

National Register of Historic Places Nomination
East Washington Street Historic District, Martinsville, IN
Prepared by Laura J. Thayer and Christina Petlichkoff Jones for
Morgan County Historic Preservation Society
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NOTE: Photographs are not included here.

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General Description

Martinsville is located in the southeast quadrant of Morgan County in Central Indiana. It is a county seat. The West Fork of the White River transverses the county from southwest to northeast, passing near the city to the northwest. The southeast part of Morgan County is hilly and forested. Morgan-Monroe State Forest is located directly south of Martinsville.

Martinsville itself was laid out in a traditional grid pattern. The courthouse square occupied a block in the center of the downtown commercial district. Industry historically was located on the west, northwest and south sides of the city, adjacent to railroad lines. Middle and upper middle class neighborhoods were located northeast and east of downtown. To the northwest, west, and south were working to middle class neighborhoods. Hills on the north side of the city defined the limits of development.

The East Washington Street Historic District developed in a linear fashion. The neighborhood was a residential extension of one of the main commercial streets of Martinsville. Sparsely settled in the early days of Martinsville, the neighborhood experienced its greatest period of development between about 1880 and 1930, when the local economy was thriving.

The architectural styles most prevalent in the district are Queen Anne and Colonial Revival. Also represented are the Second Empire Style, the Craftsman Style, and vernacular types including gable-front, gabled-ell, and double-pen. A more detailed discussion of architecture may be found in Section 8.

In addition to its houses, East Washington Street is distinctive for the many elements which define its historic character. Important among these is the presence of large shade trees extending on both sides of the street the length of the district. Also contributing are sandstone curbing, iron fences, brick and stone walls, and concrete walls.

Two livery stables and five garages within the boundaries of the district also contribute to its character. Four of the garages are connected with houses at 289, 329, 460 and 605 East

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Washington Street. The fifth garage, located on the north side of Jackson Street on the north-south alley east of Wayne Street, was associated with the Home Lawn Mineral Springs Sanitarium. The sanitarium's chauffeurs had quarters in the second story of the building. The livery stables are located on the south side of the east-west alley south of Washington Street, west of Grant Street; and at 909 East Washington Street. The former has been converted into a residence with the address of 660 East Jackson Street.

The Home Lawn was a fixture in the neighborhood from the time of its construction in 1889 until it was destroyed by fire in 1989. It was located on the south side of East Washington Street between Wayne and Grant Streets. Though the building is gone, the property's large shade trees, as well as its drive, sidewalk, garden, and a rubble stone wall remain.

For the purpose of this nomination, counted resources in the district consist of 66 contributing buildings, seven of which are outbuildings; eight noncontributing buildings; one site, the Home Lawn Mineral Springs; and six contributing structures including two iron fences, two stone walls, one brick wall, and one concrete wall. Sandstone curbing and trees enhance the character of the district, but were not included in the resource count.

Despite the loss of the Home Lawn, the general character of the district is much as it was during the period of significance, 1869 to c.1940. In the case of most houses, defining elements such as siding, windows, and porches are intact and unaltered.

In a few cases, synthetic siding has been added, as on the houses at 839 and 809 East Washington Street, shown in photo 19. Five historic houses have been altered to the extent that they no longer contribute to the character of the district. One of these, located on the southeast corner of Sycamore and Washington Streets, was altered extensively about 1940 and adapted for use as a commercial building. The house to the east of this was replaced by a parking lot. Other extensively altered houses are located at 360, 359, and 710 East Washington Street; and 39 South Wayne Street.

In addition, there are two intrusions which were constructed after the period of significance. These are a residential building, constructed 1995-96, located on the south side of Washington between Colfax and St. Clair Streets; and a house at 590 East Jackson Street, built c.1950. (The latter was the home of Grace Woody, first female physical education instructor at Ball State University.)

As well as having a high degree of integrity, houses in the district are generally in good condition. Most have been well-maintained from the time they were built. Others, which had fallen into disrepair, have been rehabilitated in recent years as an interest in historic houses has increased.

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Landscape Evaluation

The general layout and configuration of the town of Martinsville reflects the influence of two historic land-planning initiatives. Those initiatives originated in the already established colonial settlements located east and north of Indiana. Those colonists, in New England and Pennsylvania, either modified traditional British construction and land planning schemes to accommodate the environment of the New World, or they introduced plans that were not only experimental but based on concepts of economic growth rather than mere survival.

The first land-planning initiative was the 1682 Plan of Philadelphia by William Penn. Elements of this plan had been seen in earlier eastern seaboard towns, but the Philadelphia layout was widely adopted as a model for Midwestern settlements. The chief features were a central square for public buildings, and wide streets laid out in a gridiron pattern. Martinsville's plan includes the town square as a nucleus with primary roads radiating at right angles. The influence of the New England colonies is manifested on this plan in that the commercial district (not residential) of the town surrounds the central square. (The actual configuration of the central square in Martinsville is modeled after the Shelbyville, Tennessee square, in which the north-south and east-west streets cross at the corners of the square.)

As a consequence of the town center being a commercial district, affluent owners of those businesses typically built their homes near the square but clustered on one of the primary roads leading in and out of town. The East Washington Street Historic District is an example of this land planning configuration with another influence of the New England colonies on the William Penn grid plan being the deep set backs and large lots of the single family residences.

The regularity of the lot size was offset by the individual landowner's preference for architectural style and detailing in their house construction, and by the way they defined their property lines. Decorative iron fences and retaining walls of finished and unfinished stone, concrete, and fieldstone were used to delineate property boundaries. Extant examples of residential property definition can be found at 309, 360, 410, 639, and 640 East Washington Street.

Shade trees planted near the curb along either side of the street may have been influenced by the City Beautiful Movement prevalent at the beginning of the twentieth century. Those trees defined the residential area, "countrified" the neighborhood and contributed to the turn-of-the-century movement for a healthier environment. These early trees, which can be seen in historic photographs of the street, established the pattern for the large shade trees which grace East Washington Street today.

The second initiative whose influence can be seen in most Indiana towns, including Martinsville was the United States Land Ordinance of 1785. The statute established the basis for the survey

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and sale of public land. The act created a methodology for a systematic survey of land based on a grid system of equally spaced east-west and north-south division lines. The system made no allowances for natural systems of topography and consequently resulted (with some exceptions) in a generally uniform parceling of land with property lines running in east-west and north-south directions.

