



Muncie Historic Preservation Plan

2016





Photos by Historic Muncie and Jordan Mullen



This plan was prepared for the Muncie Historic Preservation and Rehabilitation Commission by the Preservation Planning Studio ARCH 506 Fall 2015, Ball State University College of Architecture and Planning



SPECIAL THANKS

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THE CITIZENS OF MUNCIE FOR THEIR PARTICIPATION, FEEDBACK AND SUPPORT

IN ACKNOWLEDGMENT

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1950s aerial view of downtown Muncie, looking southeast (Photo: Ball State University Archives)



Executive Summary

In 2015, the City of Muncie Historic Preservation and Rehabilitation Commission (MHPRC) initiated a partnership with the Graduate Program in Historic Preservation in the College of Architecture and Planning at Ball State University to develop a comprehensive and citywide Historic Preservation Plan. The Plan's purpose was to review the City's historic preservation program and recommend action steps to strengthen and prioritize the program. Through a series of community meetings, a public input survey, studying best practices in other cities, and utilizing an updated historic resource survey, the Ball State students developed a plan that was then further edited by the MHPRC to meet Muncie's needs.

The final plan mimics the initiatives outlined by the Muncie Action Plan to provide a range of preservation planning and policy options to support strengthening:

Muncie's pride and image,
advancing historic preservation education,
creating attractive and desirable places,
fostering collaboration,
empowering and expanding the MHPRC, and
managing community resources.

This report also includes an implementation matrix, resources for how to pay for preservation, and updated survey areas that are important to the City. The plan seeks to build upon past successes and acknowledge the role historic preservation will play in the redevelopment of Muncie, contributing to economic development, neighborhood stabilization, and in sustaining a higher quality of life for all citizens of Muncie. The plan, approved by City Council, will serve as the comprehensive "roadmap" for the MHPRC and City of Muncie for years to come while inspiring a broad-based historic preservation ethic within the Muncie community at-large.



Introduction

What is a Preservation Plan?

A city-wide preservation plan brings to light the historic and cultural resources available within a city and unites them with long-term planning to create a unique partnership. Successful community revitalization relies on activating public, non-profit, and private sectors. Visionary leadership, the willingness to work together for the benefit of the community, and pride in the heritage of place combined with an understanding of how best to utilize heritage assets are all critical elements of success. This plan identifies a number of ways in which Muncie can build upon its past successes to ensure its future as a revitalized 21st century city.

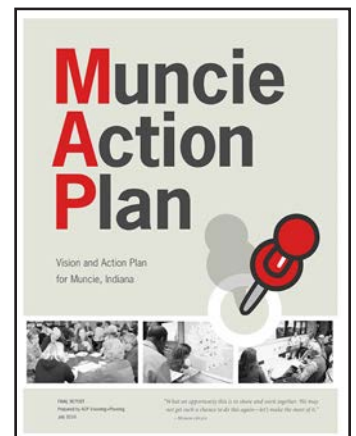
Why are we writing a Preservation Plan?

The Muncie Historic Preservation Plan identifies Muncie's cultural and historic resources. It explains how these assets contribute to Muncie's attractiveness, economic growth potential, and living and working environments. It also recognizes the City's cultural influences, an often intangible and overlooked element of comprehensive planning. Overall, the Preservation Plan presents a strategy to preserve the City's character and capitalize on the opportunities that cultural and historic resources offer in the 21st century and beyond.

Connection to MAP

The Muncie Action Plan (MAP) is the City of Muncie's plan to address the needs of its citizens with five strategic initiatives: linking learning, health and prosperity; fostering collaboration; strengthening pride and image; creating attractive and desirable places; and managing community resources. MAP is an action-oriented plan that sets goals and identifies strategies to meet those goals. The expected result is an improved quality of life for all citizens of Muncie, achieved by planning ahead and making the best possible use of all available resources.

The Muncie Historic Preservation Plan is not just a means to preserve the past. Rather, it is a strategy to take full advantage of the benefits gained by weaving the City's cultural and historic assets into a plan for Muncie's future. By working in tandem with MAP, the Muncie Historic Preservation Plan can build on of the ground work that has been laid to create a better Muncie.





Muncie History Timeline

1770s

Native American Settlement

The Munsee clan of the Lenape (also known as the Delaware) tribe of Native Americans settled along the White River.

Treaty of St. Mary's

The Treaty of St. Mary's gave the U.S. federal government control over land south of the Wabash River in Indiana. The treaty mentioned "Munsey Town" located at the bend in the White River.



1827

Delaware County Founded

The "Muncietown" settlement had 600 residents.

Major Railroad

A railroad line was run through "Muncietown," connecting Indianapolis to "The Big Four": Cleveland, Cincinnati, Chicago and St. Louis.

1852



1865

Muncie Becomes a City

Muncie became an incorporated city and John Brady was elected as the first Mayor.





1886

Natural Gas

The "Gas Boom" began in East-Central Indiana when natural gas was discovered in significant quantities only twelve miles away from Muncie.

Interstate Commerce Act

This act made it less expensive to ship goods across state lines, attracting manufacturers such as Ball Brothers and Hemingray Glass to Indiana.

1887



1890s

Population Growth

Muncie's population grew very rapidly during this era. Immigrants from Europe and African-American workers moving up from the south, most in search of factory jobs, diversified Muncie's population.

Citizen's Enterprise Company

James Boyce and other civic leaders of Muncie came together to promote Muncie as a manufacturing hub and attracted many businesses to the city.

1891



1901

End of The Gas Boom

The natural gas supply of East-Central Indiana greatly diminished from extravagant overuse becoming too low pressure to pump for large-scale use.

Rise of Muncie's Auto Industry

Thomas F. Hart founded the Interstate Automobile Company in Muncie, beginning nearly a century of automobile related manufacturing in the city.

1908



1913

The Great Flood

The White River flooded, destroying rail lines and bridges and damaging many homes and businesses. The Army Corps of Engineers significantly altered the shape of the White River at this time to reduce flooding.

Ball State

The Ball Brothers' company purchased Eastern Indiana State Normal School/ Muncie Normal Institute and donated it to the State of Indiana, which was later named Ball State Teachers College in their honor.

1918



1929

Ball Memorial Hospital

The Ball families donated funds to start Ball Memorial Hospital.

