

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received FEB 22 1985

date entered

MAR 21 1985

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

**1. Name**

historic Roots, Francis T., Building

and/or common Roots Building

**2. Location**

street & number 115, 117 and 119 East Charles Street

N/A not for publication

city, town Muncie N/A vicinity of

state Indiana code 018 county Delaware code 035

**3. Classification**

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

**4. Owner of Property**

name Joseph E. Allardt and Waldo F. Beebe

street & number 120 North Walnut Street

city, town Muncie N/A vicinity of state Indiana 47305

**5. Location of Legal Description**

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

street & number 100 West Main Street

city, town Muncie state Indiana 47305

**6. Representation in Existing Surveys**

title N/A has this property been determined eligible?  yes  no

date  federal  state  county  local

depository for survey records N/A

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Roots Building is one of the commercial buildings remaining in downtown Muncie that was built during the period defined by the discovery and decline of natural gas resources in the Muncie area.

The building is square in plan and divided into three major commercial bays. There are three floors plus a basement. Construction is masonry bearing walls with floors and roof framed in wood. The exterior is largely brick with some stone banding and sheet metal ornamentation. Each of the three bays has its own entrance from the street, although detailing and materials on this level have been altered from the original. The center and west bays are covered with limestone and marble panels flush with the building plane. Aluminum entrances and metal windows are barely inset, providing access to the interior. The east bay has an inset aluminum storefront system and metal panels above, completing the first floor level. The westernmost bay is defined by a windowed turret on the upper two floors that was originally above a corner entrance, and which was originally capped by a conical shaped roof above. A unique aspect of the "corner" entry-turret element is that it was located on the alley since the building is in mid-block rather than at a street corner. It did, however, focus on the main retail street of the time, Walnut, which was one-half block west. The center and east bays are defined by large oriel windows on the second level and more shallow oriel windows on the third level. The top of the facade is terminated by a continuous ornamental cornice of rather tall proportion, with dentil molding above swag detailing in bas relief. This cornice extends around the turret. The second level oriel windows are supported by ornamental metal brackets and molding, and are capped by a roof and gutter molding of the same material, with bas relief ornamentation.

There is continuous stone banding along the top of the windows at each level. The west or alley side of the building contains arched windows at all levels and is terminated by a corbeled brick cornice. The rear of the building is painted brick with some window penetrations.

Originally, the building had large storefront windows extending across most of the ground floor. A round stone column with an Ionic capital supported the turret, which had a corner entry below it on the ground level. Above the first floor there were several small balconies with wrought iron railings on the second level. A sheet metal parapet originally surmounted the roof cornice, and a tile roof capped the turret. Alterations are thought to have been made c. 1940.

Rehabilitation of the building is planned to restore much of its original appearance, and to repair deteriorating areas of the building. The entire first floor facade will be removed and replaced with a facade compatible with the original period and style. The roof and flashing will be repaired and replaced where necessary, and the turret roof will be replaced. The exterior brick and stone has been treated to remove existing paint. The windows and the building's detailing will be painted and repaired where necessary. The interior will be remodeled on the first two floors for office space; public spaces on the first floor will be designed to reflect the building's original character.

## 8. Significance

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

**Specific dates** 1895

**Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Roots Building is an architecturally significant structure in Muncie, Indiana. It is important because it is one of the few downtown commercial buildings built before the turn of the century that remains today largely unaltered, with a great deal of its original architectural detailing and quality intact.

The building was constructed in 1895 by Francis T. Roots, of Connersville, and the first primary occupant was the Joseph A. Goddard Company, a prominent wholesale grocer of the period. The Goddard firm also occupied the "Roots Block", which was adjacent (joined by a common wall) on the east and completed approximately one year earlier. The latter building was demolished in the early 1920's after a destructive fire while occupied by the Rowlett Department Store. The Roots Building housed various businesses in its three bays, including the hardware department of the Rowlett Department Store and the Central Market grocery on the street level, and contained flats on the second and third stories.

