PRESERVATION PLAN FOR THE KIRBY HISTORIC DISTRICT

A CREATIVE PROJECT

SUBMITTED TO THE GRADUATE SCHOOL

IN PARTIAL FULFILLMENT OF THE REQUIREMENTS

FOR THE DEGREE

MASTER OF SCIENCE IN HISTORIC PRESERVATION

BY

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## CONTENTS

### PART 1: PROJECT NARRATIVE

- **CHAPTER 1: PROJECT DESCRIPTION**  
  1
- **CHAPTER 2: PURPOSE, OBJECTIVES AND METHODOLOGY**  
  2
- **BIBLIOGRAPHY**  
  6

### PART II: KIRBY HISTORIC DISTRICT PRESERVATION PLAN

- **INTRODUCTION**  
  1
- **OBJECTIVES**  
  3
- **HISTORIC AND ARCHITECTURAL SIGNIFICANCE**  
  5
- **ARCHITECTURAL STYLE GUIDE**  
  9
- **CURRENT CONDITIONS**  
  13
- **PAST PRESERVATION EFFORTS**  
  19
- **RECOMMENDATIONS**  
  23
- **DESIGN GUIDELINES**  
  27
- **PUBLIC & PRIVATE SECTOR RESPONSIBILITIES**  
  35
- **EDUCATION & RESOURCES**  
  37
- **INCENTIVES**  
  39
- **APPENDIX A: BUILDING INVENTORY**  
  41
- **APPENDIX B: RESIDENT SURVEY & RESULTS**  
  55
- **APPENDIX C: TREE INVENTORY**  
  59
- **APPENDIX D: IC 6-1.1-12**  
  61
CHAPTER 1: PROJECT STATEMENT

This creative project provides a historic preservation plan for the Kirby Historic District in Muncie, Indiana. It is a small district that encompasses only twenty-six residential buildings and one commercial building. As defined by Roddewig and White in Preparing a Historic Preservation Plan, “...the preservation plan is a formal written document that reconciles policies and procedures regarding the community’s historic resources into a coherent whole.”¹ The Kirby Historic District Preservation Plan examines the current condition of the district and outlines a plan for its continued preservation and improvement, while taking into consideration current city policies and community planning initiatives. The plan also includes an updated inventory of all buildings in the district.

CHAPTER 2: PURPOSE, OBJECTIVES AND METHODOLOGY

Purpose

Muncie has eleven historic districts listed on the National Register of Historic Places. Currently, two of these districts have strong neighborhood associations that work with the City of Muncie to advocate and regulate historic preservation activities within their neighborhood. The other nine, however, do not, which puts their historic resources in jeopardy. Creating a preservation plan for the Kirby Historic District provides the City with updated information about properties in the district and a plan for how the district wishes to grow and improve.

Objectives

To complete a comprehensive survey of properties and public infrastructure in the Kirby Historic District.

An important part of a preservation plan is a full survey of the properties and public infrastructure located within the plan boundary. Having a full list of resources and knowing their current condition, significance and other property information is key to formulating a successful plan for their continued preservation.
To gather input from residents and homeowners in the Kirby Historic District.

Gathering input from those that reside and own property in the district is vital to creating a preservation plan. They are the individuals that best know what makes the neighborhood a great place to live and invest in. Also, they know what the issues are that need to be addressed in the preservation plan.

To create a professional document for the City of Muncie.

Creating a usable document for the City of Muncie is essential to its implementation and publication.

Methodology

The first step in writing a preservation plan is to research the history of the area to be included in the plan to gain an understanding of how the area was developed and why. Since much accurate research has already been conducted on the history of the Kirby Historic District, secondary resources were consulted, such as the Delaware County Interim Report and the Kirby Historic District National Register of Historic Places Registration Form. Interim reports are a federal mandate carried out by the state and include a basic history of the district and an inventory of properties with their address, architectural style, date of construction, and a historic significance rating given at the time of the survey. National Register of Historic Places registration forms include an extensive history and significance statement, as well as an inventory of properties with basic histories written for each property. These resources were compared for accuracy and where discrepancies occurred, personal judgment was used. From
these resources, basic historic and architectural significance statements that provide the context of the district were formulated.

Once a good understanding of the context of the area is gained, the second step of a preservation plan is to conduct a field survey of properties and public infrastructure located within the plan boundary. Preparatory research is conducted and entered into a database created before entering the field. This included gathering information that could only be obtained from public property tax records, such as the occupancy classification, owner’s name, owner’s address, tax delinquencies and land, home and property values. Other information, such as date of construction, architectural style and the historic name were found in secondary resources and compared for accuracy. Where discrepancies occurred, personal judgment was used in the field. Once in the field, significance, condition and notes on whether the property was vacant or occupied were taken, along with photographic documentation of each property. The information collected from the survey material was then used to assess the current conditions of properties in the district.

The next step of a preservation plan is to use the compiled information to write recommendations for future improvements and development in the district. The best way to determine recommendations is to complete a Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis. Since the people that best know the district are its residents and homeowners, a questionnaire was developed (Appendix B of attached document) and put in mailboxes of homes in the district. The questionnaire consisted of one sheet of paper that was folded into thirds. On the front side, it informed them that they resided in a historic district and that a graduate student was assessing and completing a preservation plan for the district. The back side asked some basic questions about the condition of the home they lived in, as well as
questions for the SWOT Analysis. Instead of asking open ended questions, personal judgment was used to hypothesize what residents and homeowners might consider as strengths, weaknesses, opportunities and threats of the district. That way, they only had to circle which they agreed with. An “other” line was also included so they could add their own thoughts, which most respondents utilized. The thought behind listing hypothesized answers was people would be more willing to respond if the questionnaire only required them to circle answers, rather than think up the answers themselves. Despite efforts to make the questionnaire quick and easy, out of the twenty-five questionnaires sent out into the neighborhood, only four were returned. Even though there were very little replies, they seemed to agree on the same problems, which was helpful when writing recommendations for future improvements and development.

The final steps of a preservation plan include writing design guidelines, explaining what the public and private sectors are responsible for, compiling an education and resources section, and listing incentives that homeowners can take advantage of when rehabilitating or making repairs to their home. All the information for the plan was then compiled into a professional document that the City of Muncie can post directly to their website or send to print.

Beacon. http://beacon.schneidercorp.com/?site=DelawareCountyIN.


Historic Preservation and Rehabilitation Commission (HPRC). *City of Muncie Ordinance 34.100-102.* Sec. 34.102(C)(1).


*Indiana Code, 6-1.1-12.*


Kirby Historic District
Preservation Plan

City of Muncie, Indiana
2013
Kirby Historic District
Preservation Plan

Prepared for
the City of Muncie
by
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March 2013
# Table of Contents

Introduction ....................................................................... 1

Objectives ........................................................................ 3

Historic & Architectural Significance .................................... 5
  Historic Significance .......................................................... 5
  Architectural Significance .................................................. 6

Architectural Style Guide .................................................... 9

Current Conditions .................................................................. 13
  Zoning ............................................................................. 13
  Transportation ..................................................................... 13
  Structures .......................................................................... 14
  SWOT ................................................................................ 18

Past Preservation Efforts ....................................................... 19
  Indiana Historic Sites & Structures Inventory .................. 19
  National Register of Historic Places ................................. 20
  East Central Neighborhood Association ......................... 21
  Local Designation .............................................................. 21

Recommendations .................................................................. 23
  Land Use .......................................................................... 23
  Zoning ............................................................................. 23
  Thoroughfare ..................................................................... 23
  Public Infrastructure ......................................................... 24
  Residential ......................................................................... 25

Design Guidelines .................................................................. 27
  Alterations & Additions ..................................................... 27
  Infill ................................................................................ 32

Public & Private Sector Responsibilities ................................ 35

Education & Resources ......................................................... 37

Incentives ............................................................................ 39

Appendix A: Building Inventory ......................................... 41

Appendix B: Resident Survey & Results ............................... 55

Appendix C: Tree Inventory ................................................. 59

Appendix D: IC 6-1.1-12 ....................................................... 61
Introduction

For the purpose of this plan, the Kirby Historic District encompasses the same boundary that was defined in the National Register of Historic Places nomination when the district was listed in 1999. It is located just under a mile from downtown Muncie and is bound by Wolf Street to the west, the alley north of East Main Street to the north, Lincoln Street to the east, and the alley south of East Jackson Street to the south. This area contains the most intact portions of the Thomas H. Kirby and Martha Hamilton additions to the City of Muncie.

While the city has placed an effort on preserving its historic resources in recent years, there have been no efforts thus far to create any form of a preservation plan for the Kirby Historic District. This preservation plan is intended to provide local officials and the community a guide for the continued identification, evaluation, protection, and enhancement of historic properties. This particular plan identifies historic properties within the Kirby Historic District, provides recommendations for their protection and enhancement, and includes what resources are available to residents and homeowners for both technical and financial assistance when looking to make any improvements or repairs to their property.
Objectives

The objectives and goals of the preservation plan are intended to be all encompassing. Investment and improvements by both the public and private sector can do a lot to help ailing historic neighborhoods, but without a plan to help guide these improvements in the right direction in a unified manner, shortsighted efforts can result. Preservation plans act as a useful tool to determine how a neighborhood wants to grow and develop in the future. They can inspire historically conscious and appropriate investment. Although the plan was created for the City, it will not be successful unless residents and homeowners become leaders and help the cause. Therefore, the goals of this plan for the Kirby Historic district are as follows:

1. To survey and assess the existing properties and historic character of the Kirby Historic District in regard to its structures and transportation corridors.

2. To outline, guide, and recommend future investment and community development in the Kirby Historic District that is historically appropriate.

3. To create a plan that will address the needs of the residents of the Kirby Historic District and compliment the development goals of the City of Muncie.

4. To produce design guidelines for historically appropriate additions, alterations, and infill that takes into consideration the existing historic character of the Kirby Historic District.

5. To promote this preservation plan by educating and informing residents and property owners in the Kirby Historic District of its contents.

6. To remain consistent with the Muncie Action Plan, Muncie-Delaware County Comprehensive Plan, and any other adopted community/economic development plans.
Historic & Architectural Significance

Historic Significance

The Kirby Historic District is located just under a mile east of downtown Muncie. It is roughly bound by Wolfe Street on the west, Lincoln Street on the east, the alley north of East Main Street on the north, and the alley south of East Jackson Street on the south. The district is a good representation of typical suburban development around farmsteads in a late 19th and early 20th Century American city. This particular district was developed around the Thomas Kirby House, located at 1353 Jackson Street (page 51).¹

Thomas Kirby, originally from Massachusetts, arrived in Muncie in 1829 to become a trader of fur skins and ginseng. Muncie at the time had a population of 300 people and Kirby, soon after arriving, opened a general store and became the second merchant in town. He was also active in local politics and contributed to the growth of Muncie. His home was built in 1839 and is possibly the oldest surviving building in Muncie.² The original brick home was two-bay by five-bay, but a frame addition of three-bay by five-bay was added on the west side in the 1840s to create a five-bay by five-bay structure. Unusual for its day, the large size was due to its use as a boarding lodge for livestock drivers traveling through Muncie on the Richmond Road. Kirby’s home was referred to as a “driver’s home” and the drivers would stay at the house for the night, while their cattle or sheep would be kept in a large open field nearby.³

The home was not always used as a boarding lodge; in later years it was operated as a farm where Kirby also raised hogs. After Kirby’s death in 1879, the land was divided up between his children. At this time, Muncie was beginning to grow in size and by 1880 the population had reached 5,000.⁴ Suburban neighborhoods had begun to spring up on land previously used for farming around downtown, some as early as 1860 on the west side of town. The Kirby

¹ Historic Landmarks Foundation of Indiana, Delaware County: Interim Report (Indianapolis, IN: Historic Landmarks Foundation of Indiana, 1985), 38.
³ Ibid.
⁴ National Park Service, National Register of Historic Places Registration Form: Kirby Historic District, 12.
On February 27, 1888, Thomas H. Kirby submitted his First Addition to the City of Muncie. It was a twenty-two-block plot bound by Jackson and Wolfe streets, Macedonia Avenue, and the White River. Of that addition, blocks eleven and twelve, as well as parts of eight and nine, are within the boundary of the Kirby Historic District. On November 25, 1889, Martha Kirby Hamilton platted Hamilton’s First Addition. It was a twenty-three-lot subdivision bound by Jackson Street and the Nickel Plate Railroad. Lots one through five of this addition are located in the Kirby Historic District.