First Middletown Study

Conducted by sociologist Robert S. Lynd and Helen Merrell Lynd, the Middletown studies proposed that Muncie was the "typical American town" and examined the effects of industrialization on the people of Muncie. The Lynds used the case study as a basis for explaining the impact of industrialization on the U.S. as a whole.

1929





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1941

Muncie Industry Supports the War Effort

When the U.S. entered the Second World War, Muncie industry was reoriented toward manufacturing wartime goods and parts for Army vehicles.

Muncie Boundaries Expand

Housing shortage and the "Baby Boom" encouraged neighborhood development farther from Muncie's city center.

1950s

1960s

Labor Unrest

Muncie experienced strikes and labor issues along with many other manufacturing cities during the 1960s. In 1965, 2000 United Auto Workers went on strike, affecting several General Motors plants across the region.

University

Ball State Teacher's College became Ball State University and education began to emerge as an important economic sector of the city.

1965



1971

Interstate 69

Indiana's first section of Interstate 69 was completed, significantly altering transportation throughout East-Central Indiana. This transportation change affected Muncie by attracting many of Muncie's commercial interests toward McGalliard Road and away from downtown.

1976

Historic Preservation

Muncie joined many cities across the U.S. in creating a historic preservation commission in the wake of the bicentennial of the American Revolutionary War.

Economic Shift

Education became the dominant service industry in Muncie. Overall hiring in Muncie was up, but the population had ceased to grow.

1984



1990s

Manufacturing Decline

Muncie's total number of manufacturing jobs dropped steadily and by 1999 had fallen to less than half the number of manufacturing jobs Muncie had in 1979.

Cardinal Greenway

The non-profit Cardinal Greenway, Inc. purchased the Wysor Street Depot and about 60 miles of out-of-use railway between Richmond and Marion, Indiana, transforming the tracks into a popular trail system.

1993



2000s

Industry Loss

Many manufacturing companies left Muncie during this period, leading to high unemployment and poverty rates in the city.

Downtown Façade Grants

The community leveraged federal and private funds to establish a façade grant program to help downtown business owners repair and restore their buildings.



2011

Muncie Action Plan

City government, community leaders, citizens and volunteers worked together to create a plan that would serve to inform city work and future planning.

Muncie Downtown Development Partnership

The Muncie Downtown Development Partnership began its DWNTWN campaign, dedicated to creating a downtown environment that supports sustainable economic and cultural growth.

2012



A black and white photograph of a two-story house with a porch. The house has horizontal siding and a brick chimney. A sign on the porch reads "EMILY KIMBROUGH HOME MUSEUM". A teal rectangular overlay is centered on the image, containing the text "Why Preserve?".

Why Preserve?

Historic preservation provides cultural, environmental, economic and other quality of life benefits and is an effective and proven economic development strategy. Admittedly, historic preservation and community revitalization do not just *happen* on their own. Cities must choose to invest specific resources and substantial effort in order to see those neighborhoods, buildings, and landmarks saved and celebrated. However, these benefits of preservation outweigh its demands in both measurable and immeasurable ways.



Historical marker at the Ball Brothers' factory site. (Photo: R. Hamlett)



Neighbors pose with a "This Place Matters" sign after boarding up a vacant house in the Minnetrista Central Neighborhood. The "This Place Matters" is a campaign by the National Trust for Historic Preservation that encourages people across the country to celebrate the places that are meaningful to them. (Photo: Stephanie Hutchison)

Cultural Benefits

Buildings and neighborhoods -- especially of unique form and function -- embody the cultural and historic identity of the people who inhabit them. Preserving historic structures is a way to honor the generations that have lived in a place before us -- connecting the past and present through a sense of place. Solidifying Muncie's past paves the way for Muncie's future. Preservation inspires pride in local community members and excitement in visitors with visually interesting and spatially remarkable places. Community pride transforms a city from a place to live into a place to call home. Through the preservation of Muncie's built environment, we can tell our story, celebrate our character, and unify our identity.

Environmental Benefits

Historic preservation distinguishes itself as one of the most sustainable alternatives to new construction by favoring restoration and reuse. Instead of tearing down viable structures and disposing of their materials, reviving those old buildings saves our time, labor, and financial resources. Preservation is a cultural investment for our community as well as an investment in our natural environment. Approximately 25% of the material being added to landfills is demolition and construction waste. When we preserve a building we use less energy than would be required for demolition or new construction. Preservation also recovers the worth of past energy investments associated with extracting, processing, manufacturing, transporting, and assembling that building's existing materials. We know we cannot save everything, but deconstructing a building instead of demolishing it saves 80-90% of the building materials from the landfill to be repurposed. Existing sidewalks, established trees and ground cover are more likely to remain intact to the character of the entire neighborhood when preservation prevails over demolition.



Participant in the July 2015 "Cycle Through History" bike tour led by Muncie's Historic Preservation Officer Brad King. (Photo: Kyle Johnson)



