NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

FINAL

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kokomo Courthouse Square Historic District

other names/site number 067-323-41000

2. Location

street & number Generally bounded by Taylor Street on the North, Market Street on the East, Superior Street on the South and Washington Street on the West. N/A not for publication

city or town Kokomo N/A vicinity

state Indiana code IN county Howard code 67 zip code 46901

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 consider significant ☐ nationally ☐ statewide X locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title 11/10/2008 Date

Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet

☐ determined eligible for the National Register.
☐ See continuation sheet

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [x] public-local
- [ ] public-state
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [x] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
60	16	buildings
0	1	sites
1	0	structures
1	0	objects
62	17	Total

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: hotel
COMMERCIAL/TRADE: department store
: professional
: specialty store
: financial institution
: restaurant
SOCIAL: meeting hall
: civic

Current Functions
(Enter categories from instructions)

COMMERCIAL/TRADE: professional
: specialty store
: restaurant
: financial institution
GOVERNMENT: courthouse
LANDSCAPE: park
SOCIAL: civic

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Italianate
: Queen Anne
: Romanesque Revival

Materials
(Enter categories from instructions)

foundation BRICK
CONCRETE
walls BRICK
STONE: Limestone
WOOD: Shingle
TERRA COTTA
roof ASPHALT
other

Narrative Description
(Describe the historic and current condition of the property on one or more sheets.)

(See Continuation)

8. Statement of Significance

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

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significant within the past 50 years.

Areas of significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT
POLITICS/GOVERNMENT

Period of Significance

1870 – 1937

Significant Dates

1886-1887

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Oscar F. Cook, Architect (Courthouse)

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination if individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #_____
☐ recorded by Historic American Engineering Record #_____

Primary location of additional data:

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

10. Geographical Data

Acreage of Property Approx. 39 acres

UTM References USGS 1:24,000 Kokomo West Quadrangle

	Zone	Easting	Northing
1	16	573480	4482300
2	16	573840	4482310
3	16	573840	4481830
4	16	573470	4481830

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John P. Warner

organization _____ date _____

street & number 5018 Broadway Street telephone 317-283-5450

city or town Indianapolis state IN zip code 46205

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 0r 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Howard County Historical Society

street & number 1200 West Sycamore Street telephone 765-452-4314

city or town Kokomo state IN zip code 46901

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 listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)
Estimated Burden Statement: Public reporting burden for this is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Section 6 – Continued

Historic Functions	Current Functions
EDUCATION: library	TRANSPORTATION: rail-related
RECREATION AND CULTURE: theater	EDUCATION: library
RELIGION: religious facility	SOCIAL: civic
TRANSPORTATION: rail-related	
GOVERNMENT: courthouse	

Section 7 – Continued

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVALS: Neo-Classical Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial Style
: Bungalow/Craftsman
MODERN MOVEMENT: Art Deco

Narrative

The Kokomo Courthouse Square Historic District is located in Kokomo, Indiana. Platted on slightly rolling terrain just north of a primary watercourse in the county, Wildcat Creek, the streets in the district display the typical grid pattern found in many Indiana towns and cities. Commercial development concentrated along these primary north-south and east-west thoroughfares around the square. Manufacturing enterprises sited along the many railroad lines passing through the township and Kokomo proper; there are no manufacturing facilities extant in the courthouse district. Sanborn Fire Insurance maps from the late-nineteenth and early-twentieth century reinforce the reality of the importance of railroads in the development of the town. Based on research and the dominant architectural styles in the district (Neoclassical, Romanesque Revival, and Italianate) the high water mark of Kokomo's courthouse square's economic growth occurred in the last decade of the nineteenth century and first three decades of the twentieth. Other buildings in the district demonstrate varying styles reminiscent of the 1910s and 1920s or more contemporary.

The district's boundaries are roughly defined by Taylor Street on the north, Market Street on the east, Superior Street on the south, and Washington Street on the west. Main Street is the east-west address determiner and Sycamore Street is the north-south address determiner. The boundaries also encompass a significant collection of three dominant architectural styles of the period with variable presentations of the basic style characteristics.

There are empty spaces in the streetscapes in the district; some are the result of fires experienced in the downtown area over the years. However, noteworthy for their integrity are nodes of period buildings scattered around the district that provide visual evidence of how the core of the downtown once appeared to the community. Examples of these clusters of period buildings can be seen along the south side of the courthouse square on West Sycamore Street, along the east side of the 200 block of North Main Street, along the 100 block of West Mulberry, and on the west side of the 100 block of North Buckeye Street (Photographs 1 through 4). This same type change in streetscapes has occurred outside the boundaries of the district and, in fact, influenced the positioning of the boundary. Examples of these changes are visible in photographs 5 through 8. The district has 60 contributing buildings, 16 non-contributing buildings, 1contributing structure, 1 non-contributing site, and 1contributing object. The period of significance is 1870–1937.

1) 111 West Sycamore Street Contributing Photograph # 9
1924 Neoclassical Revival

This three-story narrow-front building is clad with a whitish glazed terra-cotta tile and demonstrates many of the characteristics of the style in its door surround, fenestration, and entablature. The windows flanking the entry door are modern replacements but the pilasters defining the doorway and the limits of the main bay at street level clearly retain the original details of their components including the Corinthian capitals. The two upper banks of double-hung, multi -paned windows are defined visually by intermediate cornices, and the top cornice reflects ornate detailing in its moderate clay-tile overhang, modillions, and dentils. The flat surface of the façade between the top of the uppermost bank of windows and the frieze contains three horizontal rectangles embossed with decorative swags in their centers. The narrow bay in the left bay of the façade contains the entrance and stairway to the second and third floors. Each of the windows in this bay has a decorative escutcheon above the lintel of the opening.

2) 113-117 East Sycamore Street Contributing Photograph # 10
1904 Queen Anne/Free Classic

The façade of this three-story, painted brick building, is divided into three distinct parts, defined by brick pilasters in the two upper stories. The center bay, at street level, contains the entry doors for the two street level storefronts and the interiors of the second and the third stories. Above the central entry is a three-sash ribbon of double-hung windows, glazed one-over-one. Above the opening of the ribbon window is an embossed panel with the numerals "1904". Above this panel is a fixed-sash window that provides light to the third story interior.

The left bay contains a street level storefront supported by cast-iron columns, a three-sided oriel bay window centered in the space of this second-story portion of the façade. A single fixed-sash window provides light for the interior of the third story. The right bay contains a street level storefront, five-sided two-story oriel tower supported by a cast-iron column on the extreme right corner of the façade, a single double-hung window, glazed one-over-one, and a fixed-sash window directly below the frieze band. All of the sashes in the bay windows are double-hung and glazed one-over-one. The frieze band that extends across the full width of the façade below the cornice but above a course of dentils is detailed with colorful swags embossed through the center of the band. The portion of the frieze in the center bay contains the words "DRAPER BLK" appearing directly below a center pediment that extends upward from the cornice. Within the tympanum of the pediment is a wreath and swags.

3) 107-109 West Mulberry Street Contributing Photograph # 11
1895 Queen Anne

The façade of this two and one-half story brick building has three bays, two with street level storefronts flanking a center bay with the entry point for the upper story space. The right and left bays are identical. The street level portion of the façade contains glazing and entry points for the two storefronts and the center entry door flanked by a transom and side lights. Cast iron pilasters define the limits of each bay at the street level and a metal structural member visually separates the first story from the second. Above this beam and at the outer limits of the upper one and one-half story are towers sheathed in wooden shingles. The five-sided towers have single,

double-hung windows that are glazed one-over-one. The exterior of the upper half-story of each tower contains three small narrow arched windows accentuated by radius-laid shingles and a dark-colored arched stringcourse, with a simulated keystone device, above each opening and below the cornice of the peaked tower roof.

Occupying the largest and center portion of the upper area of the façade is an exterior brick wall containing two large rectangular fixed-sash windows and a Palladian-influenced window unit accentuated with a corbelled brick drip cap and keystone device. The brick portion of the wall is gabled. The gable end is defined by a decorative rake and a finial capping its peak.

4) 117 West Mulberry Street Contributing Photograph # 12
c. 1900 Romanesque Revival

This small unassuming one-story brick building possesses a façade that is eye-catching for its presentation of characteristics common to the popular Romanesque Revival style of the period. The pertinent Sanborn Fire Insurance maps of the early twentieth century show the building without its impressive façade in 1902 but it is present in the 1909 version. The building is listed as office space in a number of map editions. Visible in the façade and common to the style are the uses of the round-topped arch for the window and door surround, the rough-faced square polychrome stonework for the exterior surface wall, and presence of what may have been a decorative plaque present above the window surround. The shape and placement of the window and entry door appear original to the period addition circa 1905. The entablature above the decorative plaque consists of a corbel table and a segmental arched cap on the parapet between low end posts to either side.

5) 100 North Main Street Contributing Photographs # 13-14
c. 1870 Italianate

This three-story painted brick building is the oldest building on the square. Historically this building is located on the site of one of the earliest dry goods store which was operated by O.V. Darby. The street level portion of the three-bay façade retains its original spatial arrangement; i.e., display windows flanking an entry point centered in the façade. A portion of these first floor windows are covered with some non-original material. The entry point is flanked by single-story pilasters capped with unusual rusticated stone blocks that extend upward to the intermediate cornice that visually separates the first and second stories of the façade. Each of the upper stories has a bank of three double-hung windows evenly distributed across the façade. The window openings are accentuated with painted sills and lintels. Decorative shutters are mounted of either side of each opening. Above the third story windows is a series of rounded devices that appear to serve the same function as the "star anchor" devices noted on the outside of many old brick buildings. Directly above is a corbelled brick entablature consisting of paired brackets, dentil detail, a narrow frieze, and a moderately projecting flat-topped cornice.