The next home built in the Kirby Historic District was constructed in 1889 for William Meeker, who operated a dairy farm on the property in the 1890s (1523 Jackson Street, page 54). Pearl Hopkins also purchased land at the end of the 19th Century and constructed a home on it in 1893 (1421 Main Street, page 48). In 1896, Milton Gray constructed a Queen Anne home on land he purchased (1408 Main Street, page 41). Hopkins and Gray were the only two initial lot buyers to construct a home and reside in the district. The other initial buyers primarily sold their property to others and never lived on the lots, which shows that this district was a typical speculative development.

In 1970, two homes (1437 and 1439 Main Street, page 50) were demolished. In their place, a one-story commercial building was constructed at 1437 and a parking lot at 1439. In 1971, a one-story prefabricated ranch house was constructed at 1511 Jackson Street (page 53). Both of these structures are not contributing for their age (less than fifty years old) and the fact that their design is not compatible with the historic context (style, form, massing, and architectural details). Two other buildings are also considered non-contributing. 1435 and 1506 Main Street have both been heavily altered. 1435 has a contemporary, blue metal sheeting roof, aluminum siding, and an altered and enclosed porch (page 49). 1506 has vinyl siding, vinyl windows, a new concrete porch, and auxiliary stairs on the west elevation (page 44). In 1999, the district was listed on the National Register of Historic Places. There are now four buildings that would be considered non-contributing buildings in this district, a number which has increased since the National Register nomination was written. Since the beginning of the 1940s, very little has changed in the district. Many of the remaining

On September 15, 1886, a natural gas well was discovered ten miles north of Muncie in Eaton. This event greatly affected Muncie’s development, and almost overnight it grew into a city. By 1896, the population hit 22,285. As a result, there was a dramatic increase in the demand for housing and land prices increased significantly. Muncie’s “East End” (what is now known as the Emily Kimbrough Historic District) quickly filled with large Queen Anne homes and Kirby’s descendants noticed how lucrative the nearby development was.

In 1970, two homes (1437 and 1439 Main Street, page 50) were demolished. In their place, a one-story commercial building was constructed at 1437 and a parking lot at 1439. In 1971, a one-story prefabricated ranch house was constructed at 1511 Jackson Street (page 53). Both of these structures are not contributing for their age (less than fifty years old) and the fact that their design is not compatible with the historic context (style, form, massing, and architectural details). Two other buildings are also considered non-contributing. 1435 and 1506 Main Street have both been heavily altered. 1435 has a contemporary, blue metal sheeting roof, aluminum siding, and an altered and enclosed porch (page 49). 1506 has vinyl siding, vinyl windows, a new concrete porch, and auxiliary stairs on the west elevation (page 44). In 1999, the district was listed on the National Register of Historic Places. There are now four buildings that would be considered non-contributing buildings in this district, a number which has increased since the National Register nomination was written. Since the beginning of the 1940s, very little has changed in the district. Many of the remaining

| Pearle Hopkins House (1893) |

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5 Ibid.
6 Ibid.
7 Ibid.
8 Ibid.
9 National Park Service, National Register of Historic Places Registration Form: Kirby Historic District, 10.
10 National Park Service, National Register of Historic Places Registration Form: Kirby Historic District, 13.
11 Ibid.
homes retain their original architectural features and roughly half still have their original wood siding.

The Kirby Historic District looks similar to what it did when the homes were constructed. Sidewalks and trees line both streets and the homes are served by the traditional alley system. The street system remains the same as well, except for the curve in Jackson Street.

Architectural Significance

The Kirby Historic District is composed of twenty-six houses and one commercial building. In total, twenty-five properties are considered to be contributing, according to the National Register nomination. However, since the nomination was written, two contributing homes were severely altered (more than three original features being changed), leaving twenty-three contributing buildings. The oldest buildings in the district, with the exception of one 1971 ranch house, are located along Jackson Street and were built from 1839 until 1905. Main Street is characterized by a number of 20th Century residences, all of which are elevated above street level by a small rise and setback from the street level in a uniform manner. Although most of the homes were constructed between 1900 and 1915, there was a smaller building boom that occurred from 1927 to 1932. All the homes were originally built as single family residences, and most remain that way today.
Kirby HD in Relation to Muncie’s Other HDs

Legend
- Railroad Lines
- Streets
- White River
- Kirby Historic District
- Other Historic Districts

Kirby HD in Relation to Downtown Muncie

Legend
- Railroad Lines
- Streets
- White River
- Kirby Historic District
- Downtown Core
Greek Revival
1 in District

Commonly seen from 1825-1860, identifying features of the Greek Revival style are a low-pitched gabled or hipped roof with an accentuation of the cornice line on the main roof. Often times the cornice is undecorated, but more decorated cornices do occur. Most homes of this style have porches, either entry or full-width, supported by primarily Doric style square or round columns. An entry door surrounded by sidelights and a transom window with an elaborate surround are common. Windows typically featured are double-hung, and sashes usually have six-panes of glazing.12

Italianate
1 in District

Popular from 1840-1885, Italianate homes are typically two or three stories with a low-pitched roof characterized by wide overhanging eaves with decorative brackets. Windows are tall and narrow and most commonly are arched or curved above with elaborate window crowns. Many homes have a cupola or tower element.13

Queen Anne
10 in District

A popular style at the turn of the 20th Century from 1880-1910, Queen Anne features a steeply pitched roof with irregular shapes, most commonly with a dominant front-facing gable. The façade also typically features patterned shingles, cutaway bay windows, and other details to avoid a smooth-walled appearance. The asymmetrical façade usually had a partial or full-width one-story porch that extended along one or two elevations. These homes often had turned porch

---

13 Virginia & Lee McAlester, 211-12.
Tudor Revival
1 in District
Popular from 1890-1940, Tudor style homes feature steeply-pitched roofs and typically have a side gable. The façade is dominated by one or more decorative cross gables, steeply pitched, often with decorative half-timbering. Large chimneys are common features and they are often crowned with a decorative chimney pot. Tall, narrow windows with multi-pane glazing grouped together are common.  

Colonial Revival
2 in District
Commonly seen between 1880 and 1955, Colonial Revival features an accentuated entry door with a pediment supported by pilasters or projecting forward and supported by columns to create an entry porch. Façades are generally symmetrical with the door surrounded by an overhead fanlight or sidelights. Decorative cornices with dentil or modillion moldings are common. The windows are generally double-hung and have multi-pane glazing in one or both sashes.

Tudor Revival
1 in District
Popular from 1890-1940, Tudor style homes feature steeply-pitched roofs and typically have a side gable. The façade is dominated by one or more decorative cross gables, steeply pitched, often with decorative half-timbering. Large chimneys are common features and they are often crowned with a decorative chimney pot. Tall, narrow windows with multi-pane glazing grouped together are common.

American Foursquare
5 in District
The American Foursquare form was popular from 1890-1930. It is aptly named for its square, boxy design with a four room square plan on each floor. The interior allows for a maximum amount of space on smaller lots. The homes are two-stories high with a low-pitched hipped roof, and feature a center dormer and a large front porch with wide stairs. Other features include arched interior entryways between common rooms, built-in cabinetry, and Craftsman-style woodwork.

14 Virginia & Lee McAlester, 263-4.
16 Virginia & Lee McAlester, 354-6.
Craftsman Bungalow
2 in District

Commonly seen from 1905-1930, the Craftsman style bungalow is a one-story or one and a half stories tall. Common features are a low-pitched roof with a dormer on the front and wide overhanging eaves; rafters are generally exposed and decorative beams or brackets were added to the gables. Porches can be partial or full-width and are supported by tapered square columns. The two most common wall cladding materials are wood clapboard and wood shingles, with stucco, brick, concrete block, and stone also used in the northern and Midwestern states.17

17 Virginia & Lee McAlester, 453-4.
Current Conditions

Zoning

Currently, Kirby is zoned for residential and business. The north side of Main Street and the south side of Jackson Street are zoned “Residence Zone 5” and the south side of Main Street is zoned “Variety Business Zone” (Figure 1).18 Although nine parcels in the neighborhood are zoned business, only one business exists at 1437 Main Street. The historical makeup of the neighborhood was entirely residential. Having a VB zone running through the center of the district could potentially be detrimental to the historical context. Having an R5 zone could also be detrimental since it allows for multi-family use. Due to this zoning classification, some homes have been converted to multi-family dwellings. Out of the 26 residential properties in the district, there are five duplexes, one triplex, and one four-six family.19 These would have all historically been single-family homes.

Typically in this area, ten residential lots can fit in one city block and the lots are narrow with an alley bisecting the block for access to parking in back. For more information about zoning, zoning classifications, and permitted land uses, contact the Delaware-Muncie Metropolitan Plan Commission. Also, view the City of Muncie Comprehensive Zoning Ordinance on the Plan Commission’s website.

Transportation

The transportation system in Kirby remains in its historical configuration. The only exception is that a curve was added to Jackson Street where it intersects Wolfe Street, but the original street configuration still remains in place. Major arterial roads consist of Main and Jackson streets. These two streets run east-west and are one-way with Jackson running east and Main running west. They are also part of State Road 32, making them very highly traveled. Since they are

19 Building classifications were found on Delaware County’s online property tax records and analyzed (http://beacon.schneidercorp.com/?site=DelawareCountyIN).
February 1, 2013

Conditions were assigned to each property surveyed based on a system developed by Whitney Airgood (for her MSHP thesis).

The sidewalks in the district are entirely concrete and in poor condition. They have not been maintained and the unevenness of them poses a safety hazard to pedestrians.

Main Street has a tree lawn between the road and sidewalk, as well as a small elevation change at the front of each lot between the sidewalk and house. The only place along the road where this is absent is at 1437. At that location, the land was leveled in 1970 to be even with the street and a parking lot now covers the entire site with one small brick building at the western edge of the lot.

<table>
<thead>
<tr>
<th>Conditions Rating</th>
<th>Description</th>
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<tr>
<td>Excellent</td>
<td>No structural or maintenance problems were observed. The historic character of the structure was exceptionally well-preserved.</td>
</tr>
<tr>
<td>Good</td>
<td>The structure was well-maintained and well-preserved. However, very slight problems relating to maintenance or slight changes that affected historic character were noted.</td>
</tr>
<tr>
<td>Average</td>
<td>A few unresolved maintenance issues were apparent and/or the historic character of the structure was significantly affected.</td>
</tr>
<tr>
<td>Poor</td>
<td>Several unresolved maintenance issues were apparent and/or the historic character of the structure was damaged.</td>
</tr>
<tr>
<td>Very Poor</td>
<td>At least part of the structure was near collapse and/or the structure was so significantly altered that historic character was difficult to recognize and some maintenance problems were observed.</td>
</tr>
</tbody>
</table>

Figure 2: Conditions ratings

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21 Conditions were assigned to each property surveyed based on a system developed by Whitney Airgood (for her MSHP thesis).
Structures

The Kirby Historic District is composed of primarily vernacular style homes built during the Gas Boom years in the late 1800s and early 1900s. There was also another boom of homes constructed in the late 1920s. Many of the homes have undergone some type of inappropriate repair, the most common being to the front porch, the addition of an auxiliary stair, and vinyl or asbestos siding. Queen Anne and American Foursquare homes dominate in the district. The oldest homes in the district can be found along Jackson Street and, as a whole, are in worse condition than those found on Main Street.

