

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Old West End Historic District

and or common

2. Location

street & number Roughly bounded by Liberty Street, Washington Street,
the White River, Kilgore Street, Howard Street N/A not for publication
and Orchard Place

city, town Muncie N/A vicinity of

state Indiana code 018 county Delaware code 035

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Delaware County Building

street & number 100 W. Main Street, Room 2

city, town Muncie state Indiana 47305

6. Representation in Existing Surveys

title Indiana Historic Sites & Structures Survey

has this property been determined eligible? yes no

date October, 1984 federal state county local

depository for survey records Department of Natural Resources

city, town Indianapolis state Indiana

7. Description

Condition		Check one	Check one
excellent	deteriorated	unaltered	X original site
X good	ruins	X altered	moved date
fair	unexposed		

Describe the present and original (if known) physical appearance

The Old West End Historic District is an area of roughly 28 city blocks located on the west edge of Muncie's central business district. The area is largely residential with some commercial uses along State Road 32 (West Jackson Street) (photo #14) and Liberty Street. Structures in the district represent a range of architectural styles dating from the mid-nineteenth to the early twentieth centuries. The district contains the largest collection of late Victorian residential architecture in the city. The majority of the houses in the district were built between 1880 and 1915, during the "gas boom" era in Muncie. Muncie's "west end" differed much from the city's more fashionable "east end" in that many of its residents were descendants of early pioneers whose fortunes were made prior to the industrialized success of the late 1880's. Many of the residences are large and elegant homes of frame or brick construction with extensive exterior details and embellishments. The Queen Anne style, and derivatives, are prevalent throughout the district, but the Greek Revival, Gothic Revival, Italianate, Foursquare, Colonial Revival and Bungalow styles are among the other late 19th-early 20th century modes represented.

The northeastern tip of the district is part of the original 1827 town plat of Munseetown, and contains vernacular structures associated with that period. The remainder of the district was originally wooded, and contained a large glacial mound just west of the area's center, now bisected by Mound Street. This area has not been surveyed for its archaeological resources, but the county histories clearly note the location of the mound(s). In The Life of David Gharkey, 1852, the following description of the area is given:

"My tract of land adjoining Muncie contains 260 acres of high, dry, fertile land, well timbered and well watered; with an improvement of 50 acres under fence, nine of which is sown with grass, and the rest ready for any sort of grain. Two state roads, one leading to Indianapolis and the other to Pendleton, run directly through it. Upon this land there is a mound 55 feet high, overlooking the town and its vicinity, one of a very rich soil, now containing grass; a number of springs near the double cabin, and a medical spring on lot No.7, near which there is a mound 300 feet long and 30 feet high. . ."

For purposes of description the district has been divided into four general areas: (1) the levee area bound by the White River on the north and Jackson Street on the south; (2) the "boom" area roughly bounded by Jackson, Liberty, Howard and Mound; (3) the area of workers' cottages bound by Charles, Mound, Howard and Elliot; and (4) Orchard Place.

The levee area includes a portion of the original town plat of Munseetown. The condition of the fabric in this area generally is good, although several structures have undergone such unsympathetic alterations as the addition of aluminum or asbestos siding. This area is chiefly residential in use with some commercial and office uses occurring on both Jackson and Main Streets (photo #16). The houses front onto the east-west streets with the homes on Main Street turning their backs to the river (photo #7). There are a number of intrusions in this area. In fact, the area with five modern structures contains the largest accumulation of non-contributing buildings. The quantity of intrusions is associated with State Road 32 (Main and Jackson Streets) and the erosion of housing fabric due to commercial expansion from the CDBG.

8. Significance

Period	Areas of Significance—Check and justify below			
prehistoric	archeology-prehistoric	community planning	landscape architecture XX	religion
1400-1499	archeology-historic	conservation	law	science
1500-1599	agriculture	economics	literature	sculpture
1600-1699	XX architecture	education	military	social
1700-1799	art	engineering	music	humanitarian
XX 1800-1899	commerce	exploration/settlement	philosophy	theater
XX 1900-	communications	industry	politics government	transportation
		invention		other (specify)

Specific dates 1827-1922 Builder/Architect Various

Statement of Significance (in one paragraph)

The Old West End Historic District is significant because its residential architecture reflects the impact of the gas boom era on one of the city's predominantly middle class neighborhoods. The northern portion of the district is part of the original platted land donated by Goldsmith Gilbert, one of the county's first settlers. Most of the remaining lands within the district remained rural and developed slowly through the middle years of the 19th century. The rapid growth of the city during the period 1886-1910 following the discovery of natural gas saw the construction of homes in the district for members of the city's oldest families, the expanding middle class, and the gas boom "nouveau riche". As a result, the district contains a rich collection of homes representing architectural styles from the last half of the 19th century and a cross section of Muncie society from blue collar workers to the industrial elite.

Delaware County was organized on January 26, 1827, and within a short time Munseetown was officially designated the county seat. The town grew slowly at first due to a lack of good transportation routes. By 1837, when David Gharkey platted much of the original donated land, the population was only 320. Between 1848-1854 the town doubled in size due, in part, to the arrival of the Indianapolis and Bellefontaine Railroad in 1852, which opened up new markets for agricultural products. In 1854 Muncie was incorporated as a city. The post Civil War era saw the beginning of Muncie's change from an agricultural trading center into an industrial city. By 1880 the city had 40 factories manufacturing a wide range of products. It was during this period that the southern portion of the district south of Charles Street was platted. The earliest surviving houses in the district, exemplified by the John Eiler House, 403 West Charles Street, 1876 (photo #42), date from this period.

The discovery of natural gas one mile east of Muncie in 1886 ushered in a period of unparalleled growth. The discovery offered a seemingly unlimited supply of inexpensive energy. In 1885 the Muncie Business and Manufacturing Association was formed to encourage new business to locate in Muncie. Among the industries that did set up operations in Muncie were Ball Brothers, who moved from Buffalo, New York, in 1888. They quickly became one of the largest employees in the city. During the 1890's Midland Steel, Indiana Iron Works, Muncie Wheel Company, and the Indiana Bridge Company all established offices in Muncie. These businesses employed many people in both managerial and labor positions. While the east end of the city emerged at this time as a preferred residential location for some of the new industrial class, the west end was also selected by a number of these business leaders. The west end also appealed to a range of others employed by the new industries and related businesses from office personnel to laborers. This was due, in part, to its proximity to the White River and to the downtown business district. A large number of homes were constructed along the west end's tree lined streets reflecting the taste of these residents for various forms of Victorian architecture.

In addition to its excellent residential architecture, the district is architecturally distinguished by several public structures designed by notable architectural offices. Temple Beth-El, 525 East Jackson Street (photo #20), built in 1922, was designed by the local firm of Smenner and Houck. The First Church of Christ Scientist, 326 West Charles Street (photo #67) was designed by Cuno Kibele. Kibele designed several other distinguished

9. Major Bibliographical References

Please see continuation sheet

10. Geographical Data

Acreeage of nominated property 55
Quadrangle name Muncie West Quadrangle Quadrangle scale 1:24000

UTM References

A	1 6	6 3 7 0 2 0	4 4 5 0 3 8 0	B	1 6	6 3 7 0 7 0	4 4 4 9 7 6 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 6	6 3 6 4 3 0	4 4 4 9 9 7 0	D	1 6	6 3 6 6 4 0	4 4 5 0 3 8 0
E				F			
G				H			

Verbal boundary description and justification

Please see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
state		code	county	code

11. Form Prepared By

name/title	Muncie Community Development Department		
organization	Muncie Historic Preservation and Rehabilitation Commission	date	4-25-86
street & number	220 E. Jackson Street	telephone	317/747-4825
city or town	Muncie	state	Indiana 47305

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Richard Hartley for J. M. Redmon*
title Indiana State Historic Preservation Officer date 7-23-86

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

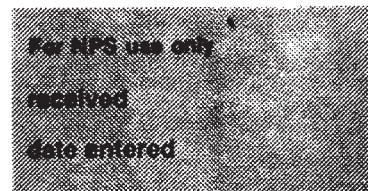
Attest:

date

Chief of Registration

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There are a variety of architectural styles represented in this area ranging from late Greek Revival to Italianate (photo #8), American Foursquare (photo #5), Bungalow (photo #21), and Queen Anne styles (photos #7 and #18).

