NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

FINAL

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Kirby Historic District

other names/site number 035-441-38001-030

2. Location

street & number Roughly bounded by Jackson, Wolfe, Lincoln, and Main Streets N/A ☐ not for publication

city or town Muncie N/A ☐ vicinity

state Indiana code IN county Delaware code 035 zip code 47305

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 36CFR 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 7/26/99

Indiana Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

	Signature of the Keeper	Date of Action
☐ entered in the National Register. ☐ See continuation sheet.		
☐ determined eligible for the National Register ☐ See continuation sheet.		
☐ determined not eligible for the National Register		
☐ removed from the National Register		
☐ other, (explain:)		

Kirby Historic District — Name of Property

Delaware 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)

- [ ] building
- [x] district
- [ ] site
- [ ] structure
- [ ] object

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

Contributing	Noncontributing	
25	2	buildings
0	0	sites
0	0	structures
0	0	objects
25	2	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)

DOMESTIC:	Single Dwelling
COMMERCE/TRADE:	Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19th c.:	Greek Revival
19th & 20th c. REVIVALS:	Colonial Revival
19th & 20th c. REVIVALS:	Tudor Revival
19th & 20th c. AMER.:	Bungalow/Craftsman
LATE VICTORIAN:	Queen Anne

Materials
(Enter categories from instructions)

foundation	BRICK
walls	WOOD: Weatherboard
	SYNTHETICS: Vinyl
roof	ASPHALT
other	METAL
	STUCCO

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

Kirby Historic District
Name of Property

Delaware 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.)

- [x] **A** Property is associated with events that have made a significant contriibution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [x] **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
COMMUNITY PLANNING &

Period of Significance

1839 - 1930

Significant Dates

1839
1888
1889

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kibele, Cuno
Unknown

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

9. Major Bibliographic 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 # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [x] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [x] University
- [ ] Other

Name of repository:

Ball State University

Kirby Historic District
Name of Property

Delaware IN
County and State

10. Geographical Data

Acreage of Property 10.5

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	638685	4450335	3	16	638870	4450205
2	16	638870	4450335	4	16	638635	4450130

☒ 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 Joseph P. Saldibar III, Graduate Assistant

organization Muncie Community Development date 2/15/98

street & number 300 North High Street telephone 765-747-4825

city or town Muncie state IN zip code 47305

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

street & number telephone

city or town state zip code

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.

DESCRIPTION

The Kirby Historic District is located approximately 3/4 mile east of downtown Muncie, Indiana. It is bounded roughly by Wolfe Street on the west, Lincoln Street on the east, the alley south of East Jackson Street on the south, and the alley north of East Main Street on the north. These boundaries correspond to those established for the district in the 1985 Delaware County Interim Report, Indiana Historic Sites and Structures Inventory. The district represents a common trend in late 19th and early 20th century American cities; the development of suburbs around outlying farmsteads. In the case of the Kirby Historic District, the neighborhood developed around the Thomas Kirby House, located at 1353 East Jackson Street. Built in 1839, the Kirby House is perhaps the oldest building within the present boundaries of the City of Muncie, and certainly one of the oldest in Delaware County.

The Kirby Historic District includes twenty-six houses and one commercial building. All but two of the buildings are considered to be contributing. Together, they form a good collection of late 19th and early 20th century buildings which retain their architectural integrity and characteristic features. While the majority of the district's homes were built between 1900 and 1911, a smaller building boom occurred from 1927 to 1932. The houses were built as single-family residences and, for the most part, remain so today.

The district's two non-contributing buildings are a 1970 commercial building at 1437 East Main Street, and a 1971 Ranch-style house at 1511 East Jackson Street. There is also a vacant lot to the east of the commercial building where a house once stood. The vacant lot now serves as a parking lot for the commercial building.

East Main Street is characterized by a number of turn-of-the-century residences which are elevated above street-level by a small rise, and setback from the street in a uniform fashion. Most of the houses have detached garages which are accessible through alleys rather than front driveways. There are several notable homes along East Main Street, including a 1909 American Foursquare home at 1400 East Main Street, two-story Queen Anne houses at 1420 and 1423 East Main Street, a brick Tudor home at 1403 East Main Street, and a 1927 two-story Colonial Revival home at 1401 East Main Street.