A survey and inventory (Appendix A) has been created using information found on Delaware County Beacon and a field survey, complete with current photographs of each property. From this, an evaluation of condition, ownership, home vacancy, and property value could be analyzed. Conditions of the homes were determined based on a rating system: excellent, good, average, poor, and very poor (Figure 2). Overall, no homes were considered excellent, twelve were good, nine were average, four were poor, and two were very poor (Figure 3).

Based on the property owners’ addresses found in Beacon, sixty-seven percent of property owners live in Kirby and another nineteen percent live in Muncie. This information is slightly skewed when it is factored in that several of the owners own multiple properties in the district. To round off the statistic, seven percent of owners live outside of Muncie, but in Indiana and seven percent live out of state (Figure 4).
Where Property Owners Live

- Kirby: 67%
- Muncie: 19%
- Indiana: 7%
- Out of State: 7%

Figure 4: Where homeowners live

Vacant vs. Occupied

- Vacant: 5 properties
- Occupied: 20 properties

Figure 5: Number of vacant vs. occupied properties

Rented vs. Owned

- Rented: 8 properties
- Owned: 16 properties
- Unknown: 2 properties

Figure 6: Number of rented vs. owned properties
information shows that a large number of people that own properties in the district also live in it, thus it is likely that they have an invested interest in the improvement of the district since it would increase the value of their property.

A walkthrough of the neighborhood revealed that six homes appeared vacant, or twenty-three percent of homes (Figure 5). This number, however, is not exact and was determined based on the appearance of the property by the surveyor. Visual indicators were used, such as lawn and home maintenance, to achieve this number. According to 2010 Census data, this number is slightly below the average, which was twenty-nine percent, for homes located in downtown Muncie (zip code 47305).23

Also examined was the percentage of renter-occupied homes versus owner-occupied homes. By looking at the owners address in Beacon and checking for visual clues, such as for rent signs, it was concluded that roughly thirty-three percent of the homes were rented, fifty-five percent were owner-occupied, and eleven percent was unable to be determined (Figure 6).24 According to 2010 Census data, this number was well below the seventy-two percent renter-occupied rate for downtown Muncie.25 The surprisingly low number is an asset to the neighborhood, since it means many people own their own homes and are thus more invested in improving the district.

Using Beacon, assessed land, home, and property values were examined. It was found that, as suspected, land values rose between 2010 and 2012 a total of thirteen percent. The average land value went roughly from $10,100 to $11,400. Land value was the only statistic to see an increase from 2010 to 2012. The average home value in 2012 was $43,100, which dropped an average of $2,800, or four percent, since 2010. The average property value in 2012 was $54,800, which dropped an average of $1,600, or four percent, since 2010 (Figure 7).26 These figures indicated that little to no development or improvements have been made in recent years in the district. They also show that the district’s home values align with the most prominent group of home values in downtown Muncie; homes ranging in value from zero to $50,000 accounts for forty-seven percent of home values in downtown Muncie.27

It is also important to note that, at the time of the survey, two properties in the district had significant tax delinquencies (between $2,000 and $4,000) and seven had minor tax delinquencies (under $100).

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<td>Average Land Value  2010</td>
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<td>Average Difference $</td>
<td>$1,318.52</td>
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<td>Average Difference %</td>
<td>13%</td>
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<td>Median Land Value 2012</td>
<td>$10,200.00</td>
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<td>Median Land Value 2010</td>
<td>$  9,100.00</td>
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<tr>
<td>Average Home Value  2010</td>
<td>$46,166.67</td>
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<td>Average Difference $</td>
<td>$(2,811.11)</td>
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<td>Average Difference %</td>
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<td>Median Home Value 2012</td>
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<td>Median Home Value 2010</td>
<td>$37,500.00</td>
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<td>Average Property Value 2012</td>
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<tr>
<td>Average Property Value 2010</td>
<td>$56,348.15</td>
</tr>
<tr>
<td>Average Difference $</td>
<td>$(1,551.85)</td>
</tr>
<tr>
<td>Average Difference %</td>
<td>4%</td>
</tr>
<tr>
<td>Median Property Value 2012</td>
<td>$52,000.00</td>
</tr>
<tr>
<td>Median Property Value 2010</td>
<td>$46,600.00</td>
</tr>
</tbody>
</table>

Figure 7: Average and median land, home, and property values in the district

---

22 Owners’ addresses were found on Delaware County’s online property tax records and analyzed (http://beacon.schneidercorp.com/?site=DelawareCountyIN).
24 Owners’ addresses were found on Delaware County’s online property tax records and analyzed (http://beacon.schneidercorp.com/?site=DelawareCountyIN).
25 American Fact Finder.
26 Assessed land, home and property values used to calculate average and median values were taken from Delaware County’s online property tax records (http://beacon.schneidercorp.com/?site=DelawareCountyIN).
27 American Fact Finder.
SWOT Analysis

To determine the strengths, weaknesses, opportunities, and threats (SWOT) of the Kirby Historic District, a questionnaire was sent out to residents (Appendix B). Since some properties are vacant and others have been divided into multiple units, twenty-five questionnaires were handed out in the neighborhood. Only four people responded. The following chart shows their responses (numbers next to bullet points reflects how many residents responded with that answer).

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Tree lined streets(4)</td>
<td>• Lack of sidewalk maintenance(3)</td>
</tr>
<tr>
<td>• Proximity to downtown(4)</td>
<td>• Lack of maintenance on Wolfe and Lincoln streets(3)</td>
</tr>
<tr>
<td>• Access to public transit(3)</td>
<td>• State Road 32 running through neighborhood(2)</td>
</tr>
<tr>
<td>• Strong neighborhood association - East Central Neighborhood Association(3)</td>
<td>• Commercial business in the neighborhood(1)</td>
</tr>
<tr>
<td>• Main and Jackson streets are well-maintained(2)</td>
<td>• Number of homes being rented(1)</td>
</tr>
<tr>
<td>• Listed on National Register of Historic Places(2)</td>
<td>• Not locally designated(1)</td>
</tr>
<tr>
<td>• Most property owners live in Kirby Historic District or Muncie(2)</td>
<td>• Prostitution(1)</td>
</tr>
<tr>
<td>• Proximity to Cardinal Greenway and river-overlook(1)</td>
<td>• Drug dealing(1)</td>
</tr>
<tr>
<td>• No vacant lots(1)</td>
<td></td>
</tr>
<tr>
<td>• Well-lit(1)</td>
<td></td>
</tr>
<tr>
<td>• Low taxes(1)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Promotion of owner-occupied homes(4)</td>
<td>• Zoning allowing for multi-family homes(2)</td>
</tr>
<tr>
<td>• Signage marking the historic district(3)</td>
<td>• Zoning allowing commercial businesses(1)*</td>
</tr>
<tr>
<td>• Resident awareness &amp; involvement in East Central Neighborhood Association(2)</td>
<td>• Homes being rented and not owner-occupied(1)</td>
</tr>
<tr>
<td>• Local designation(2)</td>
<td>• Upgrading to meet historic standards could deter renovation(1)</td>
</tr>
<tr>
<td>• Control speeding on Main Street(1)</td>
<td>• Prostitution(1)</td>
</tr>
<tr>
<td>• Keep area well lit(1)</td>
<td>• Drug dealing(1)</td>
</tr>
<tr>
<td>• Repave Wolf and Main streets(1)</td>
<td></td>
</tr>
<tr>
<td>• Reduce or eliminate drug dealing(1)</td>
<td>*Response from one resident: Depends on the business, local grocery, restaurant, or gift shop welcome; predator loan companies, liquor stores, or tobacco shops not welcome.</td>
</tr>
</tbody>
</table>
Past Preservation Efforts

Indiana Historic Sites and Structures Inventory

Since 1978, Indiana’s Division of Historic Preservation and Archaeology (DHPA) has been surveying counties in Indiana in search of historically and architecturally significant structures and districts. Many of the surveys have been completed by Indiana Landmarks, who undertakes the responsibility of this federally mandated program through matching grants from the DHPA. This particular survey is important because it is the first line of defense for historic properties. The DHPA and the City use the survey when conducting Section 106 reviews and individuals find it useful for planning purposes and when identifying sites and districts that should be nominated to the National Register of Historic Places. Results from the survey are published in a document called an Interim Report. The survey is named as such because it is recognized that the survey becomes outdated overnight due to the constantly changing nature of the built environment.

To be included in the survey, properties must be at least forty years old and retain their historic integrity. In the report, properties are rated as followed:

**Outstanding (O):** These properties have enough historic or architectural significance that they have already been listed, or may be eligible for listing, in the National Register of Historic Places. The resource can be of local, state, or national importance.

**Notable (N):** These properties mean that they did not quite reach an “outstanding” rating, but are above average in their importance.

**Contributing (C):** These properties meet the basic criteria of being at least 50 years old, but are not important enough to stand out on their own. They are important to the density of continuity of an area’s historic fabric. These properties may appear on the National Register of Historic Places if they are part of a district, but not individually.

**Non-Contributing (NC):** These properties are not included in the survey unless they are part of a historic district. Such properties are usually less than 50 years old, are older structures that have undergone alterations or lost historic character, or are incompatible with historic surroundings.

*Delaware County, which includes the Kirby Historic District area, was surveyed in 1984 and the results were published in the Delaware County Interim Report.*

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28 Section 106 of the National Historic Preservation Act (1966) requires Federal agencies to take into account the effects of their projects on historic resources. If the agency finds that historic properties are present, they have to assess possible adverse effects.
The Kirby Historic District was listed on the National Register in 1999 under criteria “A” and “C.” Its areas of significance are “architecture” and “community planning.”

Contrary to popular belief, the National Register does not provide protection for properties listed, except from federally funded projects through the Section 106 process, but is more symbolic in nature. A property listing is primarily to recognize its local, state, or national significance. Property owners can still alter their properties however they wish, as long as no federal monies are attached to the project. Listing on the National Register does, however, qualify property owners for Federal Historic Tax Credits, which are administered by the NPS and Internal Revenue Service in partnership with the State Historic Preservation Offices. It also qualifies non-profit owners to apply for HPF grants.29

Properties are listed for their quality of significance in American history, architecture, archeology, engineering, and culture. They must possess integrity of location, design, setting, materials, workmanship, feeling, and association. They also have to qualify under at least one of the following:

**Criterion A:** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**Criterion B:** Property is associated with the lives of persons significant in our past.

**Criterion C:** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**Criterion D:** Property has yielded, or is likely to yield, information important in prehistory or history.

29 Historic Preservation Fund (HPF) grants are awarded by the National Park Service to State Historic Preservation Offices. The state then awards matching grants to projects that expand historic preservation activities. Money can be used for comprehensive preservation studies, surveys, educational material, historic structure reports, etc.
East Central Neighborhood Association

In 1976, the East Central Neighborhood Association (ECNA) was formed under the guidance of Don Heady. As a newcomer to the neighborhood earlier that same year, he discovered problems of vacant structures, unmaintained lots, and the enforcement of building and housing codes. After experiencing problems getting the city to respond to his complaints, he got his neighbors together and formed ECNA. It encompasses an area bound by Wysor Street on the north, Madison Street on the west, and the CSX/Norfolk & Western railroad tracks on the east and south. Included in it are both the Emily Kimbrough and Kirby historic districts.

