



# **Historic Downtown Hobart Building Assessment and Rehabilitation Guide**

**With Historic and Current Photos and Written Histories**

**Prepared for the Hobart Redevelopment Commission**

**By**

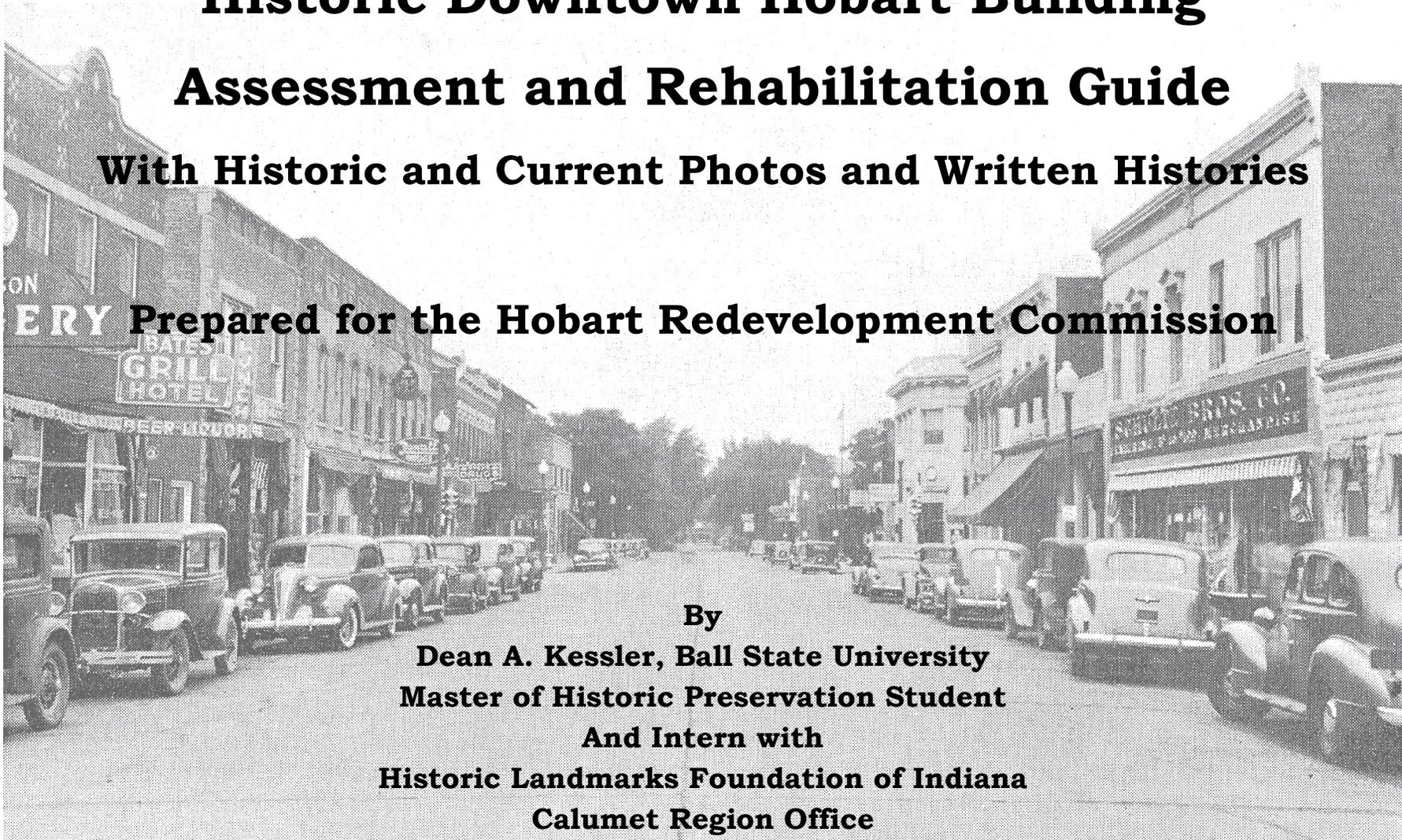
**Dean A. Kessler, Ball State University**

**Master of Historic Preservation Student**

**And Intern with**

**Historic Landmarks Foundation of Indiana**

**Calumet Region Office**





# Table of Contents

Acknowledgements.....3

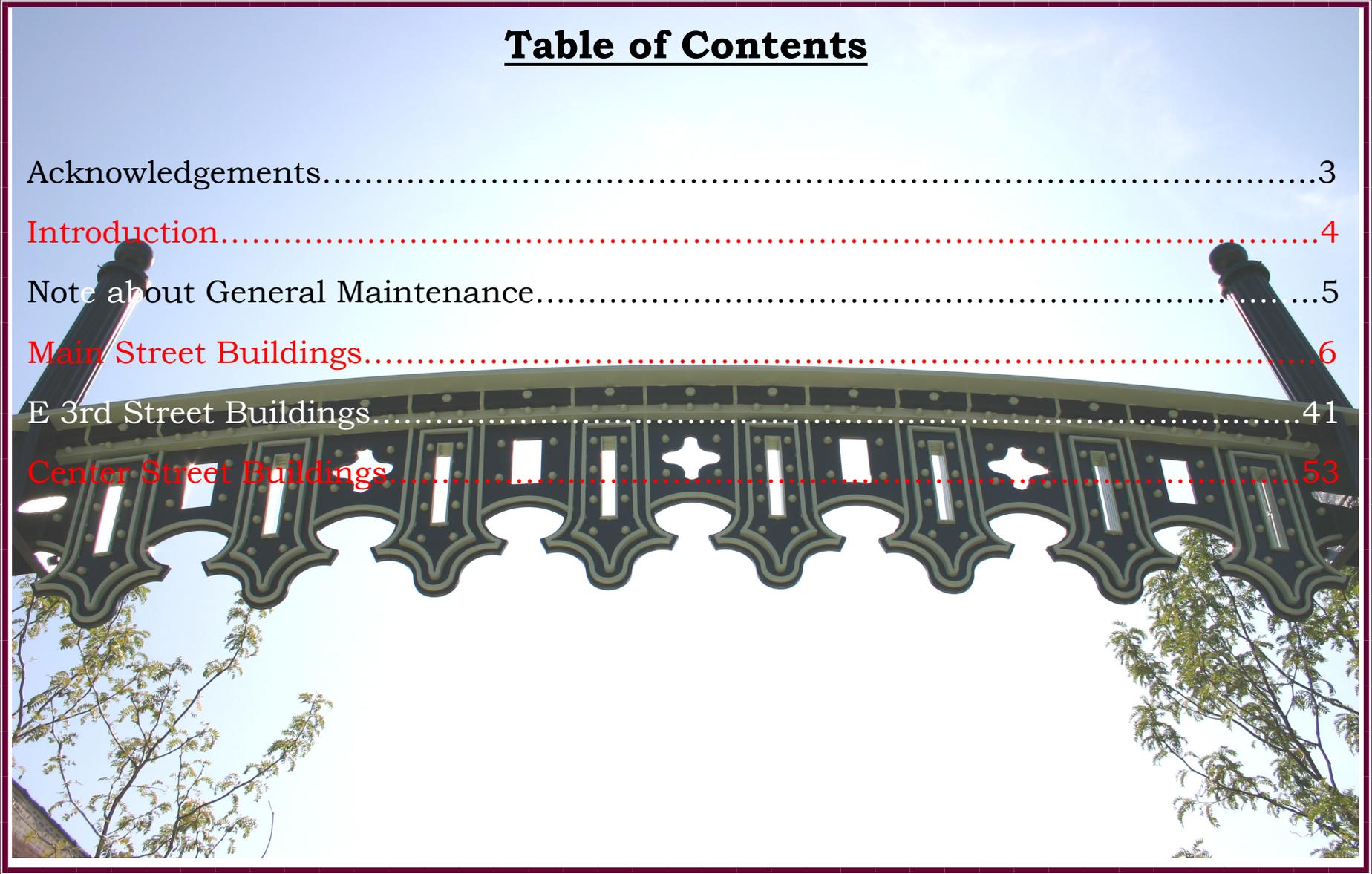
**Introduction.....4**

Note about General Maintenance.....5

**Main Street Buildings.....6**

E 3rd Street Buildings.....41

**Center Street Buildings.....53**





### **Acknowledgements:**

**A special thank you is due to the Hobart Historical Society for assisting in the completion of this project. President of the society, Elin Christianson, and Vice-President Bruce Webber were most helpful during the duration of the summer of 2009. Both offered their time, services, and resources that contributed to the outcome of this document for the Hobart Redevelopment Commission. A multitude of thanks and gratitude is sent towards the Hobart Historical Society. The society and museum are invaluable tools and resources not only for the city of Hobart, but for Northwest Indiana as well. The documents, artifacts, and photos the museum contains all help in telling the story of this area. This report could not have been possible without the Hobart Historical Society's help.**

**I, Dean Kessler, the author of this document, would also like to thank the Hobart Redevelopment Commission and Historic Landmarks Foundation of Indiana for giving me this wonderful opportunity. More special thanks are given to Denarie Kane with the City of Hobart and to Tiffany Tolbert, director of the Calumet Region Office for Historic Landmarks. Without their generosity, I would not have been given the chance to work on such a project. I would like to thank them for their support, knowledge, and help while I conducted research and constructed my findings into a report.**

**THANK YOU!**



## Introduction

**The Hobart Redevelopment Commission in conjunction with Historic Landmarks Foundation of Indiana provided for a summer-long study of the historic downtown district (consisting of Main, E 3rd, and Center Streets) that concluded with the production of this document. The document is a tool to help enhance the quality of the new façade grant program offered by the Hobart Redevelopment Commission. Dean A. Kessler, an intern with Historic Landmarks for the summer of 2009 and masters of historic preservation candidate at Ball State University in Muncie, Indiana, was enlisted to conduct the project. The following result includes current and historic photographs of the buildings; a short history of each building; an assessment of the current conditions of the properties; and Mr. Kessler’s suggestions as to how to improve the façades if the building or business owner so chooses. The information that was gathered is to be utilized by interested individuals as a cornerstone and starting block for façade grant program projects. What has been written are merely suggestions and are by no means requirements. This report is meant to offer tips as to how façade improvements can be made that will be sympathetic to the historic features and history of the buildings.**

**The city of Hobart began in 1847 with the opening of George Earle’s grist mill on what is now Lake George (otherwise known as a mill pond). The area was once home to the Potawatomi Indians and heavily forested. The lake was created when Earle dammed Deep River during his construction of the mill. Earle platted the new town and named it for his brother Frederick Hobart Earle, who was still residing in their home-county, England. Hobart officially became a town on May 3, 1849. The little community began to grow with the arrival of the railroads in the 1850s. According to *Hobart, Indiana: The Friendly City*, “Hobart was a thriving community with a large grist mill, four dry good stores, a hardware store, a drugstore, a furniture store, two blacksmith shops, an outlet for agricultural implements, a wagon shop, a shoe store, three shoemaker shops, a harness shop, a cooper’s shop, and a bakery all by 1870.” The “Brickies,” Hobart’s iconic nickname for its natives, manifested itself after the town’s most well-known industry—brick making. The first brickyard opened in 1872 taking advantage of the abundance of rich clay deposits located here. “At one time, they produced 800,000 bricks a year as well as terra cotta building material and various tiles.”**



### **Note on General Maintenance:**

General maintenance costs are not covered under the façade grant program offered by the Hobart Redevelopment Commission. The program assists with costs for improvements that can be seen from the main façade of the building.



MAIN ST. LOOKING NORTH - HOBART, IND. 209-6.  
PUB. BY M. W. PETERSON.





### **210 Main Street:**



This one-story, small, commercial **vernacular** building was built circa 1920. A Dr. Fred Werner built the building for his dental practice and home. After his death, it became a beauty shop, and according to the 1940-1941 city directory, it was Dr. Lowell E. Dupes' practice. Dr. Dupes was a physician and a surgeon. Around the early 1950s, the building was being used as Red's Barber Shop.

The materials consist of the original brick façade on the east and southern sides. A blue, wooden string-course adorns the tops of the door and window. The door, is a replacement, paneled, steel door with a nine-paned window on the upper half. The storefront window is an aluminum replacement. Molded clay tiles line the top of the **parapet** wall. Modern, replacement brick is located between the wooden string-coursing and the top of the parapet wall. Tuck pointing of the mortar was done at the top of

the south façade, but there is cracking of the mortar joints and missing mortar in the same section. The southern façade exhibits replacement brick in two sections that appear to have once been openings. One such closed opening is located below a modern wall-unit air conditioner.

**Suggestions:** Address the cracking and missing mortar on the southern façade caused by settling of the building. Replace the missing and cracking mortar to prevent water infiltration and structural harm. As a general maintenance concern\*, inspect the parapet wall for water infiltration into the masonry walls. Make sure the parapet wall is not disengaging from the main structure of the building. It is also suggested to repaint the door, window, and wooden string-course to a brown or more earth-tone color that would be more appropriate to the age of the building. (\*General maintenance work is not covered under the façade grant program.)





