

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

**National Register of Historic Places
Multiple Property Documentation Form**

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

This form is for use in documenting multiple property groups relation to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Historic Resources of the Culver-Lake Maxinkuckee Area

B. Associated Historic Contexts

Development of the Culver-Lake Maxinkuckee Resort Community, 1873-1945
Culver Military Academy, 1894-1945

C. Geographical Data

Located in Union Township, Marshall County, Indiana; bounded on the north by State Road 10, on the west by State Road 17, on the south by State Road 110, and on the east by the east boundary of Sections 14, 23, 26, and 35, Township 32 North, Range 1 East.

See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Paul R. Roberts

Signature of certifying official

11-20-95
Date

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Entered in the
National Register

Signature of the Keeper of the National Register

1.12.96
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Development of the Culver-Lake Maxinkuckee Resort Community

Introduction

Development of the Culver-Lake Maxinkuckee area as a resort took place between the years 1873 and 1945. Lake Maxinkuckee is Indiana's second largest inland lake. It is located in Union Township, Marshall County. The town of Culver is located on the lake, on the north and northwest shores. Culver Military Academy is located on the east side of the north shore. There are houses around the east, south, and west shores.

The first permanent white settlers arrived in what would become Union Township in the late 1830s. Some of the early settlers were from Union County in southeastern Indiana. The township may have been named for this county when it was finally organized from adjacent Green Township in 1840. Lake Maxinkuckee, which encompasses nearly 1,860 acres, is located in the southern part of Union Township. During the settlement period, there was swamp land around much of the lake. The remainder of the township was a combination of prairies and dense forests. The pioneers of Union Township worked for many years clearing forests, filling in the swamps, and preparing the land for farming.

The first village in the area was Maxinkuckee, started about 1840 and located a half mile east of the lake in the vicinity of Queen Road and 18 B Road. The Maxinkuckee post office was established about 1858 and operated until 1902. At one time or another, the village had stores, a blacksmith shop, a church, a school, a livery stable, a brick yard and pottery, and two saw mills. Maxinkuckee served as a market center for regional farmers, and as a stop for travelers. The Allegheny House, built in 1855, was a Maxinkuckee hotel which is still in existence as a private residence. Present-day Maxinkuckee is a cluster of rural buildings on the fringe of the Culver-Lake Maxinkuckee area.

The town which would become Culver started as a small village first known as Yellow River Post Office, then Geneva, and later, Birmingham. A plat in the vicinity of this village was filed by Bayless Dickson in 1844 as Union Town. Union Town consisted of Dickson's cabin, and several undeveloped lots. The town was laid out in a conventional grid pattern near the northwest corner of Lake Maxinkuckee. The present day street names -Jefferson, Madison, Cass, Scott, Washington, Lake, and Plymouth - had been established by 1851.

In 1857, Union Town was purchased by Thomas Houghton and renamed Marmont. The name was suggested by local resident, Dr. G.A. Durr, in honor of the French general, Marmont. Like the nearby village of Maxinkuckee, Marmont functioned as a small market center in a farming community. A local history states that in the 1860s, there were 14 houses, a pump factory, a black smith shop, a general store, a pharmacy, a school house, and a post office. It is not known if any of these early structures are extant. Marmont remained smaller than Maxinkuckee until the Vandalia Railroad was completed in 1883.

The railroad, a better method than the road for shipping goods, resulted in expansion of commercial opportunities in Marmont. It also encouraged a shift from an agricultural to a tourist economy by making access to the area easier. Tourism in 19th and early 20th century Indiana was similar to tourism today. People traveled for various reasons: to visit the theaters, restaurants, and stores of urban areas; to experience the state's natural beauty; to participate in recreational activities; or to improve their health. The tourist economy in the state grew in the late 19th and early 20th centuries as incomes rose and more people could afford to travel, and as expanding transportation networks made travel more practical. The railroad made the

National Register of Historic Places
Continuation Sheet

Section E Page 1

Historic Resources of the Culver-Lake Maxinkuckee Area

RECEIVED 413
NOV 28 1995
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

Lake Maxinkuckee area more accessible at a time when travel and recreation were becoming popular in the state.

It should be mentioned that, although tourism became the leading component of the economy in the early 20th century, area farms continued to be important for supplying products for local use, and for the expanding urban markets in northern Indiana and Chicago. Major farm products included dairy products, fruits, vegetables, wheat, potatoes, and onions.

Marmont's population grew to about 500 in 1890 and it was incorporated as a town in 1894. The same year, Henry Harrison Culver started Culver Military Academy, which would grow to be one of the leading military, college preparatory schools in the nation. In 1897 the name of Marmont was changed to Culver.

An aspect of the history of the lake which should be noted is its role as a subject of scientific study. Between 1898 and 1914, the U.S. Bureau of Fisheries conducted a pioneering physical and biological survey of Lake Maxinkuckee. The purposes of the study were: to gain an understanding of physical and biological conditions of a typical glacial lake; to study as many species of animals and plants as possible; and to study the conditions under which these species thrive. The study provided a detailed, scientific portrait of the lake. It was published by the Indiana Department of Conservation in 1920 as *Lake Maxinkuckee: A Physical and Biological Survey*.¹

Lake Maxinkuckee was selected for this survey on the basis of several criteria: it had a diversity of species but was compact enough for all parts of the lake to be reached by a central station; there were no inlets or connecting waters of a size great enough to complicate the study; and the established fishing interest on the lake allowed for a study of fishing operations. Fishing was done both as an income-producing and a recreational activity.

Recreation

Interest in the Culver-Lake Maxinkuckee area as a vacation spot dates to 1873, when a group of men from Plymouth built a clubhouse - a small, private hotel - on the east shore. Other clubs were established in the next few years. A group of men from Peru had a clubhouse on the northeast side. Several groups from Indianapolis located on the east side. A group from Rochester established their clubhouse on the west side.

In 1878, the Plymouth group acquired property on the north shore of the lake, and constructed a

¹ Barton Warren Evermann and Howard Walton Clark, *Lake Maxinkuckee: A Physical and Biological Survey* (Indianapolis: Indiana Department of Conservation, 1921).