The curb on the north side of East Jackson Street is the southern edge of the lots which front East Main Street. Seven of the eight houses on the south side of East Jackson Street were built before 1910. Notable among them are the 1839 Greek Revival Thomas Kirby House at 1353 East Jackson Street, an 1880 Italianate home at 1333 East Jackson Street, and two Queen Anne frame homes at 1337 and 1423 East Jackson Street.

Following are descriptions of representative buildings and streetscapes within the district:

William F. Spencer House, 1400 East Main Street: (Photo No. 1)
In 1909, William F. Spencer commissioned local architect Cuno Kibele to design this 2½-story American Foursquare home with a brick and stucco exterior. The first story is clad in brown brick, and features an original bay window on the south elevation. The second story has a stucco finish that flares out to meet a stone belt course which separates the first and second stories. The pyramidal roof has a hip-roofed dormer at the center of the south elevation. There is an original brick porch at the southeast corner of the building, with heavy brick piers and simple round columns.

Milton J. Gray House, 1408 East Main Street: (Photo No. 2)
This two-story Queen Anne house was built in 1896. The frame structure has a hip roof with an attic gable at its peak and a lower cross gable facing the street. Both gables are sided with fishscale shingles and the lower gable has a half-circle window. While the front porch has been altered, it retains its original width and octagonal bay at the southwest corner. The lower cross gable has a half-circle window at the attic level. The home's windows and exterior doors have been replaced.

John Howard House, 1412 East Main Street:
Built in 1901, this two-story Queen Anne house has a central pyramidal roof with lower cross gables. A full-width brick porch dominates the front facade. Square brick columns support the porch roof and decorative stone finials ornament the brick piers at the base of the front steps.

J. P. Shoemaker House, 1416 East Main Street: (Photo No. 3)
This two-story American Foursquare house was built c. 1900. It has a pyramidal roof with hip-roofed dormers ıtered on its east and south elevations. While the house has been altered, some features, such as brackets along the edge of the main and dormer roofs, remain. The front porch, with its simple round columns, may also be original to the house.

Ashton Van Nuys House, 1420 East Main Street: (Photo No. 4)
This two-story Vernacular T-plan house was built c. 1905. Its three gables project slightly and have pent roofs enclosing them, forming a narrow cornice above the second story. A second-story bay window projects from beneath the cornice on the front elevation. The home's original front porch wraps from the front (south) elevation to the side (east) elevation. The house has been sided in aluminum.

Samuel A. White House, 1502 East Main Street: (Photo No. 5)
Built in 1903, this two-story American Foursquare house has a pyramidal roof and a hip-roofed dormer centered on the south elevation. It is very similar in form to 1416 East Main Street. The house has been sided with brick-patterned asphalt siding. The hip-roofed entry porch may be original, although the metal porch supports are not.

David Scott House, 1506 East Main Street:
This 2½-story Colonial Revival house dates to 1903. It is distinguished by the paired windows on the upper story of the south facade, the wide frieze band below the gabled roof, and the heavy, squared wood piers of the full-length, shed-roofed front porch. The ridge of the gable roof runs east-west, and is topped at the center by a large, plain, triangular gable. The house has been sided with asbestos shingles and an auxiliary entrance and stairway has been added to the west elevation.

John Fitzgibbons House, 1508 East Main Street: (Photo No. 6)
is two-story house was built c. 1918 and is the best preserved American Foursquare home in the district. It ıetains its original wood clapboard siding and wood sash windows. Its pyramidal roof and has a wide, hip-roofed dormer centered on the front elevation. The entry door is flanked by 3/4-length sidelights. While the front porch foundation has been rebuilt, the porch roof appears to be original. An auxiliary entrance and stairway have been added to the west elevation.

Theopharia A. Hough House, 1512 East Main Street: (Photo No. 7)
This 1½-story Bungalow was built c. 1909. It has a steep gable roof which runs east-west. The front slope of the roof extends to cover the full-width front porch. A wide dormer with five small double-hung windows stretches across the front slope of the roof. The front porch is built of rough, natural stone. Twin bay windows flank the front door, which is centered on the front elevation. The house retains its original wood siding and some of its original wood windows.

House, 1514 East Main Street: (Photo No. 8)
This two-story American Foursquare house was built c. 1911. Like the other American Foursquares in the district, it has a pyramidal roof. This home, however, has no dormers. Numerous alterations have been made to the windows, which are not original to the house. A boxed-bay window has been added to the northwest corner of the house and some window configurations have been altered. The original front porch features massive brick piers, a heavy brick railing, and a half-hipped porch roof. The home's original wood clapboard siding is unpainted and deteriorating.