### 214 Main Street:



This historic Main Street building dates back to around 1900. According to research completed by Elin Christianson for the Hobart Historical Society, the *Hobart Gazette*, in 1927, reported that a Dr. Dwight Macky converted the first floor spaces into his office while converting the spaces on the second story in to a flat for living quarters. A city directory from 1940-1941 lists the property as being used by a Dr. R.M. May, a physician and a surgeon. The building was also utilized in the early 1940s by Dr. Ralph Banks for his dentist office in the once second-story living spaces.

The two-story, brick building with **Italianate** features uses wood framing and has molded, clay tiles at the tops of the **parapet** wall. A cornice consisting of evenly-spaced, tiered, brick **dentils** lines the top of the parapet wall on the east (front) façade. The east façade has been covered in a blue-grey stucco. Two, replacement, wood, awning windows are located on the first story of the east façade, while three, original window openings have been blocked in with **CMU's** on the first story of the south façade. Five, original, wood, double-hung, one-over-one windows with modern aluminum storm windows are located throughout the second story. All of the windows on the first and second stories have limestone sills. The two, second-story windows on the east façade have decorative brick window hoods, while the rest of the windows throughout the building have only brick arches over them. One, replacement, paneled, steel door is located on the south façade for access to the first floor. One, original, wooden door with large, central **light** and original, wooden transom window above it exists on the east façade and has access to the second-story loft spaces. A modern brick wall was constructed on the east side of the building around the 1960s or 1970s. The mortar in the mortar joints of the parapet wall on the south façade is either missing or cracked. The glass on the second-story windows of the south façade is also missing or severely broken. The outside of the original, wooden door on the east façade is beginning to warp and rot. Patches of stucco have also begun to fall off the face of the building.



**Suggestions:** Remove inappropriate, brick wall from in front of the east and south façades of the building. Stabilize parapet wall by, one, analyzing if there is any water infiltration; two, making sure wall is not disengaging itself from the building; and three, by repairing cracked mortar and replacing missing mortar. Before replacing any of the character-defining, original, wooden, windows, look for estimates on repair and restoration of the sashes, weather stripping, glazing, and the replacement of any missing or broken glass. New, more energy efficient storm windows may be installed over restored, original windows. If possible, do not replace original windows with new, vinyl windows. Vinyl windows will take away from the character of the building and will not last as long as the original windows. Carefully restore original, wooden door and transom by handscraping/sanding chipping paint and then repaint. Replace beyond repair or missing parts with in-kind materials. Gently remove stucco from east façade and clean all brick surfaces using mild detergents, soft scrub brushes, and **LOW PRESSURE** water. **Do not sandblast!** Do not use concrete to patch cracked/missing mortar.



**Ben Ack Building (216-220 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The Ben Ack Building was built in 1926 and named after the Pottawatomi Indian chief who had once owned most of the land in downtown Hobart. Chief Ack was given the land when the United States government bought Northwest Indiana in the 1832 Treaty of Tippecanoe. In order to construct the building, a few frame homes were razed. It was built by Hallas, Anderson, and Randolph of Gary. The building includes three storefronts and four to five room apartments on the second floor. There have been several business in each of the three storefronts. NIPSCO used space in the Ben Ack Building for an office. Appliances were sold by Dick Wheaton. Ford and Dodge agencies have been located there along with a dry cleaner, children's clothing shop, chicken franchise, news stand, and Mundell's Flower Shop (1940-47). The 1940-41 city directory lists 216 as used by Martin Binder, a watchmaker and jeweler. The same storefront was also used



for Indiana Construction Material Company. It sold lumber, paint, and coal along with other building materials. At that same time, Powder Puff Beauty Shoppe was located next door at 218. Hobart Real Estate Exchange was in the last storefront at 220 with Floyd Harrison as the agent. Charles Banker, a contractor and decorator, occupied the space at 216 in the early 1950s. He sold paints, wallpapers, wallpaper steamers, polishers, sanders, etc. 216 and 218 were both Henri's Dress Shop by 1978-79, and 220 was Nawrocki's liquor store. Brickie Photo took over the two storefronts Henri's occupied by 1987, and Friendly Frank's Comics then used 220. The two-story, buff-colored brick Ben Ack Building was built also using wood, concrete, and pressed sheet metal (220 storefront and top of **parapet** walls). 220 retains its four, large, original, aluminum, storefront windows, while 216 and 218 both have four, large, replacement, storefront windows and recessed entry ways. 220's entryway remains flush with the east (front) façade of the building. 220 also retains its original, wooden door. 216 and 218 have one, replacement, aluminum door each.

There is a total of 15 windows on the east and north façades. Four of those windows on the north side of the east façade are original, wood, double-hung, one-over-one windows with modern aluminum storm windows. The other 11 windows are replacement, vinyl, double-hung, one-over-one windows without storm windows.

**Suggestions:** Using a mild detergent, soft scrub brushes, and low water pressure, carefully clean the masonry to remove dirt, soot, and rust stains caused by past signage. Repair or replace any cracked or missing mortar. Do not use concrete as a substitute for a good, lime mortar. Retain the four, original, second-story windows and repair them if need be. Do not replace them. Retain the 220 façade. It is a good example of an original 1920s storefront. Gently clean pressed sheet-metal surfaces when necessary. Handscrape/sand wooden door if paint starts to peel and then repaint. If rehabilitating the storefront façades of 216 and 218, match them to the design and feel of 220. Do not continue with the recessed entries and shorten the sign boards above the entries to also match the sign board at 220. Gooseneck lighting fixtures (as seen at End Zone, Paws, and Cagney's) could be added above the sign boards to give the signage more presence.





### **Post Office (221 Main):**

The Hobart Post Office is partially located on land once owned by Joseph Black, who ran Black's Trading Post. The trading post, a brick building built in 1858, served as the post office from 1861-1868. The Post Office was also housed in several other buildings around downtown Hobart, but it returned to the Black's Trading Post site in 1935. The old trading post was razed to make way for the new post office building. The building was a WPA project that took place from 1936 to 1937 at cost of \$67,000. Contracting companies were hired from Gary and Hobart to complete the work. The construction of the Hobart Post Office was a bit controversial to the town as well. Hobart, a largely Republican city, was wary of this Democratic government's building project. Once this **Colonial Revival** structure was completed, it was greeted by much approval. The Public Works of Art Program commissioned a mural to be painted by William A. Dolwick of Cleveland, Ohio, in 1938 after the building was finished. The mural is an 1870 depiction of Hobart. It was almost lost in 1966 when a remodel and enlargement of the building took place, but Emden Rippe (post-master) and Vic Sable (local artist) saved and restored the painting.

As stated, this brick, one-story building was built in two different stages. The original, 1937 portion of the building is located on the southwest corner of the lot. It contains the large entryway into the post office on the western façade. This entry consists of one, replacement, aluminum door with a large sidelight to the north and a transom window above it. The doorway is flanked by two, large, original, 4-paned, awning-like windows. The symmetrical façade is grounded by an original, six-over-six, double-hung, aluminum window



**Hobart Post Office Continued:** on both the northwest and southwest corners of the original portion of the building. This portion of the building also contains three, evenly-spaced, original, six-over-six, double-hung, aluminum windows on its south façade. The 1966 addition was built on to the northern side of the 1937 building and wraps around to the eastern side, or back, of the original building. Ten, modern, six-over-six, double-hung, aluminum windows are located throughout the addition. The foundation, window and door surrounds, and belt-coursing of the 1937 portion are all made of limestone, while those same features on the 1966 addition are made of poured concrete. (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

**Suggestions:** Maintain all windows, original and those from the 1966 addition. Do not replace windows unless deemed absolutely necessary. Especially do not replace with windows that do not have the same six-over-six, double-hung configuration. Using mild detergents and a low water pressure, carefully clean the exterior masonry, limestone, and concrete to remove dirt, soot, and other particles that have gathered on the surfaces from regular weathering. Repair any cracks that might be found in the decorative limestone or concrete features. Repair or replace any cracks in the mortar or missing mortar found on the exterior brick walls. Do not remove the distinctive, bas-relief sculptures located above the original, six-over-six, double-hung windows on the west façade of the 1937 portion of the building. As a note of general maintenance, be sure to continue to preserve the unique and invaluable mural that hangs in the lobby of the post office. It should be mentioned, though, general maintenance is not a covered cost under the façade grant program, nor is work that is to be completed on the interior of the building.

**The Art Theatre (230 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The Art Theatre was built by brothers Ed and Fred Prusiecki in 1941. Its official opening took place on August 27, 1941. The **Art Deco** building was originally constructed using smooth, glazed, terra cotta tiles on its east façade. Those have since been replaced with **EIFS** when a major rehabilitation was done on the building in 2008. The original, gold, terra cotta insets and reeded columns that flanked the large entryway still exist. Original, marble tiles along the bottom of the east façade are also present. Two sets of original, wooden doors that flank the original ticket booth remain. The southern set of doors contains replacement hardware while the northern set still has the original. The original marquee was removed in 1979 and replaced with a mansard-style roof/marquee. That addition was removed with the rehabilitation and a new marquee, similar to the original, was installed. The four, movie-poster display cases on either side of the entry (2 on the north and 2 on the south) are original as well.





*And Now...*

The lights of the Art Theatre shine as a beacon that attracts and welcomes the discriminating to its fold.

Its quiet dignity . . . its charming atmosphere . . . enhance the enjoyment of the cinematic masterpieces it enshrines and unfolds.

Into your life the Art Theatre will bring moments of joy, magic hours of delight, long afternoons of enchantment and nights of glorious adventure.

The management is indeed proud to present to you . . . the Art Theatre.

The Art Theatre, which replaced the old Hobart House, was designed by Erwin G. Fredrick of Chicago. Hanns R. Teichert of Chicago was the interior decorator. Construction of the building was overseen by Redman & Purcell, also of Chicago. Ben B. Poblacki & Sons Co. of Milwaukee installed the neon and electric signs. Hobart Lumber Co. provided the building materials. Metropolitan Electric & Repair Co. of Chicago installed all of the electrical work. Joe Goldberg, Inc., of Chicago, provided the RCA sound equipment, Brenkert Projectors, and Ideal Seating. Northwestern Terra Cotta Corporation, of Chicago, were the providers of the terra cotta. Edward J. Prusiecki, who had been in the theatre management business for a number of years prior, was the direct manager of the Art, while his brother Fred J. was the assistant manager. The price to attend a show at the Art was ten cents for children and twenty-five cents for adults. The movies were also changed four times a week — Sunday, Tuesday, Thursday, and Saturday.

**Suggestions:** Retain and maintain all character-defining features such as the reeded, terra cotta columns; gold, terra cotta, inset tiles; original, wooden doors; marble; original ticket booth; and movie-poster display cases. Removal of any of these architectural elements would be detrimental to the look and feel of the Art Deco style of the movie theater. To unify the look of the entry way, replace the hardware on the southern set of doors (to the left of the ticket booth) with hardware that replicates that of the northern set of doors (to the right of the ticket booth). Repair any cracks or missing pieces in the face of the marble along the bottom of the east façade. Architect pictured below left.



EDWARD J. PRUSIECKI

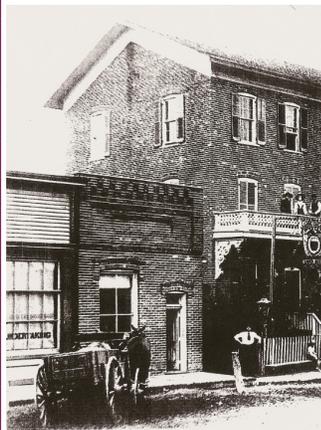


FRED J. PRUSIECKI



**Hobart Bank Building (232 Main):** This small, one-story, brick building was built in 1884 by Joseph Gardener, president of Farmers' National Bank in Valparaiso. He established Hobart Bank, the second bank established in Lake County, in this building. Gardner would carry the bank's funds back and forth with him on horseback from Valparaiso until the vault was installed. The Hobart Bank moved to a room in the Strattan Building on the southwest corner of E 3rd Street and Main Street. The building was then used by several different owners. It served as Attorney Estil E. Pierson's office; John Killigrew's (later a Lake County Clerk) office for law, real estate, and insurance; Mayor Harry Livingston's office (1926-29); as Attorney Ray Kostbade's office; and perhaps it's longest as Mellon's Insurance (with real estate). Mellon's was first established by Joseph E. Mellon and Henning Nelson in 1928. Mellon later bought out Henning in 1929. The business would last over three generations. Mellon's son, Byron, and his grandson, James, would also run the company. James sold the insurance portion of the business in 1982 and switched gears to become a computer software writer and tax preparer. Joseph also served as postmaster from 1932 to 1940 and served as Hobart's last president of the town board before Hobart became a city. He helped apply for city status as well. (Elin Christianson, *Hobart Gazette*, and Hobart Hist. Society provided historical information)

**Suggestions:** The east (front) façade of this building has changed quite a bit over its 100+ year life span, but its **Commercial Vernacular** style remains well intact. This building has been well maintained. It currently has one, large, replacement, aluminum, storefront window with two, small, transom windows above it on the southern portion of the façade. One, replacement, steel, paneled door with nine-paned window exists to the north of the window. These are in the original configuration as that of the historic storefront. Maintain this configuration and high quality of the brick exterior. If needed, clean brick with a mild detergent and low-pressure wash. The low-pitched, shed-style awning over the door and window is appropriate for the building's age and design. The flush signage above the awning is an appropriate size for the building and does not detract from the historic character by being too large or of an inappropriate color. Keep signage the way it currently exists.





