THE LIGHTCROFT ESTATE: HAGERSTOWN, INDIANA
HOME OF CHARLES AND LEORA TEETOR
A THESIS
SUBMITTED TO THE GRADUATE SCHOOL
IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR THE DEGREE
MASTER OF LANDSCAPE ARCHITECTURE
BY
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I was encouraged to visit Hagerstown, Indiana, and a restaurant named Welliver’s during a conversation in the administrative office with Marilyn Davis and Professor Ron Spangler. In another conversation shortly thereafter with Andrew Fritz, fellow graduate student, the topic of geography and the need to “see some” came up. Andrew recommended driving east of Muncie to Dalton Road and head south where the landscape became hilly near Hagerstown. These two recommendations came within days of each other and therefore the calling came to visit Hagerstown during a winter break in 2007. Thank you Marilyn, Ron, and Andrew for your recommendations to explore the southern portion of Madison, Randolph and Wayne Counties that lead me to “discover” an unexpected landscape and a lost and forgotten garden that became the basis for this final project.

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Executive Summary

The subject of this cultural landscape report is The Lightcroft Estate, the former home of Charles N. and Leora E. Teetor. This project is presented for consideration as fulfillment of the requirements for Master of Landscape Architecture degree. This report was completed with the guidance of Ball State University faculty, interviews with Teetor Family members and members of the Hagerstown community closely associated with the Teetor Family. This report documents the historical character defining features associated with the Lightcroft Estate during the period of significance following Guidelines for the Treatment of Cultural Landscape. A scaled plan for the reconstruction of the formal garden is presented based on information presented in this report and will serve to inform future design decisions.

The Lightcroft Estate was the home of the Teetor Family during the first half of the Twentieth Century and is located within one quarter mile of the western boundary of Hagerstown, in Wayne County, Indiana. The estate originally comprised approximately
31.25 acres. Portions of the estate were sold during the Teetor occupancy reducing the acreage to 10.5 acres. These remaining acres were eventually subdivided into four separate parcels and sold in 1952 at the end of the Teetor occupancy.

The first registered deed to the property that eventually became the estate was issued on October 30, 1823 (Appendix B). After a series of owners, the property sold to Jacob Teetor and Alfred Holderman in May of 1877; this marks the first record of Teetor Family ownership. In March of 1908, the property was sold to Charles N. and Leora E. Teetor who built a small bungalow on the banks of Nettle Creek for a family retreat from town. Within three years, this structure was relocated on the property to allow for the construction of a large Tudor Revival home. These two homes were designed by Charles E. Werking a local architect from Hagerstown. This Tudor Revival home and the surrounding grounds became The Lightcroft Estate and the primary residence of the Teetor family until Mrs. Teetor’s death in 1951. The property was divided into four parcels upon the settlement of Mrs. Teetor’s estate in 1952 and is the subject of this report.

While construction was in progress on the second home at Lightcroft in 1912, plans for a new bridge crossing Nettle Creek were underway. Until 1912, the bridge had been a pony-truss span of 60 feet seated upon cut stone abutments and was identified as the “Werking Bridge.” This bridge is within the view shed of the property and until the relocation of State Road 38 in 1935 was the primary gateway into Hagerstown from the west. The new bridge was designed by John W. Mueller, an industrial engineer, from Newcastle, Indiana. The bridge is a “neo-classically balustrade reinforced-concrete arch
decorated to resonate with cut stone.”¹ Prior to becoming State Road 38 the road was identified as the Newcastle-Hagerstown Pike, later Turnpike Road and upon entering the town becomes Main Street.

Construction of this bridge, renamed “Teetor-Werking Bridge”, marks a possible collaborative effort between Mr. Teetor, Mr. Werking and Mr. Mueller. A notation by Mr. Mueller on the bridge plans states “the new Bridge shall be located 20ft. east of the old location and the new channel will be made by the adjoining land owner.”² A report discussing the significance of this bridge was prepared by Mr. James L. Cooper, Professor Emeritus from DePauw University and is included in Appendix D. Records indicate that Mr. Werking and Mr. John W. Mueller established a business partnership in 1918 as Mueller & Werking Associated Architects & Engineers.³

This report presents information that recognizes The Lightcroft Estate as a historic designed landscape as defined in The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes as follows:

Historic Designed Landscape - a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape architecture; or illustrate an important development in

¹ Cooper, James A. Teetor Bridge Appendix D
² Construction drawings, Appendix C
³ www.bsu.edu/cap/facilities/archives/collections/practitionerCollections/werking/
the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.\(^4\)

The Lightcroft Estate is historically significant as it represents the epicenter of a family of inventors and entrepreneurs who brought prosperity to themselves and their community during the Industrial Revolution. In addition, construction of this estate coincides with the period in landscape architecture known as the Country Place Era. This was a period when new found wealth from inventions and businesses provided the means for business owners to construct large country estates. Although modest by comparison to the estates of more affluent business owners in larger communities, the scale of the home and the grounds was a showplace that fit the socioeconomic stature of the Teetor Family in a town with the population of 936 residents in 1910.\(^5\)

The Teetor Bridge, adjacent to the property, is not considered a direct component of the estate, as it is publicly owned. However, this bridge was constructed during the early period of significance for the estate and contributes to the aesthetic quality and significance of the estate. The design for this bridge may have been influenced by Mr. Teetor and the architect for the Lightcroft Home and was created by a local engineer. This monumental bridge is an example of the style of bridge associated with the City Beautiful Movement and similar to bridge designs under construction during the early


\(^5\) http://www.stats.indiana.edu/population/PopTotals/historic_counts_cities.asp
twentieth century in Indianapolis attributed to George Kessler, a notable landscape architect.

This report recognizes the period of significance for the Lightcroft Estate as occurring during the occupancy of Charles N. and Leora E. Teetor spanning forty-three years between 1908 and 1951. Within this period, various landscape features were constructed; two structural features have the year of completion inscribed on the façade. A stone, single arch bridge crossing from the formal gardens onto the island is dated 1928 and a structure that houses the mechanism for a water wheel has the inscription “The Powerhouse 1933” above the door. A Teetor family album of photographs contains a photo titled “The Garden” and is dated 1921 (see Appendix A1-2 and A1-4). This photo shows an asymmetrical series of well defined planting beds and foot paths, two structures identified as “The Tea House” and “The Pergola” and a basin identified as “Lily Pond.” Foundations for these two structures are extant, as well as the basin for the “Lily Pond” and are discussed in the Existing Conditions section.

Other existing and non-existing features were constructed throughout the landscape, however, no records were found that indicate dates of construction. These features and their relationship to one another indicate an intentional layout and a skillful level of construction. Although this report has been prepared with an emphasis on the preservation of existing features, sufficient records of extant and non-extant features exist to inform design decisions for the reconstruction of the landscape during the period of significance.
This report was limited to the information available through local resources. Further investigation is necessary to determine whether documents and plans exist that are specific to the landscape features. Additional photographic records from the Teetor Family and from within the Hagerstown community may show character defining features no longer evident which were present during the period of significance and not presented in this report.
Methodology

This report follows the five-step methodology adapted from *A Guide to Cultural Landscape Reports* and *Preservation Brief #36*:

1. Historical Research
2. Site History and Context Development
3. Existing Conditions Documentation
4. Analysis of Significance and Integrity
5. Treatment Approach Development

**Historical Research**

Information presented in this report was collected from various local and state institutions that offer information about the Teetor Family and the businesses in which they were engaged. Documentation consists of a property deed, maps, photographs, newspaper articles, and interviews.

A copy of the deed abstract to the property was provided by former resident Monty King. An excerpt of pages relating to this report is included for reference in Appendix B.

Photographs of the site were taken over a period of two years and represent seasonal and vegetative changes. Historic photographs were provided by members of the Teetor Family which offer early records of the site and the surrounding context. Historic
photographs and film footage were provided by Ms. Martha Haining from her family collection showing Lightcroft during the period of significance (Appendix A4).

Interviews were conducted with members of the Teetor Family and members of the community who were acquainted with the Teetor Family.

The Hagerstown Public Library collection contains books written by members of the Teetor Family that provided the initial background information on Charles and Leora Teetor. The Nettle Creek Museum, in Hagerstown, has a large collection of books, photos, and microfilm records of the local newspaper, *The Exponent*, from the turn of the 20th century. These resources proved valuable in establishing a timeline for construction of the home and travel excursions by Mr. and Mrs. Teetor relating to business and pleasure, as well as an insight into the daily life of the Hagerstown community.

The Wayne County Historical Museum provided materials that offered insight into the early development of Wayne County and most significantly the construction drawings for the Lightcroft home, by C. E. Werking. Additional drawings by Mr. Werking, related and unrelated to the Teetor Family, were made available for viewing. Construction drawings for the bungalow, also by Mr. Werking, were found in the Ball State University College of Architecture and Planning Drawings and Document Archive.

The Wayne County surveyor’s office provided current and historical maps and documentation regarding the four properties that make up the 10.5 acres discussed in the report.
Site History and Context Development

The site history documents the physical development of the landscape, focusing on human interaction with and modification to the natural landscape. Historic and contemporary maps, aerial photographs, and photographs were used to create a period plan that represents The Lightcroft Estate within the period of significance.

A settlement history of the Whitewater River Valley, Wayne County and Jefferson Township is presented to illustrate the cultural context of the community.

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6 Ibid., 53.
THE LIGHTCROFT LANDSCAPE

Summary

The landscape within the boundaries of The Lightcroft Estate evolved over a period of 43 years during which there were four periods of notable modifications made to the home and the surrounding grounds, followed by the final period when no known construction occurred. Modifications to the home have been made since the end of the period of significance; however the integrity of the original design intent is evident. Significant character defining features associated with the landscape are extant and posses a high level of integrity. Historic photographs of non-extant structures are included in this report and will serve to inform future reconstruction efforts in regards to scale, proportion, and character. In addition to the non-extant structures, these period photographs show the form and scale of plant material not readily discernable.

The overall landscape can be categorized as containing both formal and naturalistic settings. All primary views originate from the home located on a rise approximately sixteen feet from the lowest point and located in the southwest corner and the highest point of the property. Due to this setting, the home commands views into the immediate landscape below and toward the rolling hills of the surrounding countryside. The view toward town, once open, is screened by vegetation along the Nettle Creek stream. The significant features of the grounds are the two lakes ending at a Japanese Garden, the waterworks along Nettle Creek and the formal garden below the ridge and east of the home.
The Home

The Lightcroft home is situated on a low ridge above Nettle Creek commanding pastoral views toward the rolling landscape of Mr. Teetor’s early childhood and the town with which he felt so intimately connected. The Tudor Revival style building overlooks the immediate landscape and presents a modest yet impressive sense of strength, stability, and security. This four storied structure, with its brick and stucco exterior, is an imposing residence that dominates the immediate neighborhood of small one and two story homes and is visible from all areas of the garden. Designed by architect Charles E. Werking, the structure contains approximately 4,400 square feet of interior rooms and is finished with craftsman detailing throughout. The design is asymmetrical with two gables fronting the house; the west gable over the master bedroom being the more dominant. A single gable over the back of the house is centered directly over the stairway and is off set to the west. The east and west ends of the third floor of the house have a single gable off set from the central peak of the roof and toward the front. A central section of roof rises in alignment with the front gables triangulating the design and giving additional mass and height to the building.

The first floor is faced in a dark irregularly colored brick with red tinted mortar giving the impression of a unified solid form. The second and third floors, now clad in aluminum siding, were faced with timber and stucco treatment, giving lightness to the upper levels. The interior of the third floor was never finished and was used for storage and indoor recreation as evidenced by a basketball backboard. The space is filled with light from the clerestory windows located between the two gables and smaller windows within the peak
of the gables. The roof was originally specified at slate shingle, as noted on the construction plans, however a terra cotta tile roof was installed; this tile roof was removed in 2006 and replaced with brown asphalt shingles. The detail sheet of the plans shows a section for the guttering and rafter tails; brackets are extant (Appendix C).

Modifications to the original structure were made during the first two decades after the Teetor’s took occupancy of the home. Mr. Teetor and Mr. Werking had an established relationship that continued throughout their lifetimes and any additions or modifications would have been planned by Mr. Werking under Mr. and Mrs. Teetor’s direction. The rounded conservatory located on the east end of the house, with its glass floor and ceiling, was removed sometime after 1921. Interior access to the conservatory was through a set of French doors in the dining room and through an exterior door located on the north side of the room. This exterior door led to a series of concrete steps that followed the curve of the room and led down a series of steps to the service drive (Appendix A, PhotoA3-4). There is no notation for heating in the construction documents for the room and therefore the room would have been cold and may have been prone to leaks. (Appendix C, page 3).

The original conservatory was removed and a larger, three walled conservatory was constructed that retained the original access from the dining room and provided additional access from the pantry; a door to the garden was not included in this remodel. This addition was built with a solid roof and tiled floor and provided an extension to the dining room and a warmer, sunny room overlooking the garden below the hill. An article in the Richmond Item in October 1928 shows a photograph of the home with the new
conservatory. Plant material surrounding the front of the room appears mature which may serve to estimate the date of construction to be prior to 1925.

The house was originally constructed with a covered veranda that extended 47’8” along the front and incorporated a port cochere at the central arrival point. The west end of the veranda was enclosed and converted into a four season room opening into the living room; no records indicate whether this occurred during the Teetor occupancy. Due to the unified detailing of the room, the seamless merger with the living room and similarity to the new conservatory, we can presume this construction occurred during the conservatory project.

The original drawings for the house show a 10’ X 5’ covered back terrace off the central hall of the house. Located directly above this terrace was a balcony with access from a second floor bathroom; this balcony was eventually enclosed and converted into a sleeping porch. Early photos of the north side of the house show a terrace spanning the entire width of the house, with a brick balustrade and stone cap (Appendix A, Nettle Creek Museum, Photo A3-5). Photos of the house under construction show the original intent was carried out and the addition of the expansive terrace may have been constructed in conjunction with the boat/bath house addition (PhotoA2-13). Expansion of the terrace provided additional space below and adjacent to the basement “auto room.”

Additional modifications were made that affect the circulation from the interior to exterior spaces; an exterior door from the library has been bricked in and the landing converted into a storage closet, however it is not known whether this occurred during the period of significance.
The design and setting of the home dominates the surrounding neighborhood; it was sited such that it maximizes views into the landscape from the home. The placement and size of windows throughout the home frame views into the landscape. A series of seven small, nine paned windows were originally specified for the north windows of the library. Irregular pencil lines, evident on the construction documents, show an alteration to the plan allowing for three large windows instead. Perhaps this is evidence of the collaboration between the architect and client who wanted to maximize views to the north (Appendix C, page 8).

**The Driveway**

The driveway to the front of the house breaks from the line of the Turnpike Road into a graceful, narrow sweeping arc and up a low rise toward the home. Construction occurred during the overall construction project for the home and was finished with a four inch border of concrete edging. The service drive extends directly north from the main gate and sweeps toward the back of the home. This portion of the drive required a cut into the slope on the east side of the home; the fill would have been used to level the drive and to establish a terrace above the area of the formal garden. Evidence suggests the driveway surface was originally composed of aggregate; asphalt may have been installed at a later date.

**Boat/Bath House**

One of the more significant additions to the home was the expansion on the north side which included the terrace previously mentioned and construction of the boat/bath house.
The structure of each is joined by a tunnel running underneath the service drive. This tunnel provides access to the interior room of the structure from the basement of the house. A real estate listing from 2006 identifies the structure as a bath house; local residents refer to it as a boat house. Mr. Tom Teetor suggested in an interview that it was his grandfather’s “shop and forge” and a room to “tinker.” Upon examination of the room, no evidence was found to suggest that it may have been used for either boat storage or changing rooms and may have been, indeed, a utilitarian room for an inventor.

The exterior of the structure is faced with brick similar, if not identical, to the brick of the house, blending seamlessly. The flat roof serves as a terrace and commands an expansive view to the landscape beyond. The surface of the roof is formed of reinforced concrete and was previously faced with decorative tiles (Appendix A4-8). A brick balustrade surrounds the perimeter of the roof with an opening on both the north and south side for access. The balustrade is identical in design to the balustrade along the expanded terrace of the house. This detail may indicate that the expanded terrace and boat/bath house were designed and constructed as part of a single project.

The openings in the balustrade appear to be in alignment with the central hall of the house; however, due to the tightness of the drive and elevation of the back terrace, a direct path was not feasible. Access to the terrace from the house is indirect and down a set of steps at the west end of the back terrace and then across the service drive to a set of simple brick steps leading up to the terrace. From the opening in the balustrade on the north end of the terrace is a landing from which a pair of stairs descends to a secondary landing of similar proportions and then turns for the final descent to the garden level.
This set of stairs offers a dramatic entry into the area immediately surrounding the lake and to a path that led along the lake and into the landscape toward the honeymoon cottage.

On the north face of the structure and between the stairs is a pair of recessed arched niches flanking a larger arched niche suggesting a central doorway. An early photo shows an urn in each of the smaller niches and a bench situated directly in front of the suggested doorway (Appendix A3, photo 5). No photographic evidence was found to indicate that these were ever windows and door; from the interior, the structure of poured concrete conceals the area where these openings would occur. Perhaps a greater plan was intended and discarded prior to construction of the lakes. (See Photo A-16, Existing Conditions).

The Lakes

As previously mentioned, no overall plan or drawings were found that would indicate the entire landscape was constructed at one particular time. However, the most informative clue for the construction of the landscape to the north of the home is an article published in The Richmond Item, dated August 17, 1928 (Appendix E, Article 13). This article informs the reader that Mr. Teetor had grand plans for a “beautification project” and provides an approximate date of construction. The article states that Mr. Teetor intended to construct two lakes “one flowing into the other through a narrow passage, in a 72 acre grove near the residence.” The reference to a 72 acre grove may have been an editorial approximation; “the grove” may be referencing a distant grove of trees evident in an early photo of the bungalow (Appendix A2-5). The short article explains how the two lakes
will be stocked with “bass, trout, and perch” and one being designated as a hatchery. A nine-hole golf course, mentioned in the article, was never constructed.

When analyzing a historical map from 1874 it is apparent that the Nettle Creek stream had a distinct meander within close proximity to the ridge along the west side of the property. When comparing this map to an 1893 map, it is evident that the stream had been straightened prior to creation of the later document (See Contextual Figures 2-2 and 2-3). The reason for straightening the stream is uncertain, however an early photo shows a German style barn existed on the ridge at the time the bungalow was moved and the Lightcroft Home constructed (See Appendix A2, photos 9 and19). This suggests perhaps that the stream was altered to provide a dry lot for livestock prior to 1893. Regardless of the intent, the original stream bed may have been evident during the period of significance and provided a low spot which retained water; the present form of the lakes is similar to the meander apparent in the 1874 map. The periodic presence of water may have been seen by Mr. Teetor and Mr. Werking as an opportunity to enhance the area with the creation of the two lakes.

The dominant features within the landscape north of the home are the lakes which provide a natural scenic quality to the site and contrast the formality of the carefully composed formal garden to the east and front of the estate. Although originally constructed as two lakes, they can be viewed as a single form that draws the eye deeper into the landscape.

The lower lake meanders following the adjacent ridge and was approximately 300’ in length before being bisected by a turf dam sometime after the period of significance. The
The upper lake continues the meandering line of the lower lake opposite the dam and bends in north easterly direction toward Nettle Creek. The lake extends approximately 145’ before circling around an island of approximately 4,000 square feet. The lake is approximately 45’ at its greatest width and narrows to approximately 15’ along the back of the island where a shelter associated with the Japanese Garden is extant. The bank of the lake is currently free of plant material, however photos from the period of significance show there was a dense planting of evergreen and deciduous trees to the very north end of the lake (Appendix A4, photo 1). This planting contained the view of the Japanese Garden and served to screen the view of State Road 38. Additional plantings along the bank and the island are evident in historic photos; most notably is a large shrub and a weeping willow planted at the southern most point of the island. The existing conifer is not associated with the period of significance due to the apparent level of maturity. The shoreline around the lake across from the island does not appear to have been heavily planted, however there are a variety of conifers and deciduous trees evident in early photos. Although no date for these photos was determined, they can be associated
with the period of significance based on the size and maturity of the plant material (Appendix A3, photo 7 and 8).

The lakes are an integral part of the landscape and provide each of the residences with the sense of a private lake retreat. The dense backdrop of the Nettle Creek stream bank contains the view and screens the line of the State Road 38 and Hagerstown beyond. The meandering form of the lakes contributes to the sense of an expansive natural body of water and provides a picturesque setting.

The Japanese Garden

The date of construction for the Japanese Garden is unknown; however since no mention of it was made in the Richmond Item article in August of 1928 we can presume that it was constructed sometime after publication of this article. An aerial photograph taken prior to the construction of State Road 38 in 1935 shows the faint outline and reflection of the upper portion of the lake; however no visible roof line of a structure is apparent. (Appendix A1, photo 1). Although the local newspaper, the Hagerstown Exponent, reported weekly on the news of the community in the “Local Matters” column, no mention of the construction of this garden was found; further study is recommended. Evidence indicates that the features may have been shipped from Japan and that the Torii Gate was associated with Hiroshima. Regardless of when it was built, the garden can be associated with the period of significance based on historic photos and home movies. Charles J. Teetor, in his book Charley Teetor’s Hometown, informs us that the Teetor’s

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7 Interview, Chuck Winter
traveled extensively and made a trip to China; when this trip occurred and what specific sites they visited is undetermined.⁸

The garden is identified as a Japanese Garden with Chinese influences. The Torii Gate is associated with the “floating” torii at Itsukushima Shrine near Hiroshima and can be categorized as a Ryōbu-style, a type of torii whose central pillars are reinforced on both sides by posts. The construction and ornamentation of the bridge is more closely associated with a Chinese style structure. The teahouse is influenced by Chinese architectural ornamentation and is similar in construction detail to the bridge.⁹

The features of this garden are the Torii Gate, an arched bridge and a tea house and all are associated with the period of significance. Little alteration has occurred since its depiction in early photographs, the exception being the removal of a portion of the railing around the tea house and the paint color. Trees and shrubs around the perimeter of the lake and on the island have been removed as well as a wisteria arbor that once stood on the east bank of the lake near the Torii Gate. Fu dogs flanking the entry of the tea house and a stone lantern are non-extant (Appendix A4, photos 1, 2, 3, and 5).

The Japanese Garden has become a landmark to the community of Hagerstown and to anyone driving along State Road 38. Mr. Winters has carefully maintained the structures and the stone work surrounding the island. From within the landscape, the garden provides an exotic destination and may have served the Teetor’s as a reminder of their travels.

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⁸ Teetor, Charles J., p 154
⁹ Interview, Takuya Sato
The Waterfall

Adjacent to and west of the boat/house structure and built into the side of the ridge, is a waterfall feature constructed of stratified rock. This feature is nestled below the contour of the ridge facing northeast and extends for approximately 50’. Stratified rock is set into the slope and descends in layers approximately midpoint down the rise. At the central point in the slope, the rock becomes more steeply placed and overhangs a concave basin below. The concave basin is lined with stratified rock and does not appear to contain a depression which would allow for water to accumulate; however, due to the debris it may not have been evident during initial and subsequent investigation. Historic evidence suggests there was a stone lined runnel with a slight meander that directed water toward the lake. An additional grouping of stones where set into the bank that provided a small cascade before emptying into the lake.

Early evidence represents the surrounding slope with an assortment of flowering trees, shrubs and low ground cover which would have enclosed the falls in a canopy of shade (Appendix 3, photo 5). Evidence suggests that a statue of a boy and his dog was positioned above the falls.\textsuperscript{10} No historic photo of the statue or of the falls was found representing this feature in its full and final form.

Creation of this feature required excavation into the side of the slope and the strategic placement of rocks that give a naturalized appearance to the feature and served to regulate and disperse the trickling flow of water. Prior to construction of the dam across Nettle Creek there would have been an abundant supply of rock within the stream

\textsuperscript{10} Interview, Tom Teetor
channel, evident in early photos (Appendix 2, photo 20). We can presume that rock from the stream was used to construct this feature.

A source of water does not appear to be natural and may be associated with the irrigation network. Within close proximity of the feature and on top of the slope is a water faucet identical to those found throughout the property. Lower on the slope and closer to the boat/bath house is an irrigation valve which further supports the irrigation theory. The waterfall provided an aesthetic quality that would have been audible from the terrace and added to the peace and tranquility of the setting (Photos A30 and 31).

Storage Tank Cellar

Approximately 100’ north of the waterfall feature is an opening in the side of the slope that leads to a cellar. The cellar contains a large tank claimed to be a railroad tank car.11 A series of pipes running from the tank indicate that it may have been used as a water holding tank for an irrigation system; however, this has not been verified, further study is recommended. Regardless of its function, the construction effort required to install such a tank was significant and resulted in a change to the topography. The entrance to the cellar is lined with stratified rock in mortar and is similar in appearance to the rock of the waterfall feature and other features located around the site. A series of stone steps lead from the opening of the cellar and up the slope to the roof area of the cellar. A round plinth is located above the subterranean room and may have been a vent or perhaps an opening to allow for the filling of the tank (Photos C10-12).

11 Interview, Monty King
The Artesian Wells

As stated in the Richmond Item article, “Water for the lakes will be furnished by four artesian wells, drilled last year, and there will be an outlet into Nettle Creek. The wells have a capacity of 2,500 gallons per minute.” From this statement, we can conclude that Mr. Teetor had been planning his “beautification project” prior to 1927 and began construction prior to 1928. The four wells are located within close proximity to the lakes and continue to flow as originally intended.

The first well, closest to the home, is located directly below the ridge and east of the boat/bath house near the base of the eastern series of stairs to the terrace. The opening is protected by a simple, rock and mortar surround and is approximately two feet in diameter; there is no apparent runnel that directs the flow to the lake.

A second well is located on Property C and is approximately 84’ from the opening of the cellar and adjacent to the edge of the lake. This well is a stone and mortar structure and is referred to as the “spring house”.12 The structure is composed of stratified rock and mortar and contains a square basin with four stone and mortar posts at the corners. Water collects in the basin and overflows between the two posts closest to the lake. The basin is covered with five wooden beams, two similar beams span between the two posts closest to the lake and the two posts adjacent to the lawn. Below this feature is a grouping of scattered stones that descend into the lake forming a short pier, the function and purpose is unclear. The bank of the lake directly south of this well has been fortified with a stone.

12 Interview, Martha Haining
and mortar construct. No early photographs were found that would indicate whether this structure is original to its current form (Photo C-5 and 6).

Located on the Property D are two wells associated with the Japanese Garden that flow into the upper lake. The first is located adjacent to a Tori Gate and flows from beneath a berm constructed of stratified rock and mortar. Water from this feature originally flowed from the top of the berm and cascaded down the face of the rock and into the lake. No photographs were found that clearly represent this feature in its original form. The second well associated with the Japanese Garden is located approximately 136’ north of the first and is constructed with a stone and mortar surround with two cascades of formed concrete that serve to direct the flow of water into the lake. The structure is a simple stone and mortar construct that provides a soft audible sound and enhances the experience of being on the island (Photo D-7). The four wells provide a whimsical and functional quality to the landscape and continue to feed the lakes with cold spring water.

**The Nettle Creek Waterworks**

The waterworks project encompassed the immediate ten and a half acres of the landscape surrounding the home and is a reflection of the broader landscape beyond the confines of the property. The Nettle Creek Watershed and Teetor Town were Mr. Teetor’s home during his formative years and located a short distance upstream from the Lightcroft property. The overall project consisted of the lakes, the streams, and the powerhouse with its water wheel, the dam and the cascading falls; all come together seamlessly. Water was a theme at Lightcroft, from every vantage point there was a view of either the natural stream or the constructed naturalized features of the waterworks. Although
somewhat compromised by the years of degradation, all characteristics of this large project are visible and can be appreciated.

The project began with the construction of the four artesian wells in 1927 and ended with the completion of the Powerhouse in 1933. Various dates are inscribed on structures associated with the project that indicate that the overall project was completed in stages. A footbridge leading from the formal garden has the year 1928 inscribed on the south side and the Powerhouse has the year 1933 inscribed above the door. This indicates that a general plan was developed for which drawings may have been completed prior to breaking ground; however, no evidence of plans exists. An aerial photograph taken prior to construction of State Road 38 is the best record of the completed waterworks project, no exact date is identified. Based on analysis of this photo and additional information contained in this report, the photo may have been taken during the spring or summer of 1933 or 1934 (Appendix A1-1).

The Powerhouse was constructed of stacked stratified stone and mortar and is partially sub-grade to allow for the waterwheel and associated concrete basin. The waterwheel is 12’ in diameter and 3’7” in width and constructed of steel. The dam on Nettle Creek was constructed to power the wheel and may have provided sufficient water pressure to turn such a wheel. Evidence indicates that the constructed point of the island was lost during the period of significance. This failure may have caused the water level to drop to a point where the ratio of water necessary to rotate the wheel was lost. During the period when the wheel was functional, regular maintenance would have been necessary to assure proper operation of the wheel and the mechanical components required to generate
electricity or pump water for the irrigation system. Before design and construction of such a feature it would have been essential to have consulted with an engineer.

After construction of the waterworks was completed there is no evidence of any other large scale projects, it was time to rest. The formal garden had been established by 1921, the lakes were stocked with fish, the waterwheel turned and tea was served. The flow of water, from the trickle of the artesian wells to the roar of rushing water over the dam, would have been audible in all settings within the landscape.

The Meadow:

Between the Nettle Creek Stream and the lakes is a long expanse of lawn. The earliest and only record of the lawn is an aerial photograph that represents the bank of Nettle Creek clear of vegetation and immature trees planted throughout the area.

The Formal Garden:

The formal garden was a definitive statement of the socio economic status and sophistication of the Teetor Family during the first half of the twentieth century. Visible to all travelers along Turnpike Road the composition of the garden, the Tudor Revival home and the elegant Teetor Bridge, served as an imposing western gateway to the thriving town of Hagerstown, Indiana.

The formal garden preceded the construction of the waterworks project and may have existed prior to construction of the large home. Evidence represents the area of the formal garden with a clearly defined square, similar to the overall dimension of the formal garden; this may have been an earlier garden during the Bungalow period (Appendix A2,
Evidence represents the garden as an arrangement of well composed planting beds and pathways set on axis with a central water feature. A photograph from a Teetor Family album provides a record of the mature garden in August 1921. The garden was located below the terrace of the service drive where the foundation of the central basin, extant, provides a reference point for the elaborate layout of the garden.

*Circulation paths:*

The primary entry into the garden was down a set of narrow concrete stairs from the service drive. These poured in place concrete stairs are simple and unadorned with a 7” rise and a 10” run, descending approximately 4’ 1” from the edge of the service drive; the stairs are in alignment with the central basin.

A second set of similar stairs is extant and within close proximity to the home. These stairs have a similar construct and led more directly to the tea house. Evidence suggests that a pathway along the west edge of the formal garden led toward the general direction of these stairs.

Pathways define the intended circulation patterns within the garden and are laid out in grid pattern off the central basin. The surface of the pathways appears to have been an aggregate; later evidence suggests these paths became overgrown with turf. No evidence was presented to suggest the use of edging to contain the aggregate. The width of the pathways is estimated to be approximately 3’; this is based on the width between concrete foundations associated with the pergola and the path alignment to the entry to the tea house.
The path leading east and away from the central basin is in alignment with the entry stairs and leads to a small formed concrete arch bridge with a stone and mortar finish. This bridge has the year 1928 inscribed on the south side and marks the current edge of the property boundary. This bridge was constructed as a component to the waterworks project previously discussed.