The "boom" area has the largest collection of major styles in the proposed district. The condition of fabric in this area ranges from excellent to very poor. The bulk of the neighborhood residents' renovation efforts have been concentrated in this area. The east-west streets are tree-lined and keep much of their historic appearance. Charles Street is one of the more elegant streets containing outstanding examples of the architecture of prosperous turn-of-the-century residents. Photo #'s 34, 36, 38, 39, 40, 42, 43, 45, 46 and 47 demonstrate the wide range of architectural styles present. Adams and Howard Streets also have an abundance of architectural styles and historic character as seen in photo #'s 24, 26, 28, 29, 48, 49, 50, 51 and 56.

The remainder of the district's intrusions occur in this area and generally are not of strong commercial use. The Trailways bus station (photo #52) is one instance. Others range from a corrugated steel garage structure (Building #123) to an apartment complex (photo #44), to an addition for the Friends Church (photo #28).

The third area contains more modest homes usually associated with the blue collar community. These houses are smaller, usually one or one and one-half to two stories and generally of frame construction. The houses have a different orientation by fronting on the north/south streets. Photo #57 clearly shows the scale and character of the houses in this area, while photo #60 shows the typical condition of the housing. The area is residential in use with no modern intrusions. Minor alterations have caused some historic character to be lost through the application of sidings and the removal of such architectural details as porches or brackets.

The fourth area is that of Orchard Place, a one block cul-de-sac in the southeast corner of the district. It is residential in use. The fabric of the area is generally good with the prevalent style being the bungalow. The area was developed about 1906. At that time the street was constructed and the original orchard dwellings and barn moved from Liberty Street west. Number 47 Orchard Place (photo #64) is the finest example of the Second Empire style in the city. The original rear half of this structure has been moved to the rear of 45 Orchard Place (Building #287). The original barn (photo #63) has been converted to a dwelling, and it is currently undergoing renovation.

Following are descriptions of 34 individual structures that constitute a sampling of the building types and architectural styles extant in the district. The period ranges from 1845 to 1922, and represents all major architectural developments. Photograph numbers correspond to the sketch map of the district and the enclosed photographs.

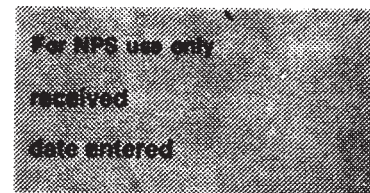
110 North Council Street
Building #20

Photo #3
c. 1890

This one and one-half story frame structure was built circa 1890. It is L-shaped in plan and has a gabled roof. There is an early one-story addition to the rear with a shed roof.

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Both roofs are covered with fiberglass shingles. The foundation is of brick. The porch has carpenter/builder detailing. The windows are one-over-one double-hung with a pair of windows featured in the center of the west facade. This simple cottage is indicative of the scale and plan of smaller houses in the levee area of the district.

112-114 N. Council Street
Building #21

Photo #3
c. 1865

This is an early two-story frame structure, altered into a double house, c. 1910. The one-story porch probably dates from the c. 1910 remodeling and runs across the entire west facade. The building is four bays across and two bays deep. The roof is gabled and a chimney occurs at the north end of the house piercing the gable end. The windows are one-over-one double-hung sash. The second story windows on the west facade each have a carpenter interpretation of a hood molding.

The Wittmore Apartments
110 N. Cherry Street
Building #30

Photo #4
c. 1910

One of several apartment structures in the district, this two-story brick structure is constructed of brick and has limestone detailing that occurs as medallions, window coping, quoins, and finials. The brick is common bond and the parapet contains recessed brick diamonds at regular intervals. The windows are 16 lights in a steel grid frame of a casement type. There are pairs of the 16-light configuration on the second story of the south and north facades. There are two chimneys, one occurs in the west facade in the north bay. It is of a three stack cluster and has chimney pots and limestone detailing. The second chimney is utilitarian in use and appearance and occurs within the building versus at the building perimeter. There are two entrances to the building. The main entrance occurs in the west facade in the inset between the two bays. The second occurs in the center of the south facade. Both have elaborate limestone detailing and embellishments. Originally eight apartment units, the building currently houses offices.

502 W. Main Street
Building #28

Photo #5
c. 1900

This house is an excellent example of the American Foursquare style. The two and one-half story structure is frame with brick veneer. It features limestone sills, a hip roof with dormers, and leaded glass lights in the top of one-over-one, double-hung windows. The front door has leaded glass side lights and the door has a single light beveled glass pane. The one-story porch has a low-pitched hip roof and runs across the entire south facade. The four dormers each have sets of three windows.

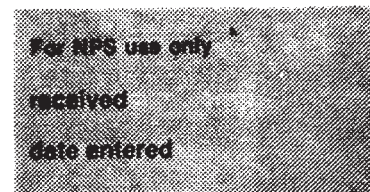
703 W. Main Street, Martin Sisters House
Building #43

Photo #43
1879-1880

This house represents the late period of the Italianate style. The two-story frame structure is very indicative of the style. The L-shaped plan has a later addition to the southeast. The low pitched hip roof has a bracketed cornice with panels between pairs of brackets.

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The north porch has a corbelled detailing with carved brackets and a flat roof. The addition has a simple porch with a hip roof. The windows are two-over-two, double-hung with the lights running in a vertical parallel, and are shuttered. The original owners were Emily, Nancy and Phoebe Martin. The contractor or builder was E. Cavault, a local contractor.

Christian Church/Wesleyan Chapel
600 W. Jackson
Building #67

Photo #17
1875

This one and one-half story brick structure articulated by Doric pilasters, pointed arched, stained glass windows creates a temple appearance. The building has a gabled roof over the sanctuary, with fiberglass shingles. An 1898, two-story frame addition is located to the northeast of the main sanctuary, and probably served as the rectory at one time. The plan is rectangular and is three bays wide and four deep. The main entrance occurs in the center bay of the south facade. The original owner was the First Christian Church.

Vandercook House
521 W. Adams
Building #100

Photo #24
1887

This is one of the most elaborate of the Queen Anne structures in the district. The building is a two and one-half story frame structure with multi-gabled roof and fish scale shingles in the gable ends. There is presently a leaded, stained glass window occurring in the west facade near the line of the eave. The porch has turned posts with a curved entrance at the north steps. The porch wraps the house in an L fashion with the gazebo-like form, with conical roof and finial occurring at the northwest corner. The porch along the west side of the house differs in detailing from the north porch with the latter being more elaborate in curvilinear embellishments. The house has a projecting bay on the west side with bracketed corner windows. The house was originally owned by M. E. Vandercook, and subsequently occupied by Alva Kitselman, and later by Curtis Rector.