### **235 Main:**

(Elin Christianson, *Hobart Gazette*, and Hobart Hist. Society provided historical information)

This circa 1890 building was home to Lawrence Traeger along with many saloons and eateries. Traeger lived on the second story while saloons occupied the spaces below. The one-story building to the north has served as lunchrooms and cafés. According to research by Elin Christianson, a selection of the owners of the lunchroom have been Harry Mitchell and his mother; Ruffle Lautzenhizer (from around the 1930s to 1940s according to the 1940-41 City Directory); Kenny and Emma Keilman; and Elmer Kittredge. One of the last lunchrooms, G&E, was run by Eva Theodoras. The building materials currently consist of brick, **CMU**, limestone, wood paneling, and vinyl siding. Based upon the brick exteriors of the second story, it is likely that the west (front) façade of the first story was also made of brick before the wood paneling was installed. Limestone can be found in the lintels over the three, original, wood, double-hung, one-over-one, second-story windows on the west façade. It can also be found in the **belt-coursing** toward the top of the decorative **parapet** wall on the west façade. Molded, clay tiles line the very top of this wall. The first-story window on the single-story, northern portion of the building along with the window located on the first story of the two-story portion are replacements. The six other second-story windows on the auxiliary façades are all vinyl, replacement, double-hung, one-over-one windows. Entrances to the first floor include two, replacement, paneled, steel doors with nine-paned windows on the upper half. Access to the second story is through a replacement, solid, steel door on the southwest corner of the building.

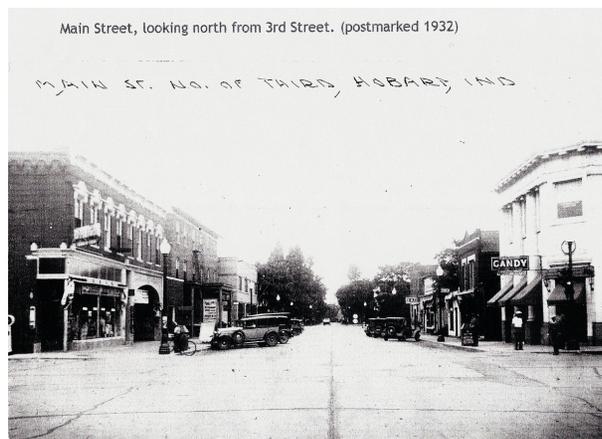
**Suggestions:** Carefully remove portion of wood paneling to see if original, brick façade exists and is in acceptable condition. If so, gently remove all wood paneling. Remove peeling paint by handscraping and clean brick with mild detergents, soft brushes, and low pressure water. If the faces of the brick are damaged or have fallen off, repaint the exterior (to prevent water infiltration) using historically appropriate colors. Be sure to tuck point or replace mortar when needed. Repair and maintain the three original, wood windows on the second story. The awning is a bit inappropriate for the age of building. It could be replaced with a shed-roof style awning that is dark blue, black, maroon, or even a dark green. The current red color is too bright. The lettering can remain the same.



**The Fiester Building ( 236-238 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Hist. Society provided historical information)

The 1893, **Italianate Commercial**, Fiester Building was designed by Seward Lightner and constructed by James Carpenter. The east (front) façade was originally built using cast iron for the storefronts. The iron columns and beams were made by William Bowen at the Hobart Foundry. The Fiester Building was built for John L. Fiester's hardware and dry goods store. In later years, the 238 portion was used as a series of drug stores, including Oliver Dyche's, Dyche Drug Co. and fountain service, which opened in 1931 and lasted into the 1940s. (Bowling ally and pool hall in basement) A Dr. Ralph W. Kraft, physician and surgeon, made this address his home and office as well in the 1940s. Other doctors made the second-story spaces into their offices also. After the drug stores came Vossberg Clothing Store around 1978-79, which lasted until the mid 1980s. The 236 side of the building became home to several movie theaters beginning in 1913. Those theaters included The Colonial owned by Ed Spencer and Pliny J. Truesdell; the Gem, owned by Harry T. Coons; and the Strand, owned by Sam Routes and then by the Prusiecki brothers. 236 remained the Strand until the Prusiecki brothers built The Art Theatre in 1941. Since the Strand theater's departure, the space has been a occupied by a long line of taverns.

The building has retained its original, brick façades along with the decorative, pressed, sheet-metal **cornice**, **date block**, and **window hoods** on the east façade. Its historic character remains in good condition despite losing the cast iron storefronts and large archway that was placed over a recessed entry at 236 when the theaters occupied the space. All of the original 20+ windows on the second story have been replaced with vinyl, one-over-one, double-hung windows. 236 retains the recessed entry, but has rebuilt the storefront using three pairs of, modern, aluminum,





casement windows and a single, replacement, aluminum door to the south of the windows. 238 retains more of a historic look with its seven, large, replacement, aluminum, storefront windows and a single replacement, wooden door with transom window above it. Both storefront spaces make use of appropriately sized, colored, and lettered sign boards. The gooseneck lighting and awning at 236 is also appropriate and compliments the historic character of the building. Molded, clay tile lines the tops of the **parapet** walls also.

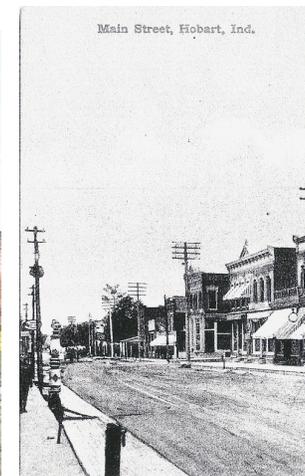
**Suggestions:** Because both north and south storefronts were built at the same time under one ownership, the building should not have two different paint colors dividing the main façade of the building. The paint should be carefully removed by handscraping and washing the brick surfaces with mild detergents and natural bristle brushes. If the paint is protecting the brick due to deterioration of the brick faces, repaint the entire building using historically accurate colors and do not use different colors to differentiate the two sides. If the paint is not being used to protect the masonry, do not repaint. Also, repaint all window hoods the same color—preferably matching the cornice. 238 could also remove the inappropriate addition of the shed-like roof to its first-story façade and replace with an awning that matches in design to 236 for a more unified look. 238 could also add gooseneck lighting to its sign board to match with 236. When replacing windows on the second story of the north façade, replace with windows that fit the original, historic openings like 238 has done. Outdoor seating at 236 would be a great addition to the east façade.



### **Roper/American Savings and Trust Building (237 Main):**

(Elin Christianson, *Hobart Gazette*, and Hobart Hist. Society provided historical information)

**The Roper/ATS Building also includes the addresses 510-518 E 3rd Street.** This 1890 building was built for James Roper and designed by Seward Lightner, the same architect that designed the Fiester Building. The original, west, façade was designed in the **Italianate Commercial** style with a large, cast-iron storefront, made at the Hobart Foundry, and expensive plate-glass windows. There was a pressed, sheet-metal **cornice, date block,** and **window hoods** on the second story. Roper used the building for his meat market. Later, Carstenen's Meat Market occupied the space. In 1926, the building went under a major renovation when the American Trust and Savings Bank (est. 1912) took over ownership. The original façade was given a limestone, **Neoclassical** look. A large addition to the east (back) façade extended the building farther east down E 3rd Street. First State Bank at 301 Main





annexed ATS in 1930. During the Depression, Peter Bates operated a saloon and candy shop out of the building. The 1940s brought the law office of O.R. Partlow and the offices of a dentist, Dr. R.G. Banks, to the 3rd street spaces. William G. Krull, civil engineer and surveyor, had his office here as well. A financial institution returned to the Roper Building in 1949 with the arrival of Hobart Federal Savings & Loan — which lasted in the building until 1960. It should be noted that before the additions in 1926, the building had 14 rooms with two, large storefronts and a business basement.

The Roper/ATS Building has undergone many changes to its exterior over the years. Two, inappropriate, modern, mid-century, mansard roofs have been constructed over the 510-518 3rd Street addition. A total of 18, replacement, vinyl, double-hung, one-over-one, windows have been installed throughout these roofs. The south (front) façade of 512 has been inappropriately covered in stucco and half timbering, and the windows have been changed to four, modern, vinyl, casement windows. Aluminum panels have also been installed over 512-514. The storefront at 514 is more historically accurate, but does contain three, large, replacement, aluminum, storefront windows and a replacement, aluminum door with transom window above it. The limestone façade of 518 has been painted with a historically-inaccurate paint color. Two, large, replacement, picture windows have been installed on the south façade to the east of the wooden, replacement, doors. The original portion of the building at 237 Main retains nine, original, wooden windows on the second story and much of the Neoclassical detailing on the cornice, frieze, columns, pilasters, and pediment over the door. A large banding of marble block along the bottom of the west and south façades remains. Eight, inappropriate glass block windows have been installed where large, plate glass windows would have been.

**Suggestions:** It is recommended that the heavily-soiled limestone façade of the original portion of the building be thoroughly cleaned using the gentlest means possible. Check to make sure that water is not infiltrating through cracks in the limestone face, joints, or through the top of the parapet wall. Repair immediately if water is found to be infiltrating the surfaces. Repair any missing portions of the decorative, limestone features. Replace the glass-block windows





**Suggestions for 237 Main and 510-518 E 3rd Continued:** with solid panes of plate glass. Repair and maintain the original, wooden windows on the second story. Do not replace these character-defining windows unless they are thoroughly rotted through. Remove the addition of the mansard-style roofs from the 3rd Street storefronts to expose the original, limestone exteriors behind them. Repair these walls if the addition of the roofs have caused damage to the limestone faces and joints. Rebuild the walls if necessary.

Carefully remove the paint, half-timbering, and stucco from the south and east façades of 518 3rd. To remove the paint, handscrape the limestone surfaces and then wash with mild detergents and low pressure water. Do not sandblast! Once the paint, stucco, and half-timbering have been removed, do not repaint unless the paint is preventing water infiltration. The limestone should remain its natural color to match the original portion of the building. If painting is necessary, choose a grey color to match the unpainted limestone. Also remove the half-timbering and stucco from the storefront at 512. Replace the current storefront with one that matches 514. A sign for the current business at 237 Main covers the engraved name of the American Savings & Trust Bank that was placed on the Roper Building's southwest corner, above the doorway's pediment. Remove the modern sign and find an alternative place for it to be displayed so that the name of the building's historic use can be seen. The engraving is a major, character-defining element to the historic structure. Repair the clock above the main entryway on the southwest corner to a good, working order. Repair and maintain the original set of double, wooden, doors and the transom window above them at 510 3rd. Do not replace the hardware on the doors. Retain this entryway. The steel lintels above the original windows also need immediate attention. They are rusting and should be replaced to maintain structural integrity.





**The First State Bank Building (301-305 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)



The First State Bank Building was built in 1888 for George Stocker, who also built the former Strattan Building. The original, west façade was much like the Roper and Fiester Buildings. It was designed in the **Italianate Commercial** style with a pressed, sheet-metal **cornice**, **date block**, and **window hoods** on the main façade. The north façade consisted of an ornately-patterned brick cornice. The two, cast-iron, storefronts had large, plate-glass windows and double doors with large, transom windows above them. The First State Bank (est. 1899) bought the building in 1902 and added the **Neoclassical** façade to the northern half of the building in 1922. The Neoclassical features present a feeling of solidarity, power, and trust, which banking institutions used at the time to promote their images and purpose. Gary National Bank bought the bank in 1945 and remained there until it built its new home at the old Hobart mill site. The 305 storefront has been Scheidt & Keilman's Bee Hive, a department store; Tabbert's Shoe Store; and is now Lake County Diver's Supply. The building has also been home to Hobart's first telephone exchange, offices for dentists such as Dr. G.G. Metaxas and Dr. A.E. Wiesjohn (1940s); and the Royal Blue grocery store owned by such proprietors as Marshall Parry, Leonard Blair, and Hobart Fetterer.



Tabbert's Shoe Store  
305 Main Street



MAIN AND THIRD STREETS CIRCA 1909

301 retains its Neoclassical façade on the west, while its E 3rd Street addresses (501-505) all bear the original, Italianate façade. The main, western façade consists of a centrally-located, replacement, aluminum door, with transom window above it, flanked by two, replacement, aluminum, storefront windows. The same type of window can be found on the western corner of the north (3rd Street) façade. The entrances to 301-305 are all single, replacement, aluminum, doors.



**First State Bank Continued:** 501 is the only entrance with a sidelight, and the entrance at 505 gives access to the second-story apartments. There are three, replacement, vinyl, double-hung windows on the west façade, and there are nine of the same type of window on the north façade. Ten windows used to exist on the north façade, but one has been removed. The west (front), storefront, façade of 305 consists of a single, replacement, aluminum door to the south with four, large, replacement, aluminum, storefront windows to the north of the doorway. A single, replacement, paneled, steel door is located to the north of this storefront and has access to the second-story apartments. Sheet-metal paneling has been placed around this entrance. Three, replacement, vinyl, double-hung, one-over-one windows are on the west façade of 305. Four of the same type of windows are on the south façade.

