the offices for the Zionsville branch of Union Federal Savings and Loan by the second half of the 20th century.³⁹

75 N. Main. Methodist Episcopal Church/Queen Anne, 1894.

Photo 37

The former church building is composed of a large cross-gabled section with a corner entry tower on its northwest inside corner, and a small cross-gabled section to the south. The building is covered with vinyl siding; however, care was taken to maintain trim work to frame the building's stained art glass windows. A modern porch wraps around the northwest corner of the building; it features modern spindle friezes and wood posts. A pair of segmental arched wood doors is centered on the front-facing gabled section; it is flanked by modern wood windows. The porch is wrapped around the tower which features a pair of wood doors with full windows. A group of three stained art glass windows is centered in the north façade/north-facing gabled section. It is flanked by modern metal windows. The north and west gables feature large round windows with a Star of David design that divides the window into smaller, stained art glass panes. A picket frieze divides the first and second stories of the front gable and corner tower. The gables feature trim at the top and the eaves are supported by sawn brackets. The square tower features diamond-shaped stained art glass windows in its tall second story. The roof of the second story tapers inward to an open belfry composed of three wood posts that form two full-round arched openings on each side. The bell is extant. Sawn brackets support the steeply pitched, double-hipped steeple that rises from four sides to an octagonal spire with raised ribs. The building and tower roof are covered with asphalt shingles.

The congregation that constructed this church had been established in Eagle Village in 1828 and had built a log building along the Michigan Road by 1839. In 1854, the congregation relocated to Zionsville and built a church at this site. It was replaced by the 1894 Queen Anne style building which added an annex on its south side in 1908. The church had a fire in the late 1930s, at which time the stained art glass windows were added. In 1955, the Methodist congregation built a new church outside of the district and sold this building to a Baptist congregation who used it until 1993.⁴⁰

165 N. Main. Dr. Johns House, Prairie Style/American Four Square, c. 1917.

Middle of photo 35

The two-story house has a four-square plan with its first story walls composed of dark brown brick, up to the second story windows, and the second story walls are composed of stucco

³⁹ Clippings file for Zionsville architecture, Sullivan Munce Cultural Center; the newspaper clipping shows an engraving of the Gregory house from the 1878 Boone County History.

⁴⁰ Sullivan Munce Cultural Center Century Structures compiled research/tour

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embedded with pebbles. The stucco is divided into sections by wood trim boards. The house features 4/1 Craftsman style wood windows and smaller, 1/1 wood windows on side facades. The low-pitched hipped roof has wide-overhanging eaves and is covered with asphalt shingles. A short, hipped roof dormer is centered on the façade and has a wide window divided into five panes. A three-sided bay projects from the south façade, between the first and second story, is also covered with stucco. The north façade also features a projecting, three-sided bay with stucco walls on the first story.

The front façade features a full-width porch and terrace composed of brick. The terrace extends from the porch on the north half of the façade. The porch features large, square brick corner columns that support a gabled roof. The columns and brick walls of the porch are capped with stone. The porch roof rests on a tall wood lintel supported by the columns. The gable is covered with stucco. The wood entry door is centered in the back wall of the porch and features small windows in its top. The back wall of the terrace features a group of three double-hung wood windows. The middle window is wider and features a short top sash divided into multiple square panes. The flanking windows feature similar top sashes, but they are more equal in size to the bottom sash. The second story features three 4/1 wood windows.

The house belonged to Dr. Elmer and Mary (Grube) Johns during the 1910s-1960s. The couple had been married in 1893, and Johns served as a general physician in the community for 61 years until his retirement in 1958.⁴¹ Johns had been a resident of the village since 1890.

205 N. Main. Stultz-Brendel House. Craftsman style/American Four Square, c. 1917.

Photo 34

The large, two-story, brown-colored brick house is generally composed in a four-square plan with a full-width front porch. The house has tan-colored brick and stone trim, 1/1 modern windows with brick sills, and a hipped roof. The roof features exposed rafter tails and raked eaves as well as a wide, hipped roof dormer centered on the façade. The dormer features three small square wood windows. The porch has brick walls and square corner columns capped with stone. They carry a tall wood lintel and low-pitched hipped roof. The corner columns, and a pier flanking the entry feature recessed patterned brickwork. The entry, at the south end of the façade, is composed of a historic wood door and side-lites, all of which are divided into multiple panes. A second entry with a matching door is centered at the back of the porch. A 1/1 wood window is south of the center door. A pair of 1/1 wood windows is in the north half of the first story. The second story features two 1/1 wood windows. A brick panel enframed by tan brick with stone corner blocks is centered in the second story. A diamond pattern of tan brick with stone corner blocks is centered in the panel.

The house was constructed about 1917-1919 for Omer and Maude Stultz whose parents had purchased the lot and an earlier home in 1907. Omer Stultz was a Zionsville lumber dealer, and his home was featured in promotional materials for modern homes constructed in the village only 25 minutes away from Monument Circle in downtown Indianapolis. The house was sold to Dr. Onis and Helen Brendel in 1922. Brendel was a second-generation physician to serve the

⁴¹ Doctor's Funeral at Zionsville. *The Indianapolis News*. 26 Dec 1961. Pg. 7, col. 6

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community, the son of Dr. John Brendel. While the Brendels sold the home to Harry and Ruby Pock just a year later, they purchased the home back in the early 1930s and lived there until the early 1950s. After they died, their son, another doctor, Jim Brendel owned the home until 1963, but did not reside in it.⁴²

265 N. Main. Greek Revival/Hall & Parlor, 1856.

Right side of photo 33

The one-story, side-gabled house has a hall-and-parlor form with two modern 1/1 windows in the north half of its façade and a modern wood door with wood transom and a modern 1/1 window in its south half. A tall cornice is at the top of the first story and continues onto the side gables to form cornice returns. The roof is covered with asphalt shingles.

This house is likely one of the oldest homes constructed in the village. The abstract for the home indicates that in March 1856, lot 52 of Oliver's Addition to Zionsville was sold to William Davenport for \$55.00. Davenport sold the same property to John & Mary Ballanger for \$512.00 in September of the same year, indicating that a house had likely been constructed on the lot. It was sold again in 1864 for \$700.00. William Davenport had been born in Zionsville in 1833 and was listed as a 27-year-old carpenter in Zionsville's 1860 census. His occupation in the 1870 and 1880 census was the same. He had enlisted in the Union Army during the Civil War and died at the Soldier's Home in Dayton, Ohio, in 1883. The 1880 census indicated that he suffered from rheumatism.

Maple Street, west side going south

220 N. Maple. Upright-and-Wing, c. 1870.

Right side of photo 55

The one-and-a-half story house has a classic upright-and-wing form with the upright, front-gabled section on the south half of the façade and wing on the north half. The house has clapboards on its walls, corner trim, and cornice boards at the top of its walls. The house features 4/4 wood windows with simple trim boards. The roof is covered with asphalt shingles. The front-facing gabled section features two 4/4 windows in the first story and one 4/4 window centered in the gable. The wing features a full-width porch with turned posts on the corners that support a shed roof. The entry door is on the south half of the porch's back wall. It features a wood door with window in the top half and a wood transom. A 4/4 window is north of the entry door. A matching door to the porch is in the north-facing wall of the upright portion.

The Arthur S. and Eva (Culley) Bullington family, which included five children, lived in this house during the 1920s-1950s. Arthur Bollington was employed as a truck driver and laborer for a lumber yard.

⁴² Sullivan Munce Cultural Center Century Structures compiled research/tour

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Maple Street, east side going north

205 N. Maple. Higgins House, Gable-front, c. 1860.

Right side of photo 56

The gable-front house features clapboards and 1/1 wood windows with simple hoods. The house has corner boards and a frieze board at the top of its walls. Spindlework gable trim in in the top of the front gable. The front façade features 1/1 wood windows that flank the entry, centered on the façade. The entry features a wood door with wood transom with jigsawn rails. The gable features a 6/6 wood window. The roof is covered with asphalt shingles.

This is one of the houses moved from Eagle Village to Zionsville about 1865. The house belonged to John Wesley & Eliza (Sims) Higgins at that time.⁴³ John and his brother, James Higgins, as well as John's brother-in-law, James Sims all were engaged in the carpentry trade and lived near each other in Zionsville in the 1860s-1870s. It seems very likely that a number of homes, particularly in this part of Zionsville, were constructed by these men. John and Eliza Higgins had a daughter, Emma Frances, who married William Craft in Indianapolis where they made their home. She was a well-known family historian, member of the Daughters of the American Revolution, and won national honors for needlework.⁴⁴

265 N. Maple. Bungalow, c. 1930.

Right side of photo 54

The one-story bungalow features a molded concrete block foundation and cementuous shingles cover its walls. The house has 4/1 wood windows with simple trim boards. The roof features clipped side gables and is covered with asphalt shingles. The front façade features a full-width concrete terrace. A porch with Doric corner columns is centered on the house and features a clipped gable with exposed rafter tails. The gable wall is covered with clapboards and features a short window. A wood entry door with a window in the top is centered in the back wall of the porch. Pairs of 3/1 wood windows flank the porch in each half of the façade.

During the 1940s-1950s, Dale and Edith Oliver with their sons, Glen and Gordon, lived in the home. The couple had moved from Alton, Illinois in 1939 to Zionsville, first renting a home on Cedar Street. Dale Oliver worked as a chemist with Shell Oil Company.

285 N. Maple. American Small House, 1953.

The one-story brick house features 1/1 modern windows with brick sills and pairs of metal shutters. The hipped roof is covered with asphalt shingles. A large section projects from near the center of the façade and features a wide window flanked by narrow casements. The section has a lower hipped roof. A brick stoop is in the south corner of the façade where the entry is located. The entry is composed of a modern wood door with window in the top and a surround composed

⁴³ Sullivan Munce Cultural Center Century Structures compiled research/tour

⁴⁴ Mrs. Emma Craft Dies. *The Indianapolis Star*. 01 Dec 1957. Pg. 60, col. 1

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of fluted pilasters and a simple entablature. A 1/1 window is located in the façade north of the projecting section.