Members of the association, with the help of a local specialist, succeeded in listing Muncie’s first historic district in 1978. The Emily Kimbrough Historic District was the first district in Muncie to be locally designated and listed on the National Register of Historic Places. It is protected by a local historic preservation ordinance and any changes within that district must be approved by the Muncie Historic Preservation and Rehabilitation Commission. The Kirby Historic District currently has no such ordinance. ECNA members take great pride in their neighborhood and many have, over the years, restored and made significant improvements to their homes. Members of ECNA have historically been (or are) primarily residents living in the center of the neighborhood. Despite the fact that this association’s area encompasses Kirby, few of its residents have been active in the organization.

Local Designation

The City of Muncie has a process by which neighborhoods can become locally designated. Local designation allows the neighborhood to enact an ordinance governing properties included. Ordinances usually include information as to what changes can be made to properties to ensure that historic context remain intact. Currently, the only neighborhood in Muncie with local designation is the Emily Kimbrough Historic District.

To achieve local designation there is a process outlined in City of Muncie Code 34.102(C)(1), which can be found on the Muncie Historic Preservation and Rehabilitation Commission website. Owners of at least 50% of the real estate within the boundaries must petition an ordinance that must be passed by City Council and signed into law by the Mayor. If passed, the area becomes a local historic district which is the classification that best protects the historic character. Any changes made to properties must then be approved by Muncie Historic Preservation and Rehabilitation Commission.

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31 ECNA.
32 Annie Pool, interviewed by author, Muncie, IN, March 13, 2013.
33 Historic Preservation and Rehabilitation Commission (HPRC), City of Muncie Ordinance 34.100-102, sec. 34.102(C)(1).
Recommendations

The purpose of providing recommendations is to guide future actions that will affect the physical development and the character of the Kirby Historic District. As with any recommendations, these are intended to guide, not mandate. They are a tool meant to be used when developing actions and strategies for future decisions.

General Recommendations

- Preserve historic resources at their original sites
- Establish a maintenance ordinance\(^{34}\)
- Encourage residents and property owners to attend East Central Neighborhood Association meetings and be involved with neighborhood events and issues

Land Use Recommendations

With the exception of one parcel, a business located at 1437 Main Street, Kirby Historic District land is currently used for residential purposes. Four dwelling types exist in the district: single-family (19), duplex (5), triplex (1), and 4-6 family (1). Historically, all the properties in the district were single-family homes, creating an area of low-density residential use. The following recommendations serve as a guide to preserve the original intentions of the district:

- Retain residential land use
- Encourage the use of buildings for single-family homes
- Strongly discourage any use other than residential through zoning
- Strongly discourage the use of any land for parking purposes through zoning except behind homes on alleys
- Maintain and restore public open spaces including streets and sidewalks
- Limit new development on vacant lots to single-family homes, through zoning, at a height, scale, and setback complimentary to surrounding structures in the district.

Zoning Recommendations

The existing zoning is not conducive to discouraging multi-family dwellings. The two types of zoning that exist are “Residence Zone 5,” which allows multi-family dwellings, and “Variety Business Zone.” Both of these are detrimental to the historic context of the neighborhood. The following recommendations serve as a guide to preserve the original intentions of the district:

- Encourage change in zoning to “Residence Zone 2” to only allow single-family homes (permitted uses can be found in the Muncie Zoning Ordinance)\(^{35}\)
- Granting of variance requests should be carefully reviewed

Thoroughfare Recommendations

The existence of traffic in the district is expected. State Road 32 runs through the center of district along Jackson

\(^{34}\) A maintenance ordinance is a set of regulations developed to require properties be maintained to a certain standard. The ordinance would be carried out by the City of Muncie’s Code Enforcement. Examples of items included in a typical maintenance ordinance include: overgrown vegetation, accumulation of debris, exterior building condition, abandoned vehicles, seasonal decorations/temporary lighting, outside furniture, etc.

Street (one-way eastbound) and Main Street (one-way westbound). Vehicles that travel along State Road 32 range from automobiles to city busses to semi-trucks. Any future improvement should be in accordance with the following:

- Maintain integrity of historic street pattern
- Minimize the effect on any historic structures and their surrounding context

Public Infrastructure Recommendations

Streets & Curbs

Historic research shows that the streets are largely unchanged from their original plat. The layout is a typical grid-system with streets and alleys. The surfaces are not historic and are constructed of concrete and asphalt. Any future improvements should be in accordance with the following:

- Preserve the location, shape, and width of all streets
- Discourage new curb cuts, unless there is no other access option

Alleys

Retention of alleyways is an important aspect of the street grid. They have historically served the neighborhood providing access and helping mold the character of the district. Any future improvements should be in accordance with the following:

- Strongly discourage the permanent closing of alleys
- Maintain alley access for residences that have garages and parking areas with an entrance off the alley
- Resurface alleys with in-kind (tar) or historically appropriate materials (i.e. pavers, bricks)

Sidewalks

Sidewalks line both sides of Main Street, the east side of Lincoln Street, the south side of Jackson Street, and the west side of Wolfe Street. They are an important part of the pedestrian transportation system. The surfaces are not historic and constructed of concrete. Any future improvements should be in accordance with the following:

- Retain current sidewalk system
- Repair or replace with concrete when deteriorated and hazardous to public safety
- Ensure that any repairs or replacements follow ADA regulations

Street Lamps

The district lacks distinct street lamps. Street lamps add to a districts’ identity and character. The following are recommendations for new street lamps:

- Encourage installing historically sensitive street lamps along Jackson and Main streets

Signage

The district lacks any kind of signage that makes people aware they are in a historic district. The following serve as a guide to better promote the Kirby Historic District:

- Option 1: Install signage at the four corners of the neighborhood (Jackson and Liberty, Jackson and Wolfe, Main and Wolfe, Main and Liberty)
• Option 2: Install signage flags on street lamp posts
• Any signage improvements should follow the City Code of Ordinances and conform to adopted wayfinding sign prototypes.

Street Trees
This section addresses only trees planted in the public right-of-way, which are managed by the Muncie Urban Forestry Program (http://157.91.22.216/urbanforestry/index.html). Currently in the Kirby Historic District there are 24 trees in the public right-of-way: Silver Maples (7), Red Maple (6), Sweetgum (4), others of varying types (6), and one dead tree (Appendix C).36 Most of these trees are in excellent, good, or fair condition. A concern however, is the lack of diversity. Although the list above appears diverse, like trees are fairly grouped together in the district. Having a large percentage of the same tree makes the community susceptible to deforestation due to pest or insect infestations. The following are recommendations for street trees:

• Retain street trees along Main Street
• Select trees with less invasive root to prevent sidewalk deterioration
• Any improvements to the street trees should follow the City of Muncie’s Tree Ordinance (replaced Chapter 97 of the City of Muncie Code of Ordinances)37

Residential

• Retain residential land use
• Retain historic setbacks
• Encourage rehabilitation of vacant homes (see Incentives section page 39)
• Avoid using non-historic materials on the exterior of the property (i.e. vinyl siding)

Design Guidelines

Design guidelines are put in place so residents can choose an appropriate approach when altering their historic building. The guidelines take into consideration the characteristics and architectural history of the neighborhood. Restricting design creativity is not the intent of these guidelines; rather they are intended to create a framework in which creativity can flourish while being sympathetic towards the historic character of the neighborhood as a whole.

Typically, it is helpful to choose an overall approach to a project. Which approach an owner chooses depends on historical significance, physical condition, future use, and intended interpretation, as well as available funds. There are four treatment standards as defined by the Secretary of the Interior:

**Preservation:** Is respectful of changes made over time and requires the retention of existing historic fabric through conservation, maintenance, and repair.

**Rehabilitation:** Acknowledges that properties might need alterations or additions to make them compatible for continuing or new uses. Retains original historic characteristics when at all possible, but provides more lenience for replacements.

**Restoration:** Focuses on retention of materials from a significant period in its history, while allowing materials from other periods to be removed.

**Reconstruction:** Requires the recreation of a property, or portions of a property, that no longer exist.

Alterations & Additions

**Roofs & Roof Elements**

*Recommended*
- Original chimneys should be repaired and retained. If they are no longer in use, then they should be capped instead of removed.
- Gutters and downspouts should match the color of the siding or trim. Copper products may be considered.
- Skylights, although not encouraged, will be considered if they are flat surface mounted, the frames match the roof color, they are not located on the primary roof façade, and do not alter the overall character of the building.
- Solar panels will be considered if they are not located on the primary roof façade and do not harm any original roofing materials.

*Not Recommended*
- Altering the roof slope and/or shape unless reversing past
inappropriate alterations.
• Adding dormers on the primary roof façade where none originally existed.
• Removing or covering exposed rafter ends.
• Placing mechanical equipment (examples: roof vents, satellite dishes, air conditioning units, etc.) where they can be seen from the public right-of-way, thus affecting the overall character of the building.

Wood Siding

Recommended
• If there is damage to wood siding, causes should be identified and stopped before any repairs are made.
• Restore and retain all original wood siding. Although unrestored wood siding may look beyond repair, often times it is in repairable condition.
• Replace original wood siding only if there are problems with the wood’s structural condition, such as being badly rotten, boards with medium-to-large or multiple splits that cannot be repaired, burned wood, or missing wood.
• Avoid replacing whole boards of wood siding. Rather, replace the smallest section necessary.
• Replacement siding should be real wood (no aluminum, vinyl, etc.) and should match the size, profile, and dimensions of the original wood.
• If original wood siding has been covered up, fully uncover before assessing its condition (it is most likely repairable).

Not Recommended
• Removing original wood siding. Doing so results with loss of the irregularities in the wood due to years of wear that give it its character.
• Do not remove wood siding to:
  o Remove paint
  o Avoid completing repairs
  o Hide past of planned alterations
  o Increase energy efficiency
  o Make the siding look like it “original” appearance, “new”
• Removing all paint from wood siding. Removal techniques are often damaging to the wood. Avoid using high-pressure water blasting, sandblasting, or rotary sanding to remove paint.

Masonry

Recommended
• If there is damage to masonry, causes should be identified and stopped before any repairs are made.
• If mortar is missing or loose, the joints should be repointed using a mortar that closely matches the original composition, joint profile, and color. Removal of mortar from the joints should be carefully done to cause no damage to the brick/stone edges.
• If partial or total foundation replacement is necessary, the new foundation walls should be faced with the original material or a material that closely matched the original appearance.
• If replacement brick/stone is needed, use salvaged or new material that closely resembles the original material in size, color, and texture.
• Cleaning should be completed with the gentlest method possible (i.e. water cleaning methods: soaking, pressure water washing, water washing supplemented with non-ionic detergent, steam or hot-pressurized water) and only if absolutely necessary. If any damage is incurred during the cleaning process, it should be stopped immediately. Prior to cleaning, a test patch should be used to assess the effect of a proposed cleaning method. The test patch should be located on an elevation other than the primary façade if at all possible.

Not Recommended
• Covering up or completely replacing original masonry.
• Replacing brick unless excessively damaged. If possible, reverse a brick to expose the good surface before replacing it.
• Power grinders to clean mortar joints.
• Sandblasting, high-pressure water blasting, grinding, and harsh chemicals.

