

National Register of Historic Places Nomination
Northside Historic District, Martinsville, IN
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Morgan County Historic Preservation Society
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NOTE: Photographs are not included here.

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Roughly bounded by Cunningham Street on the north, Mulberry Street on the west, Pike Street on the south, and Graham Street on the east.

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Resources Previously Listed on the National Register

Hite-Finney House, 189 North Jefferson Street

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Northside Historic District

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 Northside grew to the north and east of the commercial district. Hills on the north side of the city defined the northern limits of development. Many of the early houses were set back some distance from the street and located on large lots. Over time, other houses were built closer to the street, on smaller lots. The earlier houses date from the 1850s, but the period of greatest development was from about 1880 to 1930.

The district has a variety of architectural styles and types. The Bungalow style and the related Craftsman style are prominent. Highly visible vernacular types include the gable front and its subtypes, gabled-ell and T -plan. Among other styles which are represented in the district are Italianate, Queen Anne, English Cottage, and Prairie. A more detailed discussion of architecture may be found in Section 8.

The Northside Historic District exhibits many elements, in addition to its houses, which define its historic character. Important among these is the presence of large shade trees and other plantings (photos 8, 22, 24, 25). Also contributing are sandstone curbing (see map; photos 13, 15), stone and concrete walls (photos 3, 12, 14, 21, 22), and a brick paved street (photo 19). Five garages within the boundaries of the district also contribute to its character. These are garages for the houses at 110 and 290 East Harrison Street, 390 and 400 North Jefferson Street, and 59 West Harrison Street.

Counted resources in the district consist of 96 contributing buildings, five of which are garages; 10 noncontributing buildings; and 11 contributing structures including an iron fence, stone walls, concrete walls, brick sidewalks, and a brick street.

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The general character of the district is much as it was during the period of significance, c.1850 to c.1935. In the case of most houses, defining elements such as windows, and porches are intact and unaltered (photos 10, 13, 18, 23). The most visible alteration in historic fabric is the addition of synthetic siding on some of the houses (photos 2, 7, 12, 15, 18). In a small number of cases, porches have been enclosed (photo 6)

Three historic houses have been altered to the extent that they no longer contribute to the character of the district. These are 259 North Main Street, 460 East Pike Street (63036), and 240 North Wayne Street (63069). In addition, there are seven intrusions which were constructed after the period of significance. These are a public utility building at 390 North Main Street; a multi-unit residential building on the northwest corner of Highland and Main Streets; a church on the southwest corner of Pike and Sycamore Streets; and houses at 365 North Main Street, 440 (63035) and 459 (63044) East Pike Street, and on the southeast corner of Sycamore and Pike Streets.

In general, the district has a good degree of integrity, with about 10 per cent of all buildings falling into the category of noncontributing. Buildings vary in condition from fair to excellent, but, overall, the condition of buildings in the district is good.

There are *few* contemporary intrusions in the district. The most prominent are the Public Service Indiana Building, and additions to Morgan House (formerly the Highland Sanitarium). The PSI Building, located on the southwest corner of Main and Highland Streets, replaced the Stout House, a grand nineteenth century house.

Landscape Evaluation

The general layout and configuration of the town of Martinsville is a result 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 to influence the spatial configuration of Martinsville was the 1682 Plan of Philadelphia by William Penn. This experimental plan for a new city featured a town "square" as a nucleus with equally spaced, wide roads laid out at right angles to each other. 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.

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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. This was the case on North Main and North Jefferson Streets—two residential streets on the Northside Historic District that extend from the courthouse square. Another influence of the New England colonies on the William Penn grid was 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. Retaining walls of finished and unfinished limestone, concrete, and fieldstone were used to delineate property boundaries. Extant examples of residential property definition can be found at 290 North Main Street (photo 14), 489 North Jefferson Street (63064; photo 22), 90 East Harrison Street (63002; photo 3), and 370 East Pike Street (63032; photo 12).

Shade trees planted near the curb along either side of the street were the result of 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. This movement established the pattern for the large shade trees which are present in the Northside Historic District today.

The second initiative that influenced the general plan of the town was the United States Land Ordinance of 1785. The statute established the basis for the survey 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. The section of North Jefferson Street between Harrison and Cunningham

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Street retains its historic brick pavement (63056; photo 19).