**Suggestions:** Two periods of the First State Bank's major, historical significance are well represented currently. The west façade of 301 exhibits the 1920s architecture of financial institutions while the west and south façades of 305 and the north façade of 301 represent the building's original, late nineteenth-century commercial importance. Several things can be done to preserve these historic styles and periods for future generations. A thorough, gentle cleaning of the Neoclassical, limestone façade should be done. The peeling paint on the northern and western façades should be removed by carefully handscraping the brick and then washing it using mild detergents and low pressure water. If the faces (glazing) of the brick are deteriorated or falling off, repaint the masonry using historically appropriate colors. If the brick glazing remains intact, do not repaint. Remove the black shutters on the second-story windows at 305. Carefully remove the faded and peeling paint on the pressed, sheet-metal cornice and window hoods; then repaint. Remove metal paneling around apartment-access door on west façade to see if original brick remains. If brick remains and is in good condition, do not recover. The Diver's Supply sign should be reduced in size; a different font should be chosen; and new colors chosen to make it more historically appropriate. The awning at 305 is of the correct style, but could be made a darker color — dark blues, greens, maroons, or black. If replacing the windows at 301 in the future, find larger windows that will fill the original window openings.

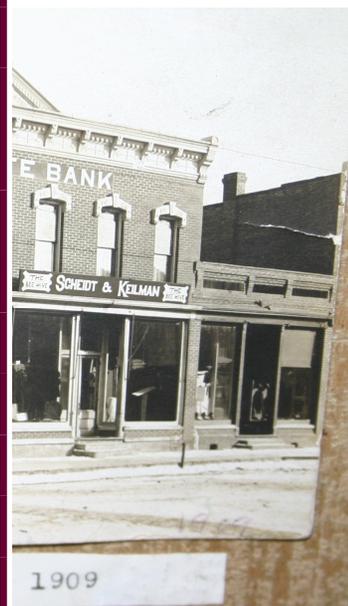




**307 Main:** Unity Shoe Repair Shop (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

Selling shoes and shoe repair has been in this building from when it was first built around 1880. According to notes by Elin Christianson, president of the Hobart Historical Society, George Stocker was a shoemaker when he first arrived in Hobart, and he started a business in this building. While Stocker was postmaster from 1885-1889, the building served as the post office. Spase Atseff bought the shoe repair shop in 1921 and then bought the building in 1927. Unity Shoe Shop has been located in this building ever since with an Atseff still at the helm. This single-story, brick, building's west (front) storefront consists of a single, centrally-located, replacement, aluminum door with transom window above it. Two small and two large, replacement, aluminum, storefront windows flank the north and south sides of the door. Metal panels cover the brick **parapet** wall. Molded, clay tiles line the top of this parapet wall. A large awning on the west façade is reminiscent of the large awning that appears in the view of the building from the 1910 postcard below. The building can also be seen to the right of the First State Bank Building in the bottom, left-hand photo. The configuration of the storefront remains the same as it has for 100+ years.

**Suggestions:** Remove metal panels from the parapet wall to expose the original brick. Repair/rebuild the parapet wall if the panels have damaged the masonry. Do not remove the molded, clay tiles on top of the parapet walls. The modern sign on the parapet wall is of an appropriate size and placement for the building. It should also remain flush/parallel with the west (front) façade. The configuration of the storefront windows and door should also remain the same because it reflects the original look and feel of the of the late 1800, early 1900 storefront.





### **The Fiester Building (308-310 Main):**

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)



This 1907, Commercial Vernacular, brick, two-story building was built by Jacob Fiester in 1907. The storefront space at 310 was used to sell cigars and tobacco along with housing Fiester's billiard tables. The second-story space was utilized to make the cigars he sold. The 1920s brought a completely different line businesses to the storefront. Ice cream and confectionary shops occupied the space. Tenants included Sherman Henderson (Hobart's first mayor), Leo Fifield, R.M. Waterson, Mike Fall, the Dianne Sweet Shop, and the Sugar Bowl (Vera Ellenberger). From 1930 to 1940, the Consumers Sanitary Butter and Egg Company would conduct business here. This company later became what is today known as Kroger. The building is probably most

well-known as Leon Gardener's Walgreen Agency, or Hobart Drugs/Pharmacy. For well over forty years this building could be called a drugstore. Like most drugstore's at that time, one could also find a soda fountain inside.



This building has been well maintained over the years. Its original configuration of the storefront and second-story windows on its east (front) façade remains the same. Today, the storefront consists of a centrally-located, replacement, wooden door with transom above and flanking sidelights. One replacement, aluminum, storefront window is located to the north and south of the doorway. A single, replacement, wood door with large transom window above it allows access to the second story, north of the storefront. The second-story windows are replacement, vinyl windows with modern, aluminum storm windows over them, but remain the same style as the original windows. An appropriately sized and designed sign board with gooseneck lighting has been added over the storefront. It does not detract from the building's historic character.

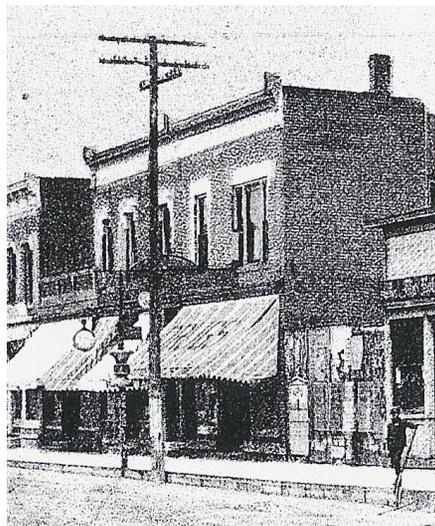
**Suggestions:** Keep the storefront and second-story window configuration as is. The second-story access door could be handscraped, sanded, and then repainted. If necessary, clean the brick and limestone using mild detergents, natural bristle brushes, and low-pressure water. Be sure to check and make sure that the glazing (brick faces) on the north façade are still intact—especially since the removal of the Strattan Building. If the brick faces are damaged, falling off, or deteriorating, paint could be added to the façade to prevent water infiltration. Choose a historically-accurate paint color if doing so.

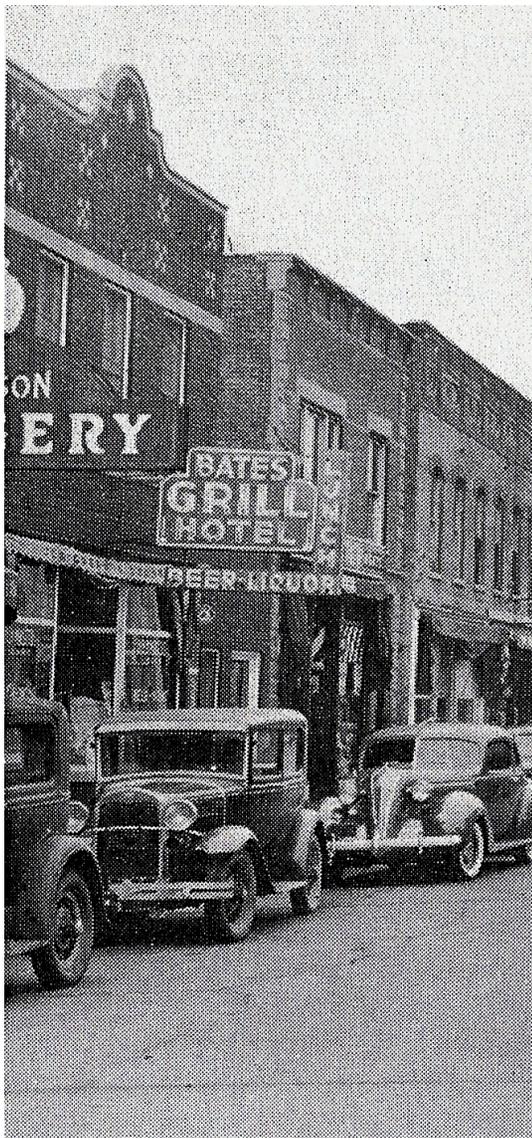


**313 Main:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This one-story brick, concrete, and marble building was once two stories, as seen in the photos below. The two-stories once held Hobart town offices, for a time, in the second-story spaces. The storefronts were home to Murray's Saloon, Scheddell's Drug Store, and later a furniture store. The Shultz brothers removed the second story and remodeled the building in 1951. The current storefront consists of eight, large, replacement, aluminum, storefront windows and two, replacement, aluminum doors with transom windows above them.

**Suggestions:** The signage for Dollar General on the west (front) façade is too large for the building and is an inappropriate, yellow color. The sign could be made smaller and lowered below the parapet wall. The yellow color is most likely the trademark for the company, but an attempt should be made to discover if permission could be given to design a sign that does not have such a bright background. The awning is of an appropriate, shed-roof-like design and is not too large for the west façade. It could be cleaned to rid it of the deposits left behind from water running off of it. If the exterior masonry needs to be cleaned, do so using mild detergents, natural-bristle scrub brushes, and low water pressure. Do not sandblast or power wash the masonry. This will ruin the glazing/faces of the masonry.





**Orcutt Building (314 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The Orcutt Building was built in 1912 by Albert Orcutt in place of a two-story, frame building that his father-in-law had once owned. Orcutt opened Bates Hotel & Grill upon completion of the building. In 1930, Orcutt lowered the first floor to the street level. Before that time, the old, wooden sidewalks were about two to three feet above the ground. The building remains in excellent condition today. The east façade's storefront windows have been reduced in size, and the door at the main entrance has been replaced with a modern, wood door. The left-over spaces once taken up by the original, storefront windows have been filled with a material called **EIFS**. The three, original windows on the second story of the east façade have been replaced with vinyl, double-hung, one-over-one windows with transom windows above them. The poured-concrete belt-coursing directly above and below these windows appears to be in good condition, along with the poured concrete insets and molding of the **parapet** wall. The sign board and gooseneck lighting above the storefront is a perfect fit for the building. It adds to the historic character and does not detract attention away from the other architectural features.

**Suggestions:** Reopen the main, east, storefront windows to more of their original size. The storefront feels closed-off to the street. A transom window over the door would also be a good addition that would help tie together new, larger, storefront windows. Carefully clean the masonry and poured-concrete, decorative features using a gentle detergent, natural-bristle brushes, and low water pressure. Do not sand blast the exterior surfaces to clean them. Sand blasting them will



damage the glazing/face of the brick and cause water infiltration. Water infiltration will lead to the weakening of the structural integrity of the wall.



**Verplank Building (318-328 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This brick and terra cotta, 1928 building replaced a two-story building when Albert Verplank built it. In the early 1940s (according a 1940-1941 City Directory), 318 was home to Hobart Dry Cleaners and a tailor; 322 was Small's Electric and Gift Shop; 326 was Hobart Federal Savings and Loan; and 328 was Joe's Cash and Carry grocery store.

The building retains much of its original features on its east (front) façade, such as the large, storefront windows. The doorways in the storefronts have been replaced with modern, aluminum doors with transom windows above them. The terra cotta tiles and inlays above the storefronts and on the parapet wall are in good condition. The marble, tile, banding along the sidewalk is in fair condition, but should be easily repaired.

**Suggestions:** Maintain the storefronts as they are. Do not replace the original windows or change the configuration of the storefronts. Repair the cracked marble along the sidewalk and replace any missing pieces. Give the masonry and terra cotta storefront façade a thorough cleaning using mild detergents, natural-bristle brushes, and low water pressure. Do not sand blast the brick. Sand blasting will damage the glazing/faces of the brick and cause water infiltration, which would be detrimental to the structural integrity of the exterior wall. As a rule of general maintenance, make sure that water is not infiltrating the parapet wall through faulty seals or from the building naturally settling. The signboard above 318 is of an appropriate size and color and should remain similar if not the same. The signboard above 322 should be changed to follow 318's example. The awning at 326 is of an appropriate size and shape, but the stripes detract from the storefront. It could be a solid, maroon color instead. The establishment's name at 326 is printed well.



**Watson Building (235 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)



The two-story, brick, Watson Building was built in 1895, and for much of its young life in the early 1900s, it was a series of billiard rooms and saloons. Proprietors of these establishments included Harry Gutelins, Charles Klausen, and Henry Klausen. In 1928, the storefront space was used for the Hobart Maytag Company. Mrs. Leah Smaling then opened a dress and hat shop at the storefront in 1930. It would remain there into the 1940s. Two chiropractors and naturopaths, Drs. Burleigh Harms and Hilton Taylor, used the second-story rooms for their practice during Smaling's time as well.

Today, the west, storefront façade consists of two, large, replacement, aluminum storefront windows flanked by single, replacement doors — one to the north and one to the south. The first floor has been covered over in sheet-metal paneling. The second-story, brick façade and pressed, sheet-metal **window hoods** and **cornice** remain

in good condition. Three, replacement, vinyl, one-over-one, double-hung windows are on the western, second-story façade as well.

