

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kassebaum Building

other names/site number N/A

2. Location

street & number 6319, 6323, 6325, 6327, 6331 Guilford Avenue, 915 East Westfield
Boulevard

not for publication

city or town Indianapolis vicinity

state Indiana code IN county Marion code 097 zip code 46220

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

 national statewide X local

Signature of certifying official/Title _____ Date _____

Indiana Division of Historic Preservation and Archaeology
State or Federal agency/bureau or Tribal Government

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

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper _____ Date of Action _____

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5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/TRADE: department store

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE: department store

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT: Art Deco

Materials
(Enter categories from instructions.)

foundation: Brick

walls: Brick

roof: Synthetics: rubber

other: Terra Cotta

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Narrative Description

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

Summary Paragraph

The Kassebaum building opened in 1928. The Indianapolis construction firm of Elliott and Myers designed and built this "ultra-modern" building for John F. Kassebaum.¹ The ell-shaped building is located on a corner and has variegated dark-brown brick walls decorated with terra cotta beltlines and terra cotta pendants on the Guilford Avenue and Westfield Boulevard facades; the other sides are constructed with common brick walls. The building was constructed with storefronts on the first story and apartments and offices on second story and it retains those uses today (with all offices on the second floor). It is rated outstanding in the county interim report.

Narrative Description

The Kassebaum building occupies a corner of a busy shopping, commercial area in Broad Ripple, an Indianapolis suburb known for its nightlife. The building is sited next to the sidewalk on the west and north, nearly abuts another building on the east and is bounded by an alley on the south. (Photograph 1) There is an asphalted parking lot behind the building on its southeastern side.

The two-story ell-shaped Kassebaum building was constructed in 1928. The building rises from a brick foundation to variegated dark-brown brick walls laid in a running bond (the rear walls of the building are clad in common brick). The primary façade faces Guilford Avenue and has eight bays. The description of this façade begins on the first story at the south edge and continues to the north edge of the first story, then continues to the second story. The southern corner of the building has two wide granite courses above the foundation and then rises with brick to a green and cream speckled terra cotta belt course. A two-segment terra cotta pendant with a green flower in the top segment is directly below the belt course between the edge of the building and the window. Above this terra cotta belt course is a soldier course of brick which belts the building and forms the lintels of the first story windows.

This description begins with the first story of the Guilford Avenue façade, describing each bay and then moves to the second story. The first (southernmost) bay holds a wooden entry door with a single arched light. The door is flanked by wide, wood-framed single-light windows, which are as tall as the door. Although the opening in which the windows and door are placed is original, the windows and door are replacements. Above the door and the flanking windows is a three-light transom. The lintel over the door and windows is formed by the brick soldier course that spans the width of the façade. North of the window a section of brick wall defines the end of this bay forming a pilaster between the bays. The pilaster rises from granite at the base to brick, and the terra cotta course forms a capital with a two-segment terra cotta pendant beneath.

North of this brick pilaster, the next bay (bay 2) holds a wooden door with two vertical lights over a wooden panel (Photograph 2). The door is placed within a portion of the original window opening and is surrounded by a narrow section of horizontal wooden siding on both sides. North of this door is a wide window. North of this window is a door with a single light within an aluminum frame, then a narrow single side light is north of the door. Tall transoms fill the remainder of the original opening above these new doors and windows. Although these doors and windows are not original, they fit within the original opening, rising to the brick soldier course lintel, which belts the building's façade. North of the narrow side light is another section of brick pilaster rising from granite at the base to a narrow terra cotta course with an identical two-segment terra cotta pendant as seen elsewhere on the building. The business address "6319" is placed in individual numerals on the brick wall section. The next bay (bay 3) holds two wide single-light fixed sash windows with transoms above. A single brown cloth awning with the word "Casba" on it shades this bay and bay 2.

The next bay (bay 4) has a wooden door with a single light in the center flanked by wide single-light windows framed in wood and resting on a paneled wooden base. There is a paneled wooden transom section spanning the opening above the windows and door. These windows and door are not original but, like all other windows in the building, they fit within the

¹ "Progressive Broad Ripple," *Indianapolis Star*, October 21, 1928.

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original openings as defined by the brick soldier course beltline/lintel. A blue awning with the word "Periwinkle" on it shades the door and windows of this bay.

Bay 5 is a narrow bay. It is defined by a single-light metal entry door with single light sidelights (Photograph 3). The door is flanked by the granite based brick wall pilasters which divide the other bays. The door is a modern replacement but it fits within the original opening. The door opens into a vestibule leading to the building elevator. Above the door is a small wooden sign with the address 6325 on it. Above the sign is a decorative terra cotta shelf supported on each end by terra cotta brackets in an acanthus leaf design. Above this shelf a beige and green terra-cotta frieze forms a frame around and background for the embossed words: "Kassebaum Bldg.", which are colored with a green glaze. Above the terra cotta frieze is the terra cotta beltline which spans all the brick portions of the bays and above this terra cotta beltline is the brick soldier course beltline. Original brick-red floor tiles in approximately one-inch and three-inch squares form a checkerboard pattern framed by square black tiles in front of the doors in the recessed area of this bay.

Bay 6 has one single-light vertically oriented window over a paneled wooden base and with a two-light transom above. The transom lights are frosted and have a linear geometric design on each pane (Photograph 4). The window is trimmed with darkened brass or copper and appears to be original. An olive-green cloth awning with the shop name, "Artifacts" shades the facade window. At the north side of this bay, the bay steps back to a recessed wall. This side of bay 6 holds another single light window with wood paneling below and with a frosted and decorated glass single-light transom above. The recessed wall has a single light transom window (not decorated) over what appears to be an original single-light wooden door opening into Artifacts. North of this door on the recessed wall is another door. This paneled wooden door has a single square light of frosted glass with the word "Bar" written on it (Photograph 5). Above the door, which leads to the basement, the transom has been infilled with wood which holds a louvered vent. This door is a modern replacement circa 1982 but the opening appears to be original, with framing identical to the other door in the recessed area. Perpendicular to this door the side wall of the recessed area holds three single-light leaded-glass, fixed-sash windows with shield designs set in wooden frames over wooden panels. The transom above these windows has been infilled with wood beneath the original opening. Decorative brackets with a grooved design are placed against the transom near the front of the building on the southern-facing corner. In front of the recessed area a large, square post is located at the setback of the facade. Granite clad at the base, the post rises with brick sides to the terra cotta beltline with two-segment pendants on each side of the post. Above the terra cotta, the post supports the canopy just below the soldier course beltline.

The next bay (bay 7) holds four single-light, fixed-sash leaded-glass windows with shield designs within wooden frames above four wooden panels and beneath a single horizontal wooden transom panel (Photograph 6, on right). There is a dentil trim above the horizontal wooden transom panel. Vertical wooden panels flank the window with the southern panel being wider than the northern one. Coach lights are attached to these side panels: one on each section. A pair of decorative brackets with grape design is placed at the top of the southern panel where it meets the brick soldier course beltline/lintel. A single bracket of the same design is placed at the top of the northern panel. Although these windows and panels were installed in the 1980s, they fit into the original opening beneath the brick soldier course. Another granite-clad base brick wall section with terra cotta details is north of the windows.

The last bay facing Guilford holds a pair of fixed-sash windows over wood panels (Photograph 6, on left). These windows have applied wooden pieces that look like Arts and Crafts era-design mullions, but these are each single-light not true divided-light windows. They are placed within wide wooden frames. North of these windows is an entry with narrow double doors. Each door has four short lights over a long panel. Attached to the building just above the windows and entry is a black and red striped fabric awning. Above the awning the transoms are filled with wood panels. Again, these are new windows and doors, but the openings are original beneath the brick soldier course beltline/lintel. This last bay and the first three bays on the 63rd Street façade are the façade for the Corner Wine Bar.

North of the double doors, the corner of the building is a square post clad with granite near the base and rising to brick (Photograph 7). The fabric awning wraps around the corner. Above the awning the terra cotta belts the two sides of the post and there is a two-segment terra cotta pendant, matching those elsewhere on the building, on both the Guilford Avenue and the 63rd Street side of the post, just below the brick soldier course beltline, which continues around the corner of the building and across the 63rd Street facade.

The second story of the Guilford Avenue façade is detailed with brick header courses that form a rectangle design at the corners of the building and between the window bays (See Photograph 1). Above the first brick soldier course beltline, the brick wall rises to a second terra cotta beltline at the level of the second-story window sills. Seven of the eight bays on the second story are identical, with each having a set of three double-hung windows with one light over one light. The only different window configuration is in bay 5, which is over the Kassebaum apartment entrance. This bay holds just one

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double-hung window with one light over one light. Above the second-story windows a second brick soldier course beltline spans the building and also forms the lintels of the windows. Above this beltline the brick wall rises to another terra cotta beltline. Above this the brick wall rises again to the parapet roof, which has a terra cotta coping.

The Westfield Boulevard façade has eight bays. The description of this façade begins at the post at the corner of Guilford and Westfield facades and continues east. There is a carriage light on the post and on the brick pilaster wall sections defining the first three bays. The bays on this façade will be described as bay 9 (westernmost bay) through bay 16 (easternmost bay).

Bay 9, the first bay on the Westfield Boulevard façade holds a door with 15 lights in a wooden frame then two single-light windows (with fake Arts and Crafts-style mullions like those in Bay 8 of the Guilford Avenue façade) over a wooden panel (Photograph 8). This bay and the next two bays on this façade are shaded by the red and black fabric awning. Above the awning on this bay and the next two, the transoms are filled with wooden panels. And in the first three bays on this façade the windows are new but the openings are original with the soldier course beltline/lintel above. A brick pilaster wall section, identical to those on the Guilford façade with the addition of an attached carriage lamp marks the end of the bay 9. Bay 10 holds two long, and two short, single-light windows framed in wood. All of the windows are decorated with the Arts and Crafts style mullions, none are true divided lights. The long windows have short wooden panels beneath; the short windows have two wooden panels beneath. At the end of this bay, is another brick pilaster wall section, identical to the others with an attached carriage lamp.

