NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

II-7

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 Kitselman, Alva, House

other names/site number "Hazelwood", Hazelwood Christian Church, 035-442-45058

2. Location

street & number 1400 West University Avenue N/A ☐ not for publication

city or town Muncie N/A ☐ vicinity

state Indiana code IN county Delaware code 035 zip code 47303

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.)

Signature of certifying official/Title Date

Indiana Department of Natural Resources
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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

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

☐ entered in the National Register.
☐ See continuation sheet.

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

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Alva Kitselman House
Name of Property

Delaware Co., IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
2	1	buildings
0	0	sites
1	0	structures
0	0	objects
3	1	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)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

RELIGION: religious facility, church-related facility

7. Description

Architectural Classification
(Enter categories from instructions)

Colonial Revival
Georgian Revival

Materials
(Enter categories from instructions)

foundation STONE: limestone
walls BRICK
STONE: marble
roof TERRA COTTA
other STUCCO
METAL: steel

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

Alva Kitselman House
Name of Property

Delaware Co., IN
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)

ARCHITECTURE
INDUSTRY

Period of Significance

1915-c.1935

Significant Dates

1915

Significant Person
(Complete if Criterion B is marked above)

Kitselman, Alva

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

Bibilography
(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 # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☒ University
☐ Other

Name of repository: Bracken Library, Ball State University

Alva Kitselman House
Name of Property

Delaware Co., IN
County and State

10. Geographical Data

Acreage of Property 8.042

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	16	635890	4450900
2	16	636290	4450900
3	16	636290	4450660
4	16	635890	4450660

☐ 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 Hugh Smith, Graduate Student

organization Ball State University date April 5, 1993

street & number 2000 N. Oakwood #201 telephone 317-741-8987

city or town Muncie state IN zip code 47304

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 Hazelwood Christian Church

street & number 1400 West University Avenue telephone

city or town Muncie state IN zip code 47306

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.

The Alva Kitselman House is a grand example of the type of Colonial Revival domestic architecture which was becoming popular prior to World War I. The two-and-one-half story brick mansion is roughly L-shaped in plan, with a two-and-one-half story service wing extending from the northwest corner of the hip-roofed main block. The massive, central portico dominates the main elevation, which faces south to University Avenue. Originally, Kitselman purchased 25 acres for his impressive estate. After a religious organization purchased the estate in 1951, all but the core of the grounds were platted for redevelopment. This eight acre core retains the essence of the Kitselman estate, which includes the mansion, a carriage house, a decorative steel fence. The sanctuary building located on the grounds was built in 1956 and was added to in 1991. The portion of fencing along University Avenue is unchanged, however, other portions of the fence were moved inward to conform to the 8 acre tract established in 1951. The fence is included as a contributing structure.

Commissioned in 1913 and completed in 1915, the Kitselman House combines a variety of influences from Colonial era design. The grand Ionic portico is Georgian in inspiration, but is over-sized in scale. The bowed bays of the main facade are derived from Federal architecture. The "Gothik" tracery of the dormer windows and curvilinear muntins of the bay windows recall various eighteenth century American houses. The overall feeling is flamboyant and ostentatious.

If the design of the Kitselman House is flamboyant, then surely one would describe its building materials as exotic. Foundations are of limestone, as is the dressed stone water table. All exterior walls are of white glazed brick. Brick for the bowed bays were molded to follow the contours of the bay. Several other corners are rounded. Sills and lintels are of dressed grey marble. Both the glazed brick and marble are said to have been imported from Italy. Columns and pilasters are wooden, painted white. The tympanum of the portico and several other gable areas are stucco, painted forest green. Green glazed terra cotta tiles cover the roof.

The south, or main, elevation is divided in a symmetrical three-part composition. A pair of two-story curved bay windows flank a

projecting two-story portico which dominates the facade (photo 1). Fluted Scamozzi Ionic columns carry a full, modillioned pediment (photo 2). The entablature is carried around to the front and side elevations, with corners of the building defined by full height Ionic pilasters which recall the portico. A raised terrace crosses the length of the facade beneath the portico, delineated by a low, classically inspired balustrade. Sash windows in the curved bays to each side of the entrance flank a central fixed window, and a blind fanlight carved from marble above the middle first floor window creates a Palladian design. The arched motif is echoed in the sunburst design of the second floor central window of the bow bays. Radiating spokes and webs continue in the upper sashes of the adjoining windows. Rows of elongated ovals break the spokes diagonally into traditional rectilinear panes (photo 3). Dormer windows above the curved bays have semicircular upper sashes and gothic tracery. Rounded balustrades once fronting the dormers were removed during the 1950s.

