NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Wysor Heights Historic District

other names/site number

2. Location

street & number Roughly bounded by Highland Ave., the White River, N/A not for publication

city, town N. Elm St. and North Walnut St. Muncie N/A vicinity

state Indiana code IN county Delaware code 035 zip code 47303

3. Classification

Ownership of Property
- [X] private
- [X] public-local
- [ ] public-State
- [ ] public-Federal

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

Number of Resources within Property

Contributing	Noncontributing	
61	11	buildings
1	0	sites
0	0	structures
1	0	objects
63	11	Total

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

[signature] for J. M. Fedorov — 6/23/88

Signature of certifying official — Date

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.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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:)

Patrick Andrus — 11/1/88

for Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Institutional Housing
RECREATION AND CULTURE: Work of Art

Current Functions (enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling
RECREATION AND CULTURE: Work of Art

7. Description

Architectural Classification (enter categories from instructions)

BUNGALOW/CRAFTSMAN
OTHER: Foursquare
Queen Anne

Materials (enter categories from instructions)

foundation BRICK
walls WOOD: Weatherboard
BRICK
roof ASPHALT
other WOOD: Shingle
LIMESTONE

Describe present and historic physical appearance.

Northeast of a graceful meander of the White River in Muncie, Indiana lays a parcel of land known during the nineteenth and early twentieth centuries as "Wysor's Heights". The area was named after Jacob Henry Wysor, an early land owner of the area north of the river and an important contributor to Muncie's growth.

Unlike land to the south of the river at this point, Wysor Heights is high above the flood plain. The steep banks of the White River rise about twenty feet and are densely foliated, isolating the area visually. The land gently inclines as one moves away from the river.

An 1887 map (see appendix) and an early photograph (see photo #1) give the first clue to the appearance of Wysor Heights in the late nineteenth century prior to residential development. The land between Granville Avenue and North Elm Street remained cleared farmland until the 1890s, when North Jefferson Street and North Elm Street were laid out. A small cluster of homes on large lots were located at the corner of North Walnut Street and Granville Avenue.

An early photograph gives a good indication of the suburban nature of McColloch Boulevard during its first years of significance. (Photo#1) The photo shows Burt Whiteley's house standing alone on McColloch Boulevard surrounded by large trees to the west and north. In the background stands the second Delaware County Children's Home and a massive covered bridge spanning the White River at North Walnut Street. McColloch Boulevard, North Jefferson Street and North Elm Street still maintain their tree-lined appearance. (See Photos #2, 30 and 41) The dwellings on McColloch Boulevard have ample lots with deep setbacks.

Several other streets were present prior to 1892-Granville Avenue and North Walnut Street. These roads form a triangular center which has affected later development. The area was platted by 1900 as a series of interlocking roughly triangular forms, as indicated by Sanborn maps 2 and 3 (see appendix). The unique geography of the district, which closely follows the White River, also influenced this pattern. Later bungalows from the 1920s have smaller lots and are densely grouped. One public space, in the center intersection of Granville Avenue and Walnut Street is marked by an equestrian sculpture and landscape ensemble "Appeal to the Great Spirit" by Cyrus Dallin, placed there in 1929. (Site 002, photos #9 and 10)

[X] See continuation sheet

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

JUL 12 1988

National Register of Historic Places Continuation Sheet

Architectural styles range from bungalows to large Queen Anne and Free Classic (site 009, photo #6) homes. A concentration of carpenter-builder homes from this period exists along Elm Street (see photos 39 and 44, sites #048-053 and #056-061). Homes built in the 1890s in Wysor Heights are typically two story frame buildings with large porches. The first Delaware County Children's Home Building, c.1890, (site 017, photo #13) is a unique example in the Romanesque Revival vernacular in the district.

Later bungalows tend to be more modest. Others such as 1401 North Walnut Street (site 020, photo #14), 1201 North Elm Street (site 047, photo #38) and 412 McColloch Boulevard (site 014, photo #3) show strong influence from the Arts and Crafts movement. Most of these homes still retain decorative features like leaded glass and diamond paned multi-light windows. Textured face brick veneer is commonly found on these early 1920s residences.

Generally, as one moves towards the North district boundary, the integrity of Wysor Heights homes declines. Immediately north of the district, a marked decline of original fabric occurs. Within the area, however, the majority of residences have enough integrity to contribute to the character of the district. Maintenance is generally good and seemingly has been for many years. Thus, there are not many cases which call for drastic rehabilitation. Most alterations consist of artificial sidings, i.e. aluminum, Insulbrick or asbestos shingles. Some of the carpenter-builder houses have lost porch columns (replaced with aluminum posts) or original doors. These homes still retain original window proportions, roof design and other trim; they could be easily returned to a more appropriate state.

Archaeological resources of importance on a local level exist in the district. The 1887 atlas for Center township indicates a lime kiln southeast of the intersection of Granville Avenue and North Walnut Street. Also, an interurban right-of-way and bridge once crossed the river and passed through the neighborhood. Footings of the bridge are still visible in the river. These resources have not been investigated nor information compiled on these resources so far as the author knows. Intrusions in Wysor Heights consist of modern apartments as well as poorly maintained and prefabricated houses. Two prefabricated houses at 1102 and 1104-6 North Elm Street (site 002 and 003) constitute intrusions.

In order to account for future planning as well as to officially recognize the historic importance of Wysor Heights the members of the Minnetrista Neighborhood Association have requested National Register listing.

The following descriptions and accompanying photographs represent the architectural heritage of Wysor Heights from c.1890 to c.1930. Photographed structures are keyed on the map.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 1988

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 **Page** 3 Wysor Heights Historic District

REPRESENTATIVE STRUCTURES-WYSOR HEIGHTS HISTORIC DISTRICT

Historic Photo
Collection of Bill Spurgeon, Muncie Star
Photo #1 Looking Northwest

Historic photograph showing the Burt Whiteley House (right) and the second Delaware County Children's Home (left). Just to the left of the Children's Home stands a covered bridge of c.1860 which marks the Walnut Street crossing of the White River. The trees along McColloch Boulevard appear as saplings in this picture which dates from about 1892.

Streetscape
Sites 013, 012, 011 and 010 Looking northwest
408, 404, 400, and 312 McColloch Boulevard
American Foursquare, Bungalow and Colonial Revival
Photo #2

The east end of McColloch Boulevard has more variety of architectural styles than the west end. This picture also demonstrates how the river banks and landscaping of the area give a unique sense of place to the Wysor Heights Historic District. A view in the opposite direction is seen in photo 5?

Roy Thomas House (site 014), 1922-23
412 East McColloch Boulevard
American Foursquare/Arts & Crafts
Photo #3 Looking north

Built for the owner of an automobile service company, the residence is one the larger 1920s homes in the area. The 2 1/2 story home is in the American Foursquare format, but details such as stuccoed upper walls, half-timbered bay on the rear elevation and the porte-cochere show Arts & Crafts influences. Lower walls and first story are of striated reddish-brown brick as is the spacious porch. The porch is trimmed with dressed limestone coping and capitals. The hip roof has deep eaves and large hipped dormers on all elevations, showing influence of Prairie architecture. All interior walls are battered slightly.

House (site 012), c. 1912
404 East McColloch Boulevard
Photo #4 Looking northeast

This 1 1/2 story frame house has a square main block with projecting offset forward block. Its massive steep pitch hip roof has oversize, hipped dormers on front and side elevations. Its Classical porch has tuscan columns resting on plinths. The porch entablature is plain, and its roof is hipped. The low porch wall and plinths are of cast concrete blocks, as is the foundation of the house. Concrete blocks are molded to resemble rockfaced masonry. All window surrounds are of pilaster-like

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 1988

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

boards and entablature lintel. The unusual 4/1 double hung sash windows with diamond paned upper sash.

Streetscape (sites 011, 012, 012 and 014)
400, 404, 408 & 412 McColloch Boulevard
Photo #5 Looking East

The commodious homes along McColloch Boulevard show the district at its early 20th century best. Again one finds some variety of style, from the academic Colonial Revival on a large scale (far left) to "modern" Arts & Crafts influence in the last two residences (sites 013 & 014). Also note the large trees and river bank area to the far right, which serve to isolate the neighborhood visually, making it a unique district for the city. Residences here are well maintained.