From the central basin and leading north the pathway extends approximately 25’ before coming to the edge of the formal garden. From this point the path breaks from the rigid formal lines and begins to meander toward the tea house. This break designates a transition from the formal to the more intimate setting of the tea house.

**Structures:**

On a north south axis from the central basin are two structures, non-extant, that served to define the boundary and the transition spaces of the garden; the pergola and the tea house. Leading south from the central basin approximately 25’ is the central entry to the pergola structure. Evidence suggests this structure was composed of seven sets of Doric columns with a lattice roof to support vines and was open at each end to accommodate a perimeter pathway. The exact form of this structure is undetermined; evidence suggests that either end of the pergola may have terminated in a triangulated form and there were a set of columns extending away from the central access point. Further study is recommended to determine the true dimensions of the structure. This feature was a significant component to the overall formal garden and served to anchor the garden to the south edge of the property. The form of the structure extended approximately 50’ along the boundary and gave a sense of enclosure and privacy to the garden.
The tea house, located to the north and not on axis with the central basin, was constructed of eight Doric columns with a low hipped roof and built upon a foundation of poured concrete foundation with eight sides of unequal proportions, extant. Panels of lattice screens enclosed the structure on five sides and provided privacy and forms for vines. The screens were composed of 2”x 2” lattice on square with 6” openings. The tea house structure was a significant character defining feature to the formal garden that provided a destination for rest and repose and an additional room for entertaining.

*Planting Beds:*  
Eight definitive planting beds were located within the garden and were similar in dimensions; their shape variation was dependent on the adjacent features. Of the eight, four central planting beds were uniform, approximately 16’ x 30’, and conformed to the spatial arrangement of the central basin. These beds established a formal hierarchy for plant material contained within and emphasized the central water feature. Pathways intersected with the primary paths on axis with the basin and separated the primary and secondary beds. These secondary beds emphasized the established hierarchy and provided a transition to a pergola structure at the south edge of the garden and the increasing form and structure of the plant material to the north. The eight planting beds were contained within a low hedge along the east and west boundary emphasized by a perimeter path.

Beyond the west boundary hedge the slope of the lawn adjacent to the stairs rises in alignment to meet the grade of the service drive. A cut into the slope was made during construction of the driveway; the fill was used to create a level service drive and the slope
into the lower garden. From within the garden, the slope becomes a unified expanse of lawn; the driveway becomes less evident.

Beyond the east boundary hedge the topography remains level before dropping to the stream. This level area is bisected by the east west pathway on axis with the central basin. A basin identified as the Lily Pond, extant, was situated within the south east corner of the garden and is enclosed by the low hedge and a grouping of shrubs with a variety of form and structure. Along the stream and north of the pathway, the narrow strip of ground was planted with columnar trees that screen a portion of the view toward town and framed the view of Teetor Bridge. Between the trees were planted low growing deciduous trees; crabapples were apparent in early evidence, the form of these trees correspond with the crabapples.

*Plant Material*

Evidence suggests the dominant plant material within the primary planting beds was composed of roses and bulbs; dwarf conifers punctuated the junction of pathways. The boundaries of the planting beds were accentuated with a narrow expanse of turf that followed the perimeter of the beds.

Secondary beds were planted with a variety of shrubs, perennial blooming plants and vines trained along the expanse of the pergola.

*Water Features*

Two water features were contained within the perimeter of the formal garden, the central basin and the Lily Pond. Foundations for both are extant and serve to define the formal
spatial arrangement of the garden. The central octagon basin is constructed with a limestone surround and is extant. This feature was the central focal point for the garden and contained a small sculptural element from which water trickled. Plants are evident growing from within the limestone border, suggesting an interior basin that held water for the sculptural element.

The Lily Pond foundation was composed of poured in place concrete with a limestone and brick surround. No evidence indicates the existence of a spray feature. Adjacent to this basin is an irrigation faucet indicating the source of water.
**Existing Conditions**

Analysis of existing conditions was documented over a period of two years with photographs showing the various landscape features and surrounding context at different times of the year. For the purpose of analysis, the property that made up the Lightcroft Estate in 1952 was divided into four sections that correspond with the existing property boundaries and are identified as follows:

**Property A:**  Parcel Number 16-22-200-206.000-11  
15692 Turnpike Road, Hagerstown, IN  47346  
Mary Ann C. Turner, Owner

**Property B:**  Parcel Number: 16-22-200-202.000-11  
Address: State Road 38, Hagerstown, In  47346 *(Vacant Land)*  
Marjorie Teetor – Meyer, Owner

**Property C:**  Parcel Number: 16-22-200-205.000-11  
Address: 45 Tidewater Road, Hagerstown, IN  47346  
Saad Ashoor, Owner – *(Monty King, resident during initial site visit)*.

**Property D:**  Parcel Number: 16-22-200-204.000-11  
Address: 55 Tidewater Road, Hagerstown, IN  47346  
Joanell A. and Charles A. Winters, Owners
Each of the properties was evaluated using the following eight characteristics defined in 
*The Secretary of the Interior’s Standards for the Treatment of Historic Properties* with 
*Guidelines for the Treatment of Cultural Landscapes:*

- Spatial Organization
- Topography
- Circulation
- Vegetation
- Views
- Water Features
- Buildings and Structures
- Small-scale Features

Measurements of the features within the area of the formal gardens, located in Property A, were conducted under the supervision and guidance of staff from the Ball State University Graduate Program in Historic Preservation. From these measurements, a general layout of the formal garden area was determined.

Assessments of existing features were rated according to their good, fair, or poor condition as defined in *A Guide to Cultural Landscape Reports:*

**Good:** indicates the cultural landscape shows no clear evidence of major negative disturbances and deterioration by natural and/or human forces. The cultural landscape’s historical and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

**Fair:** indicates the cultural landscape shows clear evidence of minor disturbances or deterioration by natural and/or human forces, and some degree of corrective action is needed
within three to five years to prevent further harm to the historical and or natural values. Physical and historic character of the feature, if left uncorrected, will degrade into a poor condition.

**Poor:** indicates the cultural landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural areas.

**Unknown:** indicates that not enough information is available to make an evaluation.

**Site Analysis**

Site analysis of the Lightcroft Estate involved defining the period of significance based on available records. Features within the landscape were assessed to determine the relationship to the period of significance and the changes that may have occurred during this period.

**Treatment Plan**

The treatment plan for this report was guided by *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. The four treatments outlined in this document are: preservation, rehabilitation, restoration, and reconstruction. The information contained in this report is presented with the intent of preserving existing features.
Recommendations for Further Study

This report focuses on the preservation of existing landscape features of the Lightcroft Estate. The information presented in this report will serve to enable development of plans that focus with any of the remaining approaches to a cultural landscape report, specifically rehabilitation, restoration, and reconstruction.

Study Boundaries

The Lightcroft Estate is located ¼ mile west of the Hagerstown Corporation Limits in north east Wayne County, Indiana. Prior to subdivision in 1952, the estate was bordered by State Road 38 to the north and east, Turnpike Road to the south and Tidewater Road to the west. See Figures 1-1 through 1-4 for illustrations of the study boundaries and the regional context.

Summary of Findings

The Lightcroft Estate is significant for its association with the Country Place Era in landscape architecture. It was constructed under the direction of Mr. and Mrs. Teetor with the services of a local architect Charles E. Werking and a local engineer John W. Mueller. The existing features posses a skillful level of construction, in particular the masonry and stone work of structures associated with the waterworks, Japanese Garden and formal garden. The majority of existing features posses a high level of integrity and are sufficient to inform recreation of the landscape as it appeared during the period of significance. Preservation of these features is recommended to aid future recreation and reconstruction efforts.
Property A

Preservation of the existing features within this property requires removal of debris and soil that has been allowed to accumulate within the two basins, patching of concrete on the two stairs leading from the upper level of the house down into the garden and removal of asphalt in the driveway to reveal the concrete curbing. Removal of vegetative material covering the foundations of the Tea House and the Pergola are recommended so as to provide a reference point for future recreation of the garden. Removal of turf in apparent areas of footpaths is recommended to determine the width and distances of each path.

Tuck pointing of masonry on the two bridges leading to the island is recommended. The stone stair leading from the back drive to the lower area near the stream is in good condition however restacking of the stone is recommended.

Removal of vegetation surrounding the waterfall feature is recommended to reveal the stonework. Removal of the soil and turf is recommended to reveal the stream from the falls to the lake (See Photo, Appendix A4-7).

The iron fence along the south and west perimeter of the property retains a high level of integrity with some apparent damage to some the gate nearest the intersection of Tidewater and Turnpike Road; tuck pointing of the masonry at each of the gates is recommended and stabilization of the foundation at the eastern most post is recommended.

The shoreline of the lake has been altered due to the construction of a turf dam; to recreate the expanse of the lake which was originally intended removal of this dam is recommended. Sediment has been allowed to accumulate, dredging of the lake may be necessary to provide the
necessary depth of water to provide habitat for the species of fish that may have been the original intent; this requires further study.

Film footage of the formal gardens during the period of significance show the plantings of the formal garden were comprised of spring bulbs and roses.

**Property B**

Holes in the dam crossing Nettle Creek are apparent. Extensive repair is necessary to insure the stability of the dam and to retain the overall function of diverting water to the waterwheel. A mature tree situated on the point of the island is leaning toward the stream, removal of this tree is recommended to prevent further compromising the tip of the island. The original constructed point of the island is non-extant and as a result the water level is lower than originally intended. Reconstruction of this point will require a further study.

The stone retaining wall on the west bank of the stream and along the race shows a high level of integrity. Removal of vegetation and mortar analysis is recommended. Stones set in concrete along the east bank show a poor level of integrity; removal of vegetation and resetting of stone work is recommended to insure stability of the bank. Although no historic photos are presented in this report to represent an accurate representation during the period of significance of this side of the stream, the suggestion of an exposed detail is apparent.

The structural condition of the powerhouse appears to be in sound condition; however loss of gutters, windows and deteriorating roof shingles compromise the structural integrity of this feature. In addition to correcting these issues, tuck pointing is recommended to further stabilize this structure for future restoration of the mechanical. Restoration of the mechanical wheel and motor require further examination. Restoration of the feeder slough also requires further
examination to determine whether it was a covered culvert or an open air slough (see photo Appendix A3-11).

**Property C**

Stonework retaining walls along the western slope and the retaining wall along the western bank of the lake appear to retain a high level of integrity. The stone masonry of the spring house retains a high level of integrity, however further investigation of the roof that may have covered this structure requires further investigation. No photographs were found showing the original roof as described during interviews with Martha Haining.

The subterranean pump house and the apparent stone work appear to retain a high level of integrity. Further investigation is required to determine the original intent of this feature and the vent/stone work apparent on the exterior of the roof.

**Property D**

The architectural features associated with the Japanese Garden retain a high level of integrity due to the care and maintenance of the present owner.

As with the other lakes, dredging of the lake is recommended to recreate the depth that was originally intended and to lower the water level as represented in early photographs (see photo Appendix A3-7). Further investigation of the waterfall feature is recommended to determine the layout of vegetative material and the structure of the feature.

Original plantings surrounding the Japanese Garden have been removed or not replaced as necessary to retain the original intent. Further investigation of what may have been present during the period of significance is recommended to determine an appropriate planting plan.
Figure 1-1
Indiana state map. Wayne County highlighted in red  By Author
**Introduction - Context Maps**

**Figure 1-2**
Wayne County Map, Jefferson Township highlighted. *(Wayne County Plat Book, January 2007)*
Introduction - Context Maps

Jefferson Township

Figure 1-3
Jefferson Township, Hagerstown highlighted. (Wayne County Plat Book, January 2007)
Introduction - Context Maps

Figure 1-4
Hagerstown, Indiana, Lightcroft properties highlighted. (Wayne County Plat Book, January 2007)
Wayne County and Jefferson Township

Hagerstown, Indiana is located in Jefferson Township in the northwest quadrant of Wayne County. The area is within the southern portion of the Tipton Till Plain. The geography of East Central Indiana was formed as the last of the glacial sheets melted at the end of the last ice age, approximately 700,000 years ago. North of Hagerstown, the topography is a combination of rolling hills leading to flat plain. This change in topography represents the meeting of two geographic regions - the Tipton Till Plain to the north and the Dearborn Upland to the south. The southern edge of the Tipton Till plane reaches into northern Wayne County stopping at the highest elevation within the state at 1,257 feet.¹

Prior to Indiana becoming a state on December 11, 1816, the area of Wayne County was a portion of the greater Northwest Territory and was inhabited by Native

¹ Websoilsurvey.nrcs.usda.gov
Pioneer Settlement

Pioneers found access into the Northwest Territory difficult due to the dense woodland and difficult terrain. The Whitewater River Valley, in the south east corner of the territory and the first river system west of the Ohio border that connects to the Ohio River, was a primary gateway for settlement in the territory. Pioneers from the east floated down the Ohio River and followed the valley northwestward to the rich prairies and woodland areas within the watershed. The river forks near present day Brookville in Franklin County, where and early settlement was established. The east fork continues north through Union County to the eastern portion of Wayne County and the west fork meanders from Brookville through Franklin, Fayette, and into western Wayne County. The West Fork became the earliest eastern boundary for the town of Hagerstown. Nettle Creek, a tributary, meets the West Fork of the Whitewater River south of town and borders the Teetor property (Figure2-1).

Greenville Treaty

A sequence of treaties opened the territory for settlement; the first was marked by the signing of the Greenville Treaty in 1795. After a decisive battle over Native Americans at the Battle of Fallen Timbers, President George Washington directed

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2 Jones, James R., Early Peoples of Indiana, Indiana Department of Natural Resources, 2008
General Anthony Wayne to negotiate a treaty with tribal leaders which would establish a new boundary within the Northwest Territory for settlement. The treaty created a boundary line that extended from Fort Recovery, Ohio in a southwesterly direction to a point on the Ohio River across from the mouth of the Kentucky River. All land west of the treaty line was recognized as belonging to Native American tribes. This treaty line enters the northern boundary of Wayne County approximately five miles west of the Indiana/Ohio boundary line and continues through the county crossing within three miles of present day Richmond, the county seat.³

Until the signing of the Greenville Treaty, the area was occupied with fur traders and pioneers who were willing to endure the hardship of clearing woodlands and the threats of a hostile territory. After the signing of the treaty, news of rich soil, numerous streams and abundant natural resources brought settlers from the south and east. The Quakers were the first group of permanent settlers to arrive from North Carolina where the high costs of property discouraged further settlement and because of their fundamental opposition to slavery.⁴

**12 Mile Purchase**

Within a few years, the demand for land and the increase in population sparked a renegotiation of the established treaty line. In 1809, settlers negotiated with Native Americans to purchase land twelve miles west and parallel to the existing Greenville Treaty Line and with the assistance of Governor Harrison established a new treaty

³ History of Northeastern Wayne County, Indiana, ⁴ History of Wayne County, Indiana together with sketches of its cities
boundary known as the Twelve Mile Purchase. This treaty line allowed for further western settlement within close proximity of present day Hagerstown (Figure 2-2).

Teetor History

The first member of the Teetor family to arrive in Jefferson Township was Abraham Teeter (formerly Dieter) who with his wife Elizabeth and a group of Pennsylvania Deutch, traveled from Morrison’s Cove, Pennsylvania in 1823. A settlement known as Elizabethtown had been established and was later reestablished as the town of Hagerstown in 1832 by a group of settlers from Hagerstown, Maryland. The town became the northern terminus of the Whitewater Canal in 1840, connecting the community through a series of locks to the Ohio River and the commerce of Cincinnati.

Charles N. Teetor was born on December 15, 1870 to Zachariah and Barbara Teetor, son of Abraham, and was the fifth child of nine. His father operated the family flouring mill along Nettle Creek. The community that developed around the mill became known as Teetor Town and had three mills in operation at the time of Charlie’s birth. Charlie’s father was an accomplished tool maker and millwright who passed these skills on to his sons. Teetor Town was located approximately one mile north of the property that would become the Lightcroft Estate (Figure 2-3 and 4).

At the age of twelve, Charlie’s mother died and in the same year a drought and previous debts from improving the mill forced his father to declare bankruptcy. The

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5 Teetor, Charles. Charley Teetor’s Home Town p. 57
6 Exponent, May 19, 1910, Local Matter Column
7 Teetor, Charles. Charley Teetor’s Home Town p. 91
family experienced financial strain as a result of losing the mill and moved into a home on the south side of Hagerstown away from the Teetor Town community. To offset some of the financial strain of losing the mill and reduce family expenditures, Charlie became a “bound boy” to a local farmer for a three year contract for $50.00 per year at the age of thirteen. To help with the care of the younger children and home Mr. Teetor hired a housekeeper, a Mrs. Werking.8

After completing his three year contract as a “bound boy”, Charley Teetor became a local carpenter and worked at the trade for two years. During this period, the elders of the church acknowledged his skill and work ethic and agreed to sponsor his tuition to the National Normal College in Lebanon, Ohio. After a year of training he received his teaching certificate and returned to Hagerstown to teach. School terms were six months and the remainder of the year he worked as a house carpenter. After two years of teaching, he and his father left Hagerstown for an employment opportunity with the Standard Bicycle Factory in Indianapolis. By the spring of 1892 he relocated to Muncie, Indiana where he established a bicycle repair business and remained until the spring of 1894. He then moved to Newcastle, Indiana where he continued as a bike mechanic with the Schoppe Manufacturing Company and designed the Alcazar Bicycle. While in Newcastle he built a prototype for the Railway Cycle, a four wheel self propelled vehicle that enabled railroad inspectors to travel great distances within

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8 Teetor, Charles. Charley Teetor’s Home Town p. 120
a day. During the fall of 1894 he moved briefly to Shelbyville and further developed his design for the Railway Cycle returning to Hagerstown in January of 1895.  

Leora E. Nicholson-Teetor was born on July 24, 1871 to Thomas and Mary Elizabeth Macy Nicholson, of Quaker decent. Both parents died within a year and very early in their children’s lives leaving Leora and a sister orphaned. She and her sister were adopted by Colonel John Hartley, veteran of the Civil War and a prominent citizen of Hagerstown. Charley Teetor pursued Leora in courtship and on August 6, 1892 they were married in the Hartley home and established a home in Muncie. They raised a family of four boys and one girl at Lightcroft.

Upon their return to Hagerstown in 1895, members of the Teetor family and Colonel Hartley invested in Mr. Teetor’s Railway Cycle Manufacturing Company and in 1904 the company was renamed The Light Inspection Car Company. Sales were brisk and distribution experienced sales across the United States, Europe and South America. The success of this company provided the income to explore opportunities in the emerging automotive industry. By 1908, they had built and sold a division which was engaged in the manufacturing of small stationary gasoline engines and air compressors under the name of Teetor Motors. After reorganizing in 1913, Teetor-Hartley Motor Company was established and manufacturing expanded to include automotive parts. The production of piston rings became a primary product for the

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9 Teetor, Charles. Charley Teetor’s Home Town p. 128
company and from the continued success with this product The Perfect Circle Piston Ring Company was established.10

In March of 1908, Charles and Leora purchased the property that was to become The Lightcroft Estate from Diana Teetor, widow of Jacob Teeter (Figure 2-4). A German style barn situated on the east side of Tidewater Road on a low ridge was the only structure known to have stood on the property at the time of the purchase (see photo, Appendix A2-9). Although the distance to their home in town was not far, they contracted with Mr. Charles Ellsworth Werking to design a small bungalow where they could retreat from town during the summer and be within close proximity to the factory and the amenities that Hagerstown provided. It was a simple 28’ X 33’ structure of five rooms with a wrap-around porch that provided a cool retreat near Nettle Creek and a favorite swimming-hole (see photos, Appendix A2-1/7).

Within two years and after a tour of Europe, the Teetor’s made the decision to build a permanent home on the site and once again enlisted the services of Mr. Werking to develop the plans. By February 1911, construction drawings were completed for a large Tudor Revival style home. The bungalow was relocated to the north of the barn and became the Teetor family primary residence while construction for the new house was underway (see photos, Appendix A2-8/17).

Werking History

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10 Indiana One Hundred and Fifty Years of American Development, Vol. 3; Roll, Charles; The Lewis Publishing Company, 1931
Charles Ellsworth Werking was born on February 24, 1869 in Hagerstown, Indiana and taught school for two years before entering the carpenter trade. He became a draftsman and foreman for the Werking & Keagy construction firm in Hagerstown before studying architecture through the Scranton Correspondence Schools. In 1905 he took the civil service examination for Superintendent of Public Construction in Indianapolis and was placed on the eligible list. For a short time he was a draughtsman in an office of the “supervising architect” in Washington D.C.  Mr. Werking design and superintended the construction of various schools and institutions within Wayne and Henry Counties. A collection of his drawings for residential, commercial and institutional work are archived in the Wayne County Historical Museum and also the Ball State University College of Architecture and Planning Drawings and Documents Archive.

Mr. Werking designed the first of two homes for the Teetor family referred to in photographs as “the bungalow.” Construction documents for this home are dated March 25, 1908 and are archived at the Ball State University College of Architecture and Planning. This structure was relocated twice and currently stands at 50 Tidewater Road across the street from the former estate. The second residence that Mr. Werking designed for the Teetor’s is a large Tudor Revival style home which stands at 15692 Turnpike Road. Construction drawings for this home are dated February 22, 1911 and are archived in the Wayne County Historical Museum in Richmond; photographs of these drawings are included in Appendix C.
Mr. Werking established his practice in Hagerstown in 1904 using the name C. E. Werking, Architect and designed several homes for members of the Teetor Family throughout his career. He served as Wayne County commissioner and as grand master of the Hagerstown Masonic lodge. In 1918, Mr. Werking established a new partnership in Richmond with bridge engineer John W. Mueller as Mueller & Werking Associated Architects & Engineers (see appendix D).12

11 www.bsu.edu/cap/facilities/archives/collections/practitionercollections/werking/
12 Cooper, James L. ; The Teetor Bridge (Wayne County Bridge #197) and Its Standing for the National Register of Historic Places
Site History - Whitewater River Watershed

Figure 2-1
Whitewater River Watershed, By Author, Base from U.S. Geological Survey State Base Map, 1:500,000, 1974, Indiana Department of Natural Resources, Division of Water.
Site History - Treaty Lines

Wayne County, Indiana

Greenville Treaty Line
Twelve Mile Purchase Treaty Line
Hagerstown

Figure 2-2
Wayne County Map, Jefferson Township highlighted. (Wayne County Plat Book, January 2007)
Site History - Teetor Town

Figure 2-3
Jefferson Township map, *(Courtesy Hagerstown Historical Museum).*
**Site History** - Jefferson Township 1893 and Teetor Property

**Figure 2-4**
Jefferson Township map, *(Courtesy Hagerstown Historical Museum).*
Site History - Hagerstown 1893

Hagerstown, Indiana - 1893

Map not to scale

Figure 2-5
Hagerstown, Indiana *(Courtesy Hagerstown Historical Museum)*
Site History - Aerial Photo 1940

Figure 2-6
Aerial Photo 1940 (Courtesy Hagerstown Historical Museum).
Site History - The Lightcroft Estate

Aerial Photo 1940 (Courtesy Hagerstown Historical Museum).
3 EXISTING CONDITIONS

Introduction

In 1951, the Lightcroft Estate was comprised 31.25 acres along Nettle Creek and located within a quarter mile west of Hagerstown, Indiana. The property was bordered by Tidewater Road to the west, Turnpike Road/Old State Road 38 to the south, the Hagerstown Corporation limit to the east and adjacent property to the north, and was originally purchased in 1908. In 1932, State Road 38 was rerouted through the estate and the portion of the estate north and east of the new bypass was sold. No evidence of improvements or features associated with the landscape exists for the land that was sold.

An article in the Richmond Item, the local newspaper, from August 17, 1928 describes Mr. Teetor’s intention to build a nine-hole golf course (See Appendix E-13). The golf course was never realized and may have been abandoned when plans for relocating State Road 38 became known to Mr. Teetor. The article discusses some of the improvements Mr. Teetor intended, including the construction of two fishing lakes, artesian wells, and a waterworks which included a roller wheel to generate electricity for the estate and a dam
across Nettle Creek to feed the power plant. The article describes the property and the location of the lakes as containing “. . . a 72acre grove near the residence.”; however, there seems to be a discrepancy in the number of actual acres. This article serves to provide an approximate date of the aerial photo in the Tom Teetor collection as occurring sometime after completion of the work along Nettle Creek and before construction was completed on State Road 38 (Appendix A1-1).

The remaining acreage of approximately 10.5 acres was intact until the time of Mrs. Teetor’s death on June 23, 1951 and the eventual settlement of her estate in 1952 when the property was subdivided into four separate lots and sold. These four lots contain the home and the features associated with the landscape and exist today as they were upon settlement of the estate in 1952. For the purpose of this report, the forty-three years that the property was owned by Charles N. and Leora Teetor are considered the period of primary significance.

For the purposes of analysis, the four property boundary lines established in 1952 are used to define zones which contain the primary landscape features. These four properties are identified as Properties A, B, C, and D. Property A is bordered by Tidewater Road to the west, Turnpike Road to the south, Property B to the east and Property C to the north. Property B is bordered by Turnpike Road to the south, State Road 38 to the east and north and Property A, C, and D to the west. Property C is bordered by Tidewater Road to the west and the three other properties to the north, south and east. Property D is bordered by Tidewater Road to the west, State Road 38 to the north, Property C to the south and Property B to the east (Figure 3-1).
Existing conditions are described by eight different landscape characteristics defined in the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. Characteristics that are applicable to this project are identified as: spatial organization, topography, circulation, vegetation, water features, buildings and structures, small scale features, and views. Definitions for these characteristics are as follows:

**Spatial Organization** – The organization and patterns of spaces within the landscape. Spaces are created and defined by elements of other landscape characteristics such as fences, vegetation, buildings, and water features.

**Topography** – The naturally-occurring or human-created shape of the ground plane. The landscape within the boundaries of the Lightcroft Estate is described as lowland and ridge.

**Vegetation** – Trees, shrubs, perennials, turf, and all other vegetative growth within the landscape. This characteristic describes the type of vegetation, its location within the landscape and any specific arrangement or pattern it creates. Few forms of vegetation exist that can be attributed to the Teetor occupancy, the exception being a mature Larix deciduas- European Larch, approximately fifty feet in height.

**Circulation** – Refers to the pedestrian or vehicular pathways that lead through the landscape. Circulation at Lightcroft includes the approach and rear driveways, a pair of cast in place concrete stairs leading into the area of the formal garden and tea house, and paths leading through the landscape as they currently exist.
Water Features – Water features may be aesthetic as well as functional components of the landscape and refers to the naturally-occurring or human-created water features within the landscape. Water features at Lightcroft include the waterworks along Nettle Creek, the fishing lakes, the fountain basins, a water fall on the eastern sloping ridge at the lower lake near the house, a water fall feature at the Japanese Garden, a “spring house,” and artesian wells.

Structures, Furnishings and Objects – A building is considered a permanent, relatively-enclosed construct whose prime function is to provide shelter for people or objects. A structure is identified as a construct used for a purpose other than habitation, such as a bridge, pergola, gazebo, dam. Three structures have been removed from the Lightcroft Estate that contributed to the landscape composition. Foundations for two of these structures exist (tea house and pergola) and could be reconstructed based on historical photographs. No evidence of a foundation for the Wisteria arbor, located near the Japanese Garden, exists.¹

Views – Views are considered to be landscape scenes viewed from within the property limits that present a composition intended by the designer, either from the house or within the grounds. Views into adjacent property are also considered, however structures within these views are not considered direct components of the Lightcroft Estate. Such is the case for the Teetor Bridge on Turnpike Road of which the design may have been influenced by Mr. Teetor and Mr. Werking. Historical photographs and a descriptive report prepared by Mr. James Cooper are provided in Appendix D.

¹ National Register Bulletin How to Complete the National Register Registration Form, p. 15
Assessing a particular features existing condition establishes the integrity level and also serves to guide preservation treatment of these features. A description of features associated with the landscape for Properties A, B, C, and D is provided followed by a condition statement and recommendations for preservation. Photos are provided for each feature and are identified on corresponding maps for each property provided at the end of this section. Condition assessments are made on three levels:

**Good** – no clear evidence of major negative disturbances or deterioration; the landscape’s historical and natural values are well-preserved; no immediate corrective action is required to maintain its current condition.

**Fair** – clear evidence of minor disturbances or deterioration; some degree of corrective action is needed to prevent further harm to the physical and historic character of the feature; if left uncorrected, the feature will degrade into a poor condition.

**Poor** – clear evidence of major disturbance or deterioration; immediate corrective action is required to protect and preserve the remaining physical and historic character of the feature.
Overview of General Existing Conditions

**Spatial Organization**

The Lightcroft Estate is located in Jefferson Township in the northeast corner of Wayne County in west central Indiana and approximately one quarter mile from the western edge of Hagerstown. The estate originally contained 31.25 acres of flood plain and gently sloping ridge along Nettle Creek which runs through the property flowing to the south and east. Lightcroft is bounded by Tidewater Road to the west, Turnpike Road/Old State Road 38 to the south and State Road 38 to the north and east. Portions of the property were sold during the Teetor occupancy and at the time of Mrs. Teetor’s death in 1951 the estate contained approximately 10.5 acres of land. Upon the settlement of the estate in 1952, this acreage was subdivided into four parcels and sold. This report focuses on the four parcels that make up the 10.5 acres and utilizes the boundary lines as divisions for analysis and identifies each as Properties A, B, C, or D (Figures 3-1).

**Topography**

The topography of the Lightcroft Estate is composed of a low bluff which runs along the western edge of the property along Tidewater Road sloping gently toward Nettle Creek with a maximum elevation of 1006 feet above sea level. The greatest percentage of the property is within the Nettle Creek flood plain with the lowest elevation 992 feet above sea level at the edge of the stream (Figure 3-2).
**Soils**

Soil series within the boundaries of Lightcroft are of two types: Eldean loam and Stonelick loam; both soil types are well drained (Figure 3-3).

**Stonelick loam (St)** – Of the two types of soils present within the subject boundaries 84.8% is classified as Stonelick loam and is found within the Nettle Creek flood plain. Stonelick loam is defined as:

Setting

- *Landform*: Flood plains
- *Landform position (two-dimensional)*: Summit
- *Down-slope shape*: Linear
- *Across-slope shape*: Linear
- *Parent material*: Loamy alluvium

Properties and qualities

- *Slope*: 0 to 2 percent
- *Depth to restrictive feature*: More than 80 inches
- *Drainage class*: Well drained
- *Capacity of the most limiting layer to transmit water (Ksat)*: Moderately high to high (0.60 to 2.00 in/hr)
- *Depth to water table*: More than 80 inches
- *Frequency of flooding*: Frequent
- **Frequency of ponding:** None
- **Calcium carbonate, maximum content:** 25 percent
- **Available water capacity:** Moderate (about 7.7 inches)

Interpretive groups

- **Land capability (non irrigated):** 2w

Typical profile

- **0 to 9 inches:** Loam
- **9 to 60 inches:** Stratified loam to sandy loam to gravelly loamy sand

**Eldean loam (EoA)** – 15% of the soil is classified as Eldean Loam and is found along the ridge at the western edge of the property. Eldean loam is defined as follows:

Setting

- **Landform:** Outwash plains, stream terraces
- **Landform position (two-dimensional):** Summit
- **Landform position (three-dimensional):** Tread
- **Down-slope shape:** Linear
- **Across-slope shape:** Linear
- **Parent material:** Clayey outwash over sandy and gravelly outwash
Properties and qualities

- **Slope:** 0 to 2 percent

- **Depth to restrictive feature:** 20 to 40 inches to strongly contrasting textural stratification

- **Drainage class:** Well drained

- **Capacity of the most limiting layer to transmit water (Ksat):** Moderately high to high (0.60 to 2.00 in/hr)

- **Depth to water table:** More than 80 inches

- **Frequency of flooding:** None

- **Frequency of ponding:** None

- **Calcium carbonate, maximum content:** 55 percent

- **Available water capacity:** Low (about 4.2 inches)

Interpretive groups

- **Land capability (non irrigated):** 2s

Typical profile

- **0 to 13 inches:** Loam

- **13 to 29 inches:** Clay

- **29 to 34 inches:** Gravelly clay loam
Vegetation

There is very little variation in vegetation from one property zone to another; each is primarily composed of mown turf and mature growth oak and hickory trees and understory shrub. The area along the slopes and along Nettle Creek is primarily composed of mature deciduous trees, pine trees and successionary shrubbery. Numerous Platanous occidentalis (American sycamore) are evident along the banks of Nettle Creek.