National Register of Historic Places
Continuation Sheet

Section E Page 2

Historic Resources of the Culver-Lake Maxinkuckee Area

building which included a reception room, ballroom, dining room, kitchen, and eight sleeping rooms. This building was known as the Lake View Club. Six cottages were built for guests. The club owned a yacht, and several sailboats were owned by individual members.

From the 1880s to the 1930s, over 30 hotels were built around the lake. Most of the large hotels are now gone. The old Lake View Club was acquired in 1890 by the Vandalia Railroad after the Plymouth club was dissolved and was renamed the Lakeview Hotel. The hotel closed in the 1920s and was destroyed by fire in 1929. Another popular hotel was the Palmer House, later called the Maxinkuckee Inn, and then the Culver Inn. Built in the 1870s on the north shore, it was expanded and remodeled throughout the years, and finally demolished in 1990. The Huffington Library of Culver Academies was built on the site. The Chadwick Hotel was a large hotel on Long Point (west shore). It was built about 1886 and demolished in the early 20th century. The Osborn Hotel, opened in 1908 in downtown Culver, was demolished in 1990.

There were many small hotels and boarding houses in Culver. The Kreuzberger Saloon is an outstanding, extant, example of one of these. A brick structure located at 303 State Street, it was built in 1894. In addition to the saloon and hotel, the building housed a bowling alley and billiard room. It was made into a boarding house in 1907 when Culver was became a dry town.

There are other extant examples of small hotels and boarding houses. The Crooks Hotel was located in a large house at the top of Harding Court. A cottage at 160 West Shore Drive was built in 1910 as a rooming house. The former K.K. Culver Cottage on East Shore Drive was converted in 1935 to a small hotel known as the Golf Club. This building was later acquired by Culver Military Academy for faculty housing. In 1937, the Beach Lodge was built by the WPA as a facility for Vandalia Park, which had been established by the railroad on the north shore, but by 1937 was owned by the town of Culver. The third floor of the building was rented as living quarters by the day, week, or season. This building is still in use.

Over the years, interest in the Culver-Lake Maxinkuckee area as a short-term vacation destination diminished. In the early years of the 20th century, thousands of people often came to the lake for a one-day, special event, or a vacation of a few days. At that time, many hotels, rental cottages, and boarding houses were needed. State and National Parks, and other vacation spots established in the 1920s and 30s, created competition for places like Lake Maxinkuckee. Gradually, the hotels closed, and more private residences were built around the lake.

In the 1930s, the population of Culver had grown to about 1,500. In reality, the population of the area was higher, since lake residents were not counted in the town population. The estimated number of houses around the lake in 1936 was 200.

National Register of Historic Places
Continuation Sheet

Section E Page 3

Historic Resources of the Culver-Lake Maxinkuckee Area

The houses on the east shore are generally the oldest of those around the lake. Most of the west shore has been developed since World War I, and the south shore, since World War II. One of the first houses on East Shore Drive was the home of Henry Harrison Culver, founder of Culver Military Academy. A Queen Anne style structure built in 1886, it is located at the north end of the east shore.

South of the Culver Home, and extending to the end of East Shore Lane, there are a number of houses which are both significant for their architecture, and for their association with prominent summer residents of Lake Maxinkuckee. Located a few houses south of the Culver Home, at 894 East Shore Drive, is a Spanish Eclectic style house built about 1929 for Norman Perry, president of Indianapolis Power and Light. Daniel Marmon, producer of the Marmon automobile, built the Shingle style house, known as "Orchard Cottage" at 1100 E. Shore Drive in the 1880s. The house at 1322 East Shore Drive, a Craftsman style residence, was built about 1900 by Peru banker, Milton Shirk.

There are other distinctive residences located on other sides of the lake. Among them are the Harrison House, a Craftsman style house at 844 South Shore Drive; and a Craftsman and Bungalow style houses on Long Point, on the west side of the lake.

The summer visitors of Lake Maxinkuckee participated in a range of recreational and educational activities. A Chautauqua Assembly was started in 1899 on the west side of the lake. The Chautauqua was a small-town American phenomenon. Started in New York state, it spread throughout the country in the late 19th century. A Chautauqua consisted of cultural and religious programs, combined with recreational activities, designed to lift the spirit and promote individual improvement. Chautauquas were popular in Indiana, and many towns built Chautauqua pavilions, or entire Chautauqua villages with cottages and lecture halls.

The Chautauqua grounds in Culver occupied 26 acres. There was a large hotel, several cottages for visitors, and a tabernacle. Amenities included croquet and tennis courts, a steamboat pier, a beach, and a railroad station. In addition to recreational and religious activities, there were classes in history, literature, public speaking, and physical culture. The last year a Chautauqua was held in Culver was 1905. None of the buildings associated it appear to remain.

One of the earliest and most popular recreational activities at the lake was yachting. An association of yachtsmen was first established in 1896. In 1901, the Aubbeenaubbee Yacht Club was started. Activities of the yacht club waned during the World War I. In 1931, it was reorganized and named the Maxinkuckee Yacht Club, which survives to this day.

National Register of Historic Places
Continuation Sheet

Section E Page 4 Historic Resources of the Culver-Lake Maxinkuckee Area

Another popular recreational activity was golfing. The Coffin Golf Course, a small course on the east side of East Shore Drive, was started in about 1906 as a three-hole course, and may be one of the oldest courses in Indiana. This was expanded and named the East Shore Country Club in 1922. In 1925, the name was changed to the Maxinkuckee Country Club.

A number of Indiana literary figures are associated with the Culver-Lake Maxinkuckee area. General Lew Wallace is known to have written parts of *Ben Hur* while staying at the Allegheny House in Maxinkuckee. Meredith Nicholson composed much of his popular novel, *The House of a Thousand Candles*, at the home of Preston Wolfe (762 East Shore Drive). Other literary visitors to the lake included Booth Tarkington and James Whitcomb Riley.