**Suggestions:** Carefully remove the pressed, sheet-metal paneling from the storefront to see if the original brick façade is still underneath and in good condition. Once exposed, make repairs, such as tuck pointing, if needed. The flat roof over the storefront should also be removed because it is not a historically accurate feature, and it detracts from the character of the building. The current sign is also too large and should be made smaller. The color of the text should be changed to a color that is more historically appropriate. Maintain the original window hoods and cornice. Do not remove these features! The masonry can be cleaned using mild detergents, natural-bristle brushes, and low water pressure. As a rule of general maintenance, check the condition of the **parapet** wall to make sure that water is not infiltrating to the interior of the exterior wall. Also, be sure to investigate that the parapet wall is not disengaging itself from the main portion of the building. Disengaging could be caused by natural settlement or water damage.



### **Ittel Building (327 Main):**

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The single-story Ittel Building was originally built in brick by Jacob Ittel in 1940. Its first tenant was a Kroger grocery store — formerly known as Consumers Sanitary Butter and Egg Company (or Consumers Chain). Kroger ended its stay at the Ittel Building in 1960. The property then changed hands to Vossberg's, another grocery store. Later, the building would become Scholl Pharmacy in the 1970s; Joey's Wallpaper in the 1980s; and finally Hobart Furniture. Presently, in 2009, it is being renovated into Brick Works Brewery. The original, brick exterior of the west (front) façade has been covered over in **EIFS**. There are six, large, modern, vinyl, storefront windows divided into several panes each. The doors have been removed for the purpose of completing the renovation.



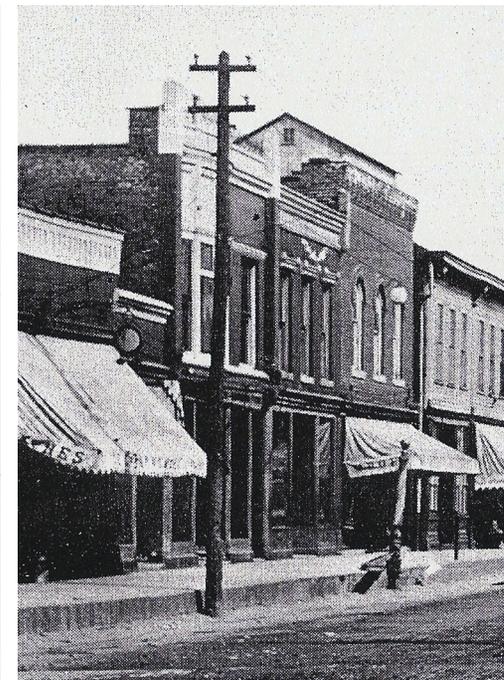
**Suggestions:** In anticipation of the new business, it would be more appropriate to have the original, brick façade exposed. Carefully remove a portion of the EIFS to check on the condition of the masonry. If the brick is still well intact and can be repaired, remove the rest of the EIFS. While the current awning does not match the name of the new establishment that will be operating there, it is of the correct proportions and design. The shed-roof style of the awning fits the character of the building as well as the downtown district. The color of awning is also appropriate for the age of the downtown and the building. It does not detract from the 1940s feel of the storefront or from the buildings that neighbor it. When selecting a new awning, use the current one as an example. Also, if more signage is to be added, be sure to place it parallel, or flush, with the storefront façade.





### **Gordon/Manteuffel and Reissig Buildings** **(332-340 Main):**

The three, brick, two-story buildings that make up these addresses were built around the mid to late 1800s. The building in the photograph directly to the right stands in the center of the three. Piskes' Reliable Boot and Shoe store began in 1875 and lasted well into the mid 1900s. After Mr. Piskes' death in 1895, his wife, Effie, inherited the business. Upon remarrying and becoming a Manteuffel, the shoe store was aptly renamed, "Old Reliable Shoe Store." The store would last another generation until it closed in 1956. The building to the south of the shoe store housed the first location of Baumer's Bakery around 1903; Knapp Furniture and Hardware in the 1920s; a farm machinery sales room; Roger's News Stand from the 1930s to the 1940s; and still held a news agency up until the 1970s.



Main Street, looking north from 4th Street. (circa 1940)

Much of the original, architectural features of all three buildings have been lost or covered up over the years — such as the cast-iron storefronts and original, second-story windows. The east (front), storefront, façades have all been reconfigured and covered in horizontal and vertical wood siding. Newer, large, replacement, aluminum windows have been placed throughout the new storefront spaces. The second-story windows at the old shoe store building have changed in size, shape, and number. Instead of three windows, there are only two, small, replacement, vinyl, one-over-one, double-hung windows. The original **cornice** still exists at the top of the **parapet** wall. The building to the north replaced its three, original windows with six, similar windows. The building to the south of the old shoe store has kept the window size about the same, but those too are replacements. The north window was replaced with a 20-paned window made of various colors of glass. The original brick has been covered in wood shingles and a stone veneer. There has also been



O-241



**332-340 Continued:** addition of new roofs over the windows. All of these changes are inappropriate and have almost made these historic buildings unrecognizable.

**Suggestions:** Remove the all of the materials that have been added over the original brick façades — wood paneling, stone veneer, and wood shingles. Assess the condition of the brick walls. If the masonry is damaged or missing, replace or rebuild the walls. Be observant as to whether the glazing/faces of the brick are in good condition. If the brick faces are damaged or deteriorated, repair them or find another material that would be more historically accurate for the storefronts. Clean the brick facades using gentle detergents, natural-bristle scrub brushes, and low pressure water. Do not sand blast the brick because it will destroy the glazing/face of the brick and allow for water to infiltrate into the wall. This will cause structural integrity problems that could lead to entire walls being rebuilt. The awning with the restaurant's name on it is of an appropriate color and size, but a more appropriate awning would not curve downward toward the end. It should be shed-roof-like in design. A major renovation of these east façades could see several changes made to the buildings in order to improve their image. The large, picture window with sidelights on the southern portion of the south building's second-story façade could be made into a shallow arching bow window. The number and configuration of the windows on the old shoe store and the building to the north could be returned to three, evenly-spaced windows. The cornice on the second building should also be maintained and not disposed of. It is one, remaining architectural feature that helps to define the age and character of the building. (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)





**Butler Building (337 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The two-story, brick, Butler Building was constructed around 1869 in the Italianate Commercial style. According to notes by Elin Christianson of the Hobart Historical Society, H.C. Tabbert was selling sewing machines, shoes, and monuments in the west (front) storefront space in 1898; he had already been in that location for ten years. Other storefront proprietors were Redding and Ahrens Saloons; Baumer's Bakery; Stevens Bakery & Lunchroom; a pool room; and the Dairy Made Shop. The *1940-41 City Directory* records that the Dairy Made Shop made their own ice cream and candies, and that it had fountain service. The storefront on the west façade has been altered to include four, large, replacement, aluminum, storefront windows across the majority of the building with a single, replacement, aluminum door with transom window above it. This door is located in a recessed entryway on the south side of the façade. Three, evenly-spaced, replacement, vinyl, one-over-one, double-hung windows are located on the upper floor. A small, simple, brick cornice lines the top of the parapet wall along with molded, clay tiles at very top. The building, overall, is in good condition.

**Suggestions:** Change the inappropriate awning to a style that matches with the building to south (shed-roof style awning). The color of the awning is too bold. A darker shade would fit the time period of the building much better. If replacing the second-story windows in the future, replace them windows that fill the entire, historic, window-opening space. Do not remove the original, historic, limestone sills. Carefully remove (use handscraping and mild detergents) the aging paint from the second-story, masonry façade and inspect the condition of the brick. Repair any cracked or missing mortar. If the glazing/face of the brick is damaged or missing, repaint (with historically accurate colors) to prevent water infiltration. If the brick is in good condition, do not repaint.





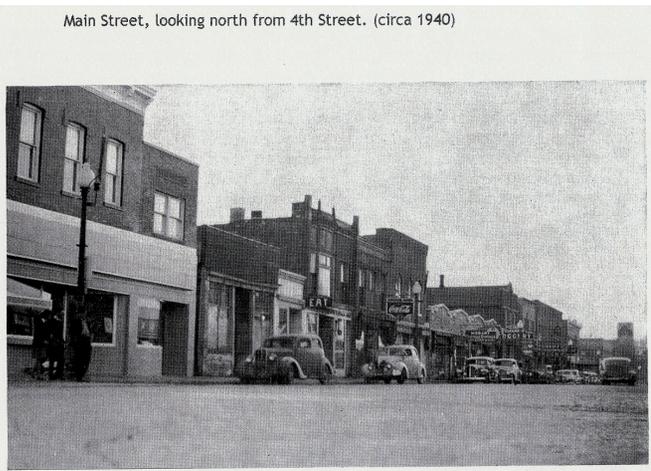
**Kostbade Building (339-341Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The, single-story, **Commercial-Vernacular**, brick, Kostbade building was built around 1930 by Attorney Ray Kostbade. Notes from the Hobart Historical Society suggest that the building was originally built earlier than 1930 and was actually two stories in height (as can be seen the upper, right-hand photo next to 337 Main). Evidence for this claim is hard to find on the building itself, though. It is suggested that it was Kostbade who removed the second story and remodeled the first-story, western, storefront spaces. Nevertheless, this was used as his office well into the 1940s. He also shared the building Fred L. Ruchti who dealt with insurance. Abbott's Restaurant has been a long time tenant as well. The building remains in good condition. The north, 339 side retains the single, 1930s, aluminum, storefront window, while the south, 341 side has three, small, replacement, aluminum, storefront windows. It also appears that the **parapet** wall has been rebuilt at the very top.

**Suggestions:** Give the brick a thorough cleaning using mild detergents, natural-bristle brushes, and low pressure water. Do not sandblast; it will remove the brick's glazing/face and lead to water infiltration. Remove the rusting sign anchors from the parapet wall. Maintain the same style and similar color awning. It is good that the sign for Dr. Fry's office matches the color of the awning and is flush with the building façade. As a note of general maintenance, inspect the parapet wall to make sure it is staying leak-free and not disengaging itself from the face of the building.



Main Street, looking north from about 4th Street. (circa 1920)



Main Street, looking north from 4th Street. (circa 1940)



MAIN ST. LOOKING NORTH - HOBART, IND. 209-6  
PUB. BY M. W. PETERSON.



### **Kellen's Florist (342 Main):**

The single-story, Kellen's Florist Building was built in 1969/70, replacing two, smaller buildings at 342 and 344 Main Street. The building at 344 housed O'Dell-Smith Jewelers from the late 1800's to 1934 when it moved across the street to 347 Main. For most of its stay at 344, the jewelry shop was only known as O'Dell Jewelers until 1929. The building was later used as a delicatessen and embroidery shop. 342 had once been used as an office for a Justice of the Peace as well as a shoe shining and cleaning shop.

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

**Suggestions:** Repair any of the tile that might be loose or falling off of the main, east, façade. Handscape, sand, and repaint the wood columns and signboard. Remove the rust stains on the roof by carefully washing the surface with mild detergents and low pressure water. It should be noted that because of the fairly young age of this building, when compared to its neighbors, it should not try to create a storefront similar to what is found on the historic buildings. That would not be appropriate for this building and would give a false sense of historical significance to the property. Kellen's should retain its late 1960s/early 1970s design and feel.

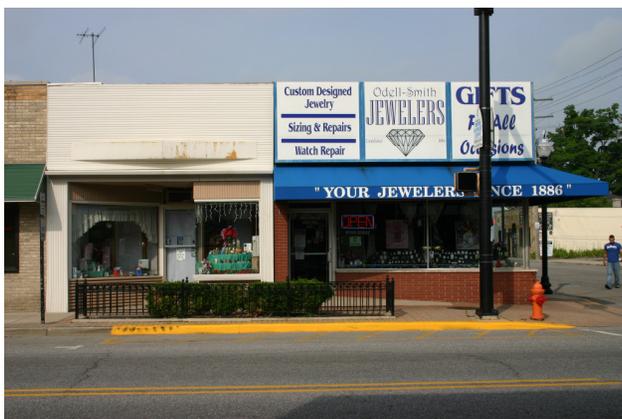


**O'Dell-Smith Jewelers (343-347 Main):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

There are two, separate, storefront spaces for O'Dell-Smith Jewelers. Both **Commercial-Vernacular** buildings are brick and a single story. These buildings replaced similar-sized, frame buildings (seen on the very right-hand side of the first photo below) in the late 1950s and early 1960s. The original buildings once housed a harness shop around 1876 and Edgar H. Kleine's pool hall around 1910. The O'Dell-Smith company has been located at this site since 1934. The two, modern, storefronts both contain large, aluminum, storefront windows and modern, aluminum doors with transom windows above them. Aluminum and sheet-metal panels have been added over the original brick on the western (front) façade of 343.



**Suggestions:** Remove the metal panels from the 343 storefront to inspect the condition of the original, brick, façade. If the masonry is in good condition, do not recover the façade. Leave the brick exposed so that it matches the neighboring buildings. If the glazing (faces) of the brick have been damaged or have fallen off, find historically-appropriate material to recover the façade so that structural damage to the wall does not occur. The awning over 347 is an appropriate style for the historic downtown and for the building, but the color does not fit with the historic character of the area. A darker blue, maroon (dark red) or even black could be used on the shed-roof style awning. The **parapet** wall of 347 should also be inspected to make sure that the large signs are not causing it to disengage from the building or cause structural problems. These signs should also be made smaller so that they fit below the top of the parapet wall. They can remain flush



with the building as they currently are. If the masonry needs to be cleaned, use gentle detergents, natural-bristle brushes, and low water pressure. Do not sandblast the brick to clean. This will cause major damage to the brick glazing. If that occurs, water will most likely infiltrate through the wall compromising the structural integrity of that wall.