Few examples of plant material exist that can be linked to the time of the Teetor occupancy. The most notable exception are the mature Acer saccharum (Sugar Maple) that follow the fence line along Turnpike and Tidewater Roads along Property A planted with a 25’ spacing. Also present is a mature Larix decidua (European Larch) which stands on the east side of the house, near the conservatory on the slope between the drives.

\[2\] Websoilsurvey.nrcs.usda.gov
A plantation of nut trees Juglans nigra L. (Black Walnut) and Carya illinoinensis (pecan), were planted on Property B in the 1960’s by Ralph Teetor, father of the current owner and are not considered relevant to the period of significance.

Circulation

Vehicular circulation patterns are restricted to the individual driveways located on each of the properties with the exception being Property B which has no vehicular access. Three gateways are present on Property A that serve the front and rear driveways to the main house. Pedestrian circulation is apparent in the worn paths around the lakes and the stairways leading to stone lined paths on Property A. A historical photo shows a stone path along the lower lake that has become overgrown and is no longer present. Paths within the formal garden are clearly defined in historical photos; these paths no longer in exist (Appendix A1-4).

Water Features

Water features are the primary landscape feature within the Lightcroft Estate. Each of the properties has features which are connected to Nettle Creek either by drainage or visually. The three existing lakes were originally constructed as two in 1928 by Mr. Teetor as a fishing lake and hatchery. A map included in an excerpt of the deed abstract shows the division of the property and the two lakes as they were in 1952 (Appendix B, page 28). The layout appears to follow the natural line of the ridge to the west. When
comparing historic maps from 1874 and 1893 it appears that a natural meander to Nettle Creek has been removed and the stream straightened. This alteration to the natural meander of the stream may have been completed to allow for a dry livestock lot near a barn previously located on Property C. The layout for the lake closely resembles the natural meander represented in the 1874 map and may have been a consideration when defining the initial layout for the two lakes (Figures 2-3 and 2-4).

Since the time of subdivision, a turf dam was installed dividing the lower lake into two distinct bodies of water and therefore is not considered in relationship to the period of significance. Mills were prevalent in early Wayne County history due to the change in elevation and the steady flow of streams. The Teetor family history is closely linked to this Mill history and Mr. Teetor continued the tradition by building a small water wheel on the Lightcroft Estate in 1933. This mill was built to generate electricity for the estate and when necessary, pump water into the lakes, as stated in an article in the Richmond Item article. To provide water for the mill, a dam across Nettle Creek was constructed with an appropriate mill race and slough. The area above the dam also served as a “swimming hole.” Local residents interviewed claim that Mr. Teetor installed a slide, however the exact location is not known. No photographs were found to confirm this feature.

Within the area of the formal garden two basins were constructed. One served as the focal point for the garden and contained a small fountain. Another is identified in early photographs as the “lily pond”; the foundations of both exist (Appendix A1-5, 6).
Along the perimeter of the lakes four artesian wells were dug to provide water for the lakes and continue to flow. The well at the Upper Lake is constructed with ring of stone and mortar and a crafted spout that directs water into the lake. Another is enclosed in a mound of stones that provided a waterfall type feature adjacent to the Tori Gate of the Japanese Garden. A third well is present at the upper end adjacent to the Middle Lake and is enclosed in a square stone and mortar structure with a deep basin. This feature was identified as “the Spring House” as it was used to keep perishables chilled. A fourth well is present at the edge of the Lower Lake within close proximity of the boat/bath house and also has a stone and mortar surround.

A waterfall feature was constructed into the side of the hill west of the boat/bath house. This feature appears to be constructed of dry stack stratified stone set into the side of the bluff. Leading to the lake from the falls is a stone lined stream, apparent in photo A3-5 and A4-7. No apparent evidence of this stream exist, however excavation of this area may reveal the original stone work.

**Buildings and Structures**

The primary building for the estate is the Main House located on Property A, a Tudor Revival home of 4,400 square feet that is sighted on a low ridge overlooking the property. A boat/bath house with a roof terrace is connected to the house visually and structurally by means of a tunnel and sits on the edge of the lower lake. The building provides a terrace to view the property in entirety and contains a small room below. The
building appears to imply its function as a boat house due to the central arching inset of the brick and its relationship to the edge of the lake; however, no evidence is presented to suggest that this was indeed the function of this structure. A photo of this feature shows the north side of the house and the boat/bath house (Appendix A3, Photo A3-5). Identifying this structure as a bath house or changing room for swimmers was suggested in an interview with a resident of the property; however, there is no evidence within the room to suggest this function. Structures such as the Tea House, Pergola and Wisteria Arbor non-extant, however foundations remain for the Tea House and Pergola. The Powerhouse located just within the Property A boundary has been abandoned and is located adjacent to Nettle Creek.

The house situated on Property C is of recent construction and was built after a fire destroyed the original “honeymoon cottage.” Prior to construction of the honeymoon cottage a German Barn was present and is represented in historic photos. Adjacent to the Middle Lake on Property C and located inside the ridge is a subterranean room of poured concrete construction. This room contains a railroad tank car which possibly contained water for the house or the irrigation network.

The Bungalow that originally stood on the site of the present home was relocated to a site north of the barn and eventually moved to its present location across the street (A2-9). Within Property D a home was built to house the caretaker and his family. Although modified, this structure maintains the same footprint; a detached garage has been converted into a residence. Construction drawings for this structure are archived at the
Great care has been given to the maintenance of the structures associated with the Japanese Garden. The shelter, Tori Gate and Bridge appear to be as originally intended with the exception being paint color on the shelter.

**Small-scale Features**

Small-scale features include the brick fence post found at the entry gates and at the terminus of the iron fence totaling eight. The iron fence was constructed by the Hoosier Fence & Wire Company of Indianapolis, Indiana and extends along the western and southern boundaries of Property A.

The approach driveway to the home is lined with curbing approximately four inches in width and height. The surface of the driveway is broken asphalt and has been patched. The arc of the driveway through the southern gate provides a graceful approach to the port-cochere of the house. The driveway forks near the southern gate entrance directing vehicles to either front or rear of the home.

Adjacent to the rear driveway approach are a set of poured concrete steps leading into the lower where the formal gardens were located. Further along this drive is a second set of concrete steps leading to the area of the Tea House. A third set of steps, stone cut and dry stacked, are found further along the drive near the back of the house and lead to a series of stone lined foot paths to the Tea House, a stone slab footbridge and the Power House.
Two stone bridges associated with the water works along Nettle Creek are present. In alignment with the first set of concrete steps is a stone arched bridge in which the date is 1928 inscribed in the stone. This bridge provides access from the area of the formal garden to the area above the dam. A second bridge, constructed of stone and turf, provides access to the area of the Powerhouse.

Views

Internal views of the landscape at Lightcroft have been composed with consideration to primary areas of repose, such as: the house, the roof terrace of the Bath/Boat House, the Tea House, the area of the pergola, and the Japanese Garden shelter. External views of note are to the east from the front of the house toward Teetor Bridge and town.
**Existing Conditions:** Soils

![Map of The Lightcroft Estate, Hagerstown - Wayne County, Indiana](websoilsurvey.nrcs.usda.gov)

### Map Unit Legend

**Wayne County, Indiana (IN177)**

<table>
<thead>
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<th>Map Unit</th>
<th>Map Unit Name</th>
<th>Acres In AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>EoA</td>
<td>Eldean loam, 0 to 2 percent slopes</td>
<td>1.7</td>
<td>15.2%</td>
</tr>
<tr>
<td>St</td>
<td>Stonelick loam, occasionally</td>
<td>9.4</td>
<td>84.8%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>11.1</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

**Figure 3-3**
Soil map of The Lightcroft Estate, Hagerstown - Wayne County, Indiana
[Websoilsurvey.nrcs.usda.gov](websoilsurvey.nrcs.usda.gov)
Descriptions of Character Zones

PROPERTY A

Property A is characterized by a low bluff which slopes gently to the lower areas of the landscape adjacent to Nettle Creek and adjoining property and comprises 2.45 acres. The Lightcroft home stands on the bluff overlooking the property. The greatest concentration of landscape features are found on this property (Figure 3-1A).

Spatial Organization

Property A is bounded by Turnpike Road to the south, Tidewater Road to the west, Property C to the north, and Property B to the east. This property contains the majority of the significant structures and landscape features of the Lightcroft Estate. The property is separated from the road by an iron fence and gateways that also serve to identify the terminus of the boundary line.

Circulation

Three gateways provide access into the property, the main gateway on Turnpike Road and two gateways along Tidewater Road. At the front of the home is an area of lawn that serves as the threshold to the estate. East of the front lawn area and down the slope toward Nettle Creek is the area of the formal gardens. On the north side of the house is the Bath/Boat house, the lower lake and views to the north toward the Japanese Garden.
located in Property D. The waterworks are located to the north and east of the back of the house (Photo A-2, 3, 6).

Upon entering the main gate, the driveway forks within ten feet providing the option of approaching the front or rear of the house. The driveway to the west arcs gracefully toward the front of the house and serves as a boundary for the front lawn and providing an elegant approach to the home. The lawn between the fork of the driveway slopes gently to the east softening the view to the area of the formal garden from the front porch and conservatory of the home. The alternate driveway, to the rear of the house, follows the curve of the ridge and descends to the lower level of the home. The drive continues around the back house and rises to meet the western elevation at Tidewater Road. This rear drive and the change in elevation along the slope creates emphasizes the boundary to the gardens below (Photo A-4, 5, 6).

Three sets of stairs descend from the rear drive to the formal gardens, the tea house and the waterworks; paths have become overgrown and undefined. Stones are evident that indicate a path may have been existed leading from the second set of concrete steps to the tea house. A stone slab bridge provides access to the area beyond the water works into the woodland edge and meadow. The presence of this bridge indicates there may have been a pathway leading through the space at one time (Photo A- 7- 12).

Periodic maintenance at the Powerhouse required access which was gained by a stone and turf footbridge. This bridge also provided an access point to the island between the
slough and Nettle Creek. Further down the island from the turf bridge is a stone and masonry arched bridge. This bridge is in alignment with the concrete stairs leading down into the formal gardens from the drive and provided access to the tip of the island to an overlook (non-existent) of the falls. On the south side of the bridge is inscribed the date 1928. These two bridges specify a pattern of pedestrian circulation (Photo A-14, 13).

Although no trace of the paths throughout the formal gardens is present, historical photographs show a grouping of pathways and planting beds. These paths are in alignment with the central fountain feature. It is not known if these were gravel paths or concrete walkways and would require minimal excavation (Photo A-15).

The landscape north of the house is made accessible by a pair of stairs leading down from the terrace of the Bath/Boat House. No paths leading around the landscape currently exist, however a historical photo shows a stone step path lead around the perimeter of the lower lake. This area has been filled in and does not retain the topography present in the photo (Photo A-16, 17).

*Topography*

The topography within the Lightcroft Estate has an elevation change of approximately fourteen feet from the edge of Nettle Creek to the top of a low bluff where the residence is situated. Entering the landscape requires a transition down into the flood plain where the majority of the constructs are present (See Figure 3-3).
Vegetation

Mown turf and mature trees comprise the majority of vegetation in this property. Where the mown turf ends and mature trees are present in the untended areas, euonymus has taken hold and covers the ground plain. A mature Larix decidua – European Larch stands in the lawn area between the two drives next to the house. This tree is not native to North America and due to its size, may have been planted by the Teetor’s. Lining the property boundaries along Turnpike Road and Tidewater Road Acer saccharum - Sugar Maple were planted approximately 25’ apart. These trees are mature and slow growing and can be attributed to the time of Teetor occupation (Photo A-18- 20).

Water Features

The design of the landscape surrounding the Lightcroft Estate is directly related to Nettle Creek and Mr. Teetor’s early childhood one mile upstream in Teetor Town. Nettle Creek flows through the valley and provided power for mills and swimming holes for the young at heart. In 1928, Mr. Teetor announced plans to enhance the Lightcroft property and began construction of two lakes and a dam to redirect the flow of the stream. The dam is contained within Property B and will be discussed in the following section. Two fishing lakes were dug at the foot of the low bluff, one for a hatchery and the other for fishing. Artesian wells were drilled and provided a constant flow of cool water for the lakes; these wells continue to flow. The lake nearest the house was bisected with an earthen dam after 1952 (Photos A 21-23).
In addition to the lakes an irrigation system was installed to provide water for the house, and the constructed decorative water features. Water was pumped to a holding tank and from there was gravity fed to the various features; this tank is contained in a subterranean cellar located on Property C. There is some debate surrounding the purpose of the tank which this report will discuss further when addressing the water features found on Property C. Three faucets and numerous pipes for the irrigation system are found throughout the site (Photos A24-26).

Within the formal gardens were two basins; one of which is identified in a historical photo as the “Lily Pond.” The other octagonal basin was the central focal point of the garden and contained a small fountain. This central basin is in alignment with the concrete steps leading into the garden and the bridge crossing the slough onto the island. The foundations of both basins remain (Photos A 27-29).

In addition to the two fountains, a waterfall feature was constructed into the bluff directly west and adjacent to the Bath/Boat House and near the rear gate. This feature appears to be constructed of stacked stone and has an elevation drop of approximately ten feet (Photos A30-32).

**Buildings and Structures**

Property A contains the Lightcroft Home, designed by Charles E. Werking and constructed in 1912. Construction drawings for the home were discovered in the archives
of the Wayne County Historical Museum in Richmond. Photographs of these drawings were permitted and are included in Appendix C. The house is of a Tudor Revival style with carefully crafted interior and exterior details. The home is not ostentatious and was suitable for Mr. and Mrs. Teetor and their five children. Modifications occurred to the original design, most notably the demolition and redesign of the conservatory; also, doors were boarded up, walls were removed and a room added to the front porch (Photos A 33 - 35).

The original drawings for the house do not include those for the Bath/Boat House, which may have been added when the lakes were constructed. A tunnel connects from the basement of the house to the room below the upper terrace and may have been used as a changing room or may have been storage for a small fishing boat. An interview with Tom Teeter suggests that this was his grandfathers “shop”. The original floor of the terrace was covered in decorative tiles which have been removed (Photos A36-38).

In addition to the primary structures, the formal gardens contained a Tea House and Pergola that were present at the time of the 1952 survey and are noted on the deed. Foundations for both are evident and noted on the general existing conditions plan. Although this report focuses on the preservation of existing features, recreation of these features is recommended to represent the property during the period of significance (Photos A39- 41).

In 1933, Mr. Teetor added to the waterworks and built a “Powerhouse” that utilized a mill wheel which powered an electric generator for the house. The structure is a relatively small measuring 13’ 4” x 10’ 7” and is well built of stone and mortar. The building is
partially submerged into the island to align the wheel mechanism with the flow of water from the race. The wheel is twelve feet in diameter, with a width of 3’ 7”; due to sedimentation the wheel is fixed (Photos A42-47).

**Small-scale Features**

Stone constructs associated with the waterworks project and the Powerhouse is extant and shows a degree of degradation. The constructed stream is lined with glacial and stratified rock and continues to define the stream banks. Adjacent to the feeder channel for the Powerhouse is a spillway that directs excess water into a small basin area. The spillway is composed of reinforced concrete and stones similar to the constructed stream bank and shows sign of degradation due to the accumulation of sediment and debris from high water (Photos A48-50).

The iron fences along the south and west edges of the property are considered small-scale features and are in good condition. The brick post, located at the terminus of the fence and paired at either end of the three gateways, are approximately eight feet in height with a limestone coping (Photos A46-48).

**Views**

The primary views within Property A are from the vantage point of the home. The house sits above the landscape offering an optimum vantage point into the landscape from all
access and egress points and interior rooms. Less than desirable views from the house appear to be screened intentionally by interior rooms and window configurations. From the exterior of the home, the vistas are defined by mature trees that obstruct the view from one spatial area to another.
Existing Conditions - Property A

**Photo A - 1**
Fence along Turnpike Road, view west.

**Photo A - 2**
Primary gateway into Lightcroft Estate, view east from the front lawn.

**Photo A - 3**
Front lawn of the Lightcroft Estate and Tidewater Road gateway, view west.
Existing Conditions - Property A

Photo A - 4
Driveway fork showing curb and crumbled asphalt. Curbing is in good condition.

Photo A - 5
Primary gateway and approach drive, view toward Turnpike Road. Curbing is in good condition, asphalt should be removed.

Photo A - 6
Rear gateway along Tidewater Road. The fence appears in good condition, the gate shows evidence of wear and damage but is in fair condition.
Existing Conditions - Property A

**Photo A - 7**
Concrete steps leading into the formal gardens; poor condition—evidence of degradation and in need of repair.

**Photo A - 8**
Concrete steps leading from the kitchen on the east side of the house. Highly degraded and impassable.

**Photo A - 9**
Stacked stone steps leading to the waterworks and meadow; poor condition—evidence of degradation and in need of repair.
Existing Conditions - Property A

Photo A - 10
Overgrowth creates an obstruction limiting access to the area of the tea house.

Photo A - 11
Concrete steps leading from service drive to the tea house; degraded condition; large stones are scattered about the area below the stairs with no apparent alignment; similar stones are found along the adjacent stream.

Photo A - 12
A cut stone foot bridge is evident which provides access to the woodland and meadow area and appears in good condition.
Existing Conditions - Property A

Photo A - 13
Turf and stone bridge leading to the Powerhouse. The condition is good to fair.

Photo A - 14
Stone and mortar bridge dated 1928, leading from formal gardens to the island along Nettle creek. Condition is good and appears to have been kept clear of debris.

Photo A - 15
Historical photo showing layout of the formal gardens with paths. Nonextant.
Existing Conditions - Property A

Photo A - 16
Steps leading from the Bath House terrace to the landscape are in fair condition and in need of tuck pointing.

Photo A - 17
Stone path leading around the perimeter of the lake. Nonextant
Existing Conditions - Property A

Photo A - 18
Euonymus; very invasive; recommend removal and monitoring.

Photo A - 19
Larix decidua - European Larch, mature, good condition.

Photo A - 20
Acer saccharum- Sugar Maples; 25’ spacing; mature; attributed to Teetor occupation, good condition.
**Existing Conditions** - Property A

**Photo A - 21**
Lower Lake - View from earthen dam looking south, summer, condition poor; lake is covered in moss, duck week and water meal. To preserve the quality of the lake and the habit for fish the pond should be treated for high nutrient levels. Dredging might be a consideration.

**Photo A - 22**
Lower Lake - View from earthen dam looking south, autumn.

**Photo A - 23**
Lower Lake - View from earthen dam looking north, autumn.
**Existing Conditions** - Property A

**Photo A - 24**
Irrigation faucet near north and west of powerhouse. Not functioning.

**Photo A - 25**
Irrigation faucet at the “lily pond” basin in the area of the formal garden. Not functioning.

**Photo A - 26**
Irrigation faucet near the rear gate at the top of the water fall feature. Not functioning.
**Existing Conditions - Property A**

**Photo A - 27**
“Lily Pond” basin located in the formal garden area near the east edge of the property. Condition is poor and recommend removal of soil from the interior and surrounding border.

**Photo A - 28**
Central basin of the formal garden. Condition of surrounding border is good. Removal of tree and soil is recommended.

**Photo A - 29**
Detail: Central octagon basin.
**Existing Conditions - Property A**

**Photo A - 30**
Waterfall feature - built into the side of the bluff located between the Bath/Boat House and the property boundary. Condition is poor; feature is obstructed by overgrown euonymous, leaves and brush. Removal of debris and invasive plants recommended.

**Photo A - 31**
Waterfall feature

**Photo A - 32**
Detail: Waterfall feature
Existing Conditions - Property A

**Photo A - 33**
The Lightcroft Home - Built in 1912 for Charles N. and Leora Teetor. Front View from Turnpike Road. Structure is in good to fair condition.

**Photo A - 34**
The Lightcroft Home - View of the west side of the home.

Red tile roof has been removed.

**Photo A - 35**
The Lightcroft Home - View of the east side of the home.

Removal of the aluminum siding is recommended.
Existing Conditions - Property A

Photo A - 36
The Bath/Boat House -

Photo A - 37
The Bath/Boat House -
View of stairs from the edge of the lake.
Condition is fair to poor, tuck pointing is recommended

Photo A - 38
The Bath/Boat House -
View north into the landscape.

Original tile surface of terrace has been removed. Concrete sub floor should be sealed to prevent water from seeping into the room below.
**Existing Conditions** - Property A

**Photo A - 39**
Tea House Foundation-Condition of the foundation is good, recommendation are to remove the layer of overgrowth around the foundation and clear plant material from the expansion joints.

**Photo A - 40**
Pergola foundation or vine anchors. Condition is good, removal of soil covering each is recommended.

**Photo A - 41**
Detail: Pergola foundation or vine anchors.
**Existing Conditions - Property A**

**Photo A - 42**
The Powerhouse - Condition is fair to poor. Structurally the building appears sound, however the windows are broken, the interior is flooded, guttering has fallen to the ground and the roof has deteriorated.

**Photo A - 43**
Detail: Powerhouse Extensive Preservation efforts will be required to prevent further deterioration of this feature.

**Photo A - 44**
Rear of Powerhouse showing mill race.
Existing Conditions - Property A

Photo A - 45
Detail: Powerhouse - Water wheel is in fair to poor condition is fair to poor.

Photo A - 46
Detail: Powerhouse Interior showing motor/pump mechanism.

Photo A - 47
Detail: Powerhouse Interior showing wheel mechanism.
**Existing Conditions** - Property A

**Photo A - 48**
Constructed stream flowing in to basin area near Powerhouse spillway.

**Photo A - 49**
Spillway adjacent to Powerhouse.

**Photo A - 50**
View toward constructed stream inlet showing basin and debris.
Existing Conditions - Property A

**Photo A - 51**
Fence post located above Nettle Creek - condition is good to fair. As with all eight posts incorporated into the fence tuck pointing is recommended.

**Photo A - 52**
West Gate - showing relationship to the posts of the Port cocher.

**Photo A - 53**
Detail: Fence manufacturers plate.
PROPERTY B

Property B is characterized as level ground within the Nettle Creek flood plain and classified as non-tillable land and comprises approximately 3.98 acres. This section encompasses the full width of Nettle Creek and the water works constructed by Mr. Teetor in the 1920’s. These improvements include the dam and the swimming area (Figure 3-1B).

Spatial Organization
The property is bounded by Properties A, C, and D to the west, Turnpike Road to the south and State Road 38 to the northeast.

Topography
The property is entirely in the flood plain and is considered level rising to the elevation of State Road 38 and Turnpike Road.

Vegetation
Mature stands of sycamore, oak and hickory trees line Nettle Creek with understory shrubs on the western and eastern bank. The majority of the property was planted in black walnut and pecan trees during the 1960’s and produces fruit. The ground plain appears to be occasionally mown. (Photo B 1, 2, 3).

Circulation
Vehicular circulation is limited to the roads bordering the property; no vehicular access is apparent. Worn trails or foot paths along the east bank of Nettle Creek are visible; these are attributed to either the wildlife or individuals fishing along the bank. (Photo B - 4).

**Buildings and Structures**

There are no buildings on this property. The only structural feature is the dam on Nettle Creek, known locally as Teetor Falls. The graceful form of the dam arches upstream and provides a depth of water sufficient to cool the heat of summer. Although no photos were found, Mr. Teetor installed a slide for the “swimming hole” the exact location is not known (Photo B - 5).

**Water Features**

Teetor Falls and the swimming hole are also considered water features previously described.

**Small-scale Features**

A rounded point was constructed on the tip of the island which served to anchor the dam; this feature no longer exist (Photo B-6, 7).

When the dam was built in the late 1920’s the east bank of Nettle Creek was fortified with sizable stones set in mortar. Also along the east bank is a cut stone and mortar construct; no historical photos were found to indicate the function of this construct.
To accommodate the terrace of the formal gardens, a retaining wall was constructed approximately 6 – 8 feet in height. At the base of the dam, stepping stones were imbedded into the mortar anchoring the dam; these stones provide access to and from the banks (Photo B 8 -12).

**Views**

Views from this property are best taken from the vantage point of the east bank of the falls and include: views into Property A, views up the Nettle Creek stream and of the Teetor Bridge.
Existing Conditions - Property B

**Photo B - 1**
West edge of nut plantation along east bank of Nettle Creek.

**Photo B - 2**
West bank of Nettle Creek looking north.

**Photo B - 3**
Nut Plantation
Existing Conditions - Property B

**Photo B - 4**
Worn foot path along east bank of Nettle Creek.

**Photo B - 5**
Teetor Falls along Nettle Creek. The dam is in fair to poor condition; holes are apparent.

**Photo B - 6**
Historical aerial photo showing Teetor Falls and the constructed form of the tip of the island. The photo was taken prior to construction of State Road 38 in 1935.
Existing Conditions - Property B

**Photo B - 7**
West edge of dam and area of wash out. Removal of large tree on the “island” is recommended to prevent further compromise to the tip of the island.

**Photo B - 8**
Fortified stream bank; condition is fair to poor. Preservation of this feature would require removal and replacement with existing stone.

**Photo B - 9**
East edge of Teetor Falls along Nettle Creek showing cut stone a masonry feature. Appears in fair condition and preservation efforts would require tuck pointing.
Existing Conditions - Property B

Photo B - 10
East edge of Teetor Falls, cut stone and mortar construct. Condition is poor due to erosion. Repair of the dam on the east edge may prevent seepage that may be the cause of the erosion.

Photo B - 11
Retaining wall along west bank of Nettle Creek below area of the formal gardens. Condition is good to fair.

Photo B - 12
Stepping stones at the foot of the falls are in good condition. No action is recommended.
PROPERTY C

As with the adjoining properties, Property C is characterized by a low bluff which slopes gently to the low areas of the landscape adjacent to Nettle Creek and comprises 1.47 acres (Figure 3-1C).

Spatial Organization

The property is bounded by Properties A to the south, Property D to the north, Property B to the east and Tidewater Road to the west. The dominant feature on this property is the lake, which is the upper portion of the original fishing lake. Beyond the lake is an area of mown turf and mature trees identified as the meadow. The residence is situated on the western bluff and overlooks the property (Photos C1-3).

Circulation

Pedestrian circulation around the site is not defined with pathways with the exception being a stone path leading from the upper level of the bluff to the lower terrace level by the subterranean room. Vehicular access is restricted to the driveway leading to the garage under the residence and the earthen dam that separates the Upper and Middle Lake and leads into the area of the meadow (Photos C4).

Topography

The elevation change is consistent with the other properties and is approximately twelve feet from the bluff to the edge of the boundary nearest Nettle Creek.
Vegetation

Mown turf dominates the vegetation with mature trees throughout.

Water Features

Duck weed, water meal and algae have nearly covered the surface of the lake. Along the west bank of the lake is a flowing well identified as the “Spring House.” This structure is approximately 5.5’ x 5.5’ and is constructed of stone and mortar. Within the structure is a basin which the well flows into and overflows into the lake. At the base of the “spring house” is a stack of rocks that appears to have been part of the feature (Photos C5, 6, 7).

Buildings and Structures

The residence of this property occupies the former site of the “honeymoon” cottage which burned sometime after 1952. Stone work found at the back of the house, at the level of the garage, appears to be similar to the stonework found throughout the property and may associated with the former structure. In 1912, this was the site of a German style barn which was either removed or relocated to make room for the “Honeymoon” cottage (Photos C8, 9).

Built into the side of the bluff is a subterranean room or cellar which contains a large tank. The entry into the room is gained through a short tunnel that descends down four steps and is lined with stone and mortar. There is speculation as to whether this tank held water for the irrigation system or cooling water for the lift station for the oil pipeline that
runs through the property. Another theory is that this tank held gas from a nearby gas well, however there is no evidence of a gas well on the property (Photos C10-14).

**Small-scale Features**

Adjacent to the home are two terraces with stone retaining that descend the bluff to the edge of a post reinforced retaining wall. The low stone walls are consistent with the stone work found at the base of the bluff near the cellar entry and with the stonework found around the residence. The post retaining wall runs along the edge of the lake for approximately 56’ in length (Photos C15-17).

**Views**

The vantage points from the deck at the back of the house and the patio area offer the best views of the property and the Japanese Garden to the north.
**Existing Conditions** - Property C

**Photo C - 1**
Residence at 45 Tidewater Road.

**Photo C - 2**
Meadow area east side of lake; mown turf and mature trees; good condition.

**Photo C - 3**
Middle lake - poor condition; high nutrient levels, duck weed and water meal infestation. Recommend treatment for weeds and the use of non phosphate based chemicals.
**Existing Conditions - Property C**

**Photo C - 4**
Earthen dam which separates the upper and middle lakes and provides access to the meadow area. Appears to be in good condition.

**Photo C - 5**
The “Spring House”-stone and mortar construct with spillway and water spray at base. Good to fair condition.

**Photo C - 6**
Detail - Spring House
Existing Conditions - Property C

Photo C - 7
Rock construct at base of Spring house with water spray. Fair to poor condition. May require further investigation as to alternative function.

Photo C - 8
Stone work possibly associated with the former structure. Stone and masonry construction in good to fair condition.

Photo C - 9
Stone work possibly associated with the former structure. Stone and masonry construction in good to fair condition.
Existing Conditions - Property C

Photo C - 10
Subterranean room with large tank. Entry to the cellar is lined with stone and mortar. Exterior planting along bluff is lined with same stone. Vent

Photo C - 11
Entry into the cellar - and the stone vent on the top of the bluff. Stone and mortar treatment is in good condition.

Photo C - 12
Detail: Vent structure or access to tank below in the cellar area. Good condition.
**Existing Conditions** - Property C

**Photo C - 13**
Entry tunnel to the cellar. Good condition

**Photo C - 14**
Cellar room with large tank. Used for storage.

**Photo C - 15**
Stone Terraces
**Existing Conditions** - Property C

**Photo C - 16**
Post retaining wall

**Photo C - 17**
Detail: Post retaining wall.
PROPERTY D

Property D is characterized by a low bluff which slopes gently to the low areas of the landscape adjacent to Nettle Creek and comprises 2.55 acres (Figure 3-1D).

Spatial Organization

The property is bounded by Property C to the south, Property B to the east, State Road 38 to the north and Tidewater Road to the west. The dominant feature on this property is the upper lake and the architectural features associated with the Japanese Garden built by the Teetor’s. (Photos D1,2,3).