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 New Highland Sanitarium, located at 490 North Main Street in the Northside neighborhood (64002; photo 16). With the exception of the St. Martin of Tours Roman Catholic Church (63031; photo 11), this was the only nonresidential building located within a neighborhood that was home to many of the leading citizens of Martinsville.

Descriptions of Representative Resources

Brown-Haworth House, 59 W. Harrison Street, Bungalow, c.1923 (photo 1).

The Brown-Haworth House is a one-and-a-half story, wood frame house with a low pitched, side gable roof. Siding is wood shingles. A brick porch extends the width of the three-bay main (north) facade. The entry is in the eastern-most bay. The door in this entry is a paneled wood and glass, Craftsman style door. Windows in the house are singled or grouped, wood, double-hung, with multi-light upper sash. There is a large, gable-roofed dormer with a group of three windows on the north side. A small garage at the rear of the property is similar to the house in style and detailing.

The house was built for Bert Brown or his brother Elmer around 1923. Both Bert and Elmer Brown worked for the interurban. The house was built by Charles W. Roberts of Martinsville. Elmer and Sadie Brown lived in the house until 1929, when it was sold to Dillen Haworth, a dentist. Dillen's widow, Blanche still lives in the house. The lot to west was owned by the Toner family and contained two small rental houses. They were destroyed by fire in the late 1930s or early 1940s. The Toners then sold the lot to the Haworths, making the total Haworth property a quarter block.

William R. Harrison House/Bates House, 90 East Harrison Street, Gabled-ell/Italianate, c.1860 (photo 3). The Harrison House is a two-story, brick house with an L-shaped plan and a gable/hip roof covered with slates. On the front (south side) of the house is a columned wood porch with a balcony above. The foundation for the house is brick, and for the porch, concrete block. There is a two-story bay window on the front to the west of the porch, and another on the east side of the house. Windows are wood, double-hung, with one light in each sash. Openings are segmental-arched with brick lintels and stone sills. There is an interior chimney with decorative brickwork on the front of the roof, and modillions under the eaves. The house is set back some distance from the street, and the property is defined by a concrete wall on the front and part of the east side. A stone wall lies in ruins on the rear portion of the east boundary. The

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house was originally simpler in design. Elements such as the bay windows, modillions, and porch were added in later periods of remodeling.

The house was built for William R. Harrison, for whom the street was named. In the late nineteenth century, it became a rooming house operated by William and Jennie Bates and known as the Bates House. The Bateses were also musicians who taught in their home. William was organist at the Methodist Church, and Jennie sang in the choir. C. S. and Alcie Huff purchased the house in 1904. The Huffs were owners of a local drygoods store. Their son, Charles Byron Huff, president of the Home Building and Loan Association, was the next owner. The house remained in the Huff family until 1969, when it was sold to Nick and Marylyn James, the current owners.

I. G. Poston House, 110 East Harrison, Prairie Style, c.1910 (photo 4). The I. G. Poston House is a two-and-a-half story structure faced in "Poston Green" brick. The foundation is faced in oversized brick of a like color. The hipped roof is covered with green pantiles. The house has a three-bay facade, with the entry located in the center. Windows are wood, double-hung, with one light in each sash. Many of these are grouped. There is a hipped-roof dormer on the front of the roof. The front porch is composed of brick piers and railings with stone coping. On the east side of the property, a brick driveway extends from Harrison Street through a porte-cochere on the side of the house. There is a small garage, which matches the house in style, at the rear of the lot.

I. G. Poston was the owner of a Martinsville Brick Company. Other Poston brick factories were located in several Indiana and Illinois cities. I. G. moved to Martinsville from Crawfordsville about 1910, started a successful brick factory, and built this house, which displays his company's product. Poston lived here with his wife Josephine until about 1940. In the 1950s, the house was made into apartments.