### The Lightner Building (348-350 Main):

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The two-story, **Italianate-Commercial**, brick, Lightner Building was built in the late 1890s and was first used for a fine, furniture store as well as an undertaking and embalming business owned by Thomas Jory. Residences were located in the second-story. It was customary at that time for furniture makers to also become some of the first undertakers/funeral directors because of how easily they could make caskets. When the furniture business left, the building was used for numerous business ventures. Baumer's Bakery was located here for a time. Dress/hat shops, an art store, and other ladies' shops were all housed in the two storefronts at one time or another. 348, in the early 1940s, was home to Lee Thompson's barber shop, and in the early 1950s it was being used by La Mode Dresses. With new tenants and time, came new façades for the main, eastern, storefront spaces. A progression of these changes can be seen in the images on page thirty-six. Today, the storefront at 348 consists of one, replacement, aluminum window, while 350 was remodeled to include two, large, replacement, aluminum, storefront windows. Both storefronts' single, replacement, aluminum, doors are located to north of the window/s. Sometime in the 1960s or 1970s, inappropriate half-timbering and stucco was applied over the original, brick exterior. All of the windows have been replaced on the second story. Eight of those windows are older, wood (not vinyl), double-hung, one-over-one, and could be considered historic even though they are not original.

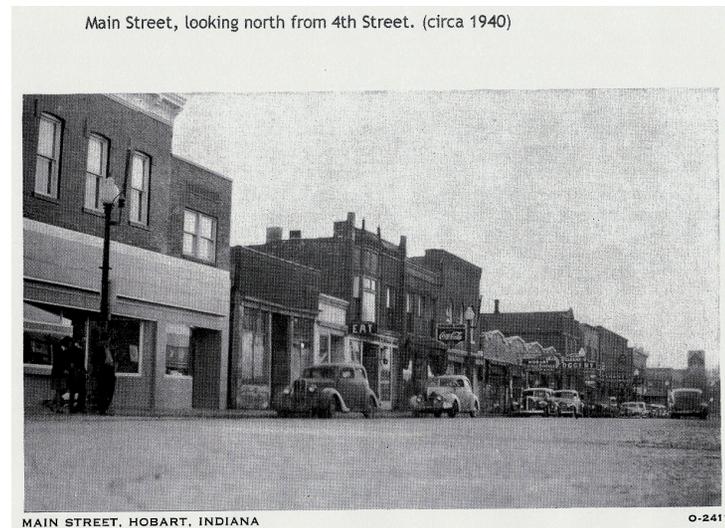
**Suggestions:** Carefully restore the original, brick exterior (preferably if the brick is in good condition) by removing the half-timbering, stucco, and wood shingles from the east and south façades. Do not remove the original, pressed, sheet-metal, **cornice** and be sure to properly maintain this historic, character-defining feature.



Continue to maintain the historic, replacement, wood windows on the second story. If applying signage to the building, be sure to place it flush/parallel with the façade. Signage should also be of an appropriate size, color, and lettering for the 1890s time period of the Lightner Building. Signs must not take away from the historic characteristics of the property. Gooseneck lighting could be added to brighten the sign at night.



Looking North on Main Street  
Hobart, Ind.



Main Street, looking north from 4th Street. (circa 1940)

MAIN STREET, HOBART, INDIANA

O-241



Main Street, looking north from about 4th Street. (circa 1920)

MAIN ST. LOOKING NORTH - HOBART, IND. 209-6.  
PUB. BY M. W. PETERSON.





### **Odd Fellows Hall (403-405 Main):**

The two-story Odd Fellows Hall was built in 1885 out of brick for the Earle Lodge Number 333, International Order of Odd Fellows, established in 1869. The Earle family donated the land for the building to be built. The upper story was utilized by the Odd Fellows as their meeting quarters and for dances. The storefront spaces on the first story were rented to businesses. Some of those businesses included Leon Calvert & Jacob Ittel's Hardware (1911); A.J. Swanson Hardware (1914); a tailor Gottfried Ehrhardt, (1894-1917); Clarence Liechty's Hobart Hatchery (1937-57); a furniture store; appliance store; and craft shop. There was also an African American chapel located in the building in 1911. The Odd Fellows' symbol was located on the **window hoods** before the major remodel and reconfiguration of the building. The symbol consisted of three rings placed next to each other. The two outer rings overlapped the inner ring. The symbol stood for friendship, love, and truth.



Currently, the building's north and west, first-story façades are covered in a stone veneer. There are thirteen, large, replacement, aluminum, storefront windows. The main entrance to the first story consists of a single, replacement, aluminum door with sidelights placed on the very northwest corner of the structure. The upper story has been covered over in a material called **EIFS**. Three, original, double-hung, wood, one-over-one windows are located on the southern portion of the west façade, and four, evenly-spaced, windows of the same type are located on the north façade. The signage is of an appropriate size and color for the building. It is good that window hoods have been recreated over the remaining windows, but they do not try to reflect the original window hoods.

**Suggestions:** Remove portions of the stone veneer and EIFS to investigate whether the original, brick façade exists and is in good condition. If the original façade is in good condition, remove the rest of the stone and EIFS and make repairs (tuck-pointing/cleaning) to the masonry as needed. If the brick façade is severely damaged and cannot be repaired without rebuilding the brick walls, the current façade can be reapplied. If a possibility, though, brick façades should be given back to the building. The current façade is inappropriate for the age and original usage of the building. Maintain the original windows that are still left. Do not replace these historic, character-defining features. Try to recreate or replicated the original windows if documentation exists on how they were designed. The signage may stay the same. (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

### **409 Main:**

This small, one-story, frame, **Commercial Vernacular**, building was built circa 1910 as a residence. It was turned into a storefront in 1928 when Mr. Kellen of Hobart Green House purchased the property from the Metsker family. He opened up the front of the building for views into his flower shop, now known as Kellen's Florist. After Kellen's built a new storefront property across the street in 1969, the building became used by LeCounte Auto Supplies, owned by Ed and Margaret LeCounte until 1990. Ben Alexander's State Farm Insurance business has been located in the building ever since.

The west, storefront, façade still contains the 1928, wooden door that is flanked by the four, large, 1928, aluminum, storefront windows. The original, wood-sided façade (seen on the next page to the left of the Cartensen building) has been covered over in **EIFS**. Pressed, sheet-metal lines the top of the **parapet** wall.



**Suggestions:** Maintain the storefront configuration and original, 1928 materials. Do not replace these historic, character-defining features. Remove a portion of the EIFS on the front façade to discover if the original, wood, clapboard siding still exists. If the clapboard still exists, remove the rest of the EIFS to expose this façade. Make repairs to the wood as necessary and paint it to prevent water infiltration. If the original façade does not exist or is poor condition, restore the original, wood-sided façade by replacing the missing or damaged boards with new wood. The inappropriate awning should also be changed to a shed-roof style awning. This type of awning does not curve downward, away from the front of the building. It comes down off of the building in a shallow slope. The color of the awning should remain bright red. A darker, more historically-accurate color should be chosen. Dark blues, greens, maroons, and even black are more appropriate. As a rule of general maintenance, investigate the condition of the parapet wall to make sure that water is not entering through any spaces between the roof and the wall. Be sure to check that the wall is not disengaging itself from the rest of the building.

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)



### **Carstensen Building (413 Main):**

The two-story, brick, **Commercial-Vernacular**, Carstensen Building was built in 1913 by Emma Carstensen Anders to house her meat market and grocery store. The building had a large room on the first floor for the market and an apartment on the second floor for living space. The very back of the building had spaces for a sausage-making room on the first story and rooms for employees on the second story. The Carstensen Meat Market was started by her first husband, Conrad Carstensen, in 1904 when he took over ownership of the Roper Meat Market located in the Roper Building (237 Main). Conrad died in 1911, but the business continued with Emma at the helm. The market was sold to Rudolf Rinne and Paul Schutze in 1915. George Sauter bought the market in 1919 and ran it until 1929 when he sold it to Walter Gernsey and Frank B. Spenser. The grocery store closed in 1940. The storefront was then used for Laundromat, Sanz Electric, Ruchti Brothers Paint and Wallpaper, and for the offices of the *Hobart Gazette*.

The building currently retains the same configuration of its main, west, first-story storefront. The storefront windows have been replaced with modern, aluminum windows, and the door, while wood, is also a replacement. A brick veneer was added underneath the replacement, storefront, windows. The transom windows above the door and storefront windows are original. A replacement, paneled, steel door with replacement, glass-block transom window is located to the north of the storefront and has access to the second story. Three, replacement, glass-block windows are located on the south façade. Eight, original, wood, one-over-one, double-hung windows with modern, aluminum, storm windows are located on the second-story west and south façades. Two, original, wood, single-paned windows are also located on the south façade. The original, brick, **cornice** and dentils at the top of the original, **parapet** wall and original, brick, dentil belt-coursing above the storefront also exist. It appears that the parapet wall with limestone headers above the original cornice is an addition that was added at an unknown, later date. The brick was laid without the same patterns that can be found on the west and south façades. It also appears that this same addition was repaired or rebuilt at some point since it is not painted like the rest of the west façade and second story on the south façade.





### **Suggestions for Carstensen Building:**

Retain the current configuration of the storefront and do not replace the original, transom windows. Do not replace the original windows on the second story. Maintain these windows and keep them in working order. They are character-defining features to the building. Carefully remove the non-original paint from the west and south façades by lightly handscraping off the paint. This will help to bring the building back to its original, unified look. Then, gently wash all of the brick surfaces using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Water infiltration will cause harm to the structural integrity of the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Only if the brick faces are damaged or missing is it recommended that the entire building be repainted to prevent water infiltration. The signage on the building is good as is. It is not too large a size for the main façade and is appropriately fixed flush with the exterior wall. The colors and font do not detract from the building. If replacing the glass-block windows in the future, find single-paned windows to fill their places.

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)





3rd Street, looking east from about Main Street. (postmarked 1910)





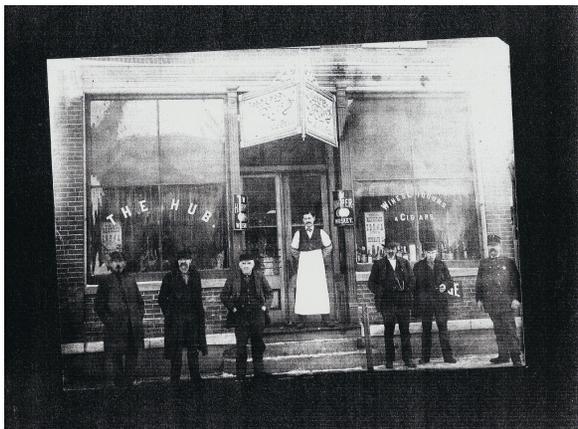
**515 E 3rd:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This little, **Commercial Vernacular**, single-story, brick, building was built around 1940. In the early 1950s it housed a jewel shop owned by Howard Ehlers and Matthew Seling. The shop sold diamonds, silverware, and Elgin and Hamilton watches among its other merchandise.

The original portion of the main, north, storefront façade contains six, small, replacement, aluminum, storefront windows with a single, original, wooden door in the center. To the east of this main portion appears to be an addition. Its brick is darker than the original building, and the limestone detailing at the top of the **parapet** wall does not match that above the main storefront. This addition does contain a similar storefront window as the rest of the building. The vertical, wood, paneling on this façade appears to have been added in order to fill in the larger spaces of the original, storefront, windows.

**Suggestions:** The signage on the building is of a correct size and placement, but it could be made a darker red to be more historically accurate. The brick on the upper parapet wall is showing evidence of efflorescence, which means that water is infiltrating into the interior of the exterior wall. Efflorescence is the white powder left behind on the brick from the minerals within the brick and mortar that have been deposited as the moisture evaporates out of the masonry wall. This can be easily cleaned, but it will return if the water is not stopped from entering the wall. This general maintenance issue can be solved by investigating the seal between the roof and the parapet wall. Be sure to repair any leaks in the roofing and make sure that parapet is stable and not disengaging itself from the building. The rest of the brick should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Do not paint the brick. Also, keep the same configuration of the storefront.





**517 E 3rd:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This, two-story, brick, **Italianate Commercial**, building was built in 1890 and used first as Hillman's Saloon or, "The Hub," and later operated by Henry Ittel. In the 1920s Bob Wheaton owned an electrical shop there. After that, it again became a saloon and pool hall; a dance school; and a nursery school. It has been a karate school since the early 1970s. Several years ago a fire heavily damaged the building. All of the 15, second-story windows are replacement, vinyl, double-hung, one-over-one windows. The **window hoods** over the three windows on the main, north façade were recreated using **EIFS**. The main, north, storefront consists of six, small, replacement, aluminum, storefront windows that flank a single, central, replacement, aluminum door. To the west of the storefront is a single, replacement, steel door with access to the upper floor. The original limestone at the top of the north **parapet** wall and the limestone window sills exist. The other three parapet walls have pressed, sheet-metal at the top.