John Roy Love House, 1401 East Main Street: (Photo No. 10)
This two-story brick Colonial Revival house was built in 1927. The house faces Wolfe Street instead of Main Street, which makes it unique in this district (all other homes face north or south). It features paired windows which flank a gabled, barrel-vaulted front porch. A one-story brick ell extends north towards Main Street.

David Sicklestell House, 1403 East Main Street: (Photo No. 11)
This 1½-story brick Tudor home was built in 1928. Its tall gables, randomly placed stone accents, chimney positioned on the front facade, and decorative trim at the gable returns are typical characteristics of this eclectic style. The home's tall, narrow windows are original.

Harold Thompson House, 1405 East Main Street: (Photo No. 12)
This 1½-story frame Bungalow was built in 1927. It features a false thatched, side-gabled roof (asphalt shingles) with clipped-ends and two eyebrow dormers. A brick porch extends across the eastern two-thirds of the front facade. Its square columns support a bracketed cornice and a false thatched, flat roof which features a subtle arch directly over the porch steps.

Arthur Ayres House, 1419 East Main Street: (photo # 13)
This two-story Queen Anne frame house was built in 1904. A large two-story tower at the northeast corner of the building is clad in patterned wood shingles and dominates the north facade. A three-sided, hipped dormer protrudes from the home's main roof. The (now enclosed) front porch has square battered stone piers which are more typical of the Craftsman style.

Pearl Hopkins House, 1421 East Main Street:
Built in 1893, this is the oldest house in the 1400 block of East Main Street. Pearl Hopkins constructed this 2½-story house on land originally set aside for Brady Street. The simple Vernacular building has a Cross-Gable plan and retains its original windows and siding. The porch foundation, deck and railings have been replaced with a concrete slab and iron railings. The porch's gable roof appears to be original as does the rear porch on the southeast corner of the house.

Oscar S. Bannister House, 1423 East Main Street: (Photo No. 14)
This 2½-story Queen Anne house was built in 1901. It features a 3-story octagonal tower with a Mansard roof. The top story of the tower and the home's gable ends are decorated with patterned wood shingles. The front gable end is further ornamented with decorative gable detailing. A boxed bay window with additional decorative wood details accents the front elevation of the house. Like the tower, the front porch has a Mansard roof. A distinctive brick chimney highlights the east side of the house.

H. R. Maxon House, 1433 East Main Street: (Photo No. 15)
This 2½-story house was built in 1903. While it was a virtual duplicate of 1423 East Main Street when built, some important features have been altered over time. Most notable among the alterations, the tower's Mansard roof and third story have been replaced with a simple hipped gable extending from the main roof. Several windows have been removed. The boxed bay window on the front elevation, however, remains along with its decorative wood details. While the entry porch is smaller than that of 1423, it also has a Mansard Roof.

y Lacey House, 1435 East Main Street:
This house was built in 1930 on the last available lot in the T. H. Kirby Addition. The home is a wide, $1^1/_2$-story frame structure with a large bay window at the center of the facade. A single window forms the center of the gable end above the bay. Several windows are grouped at the home's northeast corner, which was a popular treatment in the 1930s. At the home's northwest corner is a small, enclosed porch which appears to have been altered. The house has been sided in aluminum.

Commercial Building, 1437 East Main Street:
Two houses were demolished in 1970 to make way for this one-story brick commercial building. It has a low gable roof and a flat metal awning over the north elevation. The building is situated on the extreme west end of the property, with the balance of the land dedicated to parking.

East Main Street, 1400 Block, South Side: (Photo No. 16)
This photo, taken looking southeast from the intersection of Wolfe and East Main Streets, shows the homes on the south side of the 1400 block of East Main Street. Note how the houses are located on a small hill, positioning them well above street level.

East Main Street, 1500 Block, North Side: (Photo No. 9)
This photo, taken looking northwest from the intersection of Lincoln and East Main Streets, shows the homes on the north side of the 1500 block of East Main Street.

Matthew Lindsey House, 1333 East Jackson Street: (Photo No. 17)
This two-story brick Italianate house was built c. 1875. Typical Italianate features include low pitched hipped roofs, de, overhanging eaves, and tall, round-headed windows. The home also has small windows located in the frieze. e glass in each of these windows, however, has been replaced with a wood panel. Another notable change is that the paired brackets, which likely supported the eves, have been removed.