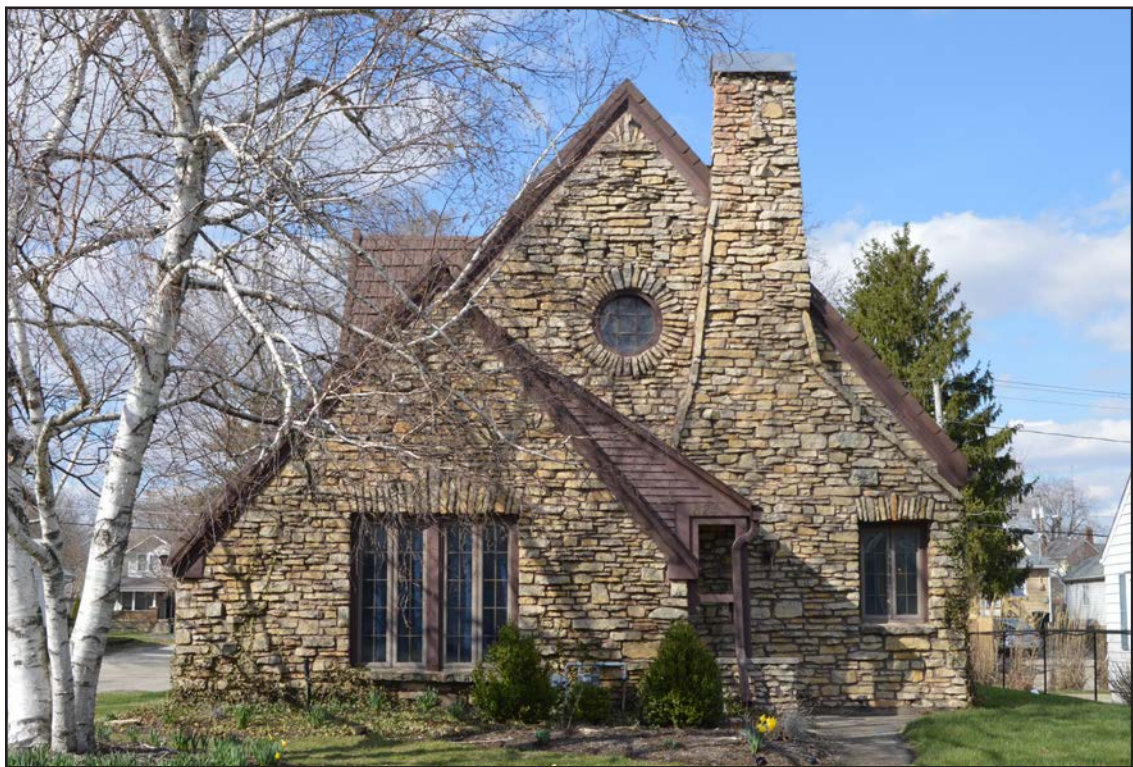
Reclaimed architectural materials - Image courtesy of Rebuilding Our Community, Inc.

Economic Benefits



Downtown Muncie is home to numerous small and independent businesses. (Photo: Historic Muncie).

Historic preservation offers economic benefits to all members of a community. Because rehabilitation work is often more labor intensive than materials intensive, historic preservation adds more jobs and wages to a local economy than the same amount of investment in new construction. Historic buildings are known incubators for small and independent businesses. Many historic houses are also of a modest size and inherently affordable to many populations. The sense of place created by historic buildings contributes to increased property values. Municipalities see new tax revenues from heightened tourism, added sales and wages taxes, and property improvements from historic districts. Neighborhoods with a strong sense of identity and cultural heritage are more likely to maintain or add market stability while increasing homeownership rates. Recent research from former industrial cities such as Philadelphia show that historic districts are increasing in population at a faster rate than the rest of the city. Historic properties and revitalized downtowns are key to attracting and keeping a diverse population.



A historic house in Riverside-Normal City area - Image courtesy of Sam Burgess



State of Preservation

Historic preservation in the United States started as a grassroots movement and Muncie's historic preservation movement has followed this trend. While some significant resources have been lost, such as the former Delaware County Courthouse and the Wysor Grand Opera House, these losses spurred an awareness of the need to preserve our historic community.

Riding the wave of patriotism and enthusiasm for historic places that surged during the American bicentennial celebration, the City of Muncie created the Muncie Historic Preservation and Rehabilitation Commission in 1976.¹ The local preservation ordinance set up the commission and the Emily Kimbrough Local Historic District. During this period, local preservationists enjoyed a brief time of celebrity. In 1977, the Historic Landmarks Foundation of Indiana (now Indiana Landmarks) and the College of Architecture and Planning at Ball State University held a historic preservation conference in Muncie, in recognition of the strong efforts led by local preservation leaders.

Over the next decade, the commission carried out its duties of surveying, reviewing changes in local historic districts, and nominating structures to the National Register of Historic Places. In 1996, Muncie became a Certified Local Government, streamlining state and federal regulatory procedures, and helping the community receive more federal funding for local preservation efforts. In 2011, the City of Muncie was recognized as a "Preserve America Community" for its historic preservation efforts.² Altogether, Muncie has forty sites and districts on the National Register of Historic Places, three local historic districts, and forty-five local historic landmarks.³

In 2015, the MHPRC launched ScoutMuncie, an all-volunteer surveying project, to canvass Muncie's neighborhoods to collect a comprehensive dataset about the condition and potential historic value of every property in the city. As of 2016, ScoutMuncie has collected data on approximately 40% of the parcels in the city. While efforts are underway to complete the rest of the survey, the data was used to establish potential historic districts and landmarks for this plan.

Muncie has continued the tradition of grassroots preservation. Most of the historic preservation efforts in Muncie are supported by volunteers, non-profit organizations, and local businesses that see the value of Muncie's history and the unique sense of place that historic buildings create.

1. City of Muncie, Historic Preservation and Rehabilitation Commission, Historic Preservation Ordinances, Division 7, Chapter 34, Sections 34.100. Ord. No. 28-07 § 1, 9-10-07, accessed September 10, 2015, <http://www.cityofmuncie.com/boards-historic-preservation-rehabilitation-commission-muncie.htm>.

2. Preserve America, "Preserve America Community: Muncie Indiana," Preserve America Initiative, accessed September 11, 2015, <http://www.preserveamerica.gov/INmuncie.html>.

3. Division of Historic Preservation and Archaeology, "Indiana State Historic Architectural and Archaeological Research Database, SHAARD," Indiana DNR-DHPA, Copyright 2007, accessed September 11, 2015, <https://secure.in.gov/apps/dnr/shaard/welcome.html>.

The background is a grayscale photograph of a stadium's exterior. Large letters spelling 'STADIUM' are visible on the wall. Above the letters, a banner hangs, and a small plaque on the left lists 'Sectional Champions' for the years 2002, 2003, and 2004. Below the main letters, the year '1950' is inscribed. A door with the number '601' is at the bottom center. A teal rectangular overlay is positioned in the center of the image, containing the title text.

Legal Justification

The Muncie Historic Preservation and Rehabilitation Commission was established by ordinance on December 6, 1976. The historic preservation ordinance for the City of Muncie is located in the Code of Ordinances of Muncie, Indiana in Title III, Chapter 34, and Division 7. The legal authority for local historic preservation ordinances is enabled by Title 36, Article 7, Chapter 11 of the Indiana State Code. The City of Muncie gave the Historic Preservation and Rehabilitation Commission the power and duty, under Section 34.102C, to prepare a historic preservation plan. According to the ordinance, the plan must include maps, surveys and recommendations for the creation of historic preservation areas, which are included at the end of this plan.