Porches

Recommended
• Repair and retain original porches.
• If rebuilding is necessary due to structural problems, reuse as much of the original material as possible.
• If a porch is missing, a new porch should be based on as much evidence as possible about the original design, shape, and details. The following sources can provide evidence:

Old photographs
- Historic Sanborn Maps\(^{39}\)
- Paint lines defining roof outlines
- Remnants of porch foundation
- Oral descriptions from previous owners

- If no evidence of original porch remains, a new porch should reflect a typical porch from the era while being easily identifiable as a recent addition. Although appropriateness of materials depends on the style of home, the following are materials that can be used:
  - Wood
  - Brick
  - Field Stone

**Not Recommended**
- Alterations to historic porches.
- Replacing original wood floors with concrete.
- Placing porches in locations that never had a porch.

### Windows & Window Openings

**Recommended**
- Original windows should be repaired and retained.
- Replacing windows should only be completed for one of the following reasons:
  - The existing windows are not original or significant.
  - Deterioration is so bad that repair is not economically feasible.
- Windows should not be replaced to increase energy efficiency. Rather, they should be repaired using caulk, weather stripping, and storm windows.
- Storm windows should fit window openings exactly. They should be painted to match existing windows or trim and should not obscure window trim.
- Original window trim should be repaired and retained. If necessary, sections can be replaced with matching material. Decorative elements should only be added if there is evidence that they once existed.
- Original window shutters should be repaired and retained. Operable shutters that fit the exact size of the window can

\(^{39}\) Sanborn Maps were originally created for assessing fire insurance liability in cities and towns around the U.S. Maps include information regarding the outline of each building, building materials, building use, property boundaries, railroad corridors, natural features, etc. Muncie Sanborn Maps can be found at Ball State Universities (BSU) Archives and Special Collections or on BSU’s online Digital Media Repository (http://libx.bsu.edu/cdm4/collection.php?CISOROOT=SanbrnMps).
be installed if there is evidence that they once existed. The following sources can provide evidence:
  
  - Old photographs
  - Remaining hinges
  - Hinge mortises

Not Recommended
- Replacement windows that differ in size, dimensions, shape, design, pattern, and material from the original.
- Eliminating window openings or creating new ones, especially on primary façades.

Doors & Door Openings

Recommended
- Original doors should be repaired and retained. Replication is acceptable if the door is beyond repair. If the original door does not exist, it should be replaced with a door, either old or new, that is compatible with the building style and matches the original size, shape, and proportion.
- Wood storm and screen doors are preferred. Metal may be considered if it is finished in a color to match the door or trim, fitted properly to the opening, if it does not obscure the primary door design, and there are no decorative details.
- Transom windows and door trim should be retained. If there they are no longer and there is evidence of their existence, they should be reinstalled.
- Original hardware should be repaired if necessary and retained. If original hardware is missing or the door is new, replacement hardware should be compatible historic hardware, or unobtrusive and compatible new hardware.
- Original garage doors should be repaired and retained. If original garage doors are beyond repair or no longer exist and replacements are needed, they should be compatible with the garage design. If possible, the originals should be used as a model.

Not Recommended
- Eliminating original door openings or creating new ones, especially on primary façades.
- Altering the size of any door opening.
- Replacing doors with styles that pre- or postdate the building.

Trim & Ornamentation

Recommended
- Repair and preserve original cornice, trim, and decorative
details even if worn or damaged. Replace only if damaged beyond repair. Replacement material should match in historic size, shape, detail, placement, material, etc.

- Missing decorative details can be added if evidence is found that they existed. The following sources can provide evidence:
  - Old photographs
  - Remnants left on the building
  - Paint lines where parts were removed
  - Nail holes
  - Old notches and cut outs in siding/trim

**Not Recommended**
- Covering up original decorative details.
- Adding decorative details that have no evidence of having existed.

### Handicapped Access

**Recommended**
- The alteration or addition should have little visual impact on the historic character of the building as possible.
- Any changes made should be fully reversible and non-damaging.

**Not Recommended**
- Covering significant architectural features.
- Damaging historic material.

### Infill

Although there are currently no vacant lots in the Kirby Historic District, should any become available, the following guidelines are what are recommended for infill housing design. Designs should not mimic historic properties in the neighborhood, but rather take elements and features from them and create a design that is contemporary yet compatible with the historic designs.

**Parcel Size**
- The original or historic parcel size must be maintained.
- Parcels cannot be divided into multiple parcels, nor can they be combined to create larger parcels.

**Building Scale**
- The scale and massing of any proposed buildings must be compatible to the surrounding contributing buildings (i.e.
same number of stories as adjacent buildings, similar width and length, etc.).

**Building Location on Parcel**
- Any proposed buildings must retain the setback and side yard size determined by adjacent contributing buildings.
- No garage can be located at the front of a property and must be located at the back with access via alley (or for properties on the south side of Main Street, access via Jackson Street).

**Roof**
- The roof shape of any proposed buildings must be visually compatible to the surrounding contributing buildings.

**Façade**
- The height and width of the façade must be visually compatible to the surrounding contributing buildings.
- The ratio of voids to solid space on the façade should be the same as other contributing properties in the district.
- Windows and door openings should retain the same height to width ratio as other contributing properties in the district.

**Rhythm of Porch Projections**
- The porch projections of any proposed buildings must be visually compatible to the surrounding contributing buildings.

**Material, Texture, and Color**
- Any proposed buildings must use materials that are visually compatible and sensitive to the predominant materials used in the district.
- Modern materials (example: vinyl siding, metal, etc.) should be avoided.

- **Context**
- **Façade**
- **Roof**
- **Material**
Public & Private Sector Responsibilities

Both the public and private sectors have responsibilities when it comes to maintaining and improving the Kirby Historic District. The private sector is only responsible for any land and structures within the boundaries of the parcels they own. What the public sector is responsible for, however, is much more involved and complex. Public sector organizations include federal, state, county, and local governments and their agencies. Their responsibilities can be divided into two categories: public property and public benefit. Both categories are integral to maintaining the district’s character and condition.

What is considered public property?
Public property is all publicly-owned spaces and their related objects. The following lists include the types of spaces and related objects that are considered public sector responsibilities.

Public Spaces
- Streets
- Alleys
- On-Street/Public Parking
- Sidewalks
- Curbs
- Tree Lawns
- Public Trails and Paths
- Sewers and Utilities Infrastructure
- Any other publicly owned land

Related Objects
- Street Lights
- Traffic Lights
- Pedestrian Crossings
- Traffic and Other Signage
- Utility Poles
- Trees and Landscaping

The public sector must also maintain public property to certain standards. Functionality is the primary standard and is what allows the public to fully utilize these spaces and objects in a safe environment. Public property should also be maintained to an aesthetic standard. Any maintenance or improvements made should be in accordance with the preservation and design guidelines of the Kirby Historic District.

In the Kirby Historic District, most of the public property is owned by the City of Muncie or Delaware County. Therefore, it is their responsibility to maintain it to the standards mentioned above. Some of the responsible agencies include Muncie Department of Public Works, Muncie Sanitary District, Muncie Parks Department, Delaware County Regional Wastewater District, Muncie Metropolitan Plan Commission, and Muncie Historic Preservation and Rehabilitation Commission. Other public property is owned by federal and state government agencies, such as the Indiana Department of Transportation (INDOT).

In addition to maintenance of public property, public agencies are responsible for future improvements that would benefit the community. Such improvements include new landscaping, more street lights, changing traffic patterns, and making sidewalks ADA compliant.

What is the public’s benefit?
The public sector is also responsible for protecting resources that benefit the public, including environmental, cultural, historic, and economic resources. Protection of these comes primarily from national, state, and local legislation and law enforcement. There are two aspects to public benefit that the public sector is responsible for: land use within the community and the historic fabric and character of the Kirby Historic District.

Land use benefits the public because it contributes to the character of the neighborhood. Land use is regulated through a process known as zoning, which looks at issues such as function, height, lot coverage, and other similar characteristics. The City of Muncie has a comprehensive zoning ordinance which is enforced by the Delaware-Muncie Metropolitan Plan Commission (the ordinance can be found on the Planning and Zoning page of their website) and their Zoning Appeals Board. This preservation plan recommends that the commission reviews the current
zoning in the Kirby Historic District to meet the historic preservation objective of encouraging single-family residences.

The historic fabric and character of the Kirby Historic District is a resource that the public sector should take a strong interest in protecting. There is currently very little protection for the district’s aesthetic and historic resources. However, this plan proposes increasing the amount of protection for these resources and includes design guidelines and recommendations for its preservation.
Education & Resources

This section is intended to provide a list of helpful resources for homeowners living in the Kirby Historic District. It provides a range of information from who to contact with questions about minor home repairs to who can help finding funding assistance for rehabilitations.

Bill Morgan, City of Muncie Historic Preservation Officer
Bill is the primary contact in Muncie for questions about historic buildings and districts. He is able to answer a range of questions about properties in Muncie ranging from technical questions about home repairs to more general questions about financing rehabilitations and/or repairs.

Muncie City Hall
Community Development
3rd Floor
300 North High Street
Muncie, IN 46305
Phone: 765.747.4825
http://cityofmuncie.com/index/City-Muncie-Departments/Community-Development/

Indiana Landmarks Eastern Regional Office
Indiana Landmarks is a statewide nonprofit that aims to preserve Indiana’s architecturally unique and historically significant properties. They provide advice to individuals, organizations, and communities to assist them with historic preservation tax credits, technical assistance, advocacy, grants and loans, and provide a plethora of other resources. The Eastern Regional office is located in Cambridge City and is in charge of the Delaware County region.

Director, JP Hall
Huddleston Farmhouse
838 National Road
PO Box 284
Cambridge City, IN 47327
Phone: 765.478.3172
http://www.indianalandmarks.org/regionallandmarks/RegionalOffices/pages/easternregionaloffice.aspx

Indiana Department of Natural Resources: Division of Historic Preservation and Archaeology (DHPA)
The DHPA is the state office that promotes the conservation of Indiana’s cultural resources through public education efforts, financial incentives including several grant programs and tax credit projects, and the administration of state and federally mandated legislation.

http://www.in.gov/dnr/historic/

National Parks Service: Preservation Briefs
Preservation briefs provide methods and approaches for rehabilitating historic buildings, as well as general information on different types of historic building materials. They are especially helpful to the Historic Tax Incentives program because applicants are recommended to follow them when completing rehabilitations.

http://www.nps.gov/tps/how-to-preserve/briefs.htm
Interlocal Community Action Program Inc. (ICAP)
ICAP has a Weatherization Program that provides energy conservation services to eligible households. Health and safety testing is performed on all combustion appliances (furnaces, heating stoves, water heaters, gas ranges), and if they are deemed unsafe by the Weatherization Inspector then ICAP will repair them. They also insulate and air seal homes to achieve a reduction in utility usage. Services are available to those that either rent or own their home and eligibility is determined by gross annual income. ICAP also has an Energy Assistance Program which is a federally funded block grant that helps low-income families faced with the high cost of home heating. Eligibility for this program is subject to the Office of Management and Budget (OMB) poverty guidelines and must have an energy burden.