Bay 11 holds two more short windows framed in wood over two wooden panels. The western edge of this bay marks the end of the Corner Wine Bar. The black and red-striped awning ends at the edge of this bay.

The next bay (bay 12) holds two entry doors with brick sections rising from granite bases between and flanking them (Photograph 9). The easternmost door is wooden with a single square light over wood-paneled base. This is probably a delivery entrance into the basement of the building. West of this, the next door is metal with a small vertical light. This door leads to the interior stairway to the second floor. Above the doors on this bay is a terra cotta shelf supported by three acanthus-leaf shaped brackets. This shelf forms the lintel of the door openings. Above the shelf the brick wall rises to a terra cotta beltline directly below the brick soldier-course beltline.

Bay 13 holds two single-light fixed-sash windows. These windows are framed with wood and have a two-panel wood section beneath. The opening is original but the framing appears to be a replacement. Above these windows the original transoms hold frosted glass lights with decorative geometric designs on them. These appear to be the original transom lights as well as the original openings. A brick section pilaster matching the others on the building defines the eastern edge of this bay.

Bay 14 has a recessed entry flanked by single-light, fixed-sash windows (Photograph 10). The windows are held in place with darkened brass or copper strips. Paneled wooden sections are below the windows and original transoms holding frosted glass lights with decorative geometric designs are above. The entry door has a single square light framed in wood. A brick section pilaster matching the others on the building defines the eastern edge of this bay. A brass sign on this section says "Ambrosia Restaurant."

Bay 15 holds a recessed entry flanked by a single-light, fixed-sash window on the west and an entry door on the east. The window is held in place with darkened brass or copper strips. Beneath it are paneled wooden sections. Narrower windows, also framed with brass or copper strips, are perpendicular to the store front in the recessed area. The recessed entry door has a single oval-shaped light in a paneled wooden frame. The transom above the door holds a frosted glass light with geometric designs on the glass. This matches the transom glass in the other sections of this bay, all of which is original. The easternmost bay's entry holds a 15-light wooden door flanked by narrow single-light sidelights. A brick section pilaster with the same configuration of granite base and terra cotta details is just west of the windows of this bay. A brass sign on the brick section says "Ambrosia Restaurant."

The next bay (bay 16) has a narrow, single-light window with wood panels above and below in what appears to have been an entry originally. This narrow window is flanked by two wide, single-light windows over paneled wood bases and with original frosted glass with geometric design transoms. The wide windows and transoms are held in place with darkened brass or copper strips. The wide windows and transoms are all original; the former entry has been replaced with a window that fit into the original opening. The wooden panels below these windows also have metal strips. This bay ends at the corner of the building in a brick section configured with the same granite and terra cotta details as the other sections. Bays

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13 through 16 are under a single black fabric awning with the words "Ristorante ** Ambrosia **Italian" and "Bar ** Blu Point** Bar" printed on the front of it.

Like the Guilford Avenue façade, the second story of the Westfield Boulevard façade is detailed with brick header courses that form a rectangle design at the corners of the building and between the window bays (Photograph 11). Above the first brick soldier course beltline, the brick wall rises to a second terra cotta beltline at the level of the second-story window sills. Five of the eight bays on the second story (bays 9, 10, 14, 15 and 16) are identical with each having a set of three double-hung windows with one light over one light. Bay 11 of the second story (third from the west corner) has one wide window (wider than the others on this façade) with one light over one light. Bay 12 has two standard-sized (for this building) one-over-one light double-hung sash windows. Bay 13 is identical to bay 11 with one wider window. Above the windows a second brick soldier course beltline spans the building and also forms the lintels of the windows. Above this belt line the brick wall rises to another terra cotta belt line. Above this the brick wall rises again to the parapet roof, which has a terra cotta coping.

The eastern side of the building is constructed of common brick with no windows or embellishments visible from the Westfield Boulevard façade; however there is a 12-light metal casement window on the second story slight setback of this side, which is not visible from the front or rear of the building (See Photograph 28 of interior). The brick wall of the eastern side rises two-stories tall and has a clay tile roof coping (Photograph 12). At the rear, not visible from either primary façade, a one-story section is appended to the building at the end of the two-story section. Although a 1929 photograph shows a multiple-door garage at this location, which appears in the photograph to have been frame construction, this appears to be a later and smaller brick addition which has replaced the garage. This addition has a single entry door on its eastern side. The roof of the addition is clad in composite shingles.

The rear (southern side) of the east-west section of the building is constructed of common brick and has four bays (Photograph 13). The only adornment is limestone used for the window sills. Because this side is uniform in construction the descriptions will cover bays on first and second stories beginning with the easternmost bay. The brick storage section forms the first bay on the first story of this side. Above it, there is one double-hung sash window with one-over-one lights (standard replacements for this façade). East of this single window, are paired windows, in the standard replacement style for this building. The first story of the next bay holds an entry that is bricked closed and next to that an entry door. The door has no light. Above it the transom has four lights. On the second story this bay holds a short double-hung window with one light over one light flanked by two of the building's standard replacement double-hung windows. The next bay has no openings on the first story, but there appears to be one window opening that has been bricked closed. The limestone sill remains. The second story holds two of the building's standard replacement windows in original openings and, near the corner of the building, a short-narrow double-hung sash replacement window. A metal coping trims the roof wall connection. The roof is flat and its material is not visible, but likely either composite shingles or rubber roofing.

A rectangular chimney is located in the corner of the building where the two wings meet. It is partially exposed along this back wall but most of the chimney pierces the roof.

The rear of the north-south section of the building is constructed of common brick (Photograph 13 on left). Describing this side from the north corner where it meets the other wing, the first bay holds an entry door with no lights on the first floor and a standard replacement window and a shorter replacement window, both double-hung with one-over-one glazing on the second story. South of this bay there is a bricked-in window opening and then another solid entry door with no light. There is no transom above this door and no evidence that one ever existed. On the second story there is a pair of one-over-one standard replacement windows in original openings. The next bay holds a solid entry door with an original four-light transom above. The second story of this bay holds two one-over-one standard replacement windows in original openings. The first-story of the next bay holds a solid door which has no transom and doesn't appear to have had one historically. Above this is a pair of standard replacement windows. The final bay holds a solid door with a four-light transom on the first floor and a single standard replacement window on the second story.

Finally the southern side of the north-south wing is mostly constructed with common brick, however the easternmost bay, where this wall meets the Guilford Avenue façade, is clad in the variegated brown brick found on the two primary facades (Photograph 14). Aside from this easternmost bay, the southern side of the building holds two small square casement windows placed high on the first story. The second story (from the east to west) holds a single standard replacement window, then a short replacement window, then a wide, original metal casement window, then two standard replacement windows and then a short replacement window. All of these windows fit into original openings and have limestone sills. The roof rises to a parapet with a clay tile coping on the common-brick clad portion of this side. The easternmost bay is defined by a brick section pilaster where it meets the common-brick wall. This pilaster section is like the others on the building with

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granite at the base then brick rising to a terra cotta beltline with two-segment pendant and then to the brick soldier course beltline. There is one single-light, fixed-sash window placed in a wooden frame in this bay. There is brick below this window and a narrow one-light transom above. Although this is a replacement window it fits beneath the original soldier course beltline/lintel. East of the window is the corner of the building which follows the same pattern as the other corners with granite base, brick wall, terra cotta beltline and brick soldier course beltline. The second story of this bay rises above the soldier course in decorative brick work, matching that on the façade, then to the second terra cotta beltline. One standard replacement window is within this bay on the second story with the terra cotta beltline creating its sill. Above the window is a second brick soldier course beltline, the brick wall rising to another terra cotta beltline, then brick wall rising to the terra cotta coping on the parapet roof.

Constructed with 10 commercial/retail spaces, the Kassebaum building has been altered somewhat over the years. As is typical for retail space, each new tenant individualizes the space as much as possible. In 2011, the building has nine individual retail spaces. Six of these are on the Guilford Avenue side of the building. From south to north, these are: a restaurant, the Casba bar and restaurant, Periwinkle, Artifacts, the Wellington bar and the Corner Wine Bar. The three businesses on the Westfield Boulevard side of the building are the Corner Wine Bar, Blu Point bar and Ambrosia restaurant. Although these and previous businesses have made changes to the building's interior (and some have made changes to the exterior), there are significant original elements left. The Blu Point bar, facing Westfield Boulevard, appears to retain its original floor plan (Photograph 15). Artifacts and Periwinkle spaces on the Guilford Avenue side are probably the closest to original (Photographs 17 and 18, respectively). Both retain the original linear floor plan, original maple floors, some plaster walls, and Periwinkle has original tile at the entry (Photograph 19). The Corner Wine Bar seems to occupy the same irregular space as shown in the 1941 Sanborn Map which shows the shape of the corner unit. The restaurant in the southernmost space on Guilford Avenue retains its original wood floor and tile entry.

Other spaces have been more altered. Perhaps the most changes are in the Wellington Bar, which has dark wood paneling or wainscoting on all walls, cased beams on the ceilings, and carpeted floors (Photograph 16). The Corner Wine Bar and Ambrosia have expanded to fill more than one of the original spaces, altering the original floor plans somewhat, but alterations of the original floor plan seems to have been occurring throughout the building's history and is shown on a 1941 Sanborn Map.

Interior.

