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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

**1. Name of Property** Westwood Historic District  
historic name Westwood Addition  
other names/site number \_\_\_\_\_

**2. Location** Roughly bounded by Petty Rd, Briar Rd, Riverside Ave, & Warwick Rd.  
street & number N/A not for publication  
city, town Muncie N/A vicinity  
state Indiana code IN county Delaware code 035 zip code 47303

**3. Classification**

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>83</u>	<u>47</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>84</u>	<u>47</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

**4. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Patrick R. Roberts 2-3-92  
Signature of certifying official Date  
Indiana Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Signature of commenting or other official Date  
State or Federal agency and bureau

**5. National Park Service Certification**

I, hereby, certify that this property is:  
 entered in the National Register.  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:) \_\_\_\_\_  
Patrick Andrews 4/3/92  
Signature of the Keeper Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)  
DOMESTIC: single dwelling

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Current Functions (enter categories from instructions)  
DOMESTIC: single dwelling  
EDUCATION: education related housing  
RELIGION: church related residence

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**7. Description**

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Architectural Classification  
(enter categories from instructions)

Tudor Revival, Colonial Revival,  
Arts and Crafts  
MODERN MOVEMENT

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Materials (enter categories from instructions)

foundation BRICK  
walls BRICK, STONE  
roof ASPHALT  
other STUCCO  
WOOD: weatherboard

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Describe present and historic physical appearance.

The Westwood Historic District in Muncie, Indiana, is a predominantly residential district immediately west of the campus of Ball State University. Riverside Avenue, which runs east-west through the Ball State campus, forms the southern boundary of the Westwood District.

The district's street pattern follows that laid out in 1923 when the subdivision was platted. This irregular, winding street plan creates a park-like atmosphere reminiscent of that found in Frederick Law Olmstead's design for Riverside, Illinois, as well as in that used in the Green Belt communities which were developed in the United States in the 1930s and 1940s. Large setbacks and stands of trees contribute to the park-like atmosphere of the Westwood District. Early photos of the district, however, indicate that many of the trees have grown since the district was first laid out.

The original plat for the Westwood Addition consisted of 60 acres containing 176 lots. Most of these lots were only about 60 feet wide and they ranged in depth from about 125 feet to about 260 feet, depending on their location. Because most of the lots were so narrow, many original purchasers of property in the district bought more than one lot in order to allow for larger houses and greater privacy.

One of the things used to attract people to purchase lots in Westwood was the fact that the entire subdivision was completely improved. These improvements included paved streets with curbs, sidewalks, electricity, city water, sewer and gas services. In addition, the Westwood Realty Company had to approve all plans for new houses before construction was started, thus assuring "harmony and beauty" [1] in the neighborhood.

Topographically, the district is relatively flat. A fairly consistent covering of mature shade trees set on ample front and side yards can be found throughout the district.

Architecturally, the Westwood Historic District contains many excellent examples of revival styles popular during the early twentieth century, including the largest collection of Tudor-Revival style homes in Muncie. A number of large-scale homes can be found in the district, but there are also quite a few modestly scaled homes scattered throughout the district.

See continuation sheet

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

INDUSTRY  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE

Period of Significance

1923-1942  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1923  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Scholer, Walter (Architect)  
Smenner, Herbert (Architect)  
Wallick, Frederick (Architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Westwood neighborhood meets Criteria A and C. Under Criterion A, the district has significance as the most important residential development in Muncie during the early 1900s. Also, the neighborhood was home to the city's leading industrialists, most of them being the second generation of these prominent families. Under Criterion C, Westwood is the only example of a "garden suburb" or "garden city" landscape planning in Muncie. The district, with its meandering streets, landscaped intersection parks, and large wooded lots, reflects the design principles used by Vaux and Olmstead, which came into vogue once again during the early 1900s. Westwood also is home to Muncie's largest and finest collection of Tudor Revival style homes, several designed by architects from Indianapolis and Lafayette.

After the Civil War, industries began to come to Muncie. The discovery of natural gas one mile east of town in 1886 brought a period of unparalleled growth to Muncie. Many new industries, especially those dependent on heat and fuel for manufacturing, started in Muncie at this time. One of the primary types of industries which was attracted to Muncie was glass making. By 1900, Muncie had six glass factories, including the Ball Brothers who moved their glass making business to Muncie from Buffalo, New York in 1888. They quickly became one of the largest employers in the city.

Other industries dependent on heat and cheap fuel which came to Muncie included those which worked iron and fabricated iron products, such as the Indiana Bridge Company, Midland Steel, and Indiana Iron Works. This industrial growth created opportunities for unskilled workers and people poured into Muncie from the surrounding rural areas. By 1900, Muncie's population had grown to 20,942 persons [2].

As more industries moved into town, new factories were developed on the edges of town, thus bringing sprawl and diversity to Muncie. Working class neighborhoods, like Industry and Whitely, developed in close proximity to the factories.

See continuation sheet

## 9. Major Bibliographical References

Delaware County Interim Report: Indiana Historic Sites and Structures Inventory, Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology, Indianapolis, April 1985.

History of Delaware County, Indiana, Volumes I and II, ed. by Frank D. Haimbaugh, Historical Publishing Company, Indianapolis, 1924.

Hoover, Dwight D. Magic Middletown, Indiana University Press, Bloomington, 1986.

Klein, Marilyn and David P. Fogle. Clues to American Architecture, Starrhill Press, Washington, D.C., 1985.

Lynd, Robert S. and Helen Merrell Lynd. Middletown in Transition; A Study in Cultural Conflicts. Harcourt, Brace and Company, New York, 1937.