Circulation

Pedestrian circulation around the site is not defined by pathways. Vehicular access is restricted to a driveway which leads to a former garage entry below the residence and a turf slope which leads into the landscape (Photos D-2).

Topography

The elevation change is consistent with the other properties and is approximately twelve feet from the top of the bluff to the edge of the boundary nearest Nettle Creek.

Vegetation

The majority of the area is comprised of mown turf with mature trees lining the property along the bluff, State Road 38 and within close proximity to the residences. Mature evergreen trees are found throughout the site (Photos D-3).
**Water Features**

The upper lake, with the island, is the most significant water feature on Property D. This lake retains the basic form as was originally intended. The edge of the island is bordered with stone and gravel which serves to retain the original design intent.

In addition to the lake, two artesian wells are found along the west edge of the lake. One artesian well is located on the northwest portion of the lake and is constructed of stone and mortar. This artesian well has two spouts which direct the flow of water into the lake. A second artesian well was dug to provide flow to a waterfall feature found near the Torii Gate. This feature is constructed of stacked stone and mortar and no longer functions. The well beneath the structure continues to flow into the lake. This feature once contained a drinking fountain that is no longer present (Photos D-4,-9).

**Buildings and Structures**

The structures found on this property can be categorized as those relating to the residences and those associated with the Japanese Garden. No longer present is a wisteria arbor that stood to the north side of the Tori Gate (Appendix 4, photo 3).

The residences were constructed for the caretaker and his family during the time of the Teetor occupancy. The smaller of the two residences was a garage that has been converted. No architectural drawings were found for these structures. A garage below the larger of the two homes has been converted into living space (Photo D-1).
The existing Japanese Garden is comprised of three structures: a Torii Gate, a turf bridge supported by a poured concrete structure and faced with stone and a shelter on the island (Photos D-10-17).

The Torii Gate is approximately 10’6” in width and height and is approximately 15’ from the bridge. The style of this Torii Gate is associated with a gate found in Hiroshima known as Ryōbu torii and due to the presence of the two pillars is further classified as a daiwa torii. A shadow-box containing a gold painted frame is attached to the beam which connects the two posts of the gate. The shadow-box contains an ornate frame with Japanese script in gold paint; this script translates as “sacred place.” The original color of the bridge has been maintained since the time of the Teetor occupancy and is crimson red (Photos D-11, 12).

The bridge leading onto the island is approximately 25’ in length and approximately 8’ in width and arches gracefully from the shore onto the island. The surface is composed of turf with a series of embedded stones down the center. The railings on either side of the bridge are uniform in construction and are painted with the same crimson red as the Torii Gate and Shelter. The posts of the handrail, over portion of the arch, are caped with acorns painted yellow. The overall structure of the bridge appears to be reinforced concrete with applied stone to the edges and sides. On the south side of the bridge is a plate with the name Lightcroft inscribed into the stone; no date of construction is evident. The bridge has been carefully maintained by the current resident (Photos D-13, 14, 15).
The shelter house on the island is approximately 24’ x 14’ and is the structure built by the Teetor’s. The shelter is constructed of post and beam and sits on seven poured in place foundation plinths. A railing, similar to the bridge railing, encloses the interior space and opens to the west. The shelter sits within two feet of the eastern edge of the lake. The floor is composed of stone and gravel. The original wood shingle roof has been replaced with asphalt shingles. Ornamentation is evident on the peak and corners of the roof, and at the peak of the gable (Photos D-16, 17, 18).

Small-scale Features

Boulders have been placed around the edge of the lake and waterfall feature and provide texture to the area. The stacked stone edge of the island provides an aesthetic quality while retaining the soil.

Views

The significant views from within the property are from the vantage point of the back deck of the larger of the two homes where the entire property is within view. The vantage point from the shelter house provides views of the lake and the Lightcroft home beyond.
**Existing Conditions - Property D**

**Photo D - 1**
Residence at 65 and 55 Tidewater Road.

**Photo D - 2**
Slope leading into the property between the two residences.

**Photo D - 3**
Mature trees in the upper portion of the property looking north and west toward intersection of Tidewater Road and State Road 38.
Existing Conditions - Property D

Photo D - 4
Upper Lake - view looking north from southern edge of the lake. Algae, duck weed and water meal infestation. Recommend treatment and regular maintenance.

Photo D - 5
Japanese Garden features - Island and shelter, turf/stone bridge and Tori Gate. Good condition - maintained by current resident.

Photo D - 6
Artesian well Upper Lake - good condition.
Existing Conditions - Property D

**Photo D - 7**
Detail: Artesian well Upper Lake - showing the two spouts that direct the flow of water into the lake. Good condition.

**Photo D - 8**
Waterfall feature and artesian well located next to the Tori Gate. This feature has been compromised over time and no longer flows over the rock structure.

**Photo D - 9**
View showing relationship of waterfall feature to the Tori Gate.
**Existing Conditions - Property D**

**Photo D - 10**
Japanese Garden architectural features.

**Photo D - 11**
Torii Gate: Condition is good due to regular maintenance by current resident.

**Photo D - 12**
Detail: Shadow box enclosing framed Japanese script; translation of the script identifies this place as a sacred place. Condition is good. The shadowbox may have had protective glass at one time. Replacement of the glass is recommended.
**Existing Conditions** - Property D

**Photo D - 13**
Bridge to the island. Condition is good.

**Photo D - 14**
Detail: turf bridge

**Photo D - 15**
Detail: Lightcroft name plate, south side of bridge.
Existing Conditions - Property D

Photo D - 16
Japanese Garden shelter. The shelter house has been carefully maintained by the current owner and is in good condition. The original wood shingles and railings on either side of the entry have been removed.

Photo D - 17
Detail: End view looking north.

Photo D - 18
Detail: Gable detail.
**Existing Conditions** - Property D

**Photo D - 19**
Boulders located near the waterfall feature.

**Photo D - 20**
Boulders along the west edge of the lake.
4. EVALUATION

Significance

Significance Summary

The Lightcroft Estate was the home of Charles Teetor, a successful entrepreneur who rose from rural poverty to achieve a level of wealth that provided his family and the employees of his companies’ financial security through the first half of the twentieth century. The businesses that he and his family established provided an environment for inventions and innovations that contributed to the development of the early automotive industry. Mr. Teetor and his wife Leora were civic and philanthropic leaders in their community of Hagerstown and Wayne County and raised five children at Lightcroft. The Teetor’s were committed to the betterment of their family and community through higher learning and traveled extensively through Europe, South America, and Asia. The Lightcroft Estate was built during the first decades of the twentieth century and was built during the Country Place Era in landscape architecture.
Country Place Era

Construction of the Lightcroft Estate coincides with a period in landscape architecture known as the Country Place Era. During the decades between 1880-1930 the United States experienced rapid economic growth due to the Industrial Revolution. American cities became overcrowded with a surge of European immigrants fleeing harsh conditions and seeking new opportunities. The Industrial Revolution provided jobs for these immigrants and with it came poor living and working conditions; cities became congested, polluted and the general quality of life was diminished.

The new wealthy middle class sought relief from these urban conditions and began an exodus to suburban communities where rail service was established. The wealthy elite built large estates with grand houses and extensive grounds and gardens designed by notable architects, landscape architects, and engineers.¹

During the time of construction for Lightcroft, 1912, large estates were being built by industrialists throughout the nation, including the Midwest. In Indianapolis the estates of James Allison, Carl Fisher, and Frank Wheeler were completed or under construction along Cold Springs Road. In 1904 these three men formed the Concentrated Acetylene Company, known as Prest-O-Lite Incorporated, which manufactured headlights for automobiles. Of these estates, Mr. Allison’s Riverdale Estate, was designed by notable landscape architect Jens Jensen.² These estates were built with great attention to the

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¹ Karson, Robin. *A Genius For Place*
² Dodson, Kenneth R., *Work of Jens Jensen at the James A. Allison Estate*
landscape and incorporated a variety of features and structures. Modest by comparison to the grand estates of the wealthy elite, the Lightcroft Estate was constructed in a Tudor Revival style with grounds developed over a period of two decades with formal and picturesque components.

The naming of these Country Place Era estates was common practice and bestowed an identity of tranquility and serenity upon these grand, idyllic country destinations. Names such as Riverdale, Hawkeye, and Blossom Heath were given to the large estates built along Cold Springs Road (known as “Millionaires Row”) in Indianapolis. The origin of the name Lightcroft is not known; perhaps it can be attributed to a two month tour of England, Scotland, Ireland and France in 1910 (See Appendix E, article E-1). The word croft is familiar in the Highland and Islands area of Scotland and is defined as: “a fenced or enclosed area of land, usually small and arable with a crofter’s dwelling thereon.”3 The name adds a sense of charm and simplicity to the estate and is translated by Charles J. Teetor as Light house in his book Hagerstown: Growing Up in the 20’s, 30’s, and 40’s.4 Character-defining features from the period of significance as well as foundations of non-extant features exist within the landscape. These remaining features continue to convey a high degree of integrity.

According the National Register guidelines, The Lightcroft Estate may be nationally significant under Criterion A (association with events that have made a significant contribution to the broad patterns of American history) and Criterion B (association with the lives of persons significant in our past) and Criterion C (embodiment of distinctive

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3 Webster’s English Dictionary
4 Teetor, Charles J., p. 62
characteristics of a type, period, or method of construction or that represent the work of a master).

**Period of Significance**

The Lightcroft Estate has one period of significance that spans the 43 years of Charles and Leora Teetor’s occupancy. This period began in 1908 when the Teetor’s purchased the property and ended in 1952 when the property was divided and sold for the settlement of Mrs. Teetor’s estate. Within this period of significance there were four sub periods where construction occurred, followed by the fifth and final period where no evidence of modifications or construction occurred. These sub periods are described as follows:

*1908 – 1911: The Bungalow Era*

During this sub period the Teetor’s purchased the property from a family member and began plans for a small summer cottage, identified in historic photographs to as the bungalow. The Teetor’s contracted with Charles E. Werking, a local Hagerstown architect, to develop the construction plans for the building. During the summer of 1910, Mr. and Mrs. Teetor made a six week tour of Europe leaving the children in the care of a family member at the bungalow along Nettle Creek. This was their second trip to Europe after a tour in 1908. Upon their return, new plans for construction of a large permanent home began to develop. The Bungalow was relocated to allow for the construction of the home and is currently located on Tidewater Road across from the property. No other features associated with this era are known to exist. Photos from this period represent this structure in its original setting (Appendix A-2, photos 1-3).
1911 – 1921: Construction of the Lightcroft Home

After returning from their European tour in 1910, the Teetor’s began planning for a permanent home on the property west of town and again enlisted the service of architect Werking to develop architectural drawings. An announcement of their intent was published in the Local Matters column of the Hagerstown Exponent on June 8, 1911 (See Appendix E, Article E-3). The site where the Bungalow stood was considered the optimum site for the property and therefore the structure was relocated north of an existing German style barn. Construction began immediately and was completed in time for a social evening with friends on May 16, 1912, as report in the Local Matters Column of the Hagerstown Exponent (Appendix E, Article E-4). Historic photos provide views of the building under construction and from the roof top (Appendix A2, photos 8, - 17). The photos from the roof top show views into the landscape surrounding the home and provide a record of the landscape prior to construction in the previous era. No evidence was found to indicate when the formed concrete curbing of the driveway occurred however it is apparent in photos associated with the later years during this era. Historic photos show the home was built as designed, with one exception being a red tile roof installed instead of slate shingles. Mature plants and a well developed formal garden with two non-extant structures are evident in early photographs (Appendix A1, photos 2-7).

1921-1928: Home modifications and construction of the lakes and waterworks era.

Extensive remodeling of the home occurred during this sub-period and included replacement and reconstruction of the conservatory and enclosure of the west front terrace. Sometime before 1928, extensive remodeling occurred along the north terrace of
the home which included construction of the boat/bath house structure. In addition to the modifications to the north side of the home, two lakes were constructed extending north of the home; one for recreational fishing the other for a hatchery. Construction began for a waterworks project along Nettle Creek. This project included the construction of a dam across the stream, a retaining wall along the edge of the stream, and a formed concrete arch bridge with stone detailing. The date 1928 is inscribed on the south side of the bridge. An August 17, 1928 article in the *Richmond Item* provides evidence of extensive alteration to the landscape north of the building (See Appendix E, Article E-13). No evidence was found to indicate that a nine-hole golf course mentioned in the article was ever constructed.

1928-1933: Completion of the waterworks

As a component of the waterworks project, a Powerhouse and water wheel were constructed to generate electricity for the home. The year 1933 is inscribed above the doorway to the Powerhouse and can be associated with the completion of the project. A source of water was necessary for the wheel and therefore a channel was cut into the bank and a culvert was installed. Excess water was directed over a spillway finished with stone and boulder veneer. Additional stones set in concrete were installed along the bank of the constructed stream that diverted water back to the stream. This overall project would have been a significant undertaking and required a level of engineering necessary to assure the intended function of the Powerhouse. An irrigation system was installed in conjunction with the waterworks, specific details of which are undetermined. A cellar
located on the west ridge of the property is possibly associated with the irrigation system; further study is necessary.

No records were found to indicate the date for construction of the Japanese Garden; however, due to the level of work and craftsmanship necessary for the waterworks undertaking, it is presumed that construction occurred during this period.

1933 – 1951 Construction at The Lightcroft Estate ends.

The completion of the waterworks in 1933 marks the end of significant construction at the estate. Mr. Teetor passes May 2, 1937 followed by Mrs. Teetor on June 23, 1951.
Significance According to National Register Criteria

To establish a consistent National Register designation for designed historic landscapes a number of clearly defined landscapes types are currently utilized by the National Park Service. A designed historic landscape can be noted as a particular ‘Landscape type’. In the case of the Lightcroft Estate, the type “Estate or Plantation Grounds” would be applicable.

The National Register of Historic Places Criteria for Evaluation is used as a guide for evaluating the significance of all historic properties. For a landscape to be considered eligible for the National Register of Historic Places it must possess national, state-wide, or local significance within one or more of the following criteria for Evaluation:

- Criterion A – Event: Association with events that have made a significant contribution to the broad pattern of our history.
- Criterion B – Person: Association with the lives of persons significant in our past.
- Criterion C – Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.5

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**Criterion A – Event**

The Industrial Revolution was a period in the history of the United States that occurred following the Civil War when the country experienced rapid growth and economic prosperity. This growth was due in part to the increase in population resulting from a surge in immigration, an increase in manufacturing and the development of the railroads funded by the banking industry. The Lightcroft Estate is significant on a state and national level as it is directly related to this era of mechanization and prosperity.

**Criterion B – Person**

On a national and state level, the Lightcroft Estate represents the accomplishments of an individual who recognized the opportunities of the *Industrial Revolution* and invented a product deemed valuable to the expanding *railroad industry*. From this one product, *The Railway Cycle* and with the backing of family members, Mr. Teetor was provided the means to expand manufacturing and pursue an interest in gasoline engines. Teetor-Hartley Motor Company was formed with family members and the manufacturing and distribution of early automotive engines became the company’s focus. From the design and development of motors, the company recognized the increasing demand for replacement automotive parts and shifted focus to form the Perfect Circle Piston Ring Company. Their quality of design and skill in manufacturing provided products that became preferred and secured their reputation in the early automotive history of Indiana and the nation.
Criterion C – Landscape Architecture

Construction of the Lightcroft Estate coincides with a period in landscape architecture known as the Country Place Era. During the decades between 1880-1930 the United States experienced rapid economic growth due to the Industrial Revolution. The upper middle class sought to retreat from the urban environment and form communities in a more rural setting within close proximity to rail service. The wealthy elite built large estates with grand houses and extensive grounds and gardens designed by notable architects, landscape architects, and engineers.  

The Lightcroft Estate is an example of an upper middle class estate that was constructed during the latter half of this era. The construction of the home occurred in 1912 followed by the landscape, which was constructed at various periods throughout the period of significance. The construction of the estate is attributed to collaboration between the home owner, Mr. and Mrs. Teetor, an architect, Charles E. Werking, and possibly an engineer James Mueller. There is no evidence to suggest that the overall landscape was designed from one master plan. The landscape features were not overly ostentatious; however they were considered exceptional to the local community and served to represent the socioeconomic status of the Teetor Family.

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6 Karson, Robin. *A Genius For Place*. p. xvi
Analysis of Integrity

Introduction

A comparative analysis of historic verses existing conditions is necessary to determine the level of integrity present on the properties that formerly comprised the Lightcroft Estate.

The analysis involves the following steps:

- Comparison of key character-defining features from the historic periods of significance to the existing conditions described in Chapter 3.
- Assessment of contemporary features for their impact on historic character.
- Identification features missing from the periods of significance.
- Identification of threat to historic character

The result of the comparative analysis is an assessment of integrity, defined by the National Park Service as:

**Historical Integrity:** (1) The authenticity of a cultural landscape’s historic identity, evidenced by the survival of physical characteristics that existed during its historic period. (2) The extent to which a cultural landscape retains its historic appearance.7

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This integrity assessment is used to determine the level of intervention needed in the development of a treatment plan to insure the landscape continues to convey its historic significance.

**Overall Landscape Analysis**

The period of significance for the Lightcroft Estate spans between 1908 and 1952. During this period, modifications were made to the boundaries of the property as parcels were sold (See Illustrations, Figure 4-1). This report focuses on the boundaries of the property as they existed at the end of the period of significance in 1952 and utilizes these existing properties as a form for analysis. No character defining features associated with the estate are known to exist outside these property boundaries. Character defining features associated with the estate and the period of significance exist within four parcels, defined as Property A, Property B, Property C, and Property D as previously introduced in this report.

Modifications to the home and the grounds occurred during the first four sub periods within the period of significance. Character defining features are found on all properties and retain a high level of integrity. The estate retains a rural setting west of Hagerstown due in part to the setting of the home and to the mature organic material adjacent to Nettle Creek. Small residential homes have been constructed adjacent to Tidewater Road and Turnpike Road that bound the properties to the south and west; however these buildings do not interfere with the scenic quality of the landscape and overall feeling of a country retreat.
An analysis of the estate for the period of significance corresponds to the four existing property boundaries and to the characteristics presented in chapter 3, as follows:

**Property A (Illustrations, Figure 4A)**

Property A contains the greatest concentration of character defining features associated with the period of significance and all sub periods.

**Buildings and Structures:** The Bungalow building, associated with the 1908-1911 sub period, is non-extant on the property and is located north of the original site along Tidewater Road and across the street from Property C. The Tudor Revival home, constructed during the second sub period, 1911-1921, is extant and retains a significant degree of original character (A). The upper levels of the building have been clad in aluminum siding and the original tile roof has been removed. The bath/boat house structure is extant and retains its original character (C). The tile flooring on the roof of the structure is non-extant. The “teahouse” structure associated with the sub period 1911-1921 and formerly located near the formal garden is non-extant, however the foundation is extant (K). A pergola structure associated with the sub period 1911-1921 and located at the south end of the formal garden is non-extant; however concrete foundation blocks or vine anchors are extant (M).

**Spatial Organization:**

The spatial organization of Property A shows little evidence of alteration from the period of significance and retains a high level of integrity. Spaces within the property have altered due the absence of plant material associated with the sub periods 1911-1921 and
1921-1928 and are most notable in the area of the formal garden. Mature plant material, not associated with the period of significant, dominates the spatial arrangements.

*Topography:*

The topography of Property A retains the original form; there are no apparent alterations to the land form and therefore the topography retains a high level of integrity.

*Circulation:*

The approach driveways of Property A retain the original layout and dimensions (B). The footpaths associated with the formal gardens and leading from the steps of the driveway are non-extant. A stone footpath leading from the boat/bath house structure along the west bank of the lake is non-extant. The integrity of the original patterns of circulation is considered high.

*Vegetation:*

Vegetation associated with the overall period of significance has altered significantly; most noticeably is the absence of vegetation associated with the formal garden. No existing vegetation, with the exception of turf, can be associated with the formal gardens. Columnar trees which originally framed the view toward town and the Teetor Bridge and associated with sub period 1921-1928 and 1928-1933 are non-extant.

Early evidence suggests groupings of plant material surrounding the house; no plant material is currently evident. One notable exception to the absence of plant material is a mature Larix decidua, European larch, located adjacent to the conservatory (W). This
specimen is mature and is approximately 50’ in height. Due to the height and evident maturity of this tree, it can be associated with the period of significance; an early photo shows this tree in its immature state (Appendix A3, photo 6).

Another exception is the existing row of Acer saccharum, Sugar Maple, planted along the south and west property boundaries (X). These trees are mature and were planted with a 25’ spacing. Saplings are evident in early photographs and can be associated with all sub periods within the period of significance.

The overall integrity of plant material associated the period of significance is low to moderate. This should be considered a reasonable assessment due the life cycle of plant material.

*Water Features:*

Water features associated with Property A include the lake, a waterfall feature near the bath/boat house, the stream leading from the lake into the mill race, an artesian well, and two basins associated with the formal garden. The condition of each of these features have been significantly compromised or altered.

The waterfall feature, located along the west slope adjacent to the boat/bath house, retains a moderate level of integrity (E). The evident stratified stone work is obstructed from view due to the overgrowth of vegetation and there is no apparent source of water.

The form of the lake was altered after the period of significance by the construction of a dam which cut off the north portion of the lake. Silt has accumulated and invasive duck week, water meal, and algae compromise the reflective quality of this feature; however,
evidence suggests this was also a problem during the period of significance. The form of the lake and water condition is repairable; a moderate level of integrity is evident.

The artesian well functions to provide a source of water for the lake (D). No detailed evidence from the period of significance represents this feature; however, we can presume that it retains the original form. The stone surround is similar in construct to another artesian well feature located on Property D and is associated with the sub period 1921-1928. This feature retains a high level of integrity based on the apparent function and the construct is intact.

No evidence was found to represent the original layout of the meandering stream flowing from the lake to the mill race (O). Large rocks appear along the banks and are consistent with the degree of craftsmanship associated with the period of significance. Due to flooding, some rocks appear to have been relocated and some of the banks appear to have eroded. Immediately adjacent to the powerhouse, a spill way lined with rock and reinforced concrete, shows a degree of degradation. Silt has accumulated and rocks have become loosened from the concrete. This feature poses a moderate degree of integrity and is repairable.

Within the formal garden area, two basin foundations are extant and are associated with the sub periods 1911-1921 through 1951. The central basin, octagonal in form, retains the original beveled limestone surround (J). The interior of the basin contains soil and a maturing Cercis canadensis, Eastern Redbud. A water spout located in the center of the basin is non-extant (Appendix A3, photo 6). The foundation for a second basin, identified as the lily pond, is extant (L). This basin is constructed with a brick and stone surround
and contains soil and debris. A water faucet, located adjacent to this feature, is extant (T) and is the same as found throughout the site (U,V). Based on this analysis, the water features of this property should be allowed a moderate to poor level of integrity.

*Small-scale Features:*

Small scale features associated with Property A include four sets of stairs leading from the upper level of the house, three foot bridges of various sizes, scale and construct, driveway curbing, and the iron fence with the associate brick and mortar posts.

The primary set of poured concrete stairs (I), on axis with the central basin of the formal garden, are in poor condition. A second set of poured concrete stairs, located in alignment with the steps leading from the back door are not usable due to decay and degradation of the retaining wall (K). A third set of concrete stairs leading down into the garden, near the Tea House foundation, are in poor condition (H). A set of stacked stone steps leading down from the back of the house appear to be in moderate condition (G). All four sets of stairs retain a moderate level of integrity based on form, scale and construction method.

The formed concrete driveway curbing associated with sub period 1911-1921 is extant and is partially obscured by the current asphalt surface. Evidence suggests that the original driveway surface was composed of an aggregate; therefore asphalt paving is not associated with the earliest sub periods within the period of significance. The curbing appears to retain a high level of integrity.
A stone and mortar footbridge, on axis with the central basin, retains a high level of integrity (S). This feature is associated with the 1928 -1933 sub period and utilizes the same stone and mortar craftsmanship as the retaining wall associated with Property B. No evidence suggests that any alteration has occurred.

_views:_

Views from within the property have been altered due to the absence of vegetation and the maturity of existing vegetation. The view from the house into the lower level of the formal garden corresponds with early evidence of the period of significance. Views beyond the formal garden are obstructed due to the maturity of plant material along the Nettle Creek stream bank. On the north side of the home, the views have altered due to the absence of plant material and the construction of the dam across the lower lake. The original intent is evident in historic documents and can be recovered if corrections can be implemented; therefore, a moderate level of integrity is apparent.

The overall integrity of Property A is high due to the extant features associated with the period of significance.

Listed below are threats that may compromise the historic integrity to Property A:

- Construction of structures dissimilar to structures which were formerly evident on the site;
- Removal of structures and features associated with the period of significance;
- Alteration to the stream associated with the lake;
- Alteration to the lake;
• Installation of plant material that may obstruct or alter views;
• Installation of plant material dissimilar in form or structure to that which may have previously existed;
• Removal of plant material associated with the period of significance, unless plant material poses a threat to historic buildings or other features is apparent;
• Teetor Bridge is the historical western gateway to Hagerstown and should not be removed or replaced with a bridge dissimilar in form and style. Closure or removal of this significant character defining feature will greatly affect the overall historic character of the Hagerstown landscape and the Lightcroft Estate; further study is recommended.

**Property B (Illustrations, Figure 4B)**

Property B contains significant features associated with the waterworks project from 1928 and identified locally as “Teetor Falls.”

*Buildings and Structures:*

No evidence of buildings associated with this property exists. The dam, considered a structure, retains the original arc (A). Small holes are apparent in the face of the dam which compromises the integrity of the structure. The constructed point of the island, associated with this property, is non-extant; evidence suggests this feature was non-extant during the sub period 1933-1952 and perhaps washed away during a period of high water.
Spatial Organization:

The spatial organization retains the original form and boundaries associated with the period of significance.

Topography:

The topography of this property has not altered since the period of significance and therefore retains the original integrity.

Circulation:

There is no vehicular access within this property. Worn foot paths are evident along the bank of Nettle Creek but are not associated with the period of significance.

Vegetation:

A plantation of trees extant on the property was planted after the period of significance (F). Mature specimen of oak and sycamore trees are extant and are significant to the period (E). Vegetation on the island is mature and dense. One mature deciduous tree threatens to compromise the form of the island and the integrity of the dam.

Dense vegetation exists along both banks of Nettle Creek and obstructs views into and out of the site. Evidence suggests that the banks were free of large vegetative material during the early sub periods.
Water Features:

There is no water feature associated with this property. Nettle Creek is considered a natural feature which was altered as a result of the dam, the only evident change to the stream occurred as a result of the waterworks project associated with sub period 1928-1933.

Small-scale Features:

Evidence suggests that a water slide was installed at some point during the period of significance; however the exact location is not apparent. A grouping of stone and mortar located on the east bank of the stream near the dam is apparent and retains a moderate level of integrity; this may have been associated with the water slide (B).

The banks of Nettle Creek have been reinforced with stones set in concrete (D). Due to erosion and vegetative material, this feature presents a low level of integrity.

The inlet from Nettle Creek to the Powerhouse in contained within property boundaries continues to direct water into the adjacent property; however, due to silt the inlet becomes dry during low water levels (C).

Views:

Views from Property B into Property A have altered over time due to the maturity of plant material on the island. Views to the east and south have been compromised due to the plantation of trees planted after the period of significance. Views to the north retain
the original form; however this view is obstructed by State Road 38. The construction of State Road 38 during the period of significance in 1935 severely compromised the overall form of the Lightcroft Estate.

Overall, Property B retains a moderate to high level of integrity.

Listed below are threats that may compromise the historic integrity to Property B:

- A mature and unstable deciduous tree located near the southern tip of the island threatens the form of the island and could compromise the dam should it fall into the stream.

- Construction of buildings or structures in alignment within the view of Property A will compromise the historical integrity of the views.

- Construction of a vehicular access road is not advised.

- Demolition or alteration of the dam will affect the overall historic integrity of the site.

- Teetor Bridge is the historical western gateway to Hagerstown and should not be removed or replaced with a bridge dissimilar in form and style. Closure or removal of this significant character defining feature will greatly affect the overall historic character of the Hagerstown landscape and the Lightcroft Estate; further study is recommended.
Property C (Illustrations, Figure 4C)

Property C contains significant features associated with the waterworks project and lake construction from 1928. The landscape surrounding the lake is composed of a low ridge to the west, sloping to the level of the lakes and rising to a meadow area between the lake and the Nettle Creek stream.

Buildings and Structures:

Buildings associated with Property C include the original German style barn, and the honeymoon cottage, both non-extant (See Figure 4-1). The barn associated with the sub periods 1908-1911 and 1911-1921 was either demolished or relocated. A similar barn is located directly across Turnpike Road and south of the home on a neighbor’s property; perhaps the barn was dismantled and relocated to this site. The honeymoon cottage was possibly built during the 1928-1933 sub period; however it was destroyed by fire. The current residence is not associated with the period of significance.

An earthen dam, associated with Property A, was constructed after the period of significance dividing the lower lake into two bodies of water. Construction of this feature significantly altered the original form of the lake and compromises the quality of the view north from the house on Property A. Due to this change the historic integrity of the lake is compromise and is given a poor to moderate rating.

The dam located near the border to Property D is original and served to separate the two original lakes (H). The dam continues to divide the two bodies of water and retains a high level of integrity.
Spatial Organization:

The spatial organization is similar in form to the original intent and retains a high level of integrity.

Topography:

The topography was altered during the period of significance to allow for a cellar along the west ridge. No evidence was found to indicate when this occurred; however it may be associated with the waterworks project completed in 1933. Due to the minimal level of change that occurred during the period of significance, the topography retains a high level of integrity.

Circulation:

Vehicular access to the property is restricted to the driveway leading to the lower level of the current structure which retains the original driveway. Pedestrian circulation around the site is not defined, with the exception being a stone path leading from the upper level of the bluff to the lower terrace level by the cellar (B). Worn footpaths surround the lakes; however they are not dedicated paths. The level of integrity is considered high due to the lack of changes that have occurred.

Vegetation:

Mown turf is the dominate form of vegetation on Property C. Mature specimen of conifer trees are extant; however, no evidence places these trees during the period of significance. Mature deciduous trees are evident within the property boundaries and
located between the lake and stream and can be associated with the period of significance (I). Evidence suggests there were variations to the plant material during all sub periods. Further study is recommended to determine what may have been present at various times along the lake edge. The integrity of plant material associated with the period of significance is low.

*Water Features:*

Adjacent to the lake on the west bank and within close proximity of the home is an artesian well known as the “spring house” (D). No evidence is presented in this report to show this feature in its original form. This structure houses one of four artesian wells located within the four properties that made up the estate and is unique in form. The structure was constructed using similar stone and mortar methods evident in various features found within the overall site. The structure continues to retain water in a basin and flows as was originally intended. Due to these conditions, this feature is considered to retain a high level of integrity.

The lake associated with this property was originally part of the lower lake and became the third lake after the construction of an earthen dam after the period of significance. As is the case with the lower lake, this body of water appears to have accumulated a level of silt over time which has altered the original depth of the water. Water meal, duck weed and algae have compromised the aquatic habitat and the reflective quality of the lake. No buffer exists between the lake and the lawn; mown turf is apparent at the edge of the lake. Due to these conditions the lake retains a moderate to low level of integrity (E).
Small-scale Features:

Terracing is evident adjacent to and south of the current residence held in place by a stone and mortar retaining wall C). No evidence was found to associate these terraces with a particular period; however, non-extant plant material located adjacent to a non-extant building and visible in historic photos indicates that an intentional landscape, specific to the “honeymoon cottage,” was installed. Due to similarity to the stone and mortar terracing previously mentioned, this construct should be considered significant.