House, 1337 East Jackson Street: (Photo No. 18)
This 2½-story Queen Anne frame house was built c. 1890 and has a large hipped roof with lower cross gables and dormers. Details such as Palladian and bay windows further classify the home as Free Classic Queen Anne. A distinctive two-sided, oriel window is located on the home's west elevation and a large wrap-around porch extends across the front (north) and side (east) elevations. An addition on the southeast corner of the house rises two stories and has a pyramidal roof with the same pitch as the main house. A small, second story porch at the southeast corner of the house appears to have original spindle-work. Most of the home's windows appear to be original.

Thomas Kirby House, 1353 East Jackson Street: (Photo No. 19)
The Kirby House is the oldest building in the district, perhaps the oldest building in Muncie, and certainly one of the oldest buildings in Delaware County. It was built in 1839 by Thomas Kirby, a trader, farmer, and significant figure in the early development of Muncie. The house is a five-bay by five-bay Greek Revival building. (The original two-bay by five-bay brick house received a three-bay by five-bay frame addition on its west side in the 1840s.) The size of the house (unusual in its day) was due to its use as a boarding lodge for livestock drivers traveling through Muncie. The house has a gable roof with simple cornice returns. The main entrance, at the center of the north elevation, retains its original transom and side lights. A secondary, recessed entrance is located at the center of the east elevation. While the house has been altered little over the years in form, it has been vinyl sided, and both entry porches have been removed.

House, 1423 East Jackson Street: (Photo No. 20)
This 2½-story Queen Anne house was built c. 1900 and has a steeply-pitched pyramidal roof with a lower, front-facing gable. The home's full-width front porch has a half-hip roof and retains it original spindle-work and round columns. The windows are not original but retain the characteristic tall, narrow shape. The east half of the front elevation has a large cutaway bay window on the first floor.

House, 1501 East Jackson Street: (Photo No. 21)
This rambling 1½-story frame house was built c. 1905. Characteristics of its Queen Anne-style include a central hipped roof with lower cross gables. Its shed-roofed front porch retains its original spindle-work. Most of the windows appear to be original, and all retain their original exterior trim. A wall dormer is prominently located on the west elevation.

Edward R. Templar House, 1507 East Jackson Street:
This 2½-story frame house was built in 1905. Like 1501 East Jackson, it has a Queen Anne-style plan with central hip roof and projecting cross gables. The north gable, however, does not project. The house has a full-width porch on its north elevation. While the porch's railings are gone and its foundation has been rebuilt with concrete, the supporting columns and frieze board appear to be original. The porch has a half-hipped roof with a gable over the entrance. The windows have been altered and the house is covered with asphalt siding.

Max Knoblauch House, 1511 East Jackson Street:
This one-story Ranch house was built in 1971. It is vinyl sided and has a low-pitched gable roof. The roof extends east to cover an open carport.

William Meeker House, 1523 East Jackson Street:
This was the first house built in the Hamilton Addition. The 2½-story Vernacular Cross Gable house was built in 1889 for Meeker, who operated a dairy in the late 19th century. It features decorative diamond and fishscale wood shingles in its gables and a cutaway bay window. The house has a large entry porch at its northeast corner and some of its windows appear to be original. Portions of the house have asphalt siding, while other portions have vinyl siding.

INVENTORY

Bldg. No.	Type	Address	Date / Style / Rating
1.	House	1400 E. Main	1909 / American Foursquare/ Contributing
2.	House	1408 E. Main	1896 / Queen Anne / Contributing
3.	House	1412 E. Main	1901 / Queen Anne / Contributing
	House	1416 E. Main	c. 1900 / American Foursquare / Contributing
5.	House	1420 E. Main	c. 1905 / Queen Anne / Contributing
6.	House	1502 E. Main	1903 / American Foursquare / Contributing
7.	House	1506 E. Main	1903 / Colonial Revival / Contributing
8.	House	1508 E. Main	c. 1918 / American Foursquare / Contributing
9.	House	1512 E. Main	c. 1909 / Bungalow / Contributing
10.	House	1514 E. Main	c. 1911 / American Foursquare / Contributing
11.	House	1401 E. Main	1927 / Colonial Revival / Contributing
12.	House	1403 E. Main	1928 / Tudor / Contributing
13.	House	1405 E. Main	1927 / Bungalow / Contributing
14.	House	1419 E. Main	1904 / Queen Anne / Contributing
15.	House	1421 E. Main	1893 / Vernacular Cross-Gable / Contributing
16.	House	1423 E. Main	1901 / Queen Anne / Contributing
17.	House	1433 E. Main	1903 / Queen Anne / Contributing
18.	House	1435 E. Main	1930 / Vernacular Gable-Front / Contributing
19.	Commercial	1437 E. Main	1970 / Modern / Non-Contributing
20.	House	1333 E. Jackson	c. 1875 / Italianate / Contributing
21.	House	1337 E. Jackson	c. 1890 / Queen Anne / Contributing
22.	House	1353 E. Jackson	1839 / Greek Revival / Contributing
	House	1423 E. Jackson	c. 1900 / Queen Anne / Contributing
24.	House	1501 E. Jackson	c. 1905 / Queen Anne / Contributing
25.	House	1507 E. Jackson	1905 / Queen Anne / Contributing
26.	House	1511 E. Jackson	1971 / Ranch / Non-Contributing
27.	House	1523 E. Jackson	1889 / Vernacular Cross-Gable / Contributing