See continuation sheet

### Previous documentation on file (NPS):

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

### Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

### Specify repository:

Indiana Historic Sites and Structures Inventory

## 10. Geographical Data

Acres of property 60 acres

### UTM References

A 

1	6	6	3	4	8	8	0	4	4	5	1	5	0	0
Zone	Easting							Northing						

C 

1	6	6	3	5	3	9	0	4	4	5	0	9	7	0
Zone	Easting							Northing						

B 

1	6	6	3	5	3	5	0	4	4	5	1	5	2	0
Zone	Easting							Northing						

D 

1	6	6	3	4	9	1	0	4	4	5	0	9	6	0
Zone	Easting							Northing						

See continuation sheet

### Verbal Boundary Description

Beginning at the intersection of the north side of Riverside Avenue and the southwest corner of the property line at 801 Briar Road and following the west property lines of the properties along the west side of Briar Road to the intersection of Petty Road and the northwest property line of 2480 Warwick Road; then turning east and following the south curb line

See continuation sheet

### Boundary Justification

The boundaries of the Westwood Historic District are the boundaries of the original subdivision as laid out in 1923.

See continuation sheet

## 11. Form Prepared By

name/title Kathleen Cavanaugh, Graduate Assistant

organization Muncie Office of Community Development date April 1, 1991

street & number 220 East Jackson Street telephone 317-747-4825

city or town Muncie state IN zip code 47305

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All houses in the district are single family residences with several exceptions. One of these, located on the southwest corner of Warwick Road and Riverside Avenue, is the Ball State University Graduate School office. Another, located at 2117 Petty Road, is the Baptist American Campus Ministry Foundation, formerly the William H. Ball House. In addition, the Ball State University Language house is located at 808 Warwick Road, a University guest house is located at 910 Warwick, and the house of the president of Ball State University is located at 1009 Meadow Lane.

The district contains 83 contributing buildings and 47 non-contributing buildings. The layout of the neighborhood itself is significant and is counted as a contributing site. There are no structures or objects in the district. As the district map indicates, non-contributing buildings occur throughout the district. All of these non-contributing structures were built after 1940. Although many of these houses were built in the Modern style, most of them do not intrude upon the district. Most of the more recent structures are sympathetic to the historic structures in the neighborhood in size, setback and materials, thus helping the district to maintain its appearance and integrity.

The district is currently not the site of major renovation/restoration activity. For the most part, properties are well maintained and there are no substantial areas of blight or decay.

The following is a description of representative buildings and streetscapes from throughout the district:

### 2117 Petty Road, William H. Ball House, Photo #1

This two story English Tudor house, built in 1925, features a slate covered hipped roof with a jerkin head end gable. It is a long, low, rectangular structure faced in stucco, wood and fossil stones from Kentucky. It is 9 bays long and 3 bays wide. The bays are asymmetrically placed and many contain arched headers made of fieldstone brick. The doors are wood framed with French leaded and beveled glass and the windows are casement style

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grouped in two or more. A transitional open breezeway connects the house to a three car garage and a Spanish colonnade is found on the north side of the house. The front facade of the house faces Warwick Road and it originally had a Warwick Road address.

#### 2300 Berwyn Road, Photo #2

This house is a variant on the American Foursquare mode. It is brick, two stories in height, and has an informal roughly L-shaped plan. The front elevation has a one story sun room with a round arched recessed entry to the west. Above the sun room is a triple window group. Set back from the front is a garage section.

#### 2200 Berwyn Road, Alexander Bracken House, Photo #3

Built in 1937, this Georgian Revival style house consists of a five bay central block flanked by recessed end bays. Exterior walls feature Flemish Bond brick work with flat arch lintels. The entry has a broken pediment and pilastered surround framing a paneled door with lunette transom. Eight over eight double hung sash are the usual window type. The roof line has a wood cornice with dentils. A steep hip roof surmounts the house. It is punctuated by three gabled dormers with round arched, tracery-divided, windows. The flanking bays have massive chimneys. Walter Schooler of Lafayette, Indiana, was the architect of the house.

#### 2400 Hampshire Road, Photo #4

This one story Modern style structure was built in 1949. It is faced in brick and wood and has a gable roof, single hung windows and a flat entrance door. The house was designed by Frederick Graham of Hamilton, Graham Architects, Muncie, Indiana.

#### Wiltshire Road, North Side, Photo #5

Wiltshire Road runs east and west from Briar Road to Meadow Lane. This view shows the north side of Wiltshire Road as it runs westward from Oakden Road. The trees lining the street are a

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common feature in Westwood. The house (2300 Wiltshire Road) is a typical example of the many Colonial Revival style homes found in Westwood. This block was the site of the E. Arthur Ball Home which was razed c.1965.

2300 Wiltshire Road, Photo #6

This two story structure was built in the Colonial Revival style in 1980. The house is faced in brick and features a gable roof, double hung windows, a flat entrance door surrounded by sidelights and topped with a fanlight, and two brick chimneys.

2200 Wiltshire Road, Photo #7

This one-story house was built in the Modern style in 1964. It was built on an L-plan and features a second story at the corner of the L. It is faced in brick and clapboard and has an attached two car garage, a single chimney on the east side of the structure and features casement windows. It has a hipped roof and flat central door. George Cox of Muncie was the architect.

Wiltshire Road, South Side, Photo #8

This view shows the south side of Wiltshire Road as it runs from Meadow Lane. Several of the homes seen in this picture are typical of the Tudor Revival style which is common in Westwood.

2301 Wiltshire Road, Photo #9

This two story Georgian Revival house features a slate covered hipped roof. Constructed in 1926, this building is finished in brick and has 6/1 double hung sash windows. Georgian features include a dentiled cornice and colonial door surrounds. The front entrance is topped by a protruding pediment. A porte cochere extends from the west side of the house.