Burt Whiteley House (site 009), 1892
300 East McColloch Boulevard
Queen Anne
Photo #6 Looking north

This house was the first built on McColloch Boulevard. It is a three bay facade, frame house, crowned by a large hip roof with eyebrow and gabled dormers and crestwork. Its two story bay window and offset jettied cross gable articulate the facade. The cross gable has a jettied bay with pedimental roof. Delicate front porch with slender tuscan columns, turned balusters for lower railing and balustrade, entablature with dentil molding. The asymmetrical design is balanced out by massive chimneys on east and west facades with elaborately recessed paneled brickwork. The window design is 1/1 double hung sash. A rounded second story porch and balcony appear at the northeast covered with wood shingles. The Foundation is of brown brick.

Streetscape (sites 003, 004, 005 and 006)
104, 106, 108 and 110 McColloch Boulevard
Photo #7 Looking northeast

Deep set backs, mature trees and well maintained residences typify the streetscape of McColloch Boulevard, as seen in this photograph.

House (site 004), c. 1915
106 East McColloch Boulevard
Photo #8 Looking northwest

The large size and deep setback of this house are typical of houses on McColloch Boulevard. This two story frame house, has a square plan, with brick foundation and hip roof, exposed rafters. It has a hipped monitor dormer. The windows are 16/1 double hung sash used in pairs on the main (south) facade. A wrap-around porch with hip roof, supported by Tuscan columns, has an entablature with dentils and modillions corresponding to columns. Unusual fretwork balustrade crosses the porch. The shed roof sections to rear appear to date slightly later than main block.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018
JUL 12 1988

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Bronze sculpture cast, 1928. (Site 002) Placed and park designed, 1929.
Sculptor: Cyrus E. Dallin
Landscape architects: A.W. Brayton, Indianapolis and O.W. Crabbs, Muncie
Photos #9 and 10 Looking northeast

Lifesize equestrian sculpture on a 6' limestone plinth surrounded by theatre-like stone bench in a 60' arc. Finely detailed Indian figure has arms outstretched and head uplifted in a moment of religious rapture. Large coniferous trees provide a backdrop for the entire ensemble which, due its central location, serves as a major focus/terminus for the neighborhood and city.

Streetscape (Sites 021 and 022)
1200 and 1204 North Walnut Street
Photo #11 Looking southeast

These well maintained homes represent the contrast between period revival styles and such contemporary styles, as the American Foursquare. The house at 1200 North Walnut Street is a variation on the American Foursquare with a low gable roof replacing the usual hip roof. Stuccoed gable areas, rough textured brown brick and sturdy porch piers typify this style. The house at 1204 North Walnut, on the other hand, indulges in historicism by use of a gambrel roof with pent returns, shed dormers and a classically framed entry. A red brick veneer gives the impression of a Dutch Colonial house.

Streetscape (sites 015, 016, 017, and 018)
1301, 1305, 1313, and 1321 North Walnut Street
Photo #12 Looking north

This view illustrates the heart of the district and its variety of architectural styles. From the left, one may see examples of Colonial Revival, Bungalow, Romanesque Revival and American Foursquare. Site 017 summarizes the architectural history of Wysor Heights, here a brick Romanesque Revival structure with limestone entry arch has received a bungalow style porch. Site 015 is a typical Colonial Revival house for the area; modest in size and detail, yet well designed and solidly built.

First Delaware County Children's Home (site 017), c.1883
1313 North Walnut Street
Photo #13 Looking northwest

This structure is a unique example of Romanesque Revival architecture in Wysor Heights. The 2 1/2 story building has a massive gable on hip roof. Its brick lower story of stretcher bond with water table, has segmental arched openings and rock faced limestone springers. The frame upper story has a square oriel window to the south. A bungalow style gabled porch has textured dark red face brick piers.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 1988

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

1/1 double hung sash on both stories. Although the frame portions are covered in aluminum siding, the use of narrow gauge siding and retention of moldings indicates a sensitive approach.

House (site 020), c.1910
1401 North Walnut Street
Photo #14 Looking northwest

This modest house shows the strong design influence of the Arts & Crafts movement. The 1 1/2 story house has a 3 bay facade. Its roof is cross gabled, low pitched, with deep eaves supported by knee braces. The walls are of striated reddish-brown brick of various tints and shades. The foundation is marked by a soldier course, and the ceiling by a header course. Sills are of dressed limestone. Gable areas are heathed in wood textured asphalt shingles. The offset gabled porch has corner piers with capitals and copings of stone. The porch beam is bow shaped. The south elevation has a shed roofed oriel window. Window apertures have square proportions and oriental fretwork 5/1 double hung sash fittings. Note the matching outbuilding (garage) to rear.

Streetscape (sites 024, 025, and 026)
1304, 1312 and 1316 North Walnut Street
Photo #15 Looking northeast

A typical bungalow streetscape on Walnut Street is shown in this photograph. The most common alteration seen here is the screening in of porches and use of artificial sidings. Bunglaows on Walnut Street are similar to other bungalows in the district. (Compare site 072, photo 42 to 024, photo 15, for example.)

Streetscape (sites 026, 027, and 028)
1316, 1320 and 1324 North Walnut Street
Photo #16 Looking East

Continuing north on Walnut Street, one finds more variations on bungalows. Property 026 is an example of an end gable bungalow with a bowed porch roof to the front. The large gabled dormer echoes the main roof. Property 027 is an example of the substantially altered bungalows that are found increasingly north on Walnut Street outside of the district. Site 028, in contrast, is unaltered except for the screened porch.

Streetscape (sites 028, 027, and 026)
1324, 1320 and 1316 North Walnut Street
Photo #17 Looking southeast

This photograph shows the same structures seen in photo 16 from the southeast.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 19

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Streetscape, no site # - not in district
1400, 1404, and 1406 North Walnut Street
Photo #18 Looking northeast

This photo and #21 are submitted as evidence for justification of a northern boundary for North Walnut Street. In the view, the house to the far right is site #030. The wide angle shows how the vacant lots at approximately 1402-1404 North Walnut Street divide the closely spaced houses from the rest of the street. Due to this large gap, inclusion of the other side of North Walnut Street without being able to include this side is impractical. It was more sensible to not include most of North Walnut Street north of St. Joseph Street.

Streetscape - not in district
1406 North Walnut Street
Photo #19 Looking northeast

Photograph 19 relates to the delineation of the north boundary of North Walnut Street of the Wysor Heights Historic District. A double vacant lot and a poorly altered bungalow create a gap in the streetscape. This gap is continued to the north by a larger concentration of non-contributing homes. The open space in the street facades are a sensible location for a district boundary.

Streetscape (sites #077 and 078), c.1920
1405, 1407, and 1501 North Walnut Street
Photo #20 Looking northwest

Larger bungalows are found at the northern boundary of Walnut Street. Although somewhat altered by the addition of fire escapes or porch enclosures, these residences retain enough integrity and are of a scale that contributes to the district. North of the boundary on Walnut Street, building scale, integrity and maintenance efforts generally decrease.

Streetscape, no site # - not in district, c.1920
1600, 1520, and 1516 North Walnut Street
Photo #21 Looking northeast

This is the area immediately north of the district boundary. Even if it were practical to include this section of North Walnut Street, the integrity of the homes generally declines. Note also the ranch house (chimney and side visible, third from the left) at 1600 North Walnut Street. Many bungalow porches have been converted into rooms. The house to the far right is an example.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Streescape (sites 036, 037, 038 and 039)
1200, 1204, 1208 and 1212 North Granville Avenue
Photo #22 Looking south

This portion of Granville Avenue contains modest Carpenter-Builder cottages. House 038 is a good example of a Carpenter-Builder design, even though the porch of this example has been converted to a 1920s sunroom. The house numbered 037 is unusual with walls executed entirely in stucco, showing a craftsman influence.

Streetscape (sites 031 and 032)
1201 and 1213 North Granville Avenue
Photo #23 Looking southwest

More examples of early twentieth century architecture in Wysor Heights. The house at 1201 North Granville Avenue is a typical Foursquare with dark brown brick, bellcast hip roof with monitor dormer and brick piered porte cochere.