E. I. Poston House, 290 East Harrison, Prairie Style, c.1920 (photo 5). The E. I. Poston House is a two-story brick structure with a hipped roof. The roof is covered with pantiles. The main (south) facade is three bays wide, not including extensions on the west side of the house. The recessed entry is in the central bay and has a Craftsman style, paneled wood and glass doors. There is a brick portico at the entrance. Windows are grouped, and are double-hung, with multi-light upper sash. On the west side of the house, there is a one-story sun room, and a two story section behind with a side entry on the first level, and a sleeping porch above. A brick chimney is atop the roof of the sleeping porch. Poston brick was used on the house on exterior elements, including walls, walks, and a driveway, to create decorative patterns. Behind the house is a small garage which is like the house in style. E. I. Poston, the son of I. G., was involved in the family brick business. Poston and his wife Bertha built the house and lived here together until the early

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1950s, when E. I. died. Bertha continued to live here after his death. The current owners are Mr. and Mrs. J. K. Daily.

James and Emma Jordan House, 489 East Harrison; Eastern Stick Style, 1905 (photo 10).

The Jordan House is an elaborately-ornamented house with both Stick and Queen Anne style detailing. It is two-and-a-half stories in height, rectangular in plan, and has a complex roof. There is a polygonal tower at the northeast corner. The foundation is brick and the siding, clapboard. Decorative scrollwork is seen on the columns of the wrap-around porch, and on raking friezes in gables. The front entry, located on the main (south) facade, has a paneled wood and glass door. Windows are wood, double-hung, with one light in each sash. The house has been divided into apartments, and some additions built. On the west side a kitchen has been added. In the rear a kitchen and living room have been added and a porch removed.

The house was built in 1905 for James H. and Emma Jordan. James was a State Supreme Court Justice from 1895 to 1912, the year of his death. After Emma died in 1916, the house was purchased by Robert and Nola Mannan. The next owner was Charles Finney, owner and editor of the *Martinsville Democrat*, who purchased it at auction in 1947. Present owners are the Lyford McDaniel family.

St. Martin of Tours Roman Catholic Church, East Pike Street, Gothic Revival Style, 1889 (photo 11). St. Martin's is a gable-front brick structure with a rectangular plan and a three-story square tower in the center of the main (south) facade. The main entry, reached by a set of stone steps, is in the tower. The entry consists of a pair of paneled wood doors, surmounted by a trefoil transom, in a pointed-arch opening. Stained glass windows are also in pointed-arch openings, with stone keystones and sills. There are brick buttresses at the corners of the main part of the building, as well as at the corners of the tower. At the top of the tower is a polygonal steeple with a cross. An 1892 frame addition at the rear of the church was covered with a brick veneer in 1936. A c.1950 wing which houses a community hall and classrooms extends to the west from the northwest corner of the building.

The congregation was founded in 1848. Located six miles southeast of Martinsville, the first church was known as St. Columban. In 1868, the congregation purchased the former Baptist Church on the northwest corner of Pike and Wayne streets in Martinsville, and changed the name to St. Martin of Tours. The present building was completed in 1889 at a cost of \$3,600. The Catholic Church built a new home on East Harrison Street in 1962, and the 1889 building was sold to a Lutheran congregation.

Avery House, 290 North Main Street, Bungalow, c.1930 (photo 14). This house is a one-and-a-half story brick structure with a basement garage accessed from the north side. The house has a

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side-gable roof, and an incised, brick porch. The main entry, located on the east facade, is a paneled wood and glass door. Windows are wood, double hung, with multi-light upper sash. A dormer on the roof and small sun room on the back are covered with vinyl siding. The house also has vinyl soffits. There is a brick chimney on the north side of the house, with square windows on each side. Ornamentation includes decorative brickwork, large carved brackets, and stone accents. A limestone retaining wall defines the north edge of the property.

There was a small wood frame house here when Edward L. Avery, a banker, purchased the property in the early 1920s. The house was extensively remodeled to its present appearance. The work was done by Charles W. Roberts, a prolific local builder, who is known to have built the Haworth house at 59 West Harrison. The present owners of the Avery House are Brad and Tambra McGill.

Elliott House, 310 North Main Street, Central-passage, 1865 (photo 26).

The Elliott House is a one-and-a-half story, stuccoed sandstone house. The house has a side gable roof, with a cross gable over the central section of the main (east) facade. The main facade is five bays wide, with the entry in the center bay. The door is a paneled wood and glass door. Windows on this facade are tall, wood, double-hung, in flat-arched openings. Windows on the side facades are like this, except that the openings are segmental-arched. On the main facade, a shed-roofed porch with wood supports extends across the center three bays. On the second level, in the gable, is a paneled wood door. The house has two brick chimneys, one each on the north and south ends. There are decorative wood brackets under the eaves. Though simple in detailing, the house reflects the Gothic Revival style in composition and proportion.