The creation of the plat for Martinsville in 1822 was based on this established methodology for land survey. It can be found in the layout of the city in a generally uniform grid with streets running north-south and east-west, and city blocks and parcels of land being fairly uniform in size or incrementally so. The expansion of the town primarily in a south and easterly direction was probably due in part to the abrupt rise in elevation of the land along the north plat boundaries, and the White River to the west.

The streets that were laid out along the survey lines were originally dirt, but the discovery of mineral water in 1889 caused a significant increase in the population and reliable circulation routes were needed. The local availability of clay resulted in the establishment of several brick yards and contributed to the unique character of Martinsville. Many of the primary streets were paved with brick.

One of the most important patterns of events in Martinsville was the development of the health resort industry after the discovery of mineral water in 1889. The sanitariums that were established in town were located where the mineral springs were discovered. This resulted in the somewhat happenstance location and growth of this industry. An example of this inadvertent placement of industry was the Home Lawn Sanitarium located in the middle of the East Washington Street Historic District. With the exception of the Martinsville Presbyterian Church, this was the only nonresidential building located within a neighborhood that became home to many of the leading citizens of Martinsville.

In addition to the health benefits of the mineral springs, the grounds of the sanitarium also offered an environment with restorative powers. Mature trees planted in the lawn shaded outdoor seating areas, and guests could stroll along paths in the Home Lawn "formal" garden.

Descriptions of Representative Resources

Martinsville Presbyterian Church, East Washington Street, Gothic Revival, 1881/1900. The brick church has a front gable roof, and a rectangular plan. There is a square tower with a pyramidal roof at the southwest corner. Openings on the building are pointed-arched. There are two entries on the main (south) facade, one in the tower and one on the east side. These are identical entries, each with a set of steps leading to a tall, paneled wood door with a transom.

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Between the two entries is a pair of stained glass, pointed-arch windows surmounted by a round, stained-glass window. The three windows are surrounded by a larger pointed arch with a stone sill. There are additional stained glass windows on the sides of the building. All openings have brick lintels with stone keystones. Other features include buttresses with stone caps, and decorative brickwork. In 1900, the building was remodeled, an annex was constructed, and a pipe organ was installed. The building's stained glass windows were installed in the 1930s.

The church was founded in 1841 by a Reverend McCord. It was known as the Cumberland Presbyterian Church of Martinsville until 1906. In March of 1880, property for the present building was acquired. The cornerstone was laid in July of the same year. The building was completed in 1881 at a cost of \$8,416.78. The architect for the building was E. H. Ketcham. The contractor was Robert Waggoner. In 1906, the name of the church was changed to First Presbyterian Church of Martinsville, reflecting the nationwide union of the Cumberland Presbyterian Church and the Presbyterian Church. The Parsonage for the church is located next door to the east at 240 East Washington Street (62002).

Sweet House, 289 East Washington Street, Free Classic, c.1905. This is a two-and-a-half story wood frame house with a hipped roof. The principal (north) facade is five bays wide. The foundation is brick. The house is covered with clapboard siding. There is a wood, columned porch which extends across the three central bays of the main facade. The entry has a paneled wood and glass door. Most windows are double-hung, wood, with one light in each sash. The window in the center bay of the second story is a single sash window in a rectangular opening. On the front of the roof are two hipped roof dormers with paired, single sash windows. All windows have plain wood surrounds. At the south end of the west side of the house is a rectangular bay window. On the east side is a circular bay and a chimney. Other elements include plain friezes on the porch and house, corner boards, and exposed rafters tails under the eaves.

The original owner was Dr. E. M. Sweet, who practiced medicine in Martinsville for 64 years. He was co-owner and physician at the national sanitarium from 1896 to 1930. Sweet died in 1959. The house is now owned by his granddaughter, Maurine, and her husband, State Senator Richard Bray.

Mars-Pitkin House, 309 East Washington Street, Italianate, c.1880. This is a two-story, brick house with a cross-shaped plan. The roof is hipped and covered with standing seam metal roofing. The entrance, located in the northwest opening of the cross, is a Colonial style addition, probably dating from about 1930. It consists of a small brick enclosure. On the north side of this enclosure is a paneled wood and glass door with sidelights and an elliptical fanlight. Atop the flat roof of the enclosure is a decorative iron fence. A similar enclosure in the northeast corner of the cross houses a sun room. Windows on the house are double-hung, wood, with one light in each sash. They are housed in segmental-arched openings with brick lintels and stone sills. Enclosing

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the lot is a decorative iron fence.

The house was built and the iron fence installed by Billy Mars, owner of the Martinsville Hardware Store. It was later the long-time home of Dr. Edward M. Pitkin, who was medical director of the Martinsville Sanitarium from 1925 to 1933. Pitkin then practiced privately until his retirement in 1959. The current owners are Bill and Marilyn Gray.

Gum House, 310 East Washington Street, Gable-front, c.1890. The Gum House is a two-and-a-half story, wood-frame house with a multi-gable roof. The house is sided in clapboards. The principal (south) facade is three bays wide. The entry, a paneled wood door with transom, is in the westernmost bay. Windows are double-hung, wood, with one light in each sash. There are architrave heads above the openings. Extending the width of the facade is a distinctive, Arts-and-Crafts era, wood porch, with scroll-sawn detailing. There is a two-story, bay window on the west side. In 1900, the house was damaged by a fire. The front of the house and the roof were remodeled after this. A large Queen Anne style porch on the front of the house was removed at some point. A small porch on the side of the house is original (photo 23). Original oak woodwork and floors remain intact inside.

The house was built for a Mr. Hill in about 1880. It was purchased around the turn-of-the-century by Hill's daughter and son-in-law, I. R. Gum, who was involved in the Gum Brothers Real Estate Company. The Gums occupied the house for 50 years. It was acquired at some point by Mr. and Mrs. R.G. Austin, who sold it to Mr. and Mrs. Frank Bock. The current owner is Suzanne Parks.