Roy Shideler House (site 032), c.1924
1213 Granville Avenue
Photo #24 Looking southwest

This is among the larger residences in Wysor Heights dating from the 1920s. It is a 1 1/2 story house, with 3 bays, and T plan. Its walls and foundation are of light brown, bark textured brick with dressed limestone trim. The house is gabled with cross gables north-south, and large jerkin heads. There are scroll brackets under the eaves. The roof material is green terra cotta flat tiles. A hipped roof front porch has square piers and stone trim. The north elevation has a central projecting bay and hipped porte-cochere. Windows are 3/1 double hung sash; the window treatment is of stone sills and sailor course lintels with stone corner blocks. The home is sited on a pie shaped lot and takes full advantage of its location.

J. Monroe Fitch House (site 033), c.1907
1301 Granville Avenue
Photo #25 Looking northwest

The basic design of this house is similar to other American Foursquares in Wysor Heights. Its traditional details and features show a more conservative approach, in contrast to residences like the Roy M. Thomas House, (site 014, photo 3). It is a 2 story frame house with large bellcast hip roof, deep eaves and matching dormers. A projecting block on main (east) facade and bay window under the porch provide asymmetrical design. An oriel window with bellcast terneplate roof supported by scroll brackets extends from south facade. A free classic porch crosses the main facade, with hip roof and offset pedimental cross gable. The porch has a plain entablature supported by well crafted Scamozzi Ionic columns. The capitals of the porch columns are especially well designed. A simple balustrade of flat balusters and railing closes off the porch. The foundation is of brick. Windows are 1/1 double hung sash. The house is well maintained, and has been for many years.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Streetscape
Site 40 and Interurban Apartments
1300 and 1304-16 Granville Avenue
Photo 26 Looking north

The east side of Granville Avenue. The apartments sever the streetscape at this point. Not only is the massing distinctly modern, but the structures are oriented broad side to the street as opposed to gable end frontage for the historic houses.

Streetscape (site 035 and Interurban Apartments)
1309 and 1304-1316 Granville Avenue
Photo #27 Looking northwest

The photo illustrates the justification for the northern boundary of the district on Granville Avenue. The Interurban Apartments provide a clear boundary by difference of scale, materials and massing. This photo shows the west side of the street, see below for view of east side of this part of Granville Avenue.

Streetscape (sites 041, 042, and 043)
1207, 1209 and 1213 North Jefferson Street
Photo #28 Looking northwest

North Jefferson Street includes good examples of bungalows from the later phase of development of Wysor Heights. The bungalow to the left (041) is unusual for its use of rough "coining" in the brick work and wide siding. A single carpenter-builder house still stands on Jefferson Street. (042, in the center of the photograph) While asbestos shingles have been installed over the clapboards, many original details such as scroll ended rafters, an elaborately turned porch post and window surrounds remain. Property 043 is an unaltered example of a small hip roofed bungalow.

Streetscape (sites 041, 042, 043, 044, 045 and 046)
1207, 1209, 1213, 1217, 1200 and 1204 North Jefferson Street
Photo #29 Looking north

Fine trees establish a streetscape similar to McColloch Boulevard. However, the pattern of development is denser and residences are smaller. Sunrooms become a dominant element rather than the porches of earlier homes.

Streetscape (sites 044, 043, 042, 041)
1217, 1213, 1209, 1207 North Jefferson Street
Photo 30 Looking southwest

Here one may see a streetscape of various bungalow designs. Integrity is higher overall than the area north of Highland Avenue. Indeed, the two houses from the right are virtually unaltered. First house from right is a 1 1/2 story gabled bungalow with brown brick first floor. It has a double porch design (front and rear)

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

supported by brick piers. The gable area is sheathed in wide wood shingles. A large dormer with triple windows faces the street. The second house from the right is a 1 story bungalow with medium pitch hip roof on main block, gabled extension on main facade. The foundation is of concrete block cast to resemble rock faced masonry.

Streetscape, not in district
301 Highland Avenue
Photo #31 Looking southeast

In this photo one sees readily the unequal integrity of residences on this section of Highland Avenue. The house in the foreground, which at one time might have been called "carpenter-builder" is now so poorly altered that it visually blights the streetscape.

Streetscape, not in district
317, 313, 305 and 301 Highland Avenue
Photo #32 Looking southwest

These homes on the south side of Highland Avenue have also been stripped of details. Note the masonite paneling on the porch of the first house from the left. The house which is second from the left is typical: no architectural details remain to distinguish it form modern construction, including fenestration surround.

Streetscape, not in district
300, 304 and 308 Highland Avenue
Photo #33 Looking north

This photo, as well as photos #24 and 25, deal with the northern boundary of the district, which has been drawn to not include this section of Highland Avenue. This side of Highland Avenue exhibits similar problems to those found in photos #19 and 20.

The second house from the right has sufficient integrity to contribute to the district, but those flanking it isolate the residence visually. The third house from the right is especially conspicuous; its use of modern brick veneer and pseudo-colonial casement windows bear no relation to the historic architecture of Wysor Heights. A picture window has been introduced on the main facade of the fourth house, which has none of its original detail extant.

Streetscape, not in district
1304, 1308, 1312, 1316 and 1320 North Jefferson Street
Photo #34 Looking northeast

The view shows the east side of North Jefferson Street as evidence for boundary justification. The house in the immediate foreground faces Highland Avenue and shows a marked change in house design from bungalows south of Highland Avenue on North

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Jefferson Street. This is seen in the window type, attached garage, and chimney design. The streetscape is highly inconsistent in historic quality; one house which might be considered contributing to the area is nestled between poorly maintained or later housing types.

Streetscape, not in district
1301, 1305, 1309 and 1313 North Jefferson Street
Photo #35 Looking northwest

These few bungalows have maintained more of their integrity than most of the homes on North Jefferson Street. Unfortunately, those homes which could be considered contributing to the district are isolated by non-contributing structures.

Streetscape, not in district
1317, 1321 and 1325 North Jefferson Street
Photo #36 Looking north

Photo shows three 50's prefabricated homes which are totally out of character with the architecture of Wysor Heights. These houses differ in massing, scale, style, date, use of materials (formstone, plywood) and orientation from the district's typical architecture styles.

Streetscape (sites 062, 063 and 064)
1102, 1104 and 1106 and 1108 North Elm Street
Photo #37 Looking east

These prefabricated homes are intrusions to the Wysor Heights Historic District. The residence to the far left (site 064) is covered in asbestos shingles and its porch has been enclosed recently. It does however have the scale massing and proportions of other contributing houses in the district.

Herbert Pettijohn House (site 047), c.1910
1201 North Elm Street
Photo #38 Looking northwest

This 1 story frame house has a 3 bay front facade. The low pitch gable roof with cross gable to rear. Rafters exposed, gables have large brackets and wood shingles. The foundation and porch are of brick. The unusual porch with brick piers has stone trim and exposed joist beams with notched ends. The porch beams cantilever across unroofed portion. The porch is strongly reminiscent of the architecture of Greene and Greene. There is a single chimney stack on the south facade. Fenestration varies from vertical casement windows on side elevations to horizontal casements on the main facade.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

JUL 12 1990

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

House (site #048) c.1896
1205 North Elm Street
Photo #39 Looking west

This house is an example of an early worker residence in the district. It is a 2 story, 2 bay, frame house, whose basic plan is an L shape. A hipped rear block has offset projecting cross gable blocks on all elevations. Stick style motifs appear on gable areas. Verge boards and exposed rafters with scroll ends. The wrap-around porch is supported by turned posts, simple falt balustrade between posts. The window design is of 1/1 double hung sash with entablature lintels. There are 2 single chimney stacks north and south. The foundation built with cast concrete block, molded to appear as rock-faced masonry.