Under the portico, the front entrance is recessed behind two Ionic columns supporting a second floor balcony. French doors open to the balcony and also feature unusual decoration (photos 4 and 5). Fanlight and sidelights separated by fluted pilasters surround the wide, horizontally paneled door.

One story wooden porches with engaged Ionic columns project east and west from the front elevation, and follow in an elliptical form around two story semicircular bays. The west porch was originally a conservatory. A continuous band of windows with arched tracery lights the room, and French doors open to the terrace (photos 6 and 7). The east porch was enclosed with triple hung sash windows in 1951. Shallow wood balustrades matching the terrace's stone balustrade once lined the porch roofs.

On the rear, or north elevation, a porch with Ionic columns connects an angled porte-cochere to a porch leading to a second entrance opposite the front door in plan. A wheelchair lift recently installed provides access for the handicapped. Above the entrance, a four part bay over a tripartite window reveals the

stairwell location (photo 8). The service wing continues the classical themes of the main block. Two Tuscan columns support a hipped roof of a third, service entrance (photo 9).

Large spaces grouped around the central stair hall define the interior. The generously sized living and dining rooms open east and west respectively from a central entrance hall. Entered through double pocket doors, these three rooms produce one grand entertainment area (photo 10). The entrance hall's elaborate plaster cornice exhibits egg-and-dart and denticulated moldings (photo 11). The living and dining rooms retain an abundant amount of beautiful quarter-sawn oak woodwork.

Fluted pilasters support box-beams in the living room, and both rooms have fireplace mantels with fluted columns (photos 12, 13, and 14). French doors access the enclosed porches extending from the living and dining rooms respectively.

North of the entrance hall, an octagonal stair hall is the building's most impressive space. A gracefully curving, open string stair rises three stories in a continuous spiral. Coffer-paneled wainscoting follows up the wall opposite the handrail. An undulating ceiling caps the stair well (photos 15 and 16). The stair hall retains its beveled glass brass lantern suspended from a linked chai from the ceiling, and its green satin wall coverings (photos 17 and 18). Circular vents in the baseboard are remnants of an early central vacuum cleaning system (photo 19).

Behind the dining room, the service ell consists of a kitchen, pantry, service dining room, and bathroom. A stair ascends from a stop-chamfered newel post extending to the ceiling (photo 20). The kitchen was modernized for institutional use in the 1950s. A walk-in, ice-cooled refrigerator dividing the kitchen from a room used by the Kitselmans as a day nursery was removed, and a door now connects the area to a small receptionist's office.

Five larger rooms currently used as offices open from the second

floor's stairhall and are divided by bathrooms. Originally, suites of bed and sitting rooms used by the Kitselman family, the larger rooms also feature fireplaces with tiled hearths (photo 21). Two large corner rooms have window seats following the curve of the bow windows and french doors which open to porch roofs (photos 22 and 23). Some bathrooms retain their original plumbing fixtures (photo 24). Others have been converted to additional offices.

The third floor contains a ballroom and two service chambers tucked under the sloped eaves. Now used for storage and classrooms, folding partitions added by the church divide the ballroom into classrooms (photo 25). Cinder-block walls similarly subdivide the full basement.

The mansion occupies a central area at the north end of the eight acre parcel which now constitutes the grounds. The house serves as Fellowship Hall for Hazelwood Christian Church, and a sanctuary was built nearby in 1956 (with an addition in 1991), just southwest of the house. To the northwest of the house is the carriage house, similar in design and materials to the house proper. Remodeled in the 1950s for use as the rectory, the building is the only other surviving building from the original estate (photo 26).

One of few remaining landscape elements is the previously described steel fence. Hazelnut, elm, and other shrubs once formally landscaped the property, but most have been removed. Vestiges of a pond in front of the house, and gardens adjoining the conservatory remain. Pine trees now line the perimeter of the property (photo 27).

Section 8-Statement of Significance

The Alva Kitselman House, built between 1913 and 1915, meets Criterion C for its notable architecture. As a locally outstanding example of Colonial Revival design, the property exhibits sophisticated craftsmanship and unique building materials for a house of its type. The house also meets Criterion B for its

association with prominent Muncie industrialist, entrepreneur and businessman Alva Kitselman. The mansion epitomizes the concentration of wealth and development experienced by Muncie shortly after the "Gas Boom"-when the exploitation of natural gas deposits fueled north central Indiana's economy. Criterion Consideration A is met because the architectural and historical significance of the property is not related to its current use by the Christian Church.