Richey House, 390 East Washington Street, Gable-front, c.1880. The Richey house is a one-and-a-half story, wood frame house with a front-gable roof. The house is sided in clapboards. The entry is in the westernmost bay of the principal (south) facade. It consists of a paneled wood and glass door with a transom. First floor windows are double-hung, wood, with one light in each sash. In the upper story of the front gable is a pair of multi-light doors. The most distinctive feature of the house is the arched, bracketed, scroll-sawn porch, which extends the width of the main facade. (The balustrade was added recently, but the posts and brackets are original.) There is an additional wood porch on the rear of the west side of the house. Various additions have been built on the back of the house over the years. A recently-constructed garage sits at the rear of the property. The house has been painted in a scheme which dates from the era in which it was constructed: pale yellow with avocado and salmon trim.

The house was built by Dr. Elijah Parks Richey and his wife Emma. Later owners included J. Sanders and Gaither Wilhite, owners of a funeral home on East Harrison Street. The Wilhites, who lived in the house around the turn-of-the-century, added a sleeping porch and an apartment. Following the sale to other owners the house was divided up into apartments and fell into severe

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disrepair. Paul and Dorothy Shirley bought the house and rehabilitated it in recent years. The current owners are Joe and Sharon Mills. The Mills added the garage at the rear of the property.

Thornburgh House, 445 East Washington Street, Free Classic, c.1910. The Thornburgh House is a two-and-a-half story wood frame house with an irregular plan and a complex roof. The foundation is brick. The house is covered with clapboard siding. The columned, wood porch wraps around from the main entry on the principal (north) facade to the east facade. The main entry is a wood and leaded glass door. To the west of the entry on the main facade is a square window with a leaded glass transom. There are additional square, leaded glass windows on the east side of the entry, and on the east facade. There is a square, stained glass window on the second story of the east facade. Other windows are double-hung, wood, with one light in each sash. The roof of the house is covered with slates. There is a large, gable roof dormer with a Palladian-like window, and shingles in the dormer gable, on the front of the roof. Decorative features on the house include metal roof cresting and a wide, molded box cornice.

The house was built by Amos Thornburgh, owner of Thornburgh Milling Company, an important local industry established in 1878. The current owners are Mr. and Mrs. Larry Curtis.

Hubbard-Gano House, 460 East Washington Street, Craftsman/American Foursquare, c.1915. This is a two-and-a-half story house with a hipped roof and brick veneer. The principal (south) facade is three bays wide. The entry is in the easternmost bay. It is a Craftsman style, paneled wood and glass door. Windows are double-hung, wood, with one light in each sash. A brick-piered, bracketed porch extends across the main facade. The base of the porch is brick with limestone balusters set into a portion of the south side. On the roof of the house is a large, gable roof dormer sided in wood shingles. There is a tall, brick chimney on the west side of the roof. Decorative features of the house include stone accents, and a denticulated, bracketed frieze. At the rear of the property is a small, brick garage which echoes the style of the house. The house was actually built around an early (c.1850) frame house. In 1915, C. A. Hubbard, owner of Hubbard Lumber Company, expanded this frame house to its present appearance. The brick is "Poston Green," a product of the Martinsville Brick Company.

The woodwork throughout the house is oak, except for the kitchen, which is pine. All woodwork, doors, and windows were made at Hubbard Lumber Company, and were probably designed and made by Wendell Faucett, who owned a chair factory before joining Hubbard Lumber. The massive, carved, oak dining room furniture was purchased at the 1893 Chicago World's fair and brought to the house by Mr. Hubbard. The walnut furniture in the master bedroom also belonged to the Hubbards. The maple kitchen furniture, made by the Old Hickory furniture company of Martinsville, was brought to the house in 1938 by Mr. and Mrs. Walter Gano. Walter Gano operated a greenhouse in Martinsville for many years. His widow, Mae Gano, still lives in the house.

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Tarleton-Raemakers House, 490 East Washington Street, Queen Anne, c.1890. The house is a two-story brick and frame structure with a multi-gabled roof. There is a two-and-a-half story, conical-roofed tower at the southwest corner. The first story of the house is brick and the upper stories, frame with fish scale shingles. On the front (south side) of the house is a wood porch with turned posts, carved brackets, and a spindle-work frieze and balustrade. The house's main entry is located on the porch, roughly in the center of the main facade. Windows are double-hung, wood, with one light in each sash. Windows on the first story are in segmental arched openings, except for a large, transomed window in a flat-arched opening to the east of the main entry. Upper story openings are also flat-arched. Above the porch on the east end of the second story is a gable-roofed bay window with cut-away corners, carved brackets, and scroll-work in the gable. Other decorative features include carved brackets under the eaves of the tower, and molded banding.

The house was originally a one-story brick structure. A second story was added and the house remodeled in the Queen Anne style by Dr. William B. Tarleton and his wife Kate. Kate Tarleton was living in the house as a widow when she died in 1949. Antonius Raemakers acquired the house in 1951 and continues to live there today.

Raemakers is an artist born and educated in the Netherlands. After serving in the Resistance during World War II, he came to this country and settled in Martinsville. He has a national reputation as a muralist and artist and has expertise in the restoration, identification and appraisal of paintings. In 1974, Raemakers was commissioned to repair the WPA mural, painted in 1937 by Alan Tompkins, in the Martinsville Post Office.

Bain-Branch House, 510 East Washington Street, Colonial Revival, c.1920. This is a two-and-a-half story brick house with a hipped roof. There are two dormers on the front of the roof. There is also a dormer on the west side. Dormers are hip-roofed and sided in clapboards. The house's foundation and two chimneys are faced in oversized brick. Windows are double-hung, wood, with one light in each sash. The main entry is in the center of the principal (south) facade. It consists of a paneled wood door with transom and sidelights. The wood porch extends nearly the width of the facade. It has square, wood columns and railings, and a balcony above. There is a wood porch on the rear of the house. An added bay window on the north end of the west side has vinyl siding. Soffits are also covered with vinyl.

The house was built for James G. Bain, founder of the *Martinsville/le Daily Reporter*. It was later the home of his daughter and son-in-law, Governor Emmett F. Branch. The Branches lived in the house prior to and after his tenure as governor (1924-25). Their daughter-in-law, Mary Kay Branch, now owns the house.