405 N. Maple. Queen Anne, c. 1900.

Right side of photo 53

The one-and-a-half story house features a side-gabled section (this gable fronts Ash Street), and a shorter cross gable near the north end of the house which faces Maple Street. A garage is attached at the north end of the house. The house has a molded concrete block foundation and clapboards cover its walls. A wood beltcourse creates a division between the first story and gable walls. The gables are covered with wood shingles. The tops of the gables are enclosed and faced with wood shingles. The house has 1/1 wood windows with hoods. A porch wraps around most of the south and west facades. It has a concrete floor and molded concrete piers. These are topped with Doric concrete columns with bands of rustication. The porch has a hipped roof.

The south façade features a wood entry door with a full window off centered to the west (onto the porch). A large 1/1 window is west of the door. A large 1/1 window is also in the east half of the south façade's first story. A pair of 1/1 windows are in the gable wall. The west façade, which reads functionally as a side façade, features a projecting gabled section that terminates the wraparound porch. It has a wood door with a full window in its south wall onto the porch. A row of three 1/1 windows is in the section's first story and a small square window is in the gable wall. A small square window is north of the gabled section at the north end of the original house. The attached garage is recessed and extends north from this wall.

The Robert and Marjorie (Middleton) Wachtstetter family made this home in the 1940s-1950s. Robert Wachtstetter worked as a maintenance man for the gas company. Wachtstetter served in the United States Army during the late 1940s. The couple were married in 1948. He was employed with the Panhandle Eastern Pipeline and Indiana Gas Company, then retired in 1989. He moved to South Bend, Indiana after leaving Zionsville.⁴⁵

Elm Street, east side heading south

95 N. Elm. T-plan house, c. 1890.

Second from right side of photo 41

The one-story house is constructed in a T plan and features a brick foundation and cementitious shingles cover its walls. The house has a variety of modern windows generally comporting to the historic fenestration pattern. The roof is covered with asphalt shingles. The front-gabled section of the T plan features a group of windows composed of a wide center window flanked by narrow casement windows. Porches flank the front-gabled section. These have concrete block foundations and brick walls with brick piers capped with concrete railings. Wood posts rise from the piers and support shed roofs over the porches. The north porch is narrow while the south porch is the full-width of the south-facing leg of the T plan. Both porches have entry doors in their back walls. These are to the inside corners of the porch. A 6/6 window is north of the north porch door. A 1/1 window is south of the south porch door.

⁴⁵ Robert Eugene Wachtstetter. *The Indianapolis Star*. 12 Aug 2005. Pg. 24, col. 4

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

POLITICS/GOVERNMENT

Period of Significance

1852-1965

Significant Dates

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

J. F. Wild & Company

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Period of Significance (justification)

The period of significance begins when the town was platted in 1852, though some buildings may slightly predate this year since buildings were relocated to the village. The period ends in 1965, a few years after the United States Post Office established its new building at 150 West Cedar Street (1962, photo 13)). It was during the late 1950s through early 1960s, that the village began to embrace its history, erecting several markers by 1965. During the early 1970s, the village was feeling growth pressure brought on by suburban development, spawned by the completion of nearby interstates. The population doubled in just a decade.

Criteria Considerations (explanation, if necessary)

N/A

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

The Zionsville Historic District is eligible for listing on the National Register of Historic Places using criterion A under two areas of significance. Commerce played a significant role in the development of the district and maintained significance into the middle part of the 20th century. The other area of significance under criterion A is Politics/Government. The Zionsville Historic District features both the historic and current town hall (1902, photo 40) and last post office to serve the district (1962, photo 13), which essentially ends the period of significance.

The Zionsville Historic District also qualifies for the National Register under criterion C/architecture. The district features many simple Midwestern examples of styles popular during its approximate 100-year period of significance. The district exhibits examples of mid-to-late 19th century American architectural styles including Greek Revival, Italianate and a number of Queen Anne buildings from the town's early prowess as a railroad center. In the early part of the 20th century, as the town grew, a number of Bungalows and American Four Squares were built, a few with notable Craftsman and Prairie influence. By the end of the period of significance, the Colonial Revival style was being interpreted in examples for mid-20th century tastes. The post-war interest in Colonial Revival architecture and the town's "village" feeling was the result of a planned effort, supported by major employers, shopkeepers, and town government. While many small towns in Central Indiana lost businesses and residents in the 1930s-1960s, Zionsville grew. The influence of nearby large firms like Pitman-Moore (later, part of Eli Lilly Company, now Dow AgroSciences), Shell Oil, and Rock Island Refinery brought residents, economic growth, and a need for more housing and support businesses.

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

ARCHITECTURE

Descriptions of Styles and Types

With the large geographic area and time period covered by the village's early boundaries, one would expect to see a broad variety of architectural styles and building types constructed in Zionsville over its long history. Many of the historic residential buildings are described by their architectural style or type. A large number of residential architecture falls into two styles, likely due to an influx of population and affordability during the periods in which they were built. The Zionsville district has a significant number of Bungalows and American Small Houses, both of which are early-to-mid-20th century responses for the need to build economical housing. The original 1983 Indiana Historic Sites & Structures Inventory used the term "Carpenter/Builder" to describe much of the city's simpler, vernacular architecture of the late 19th and early 20th centuries. These resources have been reclassified using generally accepted typologies for American vernacular architecture and current survey practice.

For similar reasons, historic commercial architecture is generally described by one-part, two-part, or parapet-front designations. These are also mostly mason-built vernacular buildings, though several exhibit features of styles popular during the period in which they were built. Within the boundaries there are also a handful of historic civic buildings, such as churches, meeting halls, city hall, and the post office.

Roughly estimated numbers of resources by leading styles/types

Bungalow:	62
American Small House:	41
Gable-front:	32
Colonial Revival:	29
Queen Anne:	26
Italianate:	17
Greek Revival:	17
Craftsman:	10
American Four Square:	11
Gothic Revival:	3

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Greek Revival Style

The Greek Revival style emerged by the early 1800s as the newly established country sought out an architectural style reflective of democratic ideals. Greece provided that inspiration. The Greek Revival style's tall entablature and cornice returns and (typically) symmetrically organized façade are its most prominent features. This style is represented by some of the town's earliest architecture, though some of the examples were relocated from Eagle Village using teams of horses and oxen when the Michigan Road community stagnated, comparatively, and the railroad showed more economic promise in the new village of Zionsville beginning in 1852. There are more than a dozen examples of the Greek Revival style in the district. The simple one-story house at 240 S. 2nd Street (c. 1850, left side of photo 09) is one of the oldest surviving houses in Zionsville dating to about the time of the village's founding in 1852. The house is also one of the finest examples of the Greek Revival style with a symmetrical façade, cornice returns, 6/6 windows, and an exceptional entry. Most other examples of the style have the basic features of symmetrical façade, cornice boards and cornice returns on the gables.

Italianate Style

The Italianate style was popular between 1850 and 1880, particularly in Midwestern towns where the expansion of railroads brought wealth to communities and created a building boom during the period. The style traces its roots to England as part of the Picturesque Movement; the movement rejected formal classical ideas of art and architecture that were popular for 200 years. The Picturesque Movement emphasized rambling informal Italian farmhouses, but as the style entered the United States it was often modified and embellished into a truly Americanized style. The first Italianate house was constructed in the United States in the late 1830s. The style was popularized by house pattern books by Andrew Jackson Downing during the middle part of the 1800s, but its popularity began to wane as it began to be replaced by the Queen Anne Style in the last decades of the 19th century.

The Italianate Style is well-represented in Zionsville with over a dozen examples, particularly in the handful of two-story "Italianate Cube" houses such as the one located at 520 W. Ash Street (c. 1865, middle of photo 30). The house has tall 4/4 windows with shaped surrounds, nicely detailed porch (this was added between 1980-2007), and pairs of scroll brackets supporting the eaves. The unusual frieze is decorated with panels and frieze-band windows, and the roof is topped with a short cupola. The Italianate Style is also represented in Zionsville by civic and commercial architecture. The Christian Union Church, 395 W. Walnut Street (photo 28), was built in 1870, and later served as Boone Post 202 of the Grand Army of the Republic from 1898 to 1926, then the Francis Neidlinger Post of the American Legion from 1919 into the 1960s. The simple gable-front brick building features full-round arched doorway with transom and 4/4 windows. Simple brick arches form hoods over the windows and doorway, however, a modern gabled porch was added in front of the entry. The building has a marker placed by the Zionsville Historical Society in 1965, a time when the village began celebrating its history. A simple example of the Italianate style applied to a commercial building is located at 10 N. Main Street,

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built c. 1895 (middle of photo 38). The two-story brick building has tall, narrow segmental-arched windows on the second story with brick hoods and a projecting brickwork frieze on its front parapet.

Queen Anne Style

The Queen Anne style was popular between 1880 and 1910; it was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. The historical precedents used had little to do with the Renaissance style popular during Queen Anne's reign; rather they borrowed from late medieval examples of the preceding Elizabethan and Jacobean eras.

Spindlework popularly used with the style and free classic subtypes are American interpretations and became the most dominant form of the style in the United States. Changes in taste and a rise in popularity of Colonial Revival led builders to simplify the Queen Anne style after the turn of the century.

The historic district features more than two dozen homes built in the Queen Anne style, in both large and small cottage forms. The large home at 450 W. Ash Street (c. 1860/1890, right side of photo 31, left side of photo 32) is an excellent example of the Queen Anne style, though reserved, on residential architecture. The house features an original wrap-around porch of turned posts and spindlework frieze, cutaway corners, and cross-gabled roof featuring shingle work in the gables. A band of picket-like trim, matching that of the M. E. Church, delineates the gables from the wall below. The Methodist Episcopal Church of Zionsville chose the Queen Anne style in which to construct their building in 1894 (photo 37). This was an unusual choice in the height of popularity for the Gothic Revival style for religious architecture. While the building features Gothic-inspired stained art glass windows (post-dating construction), its repeated patterns of shingle work, wood belt courses, bands of picket-like trim, as well as gable trim, all point to an adaptation of the Queen Anne style. Also unusual are its Star of David art glass windows in the gables and open belfry composed of arches topped with a tall spire. The church has a modern, Queen Anne-esque porch.