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2207 Wiltshire Road, Michael Broderick House, Photo #10

The Michael Broderick House, 1928, is a two story, asymmetrical, Tudor Revival style dwelling with an L-shaped plan. The first story is of red and brown brick with limestone accents. The projecting, steeply gabled entry bay is roughly centered in the front. The round arched doorway is formed by a stone surround with label lintel. Oval windows flank the door. Bowed casement window groups set within label-linteled openings are found on either side of the entry bay. A massive exterior chimney with random stone work rises east of the entry. Another casement window group stands east of this. The second floor is of stucco with false half-timbering. The west, forward projecting section has a grouping of four leaded, diamond-paned casement windows which interrupt the eaves line. Other casement groupings are found on the second story east of the entry. A steep, slate-clad hip roof caps the house. Other elevations of the house feature jettied gables and 1/4 round bay windows. Indianapolis architect Frederick Wallick designed the house.

2201 Wiltshire Road, Joseph H. Broderick House, Photo #11

This 2 1/2 story Tudor Revival house, built c.1931, was also designed by Indianapolis architect Frederick Wallick. It has a slate covered gabled roof which features an irregular plan, projecting semi-hexagonal bays, gabled dormers, and cross gables. The house is finished in brick, stucco, and half timbering. The timbers are held together with wooden pegs. The front entrance door is set off by limestone blocks framing a thick, Tudor arched door containing a small window of leaded glass. Heavy, vine shaped iron hinges run across the width of the door. Most of the windows are vertical casements with white steel mullions. The house also features several balconies on the rear facade.

805 Briar Road, Photo #12

This 1 1/2 story, gabled roof house was built in the Arts and Crafts style c.1925. It features gabled dormers, stucco facades, multi-paned casement windows and carvings at the entrance hood. The front entrance door is set in a protruding bay surmounted by a copper roof.



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901 Briar Road, Photo #13

This one story house was built in the International style in 1962. It features a flat roof and is faced in vertical board and sandstone. It has large casement windows and an overhanging flat roofed entrance porch supported by metal columns.

911 Briar Road, Robert Kersey House, Photo #14

This 2 1/2 story house with a low-pitched gable roof is constructed of terra-cotta color brick in the Colonial Revival style. Built in 1933, it is a 3-bayed box plan house with one brick chimney on the south wall. The front entrance features a small rectangular entablature pediment supported by pilasters and two Doric order columns set into the front steps. The windows are 6/6 double hung sash windows and those on the second floor are smaller than those on the first floor. Shutters are hung on all of the windows.

1007 Briar Road, Bennett Heath House, Photo #15

The Heath House is a Colonial Revival style red brick building dating from about 1930. Emulating the Georgian double-pile type, the house has a five bay, central hall layout. The Doric entry portico is capped by a broken pedimental/gable roof. Flanking this are two 6/6 double hung windows on either side. Windows have flat arch lintels and wood shutters. There are five windows across the second story. A wood dentiled cornice with returns caps this side-gable roofed house. The south gable end has an exterior chimney, the north side has a round arched window in the brick gable end. Towards the west end of the north facade is an offset, square columned, arcaded porch.

1011 Briar Road, Photo #16

The two story Georgian Revival style house toward the left was built in 1977. It has a slate-covered gable roof and is faced in orange brick. It features a dentiled wooden cornice, two massive end chimneys, articulated quoins and flat-arch lintels.

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806 Briar Road, Photo #17

This one story Modern style structure was built c.1960. It is an L-plan structure with an attached two car garage. It is faced in brick and has casement windows and a central brick chimney.

1012 Briar Road, Photo #18

This one story Modern house was built in 1960. It is faced in brick and has a hipped roof, double hung flat windows and an offset brick chimney.

Oakden Road, West Side, Photo #19

Oakden Road runs north and south between Berwyn Street and Wiltshire Road. This view of Oakden Road, looking southwards from Hampshire Road, shows the trees which line many of Westwood's streets, helping to create a peaceful, park-like atmosphere. The two story Colonial Revival house (905 Oakden Road) is typical of the Colonial Revival style structures found in the district.

1005 Meadow Lane, Photo #20

This 2 story Tudor Revival style house, built in 1925, features a distinctive exterior brick treatment. Texture is created through the use of skewed bricks, a treatment which represents a vernacular interpretation of a popular brick texturing technique used in many homes built around this time. The house also features a gabled roof and metal framed casement windows.

1207 Meadow Lane, Photo #21

This one story Ranch style house was built c.1960. It is faced in red brick and features a gable roof and wide clapboard facings in the gable ends.

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Meadow Lane, East Side, Photo #22

Meadow Lane runs north and south from Riverside Avenue to Petty Road. This view shows the east side of Meadow Lane running northwards from Riverside Avenue. It shows several of the Modern style homes located in Westwood. The tree and grass covered area in the upper left of the picture is one of the several traffic islands which are located in the district to help provide a park-like atmosphere.

806 Meadow Lane, Photo #23

This two story structure was built in 1950. The first story features flat picture windows, one located in a gable protrusion on the north side of the facade. The first floor is faced in Bedford stone, the second in 9" redwood siding painted white. It has a hipped roof, flat windows and a flat central door.

908 Meadow Lane, Photo #24

This two story house, built c.1930, is the only Spanish Colonial Revival style house in the district. It is faced in stucco and features a medium pitched gable roof covered with terra cotta tile. It has a central brick chimney, 9/9 double hung sash windows and a round arched entry doorway. The windows on the first floor feature small balconies.

909 Warwick Road, Photo #25

Built in 1929, this house is a classic example of a Tudor Revival cottage. The front facade of this 1 1/2 story brick house consists of a steeply cross gabled entry bay balanced by a dormer window to the north. The main entry has a round arched doorway with ashlar coining and radiating voussoirs. Decorative windows flank the door. Above is a small casement window, and, at the apex of the gable is brick work likely intended to simulate a dovecote. North of the entry bay is a band of casement windows. Above this is a stuccoed shed dormer. The north gable end has a brick chimney. Also on the north end of the house is a one story sun room, set back toward the rear of the house.