6) 108 North Main Street Non-contributing Photograph # 15
Indeterminate Modern

The obvious change to the building façade in fenestration and materials, such as the Sto-type stucco and the addition of pseudo-historical elements, renders it non-contributing to the overall context of the district.

7) 114 North Main Street Wilson Block Contributing Photograph # 16
c. 1895 Romanesque Revival

The façade of this three-story brick building has a myriad of architectural details created with a minimum of materials. Although brick and limestone dominate the exterior surface, the different patterns and shapes employed in the design create a more interesting effect than might be expected. The street level portion of the façade consists of a center entry point with modern glass doors flanked by large square windows with modern glazing. The lintels of the windows and the entry are limestone with decorative keystones. Immediately above these openings is a broad course of brick, in a basket-weave pattern, that is delineated by limestone courses above and below that extend to and through the full-height pilasters at the right and left limits of the façade.

The second story contains a bank of four windows evenly distributed across the façade. The sills and the lintels of the window openings are limestone and appear as belt courses extending across the width of the façade. The window units appear to be non-original. The lower half is casement in design and the upper half is a single-glazed fixed sash. Directly above the second story windows is a belt course of brick laid in a "chain link or staggered" pattern that creates an illusion of depth and adds another visual effect to highlight the change between the second and third stories.

The third story contains two belt courses of limestone that form the sills and lintels of three windows – a large unit in the center flanked by two smaller units. The window sashes in the standard windows are double-hung and glazed one-over-one; the three-sash unit in the center has a large single sash flanked by smaller versions. Above each rectangular window opening is a multi-coursed brick arch that accentuates the transom lights above each window. Above the brick arches is a corbelled brick frieze with limestone details that accentuate and separate the frieze from the limestone-capped, arched parapet. Evenly distributed across and rising above the parapet are four large limestone finials. Centered in the exterior wall below the cornice is a carved limestone plaque with the words "Wilson Block" appearing in the center.

8) 105 North Buckeye Street Contributing Photograph # 17
c. 1915 Neoclassical Revival

The façade of this two-story brick building retains the basic spatial arrangement of its original elements but the glazing in the street level portion has been replaced by modern materials. The two stately, limestone Tuscan-order columns supporting the full-width limestone lintel above the entry door and windows add a touch of elegance to a relatively simple design. The left and right limits of the second story portion of the façade are delineated by brick pilasters that extend upward past the actual roofline to the upper limits of the front parapet. A ribbon of casement windows, four units in all, extends across the façade immediately above the street level

storefront. The outer pairs of windows are angled outward. The size and general shape of the window units appear to be the same as originally intended but the glazing appears to be replacement. The exterior wall above the ribbon window is detailed with a flat rectangular panel with small limestone squares at each corner. The outline of the rectangle is laid in a different pattern from the surrounding surface. Centered above the panel are three small lamp-like devices superimposed on flat plates that draw the eye to the slightly peaked parapet that is capped with limestone (currently painted white).

9) 123-127 North Buckeye Street Non-contributing Photograph # 18
c. 1970 No Discernible Style

This building was once the community opera house. Due to many changes to the façade, the architectural integrity of the building has been compromised.

10) 201-207 North Buckeye Street Contributing Photograph # 19
c. 1910 Commercial Style

This two-story brick building is a fine example of a commercial structure that combines the clean lines of some early-twentieth century designs with added architectural details to relieve the potential monotony that could result from the simplicity of design. The façade, facing east, contains the primary entry at 201 North Buckeye and two other entries extend north at street level. The importance of the primary entry is signified by the use of columns and a simple entablature with a projecting cornice to frame three street-level windows and the main entry door. The columns and entablature are a twenty-year-old alteration to the building. The fenestration for this portion of the façade remains unchanged but the glazing and the door are modern in materials and design. The other two entry doors and windows at street level are also replacements. Brick quoins decorate the corners of the building. The similar detail is used in the window surrounds of the openings in the second story. The second story fenestration is original but the window units are modern replacements. The south and east exterior walls of the building are detailed with narrow limestone belt courses above and below the second-story window openings. The cornice contains corbelled brick detailing to accentuate the upper limit of the building.

11) 400 North Main Street College Building Contributing Photograph # 20
1909 Neoclassical Revival

This two-story polychrome brick building reflects a simple design embellished with various architectural details that give the overall structure its particular significance. The three-bay façade is defined by full-height pilasters on the left and right and two single-story pilasters in the center. The brick pilasters have limestone bases and capitals. The street-level portion of the façade contains a modern entry door on the left and a pair of modern fixed sash lights in the center and right bays. Wooden infill material is used to compensate for the difference in size and shape between original display-size windows and the current items. Although the glazing and surrounds of the lights appear modern, the spatial arrangement of the bays is original to the building.

Above the first story window openings is a limestone belt course that visually separates the two stories and acts as the sills for the windows in the upper story. The glazing of these six fixed-sash lights is modern but the arrangement and spacing is original. A belt course of limestone forms the lintels for these upper windows, extending across the full width of the façade, and also forms the capitals of the lateral pilasters. Immediately above this belt course and centered in the façade is a limestone plaque with the date "1909" carved in its surface. A limestone cornice with modillions separates the bulk of the façade and the low parapet that caps the building. The raised center portion of the parapet contains a large limestone plaque containing the words "College Building"; small limestone scrolls accentuate the edges of the raised portion of the parapet.

12) 217 North Union Street Non-contributing Photograph # 21
c. 1920 No Discernible Style

Over time, this building has undergone such significant change that it no longer retains any of its original architectural integrity.

13) 300 North Union Street Contributing Photograph # 22
c. 1910 Neoclassical Revival

The west elevation of this two-story building shows some evidence of modifications in the past. A primary doorway that faced North Union Street appears to have been changed to a window in the distant past. Although modified and added onto throughout its life, the exterior of the main block of the building retains some of the architectural detail that defines its style. The street-level portion of this elevation contains five bays delineated by a series of pilasters; two wide pilasters on the left and right limits of the elevation and two narrower pilasters in the center. The first story has a bank of five window openings. The window surrounds on the left and right openings include a classic limestone pediment supported by elaborate limestone scroll brackets, limestone sides, and a limestone sill. The three interior window openings have unadorned brick lintels and limestone sills; the glazing of the fixed-sash is modern.

The second story also contains five window openings. The openings on the left and right have wide limestone surrounds and the three in the interior have unadorned brick sides. All the openings have limestone sills and the lintels are formed by a broad limestone belt course that extends across the entire elevation. Immediately above this belt course, and centered, is a narrow limestone plaque with the words "THE TRIBUNE" carved into its surface. The upper portion of the elevation contains a projecting cornice with dentil detail below a flat-capped parapet; the center of the parapet has a raised portion. A modern single-story addition, that contains the present-day entrance to the interior of the building, extends north along Union Street.

14) 114 East Walnut Street Non-contributing Photograph # 23
c. 1990 Modern

This modern bank building does not possess any architectural significance relative to the historic district.

15) Howard County Courthouse Contributing Photographs # 24-29
1937 Art Deco

This massive three-story limestone-clad building dominates the square in the center of downtown Kokomo. The east and west elevations are mirror images, as are the north and south elevations. Eleven bays define the character of the east elevation and west elevations. The lateral bays are large pilaster-like projections, nearly full-height, at the margins of the building. Between the large bays are nine smaller bays defined by pilasters that establish the limits of the ranks of window openings that occupy much of the surface of the elevation. The central bay includes the entry point to the interior of the courthouse. The large pilasters at the margins of the building contain window openings in each of the three stories and a band of interlaced scallops topped by a stylized bead and reel molding carved into the limestone, extends across the full width of the elevation. The surrounds of the window openings consist of three-story-tall pilasters, narrow in width, on the sides and flat sills and lintels. The window units are modern, metal-framed, and have nine variable-sized lights. The window units throughout are constructed of the same materials and designed in the same configuration. Stylized linen fold spandrel panels divide the windows from floor to floor.

Each of the smaller bays, except the center bay, is identical in spatial arrangement and design. The pilasters that define the limits of each small bay are capped with a stylized capital. All of the three-story bays contain a window opening at each level; the construction of the window units is identical to those described previously. The primary entrances to the interior of the courthouse are situated in the central bay of the east and west elevations. The recessed entry is accessed by a short flight of marble steps flanked by half columns topped with tall bronze exterior lights. The entry way in the central bay has a projecting, gabled limestone surround with art deco detailing at its outer edges. Directly above the entrance opening, across the lintel, are inscribed the words "COURT HOUSE." The windows in the upper two stories of the central bays are identical to those already mentioned. The outer entrance doors, folded back against the sidewalls of the recessed entry are metal, likely bronze, with embossed busts of Elwood Haynes (south half), and David Foster (north half) in the upper panels of the door surface. The lower panels are decorated with art deco detailing. The inner entrance doors and surrounds are modern in material and glazing.

Above the top of the bays and extending across most of the width of the elevation below the flat top of the building are the words "HOWARD COUNTY COURT HOUSE" carved into the limestone exterior wall.