Leffler House
822 W. Charles
Building #117

Photo #47
1891

This imposing three-story frame structure was built by R. M. Ball, a local entrepreneur, and later occupied by Delaware Circuit Court Judge J. G. Leffler. The house features a heavily bracketed porch and a small second floor porch, a widow's walk atop the multi-gabled roof, and fish scale shingled panels and gable ends. The corner gabled porch entry characterizes the house. The house is frame and wood sided and has an irregular plan.

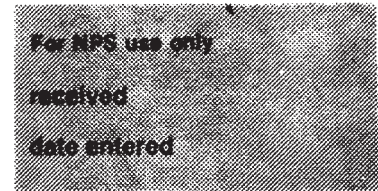
Kitselman House
805 W. Charles
Building #168

Photo #46
1908

This elegant home was built for Maitlan Kitselman, a steel manufacturer, in 1908. The two and one-half story brick structure has a rectangular plan, an attic ballroom, and limestone foundation and details. The one-story porch with central gable runs the width of the north facade and has Doric columns in groupings of two and three, with a spindled balustrade. The clay tile roof is irregular in shape with a central dormer and finials. The soffit of the roof overhang is supported by exposed rafters. The home also has several leaded and stained glass windows.

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Thomas Bauer House
801 W. Charles
Building #169

Photo #45
1900

An excellent example of a Dutch Colonial Revival residence, this two and one-half story frame structure has a gambrel roof with large central gabled dormer. The gable ends are shingled with wood shingles. The porch has Doric columns in pairs and runs across the north facade. There is clapboard siding on the first floor and a brick foundation. There is a carriage house located on the property at the southeast corner. The original owner was Thomas Bauer.

Beecher Bennet House
508 W. Charles
Building #143

Photo #38
1905

This two and one-half story brick structure with irregular shaped roof was gutted by an explosion in 1910. Subsequently, the porch and the interior date from this period. Also notable is the flared conical roof of the tower with its pointed, arched window piercing the overhang. The house has a limestone string course at the foundation and limestone window sills. The windows are one-over-one, double-hung and have flat brick lintels with keystone at the first floor. The attic windows have a diamond light centered in the grid of the five-light panel.

Eiler House
403 W. Charles
Building #189

Photo #42
1876

This Italianate residence built for John Eiler, is one of the earliest existing examples of the style in this district. The two-story frame structure has a low-pitched hip roof and a brick foundation. It is L-shaped in plan with a hexagonal bay projecting at the northeast inside corner of the "L". The bracketed cornice has recessed panels between single brackets. The two-over-two, double-hung windows are typical of the style. The single story porch occurs at the north side of the east bay. The house has been painstakingly restored by the current owner using photographs supplied by the descendants of the first owner.

First Church of Christ
326 W. Charles Street
Building #150

Photo #67

This Indiana limestone structure is built in the Renaissance Revival idiom. It was constructed in 1929 and Cuno Kibele is the architect. The two-story limestone structure features a triple arched, recessed portico. The arches are supported by Corinthian columns and pilasters. The main entrance is pedimented. The modified crucifix plan has a narrow transept occurring at the south terminus of the plan that rises slightly higher than the nave at the corners. The windows are rectangular at the first floor and arched with keystone at the second. The detailing of the structure is simple.

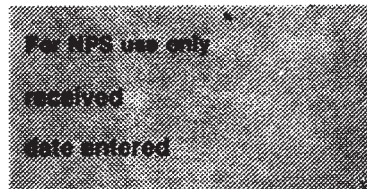
515 W. Washington Street
Building #22

Photo #3
c. 1910

A one-story frame, gabled roof structure with brick foundation. A porch with partial hip roof runs across the front.

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Martin Apartments
109-111 S. Council
Building #52

Photo #9
c. 1900

A two-story brick structure with flat roof and limestone and brick, prairie style detailing.

Cammack House
524 W. Jackson
Building #68

Photo #18
c. 1890

This two and one-half story frame structure was built for David Cammack, a millwright, who later served as secretary treasurer for the Muncie Central Company, and vice-president of Muncie Savings and Loan Company. The porch was altered c. 1950 from a highly stylized stick wrap-around to the present stoop-like appearance.

Beth-El Temple
525 W. Jackson
Building #70

Photo #20
1922

This brick structure is rectilinear in plan with an in-filled, triple arch arcaded portal, supported on two Corinthian columns. It has limestone detailing and semi-circular arched windows with stained leaded glass.

509 W. Jackson
Building #72

Photo #21
c. 1915

A one and one-half story brick and stucco structure with limestone sills, gabled roof with gabled front dormer and bracketed eaves.

625 W. Adams
Building #92

Photo #29
c. 1910

This one and one-half story brick and stucco structure has a river rock porch, a flared gable roof with central dormer, and river rock foundation. The large window on the front facade has a limestone sill and leaded glass transom.

Rector Apartments
522 W. Adams Street
Building #80

Photo #23
1920

This three-story brick structure, built in 1920, has a flat roof with limestone detailing. It has metal sash windows and urns at the roof line.

James Parson House
517-519 W. Adams
Building #101

Photo #26
c. 1900

This two and one-half story frame structure has a gable roof with gambrel dormer. Other distinguishing features include an engaged tower, second story porch, pedimented first story porch, fishscales on the tower and dormer face.

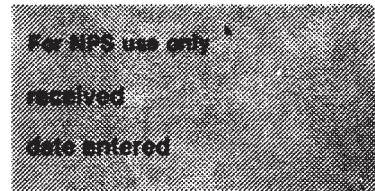
13 S. Elliot
Building #155

Photo #57
1900

This Carpenter Cottage house is typical of the smaller cottages in the district. It is a one and one-half story frame structure with fishscale shingles in the front gable and a porch with turned posts.

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523-525 W. Charles
Building #180

Photo #35
c. 1890

This two and one-half story frame structure, built c. 1890, is a double house with flared gabled roof. It has a stock style treatment of the main facade, bracketed porches, and wood shingles, one-over-one, double-hung windows and brick foundation.

William H. Wood House
429 W. Charles
Building #185

Photo #39
c. 1898

It is suspected that William Wood, city engineer, designed and built this two and one-half story frame structure as his residence. The irregular shaped roof is broken by a projecting gable and bracketed soffit. The spindled, one-story porch dominates the first floor.

William Goddard House
402 W. Charles
Building #148

Photo #40
1897

This two and one-half story frame structure with brick foundation has an irregular roof shape. It has a semi-circular corner bay, Doric columned porch, and Palladian-influenced central window in the projecting second floor bay.

325 W. Charles
Building #193

Photo #43
c. 1910

This three-story brick structure, built c. 1910, has a flat roof, limestone details, and recessed portal. It is five bays wide, has six-over-one, double-hung windows in groupings of three and two, enclosed porches and balconies.

625 W. Howard
Building #258

Photo #56
c. 1865

This is an Italianate style house built c. 1865. It has a hip roof, bracketed cornice, turned porch columns, brick foundation, one-over-one double-hung windows.

Smith House
611 W. Howard
Building #260

Photo #48
1902

This is a two and one-half story brick structure with hip roof intersected by gabled dormers, bracketed cornice, terra cotta detailing, craftsman/builder porches, diamond starred mullions in the attic windows, and limestone detailing.

524 W. Howard
Building #238

Photo #49
c. 1890

This two-story brick commercial structure has an iron work balcony. The storefront has been altered. It has three arched windows on the second floor with corbelled parapet above.