The house was built by John Round Elliott, a wagon maker and blacksmith from Hendricks County, Indiana. Walls are hand-carved sandstone block quarried from Stony Point Farm in Washington Township. Stony Point Farm was owned by Archibald Cramer, Elliott's father-in-law. John and Emmaline (Cramer) Elliott had no children, but they did raise two nieces in their house and regarded them as daughters. Following the deaths of the Elliotts, the house passed to their nieces, Lillian B. (Cramer) McCaslin and Eva (Cramer) Elliott Miller. The house was sold out of the Elliott family in 1912, and thereafter, changed hands many times. The Frederick Luking family (1913-1923) and various generations of the Charles Stewart family (1923-1945) were owners for the longest periods. In 1947, the house was sold to Dr. David Eisenberg, owner of the Whiting Sanitarium, which was located a few hundred yards west of the house. Eisenberg had a private medical practice in the house. After the Whiting Sanitarium was destroyed by fire in 1949, the house was vacated by Dr. Eisenberg and sold.

Hite-Finney House, 183 North Jefferson Street, Two-thirds I-house, c.1850 (photo 17). This is a two-story, brick, two-thirds I-house with a rear ell and wing. The roof is gabled. The main (west) facade is three bays wide. The slightly recessed entry, in the southernmost bay, has a

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paneled wood and glass door with sidelights and transom, and a classical surround with a broken pediment head. Windows have double-hung, wood, multi-light sash. Among significant interior features are encaustic tiles in the front hall and elaborate plaster moldings.

The house was built for Milton and Margaret Hite. Hite was a founder and president of the First National Bank of Martinsville. In 1916 the house was sold to George Finney, owner and editor of the *Martinsville Democrat*. It was owned by the Finney family until 1982 and again from 1987-1993. The present owners are Bill and Sandy Crousore. The house is listed on the National Register of Historic Places.

Kriner House, 400 North Jefferson, Colonial Revival, c.1930 (photo 20). This is a two-and-a-half story, brick house. The hip roof is covered with asbestos shingles. There is a dormer window on the front of the roof. A brick porch extends across the width of the principal (east) facade, and is integrated with a porte-cochere to the south. The main entry is centrally located and has a paneled wood and glass door. Windows are double hung, wood, with one light in each sash. Ornamental features include a denticulated frieze on the porch, modillions under the eaves of the house, and stone accents. A small, wood frame garage, which may be contemporary to the house, is located at the rear of the property.

The house was built for Edward and Georgia Kriner. Edward managed the Home Lawn Mineral Springs from 1918 to 1950. The house was sold in 1955 to Walter and Eula J. Haig. The current owners are Roger and Patricia Coffin.

William Shirley House, 489 North Jefferson, Italianate Style, c.1871 (photo 22). The Shirley House is a two-and-a-half story brick structure. The hipped roof has its original slate shingles. The main (west) facade is three bays wide. The entry is in the northernmost bay. This is a round-arched opening with a double paneled wood and glass doors. A bracketed hood is located above the entry. Windows are also in round-arched openings and are double hung with two lights in each sash. Openings have brick lintels with keystones and stone sills. There are wood, louvered shutters at the windows. Surrounding the top of the house is a paneled, bracketed frieze with rectangular attic windows. Defining the property's large lot is stone-faced concrete retaining wall.

Shirley was a local attorney and judge. Before starting the house, he went to France for design ideas. Among interesting features of the house are the door handles, in which are carved portraits of great philosophers. A later owner of the house was William G. Bray, who bought the property in 1940. Bray served as a member of the U.S. House of Representatives from 1951 to 1975. His widow, Esther, still lives in the house.

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Schnaiter House, 189 North Wayne Street, Queen Anne, c.1900 (photo 23). The Schnaiter House is a two-and-a-half story, wood frame, cross-plan house. It has a brick foundation, and clapboard and shingle siding. The wrap-around porch features spindle and scroll-work. Other decorative elements include scroll-sawn purlins under the eaves. Windows are double-hung, wood, with one light in each sash. There is a centrally located, brick chimney.