The design of the north and south elevations continue the same basic spatial arrangement, materials, and massing as that encountered in the two primary elevations. The use of pilasters to define the various design elements of the seven bays in both elevations is the same and the window units are identical. A small unobtrusive entry door is positioned in the central bay of each elevation; a projecting canopy overhang protects the entrance from weather. The door and its materials are modern. The words "JUSTICE TO ALL" are inscribed in the limestone exterior wall directly below the flat top of the building.

16) Railroad Watchman Tower Contributing Photograph # 30
c. 1940 Functional

This one-of-a-kind contributing building provided railroad watchmen a view of oncoming rail traffic moving up and down Buckeye Street and housed the controls for the various safety signals at the crossings on east-west thoroughfares like Sycamore, Walnut, and Mulberry Streets. This single elevated house replaced older street-level shanties that previously stood beside each grade crossing; one man could now do the work of many. The rail line itself is a rare structure to encounter within a courthouse square area. Its presence helps define the character of downtown Kokomo.

17) Millennium Park Non-contributing Photographs #31-32
1999

Although non-contributing to the district because of its age, the park is important to the community and its heritage and deserves its place in the district.

18) 126-128 West Walnut Street Contributing Photo # 33
c. 1910 Twentieth Century Functional

The façade of this painted, two-story brick building retains its original spatial arrangement in both the street-level storefronts and the upper story. The storefronts consist of an entry doorway positioned at the left and right limits of the building and two single-glazed display windows centered between the entries. The wall surfaces of the street-level portion of the façade, including the pilasters, have been coated with a modern fiberglass material that simulates stucco. One-story-high pilasters visually divide the first story into four bays but the division stops at the juncture of the first and second stories. The entry doors are modern in materials and design. The four window openings in the second story have limestone sills and lintels. The interior dimensions of the openings have been reduced by the addition of a wooden panel in the upper one-third of the space which was necessary to accommodate the modern replacement window units. The current window units are double-hung and single-glazed in each sash. Above the bank of windows is a belt course of contrasting painted brick that extends across the façade. A corbelled brick frieze accentuates the flat cornice of the building that is capped with a belt course of small rusticated limestone blocks.

19) 210 North Main Street Contributing Photo # 34
c. 1890 Italianate

The façade of this painted, three-story brick building demonstrates a typical spatial arrangement found in many commercial buildings of the period. The street-level portion of the façade contains a recessed entry point flanked by two large, single-glazed display windows that extend nearly the full height of the story; each display window and the recessed entry is topped with a single-glazed, arched transom light. The entry door is plain wood with a three-quarter length single-glazed light. The first and second stories are separated visually by a metal I-beam structural member.

The upper two stories are divided into three bays by four pilasters that extend upwards from the I-beam to the flat top of the cornice. The central pilasters divide a large arched window opening in the second story into three separate components, each with a fixed sash, single-glazed light. The third-story window openings are rectangular with stone lintels and sills. The window units are double-hung and single-glazed. Directly above this bank of windows is a corbelled brick frieze. Between the frieze and the top of the cornice is a narrow belt course of small rusticated limestone blocks and three recessed panels, painted in contrasting colors, which extend across the width of the façade. The arched three-part window and arcaded storefront appear as recent alterations; lintels of second floor windows remain visible in the façade above the arch.

20) 315 North Main Street Contributing Photo # 35
c.1900/1920 Twentieth Century Functional

The basic structure of this building appears to have been built around the turn-of-the-century but at some later date the façade received a more modern appearance through the application of a glazed brick veneer. The arrangement of the storefront likely remains the same as the original but was also updated with more modern materials and glazing. The primary entry point is located in the left half of the building and consists of double doors, flanked by angled display windows, centered and recessed from the plane of the wall, to allow customers to view merchandise in a sheltered environment. The remainder of the street-level façade is dedicated to five large single-glazed display windows, one to the left of the entry and four to the right of the entry. A modern awning extends across the width of the façade directly above the windows. Above the awning and centered are the words "Humphrey Printing Company, Inc." the name of the present occupant. Midway between the name of the company and the dentil frieze of the projecting cornice is a narrow belt course of small limestone blocks below a bank of slightly recessed panels, with chevron infill and a diamond-shaped, blue-highlighted architectural detail centered in each panel.

Architectural Summary

The Kokomo Courthouse Square Historic District contains a physical record of the changing style preferences of its local residents and reflects regional and national tastes during the major period of community growth and prosperity.

Architecturally, the period from 1870–1937 proved a dynamic period in Indiana. As various architectural styles gained popularity in the eastern United States and gravitated to the Midwest, the mix of styles encountered in the booming communities along the growing railroad system and spurred by the discovery of natural gas in 1886-87, compounded rapidly as wealth increased and the population grew. This mix is evident in the district and reflects the healthy economy of the period. The Depression-era courthouse dominates the square and reminds the viewer, through its relatively simple design and massive presence, that this cornerstone of the community's history, both as the seat of county government and the centerpiece for the square's significance to commercial enterprise, requires no embellishment.

Section 8 – Statement of Significance

The Kokomo Courthouse Square Historic District is eligible for listing in the National Register of Historic Places under Criterion A because of its association with events that have made a significant contribution to the broad patterns of our history and provide the threads for the fabric of our memories, to wit: the district demonstrates the impact of the arrival of the railroad in 1853 and the discovery of natural gas in 1887 that accelerated the economic growth of Kokomo, ushered in a solid four-decade period of economic growth/stability for the community, and set the stage for Indiana's prominence as a major regional manufacturing center in the early twentieth century. The district is also eligible under Criterion C in that it embodies the distinctive characteristics of a type, period, method of construction, to wit: the district contains a collection of period commercial buildings and a governmental building that reflect the changing architectural tastes of the nation and the region for nearly seventy years and the distinctive characteristics of a number of architectural styles popular during that period.

This core of the downtown contains a cohesive assemblage of buildings, in the Italianate and other styles, that reflect the Late Victorian tastes of the times and the growing simplicity of design that marks the Commercial Style of the early-twentieth century. The majority of the courthouse square commercial buildings are two-and three-story brick structures. The district's period of significance, 1870 – 1937, was determined by several important events. The span of years includes the growth of the railroad infrastructure in the state and the nation, and the high water marks of Indiana's involvement in industrial development/manufacture of the automobile, the glass products industry, and the food canning industry, all staples of the area economy. The ending date of the period of significance was set at the present mark to encompass the range of styles present in the district and the construction of the present courthouse.

From 1816 until 1851, Indiana was governed by its first state constitution. This constitution owed its genesis to the territorial structure imposed by the Northwest Ordinance. The state legislature, the Indiana General Assembly, handled the concerns of the state. In a time marked by settlement and expansion, both the population and the center of politics moved from the riverbanks in the southern part of the state to the interior. In 1816, when the first state constitution was written in Corydon, counties had been formed near to, and along, the Ohio and Wabash rivers, but much of Indiana remained unorganized. Consecutive Indian treaties established various reservations that opened some areas for limited white settlement and, eventually, land sales to incoming settlers. Vincennes, Indiana, had the first land office. In the 1830s and 40s, the Pottawatomie and Miami tribes were "removed" from these lands and white settlement began in earnest.

The decade of the 1840s witnessed many changes in Indiana's central region. In 1840, the Miami tribe sold the area known as the "Miami Reserve" for the $550, 000.00; the reserve contained three sections of land in future "Richardville County" that included the future site of Kokomo. In 1842, two years before the county was organized, David Foster moved from his trading post on Pete's Run, located in the southern of the township, to an area north of Wildcat Creek. Foster opened another trading post near the banks of the creek, and officially became the area's first entrepreneur. The county was organized in 1844 and named in honor of Jean Baptiste

Richardville, a prominent chief of the local Miami tribe. In the summer/fall of 1844, a five-man commission negotiated for a few days with the owner of a parcel of land they believed would serve their purpose "to fix the seat of justice" for the new county. According to one account, the land chosen by the commission was "a thick forest of immense trees and thicket ... through which a bird could scarcely fly." David Foster, the owner who bought the section of land for $2.00 an acre, finally reached accord with the commissioners appointed for the express purpose of fixing the site of the county seat. Foster donated 40 acres for that purpose and after a negotiation with the commissioners, Kokomo became the county seat. Soon after this decision, a surveyor platted the first 100 lots which went on sale 18 October 1844; 29 lots were sold the first day at a price of $30.00 each. Charles Ellison, an early arrival, opened the first saloon/domicile at the location of the O.V. Darby store in later years at the corner of North Main and Sycamore Streets.[1]

The genesis of the name of the new county seat remains a mystery. Various sources consulted offered the following alternative myths. One noted that Kokomo translated from a local Indian dialect as "she bear"; another source claimed it meant "black walnut" and maybe was associated with one of four Indian chiefs named Oak, Poplar, Chestnut, and *Black Walnut*, a third source thought the name meant "chief of bears." A fourth source related that the name was derived from MA KO KO MO, an Indian name probably from the Miami tribe. Whichever story seems reasonable, it is obvious that the name came from a local Indian dialect and meant something about trees or bears.[2]

During this same decade, county governments all over the state organized themselves to deal with the transition from frontier to settled society. Oftentimes, the first county offices, including jails, were located in log buildings that looked similar to other structures of the period. Courthouses, usually sited in the center of the town square, were built during this era; few are extant, having been supplanted during the boom of the late-nineteenth century by larger, more modern buildings. Richardville County's first courthouse was a two-story log affair contracted by the commissioners and built by Rufus C. Blouser for the princely sum of $28.00 or maybe a more likely figure found in another source that stated the actual price was probably close to $300.00. In 1846, partly because the county's name did not trip lightly from the lips, a four-man delegation (including David Foster) traveled to Indianapolis to advocate changing the county name. The state legislature chose to honor recently-deceased Tilghman A. Howard, a well-liked and fondly remembered state politician, to acknowledge the fellow Hoosier's past service to the state and the nation. Howard, a transplanted Tennessean who once worked for Sam Houston, moved to Bloomington, Indiana, in 1830. He served as a district attorney for the state, as a state representative to the U.S. Congress, one time ran for Indiana governor's office, and finally, as the

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[1] Charles Blanchard, ed., *Counties of Howard and Tipton, Indiana* (Chicago: F.A. Battey & Company, 1883), 44-48 and 146; Kingman Brothers, *Combination Atlas Map of Howard County, Indiana* (Chicago: Kingman Brothers, 1877), 15; Fred C. Odiet, *Kokomo–Howard County Sesquicentennial Commemorative Book* (Self-published, 1994), 128.