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1017 Warwick Road, Earl DeFur House, Photo #26

This 1 1/2 story home was built c.1930. It features a tile covered gable roof with a gable dormer containing a casement window over the main entrance. Both casement and sash windows are found in this house which is faced with vertical boards, clapboard, and random course sandstone.

1121 Warwick Road, Photo #27

This Ranch style house was built c.1960. It is one story and is faced in brick. It features a gable roof, flat windows and a central brick chimney.

1133 Warwick Road, Fred Kencht House, Photo #28

This two story Tudor style house was built in 1932 and features a slate covered gabled roof. A flared gable covers the northern two story front projecting bay, a clipped gable roof covers a projection to the south, and a copper covered flared hip roof surmounts the one story projecting bay at the south end of the front facade. The house is faced in varigated red brick, half timbering, a stucco. The front doorway consists of a compound arched portal with an arched wooden door containing a rectangular window with diamond paned leaded glass. The door surround is limestone with keystones and alternating voussoirs. Limestone sills are used on the exterior of the house. A porch with screened arch openings is found on the north side of the house and a small balcony, partially supported by Tuscan order columns and surrounded by a wrought iron fence, is found directly above the rear door.

808 Warwick Road, Clifford Hilty House, Photo #29

This two story Tudor style house features pitched roofs of differing heights. Built in 1929, it has a stone foundation and is faced with red bricks. The recessed main south entrance has a wooden porch supported by three piers with square bases and capitals. The casement windows contain diamond paned leaded glass.

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Architect/Builder (continued)

Glaser, A. J. (Builder)  
Hilty, Clifford (Builder)

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At the same time, better residential areas were being developed closer to downtown. Among these were the East Washington Street neighborhood, now known as the Emily Kimbrough Historic District.

Sometime around the year 1900 the gas supply ran out. The town stagnated between 1900 and 1910 and many industries, including three of Muncie's six glass makers, were forced to close down. No new industries developed and the population of Muncie increased by only 3,003 persons during this period [13].

By 1910, however, growth in both population and industry began to recur. By 1920, the expansion of the automobile industry and the demand for goods created by World War I stimulated further industrial and population growth in Muncie. The city's population increased by nearly fifty percent between 1910 and 1920, from 24,000 to 36,524 persons [14].

This rapid growth in population brought with it a residential construction boom in the 1920s. It was during this time that E. Arthur Ball, son of Frank C. Ball, one of the five original Ball Brothers, owned property just to the north of the Ball State Teacher's College where Westwood was developed as a modern subdivision. In their Middletown studies, the Lynds refer to Westwood as the "first distinguished modern residential section" of the town [15].

The "country place" or the similar "garden suburb" movement, represented by Westwood, was a reintroduction of the romantic ideals first expressed during the mid 1800s in England and America. Both movements stressed informal layouts with winding paths or streets and strove for secluded, residential atmospheres. These modes of design existed concurrently with the city beautiful movement, which emphasized large scale, beaux-arts inspired planning. The garden suburb ultimately evolved into planned communities such as Radburn, and today, is largely the basis of the modern subdivision.

Other Indiana towns have examples of garden suburbs; Indianapolis, for example, has Golden Hill (1908, George MacDougall, Landscape Architect), Brendonwood (1915, George Edward Kessler, Landscape Architect), and Forest Hills (1922-3, planner unknown). In Muncie, however, Westwood is the only such planned neighborhood, although its planner is anonymous. Westwood is a good example of

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residential landscaping, complete with planned open spaces, mature trees, and picturesque, winding streets. In fact, so well is the neighborhood laid out that it very closely predicts the Federal Housing Administration's guidelines stated in their 1938 book Planning Profitable Neighborhoods.

A number of Muncie's more prominent businessmen and industrialists built homes in Westwood, as is evidenced by the quality of the architecture in the district. E. Arthur Ball, who was the primary developer of Westwood, was the assistant treasurer of Ball Brothers Corporation, as well as a director of Merchants National Bank of Muncie. He originally lived in a house which occupied the block surrounded by Hampshire Road to the north, Oakden Drive to the east, Wiltshire Road to the south and Briar Road to the west. This house was torn down in the mid 1960's, although the carriage house (58A on the map) still remains. The four houses currently located on this block have all been built since 1965. E. Arthur Ball built the house at 904 Oakden Road (Building #60) for his wife's parents about 1930.

Another member of the Ball family, William H. Ball, built a home in the Westwood Addition (#7, photo 1). William, son of William C. Ball, another of the five original Ball Brothers, was an assistant general manager, secretary and vice president of the Ball Brothers Company. Active in local affairs, William H. Ball founded the Muncie Civic Theatre Association. He built a grand, Tudor style house on Warwick Road around 1925. The house was designed by Cincinnati Architect John Scudder Atkins who reportedly designed the Delaware County Courthouse in Delaware County, Ohio [16]. The contractor for this house was A. J. Glaser, who also built Muncie City Hall in 1925 [17]. In 1960, Mr. Ball gave the house to Rev. Joseph Feiler of the Indiana Baptist Association as a gift in honor of his father, William C. Ball. The house is now listed at 2117 Petty Road.

Charles V. Bender, Secretary-Treasurer of the Bender Company Realty Firm, and E. Arthur Ball's partner in the development of Westwood, also built a home in the new subdivision. Aside from being a well-known realtor in Muncie, Bender was also an inventor. In the 1880s, he designed and manufactured two types of early telephones which were used in Muncie and elsewhere [18]. His home, located at 1205 Briar Road (#54, photo 31), was built in 1926.

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Abbott L. Johnson, II, who was for many years the chairman and president of Warner Machine Products Company, built an English Cottage style residence at 2480 Warwick Road (#1, photo 30) in 1928. Herbert Smenner, architect, based the design on the house located in Cincinnati. Smenner was one of the architects who worked on the design for City Hall in Muncie. This house features stucco facing, stone trim, a hipped roof, and a round arched central door. Johnson was also a prime mover in the late 1920s and early 1930s in pushing for the establishment of a public airport to serve Muncie. The airport was named Johnson Field in his honor. He was also president of the Muncie Airport Company and a member of both the Muncie and Delaware County Boards of Aviation Commissioners [19].