Streetscape (sites 065, 066 and 067)
1112, 1114 and 1200 North Elm Street
Photo #40 Looking east

Homes on Elm Street convey the early history of Wysor Heights as well as its later development as a neighborhood skilled labor workers. The Carpenter-Builder house to the far right (065) retains its original window sizes, porch columns and configuration. The William Likely House (067) has been sensitively restored using narrow gauge vinyl siding. The Likely House is a good example of a clapboarded Foursquare with its pediment-like cross gable, entablature window surrounds and sturdy Tuscan porch columns and balustrade. The bungalow in the center (066) is virtually unaltered.

Streetscape (sites 066, 067, 068, 069 and 070)
1114, 1200, 1204, 1208 and 1212 North Elm Street
Photo #41 Looking east

Continuing north on Elm Street, one finds more examples of Carpenter-Builder homes which retain most of their original features. Building 068 is a good example of a gabled two story cottage of the 1890s in Wysor Heights. (Note: the porch enclosure is from c.1920, but the aluminum awnings are a recent addition. The original porch columns are still in place.) 1208 North Elm Street (site 069), however, has been too modified to contribute to the district.

Streetscape (sites 070, 071, 072, 073 and 074)
1212, 1216 (vacant lot), 1220, 1224 and 1228
Photo #42 Looking northeast

Another clapboarded Foursquare is found at 1212 North Elm Street (070). This house is unaltered in appearance, including original clapboards, window moldings and square porch columns. The house at 1220 North Elm Street (072) demonstrates a variation on the single story gabled bungalow often found in the district. A typical instance of the turn of the century corner grocery is located at 1228 North Elm Street (074). The store front of this commercial structure is unfortunately altered, although it could be easily restored.

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National Park Service

National Register of Historic Places Continuation Sheet

Frank Brammer House (site 075), c.1916
1300 North Elm Street
Photo #43 Looking northeast

This 1 1/2 story bungalow was apparently built for Frank Brammer, owner of a small dry cleaning business. The low pitched gable roof has large shed dormers to north and south and exposed rafters. The walls are covered with wood shingles. Bay windows with wood corbel supports extend to the west. The porch is contained under the main roof and is supported by braced posts. Windows are double hung sash with multi-paned upper sash. The foundation is of cast concrete block.

Streetscape (sites 054, 055 and 056)
1301, 1305 and 1309 North Elm Street
Photo #44 Looking northwest

Several homes on North Elm Street were demolished and subsequently rebuilt during the 1920s, as is evident here. Salesmen and small concern owners moved into these new homes, including Henry C. Kuhner, proprietor of the Kuhner Packing Company. Kuhner had 1305 North Elm Street (055) built in about 1918. The Kuhner House is unusual in the use of monolithic limestone Tuscan columns for the porch supports. The house at 1309 North Elm Street (056) is an excellent example of a Carpenter-Builder house dating from the Whiteley Land Company's development of Wysor Heights; the original siding, window surrounds and porch column are all intact.

Streetscape (sites 059, 060 and 061)
1321, 1325 and 1329 North Elm Street
Photo #45 Looking northwest

These homes on Elm Street have been sided in artificial materials such as asbestos shingles. Window sizes and porch details are still in place. The porch of 1321 North Elm Street (059) was converted into a sunroom during the 1920s. 1325 North Elm Street (060) is another early Carpenter-Builder house.

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(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

SITES INVENTORY

Sites have been numbered as per survey procedures, east-west streets first, north-south streets last, from left to right.

- ADDRESS - BUILDING TYPE - RATING - STYLE - DATE

HIGHLAND AVENUE

001) 114 House Non-Contributing Carpenter-Builder, c.1920

INTERSECTION NORTH WALNUT STREET AND GRANVILLE AVENUE

002) NA Sculpture and landscaped park, "Appeal to the Great Spirit" Sculpture cast, 1908. Placed in park by artist, 1929. Ensemble known as Edmund Burke Ball Memorial.
Sculptor: Cyrus Dallin
Landscape architects: A.W. Brayton, Jr., Indianapolis and Oscar W. Crabbs, Muncie. Rating - contributing

MCCOLLOCH BOULEVARD FROM GRANVILLE AVENUE TO NORTH ELM STREET

003) 104 House Contributing American Foursquare, c.1920

004) 105 House Contributing Free Classic, c.1915

005) 108 House Contributing Free Classic, c.1915

006) 110 House Contributing Bungalow, c.1910

007) 200 House Contributing Carpenter-Builder, c.1895

008) 212 House Contributing Colonial Revival, c.1920

009) 300 Burt Whiteley House Contributing Queen Anne, 1892

010) 312 House Contributing Colonial Revival, c.1910

011) 400 House Contributing Colonial Revival, c.1915

012) 404 House Contributing Bungalow/Free Classic, c.1912

013) 408 House Contributing American Foursquare, c.1920

014) 412 Roy Thomas House Contributing American Foursquare/Arts & Crafts, 1922-23

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

NORTH WALNUT STREET

WEST SIDE

015) 1301 House Contributing Colonial Revival c.1900

016) 1305 House Contributing Bungalow, c.1920

017) 1313 Delaware County Children's Home Building Contributing
Romanesque Revival/Bungalow c.1890/1920

018) 1321 House Contributing American Foursquare, c.1920

019) 1327 Commercial structure Non-Contributing, c.1930

020) 1401 House Significant Arts & Crafts/Bungalow, c.1910

077) 1405 House Contributing Bungalow, c.1920

078) 1407 House Contributing Bungalow, c.1920

EAST SIDE, NORTH WALNUT STREET

021) 1200 House Contributing Arts & Crafts, c.1920

022) 1204 House Contributing Dutch Colonial Revival, c.1935

023) 1300 House Non-Contributing Carpenter-builder, c.1910

024) 1304 House Contributing Bungalow, c.1920

025) 1312 House Contributing Bungalow, c.1920

026) 1316 House Contributing Bungalow, c.1920

027) 1320 House Non-Contributing Bungalow, c.1920

028) 1324 House Contributing Bungalow, c.1920

029) 1328 House Non-Contributing American Foursquare, c.1920

030) 1400 House NOn-Contributing Carpenter-Builder, c.1910

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WEST SIDE

031) 1201 House Contributing American Foursquare, c.1920

032) 1213 Roy Shideler House Contributing Arts & Crafts/Bungalow, 1924

033) 1301 J. Monroe Fitch House Contributing Free Classic/American Foursquare, 1907

034) 1305 House Contributing American Foursquare, c.1920

035) 1309 House Contributing American Foursquare, c.1920

EAST SIDE

036) 1200 House Contributing Carpenter-builder, c.1920

037) 1204 House Contributing Bungalow, c.1915

038) 1208 House Contributing Carpenter-builder, c.1905

039) 1212 House Contributing Bungalow, c.1920

040) 1300 House Contributing Carpenter-builder, c.1890

NORTH JEFFERSON STREET FROM MCCOLLOCH NORTH TO HIGHLAND

041) 1207 House Contributing Bungalow, c.1920

042) 1209 House Contributing Carpenter-Builder, c.1910

043) 1213 House Contributing Bungalow, c.1920

044) 1217 House Contributing Bungalow, c.1920

045) 1200 House Contributing Bungalow, c.1920

046) 1204 House Contributing Bungalow, c.1920

NORTH ELM STREET
WEST SIDE

047) 1201 Herbert A. Pettijohn House Contributing Arts & Crafts/Bungalow, c.1915

048) 1205 House Contributing Carpenter-builder, c.1896

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

049) 1209 House Contributing American Foursquare, c.1915

050) 1213 House Contributing Queen Anne, c.1896

051) 1217 House Contributing Queen Anne, c.1896

052) NA Vacant Lot

053) 1225 House Contributing Queen Anne, c.1896

054) 1301 House Contributing Bungalow, c.1920

055) 1305 Gotlip Kuhner House Contributing Bungalow, c.1918

056) 1309 House Contributing Carpenter-builder, c.1896

057) 1313 House Contributing Bungalow, c.1920

058) 1317 & 1319 House Contributing Carpenter-builder, c.1896

059) 1321 House Contributing Carpenter-builder, c.1896

060) 1325 House Contributing Carpenter-builder, c.1896

061) 1329 House Contributing Carpenter-builder, c.1896

EAST SIDE

062) 1102 Non-Contributing Prefabricated house

063) 1104 & 1106 Non-Contributing Prefabricated house (double)