Similar stone work is found around the lower patio area located directly below the deck of the current building (G). This stonework does not appear to have been constructed at the time of the current building and may be associated with a previous structure.

A post retaining wall runs along the edge of the lake for approximately 56’ (F). This feature may have been added after the period of significance to allow for an increase in lawn area near the existing building. Further investigation is necessary to determine whether this feature is associated with the period of significance.

No clear evidence was found to associate the above features with a previously existing building or structure; however, due to the apparent age of the stone work, we can associate these two features with the period of significance; the integrity of both is high.

Views:

The views from this property radiate to encompass an east facing arc to all points of the immediate and surrounding landscape. The vegetation along the Nettle Creek stream screens the earliest view toward town and blocks the view of State Road 38.
Overall, Property C retains a moderate to high level of integrity to the period of significance.

Listed below are threats that may compromise the historic integrity to Property C:

- Removal of mature deciduous trees associated with the period of significance;
- Installation of plant material dissimilar in form or structure to that which may have previously existed;
- Alteration to the lake;
- Removal of structures and features associated with the period of significance;
- Neglect of stone and masonry constructs;

**Property D (Illustrations, Figure 4D)**

Property D contains significant features associated with the Japanese Garden which has served as an unofficial, western gateway to Hagerstown since construction of State Road 38 in 1935. As mentioned previously, no date of construction for the Japanese Garden has been determined.

*Buildings and Structures:*

The buildings that make up the current two residences on the property can be associated with the period of significance; however dates of construction are not known (A). These structures were built as a residence for the caretakers of the Lightcroft Estate and a garage; the garage has been converted into the second residence. It is likely that Mr.
Teetor called on Mr. Werking to draw up the plans for the home; however, during the initial search for an overall landscape plan house plans for this structure were not identified. An extensive collection of Werking drawings, residential, commercial and institutional, exist between Ball State University and the Richmond Historical Museum; perhaps they were overlooked. No evidence was found to indicate the original appearance of these buildings; however, a corner of the building is evident in a historical photograph (Appendix A4, photo 3).

Structures associated with the Japanese Garden, a Torii Gate, a stone arched turf bridge and a tea house, are extant and show a high level of integrity (D, E, and G). The current owner should be commended for taking meticulous care of the structures associated with this feature. Few alterations to these character defining features have occurred; the exception being a change in the paint color to the tea house and possibly the roofing material.

A structure referred to as the “Wisteria Arbor” is non-extant. Evidence suggests this structure was constructed of lattice and included a built in bench. The structure was cited with an open side facing the island.

*Spatial Organization:*

The spatial organization retains the boundaries established during the period of significance and therefore is high in integrity.

Divisions within the property, established by plant material, have changed over time. Records of the landscape leading to the northwest corner of the property were found to be
unclear and not specific. Nothing explicit to the northwest corner of the property was found that would inform the original spatial organization. The space is currently an open lawn and may have been open meadow. At the time of the initial visit, an above ground swimming pool was evident in this area and is not associated with the period of significance.

*Topography:*

The topography of Property D has had no apparent change since the period of significance and therefore retains a high level of integrity.

*Circulation:*

No apparent changes have occurred to circulation patterns within this property and therefore a high level of integrity is assigned.

*Vegetation:*

Plant material has changed dramatically since the period of significance ended in 1952. Historic photos that represent the Japanese Garden during various sub periods are presented in the appendices. Home movies, provided by Martha Haining and her sister Jarolyn Winters, offer the most significant record of what was present during the Teetor occupancy. Flowering redbud, crab apple, weeping willow, various conifers, and deciduous trees are evident in these historic photos. Further study is necessary to determine more accurate records of the various arrangements of plantings. The absence of plant material significantly affects the historical integrity of this property. Existing
plant material is not associated with the period of significance due to the apparent level of maturity.

*Water Features:*

The portion of the lake associated with this property is maintained in the original form relating to the period of significance and retains a moderate level of integrity due to water meal, duck weed and algae (F).

Adjacent to the lake on the northwest bank is an artesian well constructed with a stone and mortar surround with two formed concrete runnels (C). The runnels serve to direct water into the lake. No evidence is presented in this report to show that this feature has changed from its original form. This small feature is similar in size to the artesian well located on Property A and is constructed with similar materials. The feature continues to function as originally intended and maintains a constant flow of water. Due to these conditions, this feature is considered to retain a high level of integrity.

Adjacent to the Torii Gate is a mound faced with stacked stone set in mortar. This mound is the location of a fourth artesian well that functioned as a waterfall feature (B). Water flows from the base of the mound and no longer flows from the top of the mound as originally intended; therefore, a low integrity is assigned to this feature.

A drinking fountain was located within close proximity of the Torii Gate and was connected to the artesian well; this feature is non-extant.
**Small-scale Features:**

Boulders were placed around the perimeter of the lake and are extant; however, due to the absence of plant material, the original composition has been lost and the boulders are no longer visually linked to the garden and therefore lacking in integrity.

**Views:**

The Japanese Garden is the focal point of this property. The distant views from adjacent properties into Property D have been retained; no significant obstruction to the views was noted. Construction of State Road 38 in 1935 significantly altered the overall views of the landscape; this was addressed during the period of significance with the planting of conifer and deciduous trees no longer extant. The absence of this screen compromises the visual aesthetic of this portion of the garden.

Listed below are threats that may compromise the historic integrity to Property D:

- Removal or alteration of structures and features associated with the period of significance should be avoided.

- Installation of plant material dissimilar in form or structure to that which previously may have existed should be considered.

- The presence of non-period structures compromises the historic integrity of the property.
Summary:

The properties that originally comprised the Lightcroft Estate, combined, continue to convey national and state significance through extant character defining features and therefore a high degree of integrity is associated with these properties. Features that remain are a testimony to the craftsmanship and design of the architect and builder.
Figure 4B  Character Defining Features  Property B  Page 1 of 1
The Lightcroft Estate  Hagerstown, Indiana

Figure 4C  Character Defining Features  Property C  Page 1 of 1
The Lightcroft Estate  Hagerstown, Indiana
The Lightcroft Estate
Hagerstown, Indiana

1908-1911 Sub-period
- Initial period of ownership;
- Existing barn structure predates ownership;
- Construction of the Bungalow.

1911-1921 Sub-period
- Relocation of Bungalow;
- Existing barn structure predates ownership;
- Construction of primary residence and driveway;
- Construction of Formal Garden;
- Mill race is demolished, soil used for construction of State Road 38;
- Construction of State Road 38 is completed in 1935;
- Property is subdivided upon settlement of the Teetor estate in 1952.

1921-1928 Sub-period
- Barn structure removed;
- Construction of Honeymoon Cottage;
- Construction of lakes and drilling of artesian well;
- Reconstruction of conservatory and addition of front conservatory;
- Expansion of north terrace and construction of the boathouse.

1928-1933 Sub-period
- Significant portion of property sold to Ralph Teetor;
- Construction of Waterworks along Nettle Creek;
- Construction of Japanese Garden.

1933-1952 Sub-period
- Mill race is demolished, soil used for construction of State Road 38;
- Construction of State Road 38 is completed in 1935;
- Property is subdivided upon settlement of the Teetor estate in 1952.

Figure 4-1

Sub-Periods Illustrated:
Changes to Estate Boundary
The Lightcroft Estate
Hagerstown, Indiana
TREATMENT

Introduction

A treatment plan is presented that provides a comprehensive preservation strategy for long-term management of cultural resources associated with The Lightcroft Estate. As stated in *A Guide to Cultural Landscape Reports*: “the goal of any treatment program is long-term preservation of a landscape’s historic features, qualities, and materials.”¹ A comprehensive treatment plan determines how property owners can retain character-defining features that represent the estate’s place in history.

For this study, a model approach is applied to Property A, which contains the greatest number of character-defining features and historic evidence. The model approach selects an appropriate treatment alternative, *preservation*, and offers recommendations based on this guiding option. These recommendations consist of actions necessary to maintain the estate’s existing historic character and guidelines for the sensitive design and

implementation of new features. This model approach can also be applied to Properties B, C, and D to form an overall treatment program for the estate.

The model approach for Property A is subdivided into four zones, identified as: The Home, The Lake, The Formal Garden, and The Waterworks and Meadow. Each zone contains character-defining features associated with the period of significance. Treatment recommendations are presented that guide actions necessary to maintain the character defining features with guidelines for future action. These treatment actions are identified in *A Guide to Cultural Landscape Reports* and outlined as follows:

- **Identify, Retain and Preserve:** Basic to the treatment of all cultural landscapes and important in defining the historic character of a cultural landscape.

- **Protect and Maintain:** If the physical condition of a feature is good, action should be taken to protect and maintain the feature in its present state.

- **Repair:** If the physical condition of a feature is poor, repair is recommended.

- **Replace:** If the physical condition of a feature precludes repair, “in-kind” replacement is necessary. In-kind replacement requires the use of the same form, detail, character, material, etc., as the original. A compatible substitute is considered only if an in-kind treatment is not possible.

- **Design for Missing Features:** When an entire feature is missing and it is determined desirable to reestablish the feature as part of the landscape’s historical appearance, then a design for the missing historic feature is undertaken. This action is undertaken when sufficient historical evidence represents this feature and must be referenced for the undertaking.
- **Compatible Alterations and Additions:** Alterations and additions are often needed to assure continued use of the landscape. These alterations and additions should not radically change, destroy, or obscure the significant historic integrity, spatial organization, materials, and features.

Treatment Actions are dependent on the overreaching management philosophy and pertain to physical work on a cultural landscape.

**Treatment Alternatives**

*The Secretary of the Interior’s Standards for the Treatment of Historic Properties* identifies four treatment alternatives: preservation, rehabilitation, restoration, and reconstruction. These four treatments form the “philosophical basis” for responsible preservation practice and enable long-term preservation of a landscape’s historic features, qualities, and materials.”

The four treatment approaches are as follows:

**Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and material of a historic property; includes initial stabilization work, where necessary, as well as ongoing preservation maintenance and repair of historic materials and features.

**Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

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22 Ibid., 82
**Restoration:** The act or process of accurately depicting the form features, and character of a property as it appeared at a particular period of time by removing features from other periods in its history and reconstruction of missing features from the restoration period.

**Reconstruction:** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.³

Specific policies, guidelines, and standards exist for each of the four types of treatments. Each treatment allows for both traditional and contemporary treatment techniques while supporting continued use. The goal of any treatment program is long-term preservation of a landscape’s historic features, qualities, and materials. The amount of physical intervention increases from preservation to reconstruction. As the physical intervention increases, the policies, guidelines, and standards, require more documentation and justification for treatment actions.⁴

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⁴ Page, Gilbert, Dolan, p 82
Model Approach – Property A

Property A contains approximately 2.45 acres and the greatest concentration of character-defining features associated with the Lightcroft Estate. These features were evaluated using the eight characteristics defined in *The Secretary of the Interior’s Standards for the Treatment of Historic Properties* with *Guidelines for the Treatment of Cultural Landscapes*:

- Buildings and Structures,
- Spatial Organization,
- Topography,
- Circulation,
- Vegetation,
- Views,
- Water Features,
- Small-scale Features.

As part of this undertaking, certain assumptions were presented that served to guide development of this report. One assumption is directed to the current owners of the four properties and states that each of the residents, “. . . who currently own portions of the estate, is committed to preserving the landscape features associated with the period of significance.” This model approach presents recommendations for the preservation of historic character-defining features. For the purpose of treatment, Property A has been divided into four zones which are identified as: The Home, The Formal Garden, The Waterworks and Meadow, and The Lake.

The model approach is composed of a narrative which corresponds to the eight characteristics stated above and guidelines for the future sensitive implementation of actions pertaining to rehabilitation, restoration and reconstruction. In addition to the
narrative, scaled drawings are presented that diagram the treatment for the four zones within Property A. Narrative text are included on each drawing describing the particular treatment recommendations (Figures 5 1-5).

**Design Intent**

Before a treatment alternative can be determined, recognition of the design intent associated with the cultural landscape must be recognized. Design intent is defined as the creative objectives of a designer, architect, landscape architect, artist, individual, or group applied to the development of a cultural landscape.\(^5\) No records were found that identify a landscape architect or landscape plan associated with this site; further investigation is recommended.

Charles E. Werking, a local architect from Hagerstown, was associated with the Teetor family throughout his career and known to have designed and built two homes on the site. Additional buildings associated with the Lightcroft Estate, such as the extant residence and garage located on Property D and a non-extant building referred to as the honeymoon cottage, may possibly be attributed to Mr. Werking. In addition to the Lightcroft buildings, he built several residential, commercial and institutional buildings for the Teetor family, their businesses, and the Hagerstown community. Mr. Werking is associated with numerous buildings within the Eastern Indiana region and was a successful architect of the period.

\(^{5}\) Ibid, p112
John W. Mueller, a local bridge engineer, is associated with the design of the Teetor Bridge that crosses Nettle Creek adjacent to the property. Mr. Mueller and Mr. Werking established a firm in Richmond in 1918 that was short lived.

Without an identified landscape architect or historic plans, this report was prepared on the assumption that Mr. and Mrs. Teetor, in association with the architect Charles Werking, are responsible for the overall design of the landscape of the Lightcroft Estate. Although it is speculation, design decisions may have been based on influences from their extensive travels throughout Europe, South America and Asia. In addition to travel influences, Mr. Teetor’s association with the automotive industry may have provided him an opportunity to view the display of wealth evident in larger Country Place Era estates.

Mr. and Mrs. Teetor received a similar level of education during their formative years in Hagerstown. Mr. Teetor attended one year at the National Normal College in Lebanon, Ohio; whether Mrs. Teetor attended college is not know. Both exhibited a level of ambition and an appetite for higher learning and together they attended classes in Christian Science in London in 1908. The home contained a room designated the library and the interior details were finished with built-in cases for the collection of books they acquired.

In 1928, the Teetor’s contributed $20,000.00 for the construction of a library building designed by Charles Werking. An article in the Hagerstown Exponent announced this gift and provides a description of the building and the surrounding landscape, “The grounds in the rear, to the north and west, will be terraced and landscaped with a view of making them a delight to the eye.” (See Appendix E, page 12) Construction of the library
indicates further collaboration by Mr. Teetor with Mr. Werking who had established himself as an architect and one that understood the significance of the landscape surrounding the buildings he designed.

Further investigation into the history of the architectural practice of Charles E. Werking may reveal additional information relating to the Lightcroft Estate. Plans, relating to the landscape, were not discovered in the Ball State University College of Architecture Documents and Archives or at the Wayne County Historical Museum.

**Recommended Option – Preservation**

Of the four treatment approaches recommended, a preservation approach is recommended due the current use of the property as a private residence. The preservation approach offers the least degree of intervention as possible necessary to retain the historical integrity of features using methods that protect, stabilize, conserve or repair. A preservation approach strives to retain the maximum amount of existing materials and features and allows for repairs using as little new material as possible. In addition to the overall preservation approach, recommendations are offered for specific character-defining features that apply the three remaining approaches of rehabilitation, restoration and reconstruction. No known intentional threats to character-defining features were apparent during the period of evaluation. Apparent threats to existing character defining features due to degradation are noted in the previous section and recommendations are presented. As stated in *Guidelines for the Treatment of Cultural Landscape*, “The expressed goal of the *Standards for Preservation and Guidelines for Preserving Cultural Landscapes* is the retention of the landscape’s existing form, features, and materials,
provided that such actions will not result in a degraded landscape condition or threaten historic resources.\textsuperscript{6}

\textit{Alternatives – Rehabilitation, Restoration, and Reconstruction}

The three remaining alternative approaches are considered inappropriate at this time based on their presumed cost prohibitive nature. However, should any action be taken to apply either of these approaches to any identified character-defining feature the proper documentation of materials and construction methods should be noted. Consultation with a professional, appropriate to the proposed treatment, is recommended to insure that any rehabilitation, restoration, and or reconstruction meet guidelines that will contribute to the historical significance of the Lightcroft Estate.

Figure 5-1
Model Treatment Plan
Property A
Four Zones

The Lightcroft Estate
Hagerstown, Indiana
Property A Treatment Recommendations

Property A is characterized by a low bluff which slopes gently to the lower areas of the landscape adjacent to Nettle Creek and adjoining property and comprises approximately 2.45 acres. For the treatment purposes, the property is divided into four zones; The Home, The Formal Garden, The Waterworks and Meadow, and The Lake. The greatest quantity of character-defining features exists within each of these zones. At present, no known intentional threats to character defining features exist; threats to character defining features due to degradation are evident and previously stated in the evaluation chapter. If an identified historic feature is allowed to degrade to a point where a preservation approach is not reasonable, the feature should be re-evaluated for an appropriate treatment approach in regards to rehabilitation before restoration and reconstruction. Documentation of the feature prior to and during any corrective treatment is essential to retaining the historic integrity of the feature.

Recommendations: The Home Zone (Figure 5-2)

Buildings and Structures

The zone identified as The Home, contains the Tudor Revival style building designed by Charles E. Werking. The building has undergone two apparent exterior modifications since the end of the period of significance that affect its historic integrity.
The original terra cotta tile roof was removed in 2006 and aluminum siding on the upper levels conceals the architectural details associated with the Tudor Revival Style. No evidence is presented in this report to suggest that the aluminum siding covering the stucco and beam details of the upper levels of the building was installed during the period of significance. The presence of this modification conceals the original design intent of the architect and compromises the historic appearance of the building. The tile roof was installed during initial construction of the home. After numerous leaks, a previous owner removed the tile and installed asphalt shingles.

**Recommended Actions**

- Remove non-period aluminum siding from the upper levels of the home.
- Replacing the existing asphalt shingles with a tile roof will restore the historic integrity of the building, however it would cost prohibitive.

**Guidelines for Future Design**

- After removal of aluminum siding from the home, an evaluation of the buildings features should be made by a historic preservation professional to determine what action is necessary to retain and preserve the integrity of this historic building.
- When replacement of the current roof is required, consideration should be made to replace the roof with in-kind materials appropriate to the period of significance.

**Spatial Organization**

The organization and patterns present during the period of significance and defined by the curve of the driveways and the property boundaries are intact. Plant material that
served to enclose, soften, and frame edges is no longer extant; however, this is a recoverable feature.

**Recommended Actions**

- Retain and Preserve current spatial organization.

**Guidelines for Future Design**

- Replace plant material, evident in historic photographs, with in-kind consideration to reestablish historic spatial organization.

**Topography**

The gently sloping topography of the front and east lawn is a character-defining feature of the zone and the home. Alteration of the existing topography would result in a loss of historic character. The topography was altered during the initial sub-period to accommodate the slope of the service driveway; however, no records represent the original topography prior to construction of the driveway and during the sub-period 1908-1911.

**Recommended Actions**

- Retain existing topography.
**Guidelines for Future Design**

- Avoid altering existing topography.

**Circulation**

Circulation patterns within the zone primarily pertain to vehicular circulation into and out of the site. The driveways delineate spatial organization within the zone; therefore it is necessary to retain this character-defining feature. Asphalt paving is degraded and is not associated with the earlier sub period as evident in historic photographs. A build up of asphalt paving conceals the 4” driveway curbing associated with the 1911-1921 Sub-period. Further investigation is necessary to determine whether asphalt paving was installed within the period of significance.

Pedestrian circulation is defined by the access and egress points of the home. The front and back doors of the home serve to define patterns of circulation that currently exist. A set of steps leading from the north terrace to the west are extant. A set of stairs leading from the north east corner of the home is not passable due to a high degree of degradation.

**Recommended Actions**

- Retain and preserve existing driveway pattern.
• Retain 4” concrete curbing along the both sides of the approach and service drives.
• Replace asphalt surface with compacted aggregate to reveal curbing and restore historic character of the driveway.
• Replace north east stairs with in-kind materials to restore circulation pattern from the home.

Guidelines for Future Design

• Further investigation is necessary to determine if asphalt was used during a later sub-period.
• Prior to reconstruction of the north east stairs a consultation with an engineer, a historic preservation professional, and a landscape architect should is recommended.
• Historic photographs should be referenced during planning and design for reconstruction of the north east stairs.

Vegetation

Two examples of vegetation associated with the period of significance are extant in this zone; a mature Larix decidua and a boundary planting of Acer saccharum along the south and west edges of the property. The Larix decidua is non native and due the maturity of the tree it is considered historically significant. The 25’
spacing of the mature Acer saccharum along Tidewater and Turnpike Roads is intentional as evident in historic photographs. No other currently existing plants in this zone can be associated with the period of significance.

**Recommended Actions**

- Preserve and maintain trees associated with the period of significance against threats from pests, disease and forces of nature.
- Removal of any trees associated with the period of significance should be avoided.

**Guidelines for Future Design**

- An arborist should be consulted to determine the health of existing trees and whether they pose a threat to the building or any character defining features.
- If a threat to the building or features is determined evident, an arborist should be consulted for safe removal of the threatening condition.
- Preservation of trees is critical to retaining the historic integrity of the site; preventive action should be considered to circumvent forces of nature, such as lightning. An arborist should be consulted to develop a preservation strategy.
Views

The view from the home, east and down into the formal garden area, is considered a character-defining feature. From this vantage point, the formal gardens were visible to visitors and represented the socio-economic stature of the Teetor Family. The historic view of the Teetor Bridge is obstructed due to mature deciduous trees at the edge of the property and from within the central basin. The view from the home into town is no longer visible due to the plantation of trees evident on Property C. To the direct south, the view extends across the lawn, through the boundary planting of Maples and to a distant ridge of grazing pasture and woodland. The view from the north side of the home and from the broad terrace extends over the lakes and to the distant Japanese Garden.

Recommended Actions

- Retain and preserve existing views.
- Repair the view of Teetor Bridge.
Guidelines for Future Design

- Opening the view to Teetor Bridge is critical to retaining the historic integrity of the views. Consultation with an arborist is recommended to determine whether a high prune treatment or removal of the deciduous trees blocking the view is recommended.
- Removal of the Cercis canadensis – redbud is recommended.

Water Features

- No water features exist within this zone.

Small-scale Features

Small-scale features associated with this zone are the iron security fence and the brick and mortar posts associated with the entry. The fence terminates at the northern most point of the property along Tidewater Road and the western most point along Turnpike Road within close proximity of the Teetor Bridge and above the stream. The fence was constructed by the Hoosier Fence & Wire Company of Indianapolis and is identified as “Page Fence” and retains a red painted finish. The brick and mortar post

West gate, photo by Author
with limestone coping show evidence of lost chinking. Three entry gates are extant at each of the drives and appear to function.

Poured in place, formed curbing along the both sides of the driveway and extending the length of the service and approach drive is evident in the 1911-1921 sub-period documents. This curbing is considered a significant character-defining feature and should not be altered or removed. The current paving surface obstructs the full reveal of this feature. Treatment recommendations for this feature were addressed in the previous section pertaining to Circulation.

**Recommended Actions**

- Retain and preserve the iron fencing.
- Repair and maintain chinking in the brick posts associated with the fence and gateways.
- Protect and maintain 4” curbing that lines the driveway.

**Guidelines for Future Design**

- Replacement of chinking in the brick and mortar posts should be carried out with in-kind treatment to insure the historic integrity of the feature.
- Repairs of 4” curbing should be carried out with in-kind treatment to insure the historic integrity of the feature.
Remove non-period aluminum siding
Replace asphalt shingles with terra cotta tiles
Reconstruct stairs with in-kind materials and form
Repair view of Teetor Bridge and the dam
Protect and maintain existing views
Retain and preserve current spatial organization
Retain and preserve the iron fencing and posts
Preserve and protect trees associated with the period of significance
Retain existing topography

Legend

- Property line
- Water line
- Structure
- Stone construct
- Contour Lines
- Fenceline
- Irrigation faucet
- Views

Figure 5-2
Model Treatment Plan
Property A
The Home Zone

The Lightcroft Estate
Hagerstown, Indiana
**Recommendations: The Lake Zone (Figure 5-3)**

**Buildings and Structures**

The boat/bath house, on the north side of the property, is the only structure in this zone and retains a high level of structural and historical integrity. The flat roof of the structure serves as a terrace accessible from the home and the garden. The original surface of the terrace floor, glazed tile, is non-extant. The reinforced concrete floor shows signs of degradation; apparent cracks in the surface indicate moisture is penetrating into the structure and room below. Chinking is absent in various location throughout the exterior of the structure. Plant material is evident around the perimeter that may eventually compromise the structural integrity of this significant feature.

**Recommended Actions**

- Protect and maintain the structure from mature trees adjacent to the structure;
- Repair chinking to the exterior brick with in-kind mortar;
- Protect and maintain the terrace floor.
Guidelines for Future Design

- Consult with an arborist to determine if mature trees pose a threat to the structural integrity of the structure;
- Seal the concrete surface of the terrace to prevent further degradation;
- In-kind replacement of the glazed tile floor is recommended to restore the historic character of the feature. Historic photos provide information that indicates tile dimensions and pattern. Consult with a professional landscape architect to determine best methods for installation and maintenance.

Spatial Organization

The spatial organization within this zone retains the original forms and divisions with one significant exception. An earthen dam was constructed after the period of significance interrupting the expanse of the lake and the extended view from the terrace.

Recommended Actions

- Repair the spatial organization of this zone.

Guidelines for Future Design

- The earthen dam is not associated with the period of significance. Removal of the dam is essential to the repair of the historic spatial organization within the zone. A
professional landscape architect should be consulted prior to removal of this non-significant feature to insure recovery of the spatial organization. An engineer should be consulted prior to removal of this non-significant feature to insure compliance with any applicable codes and standards.

**Topography**

Topography within this zone has been slightly altered along the northwest boundary to accommodate the slope of a cellar constructed on Property C during the period of significance. This change does not interfere with the overall historic topography of the zone.

**Recommended Actions**

- Retain and preserve the existing topography within the zone.

**Guidelines for Future Design**

- No changes in topography should be executed.

**Circulation**

Construction of the dam introduced a new pattern of circulation within the site that did not exist during the period of significance. A stone path along the west edge of the lake is non-extant.

View north from edge of lake, *photo by Author*
Due to the existing mature deciduous trees on the slope of the west ridge adjacent to the boat/bath house, access to a waterfall feature is limited; access to this area is further compromised by a fallen tree.

**Recommended Actions**

- Repair the original patterns of circulation associated with the period of significance.
- Repair access to a waterfall feature.

**Guidelines for Future Design**

- Removal of the dam will restore the historic circulation patterns within the zone.
- Removal of fallen tree will restore access along the lake and to waterfall feature at the base of the ridge and adjacent to the boat/bath house;

**Vegetation**

Mature Acer saccharum are planted along the west property boundary and outside the iron fence. These trees are planted with a 25’ spacing and are consistent with the planting in The Home and Formal Garden Zones. These trees are a character defining feature and should be protected.

Historic evidence suggests a variety of flowering trees and conifers were planted along the west ridge which are non-extant. The current mature deciduous trees serve to screen the view north of Tidewater Road and provide a similar division of space that existed during the period of significance.
Euonymus fortunei – Wintercreeper Euonymus, is evident along the west ridge and is the dominant form of vegetation along the ground plain. Due to the rapidly spreading habit of this plant species and the area of ground it covers, this plant is not associated with the period of significance. The aggressive growth habit of this plant obstructs the details of the waterfall feature and interferes with the growth of plants that may naturally occur.

**Recommended Actions**

- Preserve and protect the row of Acer saccharum along the property boundary.
- Preserve and maintain existing deciduous trees along the west ridge.
- Replace vegetation with in-kind materials to restore the site to the historic period of significance.

**Guidelines for Future Design**

- Protect and maintain the existing row of Acer saccharum trees along the boundary. Consultation with a professional arborist is recommended to determine an appropriate maintenance plan. As these trees age and die, in-kind replacement is essential to retaining the historic character of the overall site.
- Remove invasive Euonymus fortunei and consult with a professional horticulturist to determine the best method.
- Mature deciduous trees should remain if they are not considered a threat to the structure and water feature associated with this zone. An arborist should be consulted prior to the removal of any tree.
As mature trees are removed intentionally or by natural causes, replacement with in-kind vegetative material associated with the period of significance is recommended.

Prior to a new planting, a professional landscape architect and horticulturalist is recommended.

**Views (See Illustrations, Figure 5-3)**

The primary view within the site is appreciated from the terrace of the boat/bath house structure. Changes to the view have occurred since the period of significance which can be associated with vegetation adjacent to the structure.

**Recommended Actions**

- Maintain existing views within the zone. No new construction should block views within the zone or into adjacent properties.

**Guidelines for Future Design**

- Remove vegetation that obstructs view.

**Water Features**

Three water features are associated with this zone; an artesian well, the lake, and a waterfall feature along the west ridge.
The artesian well is one of four drilled during 1927 and prior to construction of the lakes. The well is located near the north east corner of the boat/bath house and the edge of the lake. Water flows from a constructed stone and mortar circular surround and into the lake; no excavation of the immediate area was undertaken to determine if the flow of water is channeled. Early evidence representing this feature during the period of significance is unclear due to the size of the feature and the composition of the photograph. A simple stone and mortar construct encompasses the opening of the well and appears consistent with other stone and mortar features within the overall site.

The lake is associated with the 1921-1928 Sub-period and was constructed during a large undertaking that encompassed the overall site. The form of the lake was altered after the period of significance when an earthen dam was constructed. An aggressive form of algae covers the surface of the lake indicating a high level of nutrients in the water.

A waterfall feature was constructed into the bank of the west ridge of stacked stratified stone. No evidence was found to determine when this feature was constructed. An irrigation valve, faucet and exposed pipe are located within close proximity of this feature and indicate a source of water was constructed for this feature and is not associated with a naturally flowing spring. Due to
the presence of mechanical features, construction may have occurred during the installation of an overall irrigation network. A sharp elevation change of approximately 8’ occurs from the top of the fall to an elliptical basin below. Water flowed from this basin through a channel constructed of stratified stone, non-extant, and cascaded over a series of stone embedded in the bank of the lake, non-extant. The principal threat to this feature is an invasive species of Euonymus fortunei which has overgrown the entire bank and obstructs the stratified stone of the feature. In addition to the Euonymus, mature deciduous trees compromise the view design intent of the feature.

**Recommended Actions**

- Protect and maintain the waterfall feature, the stone and mortar construct surrounding the artesian well and water quality of the lake;

**Guidelines for Future Design**

- Evaluated the stone and mortar surround of the artesian well to determine what maintenance is necessary to retain the historic character of the feature. Minimally invasive excavation around the immediate area may determine whether a stone runnel that directed water to the lake ever existed.
- A professional aquatic specialist should be consulted to determine the corrective action to retain the water quality of the lake.
- Removal of invasive Euonymus is critical to restoring the historical integrity of the waterfall feature. A professional horticulturalist should be consulted to determine the best method for controlling and removing this species.
- Further investigation of this feature is recommended to determine the appropriate restoration of this significant feature.

**Small Scale Features**

The iron fence and two brick and mortar posts are extant within this zone along Tidewater Road and are of the same as found throughout Property A.