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Ennis-Parks-Renner House, 571 East Washington Street, Second Empire, 1869-1870. This is a one-and-a-half story brick house, painted white. It has a mansard roof. Entry doors are paired, leaded glass doors. Windows are tall, double-hung, wood, with one light in each sash. Most windows are paired and are in segmental-arch openings. There is a rectangular bay on the east side with five individual windows. On the roof are several windows in segmental-arched openings. Decorative stone trim includes window heads, and a denticulated cornice. An elaborate front porch features fluted square columns, scroll-sawn brackets and turned balusters. There is decorative iron cresting on the roof. There are several large shade trees on the Ennis property. The house itself is set back some distance from the street. The lot extends from Washington Street on the north to Jackson Street on the south.

The house was built for attorney Alfred Ennis, who only lived here one or two years before it became the home of the Tillman H. Parks family. Tillman Parks was president of the First National Bank, which was established by his father, Perminter Parks. The house was later sold to Charles Renner, a prominent local attorney, and founder of Martinsville's oldest law firm, McNutt, Hurt and Blue, established in 1898. The house was the scene of a 1909 bombing, associated with the local temperance movement. It is now occupied by Renner's great-granddaughter, Leslie Modesitt and her husband Lewis.

Shireman House, 590 East Washington Street, Colonial Revival c.1890/c.1920. The Shireman House is a one-and-a-half story wood frame house with a limestone-veneered first floor, and a clapboard-sided upper story. The roof is gambreled. The main entry is in a recess on the west side of the house. It contains a paneled wood door with sidelights and fanlight transom. There is a sun room on the east side of the house, and dormer windows on the roof. Windows in the house are grouped, double-hung, wood, with multi-light sash. A rear addition is sided in clapboards.

The house was built by Richard Quakenbush as a Queen Anne style residence, but was extensively remodeled in the early twentieth century for Eugene Shireman, owner of Grassyfork Fisheries. Current owners are Dorrall and Pam Johnson.

Kinneman House, 605 East Washington Street, Composite House, 1903. This is a two-and-half story, wood frame house. The roof is hipped with cross gables. Siding is clapboard on the first two stories, and shingles in the gables. The house has overhanging second and attic stories. The recessed porch is located on the northwest corner of the house, and has wood columns and railings. The entry, located off this porch, has a paneled wood and glass door. Windows are single and grouped, and variously shaped and sized. Most are double-hung, wood, with one light in each sash. There is a large square window on the north facade with a leaded glass transom. On the west side of the house is an oriel window with Stick style detailing. There is a sun room, which was originally a back porch, at the rear of the house. A garage at the rear of the property

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was enlarged in the 1930s or 40s.

The first owners of the house were Dr. Willard L. and Elise A. Kinneman, who lived here until 1933. Dr. Kinneman was a dentist. From 1933 to 1974, the house was occupied by the Waycotte family. Current owners are John and Ronetta Curry.

Frank Oak Branch House, 640 East Washington Street, Colonial Revival, 1916. The Branch House is a two-and-a-half story wood-frame house with a side-gable roof. The foundation is faced in brick. The principal façade is five bays wide. The entry, located in the center bay, has a pedimented, columned portico with metopes and triglyphs on the frieze. The door is a paneled wood and glass door. Windows are double hung, wood, with six lights in the upper sash and one in the lower. Openings have plain surrounds with wood "keystones." There is a one-story sun room on the west side of the house. On the west end of the two-story section is an interior chimney. A small, columned porch is located on the east side. The house has a two-story extension on the rear which is like the front section in materials and detailing. At the rear of the property is a three-car garage, built in 1994. The property has several large shade trees and is defined by a short, stone wall.

Frank Oak Branch was the proprietor of Branch Grain and Seed Company on West Pike Street. Frank was a brother of Governor Emmett Frank Branch. Frank built the house at 660 East Washington Street for his son, Manley. Later, the two traded houses.

Phelps House, 759 East Washington Street, Period Revival, c.1900/c.1930. The Phelps House is a one-and-a-half story wood frame, composite house with clapboard siding and a multi-gable roof. Windows are replacement, double-hung, vinyl windows, in the original openings. Many of the windows are paired. The composition of the house suggests the Tudor Revival style, popular in the 1920s and '30s. The structure was originally a two-story, Queen Anne style house, but was extensively remodeled about 1930 in accordance with current trends. Long-time owners of the house; were Emmett and Louise Phelps (1945-1995). Emmett operated Phelps Drugstore, located on the north side of the courthouse square from 1915 to 1993. (Prior to 1915, the store was owned by his father.) Present owners are Mark and Joanne Stuttgen.

Don Kennedy House, 890 East Washington Street, Tudor Revival, 1937. This is a one-and-a-half story, brick, composite house with a multi-gable roof. The entry, located off-center in a front-gable section in the middle of the house, has a paneled wood and glass door, and a tabbed stone surround. The window to the east of the entry is a casement window with diamond-shaped panes. Other windows are double-hung, wood, with multi-light sash. To the west of the entry is a group of three, multi-light windows. There are four dormers on the roof, which is covered with asbestos shingles. A chimney on the west side of the house has chimney pots. Also on the west side is a multi-light bay window. The east section of the house is an attached garage.

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The house was built for Don Kennedy, son of W. A. Kennedy, owner of the Home Lawn Mineral Springs, Martinsville Sanitarium, and Martinsville Country Club. Don Kennedy succeeded his father as owner of the Home lawn and Country club. The architect was James Branch, son of Governor Emmett F. Branch.

Francesconi House, 910 East Washington Street, Composite Cottage, c.1910 (photo 21).

This is a one-and-a-half story wood frame house with clapboard siding. The roof is multi-gabled. The foundation is rusticated concrete block. A wood, columned porch extends the width of the facade. Windows are double-hung, wood, with one light in each sash. Windows have wood surrounds with a simple molding on the top. The main entry is roughly in the center of the principle (south) facade. The door is paneled wood and glass. To the rear of the property, at 39 North St. Clair Street, is a one-story, wood frame store. The store originally was attached to the rear of the house. It was moved to its current location in 1932.

The Louis and Niccolina Francesconi family lived in this house since at least 1922. Louis was a chef at the Home Lawn for many years. Their son, Frank, was also a chef at the sanitarium. The building behind the house was formerly the Francesconi grocery and deli, a popular commercial establishment in Martinsville. Mary Louise Francesconi, a daughter, still lives in the house.