[2] Kingman Brothers, *Combination Atlas Map*, 15; Clipping File, Howard County, at the Indiana Historical Society, Indianapolis, Indiana; Blanchard, *Counties of Howard and Tipton, Indiana*, 146.

Charge d'Affaires to the Republic of Texas in the early 1840s. He died in Texas in 1844 and his remains are buried in Rockville, Indiana. [3]

A new name may have changed local perception of the tiny settlement but real change required lots of hard work and a view for the needs of the future. Apparent to leaders was the need for a transportation infrastructure to provide means to import goods and export local production to distant markets. Initially most traffic occurred along the rivers and streams. Water transportation provided the first easy routes for traffic to Indiana. In the years immediately after statehood, local roads were roads in name only. Usually narrow, muddy, full of stumps, and bone jarring, they were in all ways unsatisfactory for comfortable travel or for moving materials or supplies. The first state roads constructed in the county connected Kokomo with both Michigantown and Peru. By 1846, travel to Peru offered limited access to the external world via the Wabash & Erie Canal but the canal was a short-term solution. The Panic of 1837 and the subsequent financial uncertainty throughout the country put a damper on funding. As a result, canal building in Indiana foundered for a number of years and did not truly have a positive impact on central Indiana's economy until the early 1850s when completion of the waterway to the Ohio River opened the way to markets down the Mississippi River. [4]

As early as 1832, an act to incorporate the Madison, Indianapolis & Lafayette Railroad was approved in the legislature. Collectively, the state embarked on an infrastructure improvement plan in 1836 that encompassed canals, roads, and railroads. The "Act to Provide for a General System of Internal Improvements" called for a single rail line from Madison, on the Ohio River, through Indianapolis, the recently occupied state capitol, and on to Lafayette on the Wabash River. This first successful attempt at creating a transportation infrastructure linked two major waterways, three developing commercial centers, and the anticipated future wealth of the agricultural bounty of Indiana's central plain.[5]

Railroad ventures such as this opened the door to further expansions in rail transportation throughout the state. The Peru & Indianapolis Railroad, a predecessor of the Lake Erie & Western Railroad, received its state charter to operate in January 1846. After a period of organization, the enterprise began to clear land for a right-of-way and sought funding for the continued expansion. In 1850, the Howard County board of commissioners subscribed $4,000.00 worth of stock in the railroad. The original purpose of this particular rail line was connection between the Ohio River and the Wabash & Erie Canal at Peru. Eventually further expansion and consolidation with other routes opened the way for extension to Chicago. Steady progress in construction resulted in tracks reaching Kokomo in 1853. Surely good news for local businessmen and consumers, but Kokomo

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[3] Blanchard, *Counties of Howard and Tipton*, 50; Odiet, *Sesquicentennial Commemorative Book*, 7; Ned Booher, *Howard County: A Pictorial History* (Virginia Beach, Virginia: The Donning Company, 1994), 26.
[4] John Warner, "The Influence of the Wabash and Erie Canal on the Development of Two Northern Indiana Communities, 1830-1860" (Indianapolis: Master's Thesis, Indiana University, 1996), 12-15; Blanchard, *Counties of Howard and Tipton, Indiana*, 49.
[5] James A. Madison, *The Indiana Way* (Bloomington: IU Press, 1986), 83-86; Indiana Historical Society, Pamphlet "An Act to Incorporate the Madison, Indianapolis & Lafayette Railroad Company", 1832.

and the surrounding countryside did not have much to offer in the way of the marketable products – that would come much later. [6]

Agricultural advancements came slowly in the antebellum era in Indiana. Most settlers were still subsistence farmers and the primary crop was corn, which was used to feed both humans and beasts. Although agricultural production methods changed and improved during this period, the typical farmstead of the 1840s was not much different from its 1800 counterpart. Clearing land and getting crops sown were all-consuming tasks for Howard County and Kokomo citizens through the decade of the 1850s. The fields, where the primary crops of corn, oats, wheat, rye, and potatoes grew, required extensive de-stumping and tiling to drain the often boggy soil. Massive amounts of timber cut down to clear fields became the lumber processed by several saw mills in the locale that drew their power from Wildcat Creek. After local needs for construction of the growing number of frame buildings in town were met, area factories produced barrel heads and staves for the soon-to-be-established meat-packing industry.[7]

Kokomo and Howard County continued to make progress through the late 1840s and 1850s. Henry C. Stewart established a brickyard near the corner of High and Buckeye Streets in 1847. As the neighborhood changed to residential, Stewart moved his brickyard operation further west to a location near Webster and Walnut Streets. H. Ashley built the town's first brick building on the corner of Main and Sycamore Streets. County commissioners directed in 1844 that "ten percent from the sale of lots in Kokomo" be paid to the "treasurer of the county library," for the purchase of books. The money steadily increased during ensuing years and circa 1850, local history relates, the first books were purchased by Dr. Corydon Richmond, the second mayor of Kokomo. The town applied for incorporation in 1855 with a population of 600 citizens. [8]

Both in the small towns and in the countryside, schools and churches formed an integral part of community in central Indiana. When Indiana became a state in 1816, the first state constitution called for the proceeds of Section 16 in each township to pay for common schools. Although Hoosiers were slow to create an efficient free public school system, schools were among the first bastions of community to spring up wherever Hoosiers settled. Originally held in pioneer homes, as settlement developed, dedicated school buildings became part of the landscape. Usually these schools were subscription based, with parents paying a fee in goods or cash for their children to attend. Kokomo's first school, located on Washington Street north of Wildcat Creek, began operation in 1845 with three teachers in attendance. During the period 1848-1856, the various townships sold its Section 16 to fund the development of its own school corporation. The individual corporations, administered by the township trustee and a school superintendent, provided the facilities, the teachers, and in later years, continuing education. The Normal School in Kokomo obtained its first funding from county-wide subscriptions; for a number of years, it

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[6] Blanchard, *Counties of Howard and Tipton, Indiana*, 51; Booher, *Howard County: A Pictorial History*, 45.
[7] Jackson Morrow, *History of Howard County, Indiana* (Indianapolis: B.F. Bowen, 1910), 197 and 226.
[8] Morrow, *History of Howard County, Indiana*, 229; Blanchard, *Counties of Howard and Tipton, Indiana*, 146; Odiet, *Sesquicentennial Commemorative Book*, 106 and 128.

functioned as a high school for upwardly-mobile students desiring education past the first eight grades. By 1875, the county had 100 schools in operation – 98 for white students, 2 for African American students – supported by 132 teachers.[9]

Spiritual strength served pioneers well in adapting to their new environments. The first settlers to the area that became Howard County brought with them the tenets of Christianity in its many divisions. Adherents of the Methodist Episcopalian church were the first religious group to begin formal gatherings in the area. They met, as did many of the first religious settlers, in a log building; the first documented meetings occurred in 1841 at a cabin a few miles west of Kokomo's later location. David Foster hosted members of the same sect at his cabin, in 1844, where Reverend Jacob Colclazer conducted the service. The next group to organize was the Baptist church in 1847, followed shortly by the Disciples of Christ in 1851 and the Roman Catholics in 1859. Other religions represented in the next two decades were the Congregationalists (1863), the Friends (1865), and the African Methodists Episcopal church in 1873.[10]

The Civil War, in fact the decade of the 1860s, brought change to central Indiana communities in many ways. One significant negative influence on Howard County and Kokomo's economic growth was the nearly complete cessation of railroad construction in Indiana during the war years, 1861-1865. While Kokomo's second railroad line, the Cincinnati & Chicago Railroad reached the town in 1855, the third line, the Frankfort & Kokomo Railroad did not reach Kokomo until 1874. According to one source, only 54 miles of new track was laid in Indiana during this war period.[11]Another aspect of the war was the mobilization of many of Indiana's militia units that federalized to support the North's war effort. Kokomo and Howard County responded as did many other Hoosier contingents, as the nation, North and South, geared up for war. The first unit mustered in Howard County was the Howard Rifles, a company-sized unit that filled rapidly with volunteers, and shipped out to Indianapolis (Camp Morton) in mid-April 1861; this unit joined the Sixth Regiment of Indiana Volunteers, a three-month enlistment regiment. A second company formed quickly from Howard County and eventually left Indiana for Kentucky as Company C, 13th Regiment (Infantry). This regiment remained active for its full three-year requirement and mustered out in Indianapolis in 1864.[12]

