

United States Department of the Interior
National Park Service

FINAL
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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name: Carmichael, Otto, House
other names/site number: Mary Louise Farm

2. Location

street & number: 900 West Kilgore Avenue
city or town: Muncie
state: Indiana code: IN county: Delaware code: 035
not for publication: n/a
vicinity: n/a
zip code: 47305

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide ___ locally. (___ See continuation sheet for additional comments.)

Signature of certifying official Date

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal Agency and Bureau

4. 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): _____

Signature of Keeper Date of Action

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: n/a

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Colonial Revival

Tudor Revival

Materials (Enter categories from instructions)

foundation: BRICK

roof: TERRA COTTA: clay tile

walls: BRICK

SYNTHETIC: vinyl

Narrative Description (For a description of the historic and current condition of the property, see continuation sheets.)

other: STONE: limestone

METAL: copper

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

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

Areas of Significance (Enter categories from instructions): Communications, Architecture, Conservation

Period of Significance: 1875-1942

Cultural Affiliation: n/a

Significant Dates: 1875
1929

Architect/Builder: unknown

Significant Person (Complete if Criterion B is marked above): Otto Carmichael

Narrative Statement of Significance (For an explanation of the significance of the property see continuation sheets.)

9. Major Bibliographical References

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

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

Name of repositories: Muncie Public Library
Ball State University, College of Architecture and Planning, Drawings and Documents Archives

(For a list of the books, articles, and other sources used in preparing this form, see continuation sheet.)

10. Geographical Data

Acreage of Property: 1.33

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	636400	4450000	3			
2				4			

(For verbal boundary description and boundary justification, see continuation sheet.)

11. Form Prepared By

name/title: Paul Diebold and Laura Renwick Dreistadt (additional research by John Weinberger)

organization: Muncie Community Development

street & number: 300 North High Street

city or town: Muncie

date: March 1987 and October 1996

telephone: (765) 747-4825

state: IN **zip code:** 47305

property owner: Delonda Hartmann

street & number: 900 West Kilgore Avenue

city or town: Muncie

state: IN **zip code:** 47305

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

name of property: Otto Carmichael House
county and state: Delaware County, Indiana

DESCRIPTION

The Otto Carmichael House is a two and one-half story multi-level residence, located in an area with both residential and commercial land-uses just west of downtown Muncie, Indiana. It is characterized by large, steeply-pitched gable roofs and a rambling design which combines various large blocks set at odd angles, forming a modified "L" plan. By combining historically accurate features such as red brick in American common bond with eight-over-one windows, several portions of the Carmichael House are typical of Colonial Revival homes described in Blumenson's Identifying American Architecture. A large portion of the home, however, combines Colonial Revival elements with Tudor Revival motifs on different elevations; thus, the overall eclectic design could be described as Colonial Revival/Tudor Revival. The Carmichael House is a unique combination of these styles, with significant architectural details inside and out.

The main facade of the home faces east/southeast and consists of three distinct parts (photo 1). The bay closest to Kilgore Avenue is the front bay and porch of the 1875 Rev. Oliver Carmichael house, which Otto Carmichael inherited in 1926 (photo 2). The primary facade of this part of the home faces southeast. Sanborn maps indicate that the original residence extended several additional bays to the rear, including sections with shed roofs and an ell to the southwest. The rear sections were demolished when the 1929 portions were added to the first bay and front porch. The one and one-half story block of the 1875 portion of the house has a steeply-pitched gabled roof with a plain frieze under the eaves. Vinyl siding covers this portion of the house, which has a low brick veneer wall at foundation level on the northeast side. The most notable feature of this portion of the house is a wrap-around porch with a balustrade. 1911 and 1944 Sanborn maps indicate that the house had a porch before and after Otto Carmichael inherited it, but not of a wrap-around design, which would appear to be a mapping error. The present porch is a modern replacement, but mimics the form and style of the original, with turned wood balusters beneath a simple wooden railing. The front door has also recently been replaced, by a modern steel door with a glass insert. Tall, four-over-four windows illuminate this portion of the house, and are original elements.

Directly adjoining the 1875 portion of the house is a higher gabled two story block with boxed returns and a broad plain frieze on the southwest and northeast sides (photo 3). The northeast side of the first story is of red brick laid in American common bond. The second story of that side and both levels on the southeast side are clad in vinyl siding. The roof here is covered in flat, reddish-brown clay tiles, as is the roof over the entire house. This section of the house seems to have been inspired by Greek Revival or Federal architecture, as the boxed returns and entry with an elliptical fanlight indicate. This northeast elevation entry is simply yet elegantly decorated with narrow pilasters and leaded glass sidelights and fanlight (photo 4). Just to the south of the entrance is a six-over-one single hung window. A triple window group of an eight-over-one double hung sash flanked by two four-over-one single hung windows marks the second story over the entry. A single chimney with panelled brickwork breaks the gable roof to the southeast.