In 1940 the building was purchased by O. W. Storer, sole owner of the Muncie Banking Company, who remodeled the west and center bays (street level) in an "Art Deco" mode to house his bank. It is assumed that the conical roof over the corner turret, the wrought iron balconies, the architectural sheet metal parapet and the corner entry were removed at that time, although substantiating documentation has not been found. The east bay housed various commercial tenants, thereafter. The Muncie Banking Company, the last privately owned bank in Indiana, continued in operation until Storer's death in 1953. Mr. Storer's estate provided a two million dollar college scholarship trust for Delaware County high school graduates. The trust has annually provided full ride scholarships to at least one graduate from each school in the county since being established.

The Merchants National Bank purchased the structure following Storer's death and operated its Charles Street Branch there until it was closed in the late 1970's. The building has been vacant since.

Architecturally, the Roots Building is exemplary of commercial buildings built during the "Gas Boom" period in Muncie's history. Cornice, turret and oriel window detailing and ornamentation are commendable, and the asymmetrical massing of the facade lends particular emphasis to the unique Queen Anne styling of the building.

# 9. Major Bibliographical References

Emerson's City Directories, Circa 1890 to Present      Both on file at Muncie  
 Muncie Daily Times, Files (MDT 1-5-1894) (Star 9-19-1926)      Public Library, Muncie, Indiana  
 Sanborn Maps, Stockel Archives, Bracken Library, Ball State University, Muncie, Indiana  
 Property Abstract

# 10. Geographical Data

Acreage of nominated property Less than one acre

Quadrangle name Muncie West

Quadrangle scale 1:24000

**UTM References**

A 

1	6	6	3	7	4	1	0	4	4	4	9	9	8	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification**

Please see continuation sheet

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

state	code	county	code
N/A			

state	code	county	code

# 11. Form Prepared By

name/title James H. Gooden, AIA, Owner

organization Gooden Associates Architects      date August 13, 1984

street & number 100 S. Mulberry Street, Suite 540      telephone 317/289-9155

city or town Muncie      state Indiana

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national       state       local

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

State Historic Preservation Officer signature *John C. Lott*

title Indiana State Historic Preservation Officer      date 2-6-85

**For NPS use only**

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

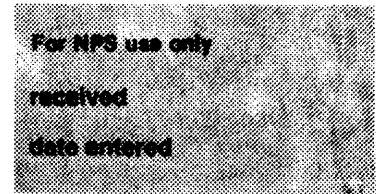
*John C. Lott*      date 3-21-85  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

**United States Department of the Interior  
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Continuation sheet Francis T. Roots Building      Item number 10

Page 1

Beginning at a point on the south curblineline of Charles Street one hundred twenty (120) feet, more or less, westwardly from the point where the south line of Charles Street intersects the west line of Mulberry Street, said place of beginning being at a point equi-distant from the east line of Walnut Street in said City of Muncie and the west line of Mulberry Street in said City of Muncie, and being at the northeast corner of a lot heretofore conveyed by David T. Haines and wife to L. R. Willetts; running thence south to the southeast corner of said lot twenty-two (22) feet; thence south parallel with the east line of Walnut Street in said City of Muncie to the north line of Block One (1) in Garst's Addition to Muncie, Indiana; thence east along the north line of said Block Number One (1) in said Garst's Addition sixty-one (61) feet and four and one-half ( $4\frac{1}{2}$ ) inches, more or less, to the west line of the real estate conveyed by a certain deed signed by Sallie H. Roots and Clarence S. Roots and Ethel M. Roots, his wife, to Frederick D. Rose, which deed bears date of the 3rd day of June, 1916, and is recorded in the office of the Recorder of the County of Delaware in State of Indiana, in Deed Record 158 at page 397; thence northwardly along a line parallel with the west line of Mulberry Street in said City of Muncie one hundred fifteen (115) feet, more or less, to the south line of Charles Street; thence westwardly along the south line of said Charles Street sixty-one (61) feet and four and one-half ( $4\frac{1}{2}$ ) inches, more or less, to the place of beginning.