PO Box 1794
407 West Main Street
Muncie, IN 47305
Phone: 765.288.8732
http://www.icapcaa.org/deleware-co-prog
Incentives

Financial incentives are one way to encourage historically sensitive redevelopment. There are many different incentives available at the federal, state, and local levels that can be used in the Kirby Historic District. The following is a list of available incentives:

**Federal Historic Rehabilitation Tax Credits**
Property owners can take a 20% federal tax credit for rehabilitations to income-producing properties that are listed on the National Register of Historic Places, as long as the rehabilitation is determined to be a “certified historic structure” by the Secretary of the Interior, through the National Parks Service. Rehabilitations must follow the Secretary’s Standards for Rehabilitation.

http://www.nps.gov/tps/tax-incentives.htm

**State Property Tax Incentives**
Partially freezes assessed value of a rehabilitated property for five years. Properties must be one of two things:

1. Below a specified dollar value based on the type of dwelling before a rehabilitation (IC 6-1.1-12-18)
   a. Single family - $37,440
   b. Duplex - $49,920
   c. Dwelling with more than 2 units - $18,720 per unit

2. A property over 50 years old (IC 6-1.1-12-22)
   a. Rehabilitation must have cost at least $10,000, but no more than
      i. Single family - $124,800
      ii. Any other property - $300,000
   b. Deduction is for 50% of the rehabilitation costs

See attached document IC 6-1.1-12 in Appendix D for further information.

**Historic Preservation Easements**
A historic easement is a voluntary legal agreement that permanently protects a historic property, usually in the form of a deed. It allows property owners to place restrictions on a historic property and then transfer the restrictions to a willing preservation organization (i.e. Indiana Landmarks). Owners who donate easements may be eligible for tax benefits.


**Indiana State Residential Historic Rehabilitation Credit**
Administered by the Division of Historic Preservation and Archaeology, Indiana Department of Natural Resources, the Residential Historic Rehabilitation Credit is available to Indiana State Income taxpayers who undertake certified rehabilitations of historic buildings that are occupied by a taxpayer as that taxpayer’s residence. It is a State Income Tax credit for 20% of the total qualified rehabilitation costs.

http://www.in.gov/dnr/historic/3679.htm
Rebuilding Together: Delaware County
Rebuilding Together is a nationwide nonprofit with local offices that works to preserve affordable homeownership and revitalize communities. They provide free rehabilitation and other critical repairs to low-income homeowners in Delaware County who are unable to do the work themselves. Typical projects include: roof repair, changing bath tubs or showers, repairing unsafe floors, and building wheelchair ramps. Projects are completed by volunteers and are dependent upon availability of funds and need of the family.

http://www.rebuildingtogethermuncie.org/

Muncie Homeownership and Development Center
Muncie Homeownership and Development Center (The Home Center) has been a HUD Certified Housing Counseling Program since 1995. The Home Center continues to play a vital role in the Supportive Services programs in cooperation with the Muncie Housing Authority, Family Self Sufficiency Program, and the Section 8 Voucher Choice Homeownership Program. The Purpose and Mission of this project is to move families from welfare to work then to homeownership. The Home Center provides Housing Counseling Services to residents of Delaware County, and the five surrounding counties. Participants of the program are offered the following services; Mortgage Education, Financial Literacy, Fair Lending and Mortgage Fraud Analysis, Post Purchase Foreclosure Prevention, and Mortgage Document Review.

PathStone
PathStone is a nationwide human service nonprofit that aids farmworkers, low-income families, and economically depressed communities. They have several programs available to help residents in Muncie. The Financial Education, Home Buyer Post-Purchase Counseling, and Home Buyer Pre-Purchase Education programs provides individuals and families with education about the home buying process and wealth and asset building, enabling them to move toward successful purchase of safe and affordable housing.

http://www.pathstone.org/services-by-location/indiana#Delaware
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40 Land, home and property values were based on assessed values, not appraised values.
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<td>Wrought Iron</td>
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Address: 1506 E. Main
Type: House
Classification: Duplex
Historic Name: David Scott
Date: c. 1900
Style: Colonial Revival
Significance: Not Contributing
Condition: Very Poor
Vacant/Occupied: Vacant
Rented/Owned: Rented
Owner: Dan Zheng
Owner Location: Kirby
Land Value: $10,200.00
Home Value: $41,200.00
Property Value: $51,400.00
Roof Material: Asphalt
Siding Material: Vinyl/Abestos
Window Material: Vinyl
Architectural Features: Auxiliary stair added, porch altered
Comments:

Address: 1508 E. Main
Type: House
Classification: Duplex
Historic Name: John Fitzgibbons
Date: 1918
Style: American Foursquare
Significance: Contributing
Condition: Average
Vacant/Occupied: Occupied
Rented/Owned: Rented
Owner: William and Stephanie Rose
Owner Location: Indiana
Land Value: $10,200.00
Home Value: $44,100.00
Property Value: $54,300.00
Roof Material: Asphalt
Siding Material: Vinyl
Window Material: Vinyl
Architectural Features: Wood
Comments: Auxiliary stair added, porch altered
Address: 1512 E. Main
Type: House
Classification: Single-family
Historic Name: Theopharia A. Hough
Date: c. 1909
Style: Craftsman Bungalow
Significance: Contributing
Condition: Average
Vacant/Occupied: Vacant
Rented/Owned: Rented
Owner: Izzy LLC
Owner Location: Muncie
Land Value: $10,200.00
Home Value: $25,800.00
Property Value: $36,000.00
Roof Material: Asphalt
Siding Material: Wood
Window Material: Wood
Architectural Features: Field Stone

Address: 1514 E. Main
Type: House
Classification: Single-family
Historic Name: None
Date: c. 1911
Style: American Foursquare
Significance: Contributing
Condition: Average
Vacant/Occupied: Vacant
Rented/Owned: Owned
Owner: Cora Chambers
Owner Location: Kirby
Land Value: $10,200.00
Home Value: $35,600.00
Property Value: $45,800.00
Roof Material: Asphalt
Siding Material: Wood
Window Material: Wood
Architectural Features: Brick/Stucco
Comments: Front porch closed-in
Address: 1401 E. Main
Type: House
Classification: Single-family
Historic Name: John Roy Love
Date: c. 1920
Style: Colonial Revival
Significance: Contributing
Condition: Good
Vacant/Occupied: Occupied
Rented/Owned: Owned
Owner: Kenneth Smith
Owner Location: Kirby
Land Value: $10,400.00
Home Value: $53,100.00
Property Value: $63,500.00
Roof Material: Asphalt
Siding Material: Brick
Window Material: Aluminum
Architectural Features: Wood

Address: 1403 E. Main
Type: House
Classification: Single-family
Historic Name: David Sicklestell
Date: 1928
Style: Tudor Revival
Significance: Contributing
Condition: Good
Vacant/Occupied: Occupied
Rented/Owned: Owned
Owner: Kenneth Dale Bloom
Owner Location: Muncie
Land Value: $10,200.00
Home Value: $41,800.00
Property Value: $52,000.00
Roof Material: Asphalt
Siding Material: Brick
Window Material: Wood
Architectural Features: Wood/Stucco
1405 E. Main
House
Single-family
Harold Thompson
1927
Craftsman Bungalow
Contributing
Good
Occupied
Owned
Jon Dull
Muncie
$10,000.00
$46,700.00
$56,700.00
Asphalt
Wood
Wood
Brick/Wood
Front porch screened-in

1419 E. Main
House
Single-family
Arthur Ayres
1904
Queen Anne
Contributing
Good
Occupied
Owned
Rhorer Marie Life Estate
Kirby
$10,600.00
$72,400.00
$83,000.00
Asphalt
Wood/Wood Shingle
Wood
Wood/Field Stone
Front porch closed-in
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<td>Architectural Features</td>
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<td>Comments</td>
<td>Replacement front porch   (concrete &amp; iron railings)</td>
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1433 E. Main
House
4-6 Family
H.R. Maxon
c. 1903
Queen Anne
Contributing
Average
Occupied
Rented
Julia Hoar & Robert Fritz
Kirby
$3,400.00
$53,400.00
$56,800.00
Asphalt
Vinyl
Vinyl
Wood
Mansard roof & third story replaced, windows removed, auxiliary stair added

1435 E. Main
House
Single-family
Ray Lacey
1930
Vernacular Gable-Front
Not Contributing
Very Poor
Occupied
Owned
Penny & Thomas Davis
Kirby
$8,200.00
$33,500.00
$41,700.00
Metal Standing-seam
Aluminum/Faux Stone
Aluminum
None
Enclosed porch with alteration, bay window
Address: 1437 E. Main
Type: Commercial
Classification: Commercial
Historic Name: None
Date: 1970
Style: Modern
Significance: Not Contributing
Condition: Good
Vacant/Occupied: Occupied
Rented/Owned: Rented
Owner: Derek Smith & Norma Smith-Hicks
Owner Location: Indiana
Land Value: $9,900.00
Home Value: $13,600.00
Property Value: $23,500.00
Roof Material: Asphalt
Siding Material: Brick
Window Material: Aluminum
Architectural Features: None

Address: 1333 E. Jackson
Type: House
Classification: Single-family
Historic Name: Matthew Lindsey
Date: 1885
Style: Italianate
Significance: Contributing
Condition: Good
Vacant/Occupied: Occupied
Rented/Owned: Owned
Owner: June & Rodger Sargent Kirby
Owner Location: Kirby
Land Value: $14,500.00
Home Value: $62,500.00
Property Value: $77,000.00
Roof Material: Asphalt
Siding Material: Brick
Window Material: Wood
Architectural Features: Small windows in frieze filled-in with wood, brackets and cornice removed, porch enclosed
Comments:
<table>
<thead>
<tr>
<th>Address</th>
<th>1337 E. Jackson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
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</tr>
<tr>
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<td>Single-family</td>
</tr>
<tr>
<td>Historic Name</td>
<td>None</td>
</tr>
<tr>
<td>Date</td>
<td>1890</td>
</tr>
<tr>
<td>Style</td>
<td>Queen Anne</td>
</tr>
<tr>
<td>Significance</td>
<td>Contributing</td>
</tr>
<tr>
<td>Condition</td>
<td>Good</td>
</tr>
<tr>
<td>Vacant/Occupied</td>
<td>Occupied</td>
</tr>
<tr>
<td>Rented/Owned</td>
<td>Owned</td>
</tr>
<tr>
<td>Owner</td>
<td>Dudley Stevens &amp; Michael Pratt</td>
</tr>
<tr>
<td>Owner Location</td>
<td>Kirby</td>
</tr>
<tr>
<td>Land Value</td>
<td>$12,500.00</td>
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<tr>
<td>Home Value</td>
<td>$93,700.00</td>
</tr>
<tr>
<td>Property Value</td>
<td>$106,200.00</td>
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<tr>
<td>Roof Material</td>
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</tr>
<tr>
<td>Siding Material</td>
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</tr>
<tr>
<td>Window Material</td>
<td>Wood</td>
</tr>
<tr>
<td>Architectural Features</td>
<td>Wood</td>
</tr>
<tr>
<td>Comments</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>1353 E. Jackson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>House</td>
</tr>
<tr>
<td>Classification</td>
<td>Single-family</td>
</tr>
<tr>
<td>Historic Name</td>
<td>Thomas Kirby</td>
</tr>
<tr>
<td>Date</td>
<td>1839</td>
</tr>
<tr>
<td>Style</td>
<td>Greek Revival</td>
</tr>
<tr>
<td>Significance</td>
<td>Contributing</td>
</tr>
<tr>
<td>Condition</td>
<td>Good</td>
</tr>
<tr>
<td>Vacant/Occupied</td>
<td>Occupied</td>
</tr>
<tr>
<td>Rented/Owned</td>
<td>Owned</td>
</tr>
<tr>
<td>Owner</td>
<td>Julia Hoar &amp; Robert Fritz Kirby</td>
</tr>
<tr>
<td>Owner Location</td>
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</tr>
<tr>
<td>Land Value</td>
<td>$29,700.00</td>
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<tr>
<td>Home Value</td>
<td>$85,100.00</td>
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<td>Property Value</td>
<td>$114,800.00</td>
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<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Siding Material</td>
<td>Vinyl</td>
</tr>
<tr>
<td>Window Material</td>
<td>Wood</td>
</tr>
<tr>
<td>Architectural Features</td>
<td>Wood</td>
</tr>
<tr>
<td>Comments</td>
<td>Entry porches removed</td>
</tr>
</tbody>
</table>
1423 E. Jackson
House
Duplex
None
1905
Queen Anne
Contributing
Average
Occupied
Rented
Robert Fritz
Kirby
$16,500.00
$42,600.00
$59,100.00
Asphalt
Wood
Aluminum
Wood