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The East Washington Street Historic District is significant under Criterion C as a fine collection of nineteenth and early twentieth century houses; and under Criterion A, in the area of Health/Medicine, as the location of the site of the Home Lawn Mineral Springs, an institution which influenced the development of the neighborhood. One of the most intact historic neighborhoods in Martinsville, the district is important as a representation of late nineteenth and early twentieth century growth, and for its association with several prominent local families. The period of significance is 1869 to c.1940.

History

Morgan County was established in 1821. The following year, Martinsville was platted and named the county seat. The settlement may have been named for John Martin, the senior member of a board of commissioners appointed by the state legislature to layout the town. As a county seat, the village had an advantage over other Morgan County settlements. The earliest county roads led to Martinsville, enabling residents to pay their taxes and perform other necessary businesses, and establishing it as a market center. Professional men such as attorneys and physicians started practices here to centrally serve the people of the county. Martinsville stores, restaurants, inns, and other ventures prospered as the county was settled and the population increased.

Its position on the White River also contributed to Martinsville's growth as a center of shipping for agricultural and industrial products in the early years of its history. Railroad lines, some of which were constructed in the 1850s but were possibly not operational until after the Civil War, would eventually link Martinsville with the entire country through a nation-wide system, increasing the town's shipping capacities and encouraging the growth of local industries.

The supply of timber in the area encouraged the establishment of many wood-related businesses such as lumber yards, cooperages, sawmills, wagon shops, and furniture factories. Among companies which emerged as important employers in the early twentieth century were the Davis Woodenware Factory, the Hubbard Lumber Mill, and the Old Hickory Furniture Company.

Also present in the area were the natural resources necessary for the manufacture of brick. As a result, during the late nineteenth and early twentieth century, several brick yards were started. The first of these may have been the brick yard operated by J. B. Clark, probably started between 1865 and 1870. In 1895, the Adams Clay Products Company was formed from three smaller brick yards. The most successful of the brick companies was the Martinsville Brick Company, started in 1909 by I. G. Poston.

Industry in Martinsville was diversified further by the establishment of other large companies in the early twentieth century. The Van Camp Packing Company expanded a receiving station into

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a large tomato packing plant in 1903. Grassyfork Fisheries, started by Eugene and Max Shireman in 1899, grew rapidly and became the world's largest goldfish hatchery by World War II. Other important employers were the Martinsville Milling Company, incorporated in 1903 by William Schnaiter, Walter Nutter and Clifften Schnaiter; the Thornburgh Milling Company founded by Amos Thornburgh; and the Branch Grain and Seed Company, run by the Branch family.

During the first half of the 20th century, Martinsville was best-known as one of the nation's leading health resorts. After the discovery of mineral water in Martinsville in 1887, the town's first sanitarium was built. Subsequently, 11 others were established. The finest of these was the Home Lawn Mineral Springs, which operated between the years 1889 and 1968. Guests came to drink and take baths in the mineral water, which was thought to have healing powers. Martinsville's identification as a city of sanitariums is reflected in a large neon sign atop a building in the commercial district, c.1930, which reads, "MARTINSVILLE CITY OF MINERAL WATER." Another nickname, one that historically was (and in slight variation still is) used for the town's high school athletic teams, is "Artesian City."

Commercial activity in Martinsville has always been centered on the courthouse square. Nineteenth century Martinsville businesses included those of the type commonly found in small county seats, including clothing and shoe stores, dry goods stores, jewelry stores, hardware stores, banks, restaurants, hotels, meat markets, and liveries. In the twentieth century businesses such as gas stations and movie houses were added. Many of the businesses catered to wealthy visitors to the sanitariums.

Because of the sanitariums, certain types of businesses were particularly successful. Clothing stores and gift shops, for example, were among those which prospered. One of the best-loved businesses in Martinsville was the "Candy Kitchen," started by Jimmy Zapapas in 1920. Part of the reason for the success of this business, which specialized in home-made candy, was the patronage of the sanitarium visitors. Perhaps the best represented profession in Martinsville during the early twentieth century was that of physician. Many of the doctors were associated with local sanitariums

The population of Martinsville grew at a fairly rapid pace from the time the first railroad reached the town, nearly doubling each decade between 1850 and 1880, when it finally reached 1,942. After that point, the rate of increase declined until the onset of the sanitarium era. By 1900, after seven sanitariums had been built, the population was 4,038. After 1900, the rate of increase again declined. In 1940, the Census recorded the number of residents as 5,900.

The majority of existing historic buildings in Martinsville date from the late nineteenth and early twentieth centuries, reflecting urban growth during this period. In the early to mid-nineteenth century, most of the people in Indiana lived on farms. In the typical Indiana county seat,

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development was concentrated in the original plat until the onset of railroad and industrial expansion in the late nineteenth century. The creation of new jobs in towns and cities resulted in a shift of the population from rural to urban areas.

This was the case in Martinsville. Most of the early buildings were located in the area surrounding and adjacent to the courthouse square. As population growth and economic pressure forced the rise of real estate prices in this district between 1860 and 1870, early frame buildings began to be replaced with new brick commercial blocks.

Outside of the original plat, East Washington Street remained largely undeveloped until the sanitarium era. A few, scattered, pre-1890 houses were constructed in the neighborhood; however, most of the houses were built after 1890, when the economy of the city began to grow rapidly. East Washington Street became a residential neighborhood for middle and upper middle class residents.

An important factor in the development of the East Washington Street neighborhood was the location of the Home Lawn Mineral Springs at its heart. The Home Lawn became Martinsville's second sanitarium in 1889 after Ebenezer Henderson discovered mineral water on his East Washington Street property. He constructed a bath house next to his residence and started to board visitors. Later, a large brick building for guests, offices, and bath rooms was constructed. Within a few years, the property was acquired by Dr. W. E. Hendricks, an owner of the Martinsville Sanitarium. The Home Lawn was purchased in 1918 by W. A. Kennedy, Hendricks' son-in-law. The Kennedy family owned the enterprise until 1968, when it finally closed.

Most of the Home Lawn development was destroyed by fire in 1989. One remaining wing was demolished in 1995. Other than the garage previously noted, the only extant building related to the facility is a brick laundry and boiler room building, constructed c.1925, located on the south side of East Jackson Street between Ohio and Lincoln Streets (64132). This building is in a deteriorated condition. There is a well on this property, and further investigation of its significance might be warranted.