Located on University Avenue in a residential neighborhood of Muncie, the Kitselman House was originally part of an eighty acre tract purchased by Jacob Calvert from the federal government. Subsequently known as "Calvert's Woods," Calvert's daughter Cynthia sold 25.678 acres to Kitselman in May 1913. Bounded by Light Street, Riverside Avenue, and Dicks Street to the east, north, and west respectively, the property was then outside of Muncie's city limits. Following Kitselman's marriage to Leslie Curtis in 1912, admiration of a home seen on their honeymoon apparently provided the model and impetus to develop an estate. An unknown architect, thought to be from New York City, designed the structure, supplying plans to Kitselman without having visited the site. Kitselman directed the project, hiring Alonzo C. Spencer as foreman. Work on the house began during the summer of 1913 and progressed as far as the first floor ceiling that winter. A temporary roof was placed on the structure and Kitselman rewarded Spencer by sending him to Florida. Work reconvened during the spring of 1914. Newspaper accounts report social events held at the mansion by early 1915.

Named "Hazelwood" after the property's abundant hazelnut trees, the home was heralded as one of the most extravagent in Indiana. Glazed brick and marble were allegedly imported from Italy. Enhanced by formal landscaping, the focus of the front lawn was a man-made pond which reflected the house and contained a lighted fountain. Ninety elms brought in by railroad formed two allees. Kitselman employees donated swans for the pond, and peacocks wandered around a formal garden with a pergola. A greenhouse supplied flowers throughout the year. In addition to its aesthetic

aspects, the estate strived to be self-sufficient. Animals and a large kitchen garden were grouped on land behind the house. Additional structures included a barn and water tower, built of the same glazed brick as the house. A staff of twelve was required to maintain the house and grounds.

Kitselman, his wife, and three children occupied the home until the mid-1930s. Thus, the period of significance is 1915-c.1935. In the mid-1930s, the family relocated to California due to Alva's declining health. After Kitselman's death in 1940, the house remained unoccupied and suffered minor vandalism. In August 1950, Kitselman's widow sold the property to developers. Within months, Beechwood and Ashland Avenues were extended through the estate, the outer boundaries subdivided, and building lots offered for sale. Eight acres including the mansion, carriage house, and green houses were retained while a buyer was sought.

Although the Jackson Street Christian Church had purchased a smaller lot from the developers intending to construct a new church, the trustees offered to trade for the mansion when they learned it remained unsold and in danger of being demolished. After the property was acquired in October 1951, the church changed its name to "Hazelwood Christian Church." Reverend Robert Sulanke presided at the first service held in the building on October 19, 1952, and the house remained the sanctuary until a new church, built next to the house, was dedicated in 1956. The house has since served as the church's Fellowship Hall, and contains its offices and classrooms.

The Trustees of Hazelwood Christian Church have maintained and sympathetically updated the house and property. Alterations to the house completed by the church in 1951 and 1951 included enclosing a porch, subdividing the basement and renovating the kitchen. Wood balustrades which lined the porch roofs and dormer windows were in decayed condition, and were removed. Changes to the property included remodeling the carriage house to a pastor's residence and removing the greenhouse.

Alva Kitselman House
Delaware County, Indiana

The Kitselman House was rated "outstanding" by the 1984 Indiana Historic Sites and Structures Inventory for Delaware County ("Outsanding" is a general recommendation that the property is eligible for the National Register). It is among the most impressive and best preserved high-style dwellings of the late 19th-early 20th century in the county. With its oversized massing, dynamic elevations, unusual materials and decoration, Hazelwood illustrates the ultimate expression of architectural eclecticism typical of the first wave of the Colonial Revival which had begun the 1890s. Other important examples of Colonial Revival in Muncie include the William Ball House, c.1900 (Wing and Mahurin, architects); the Margaret and George Riley Jones House, c. 1910 (NR, 9-27-84); Charles Over House, 1903 (Alfred Grindle, architect), and the Suzane Thomas House, 1896 (Alfred Grindle, architect). While several major examples predate the Kitselman House, none can match its scale and lavish detail.