1501 E. Jackson
House
Single-family
Unknown
c. 1905
Queen Anne
Contributing
Poor
Vacant
Unknown
Shelva Jean and Richard Crabtree
Muncie
$9,000.00
$18,300.00
$27,300.00
Asphalt
Wood
Wood
Fire damage, porch roof missing, roofing removed
<table>
<thead>
<tr>
<th>Address</th>
<th>1507 E. Jackson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>House</td>
</tr>
<tr>
<td>Classification</td>
<td>Duplex</td>
</tr>
<tr>
<td>Historic Name</td>
<td>Edward R. Templar</td>
</tr>
<tr>
<td>Date</td>
<td>c. 1905</td>
</tr>
<tr>
<td>Style</td>
<td>Queen Anne</td>
</tr>
<tr>
<td>Significance</td>
<td>Contributing</td>
</tr>
<tr>
<td>Condition</td>
<td>Poor</td>
</tr>
<tr>
<td>Vacant/Occupied</td>
<td>Vacant</td>
</tr>
<tr>
<td>Rented/Owned</td>
<td>Unknown</td>
</tr>
<tr>
<td>Owner</td>
<td>Shelva Jean and Richard Crabtree</td>
</tr>
<tr>
<td>Owner Location</td>
<td>Muncie</td>
</tr>
<tr>
<td>Land Value</td>
<td>$7,900.00</td>
</tr>
<tr>
<td>Home Value</td>
<td>$15,600.00</td>
</tr>
<tr>
<td>Property Value</td>
<td>$23,500.00</td>
</tr>
<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Siding Material</td>
<td>Asbestos</td>
</tr>
<tr>
<td>Window Material</td>
<td>Wood</td>
</tr>
<tr>
<td>Architectural Features</td>
<td>Wood</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>1511 E. Jackson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>House</td>
</tr>
<tr>
<td>Classification</td>
<td>Single-family</td>
</tr>
<tr>
<td>Historic Name</td>
<td>None</td>
</tr>
<tr>
<td>Date</td>
<td>1971</td>
</tr>
<tr>
<td>Style</td>
<td>Ranch</td>
</tr>
<tr>
<td>Significance</td>
<td>Not Contributing</td>
</tr>
<tr>
<td>Condition</td>
<td>Good</td>
</tr>
<tr>
<td>Vacant/Occupied</td>
<td>Occupied</td>
</tr>
<tr>
<td>Rented/Owned</td>
<td>Owned</td>
</tr>
<tr>
<td>Owner</td>
<td>Jessica Ann &amp; William Crabtree</td>
</tr>
<tr>
<td>Owner Location</td>
<td>Kirby</td>
</tr>
<tr>
<td>Land Value</td>
<td>$17,400.00</td>
</tr>
<tr>
<td>Home Value</td>
<td>$32,000.00</td>
</tr>
<tr>
<td>Property Value</td>
<td>$49,400.00</td>
</tr>
<tr>
<td>Roof Material</td>
<td>Asphalt</td>
</tr>
<tr>
<td>Siding Material</td>
<td>Vinyl</td>
</tr>
<tr>
<td>Window Material</td>
<td>Vinyl</td>
</tr>
<tr>
<td>Architectural Features</td>
<td>None</td>
</tr>
</tbody>
</table>
Address: 1523 E. Jackson
Type: House
Classification: Single-family
Historic Name: William Meeker
Date: 1889
Style: Vernacular Cross-Gable
Significance: Contributing
Condition: Average
Vacant/Occupied: Occupied
Rented/Owned: Owned
Owner: Donald Stamper
Owner Location: Kirby
Land Value: $13,400.00
Home Value: $39,500.00
Property Value: $52,900.00
Roof Material: Asphalt
Siding Material: Wood/Vinyl/Asphalt
Window Material: Wood
Architectural Features: Wood
### Kirby Historic District Preservation Plan

I am a graduate student at Ball State University studying historic preservation. Currently, I am working on my graduate thesis, which is writing a preservation plan for the Kirby Historic District. I am contacting you to not only inform you of what I am doing, but also ask for your assistance.

If you did not already know, you reside in a neighborhood listed on the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures, and objects worthy of preservation. A property listing is primarily symbolic in nature and intended to recognize places of local, state, or national significance. Property owners can still alter their properties however they wish, as long as no federal monies are attached to the project.

If you did not already know, you reside in a neighborhood listed on the National Register of Historic Places. The National Register is the official Federal list of districts, sites, buildings, structures, and objects worthy of preservation. A property listing is primarily symbolic in nature and intended to recognize places of local, state, or national significance. Property owners can still alter their properties however they wish, as long as no federal monies are attached to the project.

The purpose of a preservation plan is to assist residents in identifying and protecting their historic homes. It helps residents learn what they have, how they can preserve it, what resources are available to assist them, and gives recommendations for future growth. It also informs the community and city how residents wish to grow and improve their neighborhood.

I selected the Kirby Historic District to study for my graduate thesis for several reasons. The neighborhood has not been reevaluated in recent years and has not received the attention that other historic districts near downtown have. A quick survey revealed that there are no vacant lots and much of the neighborhood has its original charm that it had 100 years ago when the homes were built. The condition of some homes may be a little worse for wear, but overall the neighborhood is still intact. Since Kirby is part of the East Central neighborhood, which has a very active neighborhood association, I saw this as an opportunity to expand preservation efforts to encompass more of the East Central neighborhood.

On the back of this letter is a quick questionnaire. I would greatly appreciate it if you would fill it out and return it to me by mail.

If you wish to be more involved in the process of completing the preservation plan feel free to contact me via e-mail (sarah.robinson@bsugmail.net) or phone (219.241.9228) and we can set up a meeting.

Thank you,
Sarah Robinson

Please return by Monday, February 25th.

---

### Questionnaire

#### Property Address:

________________________________________

#### Do you rent or own? (circle one)

Y or N (circle one)

#### Is your residence single- or multi-family? (circle one)

Your name and contact information: (optional)

________________________________________

#### Are there any known structural issues with the building? Y or N (circle one)

If yes, explain: __________________________

________________________________________

#### What original interior features of your home are still intact? (circle all that apply)

- Windows
- Trim work (windows, baseboards, etc.)
- Doors
- Door hardware
- Fireplace(s)
- Floors
- Ceiling
- Floor plan

Other: __________________________________

#### Which of the following would you consider strengths of your neighborhood? (circle all that apply)

- Main and Jackson streets are well-maintained
- State Road 32 running through neighborhood
- No vacant lots
- Strong neighborhood association (East Central Neighborhood Association)
- Listed on National Register of Historic Places
- Tree lined streets
- Most property owners live in Kirby HD or Muncie
- Access to public transit
- Proximity to downtown

Other: __________________________________

#### Which of the following do you see as an opportunity for improvement? (circle all that apply)

- Resident awareness & involvement in East Central Neighborhood Association
- Promotion of owner occupied homes
- Local designation
- Signage marking the historic district

Other: __________________________________

#### Which of the following do you see as an opportunity for improvement? (circle all that apply)

- Zoning allowing commercial businesses
- Zoning allowing for multi-family homes (all homes were originally single-family)
- Homes being rented (not owner-occupied)

Other: __________________________________

#### Additional Comments:

- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
- ____________________________________________
Response 1

Property Address: 1401 E Main

Do you rent or own? Own

Is your residence single family or multi-family? Single family

Your name and contact information: Kenneth Smith, 289-541

Are there any known structural issues with the building? Yes

What original interior features of your home are still intact? All

Which of the following would you consider weaknesses of your neighborhood? (circle all that apply)

- Main and Jackson streets are well-maintained
- State Road 32 running through neighborhood
- Vacant lots
- Strong neighborhood association (East Central Neighborhood Association)
- Located on National Register of Historic Places
- Two-lane streets
- Most property owners live in Kirby HD or Mancie
- Access to public transit
- Proximity to downtown
- Other: Well Lighted

Which of the following do you see as an opportunity for improvement? (circle all that apply)

- Resident awareness & involvement in East Central Neighborhood Association
- Promotion of owner occupied homes
- Local designation
- Signage marking the historic district
- Other: Keep area well lighted

Which of the following do you see as a threat to the neighborhood? (circle all that apply)

- Zoning allowing commercial businesses
- Zoning allowing for multi-family homes (all homes were originally single-family)
- Homes being rented (not owner-occupied)
- Other: Future home owners

TAXES

Additional Comments: Distort had a islands one at each end. They are now mainly three.

Sarah Robinson

1400 E Main block has been low crime rate for 15 years. Home owners have tried to take care of their property. This has helped plus lighting.

Signage marking historic district would help out a lot I think. I was hoping we would get something for signs 6 or 7 years ago but never heard anything more.

1401 E Main

PS Thanks
Response 2

Response 3
Response 4

Property Address:
1423 E. Jackson St.

Do you rent or own? (circle one)

Is your residence single or multi-family? (circle one)

Your name and contact information:

Sarah Lyons
112 S. Main St.
Ave 13 is - 47350

Are there any known structural issues with the building? ☐ or ☑ (circle one)

If yes, explain:

What original interior features of your home are still intact? (circle all that apply)

Windows:

Doors:

Flooring:

Ceiling:

Other:

Which of the following would you consider strengths of your neighborhood? (circle all that apply)

Main and Jackson streets are well-maintained
Stateline Road is running through neighborhood
No vacant lots

Strong neighborhood association (East Central Neighborhood Association)
(Listed on National Register of Historic Places)

Other:

Which of the following would you consider weaknesses of your neighborhood? (circle all that apply)

Lack of sidewalk maintenance
Lack of maintenance on Wolfe and Lincoln streets

State Rd 52 running through neighborhood

Not locally designated (no ordinance governing exterior alterations visible from the public right-of-way)

Commercial business in the neighborhood

Number of homes being rented

Access to public transit

Proximity to downtown

Other:

Which of the following do you see as an opportunity for improvement? (circle all that apply)

Resident awareness & involvement in East Central Neighborhood Association
Promotion of owner occupied homes
Local designation
Signage marking the historic district

Other:

Which of the following do you see as a threat to the neighborhood? (circle all that apply)

Lack of sidewalks/maintenance
Lack of maintenance on Wolfe and Lincoln streets

State Rd 52 running through neighborhood

Not locally designated (no ordinance governing exterior alterations visible from the public right-of-way)

Commercial business in the neighborhood

Number of homes being rented

Access to public transit

Proximity to downtown

Other:

Additional Comments:

Sarah Lyons

1423 E. Jackson St.

Resident awareness & involvement in East Central Neighborhood Association
Promotion of owner occupied homes
Local designation
Signage marking the historic district

Other:

Additional Comments:

Sarah Lyons

1423 E. Jackson St.

Resident awareness & involvement in East Central Neighborhood Association
Promotion of owner occupied homes
Local designation
Signage marking the historic district

Other:

Additional Comments:

Sarah Lyons

1423 E. Jackson St.

Resident awareness & involvement in East Central Neighborhood Association
Promotion of owner occupied homes
Local designation
Signage marking the historic district