The house located at 405 N. Maple Street (right side of photo 53), built c. 1890, features an original wrap-around porch and cross gables, but is more subtle with its classically inspired cast-concrete porch columns and simple shingle work in the gables. Window trim is reduced to simple hoods. An unusual feature of the house are the tops of the gables being enclosed and faced with shingle work. A small cottage example of the Queen Anne style is located at 420 W. Walnut Street, built c. 1890 (photo 27). It has an L form with a projecting, one-story three-sided bay with cutaway corners. The porch is a remodeling and extension of the original porch between 1980-2007. The short one-and-one-half story house has clapboards and elaborate spindlework on its remodeled inside corner porch. An example of a simple gable-front house with Queen Anne features applied is located at 305 W. Hawthorne Street (photo 05). The house, built c. 1860/1890, has early front and side porches with turned posts and impressive frieze with fanciful jigsawn work.

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Other Late 19th and early 20th century styles

The village's only examples of Classical Revival architecture, popular in the first decades of the 20th century, are a few commercial buildings on Main Street. The example located at 10 South Main Street (c. 1895, photo 39) is also an example of a two-part commercial building with a pressed metal upper façade. The building's perfectly symmetrical upper façade was once mirrored on the first story with a central stairway entry flanked by pilasters. The upper façade retains its tall 1/1 windows in repeating pattern divided by narrow pilasters of pressed metal to mimic stone construction, common on Classical Revival buildings. The building also features a nicely detailed pressed metal cornice of rows of large and small brackets.

Craftsman/Bungalow

A style that has a significant presence in the district is representative of the trend in residential design away from American or European precedents during the early 1900s. Craftsman-Bungalow architecture broke from revival styles, those the cottage versions of these followed Bungalow construction in the district. The Craftsman style was inspired in part by the work of brothers Charles and Henry Greene in California. Their work spanned from 1893 to 1914; in 1903 they began applying Arts & Crafts details to simple bungalows that quickly became popularized by several home magazines of the period, including Gustav Stickley's The Craftsman. The term bungalow originates in India where it refers to a low house surrounded by porches. The American form of the bungalow was publicized in California. The Craftsman style spread quickly through the country as an acceptable and desirable style for the growing middle class in quickly developing suburbs. These homes were further popularized in pattern books and other home magazines, as well as in local newspapers. The bungalow form and Craftsman style were popular from about 1905-1935.

The Bungalow form is the most prevalent style in the district. If combined with solely Craftsman homes which number just under a dozen, the number of residences built in these styles/forms is over seventy. A substantial number of small Bungalows, both one and two-story, were built in the early 1900s for Zionsville's growing population. The Bungalow at 290 W. Cedar Street (c. 1920, photo 15) has a common side-gabled form with a substantial front porch. It also carries East Asian influence in its interesting brackets. The house also features unusual diamond-patterned upper window sashes. These added treatments elevate the house to a Craftsman Bungalow designation. A few other classic Bungalow forms are found at 295 W. Pine Street (c. 1915, middle of photo 07) which features side gables, a full-width front porch, and dormer with a gabled roof on the front, and in forms that follow a square plan. These are located at 90 S. 2nd (left side of photo 11), 560 W. Cedar, and 95 N. 4th Street. These all feature pyramidal-shaped roofs and generally one-story except that two also have front dormers. The one at 95 N. 4th Street has a corner porch with the other two feature full-width front porches sheltered by the home's hipped roof.

The house at 110 S. 2nd Street, c. 1921 (photo 10), is better categorized as solely Craftsman. It has an irregular massed plan and multiple gables faced with stucco and half-timbering. Heavy timbers support the wide-overhanging eaves and shaped openings are found over windows and

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the enclosed porch. While some of these features can be interpreted as Tudor Revival, the builder's eclectic mix is more Craftsman in composition.

American Foursquare

The American Foursquare type was two stories tall, rectangular in plan, and typically crowned with a hipped roof. Most builders incorporated Craftsman or Colonial Revival-styled porches into their facades. The district is somewhat unusual in that its early origins dictated styles that were popular during its development as applied to the form: Queen Anne and Free Classic styles. The American Foursquare offered more living space than most bungalows, also popular during the early 1900s, while having an Arts & Crafts feeling. The form is thought to have grown out of the earlier Italianate cube-style house but became more regulated in its floor plan with four rooms on the first floor and second floor. Because of its prevalence in the Midwest, it was also called the "cornbelt cube". As with the bungalow, pattern books and periodicals played a significant role in popularizing the Arts & Crafts house type. Many examples of the form were constructed in the district, almost half of all residence. The variations between the examples include stylistic features, overall size (footprint), exterior materials (brick, stucco, and clapboards), front porch arrangement, roof pitch, and dormer style.

There are about ten examples of the Four Square type in the district. A very basic form of the American Four Square style is the house located at 495 W. Poplar Street (photo 23). Built of rock-face molded concrete block c. 1905, the house is a clear representation of the style with four over four room configuration and a full-width front porch. Dormers, most commonly on the front façade, are also characteristic of the style but is absent on this house. An interesting adaptation of the house type with the Prairie Style is located at 930 W. Pine Street (c. 1905). The house typifies the American Four Square with four over four room organization but also features substantially overhanging eaves pierced with dormers on each primary façade. The roof configuration is inspired by the Prairie Style.

The Prairie Style was born in Chicago; Frank Lloyd Wright was the architect most associated with the style. Wright's Winslow House in Chicago, constructed in 1893, is thought to be the first example of Prairie Style architecture. The style is one of only a few truly indigenous American forms and its highest concentration occurs in the Midwestern United States, particularly near the Chicago regional area. The popularity of the style was short lived; it lasted from about 1900 through 1930. Its emphasis was on the horizontal with architectural features of the house attributed to the vast expanse of the prairie. Particularly important stylistic features are low-sloped roofs and floor levels acting as vertical planes. The house located at 165 N. Main Street (photo 35) was built c. 1917 and exhibits the Prairie Style most impressively with its wide overhanging eaves from its nearly flat hipped roof. Adding to the character of the style is its clear division of horizontal planes, both by its extended front porch in brick, but also in its tall brick first story stepped out from the stucco/pebble-faced second story. Banding accentuates the second story and Craftsman Style windows are throughout the house. In this house, the Prairie Style is also applied to the American Four Square type with common features such as projecting bays and dormers.

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Colonial Revival

The Colonial Revival style gained popularity after the Bicentennial Exposition in Philadelphia in 1876 where it was heralded as an expression of the American identity. Planners of the World's Columbian Exposition of 1893 in Chicago also called for pavilions that emulated American colonial architecture. The style became increasingly popular in the early 1900's and remained a desired style through the first half of the twentieth century. This early 20th century revival of the style borrowed directly from Colonial America's buildings in form and ornamentation. A few subcategories of the style emerged including Dutch Colonial Revival with gambrel roofs, Cape Cod, and simple Colonial Revival cottages. An interesting development occurred in Zionsville with regard to the use of this style. By the late 1950s, civic and business leaders in Zionsville welcomed the style into modern popularity, to seemingly project the village's historic identity. Therefore, a number of large buildings including the post office were constructed using a modern interpretation of the Colonial Revival style into the early 1970s.

Most of the village's early Colonial Revival architecture are simple cottages, one or one-and-a-half stories built in the 1920s-1940s. The example at 515 W. Cedar Street (c. 1939, photo 19) features 6/6 windows and multiple gables with narrow overhanging eaves. Noteworthy are Zionsville's many late Colonial Revival-styled buildings. While some modifications have been made to the former United States Post Office (1962, left side of photo 13) at 150 W. Cedar, early colonial architecture was clearly the inspiration for its window surrounds and fluted porch columns. The Colonial Revival lantern capping the roof is topped by a copper roof and weathervane (the cupola roof now differs from the original spire-like roof). Because of Zionsville's renewed interest in this style, more than two dozen examples exist spanning the 1920s through the 1970s. The later examples include two apartment complexes with a total of three large buildings.

Another early 20th century revival style found in the district is Tudor Revival and is represented in a few cottage forms of the style. The Tudor Revival Style more closely follows Medieval English prototypes than architectural characteristics of the early 16th century Tudor period in England. Typical features of the style include steeply pitched roofs, multiple front gables, stucco and the use of half-timbering in the stucco walls. The style was popular in the United States during the 1920s and 1930s. Romantic ideals of European houses, though small in scale, are clearly evident in the district. The small house located at 740 W. Sycamore Street (c. 1935, photo 49) reflects the romantic ideal of European cottages with steeply pitched hipped roofs, broad stone and brick chimney, and its most striking feature, the full-round arched entry door. It was significantly altered in 2026 and is no longer contributing.

Park Rustic/Rustic Revival

Park Rustic, a style that grew in popularity with the development of state and national parks, was the term for using local materials for simple building construction, and while it often had characteristics of the Craftsman Style, it related more to primitive building than higher refinements of Craftsman architecture. The Park Rustic architectural style grew in popularity in the United States from the early part of the 20th century into the 1940s. It saw its most prolific

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use during the Federal Relief projects of the 1930s. The style, which focused use of locally derived natural materials, became a common architectural style of many of Indiana's state parks and our national parks. In Albert Good's 1935 book on park design, Good described the effort to introduce architecture into the park system as "the subordination of the structure to the environment".⁴⁶ He references the appropriate use of materials, including the rustic style, to their surroundings. Good states that if used successfully, the style, through the use of native materials in proper scale, avoidance of straight lines and over-sophistication, gives the feeling of having been executed by pioneer craftsmen with limited hand tools. The rustic style "thus achieves sympathy with natural surroundings and with the past."⁴⁷

Zionsville has two side-by-side and relatively rare examples of Rustic Revival architecture that were built c. 1937. The hewn log structures feature dovetail joinery and recessed entries that mimic the dog-trot design of primitive cabin construction. The example at 762 W. Sycamore Street also features wood casement and 6/6 windows. The flagstone terrace wall at 760 W. Sycamore adds to the character of the log house (see photo 48).

