

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Karolcik Building

other names/site number Perry Theater

2. Location

street & number 115-117 South Liberty Street N/A not for publication

city or town Perryopolis N/A vicinity

state Pennsylvania code PA county Fayette code 051 zip code 15473

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Dr. B. Glass, Exec. Dir. 9/11/97

Signature of certifying official/Title Date

PA Historical and Museum Commission
State of Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other. (explain: _____)

Signature of the Keeper

Date of Action

_____	_____
_____	_____
_____	_____
_____	_____

Karolcik Building
Name of Property

Fayette County, PA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

RECREATION AND CULTURE: theater
COMMERCE: speciality store

Current Functions
(Enter categories from instructions)

COMMERCE: speciality store

7. Description

Architectural Classification
(Enter categories from instructions)

Craftsman

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other TERRA COTTA

Narrative Description

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

Karolciak Building
Name of Property

Fayette County, PA
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

RECREATION AND CULTURE

ARCHITECTURE

Period of Significance

1921-1945

Significant Dates

1921

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 17 606460 4437900
Zone Easting Northing
2

3
Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Clinton E. Piper, Preservation Consultant

organization for Terry A. Necciai & John Axtell date June 1997

street & number RD #4, Box 89A telephone 412.537.2738

city or town Latrobe state PA zip code 15650

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Ted Pettko and Joseph P. Cava

street & number PO Box 598 telephone

city or town Perryopolis state PA zip code 15473

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service**

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Continuation Sheet**

*Karolcik Building
Fayette County, Pennsylvania*

Section Number 7 Page 1

The Karolcik Building is located at 115-117 Liberty Street, in Perryopolis Borough, Fayette County, Pennsylvania. It stands just south of Washington Diamond, and is the largest and most ornate building in downtown Perryopolis. Constructed in 1921 of red textured brick and glazed terra cotta, the two story building originally housed a variety of uses, including a theater and stores on the main floor, a basement bowling alley and poolroom, and a second floor meeting room and owner's apartment. The design of the building, for which the architect is unknown, shows the influence of the American Arts and Crafts movement and the related styles. Although changes in use and minor alterations have taken place since the Karolcik Building's construction, and portions, including the theater, have been unused since the early 1980s, the building retains excellent integrity of design, materials and feeling.

The front elevation is divided into three major bays by glazed terra cotta pilasters. *(Photo #1)* The central bay contains a recessed semi-circular entrance to the movie theater and south storefront. The theater entrance consists of a polygonal box office flanked by three pairs of double wood framed plate glass doors. *(Photo #3)* Entrance pilasters, brackets and architrave are of glazed terra cotta. Floor and bulkhead walls of the entrance are finished with blue and white mosaic tile. The entrance transoms contain square leaded prism lights. Also in the entry are two ornamental poster frames inscribed *Now* and *Coming* at top. Flanking bays each contain a storefront with leaded prism light transom. The south end of the basement level of the building contains a partially below grade storefront, entered by a short stairway from the sidewalk. The second story of the central bay contains three pairs of six-over-one sash windows. The windows are surrounded by terra cotta belt courses and piers and are surmounted by a peaked parapet. The parapet contains a large glazed terra cotta panel reading *KAROLCIK* and, above it, a smaller panel reading *1921*. *(Photo #2)* The second story of the flanking bays each contain a bank of three six-over-one windows. Windows are surrounded by belt courses and by vertical piers offset to resemble quoins, all in terra cotta. Tapestry brick work and square glazed terra cotta tiles decorate the facade above and below the windows of the flanking bays. Exterior side and rear walls are of red common bond brick broken by irregularly placed segmental arched door and window openings. The rear elevation contains a loading dock and stage door. A flat built-up roof covers the L-shaped portion of the building which rises two full stories (the Liberty Street and south sides of the building); a low-pitched, rearward sloped built-up roof covers the theater in the northwestern

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*Karolcik Building
Fayette County, Pennsylvania*

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portion of the building.

The first floor of the rectangular-plan interior contains, in the center, the former Perry Theater. The 412 seat auditorium is an approximately fifty foot square room with a sloping floor, two stories high, separated from a small lobby area by a solid railing topped with a velvet cushion. (*Photo #5*) The theater's plaster walls and ceiling are decorated with Doric pilasters and entablatures in plaster. Tall ornate metal and glass light fixtures are attached to the pilasters along the auditorium's sides; the ceiling contains recessed lights. The plush-covered folding theater seats are divided into three sections by aisles. A small stage, framed by simple square proscenium topped by a lyre crest, stands at the front of the auditorium. A velvet valance and curtain covers the movie screen; two small dressing rooms are entered by stairs from backstage. Flanking the stage on both sides of the front wall are double exit doors and loudspeaker openings above. A projection booth is at the top rear of the theater.