In 1862, the county board ordered $5,000.00 set aside to support dependents of the 75th Regiment, Indiana Volunteers and followed that with another sum of $3,000.00 in 1863 for the same purpose. The 75th Regiment fought in many of the well-known battles of the war including the campaigns in Tennessee, the battle for Atlanta, and Sherman's march to the sea. The 75th Regiment ended the war in Virginia and mustered out in 1865. In the final accounting, Howard

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[9] Booher, *Howard County: A Pictorial History*, 60; Kingman Brothers, *Combination Atlas Map*, 15.5.
[10] Kingman Brothers, *Combination Atlas Map*, 20; Booher, *Howard County: A Pictorial History*, 60.
[11] Richard S. Simons and Francis H. Parker, *Railroads of Indiana* (Bloomington: Indiana University Press, 1997), 21; Blanchard, *Counties of Howard and Tipton, Indiana*, 54; Morrow, *History of Howard County, Indiana,* 214, 228, and 230.
[12] Morrow, *History of Howard County, Indiana,* 150-167

County men served in more than 35 different military organizations, as individuals and small units, throughout the entire term of the Civil War. [13]

The war profoundly affected those who fought and those who lost family members; however, on the home front, Kokomo and Howard County continued to demonstrate the hardy spirit of those left behind. By the war's start, the streets around the square had received a surface of macadam and stone from a quarry operating south of Wildcat Creek. Entrepreneurs T. Jay and Rufus Dolman came to Kokomo in the early 1860s to establish a packing plant on the east side of town; they would soon construct elevators near the Peru & Indianapolis depot to store grain purchased from local farmers. A steam-powered flouring mill (the first in the area) located near the depot and was soon followed by another near Jefferson and Indiana Streets.[14]

The decade of the 1860s also witnessed the beginning of gravel road development throughout the county that eventually became the county road system. Between 1869 and 1883, the county commissioners approved and supervised the construction of 10 gravel roads that crisscrossed the county. These roads carried people and goods among the various settlements in Howard County and outside the county. The average cost of these roads hovered around the $12,000.00 mark but obviously, shorter stretches were less expensive and the longer more expensive. [15]

Transportation means played a continuing role in the importance of Kokomo in the general economic scheme of the county. The three railroads servicing Kokomo and vicinity carried items for consumers from as far away as Chicago and the Great Lake ports to the east and shipped out meat and other local items such as corn and wheat on their return trips. By 1875, service by these railroads made Kokomo a transportation hub for the entire region. Railroads continued to greatly benefit Kokomo's downtown economy well into the twentieth century. The rail line on Buckeye Street and the watchman's tower in the district are emblematic of the connection between commerce and railroads.[16]

In 1870, the county commissioners decided to change downtown Kokomo's skyline. Two small brick buildings replaced the original log courthouse in 1851 but they soon proved inadequate for the myriad tasks expected of a "courthouse." In the late 1860s, the commissioners allocated funds to construct a new brick courthouse in the popular Second Empire architectural style. Their decision stipulated an expenditure limit of $100,000.00 for the project and an architect named Rumbaugh drew up the plans. The two-story building included a tall clock tower reaching upward 126 feet and the courthouse became the pride of the county. [17]

Agriculture remained primary in the economic mix that supported Kokomo's growth but by the late 1870s, manufacturers of various items recognized the efficiency of placing their

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[13] Blanchard, *Counties of Howard and Tipton, Indiana*, 112-113.
[14] Morrow, *History of Howard County, Indiana*, 214.
[15] Blanchard, *Counties of Howard and Tipton, Indiana*, 74.
[16] Odiet, *Sesquicentennial Commemorative Book*, 128; Blanchard, *Counties of Howard and Tipton, Indiana*, 176.
[17] Blanchard, *Counties of Howard and Tipton, Indiana*, 58; Booher, *Howard County: A Pictorial History*, 26.

factories along one of the railroads that either passed near or through the town. In 1878, Lawrence Snider set up his heading and stave factory in Kokomo and shipped its wares to New York and Philadelphia. Starting in 1874, S.C. Moore operated his planing mill near the Indianapolis, Peru & Chicago (IP&C) depot and remained active in the business for the next 30 years. Other businesses operating near the depot were Eppley & Jones, makers of carriages and wagons; Worley Leas, a flouring mill; E.B. Newton, a dealer in lime and lumber; and Russell & Dolman, bankers. [18]

The discovery of natural gas late in the 1880s would change the direction of economic development in central Indiana and accelerate the rate of growth of manufacturing endeavors in the county; Kokomo and many of its sister cities in the region would never be the same. At this time in the nineteenth century, Howard County had a largely agricultural economy. The discovery of natural gas near the town of Eaton, Indiana, led to the Gas Boom and stimulated explosive industrial growth throughout the region. Eaton's gas had actually been discovered in 1876, but the find was not exploited until natural gas had also been found in two nearby states that created booms in those states.[19] Almost at once, drilling began in 11 East Central Indiana counties, including Howard. Real estate companies formed overnight and speculated in land at the edges of towns and cities, hoping to attract gas-fueled factories and new residents.[20]

Kokomo's first venture into the world of natural gas began in late 1886. In the fall of that year, two local businessmen, A.Y. Comstock and D.C. Spraker gathered together a group of subscribers (at $100.00 apiece) to fund a well-drilling effort south of Kokomo on the A.F. Armstrong farm. In early October, the drilling rig reached a depth of 900 feet and natural gas spewed from the well-head. Ironically, earlier attempts to create interest in drilling for oil in the local vicinity met with lukewarm responses from investors until the well in Eaton proved that that resource was present in massive quantities and attainable at minimum depths. [21]

The Howard County natural gas discovery near Kokomo impacted the community almost immediately. In early 1887, local entrepreneur J.M. Leach built a new brick kiln just south of Wildcat Creek in anticipation of future material needs for commercial and residential buildings. The Kokomo Natural Gas & Oil Company formed to furnish the natural gas needs of factories and homes. Initially, the company charged $1.00 per month for each cook stove in a house and $1.50 for the first heater with a reduced price of $.75 for each additional heater. Local boosters rapidly got into the act to entice new business to the town with the "Citizens Free Gas Line for Factories Only" organization whose purpose was to provide free land and gas to businesses agreeing to move to Kokomo or to start a new enterprise. In June 1887, Edward Sweeney, the future president of the Globe Stove & Range Company, drilled a new well on the Schrader Farm

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[18] Morrow, *History of Howard County, Indiana*, 222-229; Wiggins & McKillops, Directory of Kokomo (Columbus, OH: Wiggins & McKillops, 1876), 47-54.
[19] For an overview of the Gas Boom, see James A. Glass and David Kohrman, *The Gas Boom of East Central Indiana* (Charleston, SC: Arcadia Publishing, 2005), 7.
[20] James A. Glass, "The Gas Boom in East Central Indiana," *Indiana Magazine of History* 96 (December 2000), 314.
[21] Morrow, *History of Howard County, Indiana*, 233-235.

just outside the city limits. The Kokomo Strawboard Company and the Kokomo Window Glass Company jumped on the free land/gas bandwagon and became two of the city's earliest manufacturing entities.[22] While many of these first factories dealt principally with glass products, by 1890 a varied range of factories were operating or under construction in and around the community. A roster of names of those companies taking advantage of the free gas and land policy includes the Rockford Bit Company, the Kokomo Canning Works, the Standard Motor Company, Kokomo Furniture Manufacturing, and the Kokomo Wood Enameling Company.[23]

One of the town's primary industrialists was Monroe Seiberling. After starting the Kokomo Strawboard Company, Seiberling expanded his business interest to the manufacture of glass at the Diamond Plate Glass Company in 1888. Seiberling later merged his company, the first of its kind west of the Allegheny Mountains, with the Pittsburg Plate Glass Company. Included among his business ventures in Indiana were a tinplate company in Elwood, Indiana; an insulated wire company in Jonesboro, Indiana; and a land development company in Gas City, Indiana. Always one to be in the forefront of events, Seiberling announced his success to the world when he built a magnificent home to the west of downtown Kokomo in a area once known as Haskett's Grove. Designed by architect Arthur LaBelle from Marion, Indiana in a combination of the Neo-Jacobean and Romanesque architectural styles, Seiberling's mansion was built by Ike V. Smith at a cost of approximately $50,000.00, a princely sum in 1890. After the merger with Pittsburg Plate Glass, Seiberling and his family moved to Peoria, Illinois, to start another company, the Peoria Rubber and Manufacturing Company, a maker of rubber tires. [24]

Much of the architecture of downtown Kokomo reflects the economic influence of the Gas Boom. The Draper Block (1904) at 113-117 East Sycamore and the building at 107-109 West Mulberry (1895), if nothing else, reflect the eclectic time period of the first decade of the Gas Boom. Though architects rarely combined the possibilities of cast iron storefronts, standard commercial block format, and Queen Anne or Free Classic stylistic details, these two buildings clearly demonstrate their influences. The pressed metal work so finely executed on these two buildings could also offer a quick solution to merchants desiring to "show off" their stores during the busy years of the Boom. Facades of the buildings at 208-210 and 206 North Buckeye are entirely of sheets of pressed metal stamped with classic motifs. Romanesque Revival was another significant design trend for commercial architecture during the 1890s and early 1900s. Kokomo city officials selected a Romanesque exterior for their stone-faced city hall at this time (listed in the National Register but not in the district). The diminutive example at 117 West Mulberry reflects the mural qualities of the style, while the mason of 114 North Main focused on the textural and polychromatic possibilities of the Romanesque Revival style. Others built simply with brick pilasters, corbelling, and tall arches.