A number of houses on the lake were identified in the Indiana Historic Sites and Structures Inventory. Sixteen houses along the east shore were identified as individually significant properties in the Indiana Historic Sites and Structures Inventory (55001-016). It appears that these may be the nucleus for an East Shore Historic District, which would also include resources - additional houses and the golf course, for example - which were not included in the Inventory. Eight other lake houses were identified. The Harrison House (55017) is a notable Craftsman style house on the south side of the lake. Other Craftsman and Bungalow style houses (55021-55024) on the west shore may be the core for a potential Long Point Historic District. Further research and evaluation of these and adjacent properties would be necessary to determine the boundaries of the district.

Other potential resources include piers, docks, and boathouses, and other structures directly associated with boating and fishing. The extent of resources of this type have not been identified adequately. A number of small hotels and boarding houses are mentioned in histories of the Culver-Lake Maxinkuckee area. The location of many of these has not been identified. Some may be in use as private homes. Additional research would be required to determine which of these are extant.

During the late 19th and early 20th century, Lake Maxinkuckee was one of the most popular resorts in Indiana. The most comparable resort in the state was Lake Wawasee in Syracuse, Kosciusko County. Developed in the late 19th and early 20th centuries, Lake Wawasee was a popular summer resort. Many prominent and affluent families, including the Eli Lillys of Indianapolis, built homes along its shores. These homes are generally similar in style and character to the homes on Lake Maxinkuckee. Recreational activities at Lake Wawasee were similar to those at Lake Maxinkuckee: there was fishing, swimming, and yachting, parties and dances. As at Lake Maxinkuckee, there was an early golf course at Lake Wawasee. This was the Wawasee Golf Club, founded by Colonel Eli Lilly in 1891.

National Register of Historic Places
Continuation Sheet

Section E Page 5 Historic Resources of the Culver-Lake Maxinkuckee Area

Among extant resources associated with the Wawasee resort are the Crow's Nest Inn, c.1860/1911 (00017), the Oakwood Hotel, 1927 (00029), and the Lilly Cottage, 1886 (00014), all on the lake; and the Kitson Boarding House, c.1890, and the B & O Depot, 1913 (00025), both in Syracuse.

Nearby Winona Lake, also located in Kosciusko County, was another Indiana social center of the late 19th and early 20th century. Reverend Solomon C. Dickey established a Chautauqua Program and Bible Conference here in 1895. The popular resort offered cultural, educational, and religious programs given by such notables as Billy Sunday, William Jennings Bryant, and John Phillips Sousa. The Chautauqua was discontinued in 1943.

Surviving resources related to the resort include the Westminster Hotel, 1901 (49001), the Billy Sunday House, 1911 (49013), the Bethany Girl's Camp, 1913 (49026), the Solomon C. Dicky House, 1905 (50007), several small-scale mansions (49043, 49049, 49054, 50002, 50006), and two boarding houses (50019, 50012).

Sylvan Lake in Noble County is another lake resort of the era which should be mentioned. The 630-acre lake was built in the 1830s as a reservoir for a canal project that was later abandoned. Recreational activities began in 1876 with the construction of a dance hall. The railroad brought visitors from Fort Wayne and other nearby cities to enjoy lake recreation and to benefit from the Sylvan Lake Chautauqua. Gene Stratton Porter, a well-known Indiana author, was among visitors to the Chautauqua as a young woman. She later built her "Cabin in Wildflower Woods" here, in 1914 (10009). Another surviving resource associated with the resort is the Kneipp Springs Sanitarium, a complex built between 1894 and 1910 (10006). In the 1920s, after widespread use of the automobile and improvement of roads began, several other lake resorts were developed. A 1926 publication on Indiana included the following paragraph on Indiana lakes:

"Several years ago residents of the lake region, aside from occasional fishing accommodations, offered no special inducements to attract tourists. With motor vehicles now the popular means of modern transportation, and cars in possession of nearly every family head, lakeside property has come into its own, so that it is now difficult to secure desirable building space on many of the state's major inland water bodies."²

The publication identified 44 lakes, most in northern Indiana, of 200 acres or more. Among these were Cedar Lake in Whitley County; Lake Freeman in White and Carroll Counties; and Lake Shafer in White County.

² Lewis S. Bowman, et al, *Indiana 1926* (Indianapolis: Indiana Historical Bureau, 1926), p. 40.

National Register of Historic Places
Continuation Sheet

Section E Page 6 Historic Resources of the Culver-Lake Maxinkuckee Area

In addition to private resorts, Indiana could offer the pleasures of lake recreation through its rapidly developing system of state parks. Shakamak State Park in Sullivan County, developed in 1929, was an example of a state park which focused on lake recreation. During the 1930s, many Indiana state parks, were developed or expanded as part of federal jobs programs.

Interestingly, as more resorts were developed in the 1920s and 30s for a mass market of automobile travelers, many earlier resorts, such as Maxinkuckee, which had previously appealed to a broad range of recreation consumers - from middle-class, short-term visitors to wealthy, summer long residents - became more private in nature. In Culver, the railroad excursions virtually came to an end, and use of Vandalia Park, with its public beach, diminished. Accommodations for visitors to Culver Military Academy were still necessary, but most of the hotels and boarding house gradually closed as tourism decreased. More private houses were built around the lake. Typical visitors of today are families who own their homes, and their guests.

Commerce

Commerce in the village which would become Culver dates to the 1840s. The first businesses were established to serve area farmers and village residents. The composition of early commerce in the area is sketchy. The settlement may have had a general store and a black smith shop, which was typical of pioneer villages in the state. By the 1860s, there were apparently a pump factory, a black smith shop, a general store, and a pharmacy. Most of the commercial buildings which survive today date from the 1890s to the 1930s.

The main commercial area has historically been concentrated in the two blocks on the Main Street between Washington and Madison. The earliest commercial buildings were small, wood frame structures. After the turn of the 20th century, these were gradually replaced by larger, wood frame, or brick structures, one to two stories in height. One of the oldest extant buildings is the north half of the Osborn Block, which appears in a 1901 photograph of Main Street. Also visible in the 1901 photograph is the two-story wood frame building located at 108 S. Main Street. The Menser Building, a two-story, brick building at 116-20 N. Main Street, which originally housed a meat market and bakery, was built in 1903.