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STATEMENT OF SIGNIFICANCE:

The land within the Kirby Historic District was first sold to James Murphy on August 24, 1829. After Murphy's death in the summer of 1830, ownership of the property was disputed by his heirs. In 1832, Murphy's widow Elizabeth gained control of the land. When her four children could not agree on how it would be divided among themselves, it was sold at public auction.[1]

According to probate records, Johnathan Shaw was appointed to sell the property in November of 1838. At the time, the assessed value of Murphy's land was $1,200. Shaw was directed to post an advertisement of the sale in four public places. The advertisement read:

> *"Guardian's Sale of Real Estate: By virtue of a decree of the Delaware Probate Court, I will offer for sale on the premises on Saturday the 23rd day of February next eighty acres of land, more or less, being the East half of the North East quarter of Section 15 in Township 20 North of Range 10 East, one mile east of Muncietown on the State Road...said eighty acres has about twenty acres under cultivation, a log cabin and well of water, and is of an excellent quality."*[2]

On the day of the sale, Thomas Kirby was the highest bidder. He purchased the eighty acres for $1,100.[3]

Kirby was a native of Massachusetts who, at the age of 23, came to Indiana and became a trader of fur skins and ginseng. He first arrived in Muncie in 1829, peddling goods for a Dayton, Ohio firm. Kirby decided to set up a business of his own in the small town, which at the time had a population of less than 300. Minus Turner, an early Muncie settler, recalled that Kirby "first went on foot, next with a horse, then he went with a horse and wagon...each time when he made his regular visits he showed market evidence of increased prosperity." Kirby, who owned a general store on Washington Street, was the second merchant in town.

Kirby was active in local politics and contributed to the growth of the little town. He was influential in starting some of the community's early schools, and was a trustee of Center Township.[4] In 1866, he contributed $500 toward the construction of a turnpike between Muncie and Middletown.[5] He also donated land for the construction of Muncie's First Universalist Church in 1861.[6] Likewise, Kirby's wife, Sarah, a member of the Presbyterian Church, donated four house lots for a new church built in 1843.[7]

Kirby's house stands today at 1353 East Jackson Street. It is an exceptionally large, two and a half story Greek Revival building. Built in 1839, it is perhaps the oldest building in Muncie. The original two-bay by five-bay brick structure received a three-bay by five-bay frame addition on its west side in the 1840s. The home contained more than enough room for Kirby, his wife, and his five children.[8] The size of the house (unusual in its day) was due to its use as a boarding lodge for livestock drivers traveling through Muncie on the Richmond Road. Drivers would stay at Kirby's house (known as a "driver's home") for the night, while their cattle or sheep (sometimes numbering over a thousand) would be kept in a large open field nearby.[9]

In later years, Kirby raised hogs.[10] He was active in real estate and made six additions to the city between 1840 and 1873. Kirby left his general store business and founded the Kirby House, a downtown hotel and popular business center. After retiring from business and real estate, he continued to farm his 600 acres.[11]

Upon Kirby's death in 1879, his son George assumed operation of the farm.[12] The land was subsequently divided among Kirby's children, although his wife, Sarah, lived until 1899. Thomas H. Kirby received what is today the northern portion of the Kirby Historic District (north of Jackson Street), while Martha Kirby Hamilton received what is today the southern portion (south of Jackson Street), including the Kirby House.