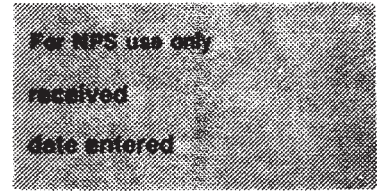
March/Sprinkle House
411 W. Howard
Building #273

Photo #51
c. 1860

A two-story frame structure, with hip roof, six-over-six and four-over-four, double-hung windows, and two projecting hexagonal bays on both east and west sides. It has a one-story porch with brackets. The brackets have been removed from the cornice.

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First English Lutheran Church Photo #53
319 W. Howard c. 1891
Building #276

This one and one-half story frame structure has an L-shaped plan, a gabled roof with intersecting purlined gable at the northeast end. It has pointed arched, stained glass windows. It is car sided with bead and board wainscoting and is covered with insulbrick. The building was elevated in 1930 and the entry altered.

Muncie Hospital and Invalids Home Photo #54
515 S. Council Street 1890
Building #262

A two and one-half story brick structure, built c. 1890, with gabled roof, three bays wide, five bays deep, limestone foundation, limestone detailing. The porch was altered c. 1930. The structure was Muncie's first hospital.

Ira Hunter Stable Photo #63
50 Orchard Place c. 1865
Building #279

A two-story frame structure with low pitched gable roof, cupola, bracketed eaves, which was converted to residential use c. 1900 when moved from its original location. The classical porch was added at that time.

Ira Hunter House Photo #64
47 Orchard Place c. 1865
Building #286

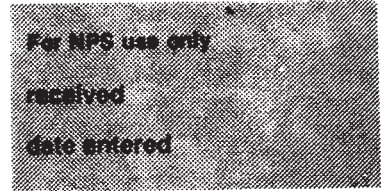
A two and one-half story frame structure with mansard roof, bracketed cornice, and bracketed porch. The two projecting hexagonal bays on the west side of the concrete block foundation date from c. 1906. The property was relocated from Liberty Street to to the present site c. 1900. The windows are one-over-one double-hung. The rear of the original house was relocated at the rear of 45 Orchard Place in 1911.

3 Orchard Place Photo #65
Building #294 c. 1908

This is a two-story brick structure having a hip roof with deep overhang, limestone detailing and scrolled brackets supporting the porch overhang. The roof and porch were altered in 1984. There are arched windows on the west side of the front bay, and a hexagonal bay in the northeast corner.

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Bldg. No.	Type	Address/ Rating	Bldg. No.	Type	Address/ Rating
1	House	800 W. Main Contributing	16	House	604 W. Main Contributing
2	House	726 W. Main Contributing	17	House	600 W. Main Non-contributing
3	House	724 W. Main Contributing	18	House	113 N. Council Non-contributing
4	House	722 W. Main Contributing	19	House	117 N. Council Non-contributing
5	House	714 W. Main c. 1920 Contributing	20	House (photo #1)	110 N. Council c. 1890 Significant
6	House	710 W. Main c. 1920 Contributing	21	House (photo #2)	112-114 N. Council c. 1865 Significant
7	House	708 W. Main Contributing	22	House (photo #3)	515 W. Washington St. c. 1910 Significant
8	House	701 W. Main Contributing	23	Commercial Bldg.	501 W. Washington St. Non-contributing
9	House	702 W. Main Contributing	24	Commercial Bldg.	115 N. Cherry Non-contributing
10	House	626-28 W. Main Non-contributing	25	House	524 W. Main Contributing
11	House	622 W. Main Non-contributing	26	Commercial Bldg.	520 W. Main Non-contributing
12	House	616 W. Main c. 1900 Contributing	27	House	514 W. Main Contributing
13	House (photo #7 center)	614 W. Main c. 1900 Significant	28	House (photo #5)	502 W. Main c. 1905 Contributing
14	House	610 W. Main c. 1890 Contributing	29	House	500 W. Main Non-contributing
15	House	606 W. Main Contributing	30	Wittmore Apts. (photo #4)	110 N. Cherry c. 1900 Significant

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Continuation sheet

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Bldg. No.	Type	Address/ Rating	Bldg. No.	Type	Address/ Rating
31	House	112 N. Cherry c. 1900 Contributing	45	House	621-23 W. Main c. 1900 Contributing
32	House	114 N. Cherry Contributing	46	House (photo #6, Center)	617 W. Main c. 1900 Contributing
33	Gas station	425 W. Washington c. 1930 Contributing	47	House	615 W. Main c. 1890 Contributing
34	House	801-03 W. Main c. 1890 Significant	48	House	611 W. Main c. 1900 Contributing
35	House	109 Kilgore Non-contributing	49	House	609 W. Main Contributing
36	House	110 Kilgore c. 1910 Contributing	50	House	603 W. Main Contributing
37	House	108 Kilgore Non-contributing	51	House	601 W. Main c. 1900 Contributing
38	House	723-25 W. Main Contributing	52	Martin Apts. (photo #9)	109-11 S. Council c. 1900 Contributing
39	House	721 W. Main c. 1900 Contributing	53	House	110 S. Council c. 1910 Contributing
40	House	717 E. Main c. 1900 Contributing	54	House	525 W. Main Contributing
41	House	715 W. Main c. 1920 Contributing	55	House	521 W. Main Contributing
42	House	709 W. Main Contributing	56	House	529 W. Main Contributing
43	House (photo #8)	703 W. Main c. 1829 Significant	57	House	517 W. Main Cottage c. 1890 Contributing
44	House	105-07 S. Gharkey c. 1900 Contributing	58	House	515 W. Main Contributing
			59	House	507-09 W. Main Contributing

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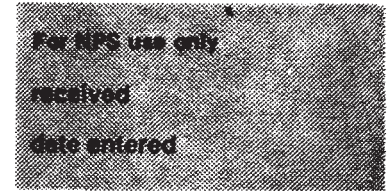
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Continuation sheet	Old West End Historic District	Item number	7	Page	10
60	House 503 W. Main c. 1900	74	House	622 W. Adams c. 1900 Contributing	
61	House 107 S. Cherry Contributing	75	House	618 W. Adams c. 1920 Contributing	
62	House 109 S. Cherry Contributing	76	House	616 W. Adams Contributing	
63	House 110-112 S. Cherry Contributing	77	House	612 W. Adams c. 1895 Contributing	
64	House 425 W. Main c. 1900 Contributing	78	House	602 W. Adams Contributing	
65	House 417-419 W. Main c. 1900 Contributing	79	House	215 S. Council c. 1910 Contributing	
66	House 115 S. Council c. 1890 Contributing	80	Apartment Bldg. (photo #22, #23)	522 W. Adams Significant	
67	Christian Church (photo #17) 600 W. Jackson 1875-78 Significant	81	House	506 W. Adams Contributing	
68	David Cammack House (photo #18) 524 W. Jackson c. 1890 Significant	82	House	217 S. Cherry c. 1970 Non-contributing	
69	House 516 W. Jackson c. 1900 Contributing	83	Friends Memorial Church (photo #28)	418 W. Adams 1906-1908 Significant	
70	Temple Beth-EI (photo #20) 525 W. Jackson 1922 Significant	84	Church Extension (photo #28)	418 W. Adams c. 1965 Non-contributing	
71	House 515 W. Jackson C. 1910 Contributing	85	House	310 S. Mound c. 1900 Contributing	
72	House (photo #21) 509 W. Jackson C. 1920 Contributing	86	House	721 W. Adams c. 1910 Contributing	
73	House 210 S. Gharkey c. 1910 Contributing	87	House	715-17 W. Adams c. 1910 Contributing	