Other:
### Appendix C: Tree Inventory

**Kirby Tree Inventory**

<table>
<thead>
<tr>
<th>Location</th>
<th>Tree Name</th>
<th>Diameter Class</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street: North Side</td>
<td>Silver Maple</td>
<td>7</td>
<td>G</td>
</tr>
<tr>
<td>Direction: West-East</td>
<td>Dead Tree</td>
<td>5</td>
<td>R</td>
</tr>
<tr>
<td></td>
<td>Silver Maple</td>
<td>7</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Silver Maple</td>
<td>5</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Silver Maple</td>
<td>6</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Silver Maple</td>
<td>7</td>
<td>F</td>
</tr>
<tr>
<td></td>
<td>Sweetgum</td>
<td>3</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Sweetgum</td>
<td>3</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>Sweetgum</td>
<td>3</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Street: South Side</td>
<td>Norway Maple</td>
<td>6</td>
<td>VP</td>
</tr>
<tr>
<td>Direction: East-West</td>
<td>Red Maple</td>
<td>2</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>Red Maple</td>
<td>3</td>
<td>G</td>
</tr>
<tr>
<td></td>
<td>Red Maple</td>
<td>3</td>
<td>G</td>
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<td></td>
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<td>3</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>Plum</td>
<td>1</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>Red Maple</td>
<td>1</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>Apple</td>
<td>2</td>
<td>F</td>
</tr>
<tr>
<td></td>
<td>Red Maple</td>
<td>3</td>
<td>E</td>
</tr>
<tr>
<td>Jackson Street: North Side</td>
<td>Green Ash</td>
<td>5</td>
<td>E</td>
</tr>
<tr>
<td>Direction: West-East</td>
<td>Norway Spruce</td>
<td>4</td>
<td>E</td>
</tr>
<tr>
<td></td>
<td>Silver Maple</td>
<td>6</td>
<td>F</td>
</tr>
<tr>
<td>Wolfe Street: East Side</td>
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<td>7</td>
<td>F</td>
</tr>
<tr>
<td>Direction: North-South</td>
<td>Black Walnut</td>
<td>7</td>
<td>F</td>
</tr>
</tbody>
</table>

This section was created using information obtained from the Urban Forestry Program website (http://157.91.22.216/urbanforestry/index.html).
Appendix D: Indiana Code 6-1.1-12

Excerpts from Indiana Code 6-1.1-12
Taken from website (http://www.in.gov/legislative/ic/code/title6/ar1.1/ch12.html) on February 27, 2013

IC 6-1.1-12-18
Deduction for rehabilitated residential real property; limitations
Sec. 18. (a) If the assessed value of residential real property described in subsection (d) is increased because it has been rehabilitated, the owner may have deducted from the assessed value of the property an amount not to exceed the lesser of:
   (1) the total increase in assessed value resulting from the rehabilitation; or
   (2) eighteen thousand seven hundred twenty dollars ($18,720) per rehabilitated dwelling unit.
The owner is entitled to this deduction annually for a five (5) year period.
   (b) For purposes of this section, the term "rehabilitation" means significant repairs, replacements, or improvements to an existing structure which are intended to increase the livability, utility, safety, or value of the property under rules adopted by the department of local government finance.
   (c) For the purposes of this section, the term "owner" or "property owner" includes any person who has the legal obligation, or has otherwise assumed the obligation, to pay the real property taxes on the rehabilitated property.
   (d) The deduction provided by this section applies only:
      (1) for the rehabilitation of residential real property which is located within this state and which is described in one (1) of the following classifications:
         (A) A single family dwelling if before rehabilitation the assessed value (excluding any exemptions or deductions) of the improvements does not exceed thirty-seven thousand four hundred forty dollars ($37,440).
         (B) A two (2) family dwelling if before rehabilitation the assessed value (excluding exemptions or deductions) of the improvements does not exceed forty-nine thousand nine hundred twenty dollars ($49,920).
         (C) A dwelling with more than two (2) family units if before rehabilitation the assessed value (excluding any exemptions or deductions) of the improvements does not exceed eighteen thousand seven hundred twenty dollars ($18,720) per dwelling unit; and
      (2) if the property owner:
         (A) owns the residential real property; or
         (B) is buying the residential real property under contract;
on the assessment date of the year in which an application must be filed under section 20 of this chapter.

IC 6-1.1-12-19 Version a
Rehabilitated residential property; duration of deduction
Note: This version of section effective until 1-1-2013. See also following version of this section, effective 1-1-2013.
Sec. 19. The deduction from assessed value provided by section 18 of this chapter is first available in the year in which the increase in assessed value resulting from the rehabilitation occurs and shall continue for the following four (4) years. In the sixth (6th) year, the county auditor shall add the amount of the deduction to the assessed value of the real property. A general reassessment of real property which occurs within the five (5) year period of the deduction does not affect the amount of the deduction.
Rehabilitated residential property; duration of deduction

Note: This version of section effective 1-1-2013. See also preceding version of this section, effective until 1-1-2013.

Sec. 19. The deduction from assessed value provided by section 18 of this chapter is first available in the year in which the increase in assessed value resulting from the rehabilitation occurs and shall continue for the following four (4) years. In the sixth (6th) year, the county auditor shall add the amount of the deduction to the assessed value of the real property. A:

(1) general reassessment of real property under IC 6-1.1-4-4; or
(2) reassessment under a county’s reassessment plan prepared under IC 6-1.1-4-4.2;

which occurs within the five (5) year period of the deduction does not affect the amount of the deduction.

Claim for deduction for rehabilitated residential real property

Sec. 20. (a) A property owner who desires to obtain the deduction provided by section 18 of this chapter must file a certified deduction application, on forms prescribed by the department of local government finance, with the auditor of the county in which the rehabilitated property is located. The application may be filed in person or by mail. If mailed, the mailing must be postmarked on or before the last day for filing. Except as provided in subsection (b) and subject to section 45 of this chapter, the application must be filed in the year in which the addition to assessed value is made.

(b) If notice of the addition to assessed value for any year is not given to the property owner before December 1 of that year, the application required by this section may be filed not later than thirty (30) days after the date such a notice is mailed to the property owner at the address shown on the records of the township or county assessor.

(c) The application required by this section shall contain the following information:

(1) A description of the property for which a deduction is claimed in sufficient detail to afford identification.
(2) Statements of the ownership of the property.
(3) The assessed value of the improvements on the property before rehabilitation.
(4) The number of dwelling units on the property.
(5) The number of dwelling units rehabilitated.
(6) The increase in assessed value resulting from the rehabilitation.
(7) The amount of deduction claimed.

(d) A deduction application filed under this section is applicable for the year in which the increase in assessed value occurs and for the immediately following four (4) years without any additional application being filed.

(e) On verification of an application by the assessor of the township in which the property is located, or the county assessor if there is no township assessor for the township, the county auditor shall make the deduction.

Rehabilitated real property; reassessment; notice of deductions required

Sec. 21. When real property is reassessed because it has been rehabilitated, the assessing official who, or the county property tax assessment board of appeals which, makes the reassessment shall give the owner notice of the property tax deductions provided by sections 18 and 22 of this chapter. The official
or county property tax assessment board of appeals shall attach the notice to the reassessment notice required by IC 6-1.1-4-22.


IC 6-1.1-12-22
Deduction for rehabilitated property; limitations

Sec. 22. (a) If the assessed value of property is increased because it has been rehabilitated and the owner has paid at least ten thousand dollars ($10,000) for the rehabilitation, the owner is entitled to have deducted from the assessed value of the property an amount equal to fifty percent (50%) of the increase in assessed value resulting from the rehabilitation. The owner is entitled to this deduction annually for a five (5) year period. However, the maximum deduction which a property owner may receive under this section for a particular year is:

(1) one hundred twenty-four thousand eight hundred dollars ($124,800) for a single family dwelling unit; or
(2) three hundred thousand dollars ($300,000) for any other type of property.

(b) For purposes of this section, the term "property" means a building or structure which was erected at least fifty (50) years before the date of application for the deduction provided by this section. The term "property" does not include land.

(c) For purposes of this section, the term "rehabilitation" means significant repairs, replacements, or improvements to an existing structure that are intended to increase the livability, utility, safety, or value of the property under rules adopted by the department of local government finance.

(d) The deduction provided by this section applies only if the property owner:

(1) owns the property; or
(2) is buying the property under contract;

on the assessment date of the year in which an application must be filed under section 24 of this chapter.


IC 6-1.1-12-23 Version a
Rehabilitated property; duration of deduction

Note: This version of section effective until 1-1-2013. See also following version of this section, effective 1-1-2013.

Sec. 23. The deduction from assessed value provided by section 22 of this chapter is first available after the first assessment date following the rehabilitation and shall continue for the taxes first due and payable in the following five (5) years. In the sixth (6th) year, the county auditor shall add the amount of the deduction to the assessed value of the property. Any general reassessment of real property which occurs within the five (5) year period of the deduction does not affect the amount of the deduction.


IC 6-1.1-12-23 Version b
Rehabilitated property; duration of deduction

Note: This version of section effective 1-1-2013. See also preceding version of this section, effective until 1-1-2013.

Sec. 23. The deduction from assessed value provided by section 22 of this chapter is first available after the first assessment date following the rehabilitation and shall continue for the taxes first due and payable in the following five (5) years. In the sixth (6th) year, the county auditor shall add the amount of the deduction to the assessed value of the property. Any general reassessment of real property which occurs within the five (5) year period of the deduction does not affect the amount of the deduction.

(2) reassessment under a county’s reassessment plan prepared under IC 6-1.1-4-4.2; which occurs within the five (5) year period of the deduction does not affect the amount of the deduction. 


IC 6-1.1-12-24

Claim for deduction for rehabilitated property

Sec. 24. (a) A property owner who desires to obtain the deduction provided by section 22 of this chapter must file a certified deduction application, on forms prescribed by the department of local government finance, with the auditor of the county in which the property is located. The application may be filed in person or by mail. If mailed, the mailing must be postmarked on or before the last day for filing. Except as provided in subsection (b) and subject to section 45 of this chapter, the application must be filed in the year in which the addition to assessed valuation is made.

(b) If notice of the addition to assessed valuation for any year is not given to the property owner before December 1 of that year, the application required by this section may be filed not later than thirty (30) days after the date such a notice is mailed to the property owner at the address shown on the records of the township or county assessor.

(c) The application required by this section shall contain the following information:

1. The name of the property owner.

2. A description of the property for which a deduction is claimed in sufficient detail to afford identification.

3. The assessed value of the improvements on the property before rehabilitation.

4. The increase in the assessed value of improvements resulting from the rehabilitation.

5. The amount of deduction claimed.

(d) A deduction application filed under this section is applicable for the year in which the addition to assessed value is made and in the immediate following four (4) years without any additional application being filed.

(e) On verification of the correctness of an application by the assessor of the township in which the property is located, or the county assessor if there is no township assessor for the township, the county auditor shall make the deduction. 


IC 6-1.1-12-25

Rehabilitated property; electing either IC 6-1.1-12-18 or IC 6-1.1-12-22 deduction

Sec. 25. For repairs or improvements made to a particular building or structure, a person may receive either the deduction provided by section 18 of this chapter or the deduction provided by section 22 of this chapter. He may not receive deductions under both sections for the repairs or improvements.

(Formerly: Acts 1975, P.L.47, SEC.1.)

IC 6-1.1-12-25.5

Rehabilitated property; deductions; denial; appeal

Sec. 25.5. If a deduction applied for under section 20 or 24 of this chapter is not granted in full, the county auditor shall notify the applicant by mail. A taxpayer may appeal a ruling that wholly or partially denies a deduction claimed under section 20 or 24 of this chapter in the same manner that appeals may be taken under IC 6-1.1-15.

As added by P.L.70-1983, SEC.1.