American Small House

During the late 1930s to about 1950, a housing type emerged in America due to the same economic and social factors that Zionsville realized. Not only was the demand for housing acute because of servicemen returning from World War II, a shift from farm/rural living to urban settings was growing more intense with expansion of the nation's industrial base. This created the need for quickly built economical housing for young families. The American Small House, also sometimes labeled Minimal Traditional, was born out of this need. Virginia McAlester, who defines the type as Minimal Traditional, describes the common side-gabled subtype as "being a beloved early New England folk-house form and symbol of colonial America, the Cape Cod provides some of the most economical cubic space that can be built."⁴⁸ McAlester further explains that the house was a preferred type for Federal Housing Authority loans, which frequently came into use in neighborhoods being developed in the 1940s. Carolyn Loeb offers another explanation to this compact, minimally styled type that rose to popularity in the mid-20th century. In Loeb's *Entrepreneurial Vernacular*, she indicates that house builders who worked at scale were much more interested in providing the most curb appeal for the money, that would sell houses more quickly, than they were in emulating great pieces of architecture or even styles per se. The emphasis was on providing a familiar-looking product to the home buyer. By using roof pitch, simple plan variations, and stock moldings, builders hoped to reduce construction costs while maximizing curb appeal. Certain historical house types were convenient to adopt, not for architectural reasons, but for the reasons above. This small house idea was used through the Great Depression and war years. Zionsville was the closest housing option for employees of Pitman-Moore (Dow), Rock Island Refinery, and the Shell Oil facilities. This created demand for new houses during the decades before, during, and after WWII.

⁴⁶ Good, pg. 6

⁴⁷ Good, pg. 5

⁴⁸ McAlester, pg. 587

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The district has a preponderance of these homes, particularly in infill or subdivided, already platted lots, created after World War II. While the term is used loosely in this document for describing this type and period of building, the district has over forty one-story, simple houses built with this overarching idea of quick, inexpensive housing. They do not exhibit features of any style, though the basic box and rooflines may evoke colonial architecture, particularly Cape Cod.

The home at 350 W. Oak Street (c. 1933) is characteristic of many houses of the American Small House movement. A tight configuration of the floor plan, but amenities such as a formal composition of the façade and porch were important to make the home attractive to buyers. This house includes a porch with trellis-like supports and a chimney centered in its east side gabled wall. A row of gable-front and side-gable compact homes lines the west side of the 300 block of S. 6th Street (photo 50). The house located at 95 S. 3rd Street (c. 1948) introduces several concepts including Colonial Revival influence and Ranch house design in its simple one-story composition. The home's multiple gables, 6/6 windows, prominent chimney near its understated front porch are attractive features that hint at Colonial Revival influence. The extension to the north with a nicely detailed porch and breezeway to attach the garage is inspired by the Ranch style.

Ranch Style

By the close of the village's post-World War II housing boom, Ranch houses were also gaining popularity. Between the mid-1940s and early 1960s, several small and medium-scale Ranch houses were constructed in the district. The Ranch style was developed from the one-story, basic linear rectangular plan of homes constructed in the west on ranches. The style was popular from the late 1930s into the early 1980s and often features hipped or low-pitched gable roofs. The district has frame, brick, and Bedford limestone examples of these homes.

The Ranch-style house at 410 W. Ash Street (c. 1951, middle of photo 32) is one of the best examples of Ranch architecture in the district. The modest-scaled house features a low-pitch hipped roof over its main mass and continues to the east with an enclosed breezeway and attached garage. The house has a modern interpretation of double-hung window divided lite configuration, including a broad picture window flanked by 4/4 windows in the living room. A pent roof extension of the main roof is supported by ornamental iron work and composes the porch. A popular choice for Ranch home construction in Indiana was random-coursed, rusticated Bedford limestone for the exterior, and was also used in the adjacent Ranch house at 40 Bailey Court (right side of photo 32).

Vernacular Architecture

The district has several types of vernacular architectural design, particularly related to the early founding of the town. These examples include variations of the gable-front, hall-and-parlor and side-gabled, central-gable, and I-house types. While a few of the vernacular types have elements of architectural styles popular during the period, many are simple examples of the type. There are a handful of early side-gabled houses which could be identified as hall-and-parlor, as well as a number of mid-20th century examples of side-gabled construction.

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The gable-front was an early house type constructed in developing towns, often after the first generation of side-gabled homes were built. Narrow urban lots were more conducive to the gable-front house which had a narrow front wall compared to its longer sides. As the density of residential areas increased over time, lots were often split or platted smaller to accommodate a growing population that was still connected to its central business district. Smaller lots often restricted house construction to narrower front walls. Variations of gable-front design became a logical choice for more densely platted neighborhoods. The gable-front houses are mostly one-and-a-half stories. Other variations on the gable-front plan with added ells to the house include the T-plan (the floor plan resembles a capital "T") and gabled-ell which loosely resembles a capital "L."

The small, one-story example of a gable-front house at 470 W. Linden Street (left side of photo 29) is in the type's most basic form. The house, built c. 1860, features a simple, symmetrical composition of central entry flanked by windows. The added features of simple window and door hoods, door transom, and tall frieze board at the top of the walls indicate a nod to sophistication. Thought to have developed from the gable-front house type is the upright-and-wing type which is composed of a gable-front section (upright) with a side-gable section (wing) on the side of the upright section. This housing type is thought to have developed from the initial construction of one part or the other first, followed by the construction of the second part of the house as funds permitted or as the family grew. The one-and-a-half story house at 220 N. Maple Street (c. 1870, right side of photo 55) may exemplify the upright-and-wing process where one portion of the house was built, followed by the second portion. The irregular height of the wing and its lack of detail found on the gable-front portion of the house would seem to indicate the wing followed construction of the gable-front portion. The house has simple features, such as 4/4 windows and turned porch posts.

In contrast to the upright-and-wing type, the gabled-ell type was constructed at one time and usually carries the features of the primary façade to the remainder of the house. The example at 390 N. 5th Street (c. 1890, left side of photo 30) demonstrates a two-story gabled-ell type with matching rooflines for both the front-gabled and ell section. A variation of the gabled-ell and gable-front types is the T-plan. The example, located at 95 N. Elm Street (c. 1890, second to the right in photo 41) follows many of the other small one-story houses in the village, but was built in the form's hallmark trait, the plan forms a T with its front-gabled and side-gabled sections. While there have been several modifications to this house, it retains that basic form.

Another house type is the central-gable house. The main floor plan is organized around a central passage and typically includes a stairway in the central hall for a second floor. The house has a high-pitched roof with side gables and a high-pitched central gable on the front, and sometimes back, of the house. The type was almost always associated with the Gothic Revival style because of its steeply pitched roof. It can also be seen as a central passage house type. Zionsville has a nice collection, though relatively small, of central-gable houses. The example at 80 N. 3rd Street (c. 1868, right side of photo 26) features a broad front, central gable with equal-sized side gables. The house features 4/4 windows with simple shaped surrounds and transom over the entry.

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The I-house became widely used throughout the Midwestern United States. It is identified by its side gables, single-pile construction, and full two-story height. Houses of this form were constructed between the 17th and into the 20th centuries in the United States. As a folk tradition of American architecture, the form began to fall out of fashion in the late 19th century, particularly in cities where building lots were typically arranged with their narrow sides fronting the street. The I-house was often constructed in the styles popular during the time it was built, most commonly the Federal and Greek Revival styles. The district has two examples of I-house construction; one is located at 310 W. Hawthorne Street (right side of photo 04). Built c. 1875, the house has a central entry flanked by windows with a continuation of the three-bay composition to the second story. The house has simple 1/1 windows with its most interesting feature being a segmental-arched entry for its pair of wood doors. The other is the Kogan House, located at 175 S. Main Street (left side of photo 45).

Commercial Architecture

Many of the historic commercial buildings are described as one-part or two-part commercial buildings which indicate a visual division of their front facades vertically into sections, or parts. A one-part building indicates the building is likely one-story with a simple one-layer composition of its façade. A two-part building typically indicates the building is two-stories, though possibly more, but visually is understood as a two-layer composition to its façade. Several commercial buildings are also further described by the style in which they were constructed such as Italianate and Classical Revival.

The former grain elevator constructed in 1947 on First Street is an unusual survivor denoting the village's agricultural roots. While the building is strictly an example of utilitarian 20th century functional commercial architecture, its parapet and drive-through bay are its most significant features. Another rare survivor of Zionsville's history is the building constructed both for the Knights of Pythias "Castle Lodge" Hall and Town Hall in 1902 (NR, right side of photo 40). Again, a building stripped to its utilitarian function lacking discernable stylistic features, its most prominent feature is the tall, stepped parapet crowning the three-story brick façade. Building name/date stones and segmental-arched window openings are also important features. The building was listed on the National Register of Historic Places in 1983.

COMMERCE

By 1852, the Lafayette & Indianapolis Railroad (construction started in 1850) was completed west of Eagle Village in Eagle Township. Elijah Cross owned land adjoining the new tracks. Speculating the site could be a profitable location for a town, he formed a partnership with William Zion of Lebanon and proceeded to plat a new town. The plat consisted of nine blocks containing 65 lots and was named Zion's Village after Cross's business partner, William Zion. The railroad ran on a north-south course and was located where First Street is today. The depot stood where Lincoln Park is now located (photo 13). With the luxury of a modern railroad, Zionsville began to grow immediately. Many businessmen from Eagle Village physically moved their business buildings and homes to Zionsville. The same general process happened at the same time in Augusta and New Augusta in Marion County, on the same rail line. Due to the commercial trade brought by the railroad, most businesses in Zionsville were originally sited to

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front 1st Street/the railroad in the 1800s. This is also why so many residential dwellings line the east side of Main Street, versus business blocks, today (photos 42, 45). The town grew quickly and by 1878, eight additions were made to Zionsville. The Zionsville Multiple Resource Area, surveyed in 1980-1983, derived its boundaries from the boundaries of the original plat and these eight additions platted by 1878 (the Zionsville Historic District boundaries are a compressed version of this 1983 resource area/survey).