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			7		11
88	House	713 W. Adams c. 1890 Contributing	102	House	515 W. Adams c. 1910 Contributing
89	House	709 W. Adams c. 1880 Contributing	103	House	509 W. Adams c. 1910 Contributing
90	House	703-05 W. Adams c. 1880 Significant	104	House	503 W. Adams c. 1900 Contributing
91	House	307 S. Gharkey c. 1890 Contributing	105	House	501 W. Adams c. 1910 Contributing
92	House (photo #29)	625 W. Adams c. 1920 Contributing	106	House	311 S. Cherry 1890/1900 Contributing
93	House	619 W. Adams c. 1910 Contributing	107	Barn	S. Cherry St. Contributing
94	House	617 W. Adams c. 1900 Contributing	108	House	310 S. Cherry c. 1900 Contributing
95	House	611 W. Adams c. 1900 Contributing	109	House	425 W. Adams c. 1910 Contributing
96	House	607 W. Adams c. 1900 Contributing	110	House	417-19 W. Adams c. 1910 Contributing
97	House	601-03 W. Adams c. 1920 Contributing	111	House	413 W. Adams c. 1910 Contributing
98	House	311 S. Council c. 1900 Contributing	112	House	411 W. Adams c. 1890 Contributing
99	House	310 S. Council c. 1910 Contributing	113	House	407 W. Adams c. 1910 Contributing
100	Vandercook House (photo #24)	521 W. Adams 1891-1895 Significant	114	House	405 W. Adams c. 1910 Contributing
101	James Parson House (photo #26)	517-19 W. Adams 1891-1895 Significant	115	House	311 S. Liberty c. 1900 Contributing
			116	House	310 S. Proud c. 1890 Contributing

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117	Ball/Leffler House (photo #47)	822 W. Charles 1891 Significant	133 House	620 W. Charles	Contributing
118	Henry Haymond House	814 W. Charles Significant	134 House	616 W. Charles c. 1900	Contributing
119	House	810 W. Charles c. 1910 Contributing	135 House	610 W. Charles c. 1895	Contributing
120	House	802-08 W. Charles c. 1897 Contributing	136 House	604 W. Charles c. 1900	Contributing
121	House	800 W. Charles Contributing	137 House (photo #34)	600 W. Charles c. 1910	Contributing
122	Garage	801 W. Adams, Rear Non-contributing	138 House	317 S. Council c. 1910	Contributing
123	Garage	300 Block S. Mound Non-contributing	139 House	316 S. Council c. 1910	Contributing
124	House	722 W. Charles c. 1895 Contributing	140 House	524 W. Charles c. 1905	Contributing
125	House	718 W. Charles Contributing	141 House	518 W. Charles c. 1905	Contributing
126	House	714 W. Charles Contributing	142 House	514 W. Charles c. 1905	Contributing
127	House	710 W. Charles Contributing	143 Beecher Bennet House (photo #38)	508 W. Charles 1905	Significant
128	House	708 W. Charles c. 1900 Contributing	144 Alfred Rhodes House	500 W. Charles c. 1877	Contributing
129	House	702 W. Charles c. 1895 Contributing	145 House	320 S. Cherry c. 1910	Significant
130	House	309 S. Gharkey c. 1910 Contributing	146 House	422 W. Charles c. 1905	Contributing
131	House	312 S. Gharkey c. 1910 Contributing			
132	House	624 W. Charles c. 1900 Contributing			

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Continuation sheet	Old West End Historic District	Item number	7	Page	13
147	House 418-20 W. Charles c. 1895 Contributing	161	House	907 W. Charles c. 1910 Contributing	
148	Wm. Goddard House (photo #40) 402 W. Charles 1897 Outstanding	162	House	905 W. Charles c. 1910 Contributing	
149	House 323 S. Liberty c. 1880 Significant	163	House	903 W. Charles Contributing	
150	Church (photo #67) 300 W. Charles c. 1929 Significant	164	House	901 W. Charles c. 1905 Contributing	
151	House 151 W. Kilgore Non-Contributing	165	House	412 S. Proud c. 1910 Contributing	
152	House 1009 W. Charles c. 1900 Contributing	166	House	817 W. Charles c. 1910 Contributing	
153	House 1007 W. Charles c. 1910 Contributing	167	House	814 W. Charles c. 1910 Contributing	
154	House 1001 W. Charles c. 1900 Contributing	168	Kitselman House (photo #46)	805 W. Charles 1908 Significant	
155	House (photo #57) 413 S. Elliot c. 1900 Significant	169	Thomas Bauer House (photo #45)	801 W. Charles c. 1900 Contributing	
156	House 417 S. Elliot c. 1900 Significant	170	House	725 W. Charles c. 1910 Contributing	
157	House 923 W. Charles Contributing	171	House	719 W. Charles c. 1915 Contributing	
158	House 921 W. Charles c. 1910 Contributing	172	House	713 W. Charles c. 1910 Contributing	
159	House 919 W. Charles c. 1910 Contributing	173	House	711 W. Charles c. 1910 Contributing	
160	DEMOLISHED	174	House	705 W. Charles c. 1910 Contributing	

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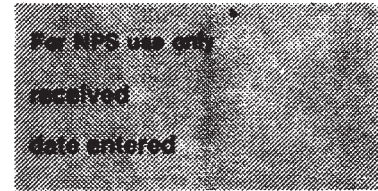
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Continuation sheet	Old West End Historic District	Item number	7	Page	14
175	Apt. Bldg. (photo #44) 615 W. Charles c. 1970 Non-contributing	189	John Eiler House (photo #42)	403 W. Charles 1881 Significant	
176	House 611 W. Charles c. 1900 Contributing	190	Eiler Apts.	405-11 S. Liberty c. 1910 Significant	
177	Apt. Bldg. 607 W. Charles c. 1920 Contributing	191	House	413 S. Liberty c. 1900 Contributing	
178	House 601 W. Charles Contributing	192	House	414 or 416 S. Liberty Contributing	
179	House 414 S. Council c. 1900 Contributing	193	Apt. Building (photo #43)	325 W. Charles c. 1920 Significant	
180	House (photo #35) 523-25 W. Charles c. 1905 Contributing	194	House	321 W. Charles c. 1890 Contributing	
181	House 519 W. Charles c. 1915 Contributing	195	House	414 S. Elliot c. 1910 Contributing	
182	House 515 W. Charles Contributing	196	House	416 S. Elliot c. 1910 Contributing	
183	House 513 W. Charles c. 1910 Contributing	197	House	424 S. Elliot c. 1910 Contributing	
184	House 505-07 W. Charles c. 1910 Contributing	198	House	426 S. Elliot c. 1910 Contributing	
185	House (photo #39) 429 W. Charles c. 1898 Significant	199	House	428 S. Elliot c. 1900 Contributing	
186	House 425 W. Charles c. 1910 Contributing	200	House	430 S. Elliot c. 1900 Contributing	
187	House 419 W. Charles c. 1884 Significant	201	House	912 W. Howard Contributing	
188	House 415 W. Charles c. 1885 Contributing	202	House	415 S. Proud c. 1940 Non-contributing	