The Home Lawn was considered one of the three finest mineral springs resorts in the United States, as touted by its advertising slogan: "One of the Three Best Known Watering Places in America." A partial listing of the Home Lawn guests suggests the fine reputation it enjoyed. Among visitors were Franklin Roosevelt, Grover Cleveland, Al Jolson, Fred Waring, James Whitcomb Riley, Alice Hegan Rice, Knute Rockne, and Mel Torme.

The Home Lawn was an important part of the East Washington Street Historic District for 106 years. Many of the residents of the neighborhood were associated with the sanitarium. Don Kennedy, who built the house at 890 East Washington Street (64102; photo 18), was an owner of

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the facility. Frank D. Stegner, a clerk at the Home Lawn in the 1930s and 40s, lived at 540 East Washington Street (62014; third from right in photo 13). Louis Francesconi, a chef at the Home Lawn for many years, lived at 910 East Washington Street (64101; photo 21). Dr. Herschel Robinson, one of the first physicians at the Home Lawn, lived in the house at 440 East Washington Street (62440). This residence was later occupied by Dr. McKendree Pitkin, who was on the medical staff at the Home Lawn from 1923 until 1968. Dr. Robert H. Egbert, vice-president and medical director of the Home Lawn from 1911 to 1944, lived at 659 East Washington Street (62037).

Several other physicians lived in the East Washington Street neighborhood. Dr. Edward Pitkin, brother of McKendree Pitkin, and medical director of Martinsville Sanitarium from 1925 to 1933, was an owner of the house at 309 East Washington Street (62026; right in photo 3). Dr. Percy Alexander, a senior medical officer at Martinsville Sanitarium from 1926-1948, resided at 389 East Washington Street (62029). Dr. J. H. Grimes lived at 739 East Washington Street. Dr. E. M. Sweet, co-owner of National Sanitarium from 1896 to 1930, owned the house at 289 East Washington Street (62025; photo 2).

The neighborhood has had many other prominent residents. John C. McNutt, lawyer and judge, lived in the house at 290 East Washington Street (62004). His son, Paul Vories McNutt grew up in this house. Paul was governor of Indiana from 1933 to 1937, and later received many high-level appointments in the federal government. Emmett F. Branch, a lawyer and politician who served as governor of Indiana from 1924 to 1925, lived in the house at 510 East Washington Street (62013; photo 9). The house had been built by his father-in-law, James G. Bain, founder of the *Martinsville Daily Reporter*. Attorney Homer L. McGinnis built the house at 639 East Washington Street (62036). It was later owned by Harry F. Dutton, Martinsville postmaster and owner of Artesian Laundry.

Eugene Shireman, founder of Grassyfork Fisheries, lived in the house at 590 East Washington Street (62016; photo 13). W. H. Patton and his son, Charles W. Patton, owners of the Old Hickory Furniture Company, lived in the house at 990 East Washington Street. James Zapapas, owner of the Candy Kitchen for over 50 years, lived in the house at 39 South Sycamore Street (62039). The house at 490 East Washington Street (62012), occupied in the late nineteenth century by William B. and Kate Tarleton, became the home of Dutch-born muralist, Antonius Raemakers in the late 1940s.

Other prominent residents are noted under descriptions of individual houses in Section 7.

Most of the houses in the neighborhood had been constructed by about 1930. After that date, as was typical throughout the state, there was a decline in new construction as a result of the Great

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Depression and World War II. A few substantial houses were built in the 1930s, however, suggesting that Martinsville was less affected by the Depression than many other Indiana county seats. Possibly one of the reasons for this was that most of the sanitariums continued to operate, providing employment both directly and indirectly for city residents. The Home Lawn, in particular, did not lay off any of its employees during this time, though the number of guests was lower than in previous years.

Architecture

The buildings of the East Washington Street Historic District are significant as an intact collection of late nineteenth and early twentieth century houses, many of which are outstanding examples of their style or type. A variety of domestic styles and types are represented. The most commonly seen are Queen Anne, with five examples; Free Classic, with five examples; Colonial Revival, with nine examples; and Bungalow, with four examples. Other house styles which are represented, by one example each, are Italianate, Second Empire, Stick, Craftsman, and Prairie. Vernacular house types in the neighborhood include gable-front, with three examples; gabled-ell, with three examples; and double-pen, with two examples. There is one example of Gothic Revival architecture, the Martinsville Presbyterian Church (62001; photo 1).

The Queen Anne style of architecture originated in England and first appeared in the United States at the Philadelphia Centennial of 1876. The style was immediately embraced by the American public, and soon overshadowed Second Empire and Gothic Revival, styles which were in vogue at the time. Most houses of the style were of wood construction. Defining characteristics included asymmetry achieved by towers, turrets, wings, bay windows, oriels, and porches; a variety of siding types such as clapboards, fish scale shingles, and waved siding, often separated by ornamental banding; complex roofs; scroll and spindle work; and a variety of window sizes and designs. The most ornamental examples of the style were reserved for the upper classes, but middle and working class houses such as gable-fronts, shotguns, and cross-plan cottages could become Queen Anne with the application of a bit of mass-produced "gingerbread" on a porch or cut-away corner.

In Indiana, the Queen Anne style was very popular from about 1880 to 1910, a period of prosperity and population growth in the state. In Martinsville, most examples appear to date from the 1890s. The largest concentration of Queen Anne houses in the city is in the East Washington Street Historic District. Among the finest examples of the style are Tarleton-Raemakers House at 490 E. Washington Street (62012); the house at 540 East Washington Street (62013); and the Schnaiter House at 560 East Washington Street (62015).

The Free Classic style emerged around the turn of the century as a subtype of the Queen Anne style. The Free Classic style was less elaborate. Characteristics included an asymmetrical floor

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plan that was simpler than the typical Queen Anne floor plan. Ornamentation for Free Classic houses was restrained, and was based on classical architecture.

The style appears to have been popular in Martinsville from c.1895 to c.1915, particularly in the East Washington Street Historic District. The Singleton House at 340 East Washington Street (62006); the Sweet House at 289 East Washington Street (62025); the Alexander House at 389 East Washington Street (62029); and the Thornburgh House at 445 East Washington Street (62031) are particularly fine examples.