064) 1108 House Contributing Carpenter-builder, c.1900

065) 1112 House Contributing Carpenter-builder, c.1900

066) 1114 House Contributing Bungalow, c.1920

067) 1200 William O. Likely House Contributing American Foursquare, c.1915

068) 1204 House Contributing Carpenter-builder, c.1900

069) 1208 House Non-Contributing Carpenter-builder, c.1900

070) 1212 House Contributing American Foursquare, c.1920

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

071) 1216 Vacant Lot

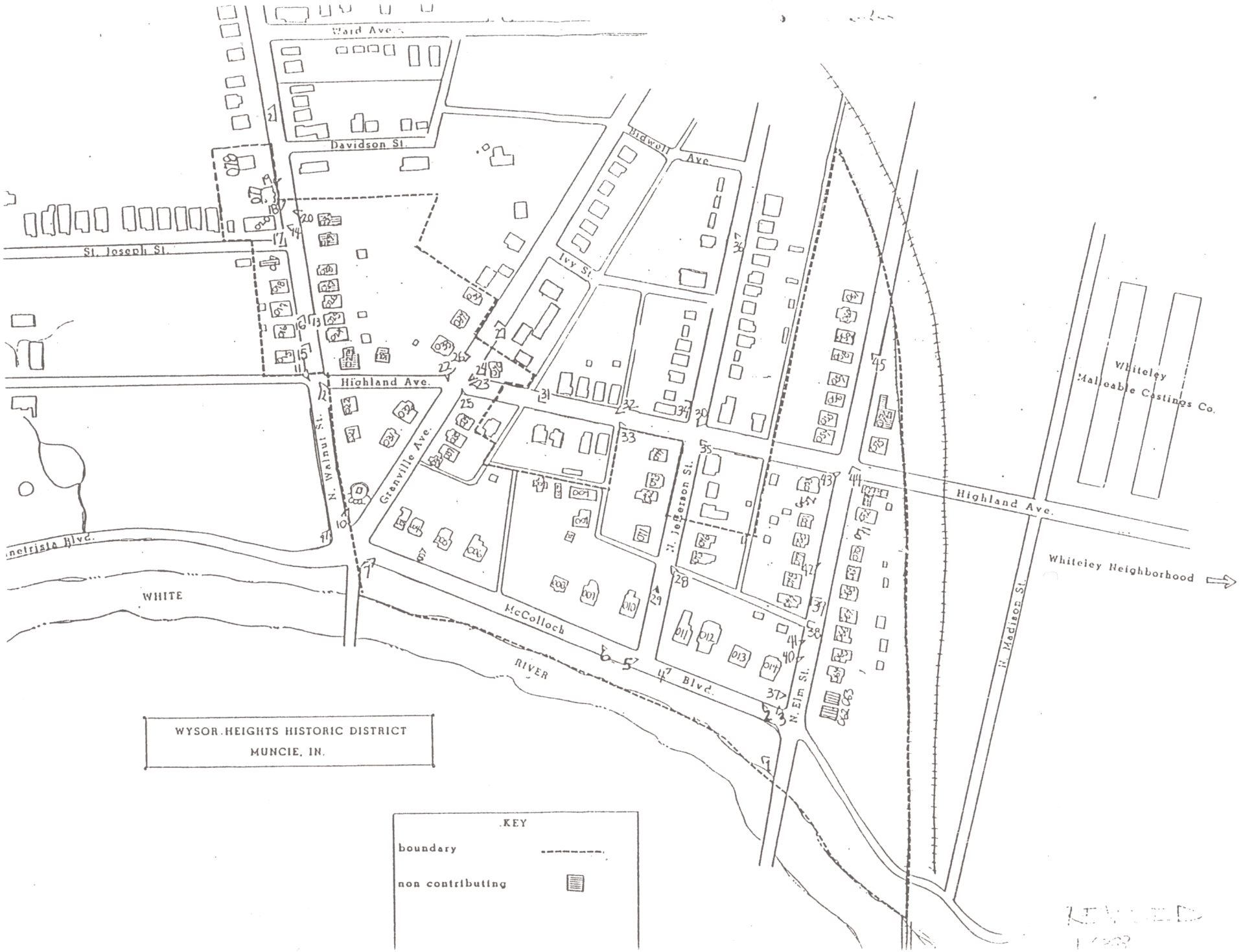
072) 1220 House Contributing Bungalow, c.1920

073) 1224 House Non-contributing Late Colonial Revival, c.1940

074) 1228 Commercial Structure Non-Contributing, c.1930

075) 1300 Frank R. Brammer House Contributing Bungalow, c.1911

076) 1308 Commercial Structure Non-Contributing 20th C Commercial, c.1920


Ward Ave.
Davidson St.
Hidwell Ave.
St. Joseph St.
Ivy St.
Highland Ave.
N. Walnut St.
Granville Ave.
N. Jefferson St.
Whiteley
Malleable Castings Co.
Highland Ave.
Whiteley Neighborhood
WHITE
RIVER
McCulloch
Blvd.
N. Elm St.
N. Madison St.
WYSOR HEIGHTS HISTORIC DISTRICT
MUNCIE, IN.
KEY
boundary
non contributing

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
ARCHITECTURE	1880-1930	1883
SOCIAL HISTORY		1893
ART		1929

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: Dallin, Cyrus E., Artist

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The area which was known as Wysor's Heights during the nineteenth century is significant to Muncie history for its collection of late nineteenth and early twentieth century architecture, its unique riverside setting and strong historic ties to the most important phase of development in the area's history. The district was developed as a residential suburb during the 1890s by Burt Whiteley, one of the city's leading industrialists. Wysor Heights provides a common theme of suburban domestic architecture over a three decade era, including the home of its developer, Burt Whiteley. The neighborhood also has a significant sculptural ensemble, "Appeal to the Great Spirit", recast and placed by sculptor Cyrus Dallin, and the first Delaware County Children's Home building of 1883.

The story of Wysor Heights begins in the early 1800s, although no historic resources are known to have survived in the district from this time. A nearby Delaware Indian village just north of Minnetrista Boulevard, about 2 blocks west of North Walnut Street, is the first indication of settlement north of the White River. The presence of Indian villages helped shape the subsequent development of Muncie. White settlers decided to settle south of the river and the high banks to the north were left as sparsely populated farmland. The Treaty of St. Mary's, Ohio, 1818, required the Delaware Indians to surrender all their holdings east of the Mississippi River in exchange for property in Missouri plus an annual payment of $4,000. A special clause in the treaty left the land that would become Muncie to Rebecca Hackley, grandaughter of Little Turtle, Chief of the Miami Indians. The land was purchased from the estate of Rebecca Hackley by Goldsmith C. Gilbert in 1825 (see appendix map 2). Gilbert then donated a portion of this "Hackley Reserve" to become "Munseytown" in 1827.

Wysor Heights was mostly devoted to agriculture during the 1850s, 60s and 70s. Several major roads made the area an important transportation hub during this period. At the intersection of what is now Granville Avenue, North Walnut Street and Minnetrista Boulevard, a covered bridge was erected across the White River about 1860. The bridge has long since been demolished, but it linked Muncie to communities to the north. North Walnut Street continues north from this point to become Centre Pike, the east-west divisor of Delaware County. Granville Avenue, once known as the Muncie-Granville Turnpike Company.

☒ See continuation sheet

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Jacob Henry Wysor, the president of the company had purchased a major portion of the Hackley Reserve, including all the land in the Wysor Heights Historic District (see appendix map 2). Wysor was a major figure in Muncie's history who had a wide variety of business interests including transportation (railroads and turnpikes), industry (gold mining and milling), as well as real estate development. The rural area north of the White River became known as "Wysor's Heights" during the late 1880s, due to the bluff-like topography of the land and the fact that Jacob Henry Wysor was the owner of most of the property.

Wysor's Heights became desirable residential land shortly after the discovery of natural gas near Muncie in 1886. During the 1890s, the city expanded rapidly, and with the development of industries and the accompanying influx of new residents there naturally developed a need for hundreds of new buildings and homes. The Wysor Heights Historic District contains a significant collection of residences from late 1800s and early 1900s, which was the period of Muncie's greatest growth.