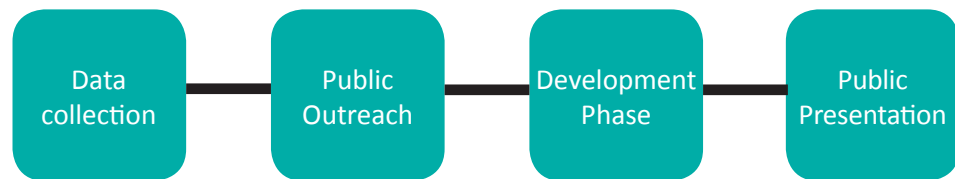
*The Alva Kitselman House, at 1400 West University Avenue, awaits a new use.
(Photo: R. Hamlett)*

A black and white photograph of a statue of a Native American man on a horse. The statue is shown from the waist up, with the man looking upwards and to the right. He has a large feathered headdress. The horse is shown from the side, with its head and front legs visible. A teal square is overlaid on the center of the image, containing the word "Methodology" in white text.

Methodology

The Muncie Historic Preservation Plan was a collaborative process between the Ball State graduate student project team, MHPRC, Muncie's Historic Preservation Officer, and community members. In order to create a plan that reflects the values of Muncie's citizens, community input was at the heart of the development process. This plan also builds upon the objectives of the Muncie Action Plan in order to integrate historic preservation with other community-wide goals.

The Ball State graduate student project team developed the Muncie Historic Preservation Plan in four phases:



Information and Data Collection

In the first phase, the Ball State graduate student project team gathered information from a variety of places and sources. The project team learned about Muncie's history, economy, and demographics. The project team then carefully reviewed a number of other preservation plans, case studies, and reports concerning other Legacy Cities across the country. The students also travelled to Columbus, Mansfield, and Springfield, Ohio to meet with various preservation-minded leaders, including government officials, preservation planners, and non-profit advocacy groups to share ideas and best practices concerning preservation planning.

Also during this phase, the MHPRC launched a city-wide survey of the built environment called ScoutMuncie. The main purpose of this initiative was to create a comprehensive database of historic resources in order to better tailor Muncie's historic preservation plan to the City's current conditions. The ScoutMuncie data was also used to determine the preliminary boundaries of the potential districts listed at the end of the plan.

Public Outreach

The second phase focused on community input. The Ball State graduate student project team commenced phase two with a vigorous public outreach campaign in order to discern community perspectives about historic preservation in Muncie. The project team launched the campaign with an initial public meeting where students posed two simple questions to those in attendance:

- (1) “What do you value about Muncie’s architectural heritage?”
- (2) “What is your vision for the future of Muncie’s neighborhoods, buildings, and landmarks?”

In the following weeks, these two questions were posed to the community-at-large through both an online survey and poster campaign. The poster campaign involved placing large posters in a number of local venues (restaurants, bars, coffee shops, and libraries) asking patrons to write their responses directly on the poster. The student project team used this information to identify pressing issues and inform the third phase of developing initiatives and action steps for the Muncie Historic Preservation Plan.

Development Phase

In the third phase, the Ball State graduate student project team evaluated the information from phases one and two. The project team determined that Muncie’s preservation issues, concerns, and opportunities fit into six general initiatives:

- Initiative 1: Strengthen Pride and Image
- Initiative 2: Advance Historic Preservation Education
- Initiative 3: Create Attractive and Desirable Places
- Initiative 4: Foster Collaboration
- Initiative 5: Develop the MHPRC
- Initiative 6: Manage Community Resources

With input from MHPRC, the Ball State graduate student project team refined the initiatives and developed action steps toward achieving these goals. The project team presented the draft plan at a second public meeting, gathering community feedback on the initiatives and action steps.

The project team then used the meeting feedback to revise the draft. During this phase, the project team created illustrations, wrote case studies on earlier research, and began creating maps of potential



Examples of the two posters that were used to help collect public opinions on preservation.

historic and conservation districts in Muncie. In order to create boundary lines for potential new districts to be included in the plan, the project team used information from ScoutMuncie, current National Register of Historic Places data, former survey data, and conducted windshield surveys in order to create accurate boundary lines.

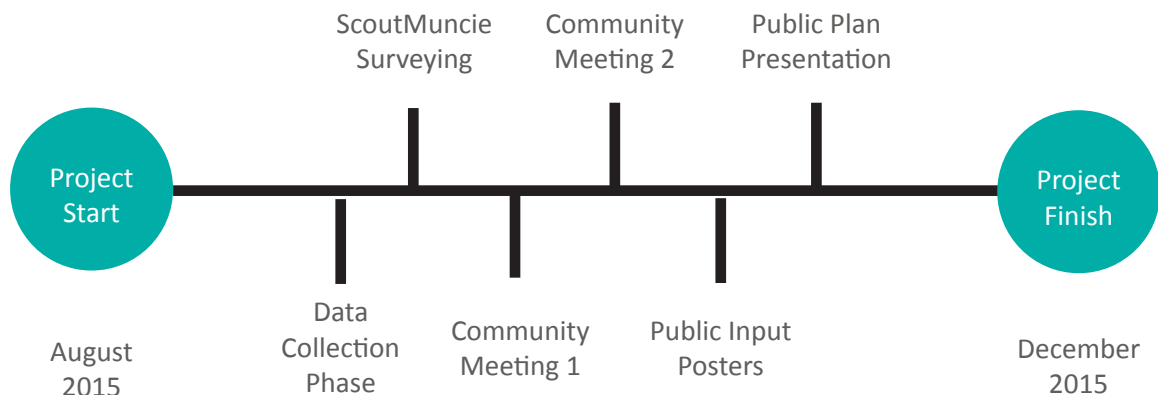
The project team also took a hard look at the current Muncie Preservation ordinance to create a list of suggestions for how to strengthen not only the current ordinance but also the MHPRC. This effort included looking at various other Indiana cities with ordinances for Historic Preservation Commissions and conducted interviews with leaders in preservation in Indiana to better inform the suggestions for revision.