A number of merchants were attracted to the prospering new town. Among them were Vaughan & Wiley who opened the first store in 1852 on Lot No. 4, and John Miller who built the first house later used as a hotel. An 1865 map and business directory of Zionsville show about fourteen commercial establishments. These include W. W. Atchinson, T. Swain, and J. D. Swain who dealt in dry goods, groceries, and general merchandise. G. W. Gibson & Company were the proprietors of the Zionsville Mill and dealers in grain and flour. S. H. Schenck had a saddle and harness shop. E. S. Cropper was an undertaker and dealer in furniture. J. Alford and Head & Sanders were druggists. W. R. Rosenstehl was a butcher and stock trader and P. G. Bryan was a blacksmith and wagon maker. William Essex operated the Essex Hotel on the southwest corner of Pine and 1st Streets, 1st Street being where the railroad was located and where most of these stores were sited to front at that time.

An 1878 business directory for Zionsville/Eagle Township repeats some of the establishments from 1865 but includes a few new ones. One banker is listed, P. Anderson, with his office on Meridian Street (now Main Street). Two attorneys and real estate dealers were listed: George Dodson and J. A. Pock with offices on Meridian Street (now Main Street) and Main Street (now Pine Street). Three physicians were listed: George Duzman, S. W. Rodman, and E. Mendenhall. Duzman and Rodman were in practice together. J. O. Hurst was the village dentist. E. S. Cropper was listed as an undertaker and dealer in boots and shoes (150-170 S. Main, left of the middle of photo 44). O. Cadwallader operated a bakery and confectionery, which also sold fancy groceries, cigars, and tobacco in his store on Meridian Street. B. F. Clark was a dealer in general merchandise and operated Clark's Opera Hall on East Street (now Main Street, south of Oak Street). The address for this is likely 104/112 S. Main, a building that was expanded to contain Rodgers & Beck Hardware in 1897 (middle of photo 43). B. M. Gregory was a manufacturer of buggies and carriages and a dealer in hardware on Main Street (Pine Street today). This is likely the building on the corner at 205 S. Main Street (right side of photo 45). There were two other manufacturers of boots and shoes, B. W. Hardin and A. W. Larimore. N. A. Perrill operated a drugstore and William Yoh was a merchant tailor and dealer in gentlemen's furnishing goods and ready-made clothing.⁴⁹ Catering to the traveler were three hotels: The City Hotel, The Transient Hotel, and The Union House. There were operated by G. Asbury, J. F. Billmire, and J. Alford, respectively. Several other merchants are listed in the 1878 history and atlas of Boone County.⁵⁰

By 1885, the population of Zionsville and the immediate area was estimated at 1,100. At that same time, the town contained two banks (one of these being at 98 S. Main/extant, from 1911-

⁴⁹ Stark, Ralph W. Combination Atlas of Boone County, Indiana. Kingman Bros., 1878. Pg. 54

⁵⁰ Stark, pg. 14

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1984, this was the Farmers State Bank), a weekly newspaper established in 1860 (this would be relocated to a building at 70 E. Cedar/extant, the *Zionsville Times*), a flour mill, a sawmill, a carriage and wagon manufacturer, four churches, a tan yard, and a dairy.

The first Sanborn maps issued for Zionsville in 1895 demonstrate the extent that commerce had expanded in the town's short, forty-year period. Over forty commercial buildings lined mostly the west side of Main Street between Poplar and Hawthorne Streets with some also located on the west side of 1st Street where the railroad was located. About seventeen of these were brick buildings. Providing services to train passengers, the Commercial Hotel and a boarding house were located at the north end of Main Street. Both buildings appear to be extant at 130 and 120-124 N. Main, respectively, though both appear to have been remodeled with new molded concrete porches about 1910 (photo 36). Three restaurants/saloons were also located on Main Street to provide services to passengers. A saloon was located in the extant building at 40 N. Main Street while a restaurant was located in the south adjacent building at 30 N. Main Street (right side of photo 38).

In 1895, there were eight stores providing groceries, meat, or baked goods. A meat store and bakery were located in the north half of 98 N. Main Street (extant) which would later become the post office. There were also eight stores related to hardware, blacksmithing, and liverys. One of the most notable of these is the 1875 building located at 290 S. Main Street (extant, photo 46). One of the hardware stores was located at 205 S. Main Street (extant, right side of photo 45). There were five dry goods, clothing, or general merchandise stores, as well as two drug stores. A general merchandise store was located in 10 N. Main Street (extant, middle of photo 38). A drug store was located in the north half of 10 S. Main while a harness shop was located in its south half (extant, photo 39). Another dry goods and drugstore were located in the south adjacent building at 40 S. Main. A boots, shoes, and clothing store were located in the north half of 150-170 N. S. Main Street (extant, left of middle of photo 44). At this time, the south half of this building was just one-story and contained a hardware store.

Another big development occurred in 1903, when the Northwestern Division of the T.H.I & E. Interurban line began operating passenger service on an hourly schedule through Zionsville between Indianapolis and Lafayette. The Interurban depot was constructed in 1904, on the northeast corner of Main and Cedar Streets, with the tracks running on a north-south course on Main Street. The depot building is extant but has been significantly remodeled on the exterior (5 N. Main, right side of photo 37). The interurban provided additional commercial activity for Zionsville during the early 1900s, as well as added transportation for its residents to markets outside the city. The town was also becoming more connected to the outside world by virtue of communications; a telephone office was established in the house at 260 W. Pine (extant, right side of photo 06).

The 1922 Sanborn maps of Zionsville's commercial district show that the number of commercial storefronts had grown very little, by only a few more than in 1895. Zionsville's population fluctuated between about 1,000 in 1885 and 957 in 1920. However, a number of brick buildings replaced the wood-framed 19th century buildings during this time to nearly two dozen. The largest of these is the two-story brick building at 76 S. Main Street (extant, second from left in

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photo 39). The building was a product of the burgeoning automobile era. The first story was an automobile garage and machine shop with a capacity of 32 cars. The *Zionsville Times*, the newspaper, also constructed a new brick building by this time, moving from their wood-framed building they had occupied since the late 1800s, immediately east on Cedar Street (70 E. Cedar/extant).

By the late 1930s and into the early 1940s, while the population of the village remained about the same, changes had come by way of changing times and modes of transportation. By the time the 1939 Sanborn maps had been created, the railroad yards had been mostly vacated. The location of the depot became a town park between Oak and Cedar Streets, on the west side of 1st Street (photo 13). It was named Lincoln Park due to a stop by President Lincoln in 1861. The park featured a small shelter which today has been replaced by a wood gazebo.

Industries that had been supported by the railroads remained, though, likely due to a small housing boom which also precipitated added industry. Metzger Lumber Company, which carried building supplies, had yards located between Main and 1st Streets on the south side of Hawthorne Street (a city parking lot is in this location today). They also had expanded with a large one-story building (211 S. Main/extant, right side of photo 45) added to the side of the hardware located on the southeast corner of Main and Pine Street. The historic tile block wall can be seen on the south façade of the building. The two-story tile block building at 180 S. Main Street was also constructed during this time for commercial use and a movie theater had opened by 1939 in the former town hall building on Cedar Street after the town board had a new building constructed just east of the site (photo 40).

The old Zionsville Grain Company's feed mill and elevator remained at the west end of Poplar Street between Main and 1st Streets (where the building at 60-90 N. Main is located today). The elevator grounds included a gasoline filling station; another filling station was located on the northeast corner of Poplar and Main Streets. A smaller elevator would take its place in 1947 at 100 N. 1st Street. An automobile repair shop was located in the building at 106 N. Main Street (extant, the mansard was added as part of the town's neo-colonial embrace in the 1960s-1970s). By this time, a garage building with a capacity of twenty cars had been built east of the interurban station, no longer operational. The garage is located at 20 E. Cedar Street but has undergone a significant façade remodel; the historic block can be seen on the east wall of the building. A filling station was also located in a house where the building at 15 S. Main Street is now located. A filling station was also located on the northwest corner of Main and Pine Streets on the site where the building at 190 S. Main is now located.

The old Commercial Hotel at 130 N. Main Street (operated by Rebecca Applegate Ball in the 1890s, right side of photo 36) changed hands and became the Hiland Hotel during the early 20th century, owned by William and Rose Hiland, then the Turley Hotel in 1935, owned by Lawrence and Edith (Rose Hiland's niece) Turley. It was a bustling business due several new, large employers in Zionsville, including Shell, Panhandle Eastern and Rock Island Refinery, who

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brought many young single men to town who needed inexpensive housing and meals.⁵¹ Pitman-Moore Company (1914, merged with Eli Lilly Company in 1954) was just outside of Zionsville, they manufactured agricultural pharmaceuticals. Some Zionsville residents worked there.

The village continued to grow in population through the first half of the 20th century, requiring additional housing and small additions to earlier plats. The population of the corporate boundaries of Zionsville nearly doubled from 957 in 1920 to 1,857 by 1970. At least some campaign was launched by the city to attract residents to town, as evidenced in a newspaper advertisement posted in Indianapolis newspapers. Showing a representative (new) home in the village, it noted that short distances from Zionsville to the center of Indianapolis: 15 minutes from Indianapolis, a half mile west of the Michigan Road, and 25 minutes from Monument Circle by automobile. The advertisement listed numerous amenities in the city and called it a place of sunshine and flowers (it used the tagline "Zionsville, The Dalia City"). It notes that modern homes could be built for \$4000-\$6000 and rentals ranged from \$20-\$30 per month.⁵²

Additional commercial architecture took the place of frame buildings lining the east side of Main Street, including more contemporary buildings on the northeast corner of Main and Hawthorne Streets during the 1950s. The building that served as a laundry and dry cleaner at 255-275 S. Main, despite the gabled roof that was added, demonstrates the modern streamlined approach to commercial architecture of this period. The two buildings immediately south of this, at 285 and 295 S. Main, operated together in the middle part of the 20th century, first as the Zionsville Lockers, then later as Wampler Industries.