Representative homes from the 1890s and early 1900s in the district include the impressive home of Burt Whiteley, developer of the area in the 1890s (site 009, photo #6). The Whiteley House is the oldest home on this portion of McColloch Boulevard and it is unique in the district by virtue of its greater scale and elaborate design. Fine craftsmanship is seen in details such as the delicate balusters and slender columns of the porch. The use of light brown bricks for the paneled chimneys is unusual as is the fishscale shingle-clad side porch/balcony. The Whiteley House compares favorably with other Muncie residences of the Queen Anne style in terms of craftsmanship, design and integrity. Unfortunately, the architect remains anonymous. Another example of an 1890s Queen Anne style house is found at 1205 North Elm Street (site 048, photo #39). This home has simpler details and woodworking more typical of homes built during the 1890s in Wysor's Heights.

Residences built during the early 1900s in the district provide a significant collection of later architectural styles which are not well represented in other historic districts in Muncie. The American Foursquare house is well represented in the Wysor Heights Historic District, for example. The James Monroe Fitch House (site 033, photo #25) is an example of the conservative, classical approach to the style. Built in 1907, the house has strong classical features such as the Scamozzi Ionic porch columns, dentil moldings and an offset pediment on the porch roof.

The house at 106 McColloch Boulevard is another classically-inspired American Foursquare (site 004, photo #8). The square plan and facades are relieved by a Tuscan columned porch with a fretwork balustrade and multi-light sash. The Roy Thomas House (site 014, photo #3), 1922-23, is an example of an Arts and Crafts/Prairie style American Foursquare. The use of Arts and Crafts design elements, such as the combination of brick and stucco with false half timbering and the overall simplicity of the Thomas House set it apart from other classically-inspired American Foursquares in Wysor's Heights.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The Bungalow style is demonstrated by several modestly scaled yet well executed residences in the Wysor Heights Historic District. The Roy Shideler House (site 032, photo #24) was built for a salesman and his family in about 1924. The use of tan face brick and a green glazed Spanish tile roof makes a distinctive design. The Herbert Pettijohn House (site 047, photo #38) features an open-raftered porch balanced by a low gable with knee braces. 1401 North Walnut Street (site 020, photo #14) is a similar unaltered example of a gabled bungalow. The Kuhner House, 1305 North Elm Street, uses a side gabled roof extended to the front to include a broad porch (site 055, photo #44). This bungalow is unusual in the use of monolithic Tuscan columns to support the "catslide" porch roof. Although these later styles of architecture are found in districts containing older homes, Wysor Heights has a cohesive grouping of bungalows and American Foursquares.

In addition to its architectural significance, the Wysor Heights Historic District is historically important for its associations with the city's development. The 1890s saw the first major development of Wysor Heights as a new suburb. This period witnessed the transformation of Muncie from an agrarian economy to an industrial economy. Indiana's transporation links and proximity to large markets such as Chicago and Cincinnati opened the area to development. The discovery of natural gas in Delaware County on September 15, 1886 provided the impetus for Muncie's transformation. The event is commemorated by an historical marker in the Eaton-Wheeling Pike, near Eaton, Indiana. Months later, gas was found only one mile from Muncie.

The effects of the "gas boom" were first felt in real estate prices as speculation increased rapidly. In 1887, the Muncie Board of Trade was formed to lure entrepreneurs to Muncie. The city had already convinced the Ball Brothers, manufacturers of the famous "Ball Jar" as well as other glass products, to relocate their plants from Buffalo, New York to Muncie in 1886. Other businesses were to follow, attracting new residents; by 1895, Muncie's population had skyrocketed from 5,000 in 1880 to 22,285.

Burt H. Whiteley was one example of an industrialist who took advantage of the gas boom. In fact, two generations of Whiteleys influenced the growth of Muncie. The first generation consisted of William N. Whiteley and his brother, Amos. William had established a harvest machine plant in their hometown of Springfield, Ohio. William relocated in Muncie and established an iron works in the area known as Whitely. (The family name has acquired several different spellings; the "Whiteley" version seems to be the correct one.) The neighborhood around this plant was also developed as blue collar housing by William Whiteley. This first plant was built in about 1892, but it burned down in 1894. Meanwhile, Burt and Amos Whiteley planned another iron works plant at the corner of North Madison Street and Highland Avenue to be known as the Whiteley Malleable Castings Company. On June 17, 1893, Whiteley Malleable Castings was incorporated, including such notable figures in Muncie history as George F. McColloch, namesake of the nearby park and a prominent industrialist in his own right.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The opening of the plant was a significant event in local history. Opened formally in October of 1893, the firm employed 400 men and women. Burt Whiteley incorporated new techniques of iron working into his plant such as a special gas burner which [illegible] Whiteley Malleable Castings Company plant. The firm manufactured a wide variety of items in iron and brass, probably including harvesting machines [illegible] death in 1917.

[illegible] and bridge parts: the plant continued as an active industry after Burt Whiteley's death in 1917.

As philanthropists, Burt and Amos Whiteley established a $5,000 per year fund for free treatment of the poor at the Muncie Home Hospital (in the Old West End Historic District, National Register of Historic Places, 1986). The fund was established using stocks for a perpetual income. Burt Whiteley also was a member of the Board of Park Trustees which maintained and created parks in Muncie. Today, the name Whiteley is associated with a trust fund established by Burt in his will which still contributes to the upkeep of Muncie's parks.

The opening of the Whiteley Malleable Castings Company plant in 1893 had a great impact on the Wysor Heights district. The plant and the lands encompassing the entire Wysor Heights Historic District were bought by the Whiteley Land Company in about 1890 (see appendix map 3). The firm was headed by William, with Burt as the secretary and Burt's father Amos as the treasurer. The Whiteley Land Company bought all of Jacob Henry Wysor's holdings in the area, and when the Malleable Castings Company officially opened, Wysor's Heights began a swift conversion from a rural area to a suburb of Muncie. As Haimbaugh explains, "The 'formal opening' of the plant was not held until October 30, when this event was accompanied by a public sale of lots on Wysor's Heights. From newspaper accounts of the "opening", it is seen that liberal advertising brought many strangers to the city and that the opening of the new addition and its principal industry was an important event."[1]

The quotation also illustrates the relationship of the residential development of Wysor Heights to the Whiteley Malleable Castings Company and seems to indicate that the neighborhood was conceived as employee housing for the plant. The properties along North Elm Street indicate that worker's homes developed during the years of 1895-1900; in the first period of the suburb's growth. The 1911 Sanborn Maps show Elm Street from the alley south of Highland Avenue north to Bidwell Avenue (inclusive of buildings 047-061 on the west side of Elm Street and buildings 066-076 on the east side of Elm Street) along with the castings plant on North Madison Street. This also affirms that this portion of the suburb was developed as working class housing for Whiteley's foundry. Since city directories for Muncie are not cross referenced until 1925, few examples of Whiteley Malleable Castings Company employees living in the district can be cited specifically. The 1894 directory lists Miles Case as a worker at the foundry, he lived "south of Centennial Pike, one west of Granville Pike" which, when verified against Sanborn maps, seems to be building 056. From 1910 to 1918, Charles Lillie, a molder at Whiteley Malleable, lived at the corner of Bidwell Avenue

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The opening of the plant was a significant event in local history. Opened formally in October of 1893, the firm employed 400 men and women. Burt Whiteley incorporated new techniques of iron working into his plant such as a special gas burner which nearly cut production time in half. He also received a patent for a device which could melt borings into iron and other metals; the invention was used exclusively at the Whiteley Malleable Castings Company plant. The firm manufactured a wide variety of items in iron and brass, probably including harvesting machines, fences and bridge parts. The plant continued as an active industry after Burt Whiteley's death in 1917.

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NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5 Wysor Heights Historic District

and Elm Street, but this residence has been demolished. Frank French, foreman of the pattern department at Whiteley Malleable Castings Company, resided in 1313 North Elm Street, building 057 from about 1920-25. The available evidence indicates that the area of Elm Street in the district was utilized primarily as skilled labor and middle management housing for Whiteley Malleable Casting Company from about 1894 to 1915. The neighborhood known as Whitely (east of the foundry and Wysor's Heights) seems to have served more typical worker housing. Unfortunately, Whitely and the casting plant are too altered to include in the district.