Public Plan Presentation

After the plan was completed, the project team presented the final draft to the public and other interested parties in a series of three meetings during the first half of December. The plan was first presented to the Historic Preservation Office, MHPRC, the Muncie City Attorney, and College of Architecture and Planning faculty members.

The second meeting was framed as a celebration of the future of preservation in Muncie. The larger Muncie community was invited to view the final plan, while enjoying snacks and seeing the potential of the plan for preservation success.

The final meeting was at the Ball State University Immersive Learning Showcase, where the graduate student project team presented on the plan creation process and the final draft of the plan.





Initiatives and Action Steps

Initiative 1: Strengthen Pride and Image

Muncie is a city with a rich heritage that reflects the history of the region in its own unique way. This history is revealed in the numerous historic buildings, sites, and neighborhoods of the city. Muncie has many assets: industrial heritage, historic buildings and distinctive neighborhoods, cultural organizations, educational institutions, and its citizens. Many buildings and structures in Muncie are over 50 years old and meet the National Park Service's definition of "historic." These resources can be leveraged to uplift and redefine Muncie's image as a community with deep roots that will continue to grow and thrive. This section of the *Muncie Historic Preservation Plan* provides suggestions for ways of using Muncie's historic resources to promote a positive, unified image of the community.

ACTIONS



Muncie's "DWNTWN" visual branding.

1.1 Link Muncie Historic Preservation and Rehabilitation Commission's branding to the "One Muncie" and "DWNTWN" campaigns:

- The Muncie Action Plan calls for a city-wide brand identity that promotes unity in the city.
- The Muncie Historic Preservation and Rehabilitation Commission can contribute to this identity by collaborating with the "One Muncie" and DWNTWN campaigns to create a commission brand that reflects the city-wide image.

1.2 Continue and expand celebration of historic preservation successes:

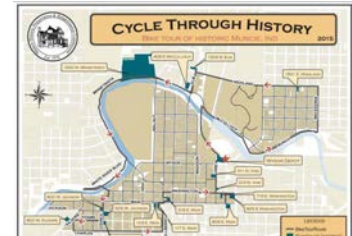
- Celebrating historic preservation successes is a good way to raise citizen awareness about preservation in Muncie and to promote the positive effects of historic preservation.
- One way the MHPRC can celebrate success is by continuing the annual historic preservation awards. The Commission can expand these awards to include new categories, such as good infill, which showcase preservation successes that may not have come about through traditional historic preservation actions.
- The Commission could also celebrate preservation successes throughout the year. These preservation celebrations could be yard signs, pop-up events, or social media campaigns.

NATIONAL HISTORIC PRESERVATION MONTH

May is National Historic Preservation Month, which has been observed across the nation since 1973. Preservation Month activities and events promote historic preservation and educate the public about the protection of historic and cultural resources.

1.3 Continue and expand historic preservation community activities including historic preservation month events:

- Community events help raise awareness of historic preservation and promote a positive image both of historic preservation and of Muncie.
- The MHPRC can continue and expand the events that showcase Muncie's unique historic resources. Historic preservation events can be held any time, but MHPRC should consider planning some events during May, which is National Preservation Month.
- The MHPRC can also partner with other community organizations to hold events that promote historic preservation goals outside the traditional preservation sphere.



CYCLE THROUGH HISTORY

The "Cycle Through History Bike Tour" held on July 11, 2015 by the MHPRC was an example of an event that promoted historic preservation in the community. The tour showcased Muncie's historic architecture as community members rode their bicycles around downtown and surrounding neighborhoods.

Image courtesy of the MHPRC



Preservationist "heartbomb" the Mid-century era gas station on Madison and Adams to bring attention to the building and seek a reuse strategy. (Photo by R. Hamlett)

By developing a brand, neighborhood organizations can highlight their best features and show residents, and potential residents, what makes their neighborhood unique.

Neighborhood branding is important because successful branding can “build a positive image that attracts the desired investments of time, money and energy that supports the neighborhood’s revitalization goals,” according to the Center for Community Progress (www.communityprogress.net).

1.4 Help neighborhood associations develop branding based on architectural, industrial, or cultural heritage:

- For those neighborhoods that want to promote a unique identity, the Muncie Historic Preservation and Rehabilitation Commission can help neighborhood organizations identify historic resources and provide suggestions on how the neighborhood’s architectural heritage fits into its brand.
- Neighborhood associations can create signage, walking tours, or community events around their brand. The Emily Kimbrough District in the East Central Neighborhood is a good example of neighbors taking advantage of their history, through branded signage and the Old Washington Street Festival held every September.
- Also, tying characteristics of neighborhood brands to other city branding will help to promote a consistent image of Muncie, while still celebrating the distinct, unique neighborhoods.



Muncie’s Old West End Historic District - Image courtesy of the Muncie Action Plan

Initiative 2

Advance Historic Preservation Education

Public education is an important component of any preservation initiative. Education programs can inform the public about the importance of local heritage and historic buildings, as well as the benefits and opportunities that historic preservation has to offer. Education efforts can also help to alleviate common misconceptions about preservation tools, such as those regarding the National Register of Historic Places (NRHP), local historic districts and design review, rehabilitation methods, and the use of historic preservation tax credits.

ACTIONS

2.1 Continue to use social media to educate public about historic preservation:

- Social media can relate Muncie's preservation success stories and highlight the benefits of preservation and nationally registered, local historic, conservation, and/or heritage districts. Posts to Facebook, Twitter, Instagram, and YouTube can be powerful methods of public education.

2.2 Continue to update the MHPRC's Website:

- The MHPRC's website can be an effective tool for explaining the commission's efforts and programs (like ScoutMuncie) and for advertising events, upcoming meetings, and new programs.
- The website should continue to inform residents and city officials about the activities of the commission.
- The website should provide up-to-date resources including the local ordinance, preservation plan, and the Certificate of Appropriateness application (COA).



CLEVELAND HISTORICAL

Clevelandhistorical.org is a website and mobile app developed by the Center for Public History and Digital Humanities at Cleveland State University. This project connects places and history in real time through location based information. The app has options for guided tours via smart phone, multimedia presentations and the ability for the users to share their stories through social media. The Center for Public History and Digital Humanities also developed a software called [Curatescape](#) that runs the website and app of Cleveland Historical. Many similar programs developed in other cities such as Indy Historical in Indianapolis.