It was also during this time that the town adopted a "village" theme based on early American architecture. This became the dominant factor in developing the character of Zionsville's architecture during the 1950s-1970s and was led by the Zionsville Chamber of Commerce. In a promotional flyer about the village published in 1961, the approach is described as a way to reject modern styling and instead foster a village atmosphere with traditional styles of American architecture.⁵³ It was stated that gas lamps, coach lights, weathervanes, cupolas, shutters, small-paned windows, fire marks, picket fences, and pillared porches highlighted the architectural transition occurring in the village. Two government buildings are examples of this, both the remodeling of the town hall in 1961 (left side of photo 40) and the new post office in 1962 (photo 13, these are described further under Politics/Government).

Commercial and professional buildings also embraced the theme. Highlighted on the front of the brochure was the Flanner-Buchanan Mortuary building located at 105 W. Pine Street (photo 08). The building had been constructed about 1934 as a funeral home, but shortly after the Flanner-

⁵¹ Zionsville's Turley Hotel overflowed in the 1930s. *Zionsville Times*. 04 June 1986. The Shell/Panhandle facility is at 5200 W. 96th St., Rock Island Refinery (1941-1993, demolished) was at 5000 W. 86th St., Pitman-Moore started at the Moore Farm at Moore Road and W. 86th St. Zionsville was the nearest housing and staples option to all these industries.

⁵² Clippings file for Zionsville architecture, Sullivan Munce Cultural Center

⁵³ *The Greater Zionsville Chamber of Commerce, Inc. Welcomes You to the Village of Zionsville* (Chamber of Commerce trifold) 1961.

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Buchanan family purchased the building in 1955, the building underwent a remodeling campaign to add a cupola, pillared front porch, and other Colonial Revival features that made it the leader in the movement. Other businesses in the downtown district listed as undertaking the same transition include the Farmers State Bank, the Zionsville Building & Loan, Silver's Men's Wear, Akard's Village Hardware, the Gift Mart, Reynolds Village Flower Shop, Metzger Lumber Company (right side of photo 45), and the *Zionsville Times* newspaper offices (70 E. Cedar Street/extant; this building received a new front on its west ell that had been built in the early 1900s).

A number of late 19th and early 20th century buildings retain these "village" features added during this period. These include the building at 30 N. Main Street, which features a wood-shingled shed roof canopy topped with a cupola (right of middle in photo 38). The Village Antique Mall added similar features to the Knox Food Market building (c. 1950) at 45 S. Main Street. The former interurban depot at 5 N. Main received one of the most extensive remodelings turning the molded concrete block building into something reminiscent of President Washington's Mt. Vernon (right side of photo 37). Other buildings constructed during this period also embraced the concept. The buildings located at 60-90 N. Main (Wylde Professional Building) and 190 S. Main feature pedimented gables, pillared porches, cupolas, or colonial inspired dormers. When a new bank building was constructed at 110 S. 4th Street in 1969, the brick building was constructed with quoins, cornice returns, and an impressive Colonial-inspired entry. The encouragement to build in the style did not stop in the commercial district but extended into the residential areas where it was embraced in both new home construction and remodeling.

While population growth in the post-war era was significant, it was during the 1970s that the town's growth more than doubled again with new suburban development spurred on by interstate construction and annexation. This also prompted suburban commercial development west of the district, leading out to Interstate 65. The boundaries selected for the nomination align with the town's growth into the early 1960s, a time when the village began to embrace its past as a path for its future. At that time, several historical markers were erected in the village marking important sites by the Zionsville Historical Society.

POLITICS/GOVERNMENT

Two prominent buildings in Zionsville relate to the role government played in development of the village. The former post office building located at 150 W. Cedar Street was built in 1962 and became the final location for this service to the residents of Zionsville in their historic commercial center. In 1902, Zionsville's town leaders worked together with the Knights of Pythias Lodge to construct a large building at 65 E. Cedar Street. With both of these government institutional buildings, other buildings that served their purpose for the village came before and after.

The first post office was established in Zionsville in 1853 on Lot No. 4, in the original plat at the south edge of the historic commercial district. The first postmaster was John W. Vaughn, one of the town's first store owners. By 1865, the post office relocated to a frame building in the block

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fronted by the railroad (now 1st Street) on the west just north of Pine Street. By 1895, the post office was relocated to a small frame building, potentially the same building but moved to front Main Street in the vicinity of 180 S. Main Street today. It remained at that location until at least 1920, then by the 1930s and into the 1940s, it had relocated to the one-story brick storefront building in the north half of 98 S. Main Street (left side of photo 39).

The 98 S. Main Street location was likely where the post office was located when plans for a new building were made, following federal criteria set out by the United States Post Office for new buildings that served communities of a population of about 2,000. The new building opened at 150 W. Cedar Street in 1962 (left side of photo 13). The building adopted mid-century Colonial Revival styling in order to achieve the goal town leaders set out to create the feeling of a village through adaptations of early American architecture. The building features a pillared, incised porch and a nicely detailed cupola and weathervane. A 1961 publication by the Zionsville Chamber of Commerce lauded the post office's efforts to carry out the town's architectural theme in its new building. The federal government's construction of the building adjacent to the historic commercial district seems to underscore the idea that Zionsville was not yet impacted by suburbanization. The selected plan, for communities of 2,000 residents which Zionsville would not reach until after 1970, clearly demonstrates that the village had not yet seen the results of interstate construction and the outgrowth from Indianapolis that it would within a decade of the building's completion.

The establishment of municipal facilities typically lagged behind the establishment of a post office, which was the lifeline for communication to the outside world. The town, which had been established in 1852 and named Zion's Village, was not incorporated until after the Civil War in 1866 and named Zionsville. By 1880, the town had a population of 855 residents. Two of the earliest services provided by the town were fire protection and municipal water. In 1895, a wood building that contained the town's hand fire engine and "lock up" presumably a jail, was located on the northwest corner of Pine and 1st Streets. The town also had built an elevated water tank at intersecting alleys south of Cedar Street and east of Main Street. This created water pressure to feed fire hydrants lining the commercial district of Main Street. By 1902, the town had purchased the partial block east of the elevated tank and worked in cooperation with the local Knights of Pythias Lodge to construct a brick town hall that faced Cedar Street (photo 40).

By 1910, the building was denoted as the Zionsville Opera House and K. of P. Hall on the Sanborn map of the town, with an additional note in the empty lot east of the building that was used as the village hitching grounds. Then during the 1920s, the building was being utilized not only as the town hall, opera house, and Knights of Pythias Lodge, but also as a temporary location for the public school. A new waterworks facility was also built by this time southwest of the intersection of Elm and Pine Streets. By 1939, the town had built a new concrete block town hall and fire department building east of the 1902 building, which then was being used as a movie theater. This seems to be the middle section of the building at 85 E. Cedar Street; the east part was used to store vehicles and had garage doors into the 1990s (left side of photo 40). The front façade was expanded to the east and west on this building and remodeled in 1963 to comport to the town's architectural theme of early American architecture, complete with pediments and a bell cupola.

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Lodge Halls & Churches

Mention of Zionsville's many historic lodge buildings and churches should also be made. As noted in the narrative about the 1902 town hall building, it served dual purposes for the Knights of Pythias' Castle Hall (right side of photo 40). Along with that building were several other lodge halls that met in the second stories above commercial buildings between the 1880s-1930s. These include the second stories of the buildings at 10 N. Main (Odd Fellows Hall, established by the 1870s, middle of photo 38), 10 S. Main (Masonic Hall, right side of photo 39) 85 S. Main (unknown), 98 S. Main (Woodmen's Hall, left side of photo 39), and 290 S. Main (Redmen's Hall, photo 46).

The first story of the building at 290 S. Main Street also served as the Apostolic Church during the 1920s. Somewhat reverse of that is the Union Christian Church building constructed in 1870 that became the Grand Army of the Republic Hall at 395 W. Walnut Street (photo 28). While yet a church, it had a membership of about 55 in 1878 and the church property was valued at \$2000.⁵⁴ A historical marker erected in the front yard in 1965 notes that the building became home of Boone Post No. 202 of the Grand Army of the Republic from 1898-1926, then it became home of the Francis Neidlinger Post No. 79 of the American Legion from 1919 into the 1960s. The G. A. R. Hall had previously been located above a wood-framed carriage shop on the south edge of the commercial district. In 1878, Zionsville had four churches: the Methodist, Christian Church, Christian Union Church, and the Presbyterian Church.

One of the most notable historic church buildings in the district is the Methodist Episcopal Church built in 1894 at 75 N. Main (photo 37). The congregation had been established in Eagle Village and had built a log building on the Michigan Road by 1839. In 1854, the congregation relocated to Zionsville and built a church on Main Street. It was replaced by the 1894 Queen Anne style building which added an annex on its south side in 1908. One other church building was constructed in the district. The First Christian Church congregation built the building at 410 W. Oak Street in 1958 to replace a wood-framed building that dated to the late 1800s. None of the three buildings that were constructed for religious use are used for that purpose today.

Comparables

Zionsville's historic district, formed by its original plat and early additions to the village, is notable for its density of historic housing and commercial buildings as it developed from the Lafayette & Indianapolis Railroad, outward, in 1852. The railroad, for which construction began in 1850, had a northwest/southeast alignment between the state capital and one of its larger cities, Lafayette. This generally paralleled the path of the Michigan Road, surveyed in 1829 and substantially built through the 1830s, from Indianapolis to a point just northeast of Zionsville when the Michigan Road took a more northerly route. While small villages located on the Michigan Road, such as Augusta in Marion County, and Eagle Village in Boone County, with the arrival of rail transportation, settlement and commerce migrated from these small villages toward the railroad.