Store interiors flanking the theater are ornamented with varnished oak beams and posts. The rear of the south store has been divided into offices using drywall partitions; however, these alterations do not seriously obscure the space's original architectural fabric. The south portion of the second story contains a large room formerly used as a meeting and dance hall (now used for storage), and, along the Liberty Street side, an apartment which was originally occupied by the Karolcik family. The basement contains in the southeast corner a store, entered at grade from Liberty Street; on the remainder of the Liberty Street side is a large room formerly occupied by a billiards parlor; to the rear of the store along the south side are four bowling alleys; under the theater are mechanical rooms and a dirt-floored crawl space.

Alterations consist of a shingled shed roof and wooden bulkhead covering part of the north storefront and the subdivision of the south store interior with drywall partitions. The vacant theater shows some effects of water leaks. The Karolcik Building retains integrity and serves as a representative example of twentieth-century commercial architecture of Perryopolis.

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*Karolcik Building
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The 1921 Karolcik Building is significant under Criterion A, for its association with the early twentieth century commercial development of Perryopolis and for its role as an area entertainment and civic center. It is also significant under Criterion C, as an example of early twentieth century commercial architecture retaining integrity. Such examples of commercial architecture in the region were reflective of increases in prosperity derived from the coal and coke industry. The store and theater operated through 1945.

Perryopolis was laid in 1814 by Samuel Shreve, Dr. Thomas Hersey, Nathan Hersey and Samuel Burns on land originally claimed owned by George Washington consisting of 1,641 acres. The projected town which featured a central diamond with a series of eight radial streets, was oriented toward new residents and industries. Business and dwelling lots were offered for sale, and dozens of new families moved into the area to settle the new town. Several efforts to further industrialize the area materialized within a year or two of the town plan. They included a glass factory, financed by stock certificates sold to local farmers, many of whom later lost their farmers when the factory failed, and the Youghiogheny Bank, which capitalized in the same manner.

The town plan was much grander than the eventual reality: the layout was one suited for a much larger, perhaps denser town, with lots at the center initially reserved for facilities characteristic of populous cities, such as an orphanage. Perryopolis never grew into an urban community, and even as a sizable twentieth century small town, many of the lots toward the center of the town remained largely underdeveloped.

The Karolcik building was built and managed by Michael (Mike) Karolcik (1890-1978), whose parents came from Slovakia; his father settled in the Frick Company coal town of Leisenring, Fayette County, where he worked as a miner. Mike Karolcik worked at the Krell Store in nearby Whitsett as a boy. At 16, he began his own grocery business. On Thanksgiving 1921, he opened the Karolcik Building, which housed, in addition to his meat market in the south storefront, the Perry Theater and the Hough Pharmacy on the first floor; a barber shop and a billiards and bowling hall in the basement; and a public hall and owners apartment on the second floor. The theater, the billiards and bowling hall and the public hall were all owned and operated by the Karolcik family. The cost of the building was \$100,000.

‡
The theater operated from 1921 to 1971. It contained 412 seats and hosted vaudeville and

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*Karolcik Building
Fayette County, Pennsylvania*

Section Number 8 Page 2

musicals in addition to movies. Special events held at the theater included political rallies and community fundraisers for institutions such as the local high school and historical society. The public hall ceased to be used for its major activity, dances, at the end of World War II. The bowling alleys operated until the 1980's, using pinboys to the end. Following the death of Mike Karolcik and his wife, the family sold the building in about 1985.

Although Perryopolis has been the market center for Perry Township and surrounding agricultural districts since the town's founding in 1814, the coming of major coal mining and coke making operations to the area after 1890 led to a wave of construction around the central Washington Diamond to house new and expanded retail stores, restaurants and offices. The increase in population and prosperity which the coal and coke boom brought to Perryopolis Borough led to the opening of new businesses and to the founding of new churches. The churches and some of the businesses were the products of Eastern European immigrants whom the mines and ovens attracted to the Perryopolis area. Businesses were started by long-time area residents.

By 1921, Perryopolis had become such a center for the surrounding coal company towns of Star Junction, Whitsett and Wick Haven that it could support the full-fledged movie and vaudeville theater and variety of other entertainment facilities which the Karolcik Building provided. None of Perryopolis' other commercial structures of the coal and coke era rival the Karolcik Building for sophistication of design or quality of materials. Nearby Dawson, Fayette County, which like Perryopolis, did not develop as a coal patch town, has similar commercial buildings such as the Cochran Bank building at the corner of Main and Railroad Streets. Dawson also had an opera house which subsequently has been used as a Masonic hall.

Similar commercial buildings, reflect Early Modern influences, particularly the craftsman and related styles, on regional retail architecture. One and two story red or yellow brick buildings have flat roofs fronted with low stepped parapets. Facades are often ornamented with glazed terra cotta ornament. Ground floors contain large plate glass display windows which, in some instances, return at store or theater entrances to form "traffic catcher" vestibules. Upper floors contain bands of two and three double hung windows. The Karolcik Building is an ornate and well-preserved example of such commercial buildings.