The third and largest portion of the Carmichael House faces east/southeast and is set at approximately a one hundred twenty-five degree angle to the previously described sections (photo 5). This two and one-half story portion has a massive spread gable roof covered in the same clay tiles described above. The walls are primarily common-bond red brick, although the attic area is clad in vinyl siding. Eight-over-one windows are placed at

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irregular intervals, and a simple secondary entry with a scalloped frieze is located toward the north end of this elevation. The architect's inspiration for this facade is unclear, but it seems to be loosely based on Colonial architecture.

The north facade of this block has several significant features (photo 6). The massive clay tile roof slopes almost to the ground, but is broken by a porch, a cross gable, a dormer window, and two chimneys. The steeply-gabled entry porch is built of solid oak timbers chamfered to resemble Medieval English timber work, and the porch is fastened together using mortise and tenon construction with wood pegs (photo 7). The door, which opens onto this porch, is deeply recessed, and appears to be original; it is a Dutch door, with six panes over two oak panels. The two brick buttresses used on the west end of this facade reinforce its medieval character. Twelve-pane casement windows are used on this elevation, two facing west to illuminate the stairwell, and a double set located just west of the larger chimney. Like the eastern facade of this block, the walls are brick laid in American common bond, but here the brick has been painted white.

The west (rear) facade presents yet another aspect of the Carmichael House (photo 8). The architecture seems to have been inspired by Elizabethan or Tudor manor houses of England. For example, the ancestral home of George Washington's family, Sulgrave Manor in Northamptonshire, c.1560-1700, is somewhat similar to this facade. The lower story consists of three large semicircular arches of rock-faced, random-coursed limestone with narrow red brick voussoirs and springers (photo 9). A matching fourth arch, located south of the others, is filled-in with random-coursed stone and conceals a tunnel which led to the cow barn during Carmichael's residency. Behind the arches, two entrances open onto the flagstone patio. The northern door is made of narrow wooden planks and retains its original hardware, including a swinging keyhole cover. Next to this is a larger, more elaborate entrance composed of double doors with nine panes of glass over narrow vertical wooden strips. Flanking these doors are recessed twelve pane partial sidelights with similar wooden strips below. Behind the southernmost open arch is a pair of slightly-recessed twelve pane windows, again with narrow wood planking below. The upper walls of this facade are built of reddish-brown brick laid in American common bond. Casement windows with fixed transoms on the second story carry leaded glass decoration. The third story features leaded casement windows without transoms. A steep gable roof finishes the design.

The south-facing elevation of this large 1929 block is very narrow and simple, consisting of a solid reddish-brown brick wall. It contains no windows, doors or decorative elements, and exists only because of the odd angles formed by the different portions of the house.

The southwest facade includes both 1929 and 1875 portions of the house (photo 10). The newer, northern section, which is painted brick on the first floor and vinyl-sided on the second, contains three eight-over-eight windows on both levels. The older portion of the house features a shuttered four-over-four window on the first story and is covered in vinyl siding. A small, gabled dormer on the 1875 section and a jettied second story on the newer portion of the house provide visual interest. The porch that was described with the southeast facade wraps around the older portion of the house onto this side, and a screened balcony occupies the angle between the two 1929 sections (photo 11). During the time that the residence was used as a nursing home, an exterior elevator was added at the north end of this facade, but has since been removed.

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name of property: Otto Carmichael House
county and state: Delaware County, Indiana

The interior of the Otto Carmichael House has many unique features, and, like the exterior, has been altered only slightly. Other than a door opening to the second floor hall that was walled over by the current owner, the only significant interior alteration was the construction of a fire wall and door around the staircase in the 1875 portion of the house. Margaret Nickols, a former owner of the property, had the wall built in order to satisfy code regulations when the dwelling was used as a nursing home. She specifically ordered that the wall not touch or obscure any part of the staircase. The staircase appears to be original to the Victorian portion of the structure, but it is unclear if the staircase and other details of the older house were reconstructed or replicated (photo 12). The old portion of the house was furnished with antiques and family mementos by Carmichael.