⁵⁴ Stark, pg. 9

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In Marion County, the small village of Augusta formed on the Michigan Road in 1832 (roughly the area along Michigan Road between 75th and 77th Streets today). In 1855, New Augusta was established on the Lafayette & Indianapolis Railroad approximately a mile southwest of Augusta (roughly the area between 71st and 74th Streets on the west side of the railroad line). Like the benefit Zionsville had with settlement and commerce relocating from Eagle Village, New Augusta had a similar story with old Augusta. New Augusta, at its height, had only grown to about 200-300 residents with a handful of commercial buildings. Its depot remains along the railroad. New Augusta likely had stiffer competition from an ever-growing capital city. In the 1970s, it was absorbed into the city-county structure known as Unigov.

Zionsville, on the other hand, enjoyed steady population growth, which necessitated a commercial center meeting the needs of its residents in the southeast corner of Boone County. Zionsville was far enough from Lebanon, about fourteen miles, and the commercial center of little-populated farming areas of northwestern Marion County, eastern Hamilton County, and southern Boone County. Lebanon, the county seat of Boone County, had been platted in 1830, a fair distance from and predating construction of the Michigan Road. Lebanon's central position in Boone County, position on the Lafayette-Indianapolis Road, and a network of railroads propelled its growth like many county seats. However, the scale of Lebanon's commercial center is much larger than Zionsville, and it lacks interconnectedness to its 19th century residential neighborhoods like Zionsville enjoys.

Jamestown, in the far southwest corner of Boone County, was first developed as the county seat in 1830, however, its location, too far from the center of the county, caused officials to relocate the seat of government to Lebanon. Jamestown first grew due to its location on the state road established between Crawfordsville and Indianapolis. Growth was reinforced by the arrival of the Indianapolis, Bloomington & Western Railroad in 1871. While larger than New Augusta, Jamestown remained small but developed several substantial business building blocks during its railroad boom era in the late 1800s. Its commercial center is not too unlike Zionsville, in terms of the number of blocks and scale of buildings. However, Jamestown did not enjoy the same level of residential growth that Zionsville enjoyed in the late 1800s-early 1900s.

Perhaps the most comparable Boone County town to Zionsville is Thorntown in the northwest corner of the county. Thorntown was platted in 1830, also with the hope of becoming the county seat. Its growth was ensured when the Lafayette & Indianapolis Railroad was built along the east edge of town in the early 1850s. The town enjoyed railroad era growth, well into the early 1900s, just as Zionsville did. Its commercial district extended along Main Street, west of the railroad, with substantial brick building blocks. The prosperity created from commerce resulted in many similarly scaled houses to Zionsville, as well as a number of elegant civic buildings. By 1870, the population exceeded 1,500 but began to decline by 1920, continuing to fall into the 1970s. This was likely due to its nearness to larger population centers and work opportunities in Lebanon and Lafayette in Tippecanoe County.

Each of these communities share some common traits that can be described as those of a railroad village or town: initial location on or near a significant road, physical orientation and economic

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orientation to later mid-19th century railroad expansion, including a depot or other stopping point, development of agricultural processing and farm-related business, a commercial core surrounded by housing, a variety in scale, age, type, and cost of housing, and lastly, outside influences that shaped each community in the Depression and war years.

Developmental History/Additional historic context information

9. Major Bibliographical References

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register

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- ☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #
☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): 011-699-41001-41391; 42007, 42010-14, 42017

10. Geographical Data

Acreage of Property Approximately 130 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 562546 | Northing: 4423191 |
| 2. Zone: 16 | Easting: 563221 | Northing: 4423233 |
| 3. Zone: 16 | Easting: 563233 | Northing: 4422055 |
| 4. Zone: 16 | Easting: 562345 | Northing: 4422100 |
| 5. Zone: 16 | Easting: 562248 | Northing: 4422566 |

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

Beginning on the southeast corner of the intersection of West Ash Street and North 6th Street, on the east side of the street, face south and follow a line past Linden, Beech, Locust, and

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Poplar Street to a line extended east from the south edge of Valley View Drive. Turn west and follow the south edge of Valley View Drive to the west property line of 10 North 6th Street. Turn south and follow the west property lines of 10 North, 10 South, and 20 South 6th Street to the south edge of West Oak Street.

On the south edge of West Oak Street, turn west and follow the south edge of the street, past 8th Street, to the east edge of 9th Street. Turn south and follow the east edge of 9th Street to the south edge of the east/west alley between Oak and Pine Streets, then turn west and follow the south edge of the alley to the west property line of 930 W. Pine Street. Turn south and follow the west property line of 930 W. Pine Street to the north edge of West Pine Street, then turn east and follow a line extended north from the west property line of 905 W. Pine Street to the south property line of 905 W. Pine Street. Turn east and follow the south property line to the east side of 9th Street.

On the east side of 9th Street, turn southeast and follow the east side of the street to the north side of Plum Street. Turn east and follow the north side of Plum Street, continuing east along the south property lines of 245 8th Street and 740 Laurel Street to the east side of Laurel Street. Turn southwest and follow the east side of Laurel Street to its intersection with 9th Street, then turn south and follow a line on the east side of the street to the north side of West Sycamore Street. Turn east and follow the north edge of Sycamore Street, past 6th and 5th Streets, to the west edge of South 4th Street. Turn north and follow a line on the west edge of South 4th Street to a line extended west from the south property line of 335 South 4th Street. Turn east/northeast and follow the property lines of 335 S. 4th Street, then turn north and follow its east property line to a line extended west/southwest from the south property line of 330 S. 3rd Street. Turn east/northeast and follow the property line to the east side of South 3rd Street.

On the east side of South 3rd Street, turn south and follow the east edge of the street to the north edge of Sycamore Street, then turn east/northeast and follow the north edge of the street to the west edge of South 2nd Street. Turn north/northwest and follow the west edge of South 2nd Street, crossing Hawthorne Street, to a line extended west from the south property line of 105 West Pine Street. Turn east/northeast and follow the line to the east edge of South 1st Street, then turn south/southeast and follow the west side of South 1st Street to the north edge of West Hawthorne Street. Turn east/northeast and follow the north edge of Hawthorne Street to the east edge of South Main Street.

On the east edge of South Main Street, turn south/southeast and follow the east edge of the street to the north side of the east/west alley between Hawthorne and Sycamore Streets. Turn east/northeast and follow the north side of the alley to the east side of the north/south alley between Main and Elm Streets. Turn north/northwest and follow the west edge of the alley, crossing East Hawthorne and Pine Streets to the south edge of East Oak Street which aligns with the south property line of 95 S. Elm Street. Turn east/northeast and follow the south edge of East Oak Street, crossing S. Elm Street, and continuing east/northeast on the south property line of 95 S. Elm Street to its east property line. Turn north and follow the east property lines of 95, 45/49, 35, and 5 S. Elm, and 45 N. Elm, then turn west and follow the

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north property line of 45 N. Elm to the east property line of 95 N. Elm. Turn west and follow the north property line of 95 N. Elm Street to the west edge of North Elm Street.

On the west edge of North Elm Street, turn north/northwest and follow the west edge of North Elm Street, past East Walnut Street, where the west edge of North Elm Street angles in a northeasterly direction, then crossing East Ash Street, where Elm Street takes a direct northerly direction. Continuing on the west edge of North Elm Street, north of Ash Street, the road right-of-way is narrower, but continues to Willow Street. On the south edge of Willow Street, turn west and follow a line to a line extended south from the east property line of 160 Willow Street. Turn north and follow the east property line to the north property line of 160 Willow Street, then turn west and follow the north property line to the east property line of 100 Willow Street. Turn north and follow the east property line to the north property line of 100 Willow Street, then turn west and follow the north property line to the west property line of 100 Willow Street. Turn south and follow the west property line to the north property line of 496 North Maple Street, then turn west and follow the west property line to the east edge of the north/south alley west of Maple Street.

On the east edge of the north/south alley west of Maple Street, turn south and follow the east edge of the alley to a line extended east from the north property line of 50 Ash Street. Turn west and follow the north property line to the west property line of 50 Ash Street, then turn south and follow the property line to the south edge of Ash Street. Turn west and follow the south edge of Ash Street, past Main and 1st Streets, to a line extended south/southeast from the east property line of 300 W. Ash Street. Turn north/northwest and follow the east property line of 300 W. Ash Street to its north property line. Turn west and follow the north property lines of 300, 310, and 320 W. Ash Street, crossing Bailey Court, and continuing west following the north property lines of 40 Bailey Court, and 410 W. Ash Street, which angles northwesterly, to the east property line of 450 W. Ash Street. Turn north and follow the east property line to the north property lines of 450 and 480 W. Ash Street to the west property line of 480 W. Ash Street. Turn south and follow the west property line of 480 W. Ash Street to the north property line of 500 W. Ash Street, then turn west and follow the north property line to the west property line of 500 W. Ash Street. Turn south and follow the west property line to the north property line of 520 W. Ash Street. Turn west and follow the north property lines of 520 and 540 W. Ash Street to the east edge of Mulberry Street.

On the east edge of Mulberry Street, turn south and follow a line to the south edge of West Ash Street. Turn west and follow the south edge of West Ash Street to the east edge of North 6th Street, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The strength of the Zionsville Historic District is in its overall village composition. The boundaries used for the district were developed from the Zionsville Multiple Resource Area, established in 1983. That survey derived its boundaries from the boundaries of the original 1852 plat of the village and eight additions platted by 1878. The Zionsville Historic District's

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boundaries are a compressed version of the 1983 resource area/survey due to modern development at some of the fringe extents of the 1983 survey. The result is a collection of mid-19th century architecture through mid-20th century architecture, during the town's development prior to construction of interstates which created quick suburbanization of the areas outside of the boundaries during the late 1960s-1970s.