The Colonial Revival style grew out of an interest in our early heritage after the Philadelphia Centennial of 1876. In its early years, the style was characterized by an asymmetrical form with imposed classical details. The twentieth century version more closely resembled true colonial architecture in proportion and detailing, although there were several subtypes, including Georgian, Dutch Colonial Revival, and Cape Cod. One popular form was an American foursquare with classical ornamentation, such as columned porches, corner pilasters, and entries with transoms and sidelights.

In Martinsville, the Colonial Revival style appears to have been popular from c.1910 to c.1940. The East Washington Street Historic District has a high concentration of houses of the style. Notable examples include the Bain-Branch House at 510 East Washington Street (62113), the Frank Oak Branch House at 640 East Washington Street (62018), and the house at 339 East Washington Street (62027).

Contemporary with the Colonial Revival style, but not as long-lived, was the Bungalow style, an outgrowth of the Craftsman style, which was popular nationwide from c.1905 to c.1930. Bungalows were one to one-and-a-half stories in height. Roofs were low-pitched with projecting eaves. Porches were almost always a feature. Ornamentation was simple and not based on historic motifs.

The Bungalow style was popular in Martinsville from about 1910 to about 1930, with the largest concentration of houses of the style located in the Northside Historic District. There are two contributing examples in the East Washington Street Historic District: houses at 40 South Ohio Street (62041) and 39 North Graham Street (62045).

Gable-front is a house type which dates from the Greek Revival era in architecture. The type has also been utilized in the Gothic Revival, Italianate, and Bungalow styles of architecture, with the appropriate ornament added to illustrate the style. Often, gable front houses are simple, with little ornamentation, and do not relate to a particular academic style. Gable-front houses are one-and-a-half to two-and-a-half stories in height, and are two rooms deep. The gable end faces the street. Houses of the type may be brick, although most Indiana examples are of frame construction with

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clapboard siding. Nineteenth century examples of the style commonly have the front door in one of the side bays, and a side hallway. Twentieth century examples are more likely to have a center door with no hallway.

The three gable-front houses in the East Washington Street Historic District date from the late nineteenth century. These are the Gum House at 310 East Washington Street (62005); the Wilhite House, which exhibits elements of the Queen Anne style, at 390 East Washington Street (62008); and the house at 60 South St. Clair Street (64096).

The gabled-ell type is a subtype of the gable-front. The gabled-ell house has a side extension which is an integral part of the house. Examples of this house type in the district are located at 359 and 409 East Washington Street (62028 and 62030) and the Zapapas House at 39 South Sycamore Street (62039).

Another vernacular type found in the district is the double-pen house. This type of house evolved from the single-pen log house, which was common as the initial dwelling for settlers in Indiana in the early nineteenth century. As settlers' needs and resources increased, a second pen was often added to the first to create a two-room house. Frequently, the shared wall of the two pens did not have a door opening, and access to the second pen was achieved through an exterior door. The double-pen became a house type in its own right, with both pens being built at the same time. Interestingly, two front doors, one for each pen, were carried over as a design element. Other characteristics of the type, which is usually limited to one story, are a side-gable roof and a four-bay facade. Though the double-pen house was sometimes of brick construction, wood-frame examples are much more common.

In the East Washington Historic District, there are two examples of the double-pen house. These are the houses at 930-40 East Washington Street (64100) and 40 North Wayne Street (62040). The presence of these houses, both frame examples of the type, is interesting in this middle to upper middle class neighborhood. It is probable that they were built prior to the main period of development in the late nineteenth century. As such, they represent a Martinsville house type which was common in the early years of the settlement.

Additional descriptive information for individual houses may be found under Section 7.

The East Washington Street Historic District is one of two residential historic districts in Martinsville which were identified in the Indiana Historic Sites and Structures Inventory. The other district is the Northside Historic District (109-386-63001-082). The two districts are similar in several ways. Development in both neighborhoods was limited until after the Civil War, when new plats were made in the areas. Construction of houses progressed slowly even then. The small number of pre-1880 houses are scattered throughout the neighborhoods. Both

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neighborhoods grew rapidly in the period between about 1880 and 1930 after industrial expansion and establishment of the sanitariums.

The architectural character of the two districts is somewhat different, despite the fact that they were developed over the same time period. The East Washington Street Historic District has a more cohesive appearance, being more-or-less dominated by the Queen Anne, Free Classic, and Colonial Revival styles. The Northside Historic District exhibits a larger variety of architectural styles and house types. For additional information, please see the National Register of Historic Places Nomination Form for the Northside Historic District.

There is at least one other residential historic district in Martinsville, not identified in the Indiana Historic Sites and Structures Inventory, which merits further consideration. This is "Bucktown," a working-class neighborhood comprised of small, vernacular houses. It is located north of the commercial district and west of the Northside Historic District

In Morgan County, there are two additional historic districts which were identified in the Indiana Historic Sites and Structure Inventory: the Martinsville Commercial Historic District (109-386-61001-077), and the Morgantown Historic District (109-430-66001038). The Martinsville Commercial Historic District consists of the Courthouse Square and surrounding commercial area. The Morgantown Historic District is a combination commercial/residential district in a small market town several miles southeast of the county seat. Historic buildings in this district date from c.1845 to c.1940. Residential buildings tend to be examples of simple, vernacular types.

The East Washington Street Historic District is a stable residential area. Its residents strongly identify it as a neighborhood. Most of the houses are well-maintained, and continue to be used as single-family residences. Many of the current residents have lived in the neighborhood for many years, or are descendants of the historic owners of their houses. The Morgan County Historic Preservation Society is seeking listing on the National Register in order to foster a spirit of preservation in this historic neighborhood and throughout Morgan County.

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Section No. 9 Page No. 20 East Washington Street Historic District

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Note: In addition to conventional library and public records research, a survey of property owners was conducted. People who returned survey forms for specific buildings included Ronetta L. Curry (605 E. Washington Street), Mae Gano (460 E. Washington Street), Stu and Pam Johnson (590 E. Washington Street), Mike and Janella Kinton (560 E. Washington Street), Jack McGuire (890 E. Washington Street), Joe and Sharon Mills (390 E. Washington Street), Gary Oakes (660 E. Washington Street), JoAnna Pfaff (40 S. Ohio Street), Mark and Joanne Stuttgen (759 E. Washington Street).