**Suggestions:** Remove peeling paint. Then, gently wash all of the brick surfaces using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Water infiltration will cause harm to the structural integrity of the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Only if the brick faces are damaged or missing is it recommended that the entire building be repainted to prevent water infiltration. There are visible examples of damaged brick face throughout the exterior. Most likely the building will need to be repainted. It is also recommended that the signage be reduced in size and number. The large sign that says, "KARATE," is inappropriate and should be removed. The sign that is flush with the building below it is more appropriate and could stay. The painted advertising on the east façade should also be reduced in size. It is too large for the building. Try to reopen the windows and doorways that have been bricked-in on the first story of the east façade as well. Reopening those windows will help to restore the building to its original look and feel. Reopen the entire, original, window space of the west window on the upper, north façade. Try to expose the original brick of the north storefront to help unify the north façade.





### **524-530 E 3rd:**

These two, single-story, brick buildings were built in the mid 1950s after a fire destroyed the original, two-story building that sat here. 524 and 526 have been various markets and food establishments. 530 was constructed for Elinor's.

Both buildings retain their original, 1950s storefronts on the south façades. Together, 524-26 has six, large, aluminum storefront windows with two, almost-all-glass, aluminum doors with transom windows above them. The **parapet** wall is brick while the area around the windows is covered in metal panels. 530's storefront consists of a double, aluminum-door entry with transom window above it. The doorway is flanked by a total of eight, large, aluminum, storefront windows. The area surrounding the storefront has been covered in a stone veneer, and the parapet wall is covered in stucco.

**Suggestions:** Keep all storefronts in their original, 1950s configuration and do not replace the doors and windows. The sign over 524 and the flat roof hanging over 524-26 are also appropriate for the age and design of the building. The materials and storefronts on 524-26 should not be changed because they reflect the building style and type of the 1950s. They should not be given façades that do not match the time period of the building. For 530, remove a portion of the current façade to investigate whether a brick façade lies underneath. If so, remove the current façade and carefully clean/restore the brick. If the current façade is the original, do not change. Only remove the graffiti on the upper portion of the parapet wall. (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)



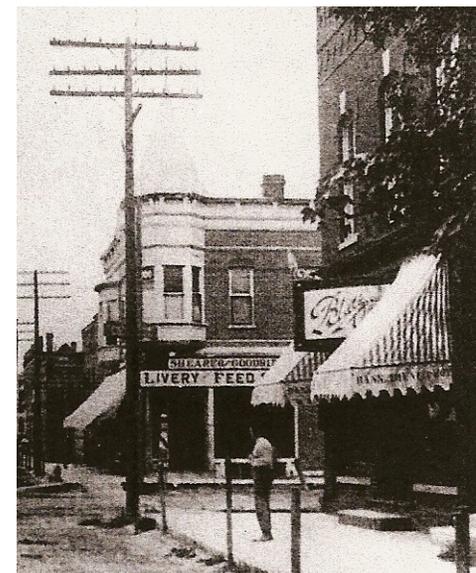
**Guyer Block (534-538 E 3rd):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The two-story, brick, **Italianate Commercial**, building was built in 1897 for Elijah H. Guyer. Guyer came to Hobart in 1874 at the age of 20 and first began work in the brickyards. He then learned to butcher and opened his meat market when the building was finished. The Wood and Roper drug store were his first tenants. The building had other various uses. It was grocery stores, doctors' offices, the post office (1910-23), Hobart's first beauty shop (owned by Rosalee Headley, 1921), and an appliance store.

Many of the Italianate features still remain. The detailed, pressed, sheet-metal **cornice**, **date block**, window bays, and **belt-coursing** on the second floor are still intact. The original, limestone window sills of the second-story windows and the original window **hoods** over three of the south (front) façade's windows are also intact. The south and east façades of the building have a total of 20, original, wooden, double-hung, one-over-one windows with modern, aluminum, storm windows over top of them. The tall roof of the southeast bay has been removed and the storefronts have been modified. 534 consists of three, large, replacement, aluminum storefront windows and a single, replacement, aluminum door with transom window above it to east of the windows. 538's storefront has been replaced with six, large, aluminum windows with an aluminum door and transom window above it on the south east corner.

The condition of the decorative, pressed, sheet-metal is getting to be in poor condition. Paint is peeling off of it and there are many rust stains running down the detailing. The brick is showing signs of water infiltration. A white powder called efflorescence can be seen below the cornice and belt-coursing. Efflorescence is caused when

Photos taken around 1905, 1910, and 1918.





the minerals within the brick and mortar that have been deposited as the moisture evaporates out of the masonry wall. If this issue is not solved, structural damage could occur as a result of the infiltration of water. The awning on both storefront spaces are also faded, stretched, and torn.

**Suggestions:** Efflorescence can be easily cleaned, but it will return if the water is not stopped from entering the wall. This general maintenance issue can be solved by investigating the seals between the roof and the **parapet** wall; the windows and the brick; and between the belt-coursing and the brick. Be sure to repair any leaks in the roofing and make sure that parapet is stable and not disengaging itself from the building. Check the seams between the sheet-metal as well. The rest of the brick should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Do not paint the brick. Also, keep the same configuration of the storefronts. Carefully remove the peeling paint from the sheet-metal surfaces; repair the rusting portions and replace any missing/broken detailing; and repaint the sheet-metal to continue its protection from water and other elements. Do not remove the pressed, sheet-metal detailing; it is an important, historic element to the building. Continue to maintain and protect the original, wood windows. Do not remove these historic features. Replace the worn awnings with new awnings of in-kind material and design. Choose one color for both awnings to have so that the storefront spaces and entire building remain unified in look and feel. Signage may be placed on the awnings, in the storefront windows, or flush against the building. Be sure that the signage is not too large or historically inappropriate. If placed on the building itself, be sure not to cover any of the character-defining features. The inappropriately-designed extension of the building at **220 Center** needs to have the peeling paint on its wooden surfaces removed, and then it needs to be repainted. If possible, remove the mansard-style roof and build a brick wall that will continue on the same plane as the original building. Use brick that will be similar in color to the 1897 masonry.





**600-610 E 3rd:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This single-story, brick, building was built in the late 1920s by Dr. Arthur G. Miller. It consists of four storefronts and has a full basement. The basement was utilized as Hobart Lanes, a bowling alley, in the early 1950s. The bowling alley was advertised as having “ideal lighting, comfortable seats and shoes” and having “everything you need for a good time.” It was also air conditioned. The storefront at 600 was Hobart Shoes — a family shoe store for many years. 608 was the Bartoli Music School with Miss Dolores Czasty as manager. The school offered private lessons for accordion, piano, and guitar. Accordions and guitars were lent to students to take home. It even sold new and used accordions. The same address was also used as a men’s clothing store at one time.

Each of the four, south-facing, storefront façades are different. 600 has six, large, aluminum, storefronts — two on the west façade and four on the south façade. A single, replacement, aluminum door with storm door and transom window above it is located directly on the southwest corner. 604 has a single, replacement, aluminum door with sidelight flanked by four, large, original, aluminum, storefront windows. 608 is the only store front the retails all of its original features. A single, wood, door is flanked by four, large, aluminum, storefront windows. 610 contains a single, replacement, aluminum door with sidelight flanked by four, large, replacement, aluminum, storefront windows. The signage over 600 and 610 is inappropriate. The color of the signs at 600 are not historically accurate, and the hanging sign at 610 is too large. 604’s hanging sign is small enough to not be distracting and inappropriate. Signage flush with the façade would be appropriate and preferred.



**Suggestions:** Remove the rusted grounds from previous signage on the parapet walls of the south façade. Remove the inappropriate and broken vinyl shutters. Carefully remove the chipping/cracking paint on the original, concrete window sills and then repaint. Repair the tile work in the entrances of the storefronts. Change the color and letting of the signage at 600 to be more historically accurate for a 1920s building. The brick should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Do not paint the brick. Also, keep the same configuration of the storefronts. Do not replace original windows or doors. Use shed-roof style awnings over the storefronts. A good color for awnings would be maroon. Gooseneck lighting could be added to highlight signage.



### **The Wild Buildings (607-621 E 3rd):**

The Wild Buildings were built by Alwin Wild at three different times. Wild first came to Hobart in 1862 and set up his furniture and undertaking venture. The two-story, brick, **Italianate Commercial** building at 607 was built in 1893 for Wild's furniture and undertaking business. It was common during that time for a furniture maker to also be in undertaking since it was easy for them to produce coffins. Needing to expand, Wild built the large, two-story, brick, Italianate Commercial building at 615-621 in 1910. Then, in 1929, Wild's son-in-law, William Krull, designed the small, one-story, brick building at 611 for the sole purpose of using it as a funeral parlor. It was the first building in Hobart specifically built for that purpose. Wild was also a charter member of the Hobart Volunteer fire department, and he was a Hobart Township Trustee from 1904-08.

607 was also used as Marshall Parry's grocery store; Otto Bray's meat market; Scheddell & Reissig's drug store; and offices for the *Hobart Gazette*. The funeral parlor at 611 was elaborately designed. It had green, silk drapes; a Baldwin piano; white, marble floors and white tiles half way up the walls; walls were painted light green; and lighted, amber-colored, French windows were located on either side of the chapel to give the effect that sunlight was shining through. The small front entry opened into the chapel through a large archway with turned, mahogany columns. The chapel then opened into the slumber room. Behind the slumber room was the operating and casket display rooms. Concrete and masonry work for the building was completed by Richard King; carpentry by Peter Sem; plastering by Art Sierks; painting and decorating by Leonard McIntire; electric by E.W. Welch & Company; George Rhodes installed the plumbing and



**The Wild Buildings Continued:** heating systems; and materials were bought from Scharbach's, Hobart Lumber Company, and Northwestern Terra Cotta Works. It is also possible that Rees furniture was located at the two-story, 1910 building in the 1940s. The 1940-41 city directory lists Moderne Beaute Shoppe at 615 as well.

While the main, north, storefronts have been modified in configuration and materials — replacement, aluminum, windows — the three buildings remain in good condition and do not differ much from their original appearances. These buildings are good examples of what regular maintenance, preservation, and restoration can do for historic structures. 607 retains its original, pressed, sheet-metal **cornice**, **belt-coursing**, and **window hoods**; its three, original, wood, double-hung, one-over-one windows on the second story; pressed tin ceiling above the main, eastern entryway; and original, wooden doors. 611 retains its decorative, terra cotta, tile detailing; marble belt-coursing along the sidewalk/bottom of the north façade; and wooden door. The large building at 615-621 retains its original, concrete belt-coursing and inlays; wooden window bays, and three out of the four original, wooden doors. The front window at 611 has been replaced with two, vinyl, casement windows, and most of the second-story windows at the 1910 building have been replaced with vinyl, double-hung, one-over-one windows.

**Suggestions:** Retain all historic features mentioned above. Do not replace original doors or windows. Carefully restore and repair these historic, character-defining features. Maintain and keep all decorative, wood and pressed, sheet-metal detailing/cornices/window hoods painted and free from rust or deterioration. Remove rusting bolts/grounds from old signage on the 1929 funeral parlor building. The brick on all of the buildings should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Do not paint the brick unless the brick faces have already fallen off or are starting to deteriorate. The paint will help prevent water infiltration. As a rule of general maintenance, be sure to repair any leaks in the roofing and make sure that parapet walls are stable and not disengaging themselves from the building or allowing water to infiltrate the interiors of the exterior walls.

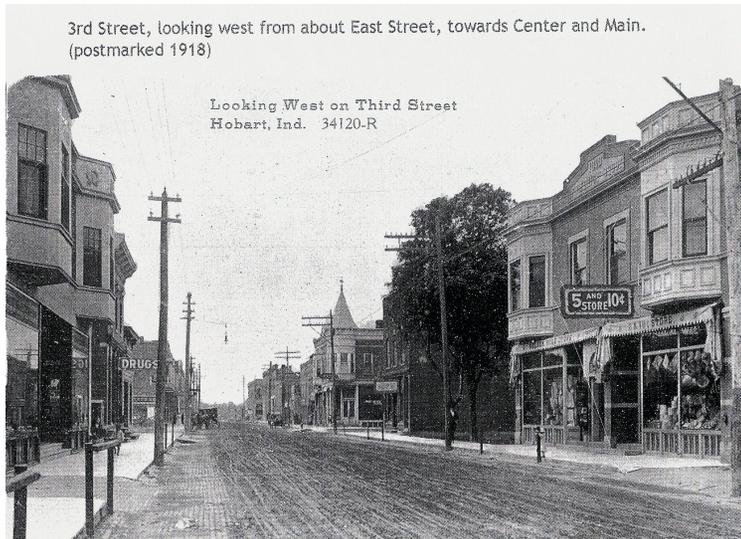
The signage on the two, two-story buildings and the awning on the 1929 building are inappropriate for these historic buildings. The large, hanging signs that are perpendicular to the façades should be carefully removed. They detract from the historic characteristics of the façades. The awning over the window at the old funeral parlor is of an inappropriate design, and the strips do not compliment the historic detailing. For awning replacement, take note of the design, colors, and text from awnings at the 1910 building or from the Guyer Block. Signage can be simply located on the awnings. 615-621 has enough signage from the awnings alone. If wanting more signage at 607 than the awnings alone, create a sign board that is historically accurate in size, color, and text for the 100+ year-old age of the building. Be sure to place new signs flush with the exterior instead of perpendicular, hanging over the sidewalk.