*Image courtesy of
ClevelandHistorical.org*

2.3 Educate realtors and potential homebuyers on the benefits of purchasing historic properties and living within a historic district:

- One way to inform potential home buyers about historic preservation is to educate their realtors on the subject. Realtors should understand important information about the historic resources in Muncie and be able to pass along the benefits of owning a historic property or living in a historic district.
- Create pamphlets with information on the benefits of historic properties and living in a historic district. For a sample pamphlet, see Appendix E.

2.4 Create and distribute new homeowner packets to buyers of historic properties:

- New homeowner packets, if hand delivered, would allow the MHPRC to have one-on-one interactions with new property owners and insure they know important information about owning a historic home in Muncie.
- Packets should include information on maintenance, tax credits, the COA process, information about architectural salvage organizations, and neighborhood history.

2.5 Create “Preservation 101” education seminars:

- Education seminars could be used to inform residents, city officials and students about the preservation field and why it is important. A suggested title is “Preservation 101,” following course titles used at colleges and universities. The seminars could include topics like the history of the field, preservation law and planning, and benefits of historic districts.

2.6 Create a MHPRC smartphone app:

- Smartphone apps can be a fun and effective method of public education. An application could be created for the public to download for free or for a small fee.
- The application could include guided tours, multimedia presentations about preservation or history, and/or functions that allow users to share their preservation stories through social media.

2.7 Publicize Muncie's historic resources and preservation programs with existing and new educational videos:

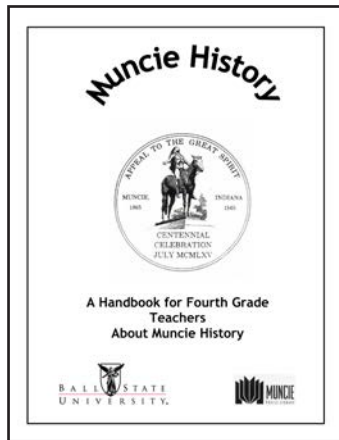
- Educational videos created by Dr. Ron Morris and Chris Flook from Ball State University are good resources that highlight the significance of Muncie's historic structures. These videos can be found on the "Historic Muncie: Preserving Middletown's Neighborhoods" website at www.historicmuncie.org. These videos can be shown during Preservation Week as a public education tool.
- The MHPRC can continue to work with "Historic Muncie," other Ball State classes and student groups, and independent filmmakers to develop other brief videos that highlight Muncie's heritage and preservation efforts. Videos can be shown at public events and posted on social media sites (like Facebook and YouTube).



HISTORIC MUNCIE

historicmuncie.org is an interactive online museum born out of an immersive learning opportunity at BSU. The site serves as a research and educational resource for students, professors, citizens, tourists, and the general public. The Historic Muncie website draws on pictures, video, and narrative to guide readers through the historic districts and architectural past of Muncie. While functioning primarily as a portal to the past, this site also aims to display the continuing struggle of preserving these historic areas within a town straining toward change.

*Image courtesy of
historicmuncie.org*



2.8 Utilize existing resources to establish preservation education curriculum in K-12 Classrooms:

- Heritage education programs with K-12 students can help to instill an appreciation for local history at a young age. Several local resources already exist to assist in these efforts:
- The MHPRC can introduce K-12 teachers to the Historic Muncie videos that are available online (an immersive learning opportunity for Ball State students). The videos can be a fun way to incorporate history into their existing curriculum, especially on days when a substitute teacher is present.
- In 2005, the Muncie Public Library (MPL) and Ball State's Graduate Program in Historic Preservation created "A Handbook on Muncie History." The handbook, which was written at the 4th grade level, introduces students to Muncie's history and historic architecture. Each chapter includes classroom activities that teach about local history and are keyed to state education standards, allowing teachers to use Muncie's history to educate students about larger social, mathematical, and language concepts. At the time of publication, MPL distributed a book to each 4th grade teacher in the Muncie School Corporation.
- The MHPRC can continue to encourage heritage education in local schools by reminding teachers about the value of the handbook. Additional copies are available from Ball State's Graduate Program in Historic Preservation.



Georgian Revival architectural style - Image courtesy of Historic Muncie

Initiative 3

Create Attractive and Desirable Places

Historic Preservation has many goals, but its chief purpose is to bring out the best in historic places. In locations where historic resources are intact, this end can be achieved through proactive maintenance and policy. However, where older buildings and neighborhoods have fallen into neglect, the function of historic preservation is not only to save significant resources but also to enliven them with positive uses. Below are several action steps for using historic preservation to animate existing neighborhoods with productive activity and community spirit.

ACTIONS

3.1 Continue to work with Muncie's Community Development Office to ensure appropriate blight removal:

- Appropriate and strategic blight removal, informed by data collection, can improve disinvested historic and older neighborhoods. Blight removal is a tool for revitalizing neighborhoods through rehabilitating or demolishing abandoned derelict properties. Blight removal has the greatest impact where rehabilitations and demolitions are carried out in concentrated areas, particularly the entrances of neighborhoods and highly visible areas. Accurate and up-to-date data, which programs like ScoutMuncie provide, can guide strategic planning to use limited funds for the greatest revitalization impact.
- Data-driven blight removal should be a collaborative effort between the MHPRC, the City of Muncie Community Development Department, and the Building Commissioner's office.



SCOUTMUNCIE

The ScoutMuncie program is an all-volunteer historic resource survey effort led by the MHPRC. ScoutMuncie utilizes a Geographic Information Systems (GIS) app (developed by the Delaware County GIS Department) for a smartphone or tablet that allows surveyors to record data about properties throughout the city while in the field. Information collected in the field is automatically transmitted to an online GIS platform that the MHPRC and other city entities can use to inform planning efforts and decision making.