Muncie continued to grow in size and population. By 1880 the town's population was more than 5,000, and suburban neighborhoods were beginning to form around the center of town. For example, the farms south of West Charles Street were turned into housing subdivisions as early as 1860. The Kirby house, on the other hand, was still considered to be on the outskirts of town, and, therefore, saw limited development. Around 1885, Matthew Lindsey purchased a three-acre plot of land just west of the Kirby house and built a brick Italianate house, which still stands today at 1333 East Jackson St. But as the 19th century drew to a close, an unexpected event changed the course of Muncie's development.

On September 15, 1886, Indiana's first natural gas well was discovered roughly ten miles north of Muncie, in Eaton. This single event ushered in the most prosperous period in Muncie's history. Almost overnight, the city was transformed into a Midwestern metropolis; the population soared to 22,285 by 1895. Suddenly, there was a great demand for housing, and land prices skyrocketed. Many property owners eagerly took advantage of the boom. Suburban developments appeared near Muncie, particularly in the western and eastern sections of the town. In the west, satellite cities like Riverside and Normal City were established, while to the east, former farmlands were swallowed up to make way for new subdivisions.

The descendants of Thomas Kirby could not help but notice the boom in real estate activity that made the land around Muncie so valuable. Muncie's "East End" (today's Emily Kimbrough National Register Historic District) was soon filled with large Queen Anne and Free Classic homes. Some of these houses were built on land formerly owned by Thomas Kirby. Also, George Kirby was a partner with real estate developer T. F. Rose, and both George and Thomas H. had been involved in real estate since their father's death.[13]

On February 27, 1888, Thomas H. Kirby submitted his First Addition to the City of Muncie. The 22-block plot of land was bounded by Jackson and Wolfe Streets, Macedonia Ave., and the White River. The present Kirby Historic District includes blocks 11 and 12, as well as parts of blocks 8 and 9. Warren G. Haymond was the first to purchase property within the District. He bought lots 9 and 10 in Block 9.[14]

The following year, on November 25, 1889, Martha Kirby Hamilton platted Hamilton's First Addition. The 23-lot subdivision was bounded by Jackson Street and the Nickel Plate Railroad (an additional 20 lots were laid out in an 'L' shape along the northeast corner of Jackson and Macedonia). Only lots 1 (the Kirby House) through 5, however, are located in the Kirby Historic District. W.A. Eveline and A. Meeker were the first to buy property in this portion of the District. They purchased Lot 5 on November 16, 1889.[15]

The rest of the blocks within the two additions were sold between 1889 and 1906. The first home built in the District is located at the corner of Jackson and Lincoln (formerly Coffeen) Streets. It was built in 1889 for William Meeker. Meeker operated a dairy farm on the property (now 1523 East Jackson Street) in the 1890s. Pearl Hopkins purchased the land originally intended for the south end of Brady Street and built her house on it in 1893. Today, the house stands on its original site at 1421 East Main Street. In 1896, Milton Gray built a Queen Anne house on

his lot (now 1408 East Main Street). Hopkins and Gray, however, were the only two initial lot buyers to build and reside in the District. Most of the initial lot buyers sold their property to others, and did not actually live on the lots they purchased. This indicates that the District was a typical speculative development.

The remaining houses in the District represent the growth of suburban housing in the early 20th century. The majority of the homes were built between 1900 and 1915, and represent the styles popular at the time, including Queen Anne, American Foursquare, Bungalow, and various vernacular types. The Theopharia Hough house at 1512 East Main Street, for example, is an example of a small Bungalow house.

A second wave of building occurred in the 1920s, when the remaining lots in the district were filled in. Three distinctive houses were built on the south side of East Main Street between 1927 and 1928. 1401 East Main Street is a brick Colonial Revival house, 1403 is a brick Tudor house (unusual for this neighborhood), and 1405 is a late example of a Bungalow. The Ray Lacey house at 1435 East Main St. is an example of the transition between the Craftsman movement and the Minimal Traditionalist forms of the Depression era.

Since the Depression, very little has changed in the district. Many of the homes retain their distinguishing architectural features, such as decorative brackets, double-hung windows, and wide front porches. Roughly half also retain their original wood clapboard siding.