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Verbal Boundary Description

Beginning at the northeast corner of Washington and Sycamore Streets; thence north along the east side of Sycamore Street to the south side of the east-west alley north of Washington Street; thence east along the south side of said alley, continuing across Wayne Street, Ohio Street, Graham Street, Lincoln Street, and Colfax Street, to the axis of the west boundary of a property at 60 St. Clair Street; thence north along said boundary to the north boundary of said property; thence east along the north boundary of said property to the west side of St. Clair Street; thence south along the west side of said street to the north side of the east-west alley north of Washington Street; thence east across St. Clair Street, continuing along the south boundary of said alley to the west side of Crawford Street; thence south along the west side of said street, across Washington Street, to the north side of the east-west alley south of Washington Street; thence west along the north side of said alley, continuing across St. Clair Street, Colfax Street; and Grant Street, to a point 80 feet west of the west side of Grant Street; thence south along a line parallel with Grant Street to a point 50 feet south of the south side of the east-west alley south of Washington Street; thence west along a line parallel with said alley to the east side of the first north-south alley west of Grant Street; thence north along the east side of said alley to the north side of the east-west alley south of Washington Street; thence west along the north side of said alley to the west side of the second north-south alley west of Grant Street; thence south along the west side of said alley to the north side of Jackson Street; thence west along the north side of Jackson Street to a point 30 feet west of the east boundary of Lot 8 of Henderson's First Addition; thence north along a line parallel with said boundary to the north side of the east-west alley north of Jackson Street; thence continuing west along the north side of said alley, across Ohio Street, and Wayne Street to the east side of Sycamore Street; thence north along the east side of said street, across Washington Street, to the point-of-beginning.

Boundary Justification

The boundaries include the historic East Washington Street neighborhood as defined in the Indiana Historic Sites and Structures Inventory except that three blocks of houses were added at the east end of the district, between Grant and Crawford Streets, for the purpose of this nomination. The houses in the added blocks were found to be similar in character and period of construction to many of the houses in the inventoried district. Additionally, several prominent citizens lived in the added area. There is a contrast in character between the houses west of Crawford Street and the houses to the east. The area to the east appears to have been developed later, probably mainly in the post-World War II era.

The street to the north of Washington, Morgan Street, is a major thoroughfare. Houses on this street have been altered to a greater degree, and there are commercial intrusions. The area to the south has a different character than that of the East Washington Street district. It tended to be

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more of a working to middle class neighborhood, while the East Washington Street district was a middle- to upper-middle class neighborhood. Also, the houses in the area south of Washington are altered to a greater degree. Only five properties along Jackson Street, the street south of Washington, between Sycamore and Crawford, had sufficient merit to be included in the Indiana Historic Sites and Structures Inventory.

To the west of the historic district is the courthouse square commercial district, which clearly contrasts in character to the residential East Washington Street Historic District.

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Photographs Page No. 23 East Washington Street Historic District

The information for all photographs is as follows, except as noted.

1. East Washington Street Historic District
2. Martinsville, Morgan County, IN
3. Laura Thayer
4. October 1995
5. Morgan County Historic Photograph Collection
Morgan County Public Library
110 S. Jefferson Street Martinsville, IN 46151

Additional information for individual photographs is as follows:

Photo 1

1. Martinsville Presbyterian Church
East Washington Street
6. Camera facing northwest
7. 1 of 26

Photo 2

1. Sweet House
289 East Washington Street
6. Camera facing southwest
7. 20 of 26

Photo 3

1. South side of Washington Street east of Wayne Street
6. Camera facing southeast
7. 3 of 26

Photo 4

1. Iron Fence at Mars-Pitkin House
309 East Washington Street
3. Christina Petlichkoff Jones
6. Camera facing northeast
7. 4 of 26

Photo 5

1. North side of Washington Street east of Wayne Street
6. Camera facing northeast
7. 5 of 26

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Photo 6

1. Richey House
390 East Washington Street
6. Camera facing north
7. 6 of 26

Photo 7

1. Thornburgh House
445 East Washington Street
6. Camera facing
7. 7 of 16

Photo 8

1. Hubbard-Gano House
460 East Washington Street, and
Tarleton-Raemakers House
490 East Washington Street
6. Camera facing northeast
7. 8 of 26

Photo 9

1. Bain-Branch House
510 East Washington Street
6. Camera facing north
7. 9 of 26

Photo 10

1. Site of the Home Lawn Mineral Springs
East Washington Street
6. Camera facing southeast
7. 10 of 26

Photo 11

1. Ennis-Parks-Renner House
571 East Washington Street
6. Camera facing southwest
7. 11 of 26

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Photographs Page No. 25 East Washington Street Historic District

Photo 12

1. Stone wall on site of the Home Lawn Mineral Springs
East Washington Street
6. Camera facing southeast
7. 12 of 26

Photo 13

1. North side of Washington Street east of Graham Street
6. Camera facing northwest
7. 13 of 26

Photo 14

1. South side of Washington Street
6. Camera facing southeast
7. 14 of 26

Photo 15

1. Branch House
640 East Washington Street
6. Camera facing northwest
7. 15 of 26

Photo 16

1. North side of Washington Street opposite Grant Street
6. Camera facing northwest
7. 16 of 26

Photo 17

1. Washington Street west of Colfax
6. Camera facing southwest
7. 17 of 26

Photo 18

1. Don Kennedy House
890 East Washington Street
6. Camera facing north
7. 18 of 26

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Photographs Page No. 26 East Washington Street Historic District

Photo 19

1. North side of Washington Street west of St. Clair
6. Camera facing southwest
7. 19 of 26

Photo 20

1. 60 St. Clair Street
6. Camera facing northwest
7. 20 of 26

Photo 21

1. Francesconi House
910 East Washington Street
6. Camera facing northeast
7. 21 of 26

Photo 22

1. South side of Washington west of Crawford
6. Camera facing southwest
7. 22 of 26

Photo 23

1. Gum House
310 East Washington Street
6. Camera facing east
7. 22 of 26

Photo 24

1. Tarleton-Raemakers House
490 East Washington Street
6. Camera facing northwest
7. 24 of 26

Photo 25

1. Shireman House
590 East Washington Street
6. Camera facing north
7. 22 of 26

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Photographs Page No. 27 East Washington Street Historic District

Photo 26

1. 930-40 East Washington Street

6. Camera facing north

7. 26 of 26