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[22] Ibid., 232-241; Booher, *Howard County: A Pictorial History*, 75.
[23] Glass, "The Gas Boom in East Central Indiana," 325-26; Booher, *Howard County: A Pictorial History*, 75.
[24] Sections 7 and 8, National Register Nomination –Seiberling Mansion, 1971; Mary E. Harnish and Manfred G. Wright, *Monroe Seiberling's Mansion* (Kokomo: Howard County Historical Society, 1973), 1-5.

Monroe Seiberling was not the only mover-and-shaker busy in Kokomo in the 1890s. A team of automobile innovators, Elwood Haynes and brothers Edgar and Elmer Apperson, were hard at work in the early 1890s developing a gasoline-powered "horse-less carriage" later known as the automobile. Haynes dabbled with his project for several years but when the Apperson brothers joined with him in 1893-94 (the first car came out of the Apperson's Riverside Machine Works) success was just a test drive away. On 4 July 1894 their joint effort made a successful trip on Pumpkinvine Pike at the unheard of speed of seven miles-per-hour. The trio formed the Haynes-Apperson Automobile Company and produced various models of passenger cars until the Apperson brothers left the original company in 1902 to start their own enterprise, the Apperson Brothers Automobile Company. The brothers produced cars well into the 1910s and at one time offered three or four different models including a seven-passenger touring car. [25]

Elwood Haynes continued on after the brothers Apperson left to form their own company. Haynes changed the name of his enterprise, logically, to the Haynes Automobile Company in 1905 and the company produced vehicles of all kinds until the mid-1920s. Elwood Haynes had more to offer than just his desire to build the first gasoline-powered car. An inventor to the core, Haynes held a patent on stainless steel and invented Stellite, an alloy metal that became a standard in industrial processes and manufactured products that required wear-resistant or high-temperature applications. A non-magnetic and non-corrosive cobalt alloy, Stellite typically found use in valves and valve seats in automobile engines, modern jet engine turbine blades, and wear-resistant welding operations. Although many variations of the formula first known as Stellite exist today, the success of the alloy metal rests firmly on Elwood Haynes' shoulders. [26]

Industrial development in the 1890s and 1900s spawned other commercial activity that accelerated Kokomo's economic maturation and provided steady work for thousands of Hoosiers. Evidence of this progress is apparent in city directories, census enumerations, and a review of a series of Sanborn insurance maps. Kokomo city directories from the first decades of the twentieth century are replete with long lists of the various consumer and service-oriented businesses clustered around the courthouse square and in the immediate vicinity of the square. Professional folks in the fields of medicine and law filled many of the second story offices above other street level enterprises. In 1899 there were only five lawyers and five doctors listed in the directory and located on or near the square but by 1909 the numbers had increased to 17 and 18 respectively. Actually, both categories increased more than that but from a review of office locations, it appears many practitioners were moving to other sites, as the city limits expanded, to be closer to their respective markets. Just to the east and to the north of the square, other signs of progress included the establishment of the Kokomo Business College on North Main Street, the Carnegie

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[25] Pamphlet, *Apperson Six, 1916* in Clipping Files – Howard County at the Indiana Historical Society; Elwood Haynes and Haynes-Apperson @ wikipedia.org/wiki/Elwood_Haynes and wikipedia.org/wiki/Haynes-Apperson on 28 December 2007.

[26] Booher, *Howard County: A Pictorial History*, 80 and 168; Pamphlet, *Apperson Six 1916* in Clipping Files – Howard County at the Indiana Historical Society.

Library on the corner of Union and Mulberry Streets, the Young Men's Christian Association under construction on North Union Street, and the Indiana Union Traction Company offices on Union Street, just south of the YMCA. The square was also home to grocers, theaters, tailors, and a myriad of restaurants and lunch rooms. Not surprisingly by 1927, as development pushed the city limits outward and new clusters of residences began to fill in the empty lots around town, law offices and department store/specialty shops became the majority around the square. [27]

Kokomo's downtown architecture of the post-Gas Boom era reflects the stability its leaders and merchants sought. The College Building (1909) at 400 North Main and the building at 121-127 West Mulberry (c.1910) are sedate brick and limestone buildings with influences from Neo-Classical Revival sources. Architects tended to choose tan, cherry red, or brown brick veneers for this generation of building: their creations blended with the courthouse square rather than making an individual statement as their Victorian predecessors had. The architect of the building at 111 West Sycamore (1924) made an exception to the rule by choosing white terra cotta cladding for the exterior. A fine example of terra cotta architecture, this building partakes of Neo-Classical Revival and Mediterranean influences. Ultimately, the county commissioners followed a long-held civic trend toward classically-inspired architecture in the selection of a new courthouse. Although the new courthouse was not begun until the 1930s, it is significant to note that the commissioners made their initial choice for an overall classical design in 1927.

Review of the *Census of Manufactures* for 1905 and 1914 offers an explanation of how workers in and around Kokomo were earning their wages that supported other commercial activities such as the grocers, tailors, meat markets, doctors, etc. Although the 1905 *Census of Manufactures* addressed Indiana in its entirety, some inferences can be drawn from these total figures relative to Kokomo's growth in two very important industries. In the automobile body and parts category, Indiana had 96 establishments engaged in the support of this particular infant industry; a comment in the summary of the report noted," The largest percentage of increase in the value of products [in this category in Indiana] is shown in Kokomo and was due chiefly to the increased activity in... glass and foundry and machine shop activities." The glass factories and the Haynes-Apperson automobile endeavors loomed large in the economy of the city. The *Manufacturers Census* for 1914 notes that the automobile sector had reduced in the number of individual manufacturers but the numbers of workers, working 54-60 hours per week, increased from 816 in 1904 to 7,219 in 1914; Kokomo shared in this stable economy as did other towns in central Indiana. While the number of glass factory employees in Indiana decreased from 12,020 to 9,390 between 1904 and 1914, factories such as Pittsburg Plate Glass provided another stable element to this economy. Kokomo's average number of wage earners increased from 1,917 in 1904 to 3,289 in 1914, an indicator of a strong economy and an increasingly affluent community. By 1919, Kokomo's assessed property valuations had increased from seven million to eleven

[27] John H. Stephens, *Stephens' Directory of Kokomo, Indiana* (Peru, IN: J.H. Stephens Publishing Company, 1901), 155-184; Lew S. Kinsey, *Directory of the City of Kokomo, Indiana* (Kokomo, IN: Dispatch Print Company, 1911), 37 and 168-178; R.L. Polk, *Kokomo City Directory* (Indianapolis, IN: R.L. Polk Publishing, 1922), 617, 661, and 706.

million dollars in a short nine-year period. Factory payrolls topped the ten-million-dollar mark in the last year of the same period and newspapers reported that 80 percent of the workers in the city owned their own houses. [28]

The stable economy of the city encountered a few bumps in the 1920s. Likely the largest bump was the closing of two of the city's signature and most enduring businesses – the Haynes Automobile Company and the Apperson Brothers Automobile Company – both closing their doors in the mid-1920s. Reminiscent of the "free gas and land" days of the Gas Boom era , the Chamber of Commerce, in conjunction with many of its members, gathered a "pot of $50,000.00" to assist in moving expenses for businesses wanting to relocate to the empty plants left dormant by the departing car builders. Instead of cars, the industries brought in to fill the void produced radio cabinets and radios, phonographs, cosmetics, fine tableware, parts for six different automobiles, and machines for relining car brake shoes. The skilled industrial workers trained on the auto assembly lines of the past found new work on the same factory floors. Ten years later one of the survivors of the automobile industry consolidation turmoil of the past decades, Chrysler bought up a portion of the old Haynes factory to produce transmissions and axle shafts. The factory-trained manpower base of Kokomo's larger workforce continued to be a magnet for any industry looking for an eager community to support its needs. [29]

While the strong economy was moving ahead, the seat of county government was literally falling apart. Over time, the 2nd Empire-style county courthouse underwent numerous changes to its interior as the demands of governing the county expanded and the requirement for more space to house that government increased substantially. No doubt some of these changes influenced the deterioration of the original building but likely neglect was the prime reason for the state fire marshal's condemnation of the once-proud symbol of Howard County and Kokomo's successes. The razing of the old building in1927 logically caused the county commissioners to address the need for a new courthouse but after some deliberation and disagreements on the proposed cost of the building, the situation resolved itself through inertia. The county proceeded to conduct its business, for approximately ten years, in rented spaces around town and the space where the previous courthouse stood became a "flower-filled park" for use by local citizens. [30]

By 1935, the need for a new courthouse building was obvious to all. A local architect, Oscar F. Cook, presented plans for a new courthouse in the Art Deco style that were scaled-down renderings of his original plans that in 1927 were thought to be too expensive. The commissioners authorized a bond issue in the amount of $350,000.00 for the project and the Works Progress Administration provided a $29,000.00 grant for labor to dig the basement. The laying of the cornerstone in August 1936, attended by many dignitaries and accomplished using appropriate