The south half of the Osborn Block had been constructed by 1906, the year the Sanborn Company first mapped the town of Culver. Also appearing on this map is a two-story, brick building, which was remodeled c.1920 for the Easterday Funeral Home, at 108 N. Main Street; and a two story, brick building, also remodeled c.1920, at 103 S. Main Street.

The Corner Tavern at 117 S. Main Street is housed in a two-story, wood frame building which was either built at this location or moved here about 1910. Apparently, the building was first a

National Register of Historic Places
Continuation Sheet

Section E Page 7 Historic Resources of the Culver-Lake Maxinkuckee Area

grocery store, but soon became a tavern and has been so ever since.

By 1914, the two-story, wood frame buildings at 117 S. Main Street, and 110 S. Main Street had been constructed. The 1924 Sanborn map shows the Knights of Pythias Building at 110-12 N. Main Street, which dates from c.1915. This building replaced two earlier wood frame commercial buildings. The Carnegie Library at 107-11 N. Main Street, completed in 1916, replaced a wood frame dwelling. The concrete block building at 115 S. Main Street, built c.1920, replaced a one-story, wood frame, commercial building.

The U.S. Post Office, a Colonial Revival style building constructed in 1935, is located on the southeast corner of Jefferson and Ohio Streets. The building replaced two, small, wood frame dwellings.

The c.1935 Standard Oil Company service station on the southwest corner of Main and Jefferson Streets was constructed on the site of a wood frame dwelling which had earlier served as a boarding house. The one story, brick, commercial building located at 114 N. Main Street, was built on a vacant lot about 1930. Two wood frame houses were removed to make way for the 1935 U.S. Post Office on W. Jefferson Street.

In the early 20th century, the vacant lot on the southeast corner of Main and Jefferson Street contained a two-story, wood frame commercial building which housed J. Saine & Son, a dry goods store. This was torn down in 1932 to make way for a Linco Petroleum Company service station which was later demolished itself. Another vacant area on the northeast corner of Main and Jefferson Streets was the location of two one story, wood frame buildings, built c.1910 and demolished in 1990. The south building was Rector's Pharmacy, a long-time Culver business, which had been started by Nathan Rector in the Menser Building in 1909.

The one-story brick building at 105 W. Washington Street, built c.1950, was constructed on the site of the Methodist Episcopal Church. The contemporary bank building located on the northwest corner of Main and Jefferson Streets is on the site of the State Exchange Bank, located on this corner by 1914. The Culver Hardware Store on the northeast corner of Main and Madison Streets is on the site of an earlier hardware store, the O.T. Goss Store. The Goss Store, which comprised a pair of two-story, wood frame buildings, was at this location by 1906.

Adjacent to the Main Street commercial area, on East Jefferson Street between Main Street and the Pennsylvania Railroad tracks, there were transportation-related and industrial buildings. Among these were liveries (replaced later by garages), the Ferrier Lumber Company, the Dillon and Medbourn Grain Elevator, John Osborn's cement block factory, warehouses, and the

National Register of Historic Places
Continuation Sheet

Section E Page 8 Historic Resources of the Culver-Lake Maxinkuckee Area

Medbourn Ice House. Most of these structures are now gone, replaced by a condominium complex. Two automobile garages remain on the south side and one on the north side of Jefferson Street, east of Main Street.

A secondary commercial area was located on Toner Avenue (now Lake Shore Drive) across from the railroad depot. This commercial area was platted by Albert D. Toner in 1886. Toner priced his lots high, and few businesses located there. The 1924 Sanborn map shows this area with a movie theater, several stores, a dance hall, and a garage. Several of these buildings are now gone.

Though most of the commercial buildings in Culver are simple in design, several show the influence of popular architectural styles of the day. The Osborn Block is an example of the Italianate style. The Easterday Funeral Home and the building at 101 S. Main Street have elements of the Arts and Crafts style. The Carnegie Library and the U.S. Post Office are outstanding local examples of the Colonial Revival style.

A mural inside the post office was painted as part of the Public Works of Art, a Depression-era jobs program. Completed by Indianapolis artist Jessie Hull Mayer in 1938, the mural is entitled "The Arrival of the Mail in Culver." It shows postal employees surrounded by Culver Military academy cadets, a summer resident, and a farmer, who are waiting for their mail. The side panels show scenes entitled, "Agriculture," "Camping," "Swimming," "Academy," "Sailing," and "Riding."

A variety of businesses in Culver served the resort community in the late 19th and early 20th century. An early picture of the businesses on Main Street comes from a 1905 directory. At this time, there were two bakeries, a bank (the State Exchange Bank), a barber, a drug store (Thomas Slattery's Culver City Drug Store), several dry goods stores, a shoe repair shop, a carriage and wagon repair shop, a furniture store and funeral home (Easterday's), several grocery stores, a hardware store, two meat markets, a millinery, and a newspaper (*Culver Citizen*). There were also a boarding house, a post office, a church, and a lodge hall in the two block area on Main between Washington and Madison Streets.

Early 20th century Sanborn maps show that there have been several movie theaters in Culver since the 1910s. One of the earliest was the silent movie house in the south room of the Menser Building, a two-story, brick building at 116-20 N. Main Street. The Home Theater, owned by John Osborn, was located in the south half of the Osborn Block. The Culver Theater was built about 1920. Its name was later changed to El Rancho Theater. The building was damaged in a fire in August 1946, and reopened in November extensively remodeled. Sometime later the name was changed to Lakeside Theater. The building, located across from the depot, is extant.

National Register of Historic Places
Continuation Sheet

Section E Page 9

Historic Resources of the Culver-Lake Maxinkuckee Area

Culver industries contributed to the development of commerce and to the area as a whole. One of the most important industries in Marmont/Culver was the ice industry. There were two ice companies: Medbourn and Sons, and the Maxinkuckee Ice Company, both located on the west side of the lake. Medbourn and Sons was founded in about 1880 and continued in business until 1937. The Maxinkuckee Ice Company was started in 1915 and closed in 1925 after the company's large ice house burned. The ice harvest was grueling work. Ice was cut from the lake with a special saw, and hauled to an ice house. There, it was stored and covered with marsh hay until being shipped out by rail. The Maxinkuckee ice industry continued for some time after ice started to be produced artificially. It is not known whether any resources associated with the ice industry are still in existence.