The entry to the Kassebaum building upstairs units from Guilford Avenue is within a vestibule with marble clad walls and floors. The ceiling is covered in gold-colored metal panels. There is a metal mailbox with marble-clad sides on the left. A narrow elevator with two doors is directly ahead (to the east) (Photograph 20). This vestibule's ceiling appears to have been replaced in the 1970s. The marble was added in the 1980s. The interior finishes of the elevator also appear to date to the 1970s, but a fan in the elevator ceiling has an Art Deco airplane nose design, which looks like it is original to the construction date of the building, indicating that the interior of the elevator may have been renovated, rather than a new elevator installed (Photograph 21). According to a former owner who purchased the building in 1980, the elevator was already installed by that time.²

Emerging from the elevator on the second floor, one is in another vestibule. The vestibule opening into the hallway has rounded walls (Photograph 22). The walls here and throughout the second floor hall are cream colored plaster; the floors are carpeted; the ceiling is dropped with acoustic tiles. Turning right (south) from the elevator vestibule there is a short hallway with three doors on each side of the hall. Number 201 is the first door from the south on the west side of the hall. It is a wooden solid door with no lights. The next door north of it on the west side is a fifteen-light wooden framed door with no number, north of this is a solid door. On the other side of the hall, Number 202 is the southernmost door; it is a 15-light door. North of this door on the east side of the hall is a solid door with no number, and north of this is a fifteen-light wooden framed door with Number 206 beside it. The hall north of the elevator vestibule has a solid door on the west side, then a paneled door north of it where the hall begins to angle to the east (Photograph 23).

Around the corner the hall turns east. On the north side of the hall, there is a fifteen-light door (number 208), east of this is the opening to the stairs to the Westfield Boulevard exterior entrance. The side walls of this opening are rounded. The stairway to the Westfield Boulevard exit retains its original bent wooden handrail (Photograph 24). The stairs are carpeted, at the first-story entry. The floor is clad in the same marble as the Guilford Avenue entry. There is an old steam radiator against the east wall.

² Rick Rising-Moore interview with Connie Zeigler, February 4, 2011.

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Continuing on the north side of the hall, there is a wooden paneled door (number 209), then a plain wooden door, then a fifteen-light door into an unnumbered unit. From the eastern end of the hallway the first door on the south side of the hall is a fifteen-light door into an unnumbered unit (Photograph 26); west of it is a solid door, behind which is the rear stairway to the exterior. The rear stairway has a new wooden handrail and marble at both the top and bottom of the stairs (Photograph 25). West of this is a fifteen-light door to room 207, then a wooden door with two louvered vents that opens into the furnace room. West of this the halls turns to the south and back toward the elevator. The hall retains its original rounded walls at the vestibules and exits, original door openings, several original doors and original casement window, but otherwise has been refurbished.

Although there were once apartments and offices on this floor, as early as the 1950s all of these spaces were being used as offices. In 2011, all the second-story rooms are used as office space. There were originally nine individual spaces, but the number of spaces changed from eight to nine to ten within the historic period. Some of these have now been combined into larger office spaces. It is difficult to tell what if any materials within these spaces are original, but they retain original plaster on original walls, though several have new drywall dividing walls added (Photograph 27).

At the east end of the hall is the original twelve-light metal casement window in the eastern wall (Photograph 28).

The building was constructed with a full basement. Originally this probably served as storage for the shops upstairs. Today some of this space has been converted into bars or dining areas; notably the Corner Wine Bar (Photograph 29) and the Casba use the basement for additional bar space.

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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.

Areas of Significance

(Enter categories from instructions.)

Architecture

Commerce

Community Development

Period of Significance

1928-1961

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Elliott & Myers

Criteria Considerations

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

Property is:

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

Period of Significance (justification)

The Kassebaum Building opened in 1928, the beginning of its period of significance. It was pivotal in the modern development of the commercial area of Broad Ripple prior to the period when suburban consumer malls opened. The Kassebaum Building provided significant commercial and office space for the burgeoning suburban community of Broad Ripple through the end of the historic period, 1961.

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Criteria Considerations (explanation, if necessary)

N/A

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

The Kassebaum building, which opened in 1928, was the first large-scale commercial building erected in Broad Ripple six years after the town was annexed by Indianapolis in 1922. Architecturally the building is one of few intact historic commercial buildings in "downtown" Broad Ripple. The building is also significant in the area of Commerce for helping to jump-start the modern retail area of Broad Ripple and in the area of Community Development in this northern Indianapolis suburb immediately after annexation.

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

Architectural Significance

The Kassebaum building was touted as "ultra-modern" in a newspaper article published the year it opened.³ That descriptor was apt for the Art Deco style that influenced the design had been popular for only a handful of years before the Kassebaum building was constructed. Virginia and Lee McAlester attribute Art Deco's birth to the design that Elieel Saarinen submitted for the Chicago Tribune building in 1922. They claim that this design, which was not selected as the winner, was widely publicized and became a strong influence in American architecture.⁴ The name "Art Deco" arose from the Arts Decoratif exposition in Paris in 1925, which celebrated Machine-Age design. This early modernist style gained its moniker from that exposition.⁵

While the Kassebaum building is primarily a functional design, it has a number of style details that are Art Deco-inspired and give it architectural interest. The decorative brick work, terra cotta belt lines, and even more so, the terra cotta pendants with floral designs set this building apart from others constructed in this period in the Broad Ripple area and Washington Township. Although tenants have made alterations to suit their businesses' unique needs, and currently awnings obscure some of the terra cotta details, the building still conveys a streamlined commercial presence with nice Art Deco details on its exterior. Despite the years and the transient nature and variable needs of its tenants, the interior also retains original floor plans in some spaces, original plaster in much of the building, as well as Art Deco-inspired features such as the curved walls in the vestibules upstairs and a few remaining metal casement windows. The building's size and its floor plan offering multiple commercial spaces within one building are also significant architecturally. The Kassebaum Building replaced several smaller shops, bringing cohesion in design and modernity to Broad Ripple's commercial district on Guilford (at that time Bellefontaine) Avenue and Westfield (Riviera) Boulevard.⁶ These factors made it a hub for commerce in a Broad Ripple that had just been annexed by Indianapolis and was about to experience a huge growth spurt.

Elliott & Myers, a firm of general contractors and builders with offices in the Fidelity Building on Market Street in downtown Indianapolis, constructed the building with structural steel framing. T. J. O'Hara and Son executed the masonry work and

³ "Progressive Broad Ripple," *Indianapolis Star*, October 21, 1928, 5.

⁴ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 465.

⁵ "The Art Deco Exposition,"

<http://charon.sfsu.edu/publications/PARISEXPOSITIONS/1925EXPO.html> (accessed January 3, 2011).

⁶ *Indianapolis City Directory* (1920), IUPUI Digital Collection,

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=17746&REC=4&CISOBX=Bellefontaine> (accessed January 10, 2011).

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Harding and Co. installed the medicine cabinets and "Marble-Tex" flooring. The building was erected for approximately \$50,000.⁷

Commerce Significance

John F. Kassebaum opened the Broad Ripple Department Store at Ashland and 65th Street in 1910.⁸ When the City of Indianapolis began attempts to annex the community of Broad Ripple in 1922, many people protested the annexation. Broad Ripple residents circulated a remonstrance against the annexation; 693 people (nearly half of Broad Ripple's population) signed it. Kassebaum, a local business owner and Broad Ripple resident, was not one of the signers.⁹ There is no way to know if Kassebaum refrained from signing the remonstrance because he realized the commercial potential of annexation, but it is clear that he understood there was financial potential in Broad Ripple property for he began to purchase land in Broad Ripple around this time.

Indianapolis's annexation of Broad Ripple was completed in 1922. Kassebaum became the treasurer of the newly formed Broad Ripple Chamber of Commerce that year.¹⁰ Six years later, he closed his store to concentrate on his real estate investments, focusing on the construction and opening of the Kassebaum building in October 1928.¹¹

Kassebaum's building was open in 1928 but the ultra-modern building may have been a bit ahead of its time in Broad Ripple. Although the upstairs apartments and offices filled quickly, the downstairs commercial spaces may not have been completed yet when the building opened and a some remained vacant for a few years. In 1929, the *City Directory* shows all but one of the upstairs rooms had occupants. Many of these were professionals using these rooms as offices, such as Bessie Hinshaw, a chiropractor; Elvin Vliet, a salesman whose home was on Ashland Avenue in Broad Ripple; and Cyrus J. Clark and Sidney D. Fields, physicians. John DuVall and his wife, Maude, were among those who resided in the building seemingly. The building was still vacant downstairs when the *City Directory* was published in May 1929.¹² A year later, the apartments and offices upstairs in the Kassebaum Building were full: (Apartment 1) Elvin C. Vliet; (2) Gertrude Hinshaw, chiropractor (3) Rex B. Sawyer (4) John L. Duvall (5) Geo. L. Colburn (6) Chas. W. Nicholas (7) Henry N. Cravens; (8) Edw. Gemmer; (9) Cyrus J. Clark, physician; (10) Sydney D. Fields, dentist, but no addresses were listed in this block for the spaces between 6317 and 6329; nor on the Riviera (Westfield) Boulevard side.¹³

By 1932, the Kassebaum building was gaining occupants downstairs. Koschnick & Company now occupied 6317 and the Guarantee Tire and Rubber Company was located at 6323. Henry Adkins, a barber occupied the space at 915 Riviera (Westfield Boulevard).¹⁴ In 1935, Christian H. Kassabaum's feed store was located at 6317; Julius Roth, fruits in 6319 and Louis A. Dawson had a radio shop in 6323. William Allen, a baker was at 913 Riviera, Frank E. Pegg, had a hardware store at 915, but either there were empty spaces in the building or these businesses were occupying more than one storefront. Eight of the 10 units upstairs were occupied as either residences or office spaces.¹⁵

The Sanborn Fire insurance map updated in 1941 shows that the addresses at the Kassebaum Building on the Guilford Avenue side were: 6317 to 6329. The Westfield Boulevard side's addresses were 901 to 917, but 901 was the corner

⁷ *Ibid.*; *Indianapolis City Directory* (1930), IUPUI Digital Collection, <http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=19828&REC=4&CISOBOX=market> (accessed January 30, 2011).