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203	House	425 S. Proud c. 1885 Contributing	216	House (photo #60, center)	820 W. Howard c. 1890 Contributing
204	House	427 S. Proud c. 1900 Contributing	217	House	411-13 S. Mound c. 1910 Contributing
205	House	429 S. Proud c. 1900 Contributing	218	House	415 S. Mound c. 1900 Contributing
206	House	431 S. Proud c. 1900 Contributing	219	House	417 S. Mound c. 1910 Contributing
207	House	435 S. Proud c. 1900 Contributing	220	House	421 S. Mound c. 1910 Contributing
208	House	439 S. Proud c. 1900 Contributing	221	House	425 S. Mound c. 1915 Contributing
209	House	416 S. Proud c. 1900 Contributing	222	House	437 S. Mound c. 1910 Contributing
210	House	418 S. Proud c. 1900 Contributing	223	House	410 S. Mound c. 1910 Contributing
211	House	420 S. Proud c. 1900 Contributing	224	House	720 W. Howard c. 1895 Contributing
212	House	424 S. Proud c. 1890 Contributing	225	House	716-18 W. Howard Contributing
213	House	428 S. Proud c. 1900 Contributing	226	House	712 W. Howard c. 1900 Contributing
214	House	430 S. Proud c. 1900 Contributing	227	House	708 W. Howard Contributing
215	House	434-36 S. Proud c. 1890 Contributing	228	House	704 W. Howard c. 1905 Contributing
			229	House	700 W. Howard c. 1905 Contributing

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230	House 700 W. Howard c. 1905 Contributing	242	House	504 W. Howard c. 1900 Contributing	
230	House 311 S. Gharkey c. 1910 Contributing	243	House	500 W. Howard c. 1900 Contributing	
231	House 622 W. Howard c. 1900 Contributing	244	House	434-432 W. Howard c. 1895 Contributing	
232	House 620 W. Howard c. 1900 Contributing	245	House	428-426 W. Howard c. 1895 Contributing	
233	House 616 W. Howard Contributing	246	House	422 W. Howard c. 1900 Contributing	
234	House 612 W. Howard c. 1900 Contributing	247	House	418 W. Howard c. 1900 Contributing	
235	House 600 W. Howard c. 1910 Contributing	248	House	414 W. Howard c. 1895 Contributing	
236	House 419 S. Council c. 1910 Contributing	249	House	412 W. Howard c. 1905 Contributing	
237	House 417 S. Gharkey c. 1910 Contributing	250	House	410 W. Howard c. 1915 Significant	
238	House (photo #49) 524 W. Howard c. 1900 Significant	251	House	417 S. Liberty c. 1870 Significant	
239	House 520 W. Howard c. 1900 Significant	252	Bus Terminal (photo #52)	316 W. Howard St. Intrusion Non-contributing	
240	House 514 W. Howard c. 1895 Significant	253	House	721 W. Howard c. 1905 Significant	
241	House 510 W. Howard c. 1900 Contributing	254	House	715-17 W. Howard c. 1905 Significant	

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255	House 713 W. Howard c. 1905 Significant	268	House 433 W. Howard c. 1910 Contributing		
256	House 709-711 W. Howard c. 1920 Contributing	269	House 425 W. Howard c. 1910 Contributing		
257	House 701 W. Howard c. 1910 Contributing	270	House 421 W. Howard c. 1910 Contributing		
258	House (photo #56) 625 W. Howard c. 1880 Significant	271	House (photo #50) 419 W. Howard c. 1900 Contributing		
259	Apt. Bldg. 619 W. Howard c. 1910 Contributing	272	House 415-17 W. Howard c. 1900 Significant		
260	John Smith House (photo #48) 611 W. Howard c. 1902 Significant	273	House (photo #51) 411 W. Howard c. 1880 Contributing		
261	House 511 S. Council c. 1885 Significant	274	House 405 W. Howard c. 1900 Contributing		
262	House (photo #54) 515 S. Council c. 1890 Significant	275	House 401 W. Howard c. 1900 Significant		
263	House 517-19 W. Howard c. 1900 Significant	276	Church (photo #53) 319 W. Howard c. 1890 Contributing		
264	House 515 W. Howard c. 1895 Contributing	277	House 315 W. Howard St. Non-contributing		
265	Josiah Reams House 511 W. Howard c. 1896 Contributing	278	House 412 S. Liberty St. Contributing		
266	House 507 W. Howard c. 1900 Contributing	279	House (photo #63) 50 Orchard Place c. 1880/c. 1910 Significant		
267	House 501 W. Howard c. 1890 Contributing	280	House 48 Orchard Place c. 1915 Significant		
		281	House 46 Orchard Place c. 1925 Contributing		

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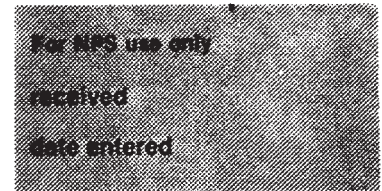
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- 282 House 30 Orchard Place
c. 1925
Contributing
- 283 House 26 Orchard Place
c. 1925
Contributing
- 284 House 519 S. Liberty
c. 1870
Significant
- 285 House 53 Orchard Place
c. 1900
Contributing
- 286 Ira Hunter House
(photo #64) 47 Orchard Place
c. 1865
Contributing
- 287 House 45 Orchard Place
c. 1920
Contributing
- 288 House 29 Orchard Place
c. 1910
Contributing
- 289 House 27 Orchard Place
c. 1910
Contributing
- 290 House 25 Orchard Place
c. 1920
Contributing
- 291 House 23 Orchard Place
c. 1920
Contributing
- 292 House 19 Orchard Place
c. 1920
Contributing
- 293 House 7 Orchard Place
c. 1940
Contributing
- 294 House (photo #65) 3 Orchard Place
c. 1900
Contributing

⁴⁶
294 bldgs.
19 H/C
295 C

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buildings in Muncie, including the Craftsman influenced P. K. Morrison residence at 714 East Washington Street and the massive Masonic Temple at 520 East Main Street (done with Garrard). The Fort Wayne firm of Wing and Mahurin designed the Friends Memorial Church in the Gothic style in 1906-08 (photo #28). They also designed the city's Carnegie Library in the Classical mode and the Goddard grocery warehouse. Joseph Goddard came to Muncie in the 1870's and began his wholesale grocery business. By 1906 his business had grown to the point that he employed Wing and Mahurin to design the warehouse, still extant at 215 West Seymour Street. Both Goddard and his wife, Mary, were strong supporters of the Friends Church. Goddard served on the church's building committee and it was due to his influence that Wing and Mahurin were selected to design the church.

Many of the new industrialists chose the west end as their place of residence. George W. Brooks, who came to Muncie from Pennsylvania in 1873, established the Brooks Creamery on Kilgore Avenue at the west edge of the district in 1887. John H. Smith moved his business concern from Bluffton, Indiana, to Muncie in 1885. J. H. Smith & Company manufactured carriage woodwork but eventually merged with the Pioneer Pole & Shaft Company. Smith lived at two locations in the district during this period. At first he lived at 507 South Council Street but shortly after the turn of the century he moved to the large Tudor Revival residence at 611 West Howard Street (photo #48).

The Kitselman family was the most prominent of the industrialist families in the area. They were heavily involved in the city's wire and steel industry and built many structures expressive of their wealth within the west end. C. Maitlan Kitselman built his elegant two and one-half story brick home at 805 West Charles Street (photo #46) in 1908. He served as the treasurer of Indiana Steel and Wire. The elaborate Queen Anne Vandercook House at 521 West Adams Street (photo #24) was originally owned by M. E. Vandercook, but later occupied by Alva Kitselman, another member of this industrial family who served as president of Indiana Steel and Wire for many years. He later turned the house over to his son, Harry, who was assistant treasurer for Indiana Steel and Kitselman Brothers until his early death in 1919. The house was later owned by Curtis Rector, a highway construction contractor who built the Rector Apartments in 1929 across the street.