Another important industry was the Culver High Speed Recap Tire Company, which started in 1942. This was owned by the Medbourn family. During World War II, when rubber was rationed, tires were recapped to extend their usefulness. The company's plant operated 24 hours a day during the war. In 1945, a fire destroyed the plant, but a new building was constructed soon afterwards. This building is now used to store boats. It has not been evaluated for its historical significance.

Resources related to commerce include commercial buildings, hotels and boarding houses; private dwellings of business owners, clerks, laborers, and other town residents; recreational facilities; transportation facilities; and religious buildings. The Indiana Historic Sites and Structures Inventory identified resources of these types. One of the most important of these is the Culver Commercial Historic District, the historic, two-block, downtown area of Culver (52001-026).

Among residences which were identified in the Inventory, mainly for their architectural merit, are an historic district of Bungalow style houses on Forrest Place (53001-014), a house at 208 Lake Shore Drive, built c.1890 (54014), a house at 505 Lake Shore Drive, built c.1915 (54023), a house on E. Washington Street, built 1905 (54026), and a house at 203 Lake Shore Drive, built c.1920 (54028). Houses generally date from c.1890 to c.1940. Among styles represented are Queen Anne, Colonial Revival, Bungalow, and Craftsman. Vernacular types include gable-front, T-plan, and American four-square. These resources, and possibly other dwellings, should be evaluated further for their historical importance.

Other resources identified in the Inventory are the Union Township Community Building on Lake Shore Drive, built in 1929 (54010); the Pennsylvania Railroad Depot on Lake Shore Drive, built in 1925 (54021), the Kreuzberger Saloon at 303 State Street, built in 1894 (54024); the Marmont Reformed Church on Plymouth Street, built in 1890 (54031); and the Emmanuel M.E. Church on S. Main Street, built in 1924 (54053).

National Register of Historic Places
Continuation Sheet

Section E Page 10 Historic Resources of the Culver-Lake Maxinkuckee Area

In other parts of Union Township, there were several small market centers other than Culver. The most important of these were the village of Maxinkuckee, the oldest commercial center in the township; and Burr Oak, Hibbard, and Rutland, which grew along the New York, Chicago, and St Louis Railroad, built through the northern part of the township in 1884. Maxinkuckee, Burr Oak, Hibbard, and Rutland exist today as small rural villages.

Historically, the economy of Marshall County was based on farming and timbering. Most of the commercial centers existed as processing and shipping centers for agricultural goods and wood, and as market centers for farmers and other residents. Plymouth, the county seat, contained the most important commercial center. The town was laid out at the intersection of the Michigan Road and the Yellow River in 1834. The extension of several major railroads through the town in the late 19th century contributed to development of the commercial district. Growth continued during the first three decades of the 20th century. The Plymouth commercial area was identified as an historic district in the Indiana Historic Sites and Structures Inventory.

Other historic commercial centers of Marshall County are Bremen, Bourbon, and Argos. Located in northeastern Marshall County, Bremen was a small settlement which increased in importance after the northern line of the Baltimore and Ohio Railroad was constructed in 1874. Bremen became an important regional market town, and agricultural shipping and industrial center. Laid out along the Pittsburgh, Fort Wayne, and Chicago Railroad in 1853 in eastern Marshall County, Bourbon was another regional market town.

The towns of Sidney and Fremont, laid out the Michigan Road in southern Marshall County in the 1850s, were consolidated in 1859 and named Argos. The LaPorte and Plymouth Railroad was extended through Argos in 1868 on its way to Peru. In 1882, the New York, Chicago, and St. Louis Railroad was constructed, and Argos' future as a regional market was assured. The towns of Bremen, Bourbon, and Argos have historic commercial districts which were identified in the Indiana Historic Sites and Structures Inventory.

Culver Military Academy, 1894 - 1945

Culver Military Academy, now a part of Culver Academies, was established in 1894 by Henry Harrison Culver, a St. Louis businessman. While visiting the local community in 1864, he met and married Emily Hand of Wolf Creek, a settlement which was located northeast of Maxinkuckee. Emily Culver returned with her husband to Shawneetown, Illinois, the base for the Culver Brothers stove company.

In 1869, Henry, along with two brothers, moved to St. Louis. In 1873 they formed the Wrought Iron Range Company and began the production of the "Home Comfort" cooking range. Poor

National Register of Historic Places
Continuation Sheet

Section E Page 11 Historic Resources of the Culver-Lake Maxinkuckee Area

health and policy disagreements with his brothers, brought Henry Harrison Culver back to the north shore of Lake Maxinkuckee in 1883. He constructed a cottage, known as "the farmhouse," and began the acquisition of property along the north shore of the lake.

By 1888, he owned over 300 acres of land. That year, he decided to copy the very successful Chautauqua concept developed by the Methodist Church in New York state. By the summer of 1889, he had built a three-story hotel and a 5,400 square foot tabernacle, and was promoting the Culver Park Assembly Grounds. After two seasons of financial losses, the Park Assembly Grounds was abandoned. For a brief period, the property was turned over to Marshall County for a fairgrounds. This, too, was unprofitable and was terminated.

In September of 1894, Henry Harrison Culver opened Culver Military Academy, having first operated a small summer camp for boys during July and August. The hotel was converted into a barracks, mess hall, and classroom building and the tabernacle into a gymnasium. In February of 1895, the hotel/barracks was destroyed by fire. A St. Louis architect, Albert Knell, was employed to design a new facility for the student body, and eight months later, Main Barrack was opened. Knell was to serve as the Academy architect until 1924. Every major structure bore his design while the placement of each building was set by Edwin R. Culver, one of Henry Harrison Culver's sons. Construction was mandated by the founder to be "brick, stone, steel, and iron."

The early years of the Academy were tenuous. During the first two years of operation, there were two headmasters and a decline in enrollment. However, in September of 1896, fire destroyed the Missouri Military Academy and its student body was moved to Indiana. Under the leadership of Colonel Alexander F. Fleet, the Culver Military Academy began to prosper.