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[28] *US Census of Manufactures –1905*, 234-270; *US Census of Manufactures –1914*, 5-18, 393 and *Bulletins*, 6-14; "Kokomo Known as a Busy City," *Indianapolis Star*, 2 June 1919, 7.
[29] "Kokomo Draws New Industries and Seeks More," *Indianapolis Star*, 13 July 1927, 1-2; "Chrysler to Open Plant at Kokomo," *Indianapolis Star*, 18 May 1937, 1.
[30] Booher, *Howard County: A Pictorial History*, 26-27; Odiet, *Sesquicentennial Commemorative Book*, 24-25.

rites of the Masonic Grand Lodge of Indiana, signified in the words of one speaker, "the common ownership of the new Courthouse by the people of Howard County...", and symbolic of the democratic form of government. Included in the cornerstone of the new building were documents taken from the time capsule of the old courthouse laid in 1868. Apparently work progressed without a hitch and the dedication of the new facility occurred on 20 October 1937. Activities accompanying the formal dedication included a two-hour closure of schools and stores, addresses by representatives of the American Legion and Congress, and members of local government. Visitors from surrounding counties and others visited the interior of the building after the speeches and noted the Art-Deco-style architectural treatments used throughout. Bouquets of flowers brightened many of the offices but the sheriff's office had to rely on a makeshift bouquet of "...celery stalks, cabbage leaves, and other vegetables," in the absence of any floral arrangement furnished by others. [31]

In summary, the Kokomo Courthouse Historic District contains a collection of late-nineteenth and early-twentieth century buildings that reflect significant change in the streetscapes of the county seat. The evolution of the buildings in the district from wooden-frame structures to solidly constructed brick and limestone edifices calls to mind the transition from a small rural town in the late 1880s to a bustling commercial and manufacturing center, post-Gas Boom, in the 1890s and well into the 1920s. As a center of commercial activity for many years, the square provided the consumer and professional needs for the burgeoning number of workers that flocked to Kokomo to take advantage of the huge labor market created by the glass, automobile, and foundry industries that resulted from the energies of Indiana notables such as Monroe Seiberling, Elwood Haynes, and the Apperson Brothers. The Bedford-limestone-clad centerpiece of the square, the county courthouse, stands as a reminder of a time when local communities withstood the travails of the Depression and overcame the future adversity of a world war and an act of terrorism.

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[31] Booher, *Howard County: A Pictorial History*, 27; "Thousands at Dedication of New Structure," *Kokomo Tribune*, 20 October 1937, 1; Odiet, *Sesquicentennial Commemorative Book*, 24-25; "Corner Stone Is Laid at Kokomo for Courthouse," *Indianapolis News*, 18 August 1936, 3.

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Section 10 - Geographical Data

Boundary Description

From the start point at the northeast corner of the intersection of East Taylor and North Main Streets proceed north along the east curb of North Main Street to the alley north of 400 North Main Street, turn east and proceed to the intersection of the alley between North Main and North Union Streets; turn north and proceed along the alley between North Main and North Union Streets to rear property line of 180 East Taylor Street; turn east and proceed along the rear property line to its intersection with the west curb of North Union Street; turn south and proceed along the west curb of North Union Street to its intersection with the south curb of East Taylor Street; turn east and cross North Union Street and proceed along its south curb to its intersection with the alley between North Union and North market Streets; turn south and proceed along the alley to its intersection with the north curb of East Mulberry Street; cross East Mulberry Street, turn east and proceed along the south curb of East Mulberry Street to its intersection with the west curb of North Market Street; turn south along the west curb of North Market Street to its intersection with the north curb of East Walnut Street; turn west and proceed along the north curb of East Walnut Street for one-half block; turn south and cross East Walnut Street and enter the alley between North Union and North Market Streets; continue south along the alley to its intersection with the alley between East Walnut and East Sycamore Streets; turn west and proceed along the alley to its intersection with the east curb of North Union Street; cross North Union Street to its west curb; turn south and proceed along the west curb, cross East Sycamore Street and continue along the west curb to its intersection with the alley between East Sycamore and East Superior Streets; turn west and continue along the alley to its intersection with South Main Street, cross South Main Street and continue along the alley to its intersection with the east curb of South Buckeye Street; turn north and continue along the east curb to its intersection with the north curb of West Sycamore Street; turn west and proceed along the north curb of West Sycamore Street to its intersection with the alley between North Buckeye and North Washington Streets; turn north and continue north along the alley to its intersection with the south curb of West Walnut Street; cross West Walnut Street and continue along the alley between North Buckeye and North Washington Streets to the alley between West Walnut and West Mulberry Streets; turn east and continue along the alley to its intersection with the west curb of North Buckeye Street; turn north and continue along the west curb to its intersection with the south curb of West Mulberry Street; turn east, cross North Buckeye Street and continue along the south curb of West Mulberry Street to its intersection the alley between North Buckeye and North Main Streets; turn north and cross West Mulberry Street to the north curb of West Mulberry Street; turn east and continue along the north curb to its intersection with the west property lines of 301and 307 North Main Street; turn north and continue along the west property lines of 301and 307 North Main Street to their intersection with the alley between West Mulberry and West Taylor Streets; turn west and continue along this alley to its intersection with the alley between North Buckeye and North Main Streets; turn north and proceed along this alley to its intersection with the south curb of West Taylor Street; turn east and continue along the south curb to its intersection with the west curb of North Main Street; cross North Main Street; turn north and

cross East Taylor Street; close on the start point at the northeast corner of the intersection of East Taylor and North Main Streets.

Boundary Justification

The boundary for the Howard County Courthouse Square Historic District incorporates the limits of much of the original plat and a collection of buildings that reflect the period of Kokomo's greatest commercial growth.

List of Resources –Kokomo Courthouse Square Historic District

Address	C	NC
West Mulberry Street		
1. 121-127	X	
2. 117	X	
3. 115	X	
4. 107-109	X	
East Mulberry Street		
5. 120	X	
6. 208		X
7. 210		X
West Walnut Street		
8. 210	X	
9. 209-211	X	
10.126-128	X	
11.122-124	X	
12.114-118	X	
13.110	X	
14.106-108	X	
15.102-104	X	
16.100	X	
East Walnut Street		
17. 105	X	
18. 107-111	X	
19. 114		X
20. 214		X
21. 218		X
22. 222-224		X
Courthouse Square		
23. Courthouse	X	
West Sycamore Street		
24. 123	X	
25. 121	X	
26. 117-119	X	
27. 113-115	X	
28. 111	X	
29. 107-109	X	
30. 101	X	
31. 214	X	
East Sycamore Street		
32. 101		X
33. 105	X	
34. 107-111	X	
35. 113-117	X	
36. 121	X	
North Buckeye Street		
37. 101	X	
38. 103	X	

Address	C	NC
39. 105	X	
40. 107	X	
41. 119	X	
42. 123-127		X
43. 201-207	X	
44. 206	X	
45. 208-210	X	
South Buckeye Street		
46. 108-112	X	
North Main Street		
47. 217	X	
48. 219		X
49. 221-223	X	
50. 301	X	
51. 307		X
52. 315	X	
53. 319	X	
54. 325	X	
55. 100	X	
56. 102-104	X	
57. 106		X
58. 108		X
59. 114	X	
60. 116	X	
61. 122	X	
62. 202	X	
63. 204	X	
64. 206	X	
65. 208	X	
66. 210	X	
67. 224		X
68. 322		X
69. 400	X	
East Taylor Street		
70. 180	X	
North Union Street		
71. 200	X	
72. 220		X
73. 217		X
74. 300	X	
75. 160	X	
Monuments/Memorials		
76. Civil War Veterans – Contributing Structure		
77. RR Watchman Tower – Contributing		
78. Railroad Tracks – Contributing Site		
79. Millennium Park – Noncontributing		

Photograph Record
Common Information: Kokomo Courthouse Square Historic District
Kokomo, Indiana
John Warner
Dates: 12 December 2007 and 23 December 2007
CD: 402 West Washington Street, Indianapolis, Indiana, 46202

1. Looking southwest at the 100 block of West Sycamore Street.
2. Looking northeast at the 200 block of North Main Street.
3. Looking east along the south side of the 100 block of West Mulberry Street.
4. Looking west-northwest at the cluster of buildings in the 100 block of North Buckeye Street.
5. Looking outside the district at the east side of the 400 block of North Main Street.
6. Looking northeast outside the district along East Taylor Street.
7. Looking southeast at a modern building outside the district on East Sycamore Street.
8. Looking southwest outside the district at the intersection of West Sycamore and North Buckeye Street.
9. Looking south at 111 West Sycamore Street on the south side of the square.
10. Looking southeast at the Draper Block at 113-117 East Sycamore Street.
11. Looking south at a Queen Anne building at 107-109 West Mulberry Street.
12. A small office building at 117 West Mulberry Street, looking south.
13. The old O.V. Darby building at 100 North Main Street, looking east. This site once contained the oldest dry goods store in the community.
14. A close-up of the reinforcing devices at the top of the west elevation (façade), looking east.
15. A view of 108 North Main Street, one of the non-contributing resources in the district, looking east. The west elevation has been altered significantly.
16. This is the Wilson Block Building at 114 North Main Street, looking east.
17. Looking west at the small building at 105 North Buckeye Street. In the early years of the 20th century this building housed a dealer in marble which may explain the marble two columns and lintel.
18. This non-contributing building at 123-127 North Buckeye Street was at one time the community opera house, looking northwest.
19. This is 201-207 North Buckeye Street at the northwest corner of the courthouse square, looking northwest.
20. The College Building at 400 North Main Street has housed a number of educational institutions including a branch of the Indiana Business College, looking east.
21. This non-contributing building at 217 North Union Street fails to add to the contextual fabric of the district, looking southwest.
22. The Tribune building at 300 North Union Street, looking northeast.
23. This modern building at 114 East Walnut Street adds nothing to the context of the district, looking north.
24. The east elevation of the county courthouse, looking west.
25. The south elevation of the county courthouse, looking north.
26. One of the tall exterior lights that frame the main entrance of the courthouse in the east and west elevations, looking west.