The house was home to the Frederick Schnaiter family. Frederick was the son of Clifften Schnaiter, owner of the Martinsville Milling Company, an important local industry of the late nineteenth and early twentieth centuries. A garage at the rear of the house was constructed in 1970. The present owners are Steve and Elizabeth Bodi.

Schofield-Maxwell House, 219 North Ohio Street, Italianate, c.1875 (photo 25). This is a two-and-a-half story brick house with a low-pitched hip roof. There is a one-story, gable-roofed extension on the north side. A wood, columned porch is located on the west side of the two story section. There are two entries to the house, one in the center of the west (Ohio Street) facade, and one in the west bay of the south (pike Street) facade. These entries have paneled wood and glass doors and oval transoms. Windows in the main part of the house are double-hung with two lights in each sash. They have round arched transoms with brick voussoirs, stone keystones and imposts, and stone sills. In the one-story section, windows in segmental-arched openings are double-hung with two lights in each sash, and have stone sills. Among ornamental features are grouped, scroll-sawn brackets under the eaves, and stone quoins. There are two interior chimneys on the north side of the main part of the house. On the north side of the house is a wood-frame, connected garage which was constructed in the last 20 years.

The house was built for Dr. Sylvester H. Schofield about 1870. It was acquired by the Maxwell family sometime between 1891 and 1907. Dr. James Maxwell may have lived in the house. He died in 1901. His widow Cynthia is known to have lived in the house until at least 1919. After the Maxwells, various businesses occupied the building. It was in poor condition when it was purchased by Ralph K. Lowder in the 1930s. Mr. Lowder, an attorney, rehabilitated the house and lived here until about 1970. The current residents are Wendell and Marcie Bolin.

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The Northside Historic District is significant under Criterion C in the area of architecture, as a distinctive collection of late nineteenth and early twentieth century residential architecture. The district developed as a middle to upper middle class residential neighborhood between c.1850 and c.1933. Many of Martinsville's prominent citizens were residents of the neighborhood. The district is also significant under Criterion A, in the area of Health/Medicine as the location of the New Highland Sanitarium, one of the few remaining sanitariums in Martinsville, where there were once 12 such establishments. The New Highland Sanitarium is located in the northwest part of the district.

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. 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 1919. 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.

The growth of the city in the late nineteenth and early twentieth centuries is represented in the Northside Historic District. The southwest part of the district is located in the original plat. Most of the neighborhood was platted in the years following the Civil War. The neighborhood developed slowly in these early years. One of the oldest houses in the district is the Hite-Finney House at 183 North Jefferson (64066; photo 17), adjacent to the downtown commercial district. The house, which is a two-thirds I-house built c.1850, is listed on the National Register of Historic Places.

Some of the houses built prior to 1880 were elegant, Italianate style houses built on large lots. Among these were the Harrison House at 90 East Harrison Street (63002; photo 3), built c.1860; the Shirley House at 489 North Jefferson Street (63064; photo 22), built in 1871; and the house at 219 North Ohio Street (63081; photo 25), built c.1875. Surrounded by trees and located at the edge of the hills north of town, the neighborhood must have presented a picture of pastoral serenity, though it was located only a short distance from downtown Martinsville.

As Martinsville expanded in the late nineteenth century, the city's north side became a popular place to live. The presence of the North School, built in 1868, most likely contributed to development of the neighborhood. This building, which was located on the north side of East Cunningham Street west of North Jefferson Street, was in use as a school until its demolition in 1960. It was replaced by the current building, which was discontinued in 1990.

Another institution which may have encouraged the extension of the residential area north of downtown was the elegant Highland Sanitarium, built in 1896 in the 400 block of North Main Street. By 1929 the present brick building--the New Highland (64002; photo 16)--had been built. The original frame structure was destroyed by fire the same year. The New Highland was converted *for* use as apartments, known as Morgan House, in 1970. From 1923 to 1949, when it was destroyed by fire, the Whiting Sanitarium was also located in the neighborhood, on the northeast corner of Mulberry and Harrison Streets.

St. Martin of Tours Roman Catholic Church (63031; photo 11) was built in the south-central part of the district in 1889. The establishment of this institution here reflected the stability of the

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neighborhood.