ARIEL FOUNDATION PARK

Mount Vernon, Ohio

This 250 acre public park is located on the site of a former Pittsburgh Plate Glass manufacturing complex. The former brownfield has been transformed into a unique and beautiful landscape of art and nature and yet remains a space that honors the industrial heritage of Mount Vernon, Ohio. The park includes lakes, trees, sculptures, trails, an event center, and an observation platform built around a remaining smokestack. For more information on Ariel Foundation Park see:

<http://arielfoundationpark.org>

Photo - R. Hamlett

3.2 Support brownfield reinvestment:

- Federal grant money is available to put toward brownfield clean up. Using brownfield money to clean up and reinvest in these industrial sites puts them back to productive use and returns these properties to the tax base. Industrial sites can be reused in many creative ways. An example of creative brownfield reuse is the Ariel Foundation Park in Mount Vernon, Ohio. Muncie has a rich industrial heritage that adds to its unique sense of place. Emphasizing reinvestment in industrial sites is an important step toward putting these substantial places back into the city's urban fabric.

3.3 Promote the establishment of more local grant programs specifically for preservation:

- The City of Muncie might encourage future restoration projects by creating local grant programs to reduce the financial burden for businesses and homeowners who have the desire to engage in preservation but not the full means. Even small grant programs can have a large impact on the quality of place in historic communities. When used for the basic maintenance of historic resources, minor grants can be used to stave off deterioration and prevent demolition by neglect. Likewise, larger grant programs can be used to stimulate more drastic improvements. For further information about potential sources of historic preservation grants in Muncie, please see section on "Paying for Preservation" in Appendix B.

3.4 Advocate for a land reutilization corporation in Muncie or Delaware County:

- Land Reutilization Corporations (referred to as land banks in some states) are capable of restoring value to vacant and abandoned properties. By acquiring unclaimed properties at little or no cost, expunging their titles of back taxes, and agreeing to maintain them until they sell, these entities return previously unsellable houses and lots to the market.
- There is an opportunity for a land reutilization program to have a positive impact on the historic neighborhoods of Muncie. By providing a process to assess and acquire vacant and blighted buildings, a land reutilization corporation provides a way for these properties to become viable and productive.
- In order to do so, a strategic policy should be adopted to prioritize preservation where appropriate and other solutions where preservation is not most appropriate. Preservation, especially if it results in home ownership, can contribute to stabilized neighborhoods. A land reutilization corporation should examine all options for an abandoned property and should be very careful about demolishing houses without a plan for the site after demolition. Unattended vacant lots with dumping or rubble can be just as detrimental to the area and surrounding property values as an abandoned house. The land reutilization program should be used in conjunction with other preservation and revitalization programs.



LAND REUTILIZATION CORPORATIONS

The Center for Community Progress is a national nonprofit dedicated to building a future in which entrenched, systemic blight no longer exists in American communities. They offer technical assistance to communities across the nation. For more information, see Appendix D.

3.5 Develop “Color Me Muncie” program for repainting properties in need:

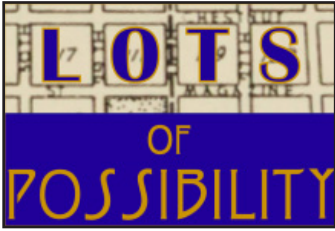
- Preservation can begin with the simple step of applying a fresh coat of paint on properties that really need it.
- In addition to offering a cosmetic improvement to a house or building, a fresh coat of paint can protect it from the elements and prevent structural decay.
- This program references other cities that have similar painting or even landscaping raffles that allow people to begin preserving their homes one element at a time.



PAINT THE TOWN Cincinnati, Ohio

An annual one-day event called “Paint the Town” gathers approximately 1000 volunteers to paint houses in a selected urban neighborhood in need of maintenance. This popular event requires little training but has a large impact, usually resulting in 35-40 freshly painted houses each year. A similar initiative in Muncie would be likely to attract many volunteers.

Image courtesy of Paint the Town Cincinnati



LOTS OF POSSIBILITIES

Louisville, Kentucky

The “Lots of Possibility” competition was a vacant lot reutilization contest co-sponsored by the city’s Department for Community Services, Vision Louisville, and a team appointed by the Mayor. The competition, funded by a local foundation, offered four prizes with the prize money for the implementation of the project. The prizes are in two categories: two prizes in the permanent use category which receive the plot of land and \$15,000 each, and two in the temporary use category which receive a 1-year renewable lease on the land and \$4,000. In the first year, 2014, “Lots of Possibility” had 105 contestants.

*Image courtesy of
LouisvilleKy.gov*

3.6 Develop citywide contests for vacant lot improvement:

- From a neighborhood’s perspective, vacant lots are often preferable to blighted abandoned buildings. However, empty lots create questions regarding the maintenance, use, and ownership.
- Finding new productive uses for vacant lots is an important part of successful blight elimination and community revitalization. A vacant lot competition, such as the successful “Lots of Possibility” in Louisville, Kentucky, could be an effective way of finding new uses for empty parcels of land. Vacant lot improvement competitions challenge individuals, groups, and companies in the community to come up with creative ways to make use of empty lots in and around the city. Such a contest would encourage community involvement in preservation by making room for opportunities such as neighborhood gardens, storm water retention rain gardens, open markets or recreational spaces.

Initiative 4

Foster Collaboration

Historic preservation is a fundamentally collaborative pursuit. Although individual preservation projects are essential, they must work in concert if they are to have a significant influence on community improvement. In Muncie, this requires a united vision among the diverse residents of Muncie's many historic neighborhoods. It also requires partnerships among the city's public, private, and non-profit interests. Many of Muncie's organizations are already well-positioned to contribute to (and benefit from) historic preservation, but may need the guidance of preservation advocates in order to realize this potential. Likewise, preservationists require the support of local organizations, businesses, and individuals in order to transform their ideas into action. Below are several recommendations for strengthening community-wide cooperation in order to maximize the impact of historic preservation in Muncie.

ACTIONS

4.1 Maintain and strengthen the Commission's relationship with Ball State University and Ivy Tech Community College:

- Ball State University's Strategic Plan stresses the importance of a strong connection between the university and the city. (For more information, see Ball State's website at <http://centennialcommitment.bsu.edu/>). The existing link between the MHPRC and the university is critical to this relationship, and the involvement of Ball State students in the creation of this plan is a case in point. At the same time, there are opportunities to reinforce and expand the ties between Ball State and the MHPRC. One recommendation is to increase publicity concerning collaborative efforts between the two entities in order to mine public support.
- Ivy Tech Community College has already played an important role in local historic preservation by adaptively reusing Downtown Muncie's Patterson Building. Furthermore, Ivy Tech offers programs in trades that are directly compatible with historic preservation, such as Construction Technology, Design Technology, Engineering Technology, and HVAC. The MHPRC should duly explore



AMERICAN COLLEGE OF THE BUILDING ARTS (ACBA)

Located in Charleston, SC, the American College of the Building Arts (ACBA) educates its students in traditional guild crafts such as stone carving, carpentry, and iron working. Studio courses require students to work on projects involving actual buildings in the community. For instance, the masonry studio has been engaged in creating an English gothic limestone rose window for a library. ACBA's model of education duly provides benefits to the local built environment while offering concrete work experience to its students.