In 1897, the Academy acquired sixteen horses from the Black Horse Troop of the Cleveland National Guard, and started the nation's most prestigious equestrian unit. The Black Horse Troop has served as escort in presidential inauguration parades since McKinley's, and for kings and emperors. Other additions to the Academy included the Culver Summer Naval School (1902), the Summer Cavalry School (1908), and the Woodcraft Camp (1912). By the turn of the century, the Corps of Cadets had grown from 45 cadets to 260. Two decades later, the number of cadets was over 700. Construction of new buildings kept pace with enrollment. By 1924, there were over 20 buildings on the campus.

Eighty buildings associated with Culver Military Academy were identified in the Indiana Historic Sites and Structures Inventory as the Culver Military Academy Historic District 56001-80). The oldest structure on the campus is Main Barrack (021), a Collegiate Gothic style building constructed in 1895 after the old hotel burned. Other Collegiate Gothic style buildings include the Vaughan Equestrian Center (017), which has an indoor riding hall, built in 1916; West Barrack

National Register of Historic Places
Continuation Sheet

Section E Page 12 Historic Resources of the Culver-Lake Maxinkuckee Area

(063), built in 1898; South Barrack (062), built in 1904; and the Administration Building (020), completed in 1913. The historic district includes a number of houses, which were constructed to house the Academy's faculty. Most of these represent period revival styles, such as Colonial or Tudor Revival. The Henderson House (045) is a notable example of the Colonial Revival style.

The historic district has a high degree of integrity. Only 15 buildings were identified as noncontributing in the Inventory. With one exception, these were buildings constructed after the period of significance. Generally, they are compatible in design with the historic structures.

No resources associated with the Woodcraft Camp were identified in the Inventory. Further investigation should be done to determine whether a data gap in this area exists. Other than this issue, it appears that most of the resources directly associated with the Academy are located within the boundaries of the historic district.

Historically, there were few military academies in Indiana. Howe Military School in Howe, LaGrange County, may be the only one other than Culver still in existence. Howe was founded in 1884 as a grammar school through a bequest from John Badlam Howe. In 1895, it became a military preparatory school. Like Culver, it is now a coed military school. Among buildings associated with the institution, are John Howe's residence, a Greek Revival style structure built in 1840.

On a national level, there were several hundred such educational institutions in the post-Civil War period. Since World War II, military schools have declined in number and student population. Only a few dozen military preparatory schools and colleges exist in the United States today. Among the best-known of these are Culver Academies; The Marion Institute in Marion, Alabama; and the Admiral Farragut Academy in Pine Beach, New Jersey, and St. Petersburg, Florida.

F. Associated Property Types

I. Name of Property Type Resort Houses around Lake Maxinkuckee

II. Description

Resort houses are one of the largest subtypes. There may be as many as 300 resort houses around Lake Maxinkuckee which were built between 1873 and 1945, within the period of significance. Many of the buildings of this subtype are associated with prominent businessmen, important writers, or other significant people. The houses vary in character depending on the period in which they were constructed, but most display some characteristics of academic architectural styles. Many of the early resort houses, which date from the late 19th century, are Queen Anne in style. The most prevalent styles of the early 20th century are Colonial Revival and Craftsman.

The houses surrounding the lake may comprise one or more historic districts. At least one potential district, the East Shore Historic District, has been identified. Another district may exist at Long Point on the west side of the lake. Further research should be done to determine the boundaries of this second district, and whether it meets the National Register Criteria. In general, the houses around the lake are in good condition. They vary in degree of integrity.

III. Significance

The majority of the houses on the east, south, and west shores of the lake were built as resort cottages for families from Indianapolis, Peru, South Bend, Chicago, and other places. Historically, these houses were occupied mainly in the summer. Typical activities of the residences included boating, swimming, recreational fishing, and attending parties and dances at area hotels. The Lake Maxinkuckee houses represent the resort community, and are significant under Criterion A in the area of Entertainment/Recreation. Many of the houses are outstanding examples of late 19th or early 20th century domestic styles and are also significant under Criterion C for their architecture. A few of the houses may have an association with a significant person. For example, the Coffin House may be significant for its association with Charles Coffin, a prominent Indianapolis businessman, community leader, and philanthopist. He was involved in many Lake Maxinkuckee organizations, and was instrumental in starting the Maxinkuckee Association and the Golf Club. Coffin's main residence was in Indianapolis, but has been demolished. There may be other houses which are significant for their association with a particular person. Further research is needed to identify these.

IV. Registration Requirements

In order to qualify for listing, resort houses should have a clear association with the development of the Culver-Lake Maxinkuckee resort community. They should retain their historic setting, which usually includes a large front lawn overlooking the lake, large shade trees, and often small outbuildings to the rear (road side) of the property. They should have a high degree of integrity, which is not to say they should not be altered from their original appearance. In fact, it appears that resort houses on the lake typically have been altered. Examples of alterations are rear additions, enclosure and addition of porches, addition of dormer windows, and changes which relate to taste. These changes reflect the nature of a resort house. Houses of this type were enlarged as families grew. Since property owners were fairly affluent, exterior and interior alterations relating to changing styles were affordable and common. Alterations to resort houses should be recognized as significant in their own right, as long as these changes have taken place 50 or more years ago. Houses from the early resort period, 1873 to 1886, are rare and a lesser degree of integrity might be acceptable. For example, a house from this period might qualify for listing if it has synthetic siding which does not alter the essential character of the building.

See continuation sheet

National Register of Historic Places
Continuation Sheet

Section F Page 13 Historic Resources of the Culver-Lake Maxinkuckee Area

I. Name of Property Type Houses in the town of Culver

II. Description

The majority of houses in the town of Culver which date from the period 1873 to 1945 are associated with the resort community as the homes of store owners and clerks who served the resort community, carpenters and masons, who built the houses, hotel employees, fisherman, boat wrights, and others. Many of the houses are thought to have been boarding houses. Further research should be done to identify these. Houses of various ages, styles, and characters, are distributed more-or-less evenly throughout the town. The oldest part of town is the original plat. The town expanded to the north, east, and west, and southwest along the lake. Houses are generally simple, often of pattern book designs, and are typical in character of other late 19th and early 20th century resources found in small Indiana towns. Some of the buildings have ornamentation representing various architectural styles. Principal among these are the Italianate, Queen Anne, Bungalow, and Colonial Revival styles.