After entering the house via the main door of the east facade, one comes into the 1929 portion of the house. The reception area exhibits the amount of detail which Carmichael demanded for his home. Wainscoting, built-in cupboards with Georgian tracery, denticulated cornices, panelled doors with pewter "antique" rim locks and wall sconces reflect a Georgian Revival interior (photo 13). According to an interview conducted with Mrs. Nickols before her death, the wall covering in this room was hand-painted in New York for Mr. Carmichael; it features an Oriental design on a rich gold background (photo 14).

The library overlooks the terraced back yard, and is reminiscent of the great halls in seventeenth-century English manors (photo 15). Elaborately panelled in medium-colored quarter-sawn oak, this room was Carmichael's personal study and retreat where he typed letters to friends and kept abreast of current events. Built-in bookcases and a massive slate-lined fireplace are among the significant features of the library. The one foot square girders are solid oak, and the architect even had "adze marks" carved into the beams. Again, this attention to detail is typical of the interior.

There are five bedrooms and six bathrooms in the Carmichael House, many of which retain significant features. The southeast bedroom (believed to have been Otto Carmichael's) has a large wardrobe built into the north wall, which includes drawers, hanging space, and a hat rack (photo 16). This bedroom opens onto a screened balcony which fits into the area created by the angling of the two 1929 sections of the house. The bathroom connected to this bedroom also retains many of its distinctive features, including the original yellow tile walls and gold-plated fixtures (photo 17). Another bathroom has a built-in scale, and all have decorative built-in porcelain space heaters.

Unfortunately, the grounds of the Carmichael estate no longer have the beautiful flowers and outbuildings intended for them. Significant aspects of Carmichael's vision do remain, however. The mature shrubs and trees in the back yard were likely planted during his residency, and the landscape retains its sloping terraces and many of its random-coursed stone retaining walls (photos 18 & 19). Another surviving man-made element of the estate is a wooden fence with brick piers, which runs around much of the southern and eastern edges of the property (photo 20). Flagstone patios, stone urns and stone steps also are found in the back yard. A non-contributing garage was built by the current owner just north of the house. The brick fence, stone walls, terraces and other landscape features count as one contributing site.

Excellent craftsmanship and a high level of integrity characterize the Otto Carmichael house. The residence is an architect's fantasy of various styles of American and English architecture melded together with both old techniques and early twentieth century methods. With its 1875 front section and special interior features, the Carmichael House is a unique Colonial Revival/Tudor Revival home.

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county and state: Delaware County, Indiana

STATEMENT OF SIGNIFICANCE

The Otto Carmichael House is historically significant for its close association with a noted journalist and civic leader of the late nineteenth and early twentieth century. As a Washington correspondent for many of the nation's leading newspapers and later as an investment advisor, Carmichael was widely known and respected for both his journalistic skills and business sense. As a community leader after his retirement to Muncie, he was a driving force behind many important city improvements. In addition to this association, the house also is significant for its outstanding architectural details, and as an early (if not the first) example of historic preservation in Muncie.

Otto Carmichael was born on August 28, 1865 to Oliver and Martha Losh Carmichael, on the family farm three miles south of Muncie. Otto's grandfather, Patrick Carmichael, had been one of the pioneer settlers of Delaware County in the early 1830s. Rev. Oliver Carmichael was noted as a member of the Iron Brigade during the Civil War, and later served several terms as a member of the House of Representatives in the Indiana General Assembly. In 1875 the Carmichael family moved to Muncie and constructed the frame home which today forms the front portion of the Otto Carmichael House [1].

Otto Carmichael moved to Muncie along with the rest of his family, and graduated from the city high school in 1882. Upon graduation he worked for two local newspapers, the Muncie News and the Muncie Morning Star. After gaining this initial journalism experience, Otto and his brother, Milton, founded their own newspaper, the Muncie Daily Reporter. The new paper, however, was the second daily newspaper in the city and lasted less than a year before lack of operating funds caused it fold in 1885 [2].

Otto's first big break in journalism came in 1888, when he and his brother were among the first reporters on the scene of the disastrous Johnstown, Pennsylvania flood, and sold their story to a number of newspapers. In 1889, the Carmichael brothers reported on the death of Confederate president Jefferson Davis, selling the story to several large Northern newspapers who wanted a "Yankee perspective" of the event [3]. Otto Carmichael accepted a position with the Detroit Journal in 1890, and became their Washington, D.C. correspondent and member of the Congress Press Gallery in 1897. Carmichael also acted as Washington correspondent for several other newspapers at this time, including the Boston Herald, New York World, Louisville Times, Cincinnati Commercial Tribune, and Minneapolis Times. He represented Hoosier newspapers in the capital as well, including the Indianapolis Press and the Indianapolis Journal [4]. In 1904 Carmichael and a group of investors bought the Detroit Free Press. He acted as publisher and managing editor until the group sold the paper five years later. Carmichael made another significant contribution to journalism in 1908, when he was an early member of the National Press Club, an organization which is still in existence today [5].