There are two non-contributing buildings in the district. In 1970, two homes (1437 and 1439 East Main Street) were demolished to make way for the construction of a modern, one-story building at 1437. While the structure was built as the "Goofy Drive-In", it is now used for office space. Both the building and its large, unbuffered parking lot detract from the district's visual continuity. Fortunately, this disruption is at the edge of the district. The district's other non-contributing building is located at 1511 East Jackson Street. The one-story prefabricated Ranch-style house was constructed in 1971 on Lot 4 of the Martha Hamilton Addition. The house is not contributing because of its age (less than 50 years old) and the fact that its style, form, massing, and details are not compatible with the historic context.

The Kirby Historic District looks much the same as it did seventy years ago. Sidewalks and trees line both streets, and most of the houses are served by the traditional alley system (eliminating the need for front yard garages and driveways). The street system remains the same as it was in 1890, with the exception of the curve in East Jackson Street.

The Kirby Historic District began as a single pioneer farm at the outskirts of a small county seat. As that small town grew into a city, the demand for housing made Thomas Kirby's property very desirable for developers looking to build subdivisions. Within a few years, a new neighborhood had developed, housing a variety of businessmen and tradesmen. The Kirby Historic District reminds us that the transformation of agricultural land into residential suburb is not a new concept. The district's pioneer farm house and newer subdivision housing survive to provide insight into Muncie's greatest era; a time when growth was unbridled and the small county seat became a center of commerce and manufacturing.

NOTES

1. Deed Book 11, p. 134.
2. Probate Book 1, p. 190
3. Probate Book 1, p. 194.
4. Haimbaugh, 416.
5. Ibid., 215.
6. Ibid., 346.
7. Ibid., 349.
8. Helm, 221.
9. Ibid., 63.
10. Kemper, 54.
11. Helm, 221.
12. Helm (1894), 334.
13. Ibid.
14. Deed Book 63, p. 78. Haymond sold the property back to Kirby on 9/24/1889.
15. Deed Book 65, p. 212.

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Plat Maps of Muncie, Indiana, Books 1 and 2, Recorder's Office, Delaware County Courthouse.

Sanborn Insurance Company, Fire Insurance Maps of Muncie, Indiana, 1896, 1902, 1911, 1931, 1932-44.

Additional UTM References:

	Zone	Easting	Northing
5	16	638635	4450200
6	16	638690	4450200

Verbal Boundary Description:

Beginning at the southwest corner of the intersection of Wolfe Street and the alley north of East Main Street, proceed east along the alley to the southwest corner of the intersection of Lincoln Street and the alley north of East Main Street. Proceed south along Lincoln Street to a point 125 feet south of the intersection of Lincoln Street and East Jackson Street. Proceed west-southwest (250 degrees) 756 feet to a point 184 feet south of East Jackson Street. Proceed north 184 feet to the edge of East Jackson Street. Proceed east on East Jackson Street to the northwest corner of the intersection of East Jackson Street and Wolfe Street. Proceed north to the point of origin.

Boundary Justification:

Constitutes the most intact portions of the T.H. Kirby and Martha Hamilton additions to the City of Muncie.

The following information is common to all photographs:

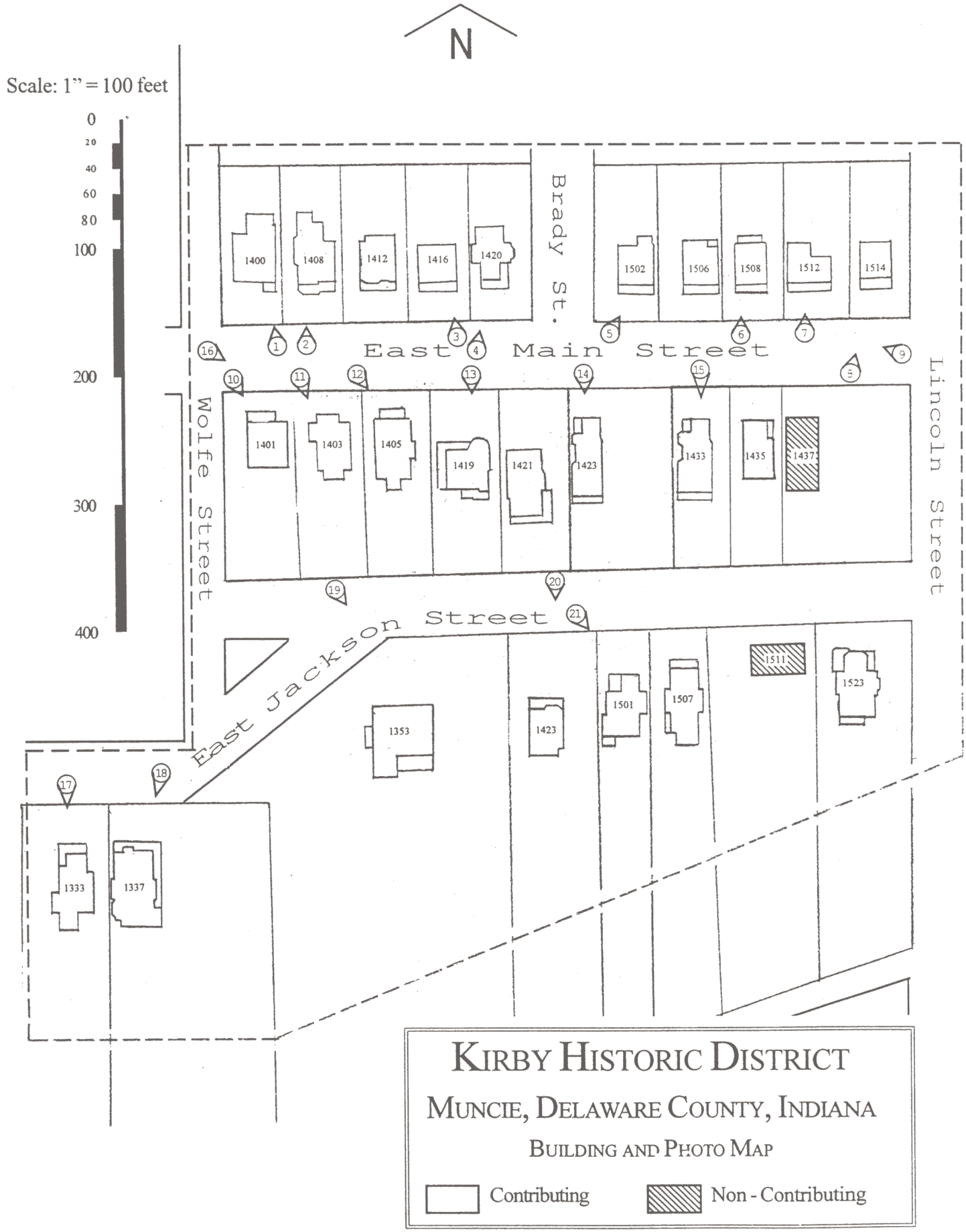
1) ....., Kirby Historic District
2) Delaware County, Indiana
3) Joseph P. Saldibar III
5) Muncie Community Development, 300 North High Street, Muncie, Indiana 47305

Items 1, 4, 6, and 7 vary as described below, starting with the photo number:

#1 1400 East Main Street, December 1997, south elevation, looking north
#2 1408 East Main Street, December 1997, south elevation, looking north
#3 1416 East Main Street, December 1997, south elevation, looking north
#4 1420 East Main Street, December 1997, south and west elevations, looking northeast
1502 East Main Street, December 1997, south elevation, looking north
#6 1508 East Main Street, December 1997, south elevation, looking north
#7 1512 East Main Street, December 1997, south elevation, looking north
#8 1514 East Main Street, December 1997, south and west elevations, looking northeast
#9 North side of 1500 block of East Main Street, December 1997, looking northwest
#10 1401 East Main Street, March 1998, north and west elevations, looking southeast
#11 1403 East Main Street, March 1998, north and west elevations, looking southeast
#12 1405 East Main Street, March 1998, north and west elevations, looking southeast
#13 1419 East Main Street, March 1998, north elevation, looking south
#14 1423 East Main Street, March 1998, north elevation, looking south
#15 1433 East Main Street, March 1998, north elevation, looking south
#16 South side of 1400 block of East Main Street, March 1998, looking southeast
#17 1333 East Jackson Street, March 1998, north elevation, looking south
#18 1337 East Jackson Street, March 1998, north elevation, looking south
#19 1353 East Jackson Street, March 1998, north and west elevations, looking southeast
#20 1423 East Jackson Street, March 1998, north elevation, looking south
#21 1501 East Jackson Street, March 1998, north and west elevations, looking southeast

AERIAL MAP OF KIRBY HISTORIC DISTRICT (1997)
Muncie, Delaware County, Indiana
Scale: 1" = 100'
Boundary: - - - - - -

N



Kirby Historic District

Muncie, Delaware County, Indiana

Building and Photo Map

Contributing

Non - Contributing