An irrigation faucet and valve are located within close proximity to the waterfall feature. These mechanical features indicate the location of buried pipes associated with the overall irrigation system and should be preserved. Future restoration of the irrigation system may become desirable and if so, these mechanical features will serve to guide a historic reconstruction effort.
**Recommended Actions**

- Preserve and maintain the existing iron fence and associated brick and mortar posts.
- Protect and maintain mechanical features associated with the irrigation system.

**Guidelines for Future Design**

- Replacement of chinking in the brick and mortar posts should be carried out with in-kind treatment to insure the historic integrity of the feature.
- Further analysis of the irrigation system is necessary to determine an overall approach to restoration of the system. If the desire to restore the irrigation system arises, a historic preservation and landscape architecture professional should be consulted.
Remove earthen dam not associated with the period of significance

Repair original patterns of circulation by restoration of stone path

Preserve and maintain existing deciduous trees that screen view of Tidewater Road

Protect and maintain existing topography within the zone

Protect and maintain waterfall feature

Remove vegetation that poses a threat to structure and waterfall features

Replace vegetation, as needed, in-kind with period of significance

---

Legend

- - - - Property line
- - - Water line
- - Structure
- - - Stone construct
- - - Contour Lines
- - - Fenceline
- - - Irrigation faucet or valve
- - - Views

Figure 5-3
Treatment Plan
Property A
The Lake Zone

The Lightcroft Estate
Hagerstown, Indiana
**Recommendations: The Waterworks and Meadow Zone (Figure 5-4)**

**Buildings and Structures**

The one structure within the Waterworks and Meadow Zone is the Powerhouse associated with Sub-period 1928-1933. The Powerhouse was constructed of stacked stone and mortar with metal frame windows and with an asphalt shingle roof. The structure is partially below grade. Gutters are evident on the north side of the structure and non-extant from the south. The waterwheel, attached to the west side of the structure, does not currently rotate. Water from Nettle Creek was directed to the wheel through a channel, located within the boundary of Property B. The eastern boundary to Property A is in alignment with the north east corner of the structure and a small footbridge associate with the Formal Garden.

**Recommended Actions**

- Protect the Powerhouse from further degradation.
- Repair windows.
- Repair and replace copper gutters in-kind.
- Repair chinking.

**Guidelines for Future Design**
- Replace asphalt shingle roof with in-kind materials to insure further degradation of the structure.
- Replace broken window glass to prevent further degradation of the structure.
- Reinstall existing copper gutter (located in the brush on site) to the south side of the structure.
- Replace chinking with in-kind mortar.
- Remove soil from around the section of the wheel now buried.
- Consultation with an engineer and a historic preservation professional should be made prior to restoration of the Powerhouse and before making it operational.
- If action is taken to restore function to the Powerhouse and wheel, the protective iron fencing, extant, should be reinstalled.

**Spatial Organization**

No evidence is presented in this report that corresponds to this zone during the period of significance; therefore, this report presumes that the overall spatial organization is consistent. The current boundary of Property A is adjacent to the tree line along Nettle Creek and was establish in 1952. The spatial organization is dominated by the open meadow with deciduous trees and shrubs along the perimeter and small groupings within the meadow. The zone is bordered by the adjacent line of trees and the east bank of the
The meadow extends approximately 250’ north and west of the entry to the Powerhouse and is approximately 110’ at the widest point.

**Recommended Actions**

- Protect and maintain the currently spatial organization.

**Guidelines for Future Design**

- Further investigation may reveal intentional plantings within the meadow area that would have defined the area during the period of significance.
- No extensive planting of trees or shrubs should be undertaken without first consulting a landscape architect.

**Topography**

The topography of this zone is nearly level. No evidence is presented in this report that corresponds to this zone during the period of significance; therefore, this report presumes that the overall topography is consistent. Grading of the landscape nearest the home would have occurred during the 1911-1921 Sub-period to allow for construction of the service drive at the back of the home.

**Recommended Actions**

- Retain and preserve the current topography.
**Circulation**

No vehicular access is intended for this zone. Pedestrian circulation was altered when construction of the earthen dam occurred after the period of significance. No designated pathways exist within the landscape.

**Recommended Actions**

- Repair the circulation to the period of significance.
- Retain and preserve the current open circulation of the zone.

**Guidelines for Future Design**

- Removal of the earthen dam will restore the circulation patterns to the historic period of significance.

**Vegetation**

No evidence is presented in this report that corresponds to this zone during the period of significance; therefore, this report presumes that the overall vegetation is consistent. No individual specimen of tree or shrub is associated with the period of significance. The dominant vegetation within this zone is mown turf within the meadow area and individual mature deciduous trees and shrubs within the area of the constructed stream and slope of the service drive.
Euonymus fortunei – Wintercreeper Euonymus, is evident within the woodland area south of the constructed stream and is the dominant form of vegetation along the ground plain. Due to the rapidly spreading habit of this plant species and the area of ground it covers, this plant is not associated with the period of significance. The aggressive growth habit of this plant interferes with the growth of plants that may naturally occur.

**Recommended Actions**

- Protect and preserve existing vegetation.

**Guidelines for Future Design**

- Remove invasive Euonymus fortunei and consult with a professional horticulturist to determine the best method.

- Prior to the installation of new plant material, a professional landscape architect and horticulturist is recommended.

**Views**

No evidence is presented in this report that corresponds to this zone during the period of significance; therefore, this report presumes that the overall views are consistent. The dominant defining view within this zone is the long view across the meadow to the Japanese Garden located on Property D. In addition to the long view the change in vegetation provides openings for views to the west across the lake.
Recommended Actions

- Protect and maintain the long view.
- Protect and maintain secondary views to the west.

Guidelines for Future Design

- A landscape architect should be consulted prior to the introduction of any new plant material that might interfere with the current long view and secondary views.

Water Features

No evidence is presented in this report that corresponds to this zone during the period of significance; therefore, this report presumes that all existing water features, a stone lined stream and spillway, is consistent. The constructed stream serves to channel water from the lakes to Nettle Creek and is associated with the construction of the lakes during Sub-period 1921-1928 or thereafter. The banks of the stream have been fortified with glacial and stratified stone and appear intentional.

The Powerhouse wheel was powered by water from Nettle Creek through a feeder channel. Excess water, which did not flow over the wheel, was directed over a constructed spillway adjacent to the wheel basin. The spillway was constructed with glacial stones set in mortar and reinforced steel. Stones have broken free of the mortar
and the overflow of high water in Nettle Creek, through the feeder channel, has deposited silt into the area. The current condition of the feature and the bank associated with basin is degraded.

*Recommended Actions*

- Protect and maintain the current stream that flows from the lakes.
- Repair degraded condition of the spillway and maintain.

*Guidelines for Future Design*

- Prior to repairs of the spillway and the associated basin a professional landscape architect, historic preservationist, and an engineer should be consulted to further evaluate the existing conditions and determine the appropriate restoration action.

*Small Scale Features*

A series of stone stairs leading from the service drive down into the site are associated with the period of significance due to their apparent function and craftsmanship. The stairs appear to be constructed of stacked cut stones and show signs of degradation.
A stone footbridge crosses the stream from the lake and is a simple construct associated with the period of significance (see previous page). A formed concrete arching bridge with stone detailing and a turf surface provides access to the Powerhouse. This bridge is associated with the overall waterworks project and is a character defining feature within the landscape.

An irrigation faucet is located near a clearing between the small stream and the spillway basin. The faucet is similar to other irrigation faucets located throughout the site and is considered historically significant.

**Recommended Actions**

- Repair the stone stairs leading from the driveway to provide safe access into the landscape.
- If repair of the stone stairs is not considered feasible, dismantling and reconstruction of these stairs using the same materials is recommended.
- Protect and maintain the stone slab footbridge.
- Protect and maintain the formed concrete arch bridge.

**Guidelines for Future Design**
• A professional landscape architect should be consulted prior to reconstruction work on the stairs leading from the service drive. Documentation of the stairs should be conducted prior to and during reconstruction efforts.

• Remove any plant material, other than turf, that may threaten the formed concrete arch bridge.
Protect and maintain the current spatial organization

Protect and maintain the long view

Protect and maintain secondary views from meadow

Protect and maintain the stone slab footbridge

Protect and maintain stone lined stream banks

Repair stone stairs leading from the driveway

Protect and maintain concrete arch bridge

Remove invasive species of groundcover

Protect and maintain the Powerhouse structure

Repair window panes

Repair chinking

Repair gutters

Replace roof in kind

Legend

- Property line
- Water line
- Structure
- Stone construct
- Contour Lines
- Fenceline
- Irrigation faucet
- Views

Figure 5-4
Treatment Plan
Property A
The Waterworks and Meadow

The Lightcroft Estate
Hagerstown, Indiana
Recommendations: The Formal Garden Zone (Figure 5-5)

Buildings and Structures

No buildings or structures currently exist within the Formal Garden Zone; however, historic evidence indicates that two structures did exist during the period of significance and were identified as the tea house and a pergola. Early evidence places these structures during the 1911-1921 Sub-period. These two structures were significant character-defining features that contributed to the overall design of the Formal Garden. Foundations for the two structures retain a high level of integrity and will serve to inform future reconstruction of the garden. These foundations are considered historically significant in their present form. Soil and vegetative material has accumulated over the surfaces and obstructs the apparent location of each.

Recommended Actions

- Protect and maintain foundations of the two non-extant structures.
**Guidelines for Future Design**

- Remove soil and vegetative material to provide an apparent location of these foundations.

- A structure, built to replicate the pergola, should not be constructed without careful analysis of existing foundations. Further investigation may reveal additional information that will clearly identify the form, dimensions, and construction method of this feature.

- A structure built to replicate the tea house should not be constructed without analysis of historic evidence presented in this report to determine form, dimensions, and construction method.

- Prior to reconstruction of these two structures, a professional landscape architect and historic preservationist should be consulted.

**Spatial Organization**

The spatial organization within the Formal Garden Zone is consistent with the period of significance. The lower terrace of the formal garden has been maintained as a lawn and retains the original spatial organization apparent in historic documentation. Divisions within the space were previously defined by

![The Formal Garden Zone, photo by Author](image)
planting beds and pathways, non-extant. Current spatial boundaries are the terrace of the service drive and the line of mature deciduous trees bordering the stream and to the north of the lawn area.

**Recommended Actions**

- Protect and maintain current spatial organization. Any alteration to the spatial organization within the Formal Garden Zone will affect this historic character defining features.

**Guidelines for Future Design**

- New spatial arrangements should be avoided.
- Consultation with a historic landscape architect should be considered prior to any alteration to this zone.

**Topography**

The existing topography within this zone is primarily level; an approximate 5’ change of elevation occurs along the west edge. The topography that currently exists within this zone is consistent with the historical period of significance. A change in topography occurred during the 1911-1921 Sub-period when construction of the home and the...
driveway occurred. A cut into the slope was necessary to allow for construction of the service drive to the back of the home. Soil from this cut would have been used to reestablish the slope in its current form.

**Recommended Actions**

- Retain existing topography. Avoid new construction that will alter the land form of the property.
- Protect and maintain the current topography to avoid erosion.

**Guidelines for Future Design**

- Alteration to the topography should be avoided.
- Alteration of the existing topography will result in a loss of historic character to the property.

**Circulation**

No vehicular access is intended for this zone. Historic photographs provide evidence of an organized network of pedestrian circulation, non-extant, throughout the Formal Garden and adjacent to planting beds. A central water feature was the axis point for footpaths that led to various areas and destinations within the garden. The original surfaces of the footpaths were light colored aggregate;
later evidence suggests they became overgrown with turf and may be extant below the existing lawn. No evidence suggests that edging was used to contain the aggregate.

Access into the formal garden was down either of two sets of stairs, extant, located along the slope of the service drive. A small formed concrete bridge with stone facing, extant, is in alignment with the central water feature and provides access to the area above the dam on Nettle Creek. These small scale features will be discussed in a following section.

**Recommended Actions**

- Protect and maintain current circulation patterns within the Formal Garden Zone.
- Avoid introducing new access points into the Formal Garden Zone.

**Guidelines for Future Design**

- Footpaths within the formal garden zone are non-extant; therefore, no action is recommended to preserve the formal zone in its current state.
- Historic footpaths may be extant under the current layer of turf; minimal excavation may reveal dimensions and layout of footpath.
- If reconstruction of the footpaths becomes desirable, it should be done in alignment with paths that existed during the period of significance to retain and enhance the historical integrity of the Formal Garden Zone.
- If the decision is made to undergo a reconstruction effort, a historic landscape architect and/or historic preservation professional should be consulted prior to any work and, preferably, during the planning stage.
If the decision is made to introduce a new access point into the area of the Formal Garden, a historic landscape architect should be consulted prior to the undertaking. Any alteration should be documented.

**Vegetation**

A row of Acer saccharum trees were planted outside the iron fence along Turnpike Road during the 1911-1921 Sub-period. The trees were planted with a 25’ spacing along the south and west boundaries of Property A and are extant within The Home and The Lake Zones. This row of trees is the only existing form of vegetation that can be directly associated with the period of significance.

Deciduous trees along the perimeter of the zone to the east and north have a level of maturity that places them outside the period of significance. An immature Cercis canadensis exists within the central water feature basin and is not considered historic to the period, posing a threat to the integrity of this feature. The open level area within the site is dominated by turf.
No known vegetation exists that can be associated with the historic formal garden represented in a photograph dated 1921. This photograph shows a network of carefully designed planting beds and pathways. Additional evidence suggests the dominant plant forms were roses, bulbs, coniferous and deciduous trees, and shrubs with a variety of form and structure. A guided reconstruction of this garden will contribute significantly to the historic quality and integrity of the Lightcroft Estate.

**Recommended Actions**

- Preserve and maintain trees associated with the period of significance and evaluate for threats from pests, disease, and forces of nature. A professional arborist should be consulted to evaluate the current condition of these historically significant trees.

- Removal of any trees associated with the period of significance should be avoided. Avoid removal of any trees associated with the period of significance.

- Protect and maintain the existing deciduous trees that currently screen the east and north boundaries of the site.

**Guidelines for Future Design**
• An arborist should be consulted to determine the health of existing trees and whether or not they pose a threat to any character defining features.

• In-kind replacements of trees along the boundary are recommended as existing trees mature and die off.

• If a threat to a feature from any existing tree is evident, an arborist should be consulted for safe removal of the threatening condition.

• Removal of the Cercis canadensis from the central water feature is critical to preventing further degradation of this character defining feature.

• A non-period deciduous tree, located within close proximity of the eastern terminus of the iron fence, presents a potential threat to the brick and mortar post. An evaluation by a professional arborist should be considered to determine whether removal of this tree is necessary.

• Preservation of trees is critical to retaining the historic integrity of the overall site; an arborist should be consulted to develop a preservation and maintenance strategy.

• If it is determined desirable to reconstruct the Formal Garden to its former composition, a historic landscape architect and a horticulturalist should be consulted during planning and installation. Minimally invasive excavation of the site will determine layout of planting beds and pathways.

NOTE: As a creative component to this academic report, a planting plan and design is included that offers a guide for future reconstruction of the Formal Garden.
Views

Views are defined as either from within the site or into the site, (see illustration). The views within this zone and into this zone from the home were altered after the period of significance when structures and planting beds associated with the historic Formal Garden became non-extant. Existing views of Teetor Bridge and the dam on Nettle Creek have been altered due to the density of deciduous tree foliage along the east border of the zone.

The topography at the west boundary serves to contain views within the zone, existing views are directed north and south and over an expanse of lawn, and east toward Property B. The view of the dam becomes apparent from the east edge of the zone. The home dominates the overall landscape and is visible from all zones within Property A.

Recommended Actions

- Protect and maintain existing views within the boundaries of the Formal Garden Zone.
- Repair historic views that may have become obstructed due to the density of foliage within the zone.

Guidelines for Future Design

- Vegetation within the perimeter of the zone obstructs the view of Teetor Bridge and the dam from within the zone and from the home. Removal of lower limbs of deciduous trees located along the east edge of the zone will open the view. An arborist should be consulted to determine appropriate corrective action.
Reconstruction of the Formal Garden will restore the historic views into and within this zone. If is determined desirable to reconstruct the Formal Garden to its former composition, a historic landscape architect and a horticulturalist should be consulted during planning and installation.

Water Features

No water features currently exist within the Formal Garden Zone.

Historic photographs indicate there were two water features within the formal garden during the period of significance; a central octagon basin and an eight sided basin identified as the “Lily Pond.”

The central focal point of the historic formal garden was the octagon basin; all pathways and planting beds were designed to align with this feature. The perimeter of this basin was constructed of cast concrete with beveled edges. Historic evidence suggests the interior of this basin was lined with either concrete or metal and contained a small sculptural
element from which water flowed. An immature Cercis canadensis currently exist within the basin; if allowed to remain, degradation of this historic character defining feature is imminent.

The “Lily Pond” was constructed with a poured in place concrete floor and a concrete surround with brick and mortar detailing around the exterior perimeter; the form is composed of eight unequal sides. The current condition of the feature is highly degraded.

An irrigation faucet, identical to faucets found within Property A, is located adjacent to the “Lily Pond.” There is no apparent faucet within close proximity of the central octagon; therefore, the presence of this faucet indicates a source of water for the two basins. Further investigation of the irrigation system is recommended.

**Recommended Actions**

- Protect and maintain existing foundations of historic water features associated with the period of significance.

**Guidelines for Future Design**


- Remove all vegetative material from within the perimeter of the two former water foundations to prevent further degradation of their form and materials.
- If reconstruction of the two water features becomes desirable, documentation prior to and during reconstruction is recommended. Consultation with a professional landscape architect and historic preservationist is recommended prior to any undertaking.

**Small Scale Features**

Small scale features within the Formal Garden Zone consist of a set of poured-in-place concrete stairs, a formed concrete arch bridge with stone facing, the iron fence and associated brick and mortar posts, and foundations associated with the pergola and Tea House structures. These features are associated with the period of significance and are considered historic, character defining features.

Two sets of poured-in-place concrete stairs are extant and establish historic circulation patterns entering into the Formal Garden Zone; both sets of stairs have a 7” rise with a 10” run. The first series of stairs, closest to the home, is located at the north east boundary to the zone and lead toward the foundation of the former Tea House. The immediate area surrounding this set of stairs is overgrown with deciduous trees, and shrubs. The condition of the stairs has become degraded due to the build-up of vegetative debris.
A second set of poured-in-place concrete stairs is on axis with the central water feature foundation and continues to provide access into the Formal Garden Zone from the service drive. These stairs are functional but show signs of degradation.

In alignment with the central water feature, and opposite the second set of poured-in-place concrete stairs, is a formed concrete arch bridge that leads to the area above the dam. The bridge is faced with stone and mortar detailing, and 1928 is inscribed on the south side. The bridge retains a high degree of integrity and continues to provide access to the area above the dam.

Iron fencing, with the associated brick and mortar posts, exists along the southern boundary of the zone. The eastern post provides a terminus of the fence and serves to designate the property line. The condition of the post shows signs of degradation due to the absence of mortar and apparent erosion of the slope.

A deciduous tree, within close proximity of the post,
the post, threatens the stability of the foundation.

Foundations of the former Tea House and Pergola are extant and obscured by a layer of turf and vegetative material. The Tea House foundation located north of the central water feature and in close proximity to a formed concrete and turf bridge, is extant and retains a high degree of integrity. This foundation informs future reconstruction of the formal garden and should be preserved.

Located on the south edge of the zone are seven sets of poured-in-place concrete forms, 14” x 14” in dimension and with a central steel grommet. The function of these features is undetermined; however, based on historic evidence, these constructs can be associated with the pergola structure. The alignment of these constructs is on axis with the central water feature and may be associated with the structural columns of the pergola. The presence of a grommet suggests they may have been anchors for tutors that trained vines onto the pergola structure.
Further investigation and excavation is recommended to determine if there are additional similar constructs below the turf and the intended function of these small scale features.

**Recommended Actions**

- Protect and maintain the existing small scale features associated with the historic formal garden and the period of significance.
- Repair stairs leading into the Formal Garden Zone from the service drive to provide safe access into the area.
- Retain and preserve the existing foundation features associated with the former pergola and tea house structures.

**Guidelines for Future Design**

- Remove vegetative debris from the stairs closest to the home to prevent further degradation of this feature.
- If it becomes desirable to remove the existing stairs, replacement in-kind is recommended to insure the historic integrity of the site. A professional landscape architect should be consulted prior to removal and reconstruction of these features.
- Removal of debris from the surfaces of the foundation features associated with the former pergola and tea house will serve to retain their historic integrity.
- The footbridge leading to the area above the dam appears to be in good condition. An evaluation by a professional engineer or landscape architect is recommended to determine the integrity of the structure and development of a maintenance plan.
Retain existing topography

Repair stairs leading into the zone from the service drive with in-kind treatment

Avoid introducing new vegetation that may alter existing spatial arrangement

Protect foundations associated with historic non-extant structures

Protect and maintain existing deciduous trees that serve to define spatial organization

Protect and maintain footbridge

Remove debris and vegetation from basin feature

Remove tree from historic basin

Protect and maintain foundations associated with non-extant pergola structure

Remove lower branches of existing tree to repair view of Tector Bridge and the dam

Protect and maintain row of Acer saccharum trees along boundary

Legend

- Property line
- Water line
- Structure
- Stone construct
- Contour Lines
- Fenceline
- Irrigation faucet
- Views

Figure 5-5
Treatment Plan
Property A
The Formal Garden Zone

The Lightcroft Estate
Hagerstown, Indiana
6 CONCLUSION

The goal of this project was to document the character defining features of the former Lightcroft Estate in the format of a cultural landscape report which follow the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes. This report illustrates the historical significance of the Lightcroft Estate in accordance with National Register Guidelines. The Estate is considered significant under Criterion A for its association with the Industrial Revolution on a state and national level; Criterion B for its association with a person significant in the past on a state and national level; Criterion C for its association with the Country Place Era in landscape architecture.

An overall plan of the Lightcroft Estate was not discovered during the investigation for this report. As a result of this report, evidence suggests that the waterworks project was constructed over a period of years for which an overall plan may have been created. Further investigation into the careers of Charles E. Werking, architect, and James Mueller, engineer, will reveal more information about their individual professional practice and their combined practice that occurred in 1918. From this information, insights into the professional relationship with Mr. Teetor may become more apparent.
No records were found that would associate this landscape with a landscape architect in practice within the East Indiana Region during the period of significance.

Within Central Indiana the landscape architects Jens Jensen and George Kessler were involved in various projects that were of a scale to generate publicity and general interest of the immediate Indianapolis community. Further study of the projects in which these two landscape architects were involved will provide information that establishes a degree of influence within the State and Region.

The four properties within the former boundaries of the estate are privately owned; permission to tour the grounds should be obtained from each prior to entering the property.
7 APPENDICES

Appendix

Historical Photos

Tom Teetor Collection  A1
Marjorie Teetor-Meyer Collection  A2
Nettle Creek Museum Collection  A3
Martha Haining Collection  A4

Deed Excerpt  B
Charles Werking Construction Documents  C
Teetor Bridge  D
Relevant Articles  E
Formal Garden Reconstruction Plan  F
Appendix A1: Tom Teetor Collection

Photo A1-1 *Aerial photograph*
Photo A1-2 *Page from Teetor family photo album*

Photo A1-3 *Home*
Photo A1-4 *The Garden*
Photo A1-5 *Lily Pond*

Photo A1-6 *The Tea House*
Photo A1-7 *The Pergola*
Photo A1-1

Aerial photograph (from a photocopy)
Photographer unknown
date unknown

NOTE:
This photo was taken prior to construction of State Road 38 in 1935.
The constructed point of the island is intact.
The formal garden with the central fountain is visible

Photo A1-2

Page from family photo album
Dated August 1921
**Historic Photos:** Tom Teetor collection,

**Photo A1-3**
Cropped image from family photo album
*Dated August 1921*
*Date of Photo unknown*
*Photographer unknown*

Note:
Image show vegetation around the front of house.

Original conservatory before reconstruction.

**Photo A1-4**
Cropped image from family photo album
*Dated August 1921*
*Date of Photo unknown*
*Photographer unknown*

Note:
Layout of the formal garden.

View east from house toward town.

**Photo A1-5**
Cropped image from family photo album
*Dated August 1921*
*Date of Photo unknown*
*Photographer unknown*

Note:
Lily Pond located in the formal garden between Nettle Creek and east end of pergola.

One of two water features located in the formal garden.
Historic Photos:  Tom Teetor collection,

**Photo A1-6**
Cropped image from family photo album
*Dated August 1921*
*Date of Photo unknown*
*Photographer unknown*

Note:
The Tea House  located in the formal garden on axis with the central fountain across from the pergola.

**Photo A1-7**
The Pergola
*Photographer unknown*
*date unknown*

**NOTE:**
View south of pergola from within the formal garden.
Appendix A2: Marjorie Teetor-Meyer Collection

Photo A2-1 “The Bungalow”
Photo A2-2 “The Bungalow, 1910”
Photo A2-3 “The Bungalow, 1910”

Photo A2-4 “The new location…”
Photo A2-5 “The new location”
Photo A2-6 “The bungalow”

Photo A2-7 “Family portrait”
Photo A2-8 “Front of house during construction”
Photo A2-9 “From top of house looking north”

Photo A2-10 “From top of house looking West”
Photo A2-11 “From top of house looking East backwards”
Photo A2-12 “From top of house looking South”

Photo A2-13 “In construction”
Photo A2-14 “More construction”
Photo A2-15 “Almost completed”

Photo A2-16 “Almost finished”
Photo A2-17 “Lightcroft”
Photo A2-18 “The yard clothed in ice”

Photo A2-19 “along the creek”
Photo A2-20 “Junior regatta”
Photo A2-21 “When the fields are brown”

Photo A2-22 “Bridge in construction”
Photo A2-23 “The road to town frozen and rough”
Photo A2-24 “Geraldine – Aunt Becky”
Historic Photos: Marjorie Teetor-Meyer collection, Lothair Teetor photographer

**Photo A2-1**
The Bungalow, 1910

**Photo A2-2**
The Bungalow, 1910
NOTE: Family photo

**Photo A2-3**
The Bungalow, 1910
**Historic Photos:** Marjorie Teetor-Meyer collection, Lothair Teetor photographer

**Photo A2-4**

The new location . . .
*Date unknown*

**NOTE:**
Tidewater Road

**Photo A2-5**

The bungalow . . .
*Date Unknown*

**NOTE:**
View north from along Tidewater Road, north side of barn.

View into site prior to construction of landscape features.

**Photo A2-6**

The bungalow dolled up . .
*Date Unknown*

**NOTE:**
View looking west from below bluff
Historic Photos:  Marjorie Teetor-Meyer collection, Lothair Teetor photographer

Photo A2-7
Family portrait, 
Date unknown

Photo A2-8
Front of house . . .
Date unknown
NOTE:
View towards front of house from Turnpike Road.

Photo A2-9
From top of house. . . 
Date unknown
NOTE:
View north from top of house showing Tidewater Road, the barn and location of the bungalow.
View into site prior to construction of landscape.
Historic Photos:  Marjorie Teetor-Meyer collection, Lothair Teetor photographer

**Photo A2-10**
From top of house looking West.
*Date unknown*

**NOTE:**
View west along Turnpike Road.

**Photo A2-11**
From top of house looking East. Printed Backwards
*Date unknown*

**NOTE:**
View east toward Hagerstown.

Pony truss bridge.

**Photo A2-12**
From top of house looking South.
*Date unknown*

**NOTE:**
View south across Turnpike Road.
Historic Photos:   Marjorie Teetor-Meyer collection, Lothair Teetor photographer

**Photo A2-13**
In construction,  
*Date unknown*

**Photo A2-14**
More construction,  
*Date unknown*

**Photo A2-15**
Almost completed,  
*Date unknown*
Historic Photos: Marjorie Teetor-Meyer collection, Lothair Teetor photographer

Photo A2-16
Almost finished,
*Date unknown*

Photo A2-17
Lightcroft,
*Date unknown*

NOTE:
Driveway curbing is in place.

Plants appear to be staked.

Photo A2-18
The yard clothed in ice,
*Date unknown*

NOTE:
View west of front lawn.
Along the creek,  
*Date unknown*

**NOTE:**  
View west from east bank of Nettle Creek showing the house and barn.  
Bath/Boat House is has not been constructed.

Junior Regatta,  
*Date unknown*

**NOTE:**  
View north along Nettle Creek prior to construction of the waterworks.

When the fields are brown,  
*Date unknown*

**NOTE:**  
Presented for context, unidentified stream.
Historic Photos:  Marjorie Teetor-Meyer collection, Lothair Teetor photographer

**Photo A2-22**

Bridge in construction,
*Date unknown*

NOTE:
View east toward Hagerstown showing construction of Teetor Bridge.

**Photo A2-23**

The road to town - frozen and rough,
*Date unknown*

NOTE:
View east toward Hagerstown of Turnpike Road.

**Photo A2-24**

Geraldine - Aunt Becky,
*Date unknown*

NOTE:
Photo shows early plant spacing at the port cochere an open view to the distant east.
Appendix A3: Nettle Creek Museum

Photo A3-1 *Residence of Chas. N. Teeter*
Photo A3-2 *Charlie Teetor’s*
Photo A3-3 *Front of the house*

Photo A3-4 *East side of Lightcroft home*
Photo A3-5 *Chas Teetor Home*
Photo A3-6 *The formal garden*

Photo A3-7 *The Japanese Garden*
Photo A3-8 *The Japanese Garden*
Photo A3-9 *The Japanese Garden*

Photo A3-10 *The Powerhouse*
Photo A3-11 *The Powerhouse*
Photo A3-12 Children swimming at Teetor Falls

Photo A3-13 *The lake – north side of home*
**Historic Photos:** Nettle Creek Museum collection, Hagerstown, Indiana

**Photo A3-1**

“Residence of Chas. N. Teeter”

*Date of Photo unknown*
*Photographer unknown*

Note:
View of the south side of house shortly before completion. Very similar photo to photo A2-16.

**Photo A3-2**

“Charlie Teetor’s”

*Date of Photo unknown*
*Photographer unknown*

Note:
View west from Teetor Bridge showing pergola and bridge details.

**Photo A3-3**

Front of the house

*Date of Photo unknown*
*Photographer unknown*

Note:
View of front lawn with new conservatory, iron fencing and plant material.
Historic Photos: Nettle Creek Museum collection, Hagerstown, Indiana

**Photo A3-4**
East side of Lightcroft home

*Photographer unknown*
*Date unknown*

Note:
View shows original conservatory and steps leading from the upper level to the rear driveway.

**Photo A3-5**
“Chas Teetor Home”

*Photographer unknown*
*Date unknown*

NOTE:
View south toward house showing spillway from waterfall and various plant material.

**Photo A3-6**
The formal garden

*Photographer unknown*
*Date unknown*

NOTE:
View from garden toward house showing central fountain, bench and turf path and unidentifiable plants.
Historic Photos: Nettle Creek Museum collection, Hagerstown, Indiana

Photo A3-7
View of Japanese Garden

*Date of Photo unknown*
*Photographer unknown*

Note:
View shows former wisteria arbor, willow, large shrub and Japanese lantern.

Photo A3-8
The Japanese Garden

*Photographer unknown*
*Date unknown*

NOTE:
View toward State Road 38 showing previous plantings.

Photo A3-9
Japanese Garden

*Photographer unknown*
*Date unknown*

NOTE:
Winter view of Japanese Garden showing former planting.
Historic Photos: Nettle Creek Museum collection, Hagerstown, Indiana

**Photo A3-10**

Powerhouse

*Photographer unknown  
Date unknown*

Note:
Powerhouse wheel protected with metal bars.