(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

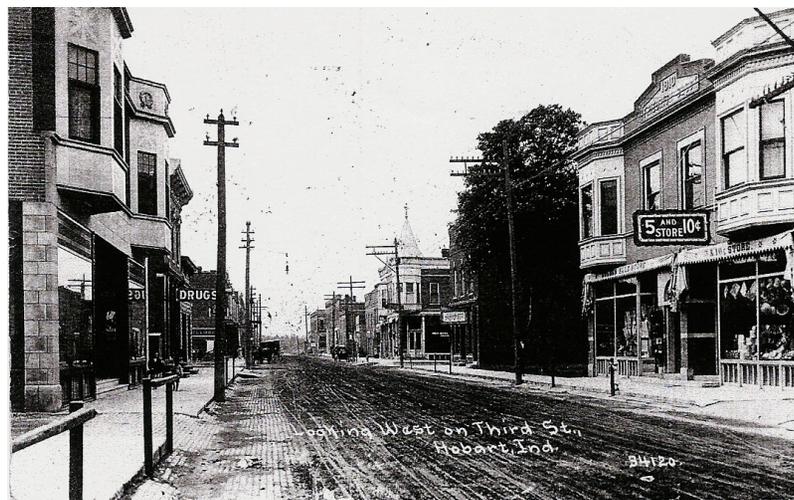
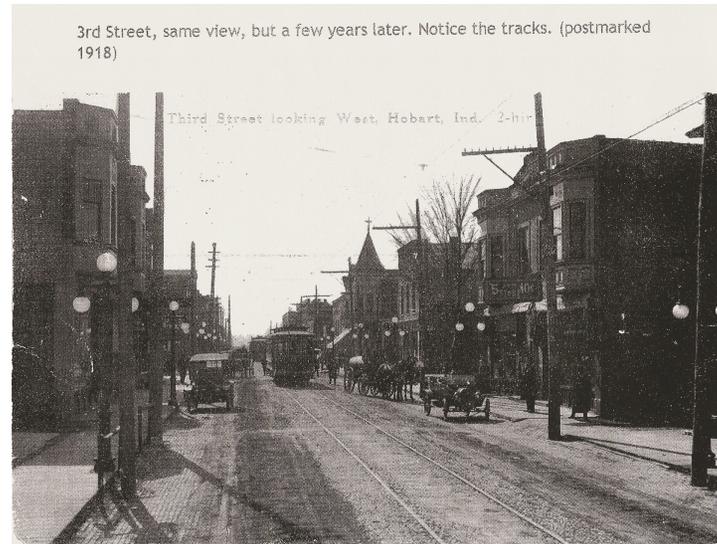


### **Historic Photos of Wild Buildings (607-621) and Friedrich Block (614-618 E 3rd):**

3rd Street, looking west from about East Street, towards Center and Main.  
(postmarked 1918)



3rd Street, same view, but a few years later. Notice the tracks. (postmarked 1918)





### **The Friedrich Block (614-618 E 3rd):**



The two-story, brick, **Italianate Commercial**, Friedrich Block was built in 1910 by Dr. Louis Martin Friedrich for his practice and home. Dr. Friedrich came to Hobart in 1902 when the town already had five doctors for its 1400 person population. He did not have trouble finding patients, though, since he could speak the native language of the German settlers that were living in Hobart at the time. He was one of the first people in town to own a car as well. Dr. Friedrich was appointed city health officer in the 1940s, and he served as a deputy county coroner for the Lake County Board of Health. In 1923 he added a four-room, penthouse apartment to his building. He lived and worked and in Hobart until his death in 1957. The building also housed Severin Baumer's Bakery and Restaurant from around 1910 until the 1930s; various photo studios at 616 (second floor) owned by August Haase, then J.J. Naumann, and then by Hobart Photo Studio; the Hobart Post Office (1923-37); Thompson's 5 and 10 Cent Store (19-teens); Radigan Brothers furniture store (1920s in west storefront); George Rhode's heating and plumbing (late 1920s in west storefront); offices for the *Hobart Gazette* (1930s); Al's Restaurant with fountain service and ice cream (1940s in 614); and R.E. Wheaton's GE appliance store (1950s in 614).



Like its neighbor across the street, the Friedrich Block retains quite a few of its original, architectural features on its main (southern) façade. The poured-concrete **belt-coursing** and inlays; pressed, sheet-metal window bays and detailing; a portion of the poured-concrete **date block**; brick **dentils** at the top of the second story (between the bays and under the belt-coursing); and the original, one-over-one, double-hung, wooden windows all remain. The actual date on the date block is missing. The storefronts at 614 and 618 have been reconfigured and now contain six, large, replacement, aluminum windows and a single, replacement, aluminum door with transom window above it. Metal panels were added below the newer



**Friedrich Block Continued:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

windows along the sidewalk and entries. Access to the second-story living spaces is through a single, replacement, aluminum and glass door located in the center of the south façade, between the two storefronts.

**Suggestions:** Retain all historic features mentioned on the previous page. Do not replace the original windows. Carefully restore and repair these historic, character-defining features. Maintain and keep all decorative, pressed, sheet-metal detailing/**cornices** painted and free from rust or deterioration. These metal features need to be gently stripped of the paint, treated to rid them of the rust, and then repainted for protection against the elements. The brick on all of the building should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Do not paint the brick unless the brick faces have already fallen off or are starting to deteriorate. The paint will help prevent water infiltration. As a rule of general maintenance, be sure to repair any leaks in the roofing and make sure that parapet walls are stable and not disengaging themselves from the building or allowing water to infiltrate the interiors of the exterior walls. The street tree should also be cut back so that it does damage the brick faces with its branches.

Try to repair the date block by reconstructing the date feature (based on the historic photographs) and attaching it to what remains. The awning that is currently on the building is of an appropriate color, but not of an appropriate size or shape. The awning should be divided into two separate awnings over each, individual storefront. A more appropriate shape for the awning would be a shed-roof style awning like the Guyer Block has or the 1910 Wild Building across the street. An awning for this building should have a low/shallow pitch. Be mindful as to the text on the awning. It should reflect the 1910 era of the property. By separating the awnings, a space will be left open over the entrance to the second-story apartments so that the decorative, poured-concrete, **pediment** above the door can be easily seen. It is a major, character defining feature to the first-story façade, but it cannot be seen with the current awning that has been placed over it.





**The Hobart Masonic Temple (219 Center):** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

The two-story, brick, **Colonial Revival**, Masonic Temple was built in 1925 on the site of Hobart's first schoolhouse. The schoolhouse was built in 1845 by the people of the town. A plaque on the property commemorates this. According to *Hobart's Historic Buildings*, written by Elin Christianson, "M.L. McClelland Lodge No. 237, Free and Accepted Masons, was formed in Wheeler in 1866. Since most of its members were from Hobart, the group moved to Hobart in 1867, meeting in rented room in the downtown area until the Temple was constructed." The land for the Temple was bought in 1916, but the building was not erected until nine years later under Harry Livingston, master of the Lodge at that time. Livingston was also Hobart's second mayor, serving from 1926-1929. The building remains in good condition.

**Suggestions:** The brick and all of the original, decorative, poured-concrete elements on all of the building should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. As a rule of general maintenance, be sure to repair any leaks in the roofing and make sure that **parapet** walls are stable and not disengaging themselves from the building or allowing water to infiltrate the interiors of the exterior walls. Do not remove the original, molded, clay tiles at the tops of the parapet walls. If replacing the 24, modern, glass-block windows, try replicate the original windows as seen in the photograph at the bottom,

left-hand corner of the page.



The Masonic Temple, about 1925. (*Hobart Historical Society*)





### **A.G. Miller Buildings (223-227 Center):**

The, brick, two-story, A.G. Miller Buildings were built by Dr. Arthur G. Miller for his home and practice. He was a physician and a surgeon. The two buildings were built at different times. The building to the south (227 Center) was constructed in 1926, the building at 223 was erected in 1929. Harry Livingston was the contractor on the 1926 portion. The 1929 addition extended across the back of the original building and concluded with a garage and large apartment above it. W.B. Mitchell was the contractor, L. Harry Warner, of Gary, was the architect; Small's Electric Shop provided the electrical work; and George Rhodes installed the plumbing and heating.

The north and south storefront façades remain relatively unchanged. They still contain their large, original, aluminum windows and wooden doors. The original, wooden door to the north of 227's storefront is access to the second-story apartments. The original, wooden door to the north of that has access to the mechanical systems on the first floor of 223. Most of the windows (except for four) throughout the 1926 and 1929 buildings have been replaced with vinyl, double-hung, one-over-one windows. The apartment over the garage on the east portion of the property still retains its original, wood, double-hung, one-over-one windows.

**Suggestions:** The brick on all of the building should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. As a rule of general maintenance, be sure to repair any leaks in the roofing and make sure that **parapet** walls are stable and not disengaging themselves from the building or allowing water to infiltrate the interiors of the exterior walls. Also, keep the same configuration of the storefronts. Do not replace original windows or doors of the storefronts. If possible, do not replace the original, character-defining windows of the apartment over the garage. Remove the rusted grounds from previous signage on the west façades. The blue awning over 227 is too large and historically inaccurate. Remove this awning and do not replace it with a new one. Signage for this storefront should follow the example set at 223. It should be flush with the building and of an appropriate size.



(Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)



**301 Center:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This two-story, brick building was built in 1910 and has had many different uses. According to notes from Elin Christianson, Hobart Historical Society President, Paul Newman and his son Mickey ran a hardware store out of this building beginning in the 19-teens. He later converted the northwest corner portion into a garage and car dealer in the late 1920s. Over the dealer's span, the Newmans sold Krit, Briscoe, Pontiac, Chevrolet, Ford, Oakland, and Dodge vehicles. Epperson's Furniture rented the building later after it underwent a major remodeling. Currently, the main, west and north façades have been altered so as to not make them recognizable from their historic appearance. Sometime in the 1960s or 1970s, inappropriate half-timbering and stucco was applied over the original, brick exterior. The eight, storefront windows are all replacement, aluminum windows. All of the eleven windows on the second story have been replaced with vinyl, double-hung, one-over-one windows. The main entrance to the building is located in the middle of the west façade and consists of two, replacement, paneled, wooden doors.

**Suggestions:** Carefully restore the original, brick exterior (preferably if the brick is in good condition) by removing the half-timbering, stucco, and wood shingles from the west and north façades. The brick on all of the building should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Do not paint the brick unless the brick faces have already fallen off or are starting to deteriorate. The paint will help prevent water infiltration. As a rule of general maintenance, be sure to repair any leaks in the roofing and make sure that **parapet** walls are stable and not disengaging themselves from the building or allowing water to infiltrate the interiors of the exterior walls. Remove the old, inappropriate, hanging, sign-box that was installed perpendicular to the north façade. If applying new signage to the building, be sure to place it flush/parallel with the façade. Signage should also be of an appropriate size, color, and lettering for the 1910s time period of the building. Signs must not take away from the historic characteristics of the property. Gooseneck lighting could be added to brighten the sign at night.





**311-315 Center:** (Elin Christianson, *Hobart Gazette*, and Hobart Historical Society provided historical information)

This two-story, Commercial Vernacular, brick and clay tile building was built around 1914 by Paul Newman. According to Elin Christianson’s — president of the Hobart Historical Society — notes, Newman used the tile to build a fireproof garage on the back of his hardware store. The building was also used as a residence on the second story. It has housed Wheaton Appliance and Hobart Beauty College as well. The building has been well maintained and is appropriately restored. The main, western, façade, storefront windows are replacements and made from vinyl. The five, second-story, vinyl, one-over-one, double-hung windows are also replacements. They are also smaller than the original windows as can be seen by the brick infill around them. The original, brick **cornice** and **parapet** wall still exist. The signage on the windows and sign board compliment the historic character and age of the building well.

**Suggestions:** If replacing the second-story windows in the future, replace them with larger windows that will fill the original openings of the original windows. The brick on all of the building should be gently cleaned using mild detergents, natural-bristle scrub brushes, and low pressure water. Do not sandblast the brick as this will take off the glazing/face of the brick and allow for water infiltration into the wall. Make sure to repair any cracked or missing mortar. Use a good lime mortar, not concrete to tuck point. Concrete will not allow the bricks to breath or expand and contract. Do not paint the brick unless the brick faces have already fallen off or are starting to deteriorate. The paint will help prevent water infiltration. As a rule of general maintenance, be sure to repair any leaks in the roofing and make sure that parapet walls are stable and not disengaging themselves from the building or allowing water to infiltrate the interiors of the exterior walls. Do not change or reconfigure the storefront. If installing new signs in the future, follow the precedent already set.