Another prominent resident of Westwood was Joseph H. Broderick. He was secretary-treasurer of the M.H. Broderick & Sons Boiler Works from 1919 to 1934 and also served as president of that company for a time. He served on the Boards of Directors of both the Merchants National Bank and Ball Memorial Hospital. Broderick served on the Founders Board of the Salk Institute for Biological Studies [10]. When Joseph Broderick started construction on his Tudor style house at 2201 Wiltshire Road (#38, photo 11) in 1929, the Lindberg kidnapping was still fresh in his mind. Being a fairly wealthy businessman, Broderick feared that his family could be a target for such a kidnapping. He decided to have a passage built in his house where his children could be safe if necessary [11]. A pool and sauna were added to the Broderick residence in the late 1960s, most likely after Joseph's death in 1964.

Michael Broderick, Joseph's father, built the house to the west of 2207 Wiltshire in 1928. Both houses were designed by Frederick Wallick, who had a large practice in Indianapolis. Michael Broderick's first house was at 2400 Riverside (building #39) and was one of the first houses built in Westwood c.1923.

Clifford Hilty was a contractor, builder, and dealer in real estate and insurance in Muncie. He worked on a number of the homes in Westwood and also built himself a home in the subdivision. Started in 1929, this house at 808 Warwick Road (#90, photo 29) is an example of the Tudor Revival style which is common in Westwood.



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Another prominent resident of Westwood was Fred Petty. A son-in-law of F.C. Ball. Petty was vice president and director of sales in the container and closure division of Ball Brothers Company, as well as president of Ball Stores Inc. He bought and extensively remodeled the house at 805 Briar Road (#43, photo 12), around 1925.

A E. Emmert, president of Warner Gear Division of Borg-Warner Corporation, built the house at 1009 Meadow Lane (building #68) in 1941. The house is now the Ball State University president's residence. Emmert's successor at Warner Gear, E. Swain Russey, lived across the street in 1000 Meadow Lane (building #76).

A number of other prominent businessmen and industrialists also built homes in Westwood. Among them were Frank A. Hanley, president and treasurer of Frank A. Hanley, Inc., Muncie's Ford and Lincoln car dealer (2301 Wiltshire Road, c.1935, #36, photo 9); Leo J. Hanley, president and treasurer of Triangle Wholesale Electric Co., (2211 Berwyn Road, c.1940, #26, photo 33); Bennett Heath, secretary and treasurer of Delaware Car and Tractor (1007 Briar Road, c.1930, #48, photo 15); and Cassius D. McCormick, president of Albany's McCormick Brothers Corp., (1001 Briar Road, c.1930, #47, photo 32). Another prominent Muncie resident who built his home in Westwood was Alexander Bracken, another son-in-law of F.C. Ball and long-time member of the Ball State University Board of Trustees (200 Berwyn Road, 1937, #20, photo 3).

It should be noted that many of the homes built by these well-to-do residents of Muncie were built during the Depression, a time when most residential construction had slowed to an almost complete stop elsewhere, both in Muncie and around the United States in general. As a result, these homes are significant because they represent a significant difference from the norm in the construction industry at a time when many people could not even afford to pay for the homes they had, yet these men were building large, new homes.

In addition to being significant as evidence of the economic prosperity of one portion of Muncie's population during the Depression, the Westwood Historic District is significant because its buildings are excellent examples of American architecture during the period of significance. The Tudor Revival style was popular in the United States from about 1910 to 1940. This style

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can be identified by half-timbering, steep gables, mixes of stone, wood and stucco, Gothic details, tall chimneys, grouped casement windows and leaded diamond paned windows. This style is illustrated by the homes at 2117 Petty Road (#7, photo 1), 2201 and 2207 Wiltshire Road (#38, photo 11 and #37, photo 10), and 808 and 1133 Warwick Road (#90, photo 29 and #88, photo 28).

Excellent examples of several other Revival styles popular during the first half of the Twentieth Century can be found. The house at 908 Meadow Lane (#74, photo 24) is the only example of the Spanish Colonial Revival style in the district. Its stucco facade and tile roof are typical of this style which was popular in the country between 1915 and 1945. Other features of the style include arched openings, arcades, decorative iron or carved wooden grillwork and projecting wooden balconies.

The Alexander Bracken House, located at 2200 Berwyn Road (#20, photo 3), designed by Lafayette architect Walter Scholer, is an excellent example of the Colonial Revival style which became popular in America after the celebration of the American Centennial in 1876. It remained popular through about 1940. This style features pitched roofs, often with end gables and gabled dormers. Windows are often double hung sashes flanked by shutters. Doors may be flanked by pilasters or sidelights and may also be mounted by fanlights or pediments. Siding is usually of brick or white clapboard. Other examples of the Colonial Revival style can be found at 911 Briar Road (#46, photo 14), 1001 and 1004 Meadow Lane (#66, photo 42 and #76, photo #37), 916, 1138, and 2356 and 2478 Warwick Road (#93, photo 36, #98, #4, photo 41 and #2, photo 43). The house at 2356 Warwick Road was built around c.1935, and designed by Herbert Smenner, who designed the English Cottage style home of Abbott Johnson at 2480 Warwick Road (#1, photo 30).

The Georgian Revival style was an outgrowth of the Colonial Revival style. The Georgian style is indicated by a square or block form of structure with a symmetrical, centrally oriented facade. Georgian buildings are usually of brick and feature central front doors which are flanked by sidelights and mounted by fanlights or triangular or broken pediments. Examples of this style in Westwood can be found at 1007 Briar Road (#48, photo 15), 2301 Wiltshire Road (#36, photo 9), and 807 Warwick Road (#81, photo 44).