⁸ "J. F. Kassebaum, Active in Developing Broad Ripple Community, Succumbs," *Indianapolis Star*, June 10, 1937, 3.

⁹ 1922 Broad Ripple/Indianapolis, Indiana Annexation Document, http://www.broadripplehistory.com/br_annex.htm (accessed January 20, 2011).

¹⁰ "1968 BRHS History Booklet," BroadRippleHistory.com http://www.broadripplehistory.com/br_ch13.htm, (accessed January 2, 2011).

¹¹ "Progressive Broad Ripple," *Indianapolis Star*, October 21, 1928, 5.

¹² R. L. Polk and Company, *Indianapolis City Directory* (1929).

¹³ *Indianapolis City Directory* (1930), IUPUI Digital Collection, <http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=19828&REC=4&CISOBOX=riviera> (accessed January 9, 2011).

¹⁴ R. L. Polk and Company, *Indianapolis City Directory* (1932).

¹⁵ *Ibid.*, (1935).

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space that seems to have had the alternate address 6329 Guilford and it seems that at various times some of the other addresses were combined for the use of single occupants.¹⁶ Occupants in 1940 were at 6317 Bellefontaine: Jas. W. Hayman, photographer; 6319: Chas. J. Smith, watch repair; 6321: Broad Ripple Dress Shop; 6323: J. Homer Dady, grocer; 6325: Jacob Roth, fruits; 6327: Herman L. Henderzahs, meats; 6329: L. D. Snyder, furniture. Occupants at the Kassebaum Building apartments were: (1) Anthony H. Lobraico; (2) Gertrude Hinshaw, chiropractor; (3) Edmund B. Hornbeck; (4) Mrs. Freda Merrill; (5) Cyrus J. Clark, physician; (6) Donald E. Woods, physician; (7) Charles A. Everett, dentist; (8) Don A. Linson; Jas. W. Hayman, and Edw. V. Meith sharing office space; (9) Chas. J. Smith [note that there were 10 apartments listed in 1932, but only 9 listed in 1940]. Westfield Boulevard commercial occupants were: at (911): Jos. E. Kresglo; (913) Gustav H. Ernest.¹⁷

In the *City Directory* in 1945, no vacancies were shown on the Guilford Avenue side, but not all addresses for the building were listed, which seems to indicate that more than one space was occupied by the listed businesses: 6317: Clark & Osborne, manufacturers' agents; 6319: Jacob Roth, fruit; 6321: Herman L. Henderzahs, meats. The corner space at 901 E. 63rd (previously Riviera Street, now Westfield Boulevard) was now occupied by Frank J. Ranger's filling station; 911 was vacant; Martin S. Haun occupied 915. Upstairs at 6325 only eight apartments are listed and all are occupied in what appeared to be a mixture of residences and offices.¹⁸

By 1951, most of the occupants of the first floor commercial spaces on Guilford Avenue had changed hands: 6317, Delwin V. Schafer and John H. Max, real estate; 6319-21, Roth's Market grocery, probably an expansion of the Roth's fruit shop which had been located in the building since the 1930s; 6323, Broad Ripple Paint and Wallpaper. Westfield Boulevard occupants were: 909, Radell Corp., described as "(rec dept)"; 915, Meters Inc. and Vernon C. MacNabb, manufacturers' agent; 919, vacant. Upstairs there were eight spaces occupied by (1) Chas. A. Everett, dentist; (2) Gertrude Hinshaw, chiropractor; (3) Arnold M. Russo, dentist; (4) Joe Berger, real estate; (5) Mrs. Lucia Hiatt; (6) Clark and Osborne & Donald G. Teeling, manufacturers' agents; (7) Cyrus J. Clark, Donald E. Woods, physicians; (8) J. Church Roper, Richard Roper, Robert L. Reid, manufacturers' agent, at least seven of these appear to be office spaces.¹⁹

In 1960, Brothers' Floor Covering occupied 6317 Guilford. Other retail businesses on that street side were: 6319, Village Market Grocery; 6323, Broad Ripple Paint and Wallpaper (which had been in this space for a decade). The Westfield Boulevard side of the building housed in 915, Indianapolis Elgin Water Conditioners; 917: Ripple Matic Laundry; 919: vacant. Ten units upstairs were occupied. All were being used as office space including Number 2, which had been occupied by chiropractor, Gertrude Hinshaw, since the Kassebaum Building opened in 1928. Dentists, physicians, and salespersons were in the other units.²⁰

Despite the fact that Glendale Mall had opened just a couple of miles away, offering the most modern shopping experience to be found, the Kassebaum Building continued to remain relevant as a location of small shops, services and office spaces to the end of the historic period. The upstairs offices and apartments were almost constantly occupied from the building's opening onward. In the historic period, these spaces were reconfigured at times from 10 to 8 to 9 and back to 10 units. The same reconfiguring seems to have been happening on the first floor. These commercial spaces were not filled until a few years after the building opened, but from about 1932 on, most of the spaces were occupied constantly, though once again, the number of spaces seems to have increased or decreased depending on the amount of space required by the

¹⁶ Indianapolis Sanborn Map, IUPUI Digital Collection

http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=%2FsanbornJP2&CISOPTR=1699&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMMODE=viewer&DMFULL=0&DMX=448&DMY=968&DMTEXT=%2520guilford&DMTHUMB=1&REC=2&DMROTATE=0&x=325&y=544 (accessed January 7, 2011).

¹⁷ Indianapolis City Directory (1940), IUPUI Digital Collection,

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/ICD&CISOPTR=21992&REC=4&CISOB> OX=bellefontaine (accessed January 9, 2011).

¹⁸ R. L. Polk and Company, Indianapolis City Directory (1945).

¹⁹ Indianapolis City Directory (1951), IUPUI Digital Collection,

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/ICD&CISOPTR=23496&REC=3> (accessed January 30, 2011).

²⁰ *Ibid.*, (1960),

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=25128&REC=4&CIS> OBOX=westfield (accessed January 31, 2011).

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particular business. John F. Kassebaum died in 1937, but his building was an important force in the commerce of Broad Ripple and Washington Township through the end of the historic period.²¹

Community Development

Annexation to Indianapolis brought change to the little village of Broad Ripple beginning in 1922. John F. Kassebaum banked on these changes resulting in and depending on the establishment of new retail and professional businesses. In 1920, Broad Ripple's population was 1,552.²² By 1922, it was hard to see where Indianapolis ended and Broad Ripple began. Homes had grown up along the edges of both towns until there was only an imaginary dividing line at 54th Street signaling the end of one municipality and the beginning of the other.

By 1930, eight years after annexation and two years after the Kassebaum Building opened, the population of the area that had formerly been the town of Broad Ripple reached 8,896. It continued to rise each decade in the historic period.²³ These new residents visited the physicians and dentists whose offices were upstairs in the Kassebaum Building. Because there were easy shopping options nearby, all in the Kassebaum Building, they didn't have to take the trolley or drive their one family auto to the stores downtown to meet their daily needs. Instead, they stopped at Julius Roth's fruit stand, Louis A. Dawson radio shop and Frank E. Pegg's hardware store.²⁴

The population of the Broad Ripple area increased to 12,548 by 1940, the largest increase in its history.²⁵ This larger customer base could take advantage of even more shopping and service options in the Kassebaum Building, too. In fact, local customers could shop for dinner at the grocer, butcher and fruit shops, buy their furniture, and have their watches repaired while getting their family photograph taken at shops within the Kassebaum Building.²⁶ These varied and local shopping options made the Broad Ripple area an attractive place to buy a home, too. Between 1930 and 1940, the number of housing units in the area increased from 2,645 to 4,052. Each of them housed potential customers for the businesses and professionals at the Kassebaum Building.²⁷

The end of World War II brought another growth spurt to Broad Ripple. In 1950 the population reached 15,646. Probably some of the post-war couples who moved to Broad Ripple at midcentury had sought the services of real estate agents, Delwin Schafer, John Max or Joe Berger, all of whom had offices in the Kassebaum Building, to help them find just the right home for the soon-to-be-growing families.²⁸

In 1958, seeds of change were planted when Glendale Mall opened on Keystone Avenue just a short car ride from Broad Ripple.²⁹ The Kassebaum Building's upstairs offices continued to be full of dentists, doctors and other professionals two years later in 1960. On the first floor the Broad Ripple Paint and Wallpaper Store at 6323 Guilford continued to occupy the space it had for more than a decade. Brothers Floor Covering (6317), the Village Market (6319), Handy Hardware (6327)

²¹ "J. F. Kassebaum, Active in Developing Broad Ripple Community, Succumbs," *Indianapolis Star*, June 10, 1937, 3.

²² United States Bureau of the Census, *Fifteenth Census of the United State, 1930, Census of Population*, 342.

²³ "Broad Ripple Historic Statistics,"

<http://www.polis.iupui.edu/RUC/Neighborhoods/BroadRipple/BRStatistic.fnl.htm> (May 10, 2010).

²⁴ R. L. Polk and Company, *Indianapolis City Directory* (1932).

²⁵ *Ibid.*

²⁶ *Indianapolis City Directory* (1940), IUPUI Digital Collection,

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/ICD&CISOPTR=21992&REC=4&CISOBX=bellefontaine> (accessed January 9, 2011).

²⁷ *Ibid.*

²⁸ *Indianapolis City Directory* (1951), IUPUI Digital Collection,

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/ICD&CISOPTR=23496&REC=3> (accessed January 30, 2011).

²⁹ Bodenhamer and Barrows, ed., *Encyclopedia of Indianapolis*, 1258.