27. The south half of the metal outer doors of the courthouse with the bust of Elwood Haynes, looking southeast.
28. The north half of the metal outer doors of the courthouse with the bust of David Foster, looking northeast.
29. The monument of the Civil War veterans on the east lawn of the courthouse, looking north.
30. The railroad watchmen's tower on North Buckeye Street, looking north.
31. Millennium Park on the southwest corner of the intersection of East Sycamore and South Union Streets, looking west.
32. The plaque for the park, looking west.
33. Looking north at 126-128 West Walnut Street on the north side of the courthouse square.
34. Looking east at 210 North Main Street.
35. Looking west at 315 North Main Street

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KOKOMO WEST QUADRANGLE
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7.5 MINUTE SERIES (TOPOGRAPHIC)

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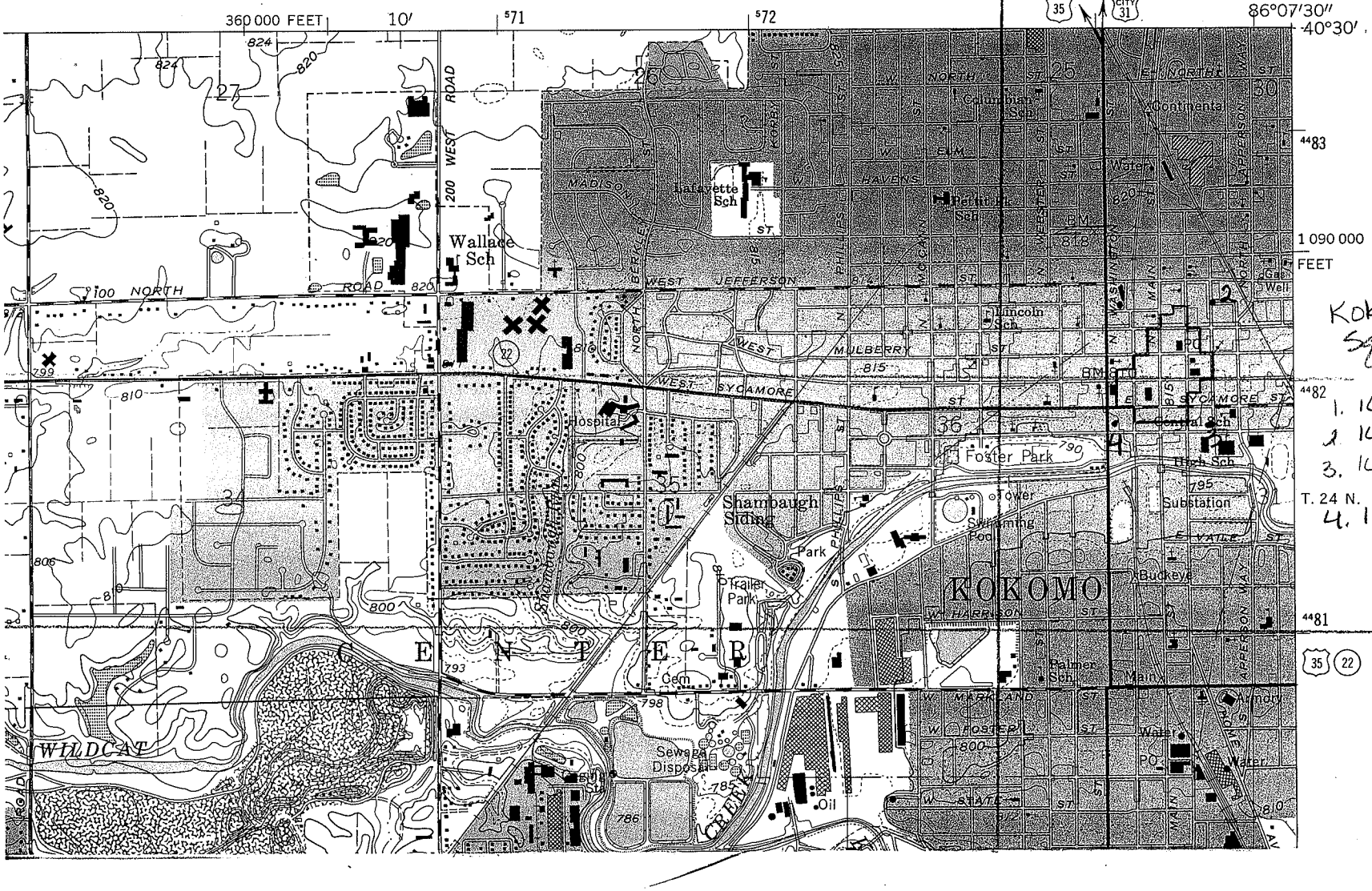

Kokomo Courthouse Square Historic District

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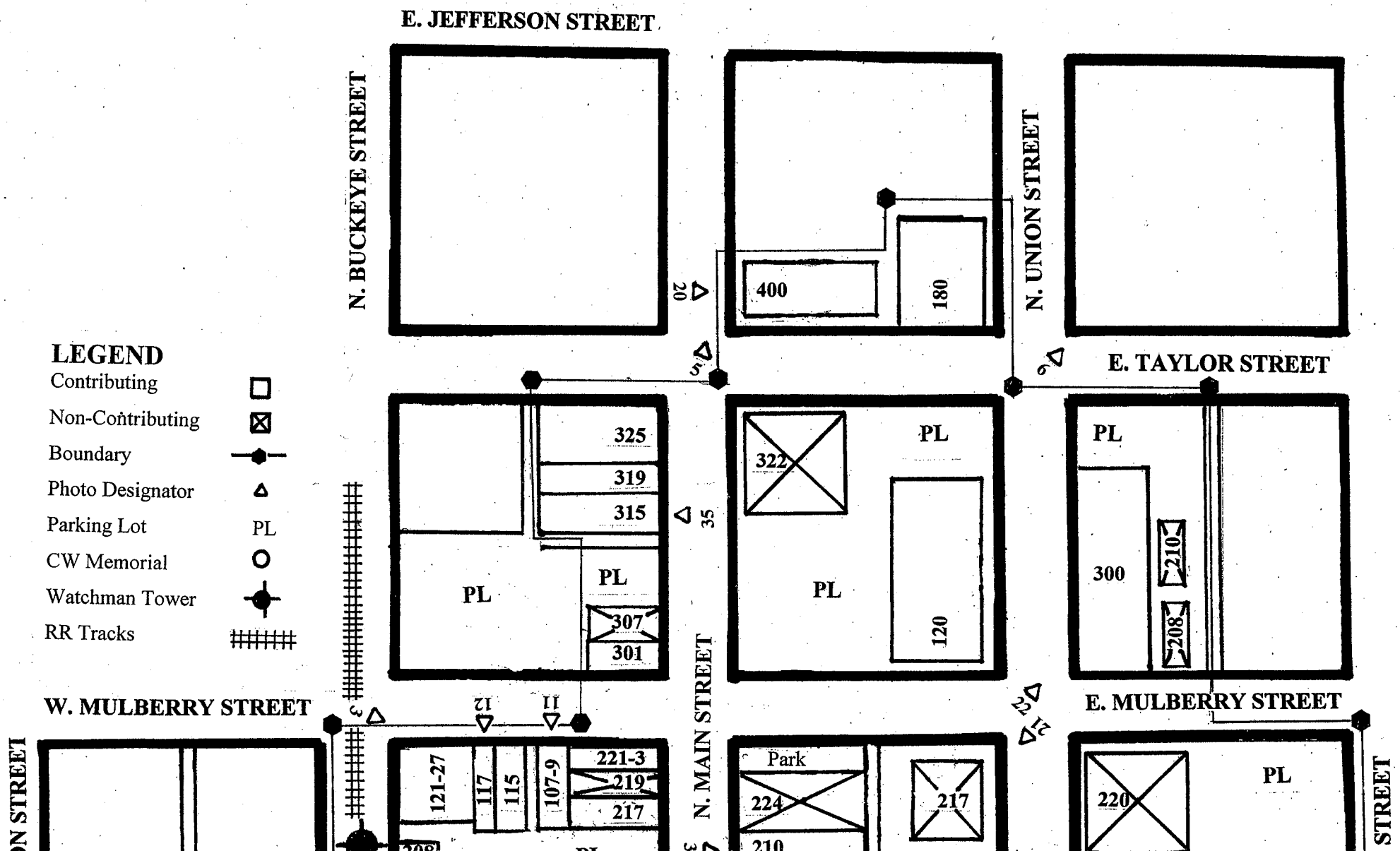
KOKOMO COURTHOUSE SQUARE HISTORIC DISTRICT