Many of the houses in the district have associations with commercial and industrial development in the city. The Poston brick yard was an important Martinsville employer in the early twentieth century. The company's founder, I. G. Poston, built the house at 110 East Harrison Street (63003; photo 4) in 1909 after moving to town to start the Martinsville Brick Company. His son, E. I. Poston, also involved in the business, built the house at 290 East Harrison Street (63008; photo 5). Frank Rose, a superintendent at the brick yard, built the house at 415 North Jefferson Street (63062) c.1930.

Cliffen Schnaiter, a founder of the Martinsville Milling Company, was a long-time resident of the house at 165 North Wayne Street (63072). Stanley H. Byram, the second owner of Grassyfork Fisheries, lived in the house at 465 East Harrison Street (63024; photo 9). Later, the same house was owned by noted attorney Gilbert Butler.

Other prominent residents included Harry I. Martin, Editor of *The Daily Reporter*, who lived at 410 North Jefferson Street (63052). U.S. Senator William G. Bray was a later owner of the Shirley House (63064; photo 22). Edward S. Kriner, manager of the Home Lawn from 1918 to 1950, resided at 400 North Jefferson Street (63051; photo 20). O. C. Toner, owner of the Toner Store, an important local commercial establishment, lived in the house at 60 East Harrison Street (63001; right in photo 2).

One of the best-known residents of the neighborhood was Celestina Phelps, who taught school in Martinsville for 50 years. "Aunt Tiny," as she was known, lived in a small frame house. Later the site of the Toner house. Celestina's "Denominational Garden," in which each flower was associated with a religious denomination, was famous with local residents and a popular attraction for sanitarium visitors.

Among Martinsville physicians who called the Northside home were Dr. Camden G. Bothwell who practiced medicine in Martinsville from 1913 to 1952. He lived in the house at 390 North Jefferson Street (63050). Dr. Leon Gray lived at 260 North Ohio Street (63080). Dr. Austin Sweet lived at 260 North Wayne Street (63070; photo 24).

Architecture

The buildings of the Northside Historic District are significant as an intact collection of late nineteenth and early twentieth century houses, many of which are outstanding examples of their architectural style *or* vernacular type. At least 18 styles and types are represented in the district. The most commonly seen of these are gable-front and its subtypes, gabled-ell, T-plan, and shotgun, with at least 20 examples; and the Bungalow style, with 12 examples. Other styles and

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types, represented by at least three examples each, are hall-and-parlor, Italianate, Queen Anne, English Cottage, Craftsman, and Prairie.

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 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. *Among* examples of gable-front houses in the district are those at 439 and 409 East Harrison (63022 and 63023; photo 7).

The gabled-ell, T-plan, and shotgun are subtypes of the gable-front house. The gabled-ell house has a side extension which is an integral part of the house. The house at 389 East Harrison Street (63021; left in photo 6) is an example. T-plan houses have, as their name suggests, a T-shaped plan. The bottom end of the T faces the street. The house at 259 East Pike Street (63038) is an example of a T-plan house with Queen Anne style detailing. The district contains one example of a shotgun cottage, 240 North Main Street (right in photo 13). Shotgun cottages are one-story, one-room-wide, gable front houses.

The Bungalow style was an outgrowth of the Craftsman style, and 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, often with exposed rafters. Porches, often with battered posts, were an important feature. Ornamentation was simple and not based on historic motifs. The Bungalow style was popular in Martinsville from about 1910 to about 1930, with a large concentration of houses of the style located in the Northside Historic District. The house at 260 North Wayne Street (63070; photo 24) is a notable example of the style.

Additional information on the architecture and histories of individual houses may be found in Section 7.

The Northside 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 East Washington Street Historic District (109-386-62001-045). 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 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 Northside Historic District exhibits a variety of architectural styles and house types. 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. For additional information, please see the National Register of Historic Places Nomination Form for the East Washington Street 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 that were identified in the Indiana Historic Sites and Structures Inventory: the Martinsville Commercial Historic District (109-386-61001-077), and the Morgantown Historic District (109-430-66001-038). The Martinsville Commercial historic District consists of the Courthouse Square and surrounding commercial area. The Morgantown strict is a combination commercial/residential district in a small market town several miles southeast of the county seat. Historic buildings in the district date from c.1845 to c.1940. Residential buildings tend to be examples of simple, vernacular types.