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and Rudy's Liquor Store (6331) kept the building busy with customers.³⁰ Still, a new reality would soon arrive in Broad Ripple. The economic engine would begin to shift away from this traditional central core of the "old" downtown area. But, the Kassebaum Building was surrounded by the new homes of the thousands of new residents its businesses has served and attracted for more than three decades.

The Kassebaum Building is eligible for the National Register under Criterion A for its association with commerce and community development in the Indianapolis suburb of Broad Ripple in Washington Township. It is also eligible under Criterion C for its distinctive commercial architecture.

Developmental history/additional historic context information (if appropriate)

N/A

9. Major Bibliographical References

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

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1929 Aerial Photograph, collection of Alan Hague.

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³⁰ *Indianapolis City Directory* (1960),

<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=25128&REC=4&CISOBX=guilford> (accessed January 31, 2011).

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<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/ICD&CISOPTR=21992&REC=4&CISOBX=bellefontaine> (accessed January 9, 2011).

Indianapolis City Directory (1951), IUPUI Digital Collection,
<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=/ICD&CISOPTR=23496&REC=3>
(accessed January 30, 2011).

Indianapolis City Directory (1960), IUPUI Digital Collection,
<http://indiamond6.ulib.iupui.edu/cdm4/document.php?CISOROOT=%2FICD&CISOPTR=25128&REC=4&CISOBX=westfield> (accessed January 31, 2011).

Indianapolis Sanborn Map, IUPUI Digital Collection
http://indiamond6.ulib.iupui.edu/cdm4/item_viewer.php?CISOROOT=%2FSanbornJP2&CISOPTR=1699&DMSCALE=25&DMWIDTH=600&DMHEIGHT=600&DMMODE=viewer&DMFULL=0&DMX=448&DMY=968&DMTEXT=%2520guilford&DMTHUMB=1&REC=2&DMROTATE=0&x=325&y=544 (accessed January 7, 2011).

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"J. F. Kassebaum, Active in Developing Broad Ripple Community, Succumbs," *Indianapolis Star*, June 10, 1937, 3.

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United States Bureau of the Census, *Fifteenth Census of the United States, 1930, Census of Population*.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 097-296-10019

10. Geographical Data

Acreage of Property Less than 1/3 acre
(Do not include previously listed resource acreage.)

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UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>573306</u>	<u>4413148</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

The boundary for the Kassebaum building begins at the point where the southwest corner of the sidewalk adjoining the east side of Guilford Avenue meets the northern edge of the alley directly south of the building. It travels along the interior (eastern) edge of the sidewalk right of way past the Guilford Avenue side of the building until it reaches a point where it meets the southern edge of the Westfield Boulevard sidewalk right of way. Here the boundary turns east and travels along the interior (southern) edge of the sidewalk right of way past the Westfield Boulevard side of the building until it reaches a point in line with the eastern edge of the building. Here it turns south and continues along the eastern edge of the building, and continues past the building to a point where the line meets the northern edge of the right of way of the alley south of the building. Here the line turns east and travels along the northern edge of the alley right of way until it meets the point of origin.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the building, the rear addition and the parking lot behind the building.

11. Form Prepared By

name/title Connie Zeigler, President, C. Resources, Inc.
organization Broad Ripple Village Assn/Partners in Preservation date January 27, 2011
street & number 963 Hosbrook St telephone 317.908.6046
city or town Indianapolis state IN zip code
e-mail conniezeigler@sbcglobal.net; conniejz@gmail.com

Additional Documentation

Submit the following items with the completed form:

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

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Photographs:

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

- 1.) IN_Marion County_Kassebaum Building_0001.tif
 - Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0001 of 29
- 2.) IN_Marion County_Kassebaum Building_0002.tif
 - Casba restaurant and bar, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southeast
 - Photograph number 0002 of 29
- 3.) IN_Marion County_Kassebaum Building_0003.tif
 - 6325 Guilford Avenue entrance, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is east
 - Photograph number 0003 of 29
- 4.) IN_Marion County_Kassebaum Building_0004.tif
 - Artifacts storefront, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0004 of 29
- 5.) IN_Marion County_Kassebaum Building_0005.tif
 - 6325-6327 Guilford, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0005 of 29
- 6.) IN_Marion County_Kassebaum Building_0006.tif
 - Wellington (beige storefront on right) and Corner Wine Bar (on left), Kassebaum Building

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- Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southeast
 - Photograph number 0006 of 29
- 7.) IN_Marion County_Kassebaum Building_0007.tif
- Northwest corner, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southeast
 - Photograph number 0007 of 29
- 8.) IN_Marion County_Kassebaum Building_0008.tif
- Westfield Boulevard façade of Corner Wine Bar, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is east
 - Photograph number 0008 of 29
- 9.) IN_Marion County_Kassebaum Building_0009.tif
- Westfield Boulevard entrance, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is south
 - Photograph number 0009 of 29
- 10.) IN_Marion County_Kassebaum Building_0010.tif
- Blu Point Bar, showing original windows, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southeast
 - Photograph number 0010 of 29
- 11.) IN_Marion County_Kassebaum Building_0011.tif
- Westfield Boulevard Façade, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is southeast
 - Photograph number 0011 of 29

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- 12.) IN_Marion County_Kassebaum Building_0012.tif
 - Eastern side, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is south
 - Photograph number 0012 of 29

- 13.) IN_Marion County_Kassebaum Building_0013.tif
 - Southern side of Westfield Boulevard wing, eastern side of Guilford Avenue section, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is north
 - Photograph number 0013 of 29

- 14.) IN_Marion County_Kassebaum Building_0014.tif
 - Southern side of Guilford Avenue, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northeast
 - Photograph number 0014 of 29

- 15.) IN_Marion County_Kassebaum Building_0015.tif
 - Interior of Blu Point Bar, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is south
 - Photograph number 0015 of 29

- 16.) IN_Marion County_Kassebaum Building_0016.tif
 - Interior of the Wellington, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is west
 - Photograph number 0016 of 29

- 17.) IN_Marion County_Kassebaum Building_0017.tif
 - Interior of Artifacts, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010

Kassebaum Building

Name of Property

Marion County, Indiana

County and State

- Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is west
 - Photograph number 0017 of 29
- 18.) IN_Marion County_Kassebaum Building_0018.tif
- Interior of Periwinkle, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is west
 - Photograph number 0018 of 29
- 19.) IN_Marion County_Kassebaum Building_0019.tif
- Tile entry in Periwinkle, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is west
 - Photograph number 0019 of 29
- 20.) IN_Marion County_Kassebaum Building_0020.tif
- Elevator vestibule off Guilford Avenue facade, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is east
 - Photograph number 0020 of 29
- 21.) IN_Marion County_Kassebaum Building_0021.tif
- Ceiling fan in elevator, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is northwest
 - Photograph number 0021 of 29
- 22.) IN_Marion County_Kassebaum Building_0022.tif
- Second floor hall from elevator vestibule, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is south
 - Photograph number 0022 of 29
- 23.) IN_Marion County_Kassebaum Building_0023.tif
- Second floor hall from elevator vestibule, Kassebaum Building

Kassebaum Building

Name of Property

Marion County, Indiana

County and State

- Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is north
 - Photograph number 0023 of 29
- 24.) IN_Marion County_Kassebaum Building_0024.tif
- Looking down stairway to Westfield entrance from second floor, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is north
 - Photograph number 0024 of 29
- 25.) IN_Marion County_Kassebaum Building_0025.tif
- Looking down rear stairs from second floor, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is south
 - Photograph number 0025 of 29
- 26.) IN_Marion County_Kassebaum Building_0026.tif
- Unit 207, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 10, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is south
 - Photograph number 0026 of 29
- 27.) IN_Marion County_Kassebaum Building_0027.tif
- Unit 208, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken September 26, 2010
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is west
 - Photograph number 0027 of 29
- 28.) IN_Marion County_Kassebaum Building_0028.tif
- Original casement window second floor, Kassebaum Building
 - Marion County, IN
 - Photographer, Connie Zeigler
 - Photograph taken January 23, 2011
 - Cd of photograph located at the Indiana Department of Natural Resources
 - Direction of view through camera is east

Kassebaum Building

Marion County, Indiana

Name of Property

County and State

- Photograph number 0028 of 29

29.) IN_Marion County_Kassebaum Building_0029.tif

- Basement of Corner Wine Bar, Kassebaum Building
- Marion County, IN
- Photographer, Connie Zeigler
- Photograph taken September 10, 2010
- Cd of photograph located at the Indiana Department of Natural Resources
- Direction of view through camera is south
- Photograph number 0029 of 29

Property Owner:

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

name Sherry Rising-Moore

street & number 6325 Guilford Avenue, Ste 203

telephone 422-2293

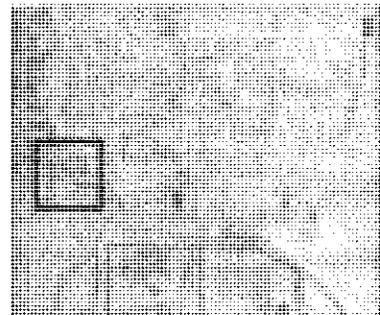
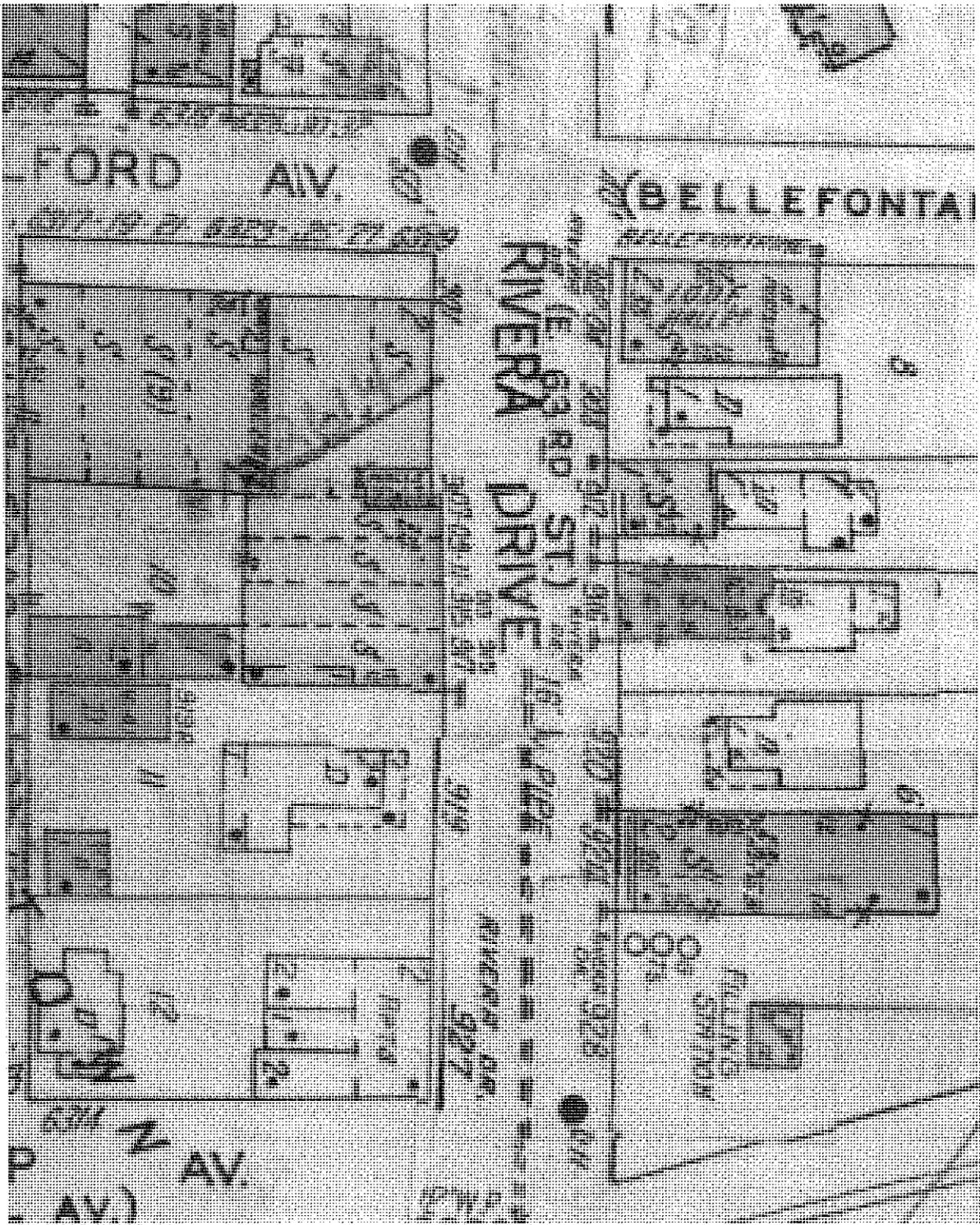
city or town Indianapolis

state IN

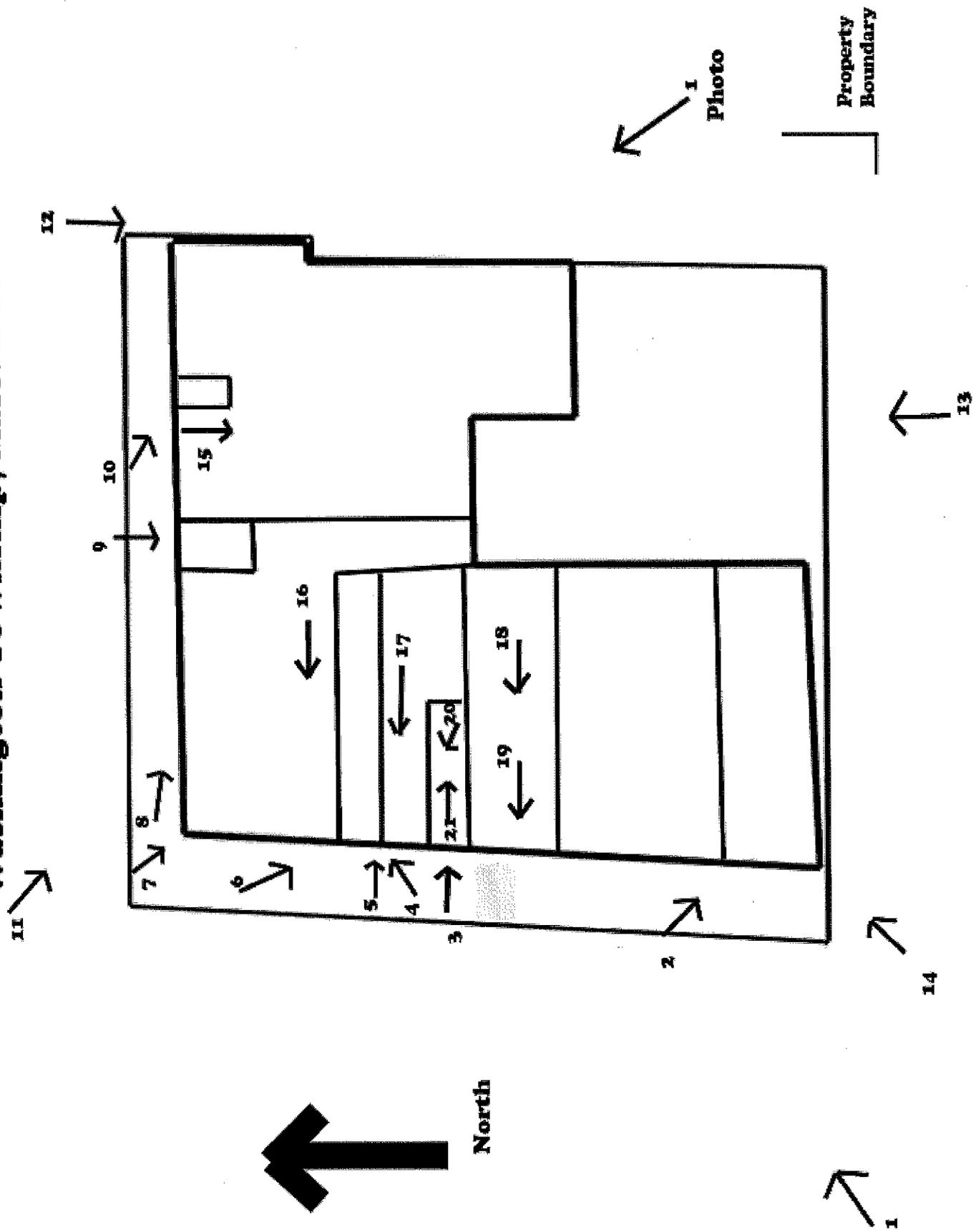
zip code 46220

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



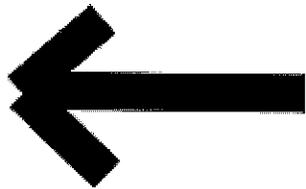
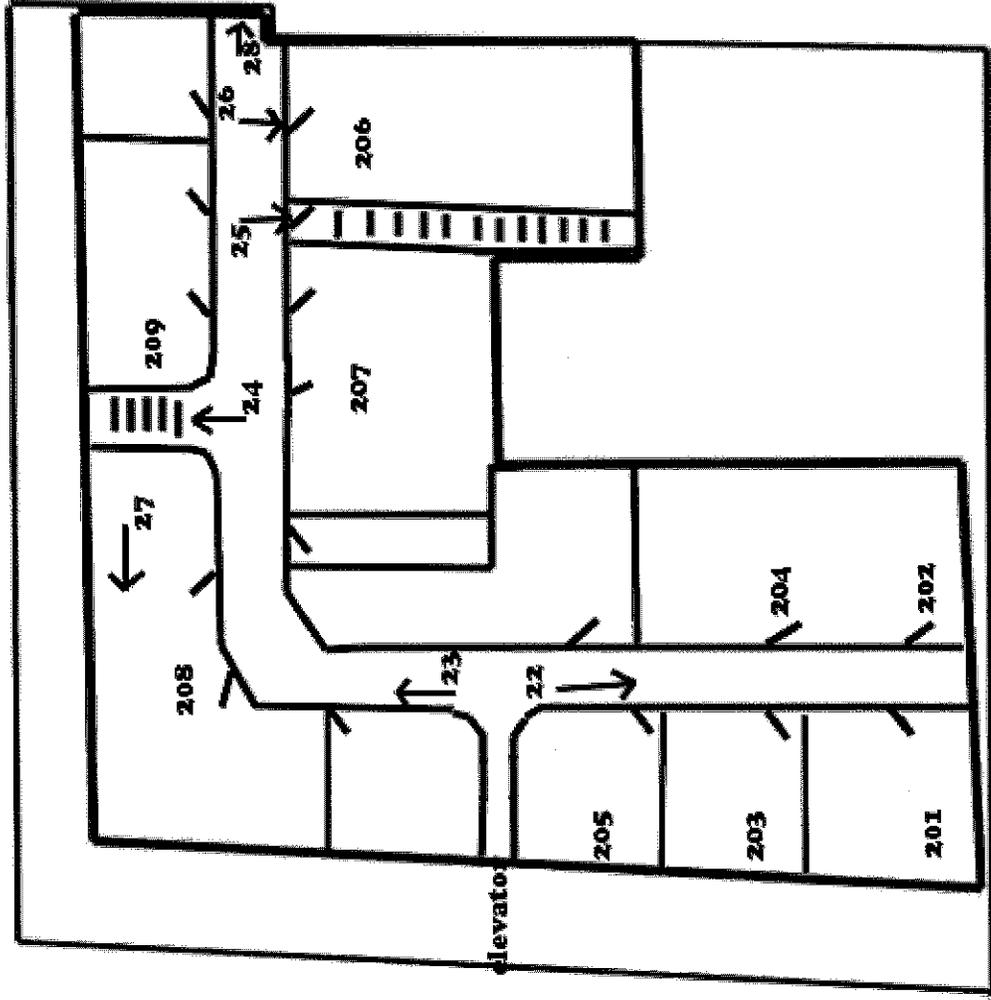
Kassebaum Building Washington Township, Marion Co.