After the sale of the Free Press netted Carmichael his first 'big money' of \$200,000, he moved to New York City and focused on a financial career, aiding investors with his intimate knowledge of politics. Upon his father's death in 1924, Carmichael inherited the family home in Muncie and began to purchase adjacent property to realize his dream of a "little farm in the middle of town" [6]. He had his parents' house drastically expanded and altered, and after the project was completed in 1929 Carmichael's primary residence was in Muncie, although he maintained an apartment in New York City until his death.

Carmichael's first conservation project in Muncie was the straightening of the White River south of Jackson Street to the southern edge of Beech Grove Cemetery in 1937. The river was very prone to flooding in this area, making

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the adjoining land swampy and unusable. With city approval, Carmichael expended thousands of his own dollars to have a curve in the river removed and a dike built, which allowed the reclamation of many acres of bottomland both on Carmichael's land and on public property. Carmichael was also instrumental in obtaining WPA and PWA grants for the construction of Muncie's first sewer system in 1938, after providing the funding himself for an initial survey for the project [7]. Around this same time, Carmichael also wrote a number of letters and articles which appeared in Muncie newspapers, advocating conservation and stressing the importance of clean water. Among these was a letter to Mayor George Dale, published October 9, 1933 in the Muncie Morning Star, where Carmichael wrote that:

"...the river contamination is a serious menace to the health and comfort of the community. What should be a fine health and pleasure-giving stream is a cess pool that is dangerous to health. If we cannot take care of the situation now it is doubtful if we can for a number of years. Such a delay would be a serious matter to the city..." [8]

Both through the projects which he initiated and funded, and through his role as a vocal advocate of clean water and conservation, Carmichael played a key part in the development of Muncie.

The Carmichael House is also significant as an early attempt at historic preservation in Muncie. The front portion of the house is the first bay of the main portion of the Rev. Oliver Carmichael house. This is the first conscious attempt to save or restore an old building in Muncie that the author has encountered, and is just slightly later than pioneering efforts in the field at Williamsburg and Greenfield Village. Carmichael completed the restoration by furnishing the 1875 portion of the house with family antiques and memorabilia. In addition to retaining part of his parents' house, Carmichael also had the logs of his grandparents' (Patrick and Louisa Carmichael) cabin moved to his property and the pioneer edifice reconstructed. The cabin has subsequently been moved off the property. Clearly, the "restoration" of the Oliver Carmichael house and the log cabin would be unacceptable restorations by today's standards. The attempt, however, was genuine and the house was admired by Muncie residents for its historical associations. [9]

The Carmichael House was only part of a large complex which was named Mary Louise Farm for Carmichael's sister, who also lived in the house and was responsible for planting the gardens. The estate covered approximately thirty acres after the 1933 rechanneling of the White River, and included a cow barn with sleeping quarters above, a horse barn, the reconstructed log cabin, a greenhouse, and terraced flower gardens which extended to the river [10]. The horse barn, log cabin, greenhouse and most of the gardens no longer remain. The cow barn remains in good condition, and currently contains the Carriage House Restaurant, 1100 Kilgore Avenue. It has been geographically and functionally separated from the Carmichael House by a number of newer buildings, and therefore is not included in this nomination. Drawings found in the Ball State University College of Architecture and Planning's Drawings and Documents Archives confirm that around 1930 the prominent local architectural firm of Kibele and Garrard designed the cow barn, the horse barn, and the restoration plans for the log cabin. However, research has not yet yielded the identity of the architect of the main house.

Architecturally, the Carmichael House represents the late Colonial Revival and Tudor Revival styles. The rating of "notable" in the Delaware County Interim Report, Indiana Historic Sites and Structures Inventory, page 69, indicates the importance of the Carmichael House as an example of these styles. The primary, or east, facade of

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name of property: Otto Carmichael House
county and state: Delaware County, Indiana

the house is a restrained example of the Colonial Revival style, with massive gable roofs and a combination of common bond red brick and clapboard walls. The main entry with its elliptical fanlight and the north porch with its authentic mortise and tenon construction are examples of the attention to detail found throughout the design of the house. These details are particularly evident on the interior. The library on the main floor, for example, features twenty foot long, one foot square solid oak girders, oak panelling, and slate fireplaces. The dining room retains its original hand painted wall covering executed in an Oriental design.