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The Twentieth Century saw a proliferation of housing forms and styles, one of the most common being the American Foursquare. The American Foursquare style was popular in the first quarter of the twentieth century. It features a simple square or rectangular plan and hipped roofs. The principal two-story mass is often complimented by a subordinate one-story porch or wing. The Bracken house, located at 2300 Berwyn Road (#18, photo 2), is the only example of this style in the district.

Other styles found in the district include the Tudor Revival cottage, a variant of the Tudor Revival style. This style features brick wall facings, although stucco clad gables and dormers are common. The Tudor Revival cottage style is illustrated by homes at 1005 Meadow Lane (#67, photo 20), 909, 2245 and 2480 warwick Road (#82, photo 25, #14, photo 35, and #1, photo 30), and 801 Briar Road (#42).

There are also several Arts and Crafts style homes in the district. Examples of this style include the houses located at 805 and 1115 Briar Road (#43, photo 12 and #53, photo 34).

Although the International style house at 901 Briar Road (#44, photo 13) was built in 1962, it should be noted as an excellent example of this style. Popular from about 1925 onward, this style features a flat roof, metal casement windows flush with the outer walls, smooth unornamented wall surfaces, an asymmetrical facade and no decorative detailing at doors or windows.

Westwood is still one of Muncie's most desirable residential neighborhoods. Although notable houses were built in other parts of Muncie, Westwood contains a significant collection of larger homes which were built during the Depression era. In general, a large number of the Westwood Historic District's houses rate as "notable" or "outstanding" in the the 1985 published survey of Delaware County. In addition, the homes built in the last few decades have been fairly successful in their efforts to blend in with the older structures in terms of use of materials, quality and scale, thus preserving the suburban, residential character which was envisioned for the neighborhood in 1923.

Westwood was planned as a "charming suburb" [12] whose location was ideal for families with children, as well as for those who wanted a high class, quiet place to live. While the district is

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unified by its suburban nature, there is a diversity of architectural styles. The list includes Tudor, Colonial, Georgian and Spanish Colonial Revivals, Arts and Crafts, English Cottage, Art Moderne and American Foursquare, as well as International and Modern styles. Significant historic homes are also found in the district. The neighborhood was also the first in Muncie to be laid out using the winding street pattern which was later to become common all over the country.

In summary, Muncie's Westwood Historic District is locally significant as residential evidence of the prosperity of Muncie's manufacturing magnates during the 1920s and 1930s. It is also significant for having the largest collection of Tudor Revival style houses in Muncie, and for being Muncie's first example of a subdivision lay-out which did not use a linear or grid pattern for the streets.

### Notes

- 1) Dwight D. Hoover, Magic Middletown, pg. 2.
- 2) Ibid, pg. 2.
- 3) Ibid, pg. 5.
- 4) Ibid, pg. 5.
- 5) Ibid, pg. 25.
- 6) E. Guevara, "Exterior Description of William H. Ball House (Baptist House)".
- 7) Dwight D. Hoover, op. cit., pg. 25.
- 8) Muncie Star, September 13, 1939, pg. 7.
- 9) Muncie Star, September 9, 1990, pg. 1A.
- 10) Muncie Evening Press, January 2, 1964, pg. 25.
- 11) S. Hoesten, "Broderick House, Exterior Description".
- 12) "Westwood" A Charming Suburb of Muncie, Indiana.

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Scott, Mel. American City Planning Since 1890, University of California Press, Berkeley, 1971.

## Newspapers

"Model Home Being Built in Muncie", Muncie Evening Press, May 14, 1924, pg 7.

"McCormick Home in Westwood, Built Only Five Years Ago Has Atmosphere of Age", Muncie Evening Press, February 27, 1937, pg 16.

"Modified Georgian Colonial Lines Mark the Attractive Heath Home in Westwood", Muncie Evening Press, May 8, 1937, pg 5.

"Many Features Found in William Ball Home in Westwood", Muncie Evening Press, May 22, 1937, pg 9.

"J.H. Broderick Dies After Long Illness", Muncie Evening Press, January 2, 1964, pg 25.

"Muncie Personalities: Leo Hanley", Muncie Star, February 12, 1936, pg 1.

"Perfecting Two Types of Phones in 1880's", Muncie Star, September 13, 1939, pg 7.

"Muncie Personalities: Frank Hanley", Muncie Star, February 20, 1936, pg 1.

"Prominent Muncie Business Man Dies", Muncie Star, December 21, 1941, pg 1.

Obituary for E. Arthur Ball, Muncie Star, April 18, 1947, pg 1.

"Ball Company Vice-President Dies Suddenly; Rites Monday", Muncie Star, October 1, 1949, pg 1.

"Last Rites Tomorrow for Petty", Muncie Star, October 2, 1949, Sec A, pg 2.

"Leo J. Hanley is Dead at 82; Native of City", Muncie Star, October 27, 1978, pg 6.

"Cassius McCormick, Retired Industrialist, Dies at Ball Hospital", Muncie Star, June 11, 1981, pg 1.

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"Alec Bracken - Another Milestone", Muncie Star, March 8, 1986,  
pg. B-10.

"Abbott Johnson Dies; Was Aviation Pioneer and Industrial  
Leader", Muncie Star, September 9, 1990, pg 1A.

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E. Arthur Ball, Treasurer, Ball Brothers Company, Muncie,  
Indiana, Citizens Historical Association, Indianapolis, April 29,  
1939, No. 2, D 12 E 18 F 36 JCC/KAR.

Emerson's Muncie Directory, Neely Printing Company, Muncie,  
Indiana, 1925, 1927-28, 1929-30, 1931-32, 1934-35.

Oral History - Abbott Johnson, October 12, 1982 (Tom Sargent).