11. Form Prepared By

name/title: Kurt West Garner
organization: SullivanMunce Cultural Center
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-780-1423
date: February 14, 2025

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Photo Log

Name of Property: Zionsville Historic District

Zionsville Historic District

Name of Property

Boone County, IN

County and State

City or Vicinity: Zionsville

County: Boone State: Indiana

Photographer: Kurt West Garner

Date Photographed: February 4, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 200 block of W. Hawthorne St.

1 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the corner of W. Hawthorne and S. 2nd Streets

2 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest in the 200 block of W. Hawthorne St.

3 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the corner of W. Hawthorne and S. 3rd Streets

4 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the corner of W. Hawthorne and S. 3rd Streets

5 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast in the 200 block of W. Pine Street

6 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 200 block of W. Pine Street

7 of 56.

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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at the corner of W. Pine and S. 2nd Streets

8 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 200 block of S. 2nd Street

9 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the corner of W. Oak and S. 2nd Streets

10 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 60-90 S. 2nd Street

11 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 20 S. 2nd Street

12 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from Lincoln Park toward 1st Street/former post office

13 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 275 W. Cedar Street

14 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of W. Cedar and N. 3rd Streets

15 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the 300 block of W. Cedar Street

16 of 56.

Zionsville Historic District

Name of Property

Boone County, IN

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the 300 block of W. Cedar Street

17 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest toward the intersection of W. Cedar and 5th Streets

18 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the intersection of W. Cedar and 5th Streets

19 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest toward the intersection of W. Cedar and 6th Streets

20 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 500 block of W. Poplar Street

21 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the intersection of W. Poplar and 5th Streets

22 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 495 W. Poplar Street

23 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the intersection of W. Poplar and 4th Streets

24 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast toward the intersection of W. Poplar and 3rd Streets

25 of 56.

Zionsville Historic District

Boone County, IN

Name of Property

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest on N. 3rd Street, south of W. Poplar Street

26 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest toward the intersection of W. Walnut and 4th Streets

27 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 395 W. Walnut Street (Christian Union Church)

28 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the 400 block of W. Linden Street

29 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest toward the intersection of W. Ash and N. 5th Streets

30 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the 400 block of W. Ash Street

31 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest from the intersection of W. Ash Street and Bailey Court

32 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at 265 N. Main Street

33 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of N. Main and E. Walnut Streets

34 of 56.

Zionsville Historic District

Boone County, IN

Name of Property

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast in the 100 block of N. Main Street

35 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 100 block of N. Main Street

36 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at the intersection of N. Main and E. Poplar Streets

37 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the 10 block of N. Main Street

38 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the intersection of S. Main and W. Cedar Streets

39 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest on E. Cedar Street (former town halls)

40 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north on N. Elm Street from the intersection with E. Cedar Street

41 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from the intersection of S. Main and E. Oak Streets

42 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest from the intersection of S. Main and W. Oak Streets

43 of 56.

Zionsville Historic District

Name of Property

Boone County, IN

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 100 block of S. Main Street

44 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast toward the intersection of S. Main and E. Pine Streets

45 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the intersection of S. Main and W. Hawthorne Streets

46 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the 300 block of S. Main Street

47 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of W. Sycamore and S. 9th Streets

48 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at 740 W. Sycamore Street

49 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest in the 300 block of S. 6th Street

50 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 635 W. Pine Street from 6th Street

51 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest from the intersection of S. 6th and W. Pine Streets

52 of 56.

Zionsville Historic District

Boone County, IN

Name of Property

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at the intersection of N. Maple and E. Ash Streets

53 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast in the 200 block of N. Maple Street

54 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in the 200 block of N. Maple Street

55 of 56.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of N. Maple and E. Walnut Streets

56 of 56.

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

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

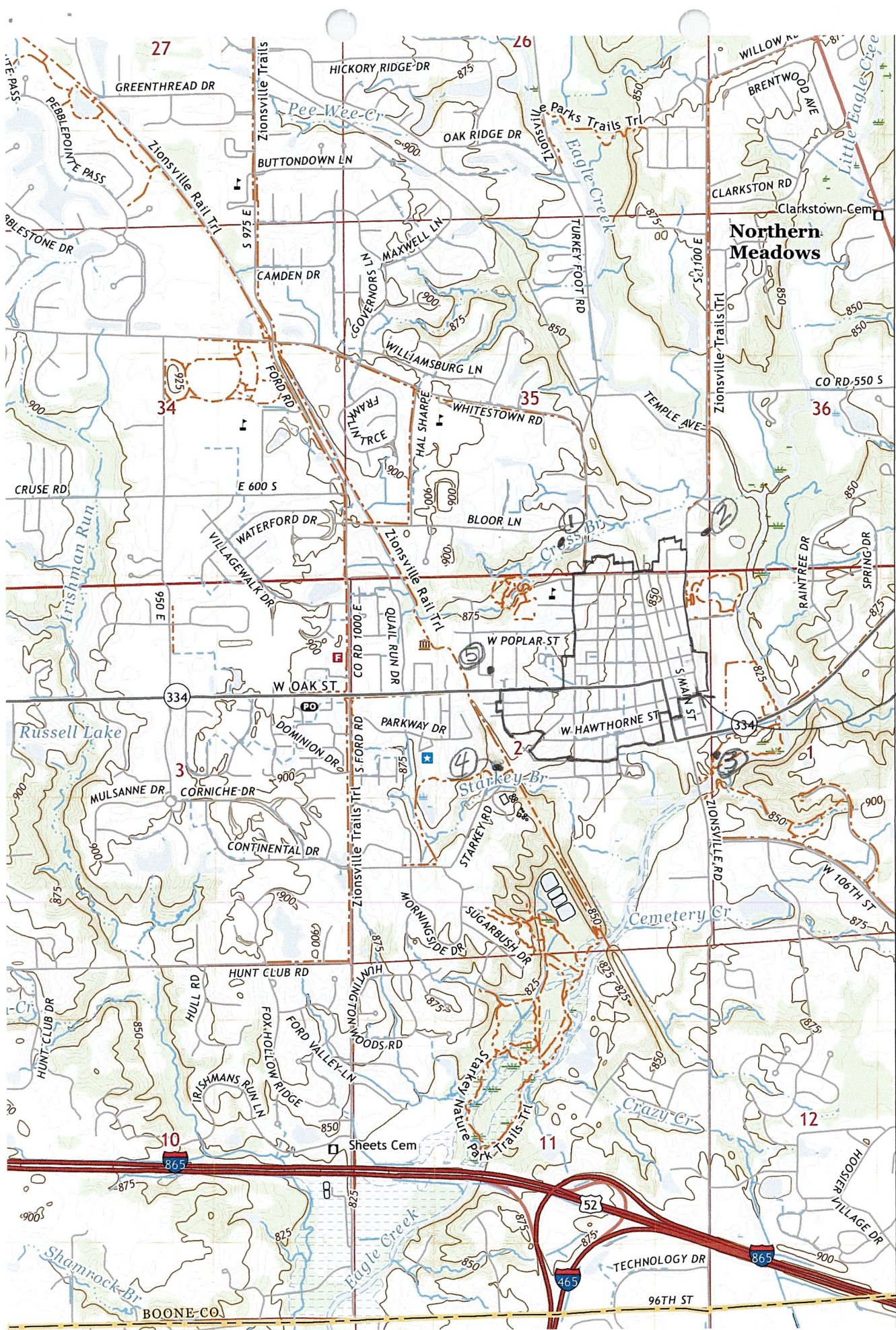


ZIONSVILLE HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES
Boone County, Indiana

- 419 Contributing Buildings; 1 Contributing Site (Lincoln Park)
1 Building previously listed on the National Register (65 E. Cedar St. NR, part of the count above)
255 Non-contributing Buildings (N); 1 Non-contributing Structure (Gazebo at Lincoln Park)
G = Garage, Carriage House, or other secondary building

NORTH

38 = PHOTOGRAPHS



*Zionsville Historic District
National Register of Historic Places
Boone Co. IN*

- NAD 83 UTM's
- | | | |
|---|----|--------|
| ① | 16 | 562346 |
| ② | 16 | 563221 |
| ③ | 16 | 563233 |
| ④ | 16 | 562343 |
| ⑤ | 16 | 562248 |
- 4423191
4423233
4422055
4422100
4422566



IN_BooneCounty_ZionsvilleHistoricDistrict_0001



IN_BooneCounty_ZionsvilleHistoricDistrict_0004



IN_BooneCounty_ZionsvilleHistoricDistrict_0008



IN_BooneCounty_ZionsvilleHistoricDistrict_0009



IN_BooneCounty_ZionsvilleHistoricDistrict_0011



IN_BooneCounty_ZionsvilleHistoricDistrict_0013



IN_BooneCounty_ZionsvilleHistoricDistrict_0016



IN_BooneCounty_ZionsvilleHistoricDistrict_0018



IN_BooneCounty_ZionsvilleHistoricDistrict_0022



IN_BooneCounty_ZionsvilleHistoricDistrict_0025



IN_BooneCounty_ZionsvilleHistoricDistrict_0028



IN_BooneCounty_ZionsvilleHistoricDistrict_0030



IN_BooneCounty_ZionsvilleHistoricDistrict_0031



IN_BooneCounty_ZionsvilleHistoricDistrict_0032



IN_BooneCounty_ZionsvilleHistoricDistrict_0033



IN_BooneCounty_ZionsvilleHistoricDistrict_0035



IN_BooneCounty_ZionsvilleHistoricDistrict_0037



IN_BooneCounty_ZionsvilleHistoricDistrict_0039



IN_BooneCounty_ZionsvilleHistoricDistrict_0040



IN_BooneCounty_ZionsvilleHistoricDistrict_0043



IN_BooneCounty_ZionsvilleHistoricDistrict_0044



IN_BooneCounty_ZionsvilleHistoricDistrict_0046



IN_BooneCounty_ZionsvilleHistoricDistrict_0052