**Photo A3-11**

Powerhouse, slough

*Photographer unknown  
Date unknown*

Note:
Feeder slough from the stream appears to be an earthen covered culvert, perhaps collapsed.

**Photo A3-12**

Children swimming at Teetor Falls

*Photographer unknown  
Date unknown*

NOTE:
Presented for context.
Historic Photos: Nettle Creek Museum collection, Hagerstown, Indiana

Photo A3-13

The lake

Photographer unknown
Date unknown

Note: The plantings along the perimeter of the lake appear to be of a native variety in form and appropriate for a lakeside composition.
Appendix A4: Martha Haining Collection

Photo A4-1 Japanese Garden
Photo A4-2 Japanese Garden
Photo A4-3 Wilber and Laura Shields

Photo A4-4 Wilber Shields - Wisteria Arbor
Photo A4-5 Teahouse, Laura Shields
Photo A4-6 Wilber and Laura Shields

Photo A4-7 Mrs. Teetor, Mr. and Mrs. Shields
Photo A4-8 View north from house toward Honeymoon Cottage
Photo A4-9 Edna Thornburgh on the terrace
Japanese Garden,

**Photo A4-1**

Photographer unknown  
Date unknown  
NOTE:  
Plantings around the perimeter of the lake show a variety of evergreens that effectively screen State Road 38, willow tree and shrubbery on island have been removed. Color of shelter is darker than presently exists. Railings are present at the entry to the shelter.

**Photo A4-2**

Japanese Garden,  
Daughter of Mr. And Mrs. Shields with her three daughters. Martha Haining on right.  
July 4, 1950  
Photographer unknown  
NOTE:  
Fu dog on the right side of entry into the shelter. Plantings around the perimeter of the shelter.

**Photo A4-3**

Wilber and Laura Shields, caretakers.  
Photographer unknown  
Date unknown  
NOTE:  
View from south terrace of the caretakers cottage.
Historic Photos: Martha Haining collection

**Photo A4-4**
Wilber Shields, 1948 or 49,

*Photographer unknown*
*Date unknown*

**NOTE:**
Wisteria arbor located adjacent to lake.

**Photo A4-5**
Teahouse, Laura Shields 1948 - 50,

*Photographer unknown*
*Date unknown*

**Photo A4-6**
Wilber and Laura Shields 1948 - 50,

*Photographer unknown*
*Date unknown*

**NOTE:**
Photo from the south end of the Japanese Garden.

Japanese lantern.
**Historic Photos:**  Martha Haining collection

**Photo A4-7**

Mrs. Teetor, Mr. And Mrs. Shields

*Photographer unknown  
Date unknown*

NOTE:
Northwest corner of house leading to back porch.

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**Photo A4-8**

View north from house toward “Honeymoon Cottage”

*Photographer unknown  
Date unknown*

NOTE:
Stone path along perimeter of lake; Diversity of plantings along slope; Stone construct in the foreground directing water flow from the waterfall feature to the lake.

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**Photo A4-9**

Edna Thornburgh on the terrace

*Photographer unknown  
Date unknown*

NOTE:
Tile surface of the terrace and view into the landscape.
Appendix B: Deed Excerpt

The United States of America to John Crull     B -1

1877 to Alfred Holderman and Jacob Teeter     B -2

Abstract of the Title     B -3

Diana Teeter to Charles N. Teeter     B -4

Charles N. Teetor to Tidewater Pipe Co.     B -5

Charles N. Teetor to Ralph R. Teetor     B -6,7

Leora Teetor to Ralph R. Teetor     B -8,9

Land Description     B -10

Map: Property Division     B -11
The United States of America

To

John Crull.

Certificate of Entry, Dated October 30, 1822.
For the northeast quarter of Section 22, Township 17, Range 12 east, containing 160 acres.
Tract Book 1 page 49.

The United States of America, by James Monroe, President,

To

John Crull, his heirs and assigns forever.

Patent Deed, dated October 22, 1823.
Recorded December 28, 1842,
Deed Record 4 pages 512 and 513.
Consideration: Full payment.
 Grants the northeast quarter of Section 22, Township 17, Range 12 east, containing 160 acres.

John Crull and Salme, his wife,

To

John B. Crull, his heirs and assigns forever.

Warranty Deed, dated and ack'd May 21, 1834.
Recorded June 30, 1836,
Deed Record "S" page 162.
Consideration: $400.00.
Conveys the following described real estate in Wayne County, Indiana, to wit: The southeast and the southwest half of the northeast quarter of section 22, township 17, Range 12 east, containing 80 acres, more or less.
In the Wayne Circuit Court
No. 2701
May 12, 1877.

Comes __________, commissioner
herein and files his report of
sale in these words, to wit: (papers not on file) approved, and
deed ordered made to the purchaser thereof.

Order Book 9 page 132.

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Franklin G. Newcom
(surviving partner in
firm of R. and F. G.
Newcom) as such sur-
viving partner by
order of Wayne Circuit
Court in Order Book 8
page 132,

To
Alfred Holderman
Jacob Teeter,

Deed, dated and acknowledged
May 12, 1877.

Recorded June 4, 1877.

Deed Record 65 page 421.

Consideration: $2,595.00.

Conveys the following described
real estate in Wayne County, Indi-
anna, to wit: A part of the
northeast quarter of section 22, township 17, range 12 east,
bounded as follows: Beginning at the southwest corner of said
quarter at center of section; thence east along the quarter
section line 112.52 rods to a point 1.40 rods west of west side
of race bridge; thence north 46 degrees west (3 degrees var.)
averaging 1 rod west from top of race bank 112 rods to the line
dividing said quarter east and west; thence west 33-1/5 rods
to an established one-eighth corner in west line of said
quarter; thence south 81.36 rods to beginning, containing 37
acres and 16 poles. Subject to the right of the grantors to
waste water from the mill race in two places where now located
AN ABSTRACT
OF THE
TITLE TO

The following described real estate
in Wayne County, Indiana, to wit:

A part of the northeast quarter of Section 22,
Township 17 north, Range 12 east in Jefferson
Township, Wayne County, Indiana, being more
particularly described as follows: Beginning
at a point in the centerline of a County Road,
said point being 458.9 feet north 88 degrees
east and 251.25 feet north 32 degrees and 12
minutes west of the southwest corner of the
northeast quarter of said section 22 and run-
ning thence north 32 degrees and 12 minutes
west, along the centerline of said County Road,
235.78 feet; thence north 57 degrees and 48
minutes east 331.2 feet to an iron pipe; thence
south 16 degrees and 17 minutes east 131.35
feet to an iron pipe; thence south 45 degrees
and 48 minutes west 289.25 feet to the place
of beginning, the last mentioned line running
through the center of a brick post in the east
right of way line of said County Road, contain-
ing an area of 1.47 acres, more or less.
Diana Teeter, a widow, and Grace Odella Rudy, said Diana being the widow and the said Grace Odella Rudy being the only child and heir-at-law of Jacob Teeter, deceased.

Warranty Deed, dated February 1, 1908.

Acknowledged March 21, 1908.

Recorded March 27, 1908.

Deed Record 127 page 550.

Consideration: $3,150.00.

Conveys the following described real estate in Wayne County, Indiana, to wit: Part of the south half of northeast quarter of Section 22, Township 17, Range 12 east, bounded and described as follows, to wit: Beginning at the northwest corner of said south half of northeast quarter, running thence south along the quarter section line 37.66 rods, more or less, to the angle of the pike; thence in a southeasterly direction, in the center of the pike, to a point in the south line of said northeast quarter 27-1/2 rods east of the southwest corner thereof; thence east on the south line of said quarter 59.27 rods, more or less, to the southwest corner of a 2 acre tract deeded to Nathan F. Candaay by Jacob Teeter, et al, as shown by Deed Record 66 page 325, of the records of Wayne County, Indiana; thence north on the west line of said 2 acre tract 24.86 rods to a point 1 rod west of top of race bank; thence north, 46 degrees west, keeping 1 rod west of top of race bank, 76.21 rods, more or less, to north line of said south half of northeast quarter; thence west on said north line 32-1/5 rods to the place of beginning; containing 31.25 acres, more or less.
Charles N. Teator and Leora F. Teator

To

The Tidewater Pipe Company, Limited, its vendees, successors and assigns.

Grant and Lease of Right of Way.

Dated and acknowledged

July 30, 1908.

Recorded February 1, 1909.

Deed Record 129 page 58.

"For and in consideration of $1.00 to us paid, the receipt whereof is hereby acknowledged, Charles N.

Teator and Leora F. Teator do hereby grant and lease to the Tide Water Pipe Company, Limited, its successors, vendees and assigns, the right of way to lay, maintain, alter and remove pipe lines and telegraph line over and through our lands, in the Township of Jefferson, County of Wayne, and State of Indiana, bounded and described as follows: 31½ acres in the southwest quarter of the northeast quarter Section 22, Township 17 north, Range 12 east with free ingress and egress, to construct, operate, maintain and from time to time, alter and remove the same in such manner as it may desire.

Provided, that said pipe or pipes shall be so laid as not to interfere with the usual cultivation of the premises nor with any buildings thereon - and that all actual damages done to crops, timber or otherwise by the construction or operation of said pipe lines or telegraph line shall be paid for in full by the said grantee.

And it is further provided, that, if said damages are not mutually agreed upon, the same shall be appraised by three disinterested persons, one thereof to be appointed by the said Tide Water Pipe Company, Limited, its successors, vendees and assigns, one by the grantors their heirs and assigns, and one
by the two so appointed as aforesaid; and the award of such
three persons, made under oath, shall be final and conclusive,
and the said grantors shall fully enjoy the said premises ex-
cept for the purposes hereinbefore specified.

It is further provided that the grantee shall pay
to the grantor the sum of fifty cents per rod, lineal measure,
for each pipe laid.

It is further provided that the grantee shall pay
to the grantor the sum of one dollar for each telegraph pole
placed on said land.

Charles N. Tector and
Leora C. Tector,
husband and wife,

To
Ralph R. Tector and
Nellie Tector,
husband and wife.

Warranty Deed, dated
January 29, 1932.

Acknowledged February 9, 1932,
Recorded February 26, 1932,
Deed Record 131 page 477.
Consideration: One Dollar.
Conveys the following described
real estate in Wayne County, Indiana, to wit: A part of the
northeast quarter of Section 22, Township 17 north, Range 12
east, described as follows: Beginning at the intersection of
the west line of lands now owned by said grantee with the
northerly right of way line of State Highway #38 as laid out
for construction, said point being 1431.70 feet east and 76
feet north of the southwest corner of the northeast quarter of
Section 22, Township 17, Range 12 east; thence north along the
west line of lands of said grantee 334.19 feet; thence north
46 degrees west 236 feet; thence south 35 degrees forty-five
minutes west 377 feet to a point 40 feet from the center line
of State Highway #38 as now located for construction purposes.
at right angles to said center line; thence south 54 degrees 15 minutes east parallel with said center line 7.75 feet; thence continuing parallel with said center line by a curve to the left having a radius of 1106.30 feet, 453 feet more or less to the place of beginning, and containing an area of 2.77 acres more or less.

Further herein, the grantors herein, Charles N. Tector and Leora C. Tector, husband and wife, convey and quitclaim to said grantees, Ralph R. Tector and Nellie Tector, husband and wife, for the consideration forward, that certain lot, piece or parcel of land in Wayne County, State of Indiana, bounded and described as follows, to wit:

Beginning at the northeast corner of the tract described above, which corner is 1431.70 feet east and 410.9 feet north of the southwest corner of Section 22, Township 17, Range 12 east; thence north 46 degrees west 236 feet; thence north 35 degrees 45 minutes east 127.5 feet to a point in the south line of said grantee's land; thence south 51 degrees east 250 feet; thence south 39 degrees west 112 feet more or less to the place of beginning, and containing an area of 0.5 acres, more or less.

Warranty Deed, dated and ack'd April 20, 1932.

Recorded May 27, 1932,
Deed Record 182 page 153.
Consideration: One Dollar.

Conveys the following described real estate in Wayne County, Indiana, to wit: A part of the northeast quarter of Section 22, Township 17 north, Range 12
east in Jefferson Township Wayne County, Indiana, and being more particularly described as follows: Beginning at a point in the center line of a country road 307.2 feet, south 32 degrees 45 minutes east from an iron pin in the west line of the northeast quarter of said section 22 and the intersection of the center line of the county road, said iron pin being 726 feet north of the southeast corner of the northeast quarter of said section 22; thence south 32 degrees 45 minutes east, 13 feet along the center line of the said county road; thence south 54 degrees 5 minutes west 131.9 feet; thence north 43 degrees 25 minutes east, 133 feet to the place of beginning and containing 0.019 of an acre more or less.

Leora E. Teeter, unmarried woman of full legal age, (widow of Charles N. Teeter, deceased)

To
Ralph R. Teeter and Nellie Teeter, husband and wife.

(Warrant Deed, dated and ack'd March 22, 1947.
Recorded March 29, 1947.
Deed Record 210 page 108.
Consideration: One Dollar.
Conveys the following described real estate in Wayne County, in Indiana, to wit: A part of the north half of Section 22, Township 17 north, Range 12 east, more particularly described as follows: Beginning 970 feet north of the southwest corner of the northeast quarter of said section, at the intersection of the quarter section line with the northerly right of way line of Indiana State Highway #38; thence north along the said quarter section line 500 feet; thence north 12 degrees west along the center line of a road 200 feet; thence continuing along the center line of said road north 37 degrees and 56
minutes west 579 feet; thence east 528 feet; thence south 13
degrees and 27 minutes east 253 feet; thence south 28 degrees
east 44.7 feet; thence south 31 degrees and 13 minutes east
75.7 feet; thence north 62 degrees and 35 minutes east 331 feet
to the west line of Hagerstown Cemetery; thence southeastwardly
along said west line 750.7 feet; thence south 35 degrees and
45 minutes west 530 feet to the northerly right of way line of
Indiana State Highway #38; thence north 54 degrees and 15 min-
utes west 1249 feet to the place of beginning, containing an
area of 27.62 acres, more or less, of which 2.2 acres, more or
less, is in the northwest quarter of said section and 25.42
acres, more or less, is in the northeast quarter of said section.

Grantor herein recites that Charles N. Tector died testate a
resident of Wayne County, Indiana, on May 2, 1937 and that on
said date and immediately prior thereto this grantor and said
Charles N. Tector were husband and wife, and that upon his
death title to the above described real estate became absolute
in this grantor.

Excepting and reserving unto the said grantor only the
sole and exclusive right and liberty at all times hereafter of
using the well and the gas therefrom, said well being located
on the above described real estate approximately 50 rods north
of State Road #38, and near the middle, east and west, of said
tract, with liberty, from time to time, with workmen to enter
upon the said land and to repair and maintain the said well and
the pipes leading therefrom to grantor's other premises, making
to the grantee full compensation for all damages done to the
surface of said lands.
LAND DESCRIPTION:
(Outlined in red on attached plat)

A part of the Northeast Quarter of Section Twenty-two (22), Township Seventeen (17) North, Range Twelve (12) East in Jefferson Township, Wayne County, Indiana, being more particularly described as follows:

Beginning at a point in the centerline of a County, Road, said point being four hundred fifty-eight and eight tenths (458.8) feet north eighty-eight (88) degrees east and two hundred fifty-one and twenty-five hundredths (251.25) feet north thirty-two (32) degrees and twelve (12) minutes west of the southwest corner of the northeast quarter of said section twenty-two (22) and running thence north thirty-two (32) degrees and twelve (12) minutes west, along the centerline of said County Road, two hundred thirty-five and seventy-eight hundredths (235.78) feet; thence north fifty-seven (57) degrees and forty-eight (48) minutes east three hundred thirty-one and two tenths (331.2) feet to an iron pipe; thence south sixteen (16) degrees and seventeen (17) minutes east one hundred eighty-one and thirty-five hundredths (181.35) feet to an iron pipe; thence south forty-five (45) degrees and forty-eight (48) minutes west two hundred eighty-nine and twenty-five hundredths (289.25) feet to the place of beginning, the last mentioned line running through the center of a brick post in the east right of way line of said County, Road, containing an area of one and forty-seven hundredths (1.47) acres, more or less.

This is to certify that the above plat and description were prepared this 3rd day of July 1952, from a recent survey, and are correct to the best of my knowledge and belief.

[Signature]
Licensed Surveyor No. 457
Spike - intersection of County road & south Right of Way of Indiana # 38

STATE ROAD No. 38

2.55 A.

Iron pipe 2.4.

WELL 100 ft.

Lake

2.45 A.

Iron pipe

HOUSE

Center brick post

COUNTY ROAD

S.W. Sec. N.E. 1/4 Sec. 22 17-12
Appendix C: Werking Construction Documents

South Elevation C-1
West Elevation C-2
North Elevation C-3
East Elevation C-4
Foundation Plan C-5
First Floor Plan C-6
Second Floor Plan C-7
Roof Plan C-8
Detail Page: Conservatory C-9
Detail Page: Stairs C-10
Detail Page: Interior C-11
Detail Page: Exterior C-12
Werking Construction Documents

South Elevation

West Elevation
Werking Construction Documents

North Elevation

C - 3

East Elevation

C - 4
Werking Construction Documents

First Floor Plan

Foundation Plan

First Floor Plan
Werking Construction Documents

Second Floor Plan

Roof Plan
Appendix D: Teetor Bridge

View East from top of house D-1
Bridge under construction D-2
Charlie Teetor’s – Bridge detail visible D-3
Bridge Elevation D-4
Bridge Detail Page D-5
Bridge Foundation elevation D-6
Bridge Foundation elevation D-7

Teetor Bridge Report

Bridge Specifications
**Historic Photos: Teetor Bridge**

**Photo D-1**
View East from the top of the house showing pony truss bridge and view toward Hagerstown.

*“From top of house looking East, printed backward” Photographer Lothair Teetor, Date unknown. Courtesy Marjorie Teetor-Meyer collection.*

**Photo D-2**
View east along Turnpike Road during construction of Teetor Bridge.


**Photo D-3**
Bridge detail showing balustrade railing, pergola detail.

*“Charlie Teetor’s” Photographer Unknown, Date unknown. Courtesy Nettle Creek Museum.*
Historic Photos: Teetor Bridge

Photo D-4

“Elevation” Photographer: Author
Courtesy Wayne County Highway Department

Photo D-5

Bridge Detail Page, Photographer: Author
Courtesy Wayne County Highway Department
Historic Photos: Teetor Bridge

**Photo D-6**

Foundation Profile, Photographer: Author
Courtesy Wayne County Highway Department

**Photo D-7**

Note:
The New Bridge shall be located 20ft East of the Old Location and the new Channel will be made by the adjoining Land Owner.

Foundation Profile page: enlargement of notation referencing adjacent landowner, Photographer: Author
Courtesy Wayne County Highway Department
The Teetor Bridge
(Wayne County Bridge #197)

and

Its Standing

for the National Register of Historic Places

by

James L. Cooper

The following commentary would not have been possible without the initiative, research, and reporting of Brian Harbison, MLA candidate, Ball State University, Muncie, Indiana.

July 2008
Preface

This commentary is presented in the context of the Indiana statewide historic bridge inventory and seeks an amendment of the preliminary recommendation for National Register-eligibility concerning the Teetor Bridge. Mead & Hunt, the consultants undertaking the inventory for the Indiana Department of Transportation, identified this structure as register-eligible under Criterion C, but not under Criterion A. Further research, especially as initiated by Brian Harbison, MLA candidate at Ball State University, makes a strong case for eligibility under Criterion A as well as strengthening the argument for eligibility under Criterion C. A copy of Harbison’s report, “The Teetor Bridge and the Lightcroft Estate, Hagerstown, Indiana,” is appended.

The commentator wants to underline that he is not being implicitly or explicitly critical herein of the work of Mead & Hunt whose research activities were quite limited, as is typically the case in state department of transportation historic bridge inventories. National Register Criterion A concerns the context and other associations of a particular structure, and to document that usually requires in-depth local research, an activity largely beyond the scope of this and other such statewide inventories.
**Criterion A**

**Hagerstown and Newcastle Pike**

The roadway which the Teetor Bridge (Wayne County Bridge #197) carries over Nettle Creek just west of Hagerstown provided an important cross-county thoroughfare from at least the last quarter of the nineteenth century onward. An 1874 Jefferson township map shows the turnpike with one of its toll houses about three-quarters of a mile west of Nettle Creek. An 1893 township map also presents the pike as Hagerstown’s main entrance from the west.1 A separate turnpike connected Hagerstown with Richmond, completing the tie between the seats of Wayne and Henry counties with major roadways.

Not surprisingly, the Hagerstown and Newcastle Pike had one or more generation of bridges over – and not just a ford at – Nettle Creek before 1900. Wayne County had at some point ordered the construction of the “Werking Bridge,” a metal pony-truss span of 60 feet seated upon cut-stone abutments. The 1912 specifications for the new Teetor Bridge recognized the existing high volume of traffic on the Pike: “On account of the great amount of traffic over the Highway on which this Bridge Site is located, the Board of Commissioners will place a time limit on completion of the work...for a period of 60 days”.2 Another indication of high-volume traffic was evidenced in the 24-foot-wide roadway planned for the new bridge.3 Not even a majority of the early Indiana state highway bridges designed and erected a decade later in the early 1920s had

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2John W. Mueller, “Specifications for Reinforced Concrete Arch Bridge over Nettle Creek on Hagerstown & Newcastle Pike West of Hagerstown,” Wayne County Highway Department (Centerville). Scans of specifications courtesy of Brian Harbison.

3John W. Mueller, “Plan and Details for Reinforced Concrete Arch Bridge on Hagerstown-Newcastle Pike over Nettle Creek” (25 January 1912), Wayne County Highway Department (Centerville). Scan of plans courtesy of Brian Harbison.
decks as wide as that which Wayne county ordered for the Teetor Bridge in 1911-1912.

**Indiana State Highway Route #38**

While the Hagerstown and Newcastle Pike was not included in the initial list of county roads that the Indiana state highway commission planned in 1917-1919 to incorporate into its system, it wasn’t far behind in the state’s calculation of major roadways either. By 1926, the Pike was listed on the state highway map as an “authorized addition.” The 1927 state map showed the Pike within the system as a gravel or treated stone road. The 1930 state map identified it as a regular state highway (section K of Route #38). In 1935, the state relocated a little over a mile of State Route #38, including the Teetor Bridge, and abandoned this stretch of roadway and its structures to Wayne County.

**The Werking-Mueller-Teetor Trio**

Wayne County’s decision to replace the Werking pony-truss span over Nettle Creek with the Teetor reinforced-concrete arch was predicated on more than traffic flow and other than structural condition. Along with the local significance of the roadway in the life of Wayne and Henry counties, these special circumstances speak to the case for Criterion A eligibility.

At the request of the commissioners, the County Council had made periodic appropriations for maintenance and repair of the “Werking Bridge on the Hagerstown Pike,” some of which were close in time to the structure’s replacement. In June 1909, the council appropriated $500 for repairs. In July 1911, another $390 was allocated and was supplemented in September with $62, when the commissioners awarded a $452 contract to the Pan-American Bridge Company of Newcastle for work on the superstructure. Within a month the county board adopted plans for repairs to one of the stone abutments of the Werking Bridge, and a new contract for $480 was let.

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5James D. Adams, chairman of the Indiana State Highway Commission, to the Board of Commissioners of Wayne County, 26 October 1935 (Wayne County Highway Department, Centerville).
to the Pan-American Bridge Company in November for fixing the substructure.6

Only two months later – in January 1912 – the council appropriated $4,000 for construction of a new structure and for “dismantling the old bridge.” John Mueller’s specifications for the ensuing contract underlined the county’s desire to retain and reuse the old metal-truss superstructure:

“The Contractor shall dismantle the 60 foot Steel Bridge now at the site and pile same up at one side of the Roadway and out of the way of traffic. The Old Bridge shall remain the property of the County and will be erected at a new location.

The Contractor shall take extra precaution in removing the Old Bridge and see that this part of the work is done by experienced workmen.

The Contractor shall be responsible for any damage done to the Old Bridge and shall replace any members or parts of members that become damaged during his work of dismantling.”8

The names of the bridges at this site – Werking and Teetor or Teeter – provide clues to some special circumstances for significance. Wayne, as was typical of Indiana counties generally, named bridges for an adjacent property-owner or resident at the site. The Teeter family owned land on both sides of the creek and north of the turnpike. Charles N. and Leora Teetor, who would develop the Lightcroft estate here, purchased over 31 acres from a family member in 1908 and added adjacent land over the years to a total of 72 acres. In a nutshell, Charles Teetor evolved from a successful bicycle designer and manufacturer in New Castle into a designer-manufacturer of a light railroad car first in Shelbyville and then in Hagerstown and, just after the Teetor Bridge was constructed, into an automobile engine manufacturer. Later, Teetor reorganized his business into the Perfect Circle Piston Ring company.9

Since no Werking appears to have lived along this stretch of Nettle Creek nor owned property here, the appearance of this name for the turnpike bridge must have another explanation, and it is

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8Mueller, “Specifications for Reinforced Concrete Arch Bridge over Nettle Creek on Hagerstown & Newcastle Pike West of Hagerstown.”

9See Brian Harbison’s appended report.
likely associated with Teetor. Indeed, Charles E. Werking, who practiced as an architect in Hagerstown from 1904 until about 1914, had designed a small house – “The Bungalow” – in 1908 for Charles and Leora Teetor on their Nettle Creek property. The “bungalow” was moved further north along the Tidewater Road to allow for a larger Werking-designed Tudor Craftsman style home ultimately enhanced by formal gardens and a bridge. The county’s references first to the “Werking,” then the “Werking-Teetor,” and finally the “Teetor” Bridge probably reflect the negotiating role of the architect with county authorities for his client, the successful entrepreneur who had an imposing architect-designed residence being built north of the turnpike along Nettle Creek to the west of Hagerstown.

Just as City Beautiful advocates in Hoosier cities – Indianapolis, South Bend, Fort Wayne – and the gentry in their residential neighborhoods of metropolitan areas looked down on the industrial metal-truss bridge, so probably did architect Werking and his client Teetor take exception to that 60-foot steel pony-truss span at the foot of the Lightcroft Estate. Far more fashionably appropriate would be a neo-classically balustraded reinforced-concrete arch decorated to resonate with cut-stone structure. Here would be a fitting accouterment for a gentry estate on the edge of town and a monumental entry for Hagerstown that the leaders of the nearby county seats, New Castle and Richmond, could envy!

A couple of other clues in the county records support the argument for a collaborative professional design effort on the Teetor Bridge. First, the county contracted with John W. Mueller of New Castle, a regionally-significant design engineer who charged accordingly for his work, to prepare the plans and specifications for the Teetor Bridge. Wayne, like most counties, depended upon its county surveyor – in this place and time, Howard H. Horton – for plans and specifications for most garden-variety bridges. In February 1912, for example, Mueller’s contract with Wayne County “for engineering services” centered on a sizeable concrete bridge over the

10 On Charles Werking, see <http://bsu.edu/cap/facilities/archives/collections/practitionercollections/werking/>

11 On the “City Beautiful” and bridging in Indiana, see James L. Cooper, Artistry and Ingenuity in Artificial Stone: Indiana’s Concrete Bridges, 1900-1942 (Greencastle, 1997), chapters 1 and 3.
East Fork of the Whitewater River in Richmond and other bridges as “specifically ordered” by the board. Mueller was to receive 3.5% of the contract price for plans, specifications, and superintendence of construction. Some time after the Teetor Bridge contract was let, the county allowed one of Mueller’s periodic claims for services as “Bridge Engineer.” This particular claim was for $200. While Mueller’s rates were far higher than Horton’s allowances, the county capitalized a bit on its investments in Mueller’s expertise when Horton copied the higher-priced engineer’s language into his own specifications.

A second clue appears in the Teetor Bridge plans. Here Mueller noted that “the New Bridge shall be located 20 ft. East of the old location and the new channel will be made by the adjoining land owner.” Charles E. Werking, whose family name appeared in county records associated with the bridge, must have had his client, Charles N. Teetor’s approval for plans for the basic layout of the adjacent formal garden which were then communicated to and were implicitly accepted by the county and its consulting engineer. The house, gardens, and bridge were likely intended to be of a piece aesthetically. The relationship between Werking and Mueller was, indeed, close enough that in 1918 the two partnered as “Mueller & Werking, Associated Architects & Engineers.”

Werking’s plans for the creek and gardens included a shift in the creek-bed, a stone retaining wall along one creek bank, a dam to create “Teetor Falls” and a swimming hole. Harbison reports that “Teetor Falls and Teetor Bridge has served as the backdrop for marriage proposals, weddings, and senior class portraits. Prior to the construction of a municipal pool, the area above and below the dam was frequented by bathers.”


John W. Mueller, “Profile for Reinforced Concrete Arch over Nettle Creek on Hagerstown and New Castle Pike West of Hagerstown.”

<http://bsu.edu/cap/facilities/archives/collections/practitionercollections/werking/>

Criterion C

Three additional points underscore and add to Mead & Hunt’s case for register-eligibility under Criterion C for the Teetor Bridge. First, this arch provides a rare example in Indiana of a special reinforcing system. Second, the bridge designer was regionally significant. Third, the Teetor Bridge contractor was important in metal and concrete bridge building across Indiana over many decades.

Kahn Trussed-Bar Reinforcing System

Mueller reinforced his fairly flat (1.5 to 7; rise to span), largely-segmental arch ring with longitudinal, two-tier, 1.5-inch by 2.25-inch “Kahn Trussed Bars...sheared one-way” and using 36-inch long “diagonals” or stirrups. The tiers of reinforcing bars were to be placed at least 2 inches from the surface of the extrados and intrados and with runs about 12-inches apart.16

16Mueller, “Plan and Details for Reinforced Concrete Arch Bridge on Hagerstown-Newcastle Pike over Nettle Creek” (25 January 1912).
Kahn trussed bars reflect an intermediate step between Melan-system arch ribs and the two-tier Thacker system of reinforcing with stirrups that the Bureau of Public Roads and the Indiana State Highway Commission came to use. From the perspective of a Daniel B. Luten and other engineers committed to structural efficiency, this system – from Melan to Thacker – amounted to over-design when used on filled-spandrel arches. But for those interested in agency efficiency, a one-size-fits-all approach or standardization addresses rationality differently.\textsuperscript{17}

In any case, there are very few documented cases of Kahn trussed bars being used in Indiana concrete arches, making the design of the Teetor Bridge quite unusual.\textsuperscript{18}

\textbf{John W. Mueller: Spanning the Whitewater}

Even before Mueller moved his engineering practice from New Castle to Richmond around 1918, he had designed at least a dozen concrete bridges for Wayne County and was recognized as a major consulting engineer within the region. Eastern Indiana county governments often sought his professional advice on spans across their most imposing river, the Whitewater.

The great spring flood of 1913, for example, underscored his role. When more than a half-dozen bridges were washed out on the lower Whitewater, Franklin County authorities called on Mueller to address their transportation emergency and to plan for their future development. Mueller designed three “Wood-Piling” bridges to address immediate needs around Brookville. Two were timber-beam structures, each over 300-feet in length. The third was a combination of 16 timber-beam spans with “new continuous Howe trusses” stretching more than 172 feet. For the longer run, Mueller from 1913 through 1919 drew up plans for four structures of steel Parker through-trusses with spans ranging from 180 to over 200 feet.\textsuperscript{19} These Parker through-truss spans were longer than any the Indiana State Highway Commission designed in the decade of the 1920s.