"Westwood" A Charming Suburb of Muncie Indiana. Reprinted from  
"COUNTRY HOMES MAGAZINE", papers of E. Arthur Ball, Minnetrista  
Cultural Center, Muncie, Indiana.

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Hutzel House, 2210 W. Berwyn Rd, Muncie, Delaware Co., IN  
Exterior Description by A. McElhinney; 1982.

Albright Residence, 2400 W. Berwyn Rd., Muncie, Delaware,  
Indiana  
Exterior Description by C. Harrell; 1982  
Interior and Exterior Description by A. Herke; 1985

Kersey House, 911 Briar Rd, Muncie, Delaware Co., IN  
Exterior Description by T. Jordan; 1981  
Interior Description by Eileen B. Guevara; 1984

Graham Residence, 1104 Briar Rd, Muncie, Delaware Co., IN  
Exterior Description by G. Bolsega; 1985

Kirshman House, 1205 N Briar Rd, Muncie, Delaware Co., IN  
HABS/HAER Inventory by Tom Harrison, 1985

Jones House, 1005 Meadow Lane, Muncie, Delaware Co., IN  
Interior Description by R. Leeson; 1982

Munson, Earl, Home, 1108 Meadow Lane, Muncie, Delaware Co.,  
IN  
Exterior & Interior Description by R. Borelli; 1981

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Ball, William H., House (Baptist House), 2117 W Petty Rd,  
Muncie, Delaware Co., IN  
Exterior Description by E. Guevara; 1982  
Interior Description by D. Eaves; 1982

Brandt House, 808 Warwick Rd, Muncie, Delaware Co., IN  
Exterior & Interior Descriptions by B. Fernandez, 1982

Simpson House, 909 Warwick Rd, Muncie, Delaware Co., IN  
Exterior & Interior Descriptions by M. Foltz, 1981

Brodwick Residence, 2207 Wiltshire Rd, Muncie, Delaware Co.,  
IN  
Exterior Description by D. Krsak; 1983

Broderick Residence, 2201 Wiltshire Rd, Muncie, Delaware  
Co., IN  
Exterior Description by S. Hoersten; 1982  
Exterior Description by R. Click; 1982

Fred M. and Lena D. Knecht House, 1133 Warwick Rd, Muncie,  
Delaware Co., IN  
Exterior Description by B. Samuelson; 1981

Howard/Hougland House, 1125 N. Warwick Rd., Muncie, Delaware  
Co., IN  
Exterior Description by L. Miles; 1981

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Verbal Boundary (continued)

of Petty Road to the intersection of Petty Road and the northeast property line of 1246 Warwick Road; then south along the east property line of the properties along the east side of Warwick Road to the intersection of the north side of Riverside Avenue; then turning west and following the north curb line of Riverside Avenue to the intersection of the north side of Riverside Avenue and the southwest corner of the property line at 801 Briar Road.



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All photographs are of buildings located in the Westwood Historic District in Muncie, Indiana. The photographs were taken by Kathleen Cavanaugh and the original negatives are stored in the Office of Community Development, City Hall, 220 E. Jackson Street, Muncie, Indiana.

PHOTO #

- 1 William H. Ball House, 2117 Petty Road  
View of south facade, camera facing north  
November 1990 Building #7
- 2 2300 Berwyn Rd.  
View of south facade, camera facing north  
March 1990 Building #18
- 3 Alexander Bracken House, 2200 Berwyn Road  
View of south facade, camera facing north  
November 1990 Building #20
- 4 2400 Hampshire Road  
View of south facade, camera facing north  
March 1990 Building #28
- 5 North side of Wiltshire Road  
View of the north side of the street, looking west  
from Oakden Road  
March 1990
- 6 2300 Wiltshire Road  
View of south facade, camera facing north  
November 1990 Building #33
- 7 2200 Wiltshire Road  
View of south facade, camera facing north  
November 1990 Building #34
- 8 South side of Wiltshire Road  
View of the south side of the street, looking east  
from Briar Road  
November 1990
- 9 2301 Wiltshire Road  
View of north facade, camera facing south  
March 1990 Building #36
- 10 2207 Wiltshire Road  
View of north facade, camera facing south  
March 1990 Building #37

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| 11 | Joseph Broderick House, 2201 Wiltshire Road<br>View of north facade, camera facing south<br>March 1990      Building #38 |
| 12 | 805 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #43                                |
| 13 | 901 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #44                                |
| 14 | 911 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #46                                |
| 15 | Bennett Heath House, 1007 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #48          |
| 16 | 1011 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #49                               |
| 17 | 806 Briar Road<br>View of northwest facade, camera facing southeast<br>November 1990      Building #55                   |
| 18 | 1012 Briar Road<br>View of northwest facade, camera facing southeast<br>November 1990      Building #56                  |
| 19 | West side of Oakden Road<br>View of the west side of the street, looking south from<br>Hampshire Road<br>March 1990      |
| 20 | 1005 Meadow Lane<br>View of east facade, camera facing west<br>March 1990      Building #67                              |
| 21 | 1207 Meadow Lane<br>View of east facade, camera facing west<br>March 1990      Building #69                              |
| 22 | East side of Meadow Lane<br>View of the east side of the street, looking north from<br>Riverside Avenue<br>March 1990    |