Upon Carmichael's death in 1942, the estate was left to his personal secretary, Marcella Hayes. Miss Hayes maintained the property until her own death approximately twenty years later. In 1964, Margaret Nickols purchased the residence and a portion of the grounds. The remainder of the property was sold to Rolland and Floyd Stephens, who developed the Meadows Shopping Plaza on the site [11]. For twenty-four years, Mrs. Nickols used the Carmichael House as a residential club for the elderly and as her own residence. Because of the large number of bedrooms and bathrooms, few changes were necessary to adapt the house for group living; an elevator was added in an exterior shaft, but has since been removed [12]. Those alterations which have been made are discussed in Section 7 (Description). Currently the house and grounds are maintained as a residence containing five sleeping apartments which share kitchen and living space.

The Otto Carmichael House deserves recognition as the residence of an historically important figure. Carmichael's journalistic work was done for many of the nation's leading newspapers, and he was a founding member of the National Press Club. His plans and actions literally changed the face of Muncie, and, through his letters and articles, he acted as an early advocate for environmental and conservation issues. The architecture of the house is a unique and eclectic combination of Colonial Revival and Tudor Revival styles, skillfully designed by a prominent local firm and largely intact. Finally, the Carmichael House is important as the first known instance of an attempt to preserve or restore an old building in Muncie. For these reasons, the residence merits the protection and honor of listing in the National Register of Historic Places.

NOTES:

1. G.W.H. Kemper, p.644.
2. Muncie Morning Star, April 11, 1942, p.1.
3. ibid, p.6.
4. Muncie Morning Star, May 10, 1905, p.10.
5. Muncie Morning Star, April 11, 1942, p.7.
6. ibid
7. Muncie Morning Star, April 11, 1942, p.7.
8. Muncie Morning Star, October 9, 1933, p.1.
9. Watkins, Muncie Morning Star, April 11, 1942, p.1.
10. Muncie Morning Star, April 11, 1942, p.7.
11. Muncie Star, March 31, 1985, p.12.
12. "Presenting the Morgan-Nickols...", p.2.

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name of property: Otto Carmichael House
county and state: Delaware County, Indiana

MAJOR BIBLIOGRAPHICAL REFERENCES

"Advancement of a Local Boy," Muncie Morning Star. May 10, 1905, p. 10.

"Album of Yesteryear," Muncie Star. March 31, 1985, p.12.

Blumenson, John. Identifying American Architecture. (Nashville: American Association for State and Local History), 1977.

"Council to Act on Ordinances," Muncie Morning Star. October 9, 1933, p. 1.

Delaware County Interim Report, 1985.

Drawings and Documents Archive, College of Architecture and Planning, Ball State University, Muncie, Indiana.

Kemper, G.W.H. A Twentieth Century History of Delaware County, Indiana. (Chicago: Lewis Publishing Co.), 1908.

"Leaves Estate to Secretary," Muncie Morning Star. April 26, 1942, p.1.

Mull, June. "Retired Journalist Spent Time Advocating Water, Soil Conservation," Muncie Morning Star. April 11, 1942, p.7.

"Otto Carmichael, Capitalist and Veteran Washington News Correspondent, Is Dead," Muncie Morning Star. April 11, 1942, pp. 1 & 7.

"Otto Carmichael, Friend of Many Presidents, and Widely Known as Newspaperman, Is Dead," Muncie Evening Press. April 10, 1942, pp. 1 & 9.

"Presenting the Morgan-Nickols Residential Club and Nursing Home," (brochure), undated.

Sanborn Map and Publishing Co., 1911 and 1944 Fire Insurance Maps of Muncie, map #25.

Watkins, Everett. "Sentimental Ties Brought 'O.C.' Back to Home Town," Muncie Morning Star. April 11, 1942, pp. 1 & 7.

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name of property: Otto Carmichael House
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MAJOR BIBLIOGRAPHICAL REFERENCES

VERBAL BOUNDARY DESCRIPTION: The property is in the R. Winton Addition, south 37.5 feet of lot five and north 2.5 feet of lot six.

BOUNDARY JUSTIFICATION: Largest remaining part of the Carmichael estate, includes Otto Carmichael House.