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Fayette County, Pennsylvania*

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MAJOR BIBLIOGRAPHICAL REFERENCES

Fire Insurance Map of Perryopolis. Pelham, NY: Sanborn Map Co., 1927.

Karolcik, Thomas. Telephone interview by John R. Axtell, 16 July 1992.

Polander, Robert W., ed. Perryopolis Area Sesquicentennial, 1814-1964. Perryopolis, PA, 1964.

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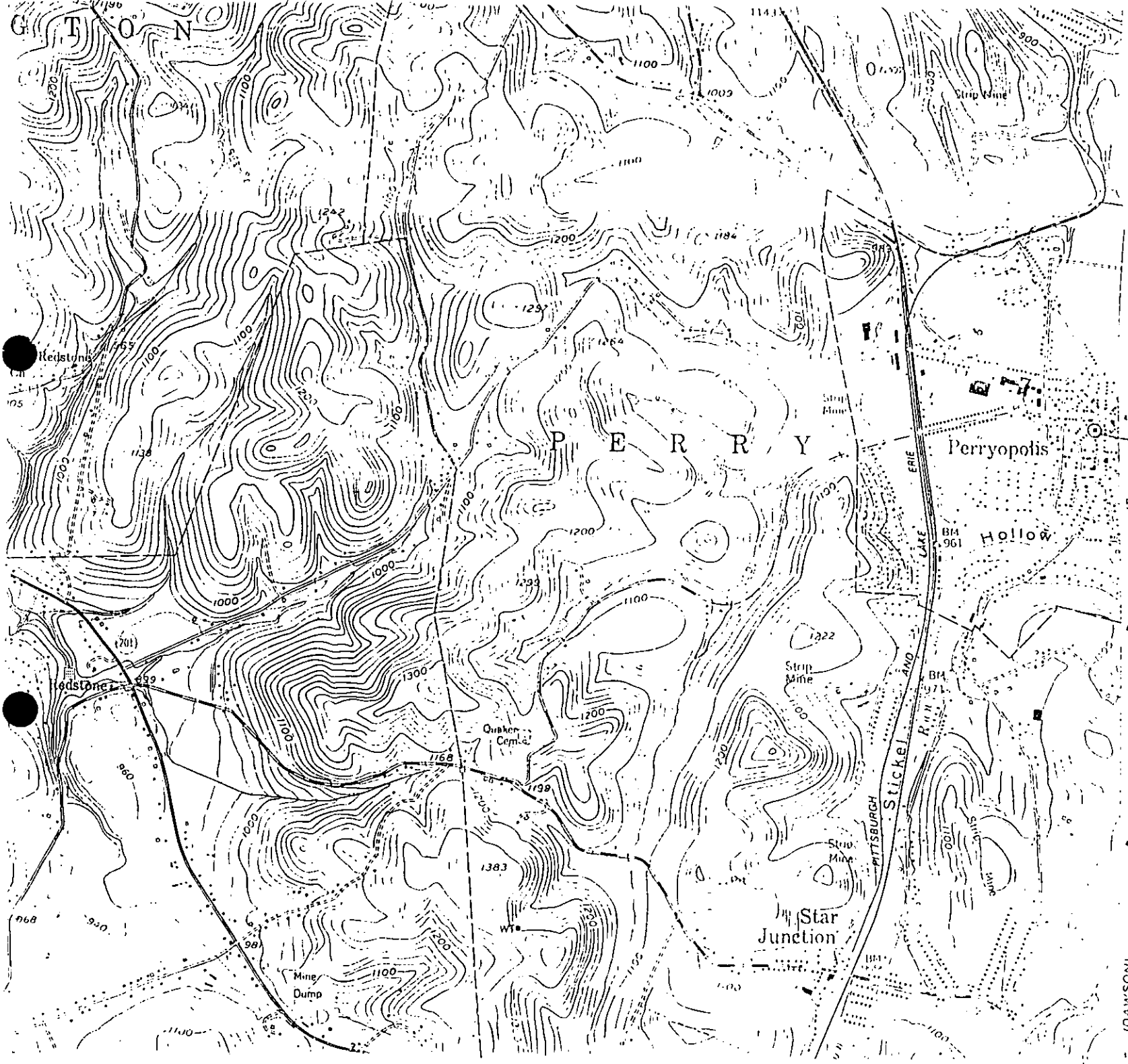
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VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated property are described on Tax Parcel Map #28-9-163-1 as recorded at the Fayette County Court House, Uniontown, Pennsylvania.

BOUNDARY JUSTIFICATION

The nominated property contains the Karolcik Building and no other buildings.



Karolcik Building
Fayette County, PA
Fayette City Quad
Zone 17

1. 606460
4437900

(DAWSON)
5064 II S.W.

1135