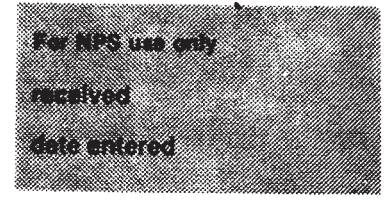
R. M. Ball, local entrepreneur, built a magnificent Queen Anne home at 822 West Charles Street (photo #47). The family came to Muncie just after 1901 and began the manufacture of wire fence. Soon after, the four brothers expanded their interests and became key officers in Indiana steel and Wire, Muncie Gas and Engine and Supply Company, and Kitselman Brothers.

The district also remained a favored place to live by prominent descendants of the city's oldest families. Among those who made their home in the district was Dr. George R. Andrews, a grandson of Goldsmith Gilbert. Andrews was a physician and the manager of the L. P. Lake Company. He resided in the carpenter built house at 422 West Charles Street in 1889, which still stands as a contributing structure in the district. His wife, the former Emerica J. Dagherty, was also descended from one of the city's prominent pioneer families.

Orlando Lotz, born in 1852 to a prominent Indiana family, also lived in the district. Lotz's father was appointed to the U.S. Treasury Department by President Lincoln in 1861. In 1882 Lotz was appointed by Indiana Governor Gray to be judge of the 46th Judicial Circuit, a position that he held until 1892. In that year he was elected to the 4th District Appellate Court and served until his death in 1902. In 1881 he was listed as living in the Queen Anne house at 511 West Charles Street, which still stands.

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Another member of the judiciary who lived in the district was Judge Walter March. March resided in the two story, Italianate frame house at 441 West Howard Street (photo #51). The hip roof structure has lost its cornice brackets but has retained most of its exterior detail, including wooden hood moldings around openings on the main facade. This atypical Italianate feature is also seen on the structure at 112-14 North Council Street. A prominent attorney, March was admitted to the Indiana bar in 1841. He served as the first judge of the Court of Common Pleas. In 1850 he was elected a member of the State Constitutional Convention for Grant and Delaware Counties and assisted that convention in revising the Constitution of the State of Indiana. An abolitionist, Walter March was frustrated by the unfairness of his profession to the black race, and attempted to work within the framework of the law to mitigate legal inequities. The first legislature after the new constitution appointed March as one of a committee to draft a code of principles and practices for attorneys. In 1856 he was elected to the State Senate and served as the chairman of the Judiciary Committee. In 1878 Walter March was elected to the Indiana House of Representatives.

Judge Joseph G. Leffler, a descendant of one of Muncie's pioneer families, moved from the east end into the district to occupy the house built for R. M. Ball, 822 West Charles Street (photo #47). That two and one-half story Queen Anne structure is remarkably intact, even to the decorative balustrade surrounding the widow's walk. Leffler began his law practice in Muncie and was very active in Republican politics. He eventually became circuit judge of Delaware County.

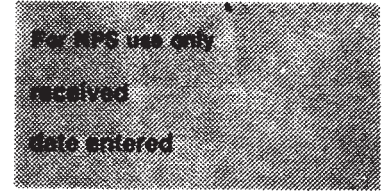
While there are not individual biographies on the working class residents of the district, it is known that many lived in the western quarter between Gharkey and Elliot Streets (photo #'s 57, 60, 61). Many of these structures are less grand than those built along Adams and Charles Streets but do maintain the same density and streetscape continuity. These residents broadened the economic spectrum of the district's population to yield a social profile not found in the east end. In the early 20th century several apartment buildings were constructed to help meet the increased housing need. The Rector Apartments at 522 West Adams Street (photo #23) were built by Curtis Rector. Rector, a descendant of a Muncie pioneer family, was a highway construction contractor and lived across the street in the Vandercook House (photo #24). His building is typical in size, scale, materials, and general plan of the types of apartment buildings built in the district during this period.

The first hospital in the city was established in the district c. 1890. Drs. William D. and Emmer A. Whitney, a husband and wife team, were the proprietors of a private hospital known as Muncie Hospital and Invalids' Home. The structure is located at 515 S. Council (photo #54). When in operation the hospital advertised in the city directories that it provided full medical services for both men and women.

Throughout the late 1930's the neighborhood slowly began to change. The Kitselman family and others built larger, grander homes across the river near the university and the trend in housing, in general, moved in that direction. The suburban appeal of Muncie's college area drew scores of families away from the traditional "in town" setting. From the 1940's to 1960's many of the larger homes were divided into multi-family units and an increasing number of low income families, transients, and students moved into the west end. Since the mid-1970's the area has seen slow but steady revitalization. A significant amount of restoration work has occurred in the past ten years. The neighborhood association plans to seek local designation as well as National Register status to assist its revitalization efforts.

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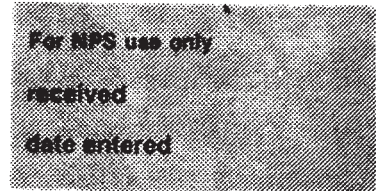


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 Historic District Item number 8 Page 21

Muncie's West End Historic District has been a significant part of the city's fabric since the early 19th century. Although its greatest period of development was the post-1886 gas boom era, part of the district served a residential function from the very founding of the city. Gas boom era prosperity was responsible for many of the district's finest dwellings. The area housed a broad cross section of the city's population. Although it has lost its standing as a preferred residential location for some of the city's business leaders, it remains a solid residential district, largely intact, still serving the housing needs of the city.

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VERBAL BOUNDARY DESCRIPTION

Starting at a point at the intersection of the south curblin of West Washington Street and the alley east of Cherry Street, proceeding due south along the alley to the alley north of West Jackson Street,

then proceeding due west approximately 310 feet to the eastern property line of 516 West Jackson Street, then proceeding south, crossing West Jackson Street to the alley south of West Jackson Street,

then due east to the west curblin of South Liberty Street, then proceeding due south along South Liberty Street approximately 310 feet to the alley north of West Charles Street, then east, crossing South Liberty Street to the east property line of 300 West Charles Street, then south along that line, crossing West Charles Street to the alley west of Franklin Street,

then continuing south, crossing West Howard Street to a point directly east of the alley south of Howard Street, then proceeding west along that line to the west curblin of South Liberty Street, then south along that line to the alley south of Orchard Place, then west to the western property line of 53 Orchard Place,

then north along that line to the alley south of West Howard Street, then west along that line to the west curblin of South Council Street, then south along that line to the southern property line of 515 South Council Street, then west along that line to the alley west of South Council Street,

then north along that line to the alley south of West Howard Street, then west along that line to the west curblin of South Mound Street, continuing west along the north curblin of West Howard Street, to the east curblin of South Elliot Street, then north to a point directly opposite the intersection of the alley perpendicular to Kilgore Avenue and Elliot Street, crossing Elliot Street and proceeding northwest along the alley to the east curblin of Kilgore Avenue,

then northeast to the south curblin of West Charles Street, then proceeding east along that line to the east curblin of South Proud Street, crossing West Charles Street and proceeding north along that line to the alley north of West Charles Street, then east, crossing South Mound Street to the east curblin of South Mound Street,

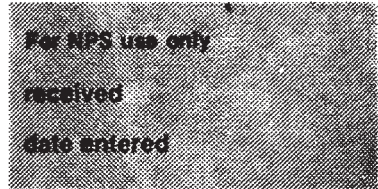
then north along that line to the south curblin of West Adams Street, then east along that line, crossing South Charles Street, to the east curblin of South Gharkey Street, then north along that line to the alley north of West Adams Street,

then east, crossing South Council Street, to the east curblin of South Council Street, then north along that line, crossing West Jackson Street to the north curblin of West Jackson Street, then west along that line to the western property line of 600 West Jackson Street, then west along that property line to the alley north of West Jackson Street,

then west along that line to the western property line of 109 Kilgore Avenue, then north along that line and the west property line of 801 West Main Street, crossing West Main Street to the southern bank of the White River, then proceeding northeast along the White River to the south curblin of the Washington Street Bridge, then proceeding southeast along that line to the south curblin of Washington Street, proceeding east along that line to the point of origin.