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|----|--|
| 23 | 806 Meadow Lane<br>View of the west facade, camera facing east<br>March 1990      Building #70                       |
| 24 | 908 Meadow Lane<br>View of the west facade, camera facing east<br>March 1990      Building #74                       |
| 25 | 909 Warwick Road<br>View of the east facade, camera facing west<br>March 1990      Building #82                      |
| 26 | E. Arthur Ball House, 1017 Warwick Road<br>View of east facade, camera facing west<br>March 1990      Building #84   |
| 27 | 1121 Warwick Road<br>View of east facade, camera facing west<br>March 1990      Building #22                         |
| 28 | Fred Knecht House, 1133 Warwick Road<br>View of east facade, camera facing west<br>November 1990      Building #88   |
| 29 | Clifford Hilty House, 808 Warwick Road<br>View of west facade, camera facing east<br>November 1990      Building #90 |
| 30 | 2480 Warwick Road<br>View of south facade, camera facing north<br>March 1990      Building #1                        |
| 31 | 1205 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #54                           |
| 32 | 1001 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #47                           |
| 33 | 2211 Berwyn Road<br>View of north facade, camera facing south<br>March 1990      Building #26                        |
| 34 | 1115 Briar Road<br>View of east facade, camera facing west<br>March 1990      Building #53                           |
| 35 | 2245 Warwick Road<br>View of south facade, camera facing north<br>November 1990      Building #14                    |

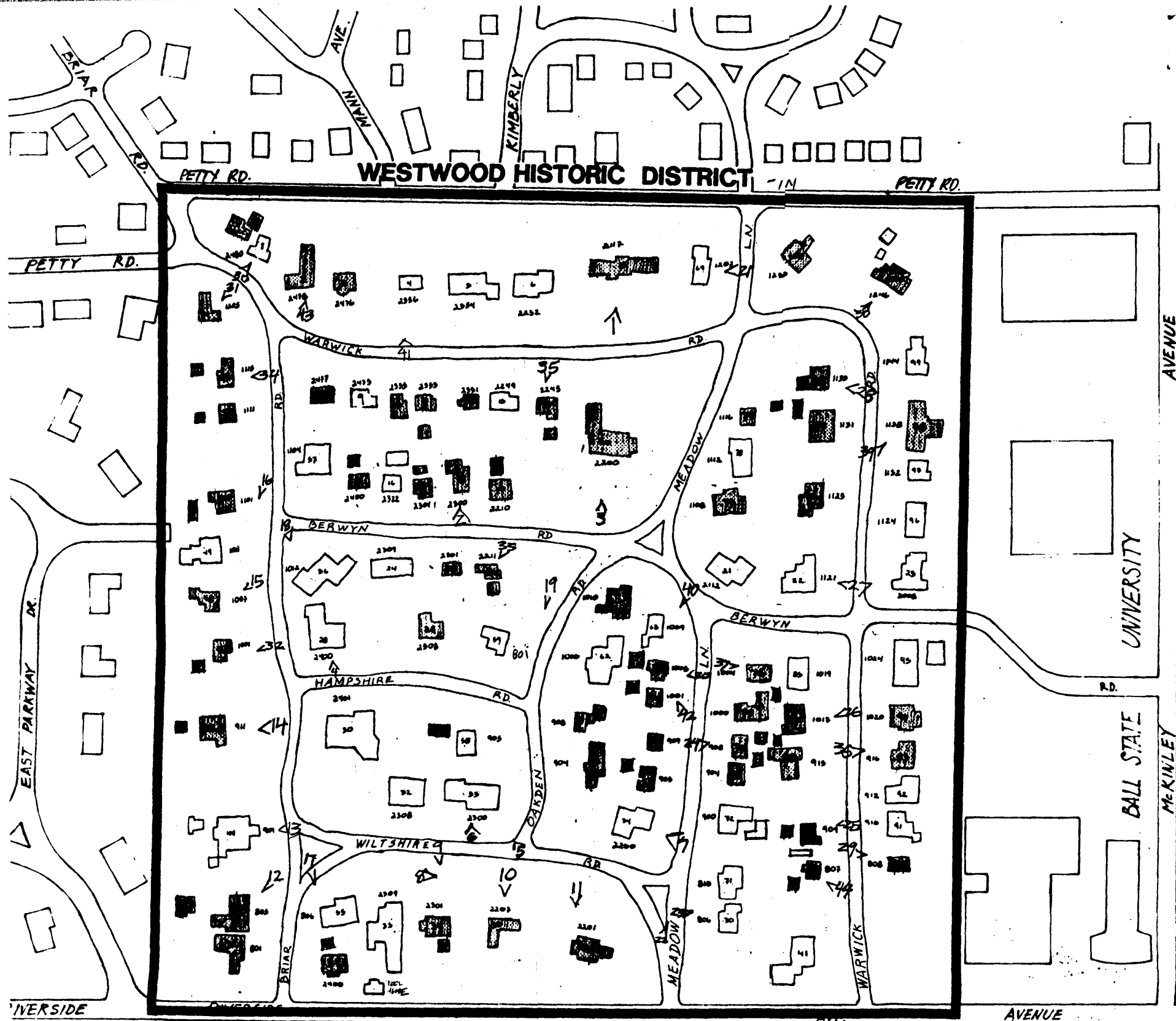
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


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- 36        916 Warwick Road  
View of west facade, camera facing east  
November 1990        Building #93
  
- 37        1004 Meadow Lane  
View of west facade, camera facing east  
March 1990        Building #76
  
- 38        1246 Warwick Road  
View of southwest facade, camera facing northeast  
March 1990        Building #100
  
- 39        1138 Warwick Road  
View of west facade, camera facing east  
March 1990        Building #98
  
- 40        1019 Warwick Road  
View of east facade, camera facing west  
March 1990        Building #85
  
- 41        2356 Warwick Road  
View of south facade, camera facing north  
March 1990        Building #4
  
- 42        1001 Meadow Lane  
View of east facade, camera facing west  
March 1990        Building #66
  
- 43        2478 Warwick Road  
View of south facade, camera facing north  
March 1990        Building #2
  
- 44        807 Warwick Road  
View of east facade, camera facing west  
March 1990        Building #81



-  Central building
-  Non-central building
-  PHOTO
-  ADDRESS
-  BUILDING NUMBER



SCALE  
0 50 100  
Foot

WESTWOOD  
HISTORIC  
DISTRICT  
MUNCIE, IN  
(DELAWARE CO.)