The property is also important for its association with Alva L. Kitselman. Born in 1855 as the eldest son of seven children, Kitselman's father was a prosperous Randolph County farmer, miller, and store operator. Already moderately successful from publishing a newspaper, operating a store and owning a roller-skate factory, in 1887 Alva Kitselman patented "The Duplex," a machine which wove wire fencing. With brothers Monroe, E. Fay, and C. Maitland, Alva founded the Kitselman Brothers Wire Fence Company, manufacturing both the fence-weaving machine and finished fencing. At first located in Ridgeville (Randolph County), the Kitselmans moved the short distance west to Muncie in 1900. At that time, Muncie was well into its greatest period of growth. Fueled by the discovery and use of natural gas deposits, industry developed rapidly. By about 1905, the reserves of gas were almost completely exhausted, but Muncie factories switched to coal and rapid growth continued into the 1920s.

After moving their wire works to Muncie, the brothers began another concern, the Indiana Steel & Wire Company, in 1904. Telephone, telegraph, and barbed wire were major products of this firm which further multiplied their wealth. Much of the barbed

wire utilized by the Allies during World War I was made by the Kitsleman's company. By the mid 1920s, the firm was noted as the nation's oldest continuous manufacturer of wire. Alva Kitselman controlled both companies as president until the 1930s.

Kitselman's personal success coincided with the industrial height of Delaware County, lasting from the mid-1880s to the Great Depression, and Hazelwood was designed to celebrate the pinnacle of wealth he had achieved. Locally, only the five Ball brothers had comparable wealth, but their cluster of turn of the century properties do not approach the extravagance of Hazelwood. The Kitselman estate also represents a propensity by wealthy Americans to create "country" estates. Few Delaware County families had the means or desire to develop such elaborate properties, and it is therefore important as one of only several, and certainly the first, estates of its kind locally. Not surprisingly, two properties competing with Hazelwood in elegance and size were built by Kitselman's brothers, E. Faye and C. Maitland, further out University Avenue. However, both were completed over a decade later, in 1927 and 1930 respectively. Other large estates surviving in Delaware County were also finished in the 1920s.

The building has remained an important local landmark, and is well maintained by the current owners, Hazelwood Christian Church. National Register designation will provide a fitting level of recognition of the significance of the property.

Section 9-Bibliography

"Building Prospects for Muncie Bright," Muncie Evening Press, February 20, 1915, p. 6.

Carmichael, Jack K. "Rolling from Ridgeville," Undated paper, collection of Hazelwood Christian Church, Muncie, Indiana.

Hamilton, David C. "The Kitselmans of Ridgeville and Muncie," July 1963, Family files, Special Collections & Archives, Bracken Library, Ball State University

Alva Kitselman House
Delaware County, Indiana

Indiana Historic Sites and Structures Inventory. Delaware County Interim Report, 1984.

"Kitselman Will Build Fine Home," Muncie Evening Press, May 15, 1913, 6:13.

Norton, Wayne L. "The Kitselman-Ridgeville Connection," Undated paper, Family files, Special Collections & Archives, Bracken Library, Ball State University

"Pushing Work on Beautiful Home," Muncie Evening Press, June 20, 1913, 10:15.

Samuelson, Beth L.C. and J. Randal Wallar. "Documentation of 'Hazelwood,' The Former Alva Kitselman Residence." Paper dated January 26, 1982. Archives, College of Architecture and Planning, Ball State University.

Sulanke, Robert G., Reverend. Interview held at Hazelwood Christian Church, July 1992.

"Swans to Kitselman Lake," Muncie Sunday Star, May 23, 1915.

Tucker, E. History of Randolph County, Indiana. Chicago: E.L. Kingman, 1882.

Untitled article. Muncie Star, December 13, 1925.

Section 10-Geographical Data-Verbal Boundary Description

A parcel of land in a part of the southwest quarter of Section Nine, Township Twenty North, Range Ten East, in Delaware County, Indiana, more particularly described as follows: Beginning at a point in the north line of University Avenue 350.5 feet west from the east line of Light Street, thence running north approximately 137 feet; thence east approximately 50 feet; thence north approximately 161 feet; thence west approximately 541.3 feet to a point 359.76 feet east of Dicks Street; thence south approximately

Alva Kitselman House
Delaware County, Indiana

613.95 feet; thence east approximately 541.3 feet to the point of beginning. Containing 8.042 acres, more or less.

Boundary Justification

Boundaries follow the legal lot lines of the property as purchased by Hazelwood Christian Church, and include the historic house and carriage house, and a non-contributing church. This is the largest extant portion of the original estate.