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 Historic District

Birds Eye View of Muncie. Lithograph, Obridge and Co., Cincinnati, OH, 1872 Delaware Co. Archives, Bracken Library, Ball State University, Muncie, Indiana.

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Historic District

BOUNDARY JUSTIFICATION

The boundary of the Old West End Historic District is irregular largely due to the natural land features, commercial and residential intrusions, and the loss of continuity in historic fabric due to changes in style and scale, and to demolition.

The White River forms the northernmost boundary of the district and serves as a natural division of the "Old West End" neighborhood from other residential areas to the northwest. The portion of West Main Street west of Kilgore Avenue is omitted from the district boundary because the majority of housing was built after the flood of 1913. The housing, for the most part, differs in scale from that portion of Main Street within the proposed boundary.

Photo #14 clearly shows the change in scale of the landfill area west of Kilgore Avenue. Commercial development along Jackson Street has converted many residential dwellings to office and retail uses. A large, modern commercial shopping center has developed at the southwest corner of Kilgore and Jackson Streets between Beech Grove Cemetery and the White River.

Commercial growth and the volume of vehicular traffic along Jackson Street (the eastbound leg of State Road 32) west of Council has greatly affected the residential quality of the neighborhood. Unsympathetic alterations (photo #13) and modern intrusions (photo #'s 15, 31), have eroded the western portion of the neighborhood. However, the intersection remains strong in character (photo #19) despite scattered parking areas and commercial uses in close proximity. Although vestiges of architectural styles remain (photo #30) in some areas, blight and adverse commercial development along Kilgore Avenue (photo #32) have deteriorated the quality of housing stock.

Elliot Street south of Wilson Avenue contains housing of a very different scale (photo #58) compared to the balance of the district. This portion of the neighborhood also is severely blighted. Howard Street serves as an appropriate southern boundary in the southwestern portion of the district (photo #58). That portion of the neighborhood below Howard Street borders the railroad and has a heavy concentration of industrial usage. Powers Street (photo #66) is the major east-west street in this portion of the neighborhood. Housing along this street lacks the quality of design and scale that is present in the proposed historic district.

Council Street is the major north-south street in the neighborhood and the proposed district. The housing along the southern portion of Council Street below Howard Street (photo #55), for the most part has been significantly altered and no longer contributes to the character of the proposed district. From Howard Street north to the river, Council Street retains some of its streetscape appearance. The major houses front to the east-west streets of Howard, Charles, Adams, Jackson, and Main.

The boundary drops south east of Council Street to include Orchard Place. Although this street was laid out later than others in this part of the district, there are a number of significant houses along Orchard Place that are comparable in scale, style and condition to houses throughout the lower half of the district.

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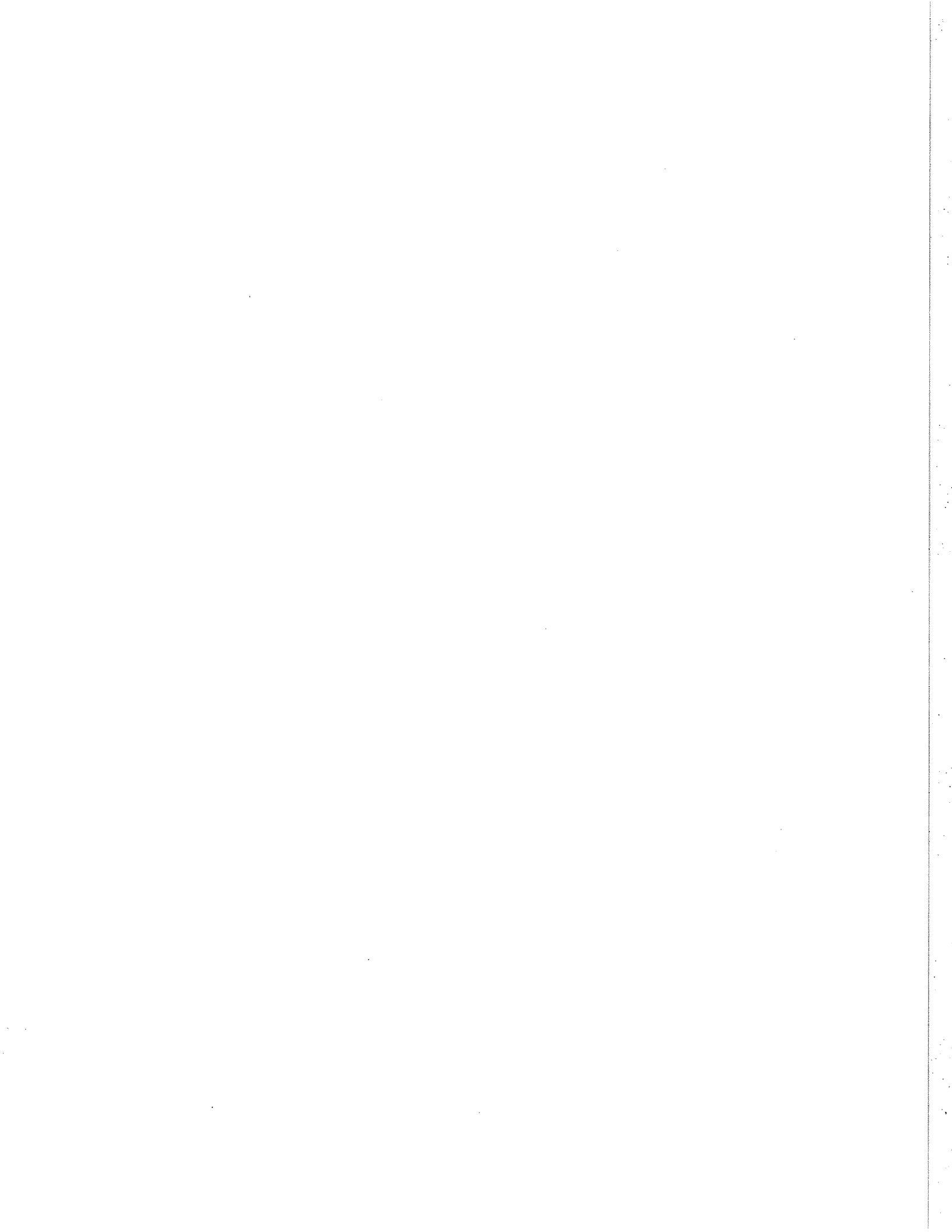
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Liberty Street is the main north-south corridor on the east side of the district. The central business district lies to the east of Liberty Street and is comprised of large commercial structures. Some contributing residential structures are located east of Liberty Street. The boundary accommodates those structures in character with the proposed district and omits those structures of lesser scale, condition and architectural quality.

The Old West End Historic District boundary is based upon strong visual and geographic shifts in the character of the neighborhood, and housing style and condition. Although the boundary is irregular, it does define a recognizable district which has integrity and continuity.



OLD WEST END HISTORIC DISTRICT
MUNCIE, INDIANA

UTM Reference Numbers:

- A. 16 637 020 4450 380
- B. 16 637 070 4449 760
- C. 16 636 430 4449 970
- D. 16 636 640 4450 380