III. Significance

Houses in Culver were were occupied by permanent residents of the area. The residents played a part in supporting the resort community, as described above under the Description for this property type. Some of the houses may be significant under Criteria A or B in the areas of Entertainment/Recreation and Commerce. This might include boarding houses, houses of proprietors of resort-related businesses such as theaters, restaurants, or boat building companies. Houses may also be significant under Criterion C in the area of Architecture. This would include houses which are outstanding representations of a particular style or type of architecture. Only one residential historic district in Culver was identified in the Indiana Historic Sites and Structures Inventory. This was the Bungalow Historic District, significant for its intact, Bungalow style houses. There may be other residential historic districts, not yet identified, which are significant for historical associations or architecture.

IV. Registration Requirements

In order to qualify for listing, houses should have a clear association with the Culver-Lake Maxinkuckee resort community. Houses which are significant as a representation of an architectural style or type should have a high degree of integrity, and retain essential characteristics which define the style or type. Other houses may be eligible for historical associations. Boarding houses, for example, are resources which reflect the importance of tourism in the late 19th and early 20th centuries. There are known to have been a large number of these at one time, but they are either gone or have been turned into private homes. Inadequate research has been done to identify these, and the overall integrity of the resource is not known.

National Register of Historic Places
Continuation Sheet

Section F Page 14 Historic Resources of the Culver-Lake Maxinkuckee Area

Other houses may be significant as the residences of prominent local people. These houses should have a high degree of integrity and retain the essential characteristics of the resource at the time it was occupied by the significant person.

I. Name of Property Type Commercial Districts

II. Description

There were historically two main commercial districts in Culver. Most of the commercial buildings in the town are located here. The main commercial area was identified in the Indiana Historic Sites and Structures Inventory as the Culver Commercial Historic District. The other commercial area extends along Lake Shore Drive between State and Forrest. Most of the buildings in these districts are simple, frame or brick buildings, one or two stories in height. A few display characteristics of architectural styles, such as Italianate, Neoclassical and Arts and Crafts. The main commercial area has a fairly high level of integrity and reflects its role as a market center for the resort community. The Lake Shore Drive district was a secondary commercial area for residents of the town and the resort community. The majority of the buildings here have been altered extensively from their historic appearance.

III. Significance

The commercial districts in Culver were essential components of the resort community. They provided necessary services, and, thus, played a role in attracting visitors. Businesses were able to expand in direct correlation to the growth of the resort. The relationship of some of the businesses to tourism is obvious. For example, Culver had several movie theaters, more than normally would be found in a town its size, at an early date. Other businesses were typical for small Indiana towns, but also served the resort community. Among these were a hardware store, a meat market, and a bakery. Commercial districts may be significant under Criterion A in the areas of Commerce and Entertainment/Recreation, and under Criterion C, in the area of Architecture.

IV. Registration Requirements

There are two commercial areas in the town of Culver. This is where most of the commercial buildings in the town are located. One of these areas was identified in the Indiana Historic Sites and Structures Inventory as the Culver Commercial Historic District. The other commercial area extends along Lake Shore Drive between State and Forrest. Most of the buildings in these districts are simple, although a few display characteristics of architectural styles, such as Italianate, Neoclassical, and Arts and Crafts. In order to qualify for listing, commercial districts should have a clear association with the Culver-Lake Maxinkuckee resort community. It should retain the majority of its commercial buildings from the period of significance. The majority of

buildings should not be altered extensively, and should retain the physical characteristics which identify them as particular styles or types. Most buildings should retain the features of the function for which they are significant. For example, a store should retain its historic open character. The Culver Commercial Historic District meets these qualifications. The majority of buildings in the Lake Shore Drive district have been altered extensively and would not qualify for listing. Individual commercial buildings which may be identified in the future should have a high degree of integrity, and should retain the characteristics which identify their historic use.

I. Name of Property Type Military Preparatory School Campuses

II. Description

Culver Military Academy is located on the north shore of Lake Maxinkuckee, on the east side of the town of Culver. The Academy is an integrated property, identified as an historic district in the 1989 survey. The district includes 80 resources, including buildings, structures, and objects, which date from 1895 to 1945. There are two distinct areas. One is the campus, which includes barracks, classroom buildings, an administration building, a gymnasium, a chapel, and service buildings. Also on the campus are several objects which contribute to its character, such as statues, a sundial, a drinking fountain, and a gate. The other area was developed for faculty housing, and includes single family homes and apartment buildings. The buildings which comprise the academy are generally in good condition and have a high degree of integrity. There are 18 buildings and structures which were built after the period of significance. One building, a garage built c.1920, has been altered and does not contribute to the character of the district.

Of the 34 buildings on the campus, 17 are Collegiate Gothic in style and were built between 1895 and 1955. Four of these Collegiate Gothic style buildings were built after the period of significance. They are considered noncontributing, but are compatible in character with the other Collegiate Gothic style structures. The buildings of this style are of brick or stone and are similar in materials, scale, form, and design. The style was used for classroom buildings, residence halls, administration buildings, the dining room, the chapel, and the library. There are a few exceptions. The Military Science Building, for example is of the Prairie style. Most of the service buildings on the campus are simple brick structures and were built between c.1920 and c.1960. Among these are the physical plant, the laundry, the infirmary, and storage buildings.

The faculty housing area is located in the northwest part of the academy property. Most of the 32 houses appear to have been built in the 1920s. Dwellings are either sided in wood or faced in brick. The majority are of the Colonial Revival style. The Tudor Revival and American Four Square are among other styles represented.

III. Significance

The Culver Military Academy Historic District is associated with the historic context, Culver Military Academy, 1894-1945. The district is architecturally cohesive and represents an military educational institution which is significant on a local, state, and national level. The district is significant in the following areas: under Criterion A in the area of Education and Military; and under Criterion C in the area of Architecture.

The Academy has historically been considered one of the finest military preparatory schools in the nation. By 1903, it was the largest military school in the county next to West Point. The only other known military school in Indiana was Howe Military Academy, discussed above in Section E. In addition to its significance in the area of military education, the academy is important for its outstanding collection of Collegiate Gothic architecture.