In addition to the residence of Burt Whiteley, other persons of significance to Muncie lived in the Wysor Heights Historic District in the early twentieth century. James Monroe Fitch lived in the fine American Foursquare at 1301 Granville Avenue from 1907 to his death in 1957, according to city directories (site 033, photo #25). Fitch twice served as a state representative for Delaware County. From November 1906 until 1909, he was a member of the House of Representatives of Indiana.[2] After this brief tenure, Fitch returned to Muncie as a prominent attorney and secretary of the Delaware County Republican Club. Later achievements include a six year stay in the Indiana State Senate from 1921-27.

Roy M. Thomas resided in the impressive American Foursquare house at the corner of North Elm Street and McColloch Boulevard (site 014, photo #3). He founded the small concern of Thomas Auto Tops at 316 North Mulberry Street about 1924. Later, Mr. Thomas erected an apartment block on this site and moved his business to the 500 block of Kilgore Avenue. Other small business owners had homes built on North Elm Street in the district. Henry Kuhner and his brother Gotlip, owners of the Kuhner Packing Company at 15th and Elm Street, lived in the gabled bungalow at 1305 North Elm Street (site 055, photo #44). The Kuhners lived in the house from c.1918 into the 1930s. Frank Brammer was the owner of the "Just a Real Good Cleaner" dry cleaning firm on South Mulberry Street. He and his family resided in 1300 Elm Street (site 075, photo #43) from its construction in 1913 until about 1930. Herbert Pettijohn was the secretary of boys work at the YMCA in Muncie; he lived with his family at 1201 North Elm Street from c.1918-30 (site 047, photo #38).

While small business owners and professionals moved into the area in the 1920s, skilled laborers continued to reside on Elm Street. For example, the Likely family apparently built and resided in the well preserved frame American Foursquare at 1200 Elm Street (site 067, photo #41). William and Raymond Likely are listed as carpenters in city directories and later Raymond was a pattern maker for the Muncie Oil Engine Company. The family maintained the house from 1916-30.

Wysor Heights was not only home to important Muncie citizens, but also includes a significant nineteenth century insitutional building. The land west of Walnut Street was chosen as the location of the Delaware County Children's Home in 1883 (site 017, photo #13). The home was established to combat the growing problem of orphaned or abandoned children which often accompanied the growth of nineteenth century industrial

NPS Form 10-900-a
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National Park Service

National Register of Historic Places Continuation Sheet

cities. The county government had made provision for the care of orphans as early as 1854 by placing them in the county poor farm. However, by 1881 the state legislature recognized the need for counties to provide separate care for children. A law that encouraged county commissioners to acquire property and erect structures for the care of orphaned children was passed.

In Delaware County, the first county children's home was constructed at 1313 North Walnut Street (site 017, photo #13) c.1883. It stands today as one of the more significant buildings in the Wysor Heights Historic District. By 1885 an average of 24 children lived in the home.[3] However, by 1887 the small home was overcrowded and falling into disrepair.[4] Plans for a new orphan's home were considered. A nearby site on the Hackley Reserve was chosen at the northwest corner of Walnut Street and Minnetrista Boulevard for the second children's home. Plans done by the firm of Yates and Keelor were accepted and the second home was completed in 1890. An early photograph shows the second Delaware County Children's Home in about 1892 (see photo 1). This structure served about 30 children per year and was run on a voluntary donation basis. The role of the first children's home after the construction of the second structure remains unclear. It may have served as a residence for the home's staff, or, as current resident Lanney Carmichael believes, as a schoolhouse for the orphanage.

The 1890s saw a great period of change for the Children's Home. The Delaware County Children's Home Association was founded in 1893 to benefit the home through various private efforts. By 1896, the second orphanage had 28 resident children, had placed 29 children into foster homes, and was receiving $1,216 in support from the county government per year.[5] The number of children housed by the facility steadily increased. Kemper stated in 1906 that the organization places 60 children per year into stable homes.[6] The children's home and its support buildings were overcrowded, had no space for growth due to the development of surrounding areas and "...it became apparent that a proper institution for the care of dependent children under the public charge had become necessary..."[7] The new Delaware County Children's Home was built in 1907 on the far west side of Muncie.

Frank Ball, one of the five Ball brothers who founded the Ball Manufacturing Company, acquired and demolished the second home main building, but 1313 North Walnut Street remained standing and was adapted to use as a private residence. Howard Cring, the district manager of the John Hancock Mutual Life Insurance Company, lived in this building from 1919 to 1925, according to city directories. The first Delaware County Children's Home at 1313 North Walnut Street is significant as a part of an important social institution in Delaware County. The building reflects the nineteenth century attitude that social concern was a matter of volunteer efforts and philanthropic donations rather than governmental action. Since the second children's home and its outbuildings were demolished, 1313 North Walnut Street is the only building which remains from the early period of the children's home history. The first children's home is the only example of Romanesque Revival architecture in the district, exhibited in the rock-faced limestone sills and broad triple coursed entry arch. The gabled entry porch with textured face brick piers is a later replacement, reflecting the early twentieth century use of the building as a residence.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

The development of Wysor Heights during the 1920s was culminated by the construction of the Edmund Burke Ball Memorial at the intersection of Walnut Street, Granville Avenue and McColloch Boulevard in 1929 (site 002, photos #9 and #10). The memorial centers around the equestrian sculpture "Appeal to the Great Spirit," which is an important work of art on several levels. The sculpture is an original work of excellent craftsmanshi It was recast by the artist in 1928 from the 1908 prototype. The first casting was placed in front of the Boston Museum of Fine Arts after an award-winning exhibition of the piece in the Paris Salon in 1909. "Appeal to the Great Spirit" was given a gold medal.

Although the bronze sculpture is a recast, the work does not suffer any significant loss of intent or integrity. Indeed, after placing the sculpture himself, Dallin stated: "I am pleased to see my work in such a true setting. The designs are perfect; the entourage splendid."[8] The entourage forms a major focus for Muncie and Wysor Heights.

Cyrus E. Dallin's sculptures have been used as foci in natural and cultural settings throughout the nation. Dallin was an internationally trained artist. After studies in Paris, he received several awards for his work, including a gold medal from the American Art Association in 1888, an honorable mention in Paris in 1890 and a diploma from the 1893 Columbian Exposition. Dallin's oeuvre includes "Signal of Peace" in Chicago's Lincoln Park, "Sir Issac Newton," in the Libary of Congress, Washington, D.C. and "The Scout," in Kansas City, MO., among many others.[9]

The Edmund Burke Ball Memorial is also significant as a piece of early twentieth century landscape architecture. The fact that the landscape was planned and its designers, A.W. Brayton, Jr. of Indianapolis and O.W. Crabbs of Muncie are known makes the ensemble especially important. In addition, the grouping represents the Ball's civic pride in Muncie, their appreciation of Indian history and love of fine sculpture.

"Appeal to the Great Spirit" has become the symbol of the city of Muncie. Because of the continuing deterioration of the piece, the Department of Community Development is currently formulating plans to maintain this and other bronze statuary in the city.

Other preservation efforts in Wysor Heights consist of the simplest and best method of historic preservation maintenance. This is self-evident in the included photographs. McColloch Boulevard (sites 003-014, photos #2-8) is a high maintenance area, as is Granville Avenue (sites 031-040, photos #22-25). Structures on North Elm Street have begun to receive attention. Homes 048-051 have been partially restored and painted in Victorian color schemes and the Likely House, 067, has been sensitively maintained (see photos #38-44). The district has been fortunate to escape the blight of other areas in Muncie. Consequently, Wysor Heights has the unique opportunity to initiate preservation planning before problems of deterioration develop. The first logical step would be inclusion in the National Register of Historic Places.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Taken as an ensemble, the Wysor Heights district provides a common theme of suburban domestic life over three decades of architectural history. As previously discussed at length, Wysor Heights was also home to one of the city's leading industrialists. Wysor Heights was planned as a typical nineteenth century suburb centered on a heavy industry, worker housing and the owner's nearby "villa". During the first two decades of the 1900s, the district was known as a fine residential area to skilled labor and small business owners. While the district is unified by its suburban nature, there is a diversity of architectural style. The list includes Queen Anne, Free Classic, Bungalow, Carpenter-Builder, Arts & Crafts, American Foursquares and period revivals. Significant historic homes and other buildings are found in the district. The neighborhood is unique in Muncie for its historical association and suburban riverside setting.