The Northside Historic District is a stable residential area, with a strong neighborhood character. The houses are well-maintained, and most continue to be used as single-family residences. 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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Stuttgen, Joanne Raetz. *Martinsville: A Pictorial History.* St. Louis: G. Bradley Publishing, Inc., 1995.

Taylor, Robert M., ed. *Indiana: A New Historical Guide.* Indianapolis: Indiana Historical Society, 1989.

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 Steve and Elizabeth Bodi (189 N. Wayne Street), Patricia Coffin (400 N. Jefferson Street), Lillian Gribben (459 E. Pike Street), Kevin and Christi Hickman (260 N. Sycamore Street), Mr. and Mrs. Edward E. James (90 E. Harrison Street), Dean and Betty Kenworthy (239 N. Wayne Street), Mr. and Mrs. Frank Mumma (409 E. Harrison Street), Gregory McDaniel (489 E. Harrison Street), Maysel Nutter (255 N. Sycamore Street), Chad and Dana Selch (440 E. Harrison Street), Richard and Kathleen Williams (160 E. Harrison Street), and Ed and Kelli Winders (379 N. Jefferson Street).

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Northside Historic District

Verbal Boundary Description

Beginning at the southeast corner of Lot 2, Block 23 of the Original Plat; thence west along the south line of said lot to a point 80 feet west of the east boundary of said lot; thence north to the north side of the east-west alley north of Pike Street; thence west along the north side of said alley to the east side of the north-south alley west of Main Street; thence north along the east side of said alley to the south line of Lot 4, Block 23 of the Original Plat; thence west along said boundary and the south line of Lot 5, Block 23 of the Original Plat, to a point 90 feet west of the east boundary of said lot; thence north to the south side of Harrison Street; thence east along the south side of Harrison Street to the east axis of the north-south alley west of Main Street and north of Harrison Street; thence north across Harrison Street and along the east side of said alley to the north side of Highland Street; thence west along the north side of said street to the northeast corner of Highland and Mulberry; thence north along the east side of Mulberry to a point 300 feet north of the north side of Highland; thence east to the west side of Main Street; thence south along the west side of said street to the axis of the south boundary of the property on the southeast corner of Main Street and the alley south of Cunningham; thence east across Main Street and along the south boundary of the property on the southeast corner of Main Street and the alley south of Cunningham, to the east side of the north-south alley east of Main Street; thence north along the east side of said alley to the south side of Cunningham Street; thence east along the south side of said street, across Jefferson Street to the west side of Sycamore Street; thence south along the west side of said street to the south side of the first east-west alley north of Harrison Street; thence east along the south side of said alley, continuing across Sycamore Street, Wayne Street, and Ohio Street to the west side of Graham Street; thence south along the west side of Graham Street to the north side of the east-west alley south of Pike Street; thence west along the north side of said alley, continuing across Ohio Street, Wayne Street, and Sycamore Street, to the east side of Jefferson Street; thence north to the northeast corner of Pike and Jefferson Streets; thence west across Jefferson Street and along the north side of Pike Street to a point 60 feet west of the west side of Pike Street; thence north to the south boundary of Lot 2, Block 20 of the Original Plat; thence west along said boundary to the east side of the north-south alley west of Jefferson Street; thence north along the east side of said alley to the northeast corner of said alley and the east-west alley north of Pike Street; thence west along the north side of the east-west alley north of Pike Street to the west side of Main Street; thence south along the west side of said street to the point of beginning.

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Northside Historic District

Boundary Justification

The boundaries of the district encompass an historic neighborhood which was located north of the downtown commercial area. The houses to the south of the district have been altered to a greater extent and there are commercial intrusions. East of Jefferson Street north of the alley north of Harrison, and east of Graham Street, the character of the houses change: many of the historic houses are altered, and there are many houses which date from later than the period of significance.

The district was identified in the Indiana Historic Sites and Structures Inventory with these boundaries, except for areas added to the west side for the purpose of this nomination. The south boundary was extended to include the Hite-Finney House on the southwest corner of Jefferson and Pike Streets (photo 17). This house represents the early development of the neighborhood, which extended north and east from the commercial district. In addition, the area on North Main Street roughly between Pike and Cunningham Streets, and West Harrison Street roughly between Main and Mulberry Streets, were included in the nomination. The houses in these areas are similar in character and were developed during the same period as houses within the boundaries identified in the Inventory.