IV. Registration Requirements

In order to qualify for listing, resources should have a clear association with Culver Military Academy. It appears that the principal resource associated with the Academy is the Culver Military Academy Historic District. In order to contribute to the historic district, resources should retain the historic features which define their character. Minor alterations such as additions or synthetic siding would be acceptable as long as they do not alter the essential character of the resource. Should other, individual resources associated with the Academy be identified, registration requirements would be established at that time.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

The multiple property listing of Historic Resources of Union Township is based on a 1989 survey of Marshall County, conducted as part of the Indiana Historic Sites and Structure Inventory. A total of 176 individual resources were identified. Three historic districts, containing a total of 80 resources, were also identified. The survey was conducted according to methodology established by the Department of Natural Resources. Before field documentation began, preliminary research provided surveyors with a basic orientation to the county's development. Early maps and historical accounts revealed dates of settlement, historic transportation routes, the area's agricultural evolution, and historic settlement locations. Evaluation of this information indicated areas which might contain concentrations of historic sites and structures. Selected areas were driven as part of a windshield survey to identify historic properties or concentrations of historic properties. Any building types or styles unique to the area were noted and additional research was conducted utilizing public records, county histories, newspapers, and other historic publications. Historic photographs were also consulted when available.

All streets and roads were then driven and properties were inventoried. The surveyor looked for such things as buildings, bridges, markers, outbuildings, or anything that might meet the Criteria for Evaluation for the National Register of Historic Places. In general, most structures 50 or more years old were examined. Buildings less than 50 years old were excluded from the inventory unless they were within a historic district or

See continuation sheet

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See continuation sheet

Primary location of additional documentation:

- State historic preservation office
 Other State agency
 Federal agency

- Local government
 University
 Other

Specify repository: Indiana Historic Sites and Structures Inventory

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National Register of Historic Places
Continuation Sheet

Section G Page 17 Historic Resources of the Culver-Lake Maxinkuckee Area

had outstanding architectural or historical importance. Alterations or additions obliterating the historical and architectural integrity of a building may have kept it from being included in the inventory. Buildings were not, however, excluded solely on the basis of a poor physical condition if historic features remained in place.

The Indiana Historic Sites and Structures Inventory form was used to record information on each building, its environment, and the categories for its significance. Black and white photographs were taken and contact prints attached to the form. In many cases, the surveyor spoke with the occupant to collect additional information.

Most sites were inventoried as individual entries. In instances where several structures were architecturally and historically related, they were inventoried together on a single form. Thus, a farmhouse and its barns, or a house and its landscaped grounds, were recorded as a single entry. In areas with high densities of significant structures, historic district boundary limits were defined. General boundary limits were determined by historic and/or geographic factors, as well as the historic and architectural cohesiveness of the area. General boundary limits are considered advisory, however, until more detailed research can be done and actual nomination forms are prepared for the National Register. Information was collected on each building within historic districts on a street-by-street basis. All sites within the working boundaries of a historic district were entered in the survey, including those evaluated as "non-contributing." Additional research was compiled with the assistance of experts in local history, and short narratives on the historical and architectural development of these areas were prepared. When the field survey was completed, final field checks were made to verify the accuracy of the data collected and evaluations were made.

The significance of each inventory entry was evaluated by a professional architectural historian and was measured against the National Register Criteria for Evaluation. Properties were assessed in terms of their historical significance, architectural merit, environment and integrity before being placed in one of the rating categories (O, N, C, or NC, explained below). In order to explain the significance of the resources and therefore why they are included in the inventory, the survey methodology presents a list of 29 historical themes or "areas of significance" that establish a context for evaluating the resources. A checklist of these areas of significance appears on the survey form. One or more areas of significance is checked for each resource included (with the exception of entries in historic district in which case the significance of the entire district is evaluated).

In assessing integrity, an attempt was made to determine how much of the original architectural fabric remained. A property's rating may have been lowered if it experienced extensive alterations, such as the application of artificial siding, removal of trim or porches, later additions,

National Register of Historic Places
Continuation Sheet

Section G Page 18 Historic Resources of the Culver-Lake Maxinkuckee Area

changes to window, or structural modifications. The relocation of a building from its original site often lowered its rating.

After consideration of these factors, one of the following ratings was assigned to each property. The "O" rating means the property has enough historic or architectural significance that it is already listed, or should be considered for individual listed, in the National Register of Historic Places. "Outstanding" resources can be of local, state, or national importance. The rating of "N" means that the property did not quite merit an "Outstanding" rating, but is still above average in its importance. Further research or investigation may reveal that the property could be eligible for National Register listing. A "C" rating was given to any properties meeting the basic inventory criterion of being 50 or more years old, but that are not important enough to stand on their own as "Outstanding" or "Notable." Such resources are important to the density or continuity of the area's historic fabric. "Contributing" properties can be listed on the National Register of Historic Places if they are part of an historic district, but would not usually qualify individually. Properties rated "NC" were not included in the inventory unless they were located within a historic district. Such properties are usually either less than 50 years old, or they are older structures that have been badly altered and have lost historic character or they are otherwise incompatible with their historical surroundings. These properties are not eligible for the National Register. The ratings are viewed as advisory recommendations based on the information available to the surveyor at the time of the survey. Change in location, sensitive restoration, additional research, extensive physical damage, or inappropriate remodeling could affect the entry's significance and rating at later date.

As part of the current study, started in the spring of 1994, members of the Antiquarian and Historical Society of Culver were consulted, and additional information about the surveyed properties, as well as other resources, was gathered. On the basis of this information, properties were categorized as follows for the purposes of evaluation: Union Township Rural Properties; Properties Associated with the Town of Culver; Properties Associated with the Lake Maxinkuckee Resort; and Properties Associated with Culver Military Academy. Further study revealed the presence of significant resources not identified in the 1989 survey, such as the Coffin Golf Course, established c.1906, and the East Shore Historic District, a district of resort houses along the east shore of Lake Maxinkuckee, built between 1886 and 1945.

National Register of Historic Places
Continuation Sheet

Section H Page 19 Historic Resources of the Culver-Lake Maxinkuckee Area

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