[1]Frank Haimbaugh, History of Delaware County, Indiana, (Indianapolis: Historical Publishing Company, 1924).

[2]Haimbaugh, pp. 585-6.

[3]"Yearly Report of Matron of Delaware County Children's Home for Year Ending December 6th, 1887," Muncie Daily News, December 8, 1887, page 4.

[4]Shafer Lee Suggs, "History of the Delaware County Children's Home," Unpublished paper for Dr. Althea Stoeckel, Ball State University, 1975, page 1. Found in Stoeckel Archives, Bracken Library. Also see footnote 3.

[5]"Annual Report of the Orphan Children's Home," Muncie Daily News, February 16, 1896, page 8.

[6]G.W.H. Kemper, A Twentieth Century History of Delaware County, Indiana, (Chicago: Lewis Publishing Company, 1908) page 500.

[7]Haimbaugh, page 179.

[8]"Sculptor to Direct Placing of Memorial to E.B. Ball," Muncie Morning Star, May 21, 1929.

[9]Information in this paragraph from a newspaper article "Art in Our City and State," Mrs. J.W. McMillian. (No paper name or page number on clipping.) From Stoeckel Archives, Bracken Library, Ball State University, Muncie, Indiana. Also, see Francis Rell, Cyrus E. Dallin, Let Justice be Done, (Springville, Utah: Francis Publishing, 1976.)

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[X] See continuation sheet

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
- [ ] University
- [ ] Other

Specify repository: Indiana Historic Sites and Structures Inventory

10. Geographical Data

Acreage of property 23

UTM References

	Zone	Easting	Northing
A	16	637270	4451800
B	16	637750	4451730
C	16	637380	4451460
D	16	637710	4452120

[ ] See continuation sheet

Verbal Boundary Description

See Continuation Sheet

[ ] See continuation sheet

Boundary Justification

See Continuation Sheet

[ ] See continuation sheet

11. Form Prepared By

name/title Paul C. Diebold, Preservation Intern
organization Department of Community Development date 2/5/87
street & number 220 East Jackson Street telephone 747-4825
city or town Muncie, state Indiana zip code 47305

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 **Page** 2 Wysor Heights Historic District

Note: distances given are approximate. * = degrees (approx.)

SOUTH BOUNDARY

-Banks of White River from intersection of Walnut and McColloch Boulevard east to Conrail and Seaboard Systems right of way.

NORTH BOUNDARY - following a line from west to east.

-Starting at the northwest corner of the property at 1407 North Walnut Street, follow the north property line of 1407 North Walnut Street to the curb line of North Walnut Street.

-90* South - down Walnut Street to a point in line with the north property line of 1400 North Walnut Street

-90* East - following an extension of the north property line of 1400 North Walnut Street across Walnut Street to the rear property line of lots on North Walnut Street and Granville Avenue.

-90* Southwest - for 200' down rear property line of North Walnut Street and Granville Avenue residences.

-90* East - following north property line of 1309 Granville Avenue to west curb line of Granville Avenue.

-90* Southwest - down west curb line of Granville Avenue for 200'.

-90* South - down the west curb line of the alley immediately east of Granville Avenue to the north curb line of Highland Avenue.

-90* West - along the north curb line of Highland Avenue to a point in line with the west property line of 301 Highland Avenue.

-90* South/Southwest - following an extension of the west property line of 301 Highland Avenue.

- Continue Southwest - following the west and then south property line of 301 Highland to the west curb line of the alley immediately east of Granville Avenue.

-90* East - following south curb line of alley between McColloch Boulevard and Highland Avenue to east curb line of alley serving North Jefferson Street homes.

-90* North - along east curb line of alley serving North Jefferson Street to south side of Highland Avenue.

-90* East - Follow along east curb of Highland Avenue to intersection of North Jefferson Street and Highland Avenue, S.W. corner.

-90* South - 100' to north property line of 1204 North Jefferson Street

-90* East - along north property line of 1204 North Jefferson Street to alley. (Follow line across North Jefferson Street to east curb line of alley serving North Elm Street).

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

-90* North - follow rear property line (alley) of the west side of North Elm Street to Conrail and Seaboard Systems right-of-way property line.

EAST BOUNDARY

-Follow property line of Conrail and Seaboard Systems from banks of White River north to rear property line of the west side of North Elm Street homes.

WEST BOUNDARY

-Starting from the banks of the White River at the intersection of McColloch Boulevard and North Walnut Street, follow the east curb line of North Walnut Street to the northeast to the intersection of Highland Avenue, N.E. corner.

-90* West, follow north curb line of Highland Avenue to rear property line of homes on the west side of North Walnut Street.

-90* North, follow rear property line of North Walnut Street residences north to the north curb line of St. Joseph Street.

-90* West on the north curb of St. Joseph Street to the west property line of 1401 North Walnut Street.

-90* Follow north along the west property line of residences on the west side of North Walnut Street to the northwest corner point of the property at 1407 North Walnut Street.

BOUNDARY JUSTIFICATION

Wysor Heights was originally conceived as an industrial suburb in 1894. Later, during the 1920s, the area became a high quality residential neighborhood for business owners and skilled labor. The boundaries were generally suggested in the Delaware County Interim Report, page 50. The boundaries have been expanded for historic as well as aesthetic reasons to the extent possible, considering the integrity of historic fabric. For example, the inclusion of North Walnut Street represents an early period in Wysor Heights as seen in the Delaware County Children's Home School (site 017, photo #13). Bungalows on Walnut Street show the 1920s redevelopment of Wysor Heights.

The reason for the highly irregular north border is due to several factors. Primarily, the street grid is itself unusual and while this adds to the character of the district, it makes for irregular borders. Also, the number of contributing structures declines markedly as one moves north. Explanations for each street follow.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

On North Walnut Street the cut off for the east side of the street is determined by two vacant lots, followed by altered homes and intrusions (see photos #18, 19, 20 and 21). The vacant lots effectively sever the streetscape. The east and west side of North Walnut Street shows a noticeable increase of poorly altered homes north of the boundary.

The Interurban Apartments, 1304-16 Granville Avenue, provide a northern limit to the boundary on Granville Avenue (see photos #26 and 27). Interestingly, though the apartments are physically and visually intrusions, they are named after an interurban right-of-way which once occupied the site.

Homes on Highland Avenue between Granville Avenue and North Elm Street have been altered in very permanent ways. This includes severe alteration of window orientation and size, use of incongruous materials (e.g. - modern brick additions, plywood paneling used on exterior walls) and loss of ornamental details (see photos #31-36).

North Jefferson Street north of Highland Avenue has groups of modern homes which divide the original streetscape (see photos #35 and 36). Many of these residences have been altered in a similar fashion to those on Highland Avenue. Though there are similar homes south of Highland Avenue, those south of Highland Avenue retain details and aperture sizes. Indeed, several appear unaltered, whereas virtually all residences north of Highland Avenue have been altered to a lesser or greater degree. Also, Jefferson Street north of Highland Avenue has no original carpenter-builder homes.

The presence of railroad tracks provides a strong barrier for the north portion of North Elm Street. Those residences north of the survey suggested boundaries are not substantially different from those included in the survey. The survey also indicates a boundary down the center of Elm Street. It would not be logical to include one side of this street without including the other. The railroad tracks are a more natural border for the district.

Other streets in the area, such as Davidson Street or Ward Avenue, were developed after the first quarter of the twentieth century; there are few residences suitable for inclusion in the district.

In conclusion, the boundaries suggested in the Delaware County Interim Report have been expanded to reflect more of the history of Wysor Heights. The irregularity of the district boundaries is caused by the unusual street grid and an increase in non-contributing structures.