The northeast corner of Mulberry Street and Harrison Street, though not included within the boundaries of the historic district, should be noted as the former location of the Whiting Sanitarium, built in 1923 and destroyed by fire in 1949. The site is now occupied by apartments.

At the north end of this added area is the Highland Sanitarium, one of the few extant historic sanitariums. Most of the sanitariums in Martinsville were located in residential areas, and it is appropriate to include the Highland, which was a focal point for the Northside neighborhood, in the historic district.

Immediately to the west of the added areas is a neighborhood, historically known as "Bucktown," which contrasts greatly in character to the Northside Historic District. A topographical change--Bucktown is located down a hill from the Northside Historic District--increases the distinction between the two neighborhoods. Bucktown, itself an historically significant neighborhood, is composed of small, vernacular, working-class houses.

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Photographs

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Northside Historic District

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

1. Northside Historic District
2. Martinsville, Morgan County, IN
3. Laura Thayer
4. January 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. Haworth House
59 West Harrison Street
6. Camera facing southeast
7. 1 of 27

Photo 2

1. East Harrison Street east of Main Street
6. Camera facing northeast
7. 2 of 27

Photo 3

1. Harrison House
90 East Harrison Street
6. Camera facing northwest
7. 3 of 27

Photo 4

1. I. G. Poston House
110 East Harrison Street
6. Camera facing northeast
7. 4 of 27

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Photographs

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Northside Historic District

Photo 5

1. E. I. Poston House
290 East Harrison Street
6. Camera facing northeast
7. 5 of 27

Photo 6

1. 389 East Harrison Street
6. Camera facing southwest
7. 6 of 27

Photo 7

1. 439 and 409 East Harrison Street
6. Camera facing southwest
7. 7 of 27

Photo 8

1. Harrison Street west of Graham Street
6. Camera facing west
7. 8 of 27

Photo 9

1. Byram House
465 East Harrison Street
6. Camera facing southwest
7. 9 of 27

Photo 10

1. Jordan House
489 East Harrison Street
6. Camera facing southwest
7. 10 of 27

Photo 11

1. St. Martin of Tours Roman Catholic Church
East Pike Street
6. Camera facing northwest
7. 11 of 27

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Photographs

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Photo 12

1. North side of Pike Street west of Ohio Street
6. Camera facing northeast
7. 12 of 27

Photo 13

1. West side of Main Street south of Harrison Street
6. Camera facing west
7. 13 of 27

Photo 14

1. Avery House
390 North Main Street
6. Camera facing southwest
7. 14 of 27

Photo 15

1. East side of Main Street north of Harrison Street
6. Camera facing northeast
7. 15 of 27

Photo 16

1. New Highland Mineral Springs Sanitarium
490 North Main Street
6. Camera facing southwest
7. 16 of 27

Photo 17

1. Hite-Finney House
183 North Jefferson Street
6. Camera facing east
7. 17 of 27

Photo 18

1. East side of Jefferson Street north of Harrison Street
6. Camera facing northeast
7. 18 of 27

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Photo 19

1. North Jefferson Street
3. Christina Petlichkoff Jones
6. Camera facing down
7. 19 of 27

Photo 20

1. Kriner House
400 North Jefferson Street
6. Camera facing northwest
7. 20 of 27

Photo 21

1. 439 North Jefferson Street
3. Christina Petlichkoff Jones
6. Camera facing east
7. 21 of 27

Photo 22

1. Shirley House
489 North Jefferson Street
6. Camera facing southeast
7. 22 of 27

Photo 23

1. Schnaiter House
189 North Wayne Street
6. Camera facing southeast
7. 23 of 27

Photo 24

1. Sweet House
260 North Wayne Street
6. Camera facing northwest
7. 24 of 27

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Photographs

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Northside Historic District

Photo 25

1. Schofield-Maxwell House
219 North Ohio Street
6. Camera facing northeast
7. 25 of 27

Photo 26

1. Elliott House
310 N. Main Street
6. Camera facing northwest
7. 26 of 27

Photo 27

1. 250 East Harrison Street
6. Camera facing north
7. 27 of 27