Note: floorplan is approximate

Exterior and First Floor

**Kassebaum Building
Washington Township, Marion County, IN**



North



Photo 29 was taken in the basement and is the only photograph not shown on the site plan.

Note: floorplan is approximate and not all units are numbered in the building



Kassebaum Building, Marion County #0001



Kassebaum Building, Marion County #0002



Kassebaum Building, Marion County #0003



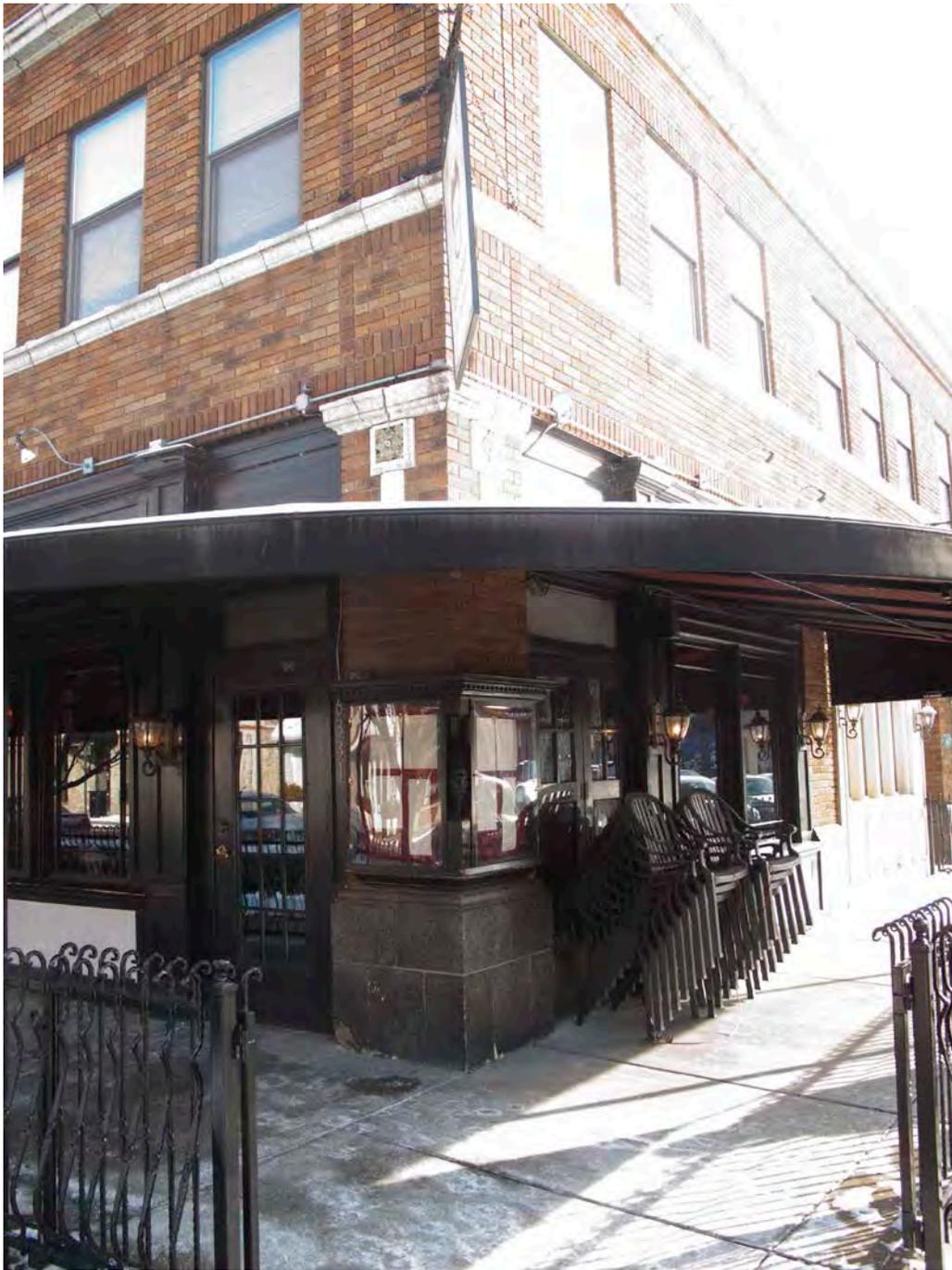
Kassebaum Building, Marion County #0004



Kassebaum Building, Marion County #0005



Kassebaum Building, Marion County #0006



Kassebaum Building, Marion County #0007



Kassebaum Building, Marion County #0008



Kassebaum Building, Marion County #0009



Kassebaum Building, Marion County #0010



Kassebaum Building, Marion County #0011



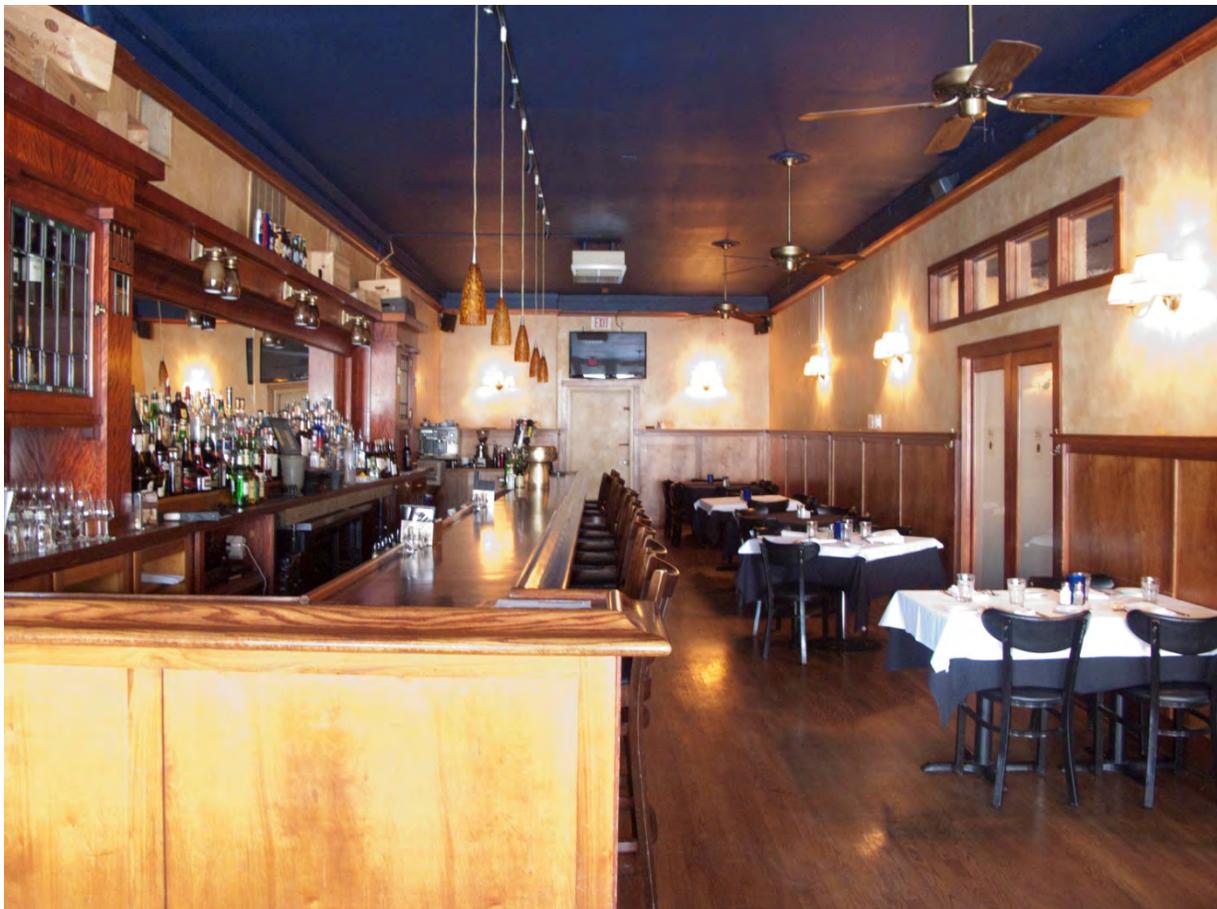