\textsuperscript{17}This theme is developed in some detail in Cooper, \textit{Artistry and Ingenuity}.

\textsuperscript{18}Cooper, \textit{Artistry and Ingenuity}, 265-266.

\textsuperscript{19}For all the specific plans mentioned in the text, see Franklin County bridge plans (last located in the courthouse annex, Brookville). Also Franklin County, “Commissioners Record,” C2: 233, 245, 292-295, 309, 320, 322, 436-438.
In addition to the crossing of the Whitewater in Wayne County already alluded to, probably Muller’s best known design in concrete came in the transition of his move to Richmond – the seven-span, 450-foot, Main Street/National Road Bridge over the East Fork of the Whitewater River (1916-1918). Each of its three central “rib spandrel” or open-spandrel spans cleared 125 feet.  

**Burk Construction Company**

In early February 1912, the Wayne county commissioners adopted Mueller’s plans for “the Teetor Bridge over Nettle Creek” and ordered the advertisement of a March letting. At the letting, the Burk Construction Company of New Castle presented at $3,150 the lowest and therefore the best of three bids. In June, Burke Construction received $1,000, the first of its allowances from the county for work on the “Teeter-Werking Bridge.” In July, the company received a second partial payment of $2,000. Construction must have been completed by November when Burk was allowed $458 for “Teetor Bridge fill.”

An organizer and first General Manager and Treasurer of the Pan-American Bridge Company of New Castle in 1902, Thomas J. Burk retired from the management of this metal fabricating company in 1905 and organized with his son, H. Frank, the Burk Construction Company which erected metal bridges – typically fabricated by the Pan-American Bridge Company – and concrete spans on county and on state highways into the early 1930s. Burke Construction secured contracts not only across the east-central part of the state but were active as far as Adams and Allen counties in the north, Fountain in the west, and Washington in the south.

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**Footnotes:**


**Integrity**

One issue of integrity merits note. Sometime after the state integrated the Hagerstown and New Castle Pike into its highway system, the state engineers in their wisdom ordered the neo-classically balustrated and topped parapet railings that Mueller designed replaced with their standard state highway closed but cope-railing with inlaid panels.\(^\text{23}\) The rest of the original structure and its City-Beautiful decoration remains intact.

\(^{23}\)Since the INDOT Records Department is currently being moved from the 6th floor to the basement of the State Office Building – and its logs and other records are reportedly packed in boxes – I have not been able to formally document and date the railing change. The state design of the replacement railing is, however, rather unmistakable.
SPECIFICATIONS
FOR
REINFORCED CONCRETE ARCH BRIDGE OVER NETTLE CREEK
ON HAGERSTOWN & NEWCASTLE PIKE
WEST OF HAGERSTOWN.

PLANS.

The work will be constructed in accordance with the drawings herewith submitted and these specifications.

The specifications and drawings are intended to describe and provide for the complete work. They are intended to be co-operative and what is called for by either is as binding as if called for by both.

THE CONTRACT PRICE shall be based upon these specifications and drawings which are hereby made a part of the contract.

DISCREPANCIES.

In the event of any discrepancies between the drawings and the figures, the figures are to be taken as correct, and in case of any discrepancy between the drawings and the specifications, the specifications are to be adhered to.

FOUNDATIONS.

ALL FOUNDATIONS shall be as shown on plans and conform to the dimensions marked thereon. The earth from foundation pil's shall be so deposited as not to obstruct the waterway. If the lines and dimensions on the drawings do not give a satisfactory EXAMINATION foundation to the Engineer in charge, the extra material, labor, excavation and concrete are to be paid for as stated in paragraph headed "Extra Work", in these specifications.

QUALITY OF MATERIALS.

ALL CEMENT shall be American Portland Cement of a well known and tried brand and purchased subject to the standard tests of the American Society for Testing Materials, as adopted Nov. 14, 1904 and subject to the inspection and tests of the Engineer in charge.

STONE - For massive concrete work shall be crushed limestone, granite, cap or other suitable hard stone in graded sizes of one-fourth to 2½ inches. Stone for re-enforced work shall be of similar material but in graded sizes of one-fourth to one inch.
SAND—shall be clean, sharp and coarse, or coarse and fine mixed, free from sewage, mud clay and all foreign matter.

GRAVEL—shall be clean, graded gravel in sizes as specified for stone. Shale or other materials subject to disintegration will not be allowed. When gravel is not well graded or uniform, the engineer will determine the proportions for each grade brought upon the work so as to give the result equivalent to those of the specified mix. All stone, sand and gravel shall be subject to the Engineer's acceptance.

STEEL—For re-enforced concrete shall be medium open hearth steel, manufactured in accordance with the Manufacturer's Standard Specifications for this grade of material as revised February 3, 1903.

It shall be purchased subject to the usual tests as specified in the Standard Specifications above mentioned.

It shall have an ultimate strength of from 60,000 to 70,000 pounds per square inch and an elastic limit of not less than one-half of the ultimate strength and not contain over .05 per cent. of phosphorus.

Unless otherwise shown on the drawings all re-enforced steel shall be plain twisted square bars and in case other bars are specified, they shall be of the section specified on the drawings.

CONCRETE PROPORTIONING.

All concrete proportions specified herein will be based upon the assumption that one barrel of Portland cement is equivalent to 3.8 cubic feet and all portioning must be done by means of a carefully gauged wheelbarrow or other apparatus of a capacity which will be satisfactory to the Engineer.

The concrete for foundations shall be composed of one part Portland cement, two parts of clean sand, five parts pebbles or broken stone (1, 2, 5.)

The concrete in all abutments, walls and wing walls to be one part Portland cement, two parts clean sand, four parts pebbles or broken stone (1, 2, 4.)

The concrete in arch rings and spandrel walls, also wing walls, shall be composed of one part Portland Cement, two parts clean sand, four parts pebbles or broken stone (1, 2, 4.)

The concrete in all railings and perepets, monolithic or cast in moulds, shall be composed of one part Portland cement, two parts clean sand, five parts pebbles or broken stone (1, 2, 5.)
MIXING CONCRETE.

All mixing shall be by machinery except as such as may be allowed by special arrangement with the Engineer. Preference will be given to revolving batch machines which automatically measure the ingredients of the mix. The machine shall be subject to the approval of the Engineer.

Mixing must be carefully and thoroughly done. Enough water must be used to make the mass plastic enough to run freely, in other words, a wet mix will be required for all re-enforced concrete work.

The concrete shall be placed in position immediately after mixing and before the initial set shall have taken place.

No re-tempering of concrete, which has been allowed to stand until the initial set has taken place, will be allowed unless by special permission of the Engineer, who may, at his discretion, require additional cement to be used in re-tempering.

PLACING CONCRETE.

The mixing and placing of concrete will be, as far as practical, a continuous operation and when it is necessary to make a joint in monolithic concrete, it shall preferably be made in the middle of a panel at right angle to the cross section of the roadway and by means of a stop board placed in a vertical position and containing a key on the sides next the concrete first placed. When the top boards are removed, the exposed surfaces of concrete shall be kept wet and carefully dusted with neat cement, or a ricej mortar one to one, or a bonding preparation may be used by permission of the Engineer.

The concrete shall be deposited in layers of six or eight inches and be thoroughly rammed until all voids are filled and the water flushed to the surface.

The concrete must be kept wet for one week after depositing and in dry hot weather, in addition, be kept covered from exposure to the sun during this time or else must be constantly sprinkled during the day by a workman especially detailed for this work.

When it is necessary to place concrete under water, the structure shall be enoased with a coffer dam or other means taken to procure quiet water and then the material should preferably be deposited from a bucket provided with a bottom dump or a Tremie may be used.

Care must be taken to keep the deposited concrete as nearly horizontal as possible when depositing under water.
PLACING STEEL.

All steel for re-enforcing must be placed with great care. All abrupt ends must be avoided except where one steel member is bent around another or where the ends of main bars or stumps are bent at right angles to provide an anchorage in the concrete.

Steel must be placed in position and securely fastened to the forms before concrete is deposited.

All steel members must be of the size and length shown on the plans, and must be spaced and bent as shown.

The minimum distance from the surface of the concrete to the steel shall be two (2) inches.

If it is necessary to splice re-enforcing members, either in compression or tension, the splice shall be either a steel splice that in tension will develop the full strength of the member or else the members shall be lapped in the concrete for a length equal to, at least, thirty times diagonal cross section of the steel bar.

FORMS AND CENTERING.

All forms and centering for moulded concrete work will be constructed of sufficient strength to obtain the necessary rigidity to prevent any motion of the forms while concrete is being placed, and must be strong enough to carry any load which may come upon the concrete within thirty days from the date of placing.

Forms in general shall be composed of tongue and groove sheeting if 3/8 inch sheeting be used. They must be as nearly as possible water-tight and must be surfaced on the side next the concrete for all surfaces which will be exposed in the finished work.

Forms shall be constructed by capable and experienced workmen only, and of first class workmanship throughout. Great care must be taken to clean all sawdust, dirt or debris from the forms just before placing concrete.

In general, forms shall not be removed from concrete in less than 14 days in summer and 28 days in winter.

No forms whatever will be removed at any time without first notifying the Engineer in charge.

Whenever practical edges of beams, girders, walls and corners will be chamfered so that forms may be more readily removed.
All projecting wires and bolts, or other devices that are used for holding forms, and that part through the concrete must be cut off flush with the finished surface and the ends covered with cement mortar.

After forms have been removed all cavities, etc must be filled with a dry mortar of the same proportions as used in the original work.

Great care must be taken to insure the flushing of the cement against the forms. This shall be done by careful spading and puddling of the concrete.

**EXPANSION JOINTS.**

All spandrel walls and railings shall be provided with expansion joints at points shown on plans. Expansion joints to be formed by inserting one thickness of \( \frac{1}{4} \) inch asbestos board into forms before concrete is deposited.

**EXTRA WORK.**

The contractor must be prepared to do any extra work that may be ordered, in writing, by the Engineer, and for this, he shall be paid at current rates for work of a similar character, or if the extra work shall be of a class for which no rate is fixed by current contract, the actual reasonable cost to the contractor, as determined by the Engineer, plus 15 per cent of said cost. The contractor shall have no claim for compensation for extra work unless ordered in writing by the Engineer.

**INSPECTION.**

All materials furnished by the contractor shall be subject to the inspection and approval of the Engineer, and the Engineer shall have the power to condemn all work which, in his opinion, is not done in accordance with the contract and these specifications.

**FREEZING WEATHER.**

No concrete will be laid in freezing weather except by special arrangement and under the supervision of the Engineer in charge. In case it becomes necessary to lay concrete in freezing weather, special arrangement must be made for heating all of the materials and maintaining a temperature which will not allow the concrete to freeze until it has set.

**WATERPROOFING.**

The Arch ring and inside of Spandrel Walls and Wings to have a coat of hot Asphalt \( \frac{1}{4} \) inch in thickness thoroughly mopped over and then sprinkled with clean, dry sand or gravel while hot. The waterproofing coat shall not be put on until the surface of Spandrel Walls and Wings are thoroughly dry and preferably just before the placing of the earth, fill over and arch.
NAME PLATE.

The Contractor shall provide and place on each end of the Bridge a Name Plate of an approved size and pattern, and securely anchored into position. This tablet shall contain the date of erection and the names of the County Commissioners and County Auditor.

These letters to be a plain block letter not less than 3 inches in length.

Removal of Old Bridge.

The Contractor shall dismantle the 60 foot Steel Bridge now at the site and pile same up at one side of the Roadway and out of the way of traffic. The Old Bridge shall remain the property of the County and will be erected at a new location.

The Contractor shall take extra precaution in removing the Old Bridge and see that this part of the work is done by experienced workmen.

The Contractor shall be responsible for any damage done to the Old Bridge and shall replace any members or parts of members that become damaged during his work of dismantling.

On account of the great amount of traffic over the Highway on which this Bridge Site is located, the Board of Commissioners will place a time limit on completion of the work which will become effective on the day the dismantling of the Old Bridge is begun and will extend for a period of 60 days at which time the New Bridge shall be ready for traffic.

The Contractor will be bound by a clause to this effect in his Contract.

Earth Filling.

The Earth Filling over the Arch and at approaches shall be made as soon as the waterproofing has been completed. The Fill shall be made according to the stakes set by the Engineer, and they shall have a width of not less than 24 feet on top and side slopes of 1-1/2 feet horizontal to one foot vertical. It shall be neatly dressed up to a uniform grade and true to line, ready to receive the gravel.

GRAVELING. The gravel shall be of good quality free from large stones and dirt. Gravel must be dumped between boards (12) twelve feet apart and (6) inches deep and shall be twelve inches deep in the center and to take its natural slope when the boards are removed, and in quantity, equal to five and one-half (5-1/2) cubic yards per lineal rod of road.

The Contractor shall be paid by the cubic yard for earth Filling and Gravel in place.

The Contractor's Bid must name the price per cubic yard for the furnishing the material and making the earth fill.

The Board of Commissioners reserve the right to let the Construction of the Earth Filling and Graveling to another Contractor if deemed advisable.
GENERAL CONDITIONS.

The Engineer shall give all datum, lines and levels necessary for the prosecution of the work and be responsible for the accuracy thereof.

The work shall be suitably protected by red cautionary lights at night and by watchman if necessary.

The execution of the work will be entirely at the contractor's risk and he will be liable for its safety. The contractor will be liable for all cases of personal injury which may occur during the progress of the work.

All drawings prepared and notes obtained will remain the property of the parties who make this contract.

The contractor shall clean the site of all lumber, falsework, rubbish, etc., and leave the stream unobstructed before leaving the job.

All materials, labor and workmanship shall be subject to the inspection and approval of the Board of Commissioners, their Superintendent and Engineer in charge of the work.

Piling

If Piling are necessary to obtain a satisfactory foundation they shall be not less than 18 inches in diameter at the large end and not less than 16 feet in length and of a good quality and from sound, straight, live timber. They shall be subject to the approval of the Engineer in charge of the work.

The Contractor's Bid shall name the price per lineal foot for Piling in place.
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The Contractor's Bid shall name the price per lineal foot for Piling in place.
Filed in duplicate, and
Unie net sealed February, 1913.
L. S. Downman,
Auditor.
Appendix E: Historic Articles

Hagerstown Exponent, Local Matters Column,

October 20, 1910: C.N. Teetor gives lecture on travels E-1
May 16, 1911: Bridge Announcement E-2
June 8, 1911: House Announcement E-3
May 16, 1912: Teetor Entertain at Lightcroft E-4
July 16, 1914: Park opening E-5
April 1, 1915: Social Event at Lightcroft E-6
April 6, 1916: Garden Club Meeting E-7
May 18, 1916: Factory Expansion E-8
November 1, 1916: Economic Value of Parks E-9
May 1927: Memorial Day Race E-10
January 12, 1928: Business Trip to Detroit E-11
August 30, 1928: Library announcement E-12

The Richmond Item

August 17, 1928: Teetor Beautifies Home E-13
Local Matters Column

C. N. Teetor gives lecture regarding recent travels

Article E-1

Everyone cordially invited.

C. N. Teetor lectures on Recent European Trip.

The employees of the L. I. C. Works with a number of others of our citizens were given a treat last evening in the way of a lecture by C. N. Teeter at the factory.

Mr. and Mrs. Teetor have but recently returned from a two months' trip to Europe, and the lecture comprised a description of many of the places they had visited.

The audience was seated in a large upper room of the West building, and clasped with interest for two hours to a lecture that was not only instructive, but one that carried with it great pleasure as well. Mr. Teetor began by describing their voyage on the Adriatic across the Atlantic, and gave such a clear description of the vessel, its capacity, the power of its machinery, etc., that those of the audience who had never seen a great ocean liner were given an almost perfect idea of the ocean steamer.

Following in the order of their travels, Mr. Teetor gave scenes as witnessed by them in England, Scotland, Ireland, and France and gave a vivid description of the wonderful architecture of these countries, making comparisons with that of modern construction and style. Many scenes in London, that city last visited on both sides of the Thames with its many thousands of streets, Houses of Parliament, the first and largest Gothic buildings in the world, applied to civil purposes. The palaces of royalty, etc., etc., and homes of the common people. The London fog, with the "foghorns of St. Swithin".

There were most interesting scenes accompanied by description of Scotland, one showing the picturesque views of the Highlands.

In Ireland, we saw the famous "Kilmaine" Barley Castle, noted for the famous "Kilmaine stone" and scenes in the streets of Belfast and Dublin.

The Giants' Causeway was given a true illustration and descriptive talk. The wonderful structure derived its name from a mythical legend that was the commencement of a road to be constructed by giants across the channel to Scotland. It is a pair of coast lines of rock projects from the coast of Antwerp, Ireland, into the North Channel.

We have touched upon but few points of this excellent lecture, the whole of which was replete with items of much interest, and many were the compliments of pleasure expressed by those in attendance.

Notice of Appointment

Hagerstown Exponent, Local Matters Column, October 20, 1910
Courtesy Nettle Creek Museum, Hagerstown, Indiana
Historic Photos: Bridge Announcement

Article E-2

Hagerstown Exponent, Local Matters Column, May 16, 1911

Courtesy Nettle Creek Museum, Hagerstown, Indiana
Mr. and Mrs. C. N. Testor have completed plans for a new suburban residence to be erected where the bungalow now stands, that building to be remodeled and removed to another.

New is Larpenteur in H.

The exterior is of English design, the lower walls of brick, the upper of stucco work, and will be put up at a cost of $10,000, or $12,000. C. E. Working, now recognized as one of the best architects in the state, drew the plans, and will superintend the construction.
Historic Photos: The Teetor’s entertain at Lightcroft

Article E-4

Hagerstown Exponent, Local Matters Column, May 16, 1912
Courtesy Nettle Creek Museum, Hagerstown, Indiana
Hagerstown Exponent, Local Matters Column, July 16, 1914, Courtesy Nettle Creek Museum, Hagerstown, Indiana
Historic Articles: Social Event at Lightcroft

Article E-6

The dance given on Thursday evening last week, with Miss Helen Pemberton, L. M. Harman, Charles Potts and Roland Egerman in attendance, was not only an enjoyable occasion but a great success. The hall was beautifully decorated with flowers and pictures, and the music was supplied by the beautifully set up orchestra. The guests were entertained from Cambridge Club and from Greencastle, and there was a good social atmosphere.

In a contest in this little town there were several entries for prize sports, one being given to Lightcroft. Olive Dilling of the West school was first in geography, while Eliza Ruff was second in arithmetic. All of the pupils of the county, except those of the West school, were given prizes in various subjects. The high school in the county gave a prize for needlework, which was won by Olive Dilling, and the first prize for American history went to the same girl. The second prize was given to Miss Florence Smith of the high school, and the third prize to Miss Sarah Potts of the West school.

The Social Event at Lightcroft

One of the most charming and unexpected events of the evening was the surprise party given on Thursday evening by Mrs. C. H. Taylor and Miss Alice Taylor. The guests were entertained in a charming little room in the back of the house. Upon arriving, the guests were met at the door by a musical quartet, and the music was supplied by the orchestra. After the reception had been declared over, the guests were served with refreshments, and the party continued late into the night. The guests were also given a gift of flowers and a small cake, which was much appreciated.

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LOCAL MATTERS.

Mr. and Mrs. George McDonald attended the funeral services of George Van Vliet at Winchester, Sunday.

E. M. Stouten and daughter were in Chicago Sunday.

Tom Birt - half of former Winfield gang visited family.

Grover King, who was a member of the church during the past year, was called to the church Sunday night.

The Hagerstown Lodge of Masons has received an invitation extended the Masonic Lodge of Masons at Milton in the evening of April 30. All members of the lodge are invited to attend and report to the Master in the morning of May 1.

An annual meeting of the Local Lodge of Masons was held at the Winfield Masonic Lodge on Sunday night. The officers of the local lodge are as follows: Master, W. A. A. Lawrence; Senior Warden, George McDonald; Junior Warden, E. M. Stouten; Secretary, O. C. Walker; Treasurer, A. J. Jones; Organist, Mrs. H. B. Hedges; and Executive Committee, Mr. and Mrs. George McDonald, Mr. and Mrs. E. M. Stouten, Mr. and Mrs. A. J. Jones.

The Lodge Historian, Mr. A. J. Jones, reported that the Lodge has made great progress in its work and is looking forward to a successful year.

The Lodge has received several new members and is hoping to increase its membership in the near future.

The Lodge will meet regularly every Sunday night at 7:30.

The Lodge will continue to support the local community and to provide a place for members to come together and build strong bonds.

The Lodge would like to thank all members for their support and for their continued involvement.

Any questions or concerns can be directed to the Lodge Historian, Mr. A. J. Jones.

The Lodge is always looking for new members, so if you are interested, please contact the Lodge Historian.

The Lodge is proud of its history and is excited to continue its tradition of excellence.

Thank you for your support and for being a part of our Lodge.

The Lodge looks forward to seeing you at its next meeting.

Hagerstown Exponent, Local Matters Column, April 6, 1916

Courtesy Nettle Creek Museum, Hagerstown, Indiana
Tector Motor Factory Enlarging.

The Tector-Hartley Motory Factory, already one of the leading manufacturing concerns of the state, is again forced to enlarge its plant to meet the demands of increasing business. As the acquaintance with the business world in their line of work becomes wider, the demand for their products becomes proportionately greater, hence the necessity for more men and enlarged facilities. The new addition, the construction of which was begun this week, is just west of the new large building recently erected; the plan is a two-story building, covering a ground space of 92 x 135 feet, to be made of brick and steel, and will be completed by the latter part of September. With this new addition the floor space of the factory will be increased to 62,000 square feet. Fifty more men than are now employed will be added to the force, making an average of 300 employees outside of those doing office work. The factory is satisfied only with the best equipments that money can buy, that which will produce only perfect results; the tools, machinery and necessary equipment represents many thousands of dollars.

The addition of the new building of the Knapp family, now the property of Mr. and Mrs. James M. Knapp, has received much attention in the past. It is not only a greater and more prosperous factory, but it also means a trip over hills to bring in one to be enshrined.

Hagerstown Exponent, Local Matters Column, May 18, 1916
Courtesy Nettle Creek Museum, Hagerstown, Indiana
WHEN LAYING OUT GROUNDS

Remember You Owe It to Your Neigh-
bors to Make the Best Possi-
ble Appearance.

The first thing to be taken into con-
sideration, in laying out grounds to
locate carefully all areas and all archi-

ECONOMIC VALUE OF PARKS

Communities Throughout the Country are Beginning to Realize the Im-

portance of Breathing Spaces.

The wrongs against society are com-

The world, as a whole, is working to be a

home.

CARE SHOULD BE EXERCISED TO KEEP THE
PLACE FROM BEING BROKEN UP ANY MORE
 THAN NECESSARY, AND, WITH THE AREAS
LOCATED, THE PLANTING LINES MAY BE STUDIED.
OPEN SPACES SHOULD NEVER BE OB-
STRUCTED BY GRASSY FLOWER BEDS OR IN AP-
PROPRIATE VASES.

IN MOST CASES THERE SHOULD BE SOME
PLANTING AT THE CORNER OF THE PROPERTY
TO INDICATE THE LOT AND DRAW IN

the place, making it seem more private
and homelike. There are cases where
the whole side should be planted, and
this is best accomplished with well se-
lected, dense shrubs. The shrubs with
brightest colors should be placed as
the most important part of the house.

PASTIME WELL WORTH WHILE

If contemplating building, it will pay
one to study historic designs in archi-

Wrlk

The chill of early winter is known to

IRON up

Hagerstown Exponent, Home Town Helps, November 1, 1916
Courtesy Nettle Creek Museum, Hagerstown, Indiana
Memorial Day Race

The Perfect Circle Co. to Have Three Cars in Races Memorial Day.

More than ordinary interest will attach locally to the speedway races at Indianapolis Memorial Day. The Perfect Circle Co. of this place, have entered three cars in the races. Two of these are Miller cars, and the third is a Duesenberg. They will be driven in the races Monday by three veteran drivers, who have many honors on motor race courses.

In the qualification trials at the speedway Thursday, Frank Lockhart, with a Perfect Circle Miller drove around the two-and-one-half mile brick oval in 128.400 miles an hour for the four laps and 129.918 for a lap mark. Peter DePaolo, also with a Perfect Miller flashed around the oval with a four-lap time of 113 miles an hour. These wonderful records give Lockhart the pole and DePaolo second place in the front row in Monday's. These positions are ones of great advantage and much-coveted by race drivers.

The third car entered by the Perfect Circle Co. in the races is a Duesenberg which has also won a desirable position in the line-up. Wade Morton is at the wheel of the Duesenberg.

All of the qualifying cars Thursday, twenty-one in number, which require they make a speed of 90 miles or better, with one exception, exceeded the 100-mile-per-hour mark.

All of our citizens will be deeply interested in the outcome of the speed contest Monday and will entertain the highest wishes for the success of Lockhart, DePaolo and Morton in the Perfect Circle cars Monday. All winning cars in the Indianapolis speedway races for the past five years were equipped with Perfect Circle Piston rings, and all cars qualifying at the trial Thursday also were equipped with them.

Hagerstown Exponent, Local Matters Column, May 1927

Courtesy Nettle Creek Museum, Hagerstown, Indiana
Local Matters.

- Mrs. C. B. Harman spent Fri
day in Richmond.
- Miss Lula Brown, of Richmond,
visited relatives here last week.

- Mr. and Mrs. Melvin Brown,
visited relatives here last week.

- Mr. and Mrs. Frank Shoup,
visited relatives here last week.

- Mrs. Harry Brown, of
Davenport, Iowa, was a visitor in
Hagerstown last week.

- Mr. and Mrs. Frank Lucas,
visited relatives here last week.

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visited relatives here last week.

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Davenport, Iowa, was a visitor in
Hagerstown last week.

- Mr. and Mrs. Frank Lucas,
visited relatives here last week.
Historic Articles: Library announcement

Article E-12

Hagerstown Exponent, August 30, 1928

Courtesy Nettle Creek Museum, Hagerstown, Indiana
Historic Article: Construction at Lightcroft

Richmond Item, August 17, 1928

Teetor Beautifies His Home Near Hagerstown

Two Lakes, Private Nine Hole Golf Course Are Being Constructed on Estate of Wealthy Manufacturer; Fish Hatchery Planned

The plans for developing the country estate of Charles Teetor, wealthy Hagerstown, Ind., piston ring manufacturer, into one of the most beautiful properties in eastern Indiana are now being carried out. The estate is located a short distance west of Hagerstown.

The plans for the beautification project call for the making of two lakes, one flowing into the other through a narrow passage in a terraced grove near the residence. Surrounding the lakes there will be a nine hole golf course attractively landscaped.

An enthusiastic fisherman, Mr. Teetor plans to stock his lakes with same fish, and to this activity he will have the assistance of the state fish and game department. One of the lakes will be used as a hatchery. The fully developed fish will be kept separate from the young fish, which will include bass, trout and perch.

The two lakes, it is said, will approximate 250 yards in length and the width will vary from 20 to 30 feet. The average depth will be about five feet. Water for the lakes will be furnished by four artesian wells, drilled last year, and there will be an outlet into Merle creek.

A hydro electric plant of eight horsepower is being constructed by a 200-foot dam across Merle creek furnishing the power. This plant can pump water into the lakes if it is ever necessary to do so, and it will also provide current for the estate.

Mr. Teetor is president of the Perfect Circle Company, one of the largest piston ring manufacturing concerns in the world. The company is now well under way.

The recently organized Hagerstown Realty company is now constructing four dwelling and plans to build other homes as the occasion demands. Charles Smith has erected one residence, is constructing two others, and plans to build three more. Chippy Lock has just completed the building of a home. Elmer Allen and Ray Sherry have built one residence and have two other residences under construction.

At no other time in the town's history has there been such an extensive building boom. Hagerstown also has started a street improvement program, to keep pace with the growth of its population resulting from the expansion of the Perfect Circle Company, already one of Indiana's most important industries.

Perry street is being improved with a macadam roadway and with cement curbs and gutters and curbs and gutters are also being installed on Clay street between Pearl and Washington streets.

The new bridge on state road No. 38, near Hagerstown has recently been completed and work on another bridge on the same road, at the east end of Main street, is in progress.

For the drainage of bottom lands south of Hagerstown West river is now being dredged.
Appendix F: Formal Garden Reconstruction Plan

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Figure F-2
Formal Garden
Reconstruction Plan
The Driveway Slope

The Lightcroft Estate
Hagerstown, Indiana
PLANT LIST

- GDFL: Grandiflora Rose, VARIETY NOT SPECIFIED
- HYTR: Hybrid Tea Rose, VARIETY NOT SPECIFIED
- FLBR: Floribunda Rose, VARIETY NOT SPECIFIED
- CLBR: Climbing Rose, VARIETY NOT SPECIFIED
- VBMK: Viburnum carlesii, Koreanspice Viburnum
- LLAC: Syringa meyeri, Meyer Lilac
- SSCL: Clethra alnifolia, Summerweet Clethra
- BXCL: Buxus sempervirens, Boxwood-Coldmar
- BXSV: Buxus sempervirens, Boxwood
- PHNL: PERENNIAL BED, VARIETY NOT SPECIFIED

Scale
1"=20'

Figure F-3
Formal Garden Reconstruction
Primary and Secondary Beds

The Lightcroft Estate
Hagerstown, Indiana
PLANT LIST

**QUERCUS COLUMNAR**

**VARIETY NOT SPECIFIED**

**MALUS FLOWERING CRABAPPLE**

**CERCIS CANADENSIS**

**EASTERN REDBUD**

**AMELANCHIER CANADENSIS**

**SHADBLOW SERVICEBERRY**

**SYRINGA MEYERI**

**MEYER LILAC**

**BUXUS SEMPERVIRENS**

**BOXWOOD-COLUMAR**

**BASV**

**BUXUS SEMPERVIRENS**

**BOXWOOD**

**SSLCL**

**CLETHRA ALNIFOLIA**

**SUMMERSWEET CLETHRA**

**Scale**

1" = 20'

**Figure F-4**

**Formal Garden Reconstruction**

**Tea House and Boundary**

The Lightcroft Estate
Hagerstown, Indiana
PLANT LIST

CCRB  Cercis canadensis Eastern Redbud
BXCL  Buxus sempervirens Boxwood-Colman
BSV  Buxus sempervirens Boxwood
HWH  Hamamelis vernalis Vernal Witchhazel
NBK  Physocarpus opulifolius Eastern Ninebark
DGW  Cornus sericea Redosier Dogwood
TH  Crataegus phaenopyrum Washington Hawthorn
SVB  Amelanchier canadensis Shadblow Serviceberry
BRB  Berberis candidula Paleleaf Barberry

Scale
1"=20'

Figure F-5
Formal Garden Reconstruction
The Lily Pond

The Lightcroft Estate
Hagerstown, Indiana
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**INTERVIEWS:**

Tom Teetor, grandson of Charlie Teetor, source of family photographs and history;


Martha Haining, daughter of Edna Thornburgh, Sister to Jarolyn,

Don McCullough, well respected lifelong resident of Hagerstown and knowledgeable about the Teetor family and their businesses;

Dr. Takuya Sato, physician and student of Japanese Garden principles and construction methods

**WEB SITES:**

http://websoilsurvey.nrcs.usda.gov/app/

http://www.waynet.org/facts/history.htm#hagerstown