Kassebaum Building, Marion County #0012



Kassebaum Building, Marion County #0013



Kassebaum Building, Marion County #0014



Kassebaum Building, Marion County #0015



Kassebaum Building, Marion County #0016



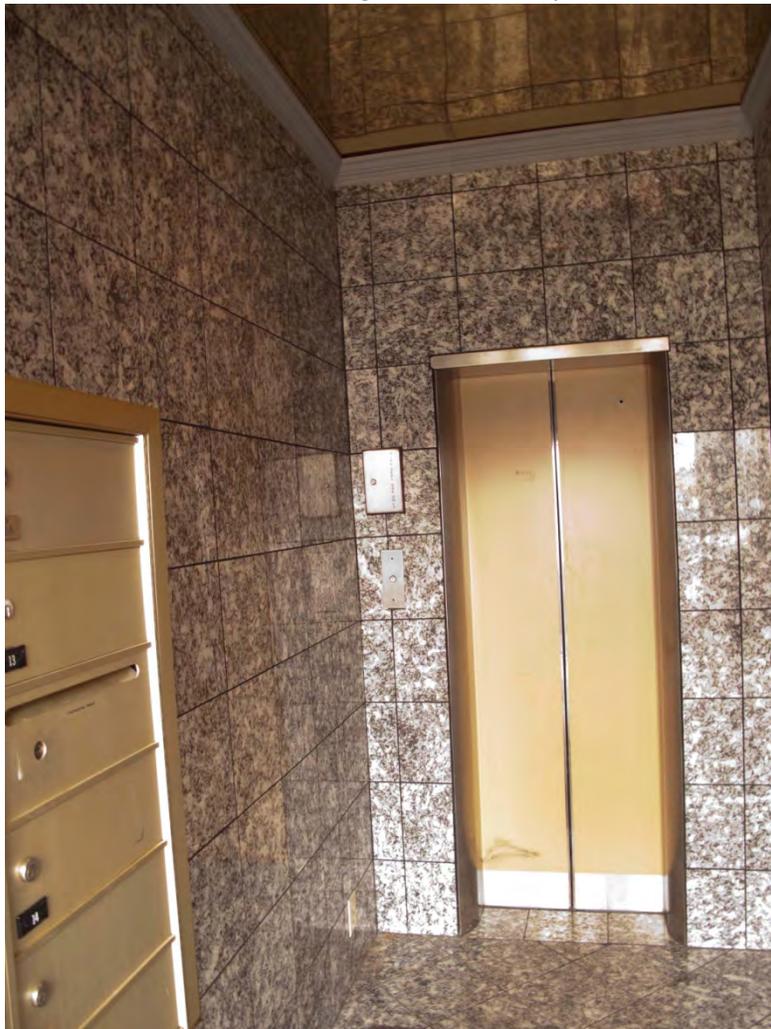
Kassebaum Building, Marion County #0017



Kassebaum Building, Marion County #0018



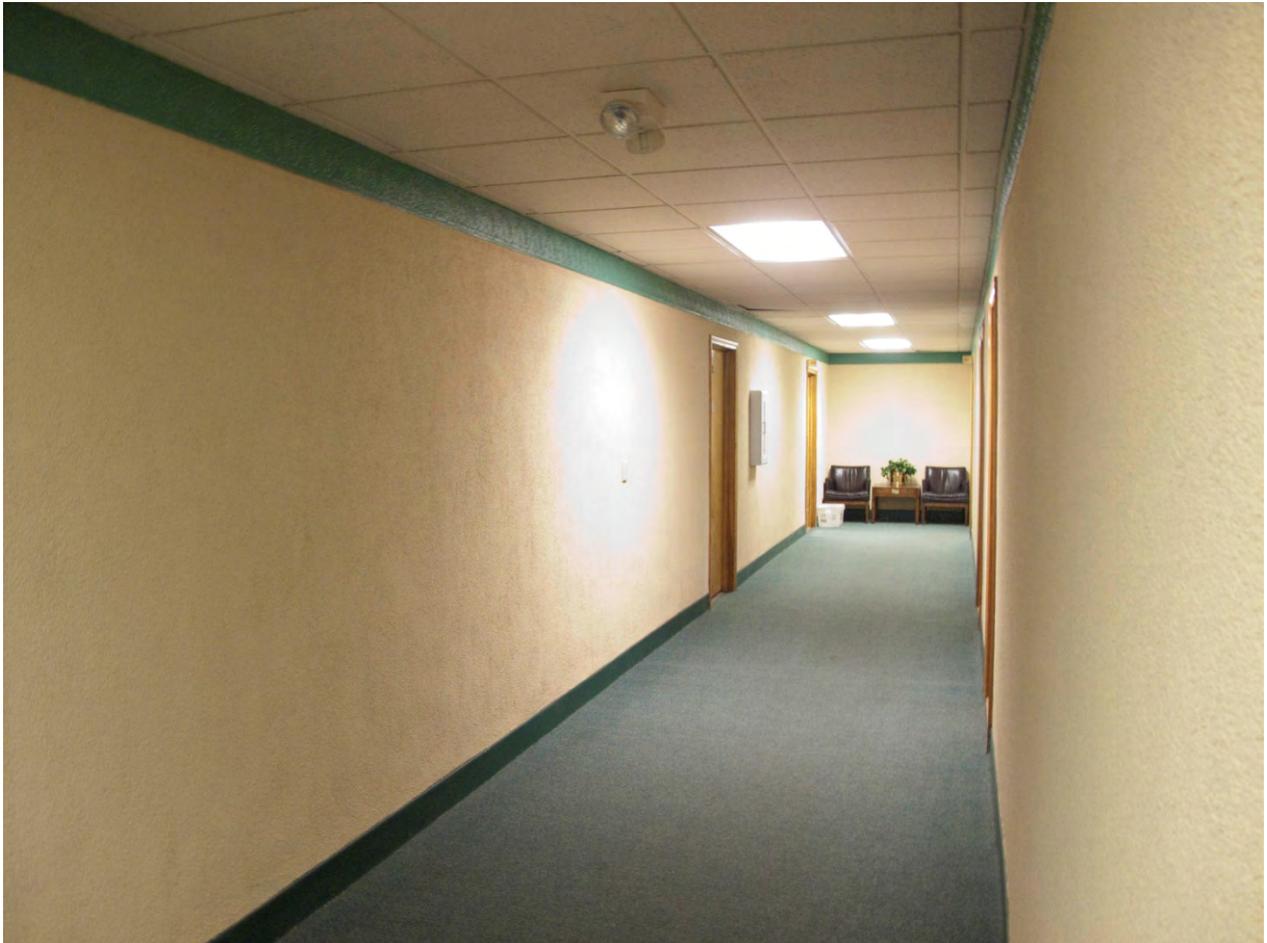
Kassebaum Building, Marion County #0019



Kassebaum Building, Marion County #0020



Kassebaum Building, Marion County #0021



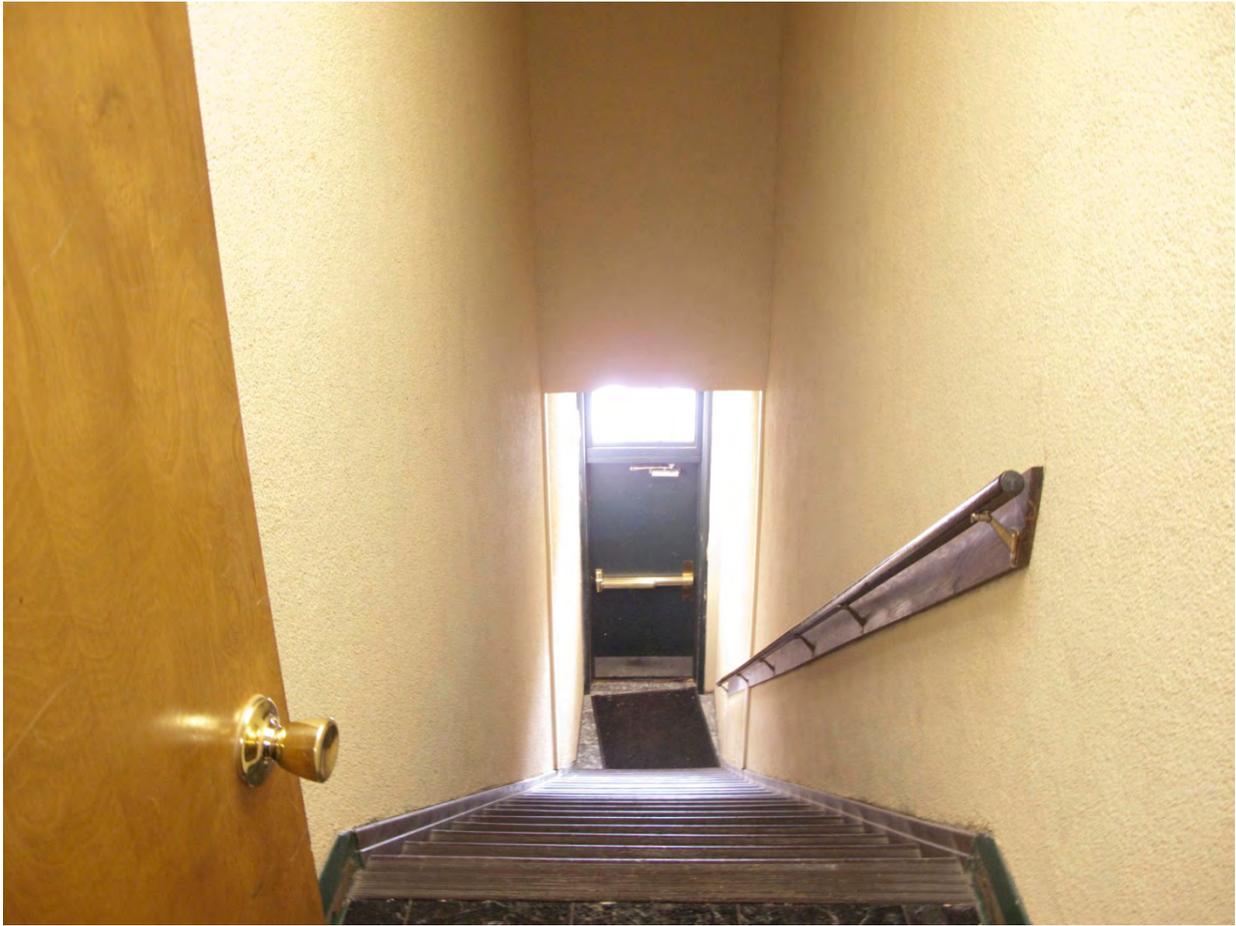
Kassebaum Building, Marion County #0022



Kassebaum Building, Marion County #0023



Kassebaum Building, Marion County #0024



Kassebaum Building, Marion County #0025



Kassebaum Building, Marion County #0026



Kassebaum Building, Marion County #0027



Kassebaum Building, Marion County #0028



Kassebaum Building, Marion County #0029