VINTAGE GREEN

SOUTH BEND, INDIANA

Vintage Green is a successful series of monthly workshops devoted to eco-friendly restoration techniques for historic homes offered by the Northern Regional Office of Indiana Landmarks. The workshops have addressed a broad variety of topics, such as vintage window repair, energy efficient HVAC and insulation retrofitting, siding restoration, and rewiring of electrical systems. By focusing on home improvement methods that improve efficiency without damaging character, Vintage Green makes good on its promise to “demonstrate that sustainability and historic preservation can work hand-in-hand.”

Image courtesy of Indiana Landmarks

opportunities to connect Ivy Tech students with real-world preservation projects in Muncie.

- By utilizing programs outlined throughout the Muncie Historic Preservation Plan the MHPRC can determine short to long term projects available in Muncie for student collaboration. Additionally, the MHPRC has an opportunity to host student led workshops. These workshops can give students an opportunity to refine their knowledge while informing citizens on general maintenance.

4.2 Collaborate with Habitat ReStore and ROC: Reclaim Repurpose Architectural Salvage to promote affordable rehabilitation of local historic properties:

- For those homeowners who would like to improve their historic properties but cannot afford to pay market price for the necessary materials, Muncie has two excellent resources: Habitat ReStore and ROC: Reclaim Repurpose Architectural Salvage.
- Habitat ReStore is a subsidiary of Greater Muncie Habitat for Humanity, Inc. that offers new and salvaged building materials for up to 75% less than their retail value.
- ROC: Reclaim Repurpose Architectural Salvage also serves as a local clearinghouse for quality materials from demolished or remodeled buildings.
- The MHPRC should seek to partner with these stores in order to increase their visibility and encourage them to inform their customers about best practices for historic home rehabilitation.

4.3 Work with Muncie-Delaware Clean and Beautiful to enhance the quality of Muncie's neighborhoods:

- Muncie-Delaware Clean and Beautiful gathers civic-minded volunteers to remove debris from the White River, grow produce in community gardens, beautify our downtown through monthly cleanups, and generally improve the city and county by protecting and enhancing its natural environment. The ultimate goal of these efforts is consistent with that of historic preservation: to improve quality of life by maintaining and restoring existing assets.
- While the cost of labor is a frequent obstacle to preservation, it can be overcome in part through the noble efforts of volunteers. The members of Muncie-Delaware Clean and Beautiful are apt to seize upon the natural connections between environmental conservation and historic preservation. By combining resources and adopting a unified strategy to achieve their shared missions, the MHPRC and Muncie-Delaware Clean and Beautiful could markedly extend their influence in Muncie and Delaware County.



Muncie-Delaware Clean & Beautiful

Founded in 1977, the Muncie-Delaware Clean & Beautiful is a nonprofit dedicated to the beautification and renewal of Muncie and Delaware County. Their major program areas include beautification, clean-ups, community gardening and environmental education.

4.4 Partner with local banks to start homeownership financing programs:

- The MHPRC should work with banks to expand homeownership through more inclusive lending options. Homeownership serves the goals of historic preservation by increasing the number of long-term residents who live and invest in historic neighborhoods.
- The FHA-insured 203(k) loan program allows buyers to finance the purchase and rehabilitation of a home in one package with a low down payment. Rent-to-own programs make home ownership an affordable option to individuals and families that do not have the capital to make a down payment or pay closing costs.
- Using the methods above, local lenders support community stability and pride in ownership, thereby supplying preservationists with opportunities to guide the responsible rehabilitation and maintenance of historic buildings and neighborhoods.
- Specific financing tools are discussed more thoroughly in the section on Paying for Preservation, Appendix B.



PITTSBURGH COMMUNITY REINVESTMENT GROUP

The Pittsburgh Community Reinvestment Group (PCRG) has recently partnered with the Community Bankers Collaborative Council (CBCC) of Allegheny County, PA to create the Community Acquisition and Rehabilitation Loan (CARL) program, allowing Pittsburgh residents to finance the purchase and rehabilitation of a historic home with a single loan and a small down payment. For more information, see Appendix D.

Image courtesy of PCRG



"S.T.A.R."

Students Together Achieving Revitalization (S.T.A.R.) is a program between the San Antonio Office of Historic Preservation and the University of Texas--San Antonio's College of Architecture. The partnership utilizes student volunteers led by members of the Historic Preservation Association and the Construction Science and Management program at UTSA. The projects last for two weeks and focus on neighborhood revitalization. Not only does this program provide immersive learning experiences for the students but it also protects low-income historic districts from further deterioration.

Image courtesy of City of San Antonio

4.5 Resume partnerships with preservation trades for the creation of historic home maintenance workshops:

- In other Indiana cities such as Noblesville and South Bend, workshops devoted to hands-on restoration techniques have been well-attended. These events empower owners of historic properties to tackle new projects while connecting them with professionals who have the skills to provide more advanced restoration services. In this way, maintenance workshops benefit homeowners and building tradespersons alike while serving the ends of preservation at large. Muncie organizations have held workshops of this nature in the past, and might look to thriving workshop programs in other cities as it explores strategies for resuming these activities.

4.6 Develop more systematic ways to facilitate collaboration between MHPRC and Ball State student organizations:

- Ball State University encourages civic engagement among its students through its commitments to immersive learning and social justice. Although the MHPRC already enjoys a working relationship with the Historic Preservation students in Ball State's College of Architecture and planning, many additional student organizations and groups at the university would be likely to participate in local historic preservation activities – especially those that call for volunteer work.

Initiative 5

Develop the Muncie Historic Preservation & Rehabilitation Commission (MHPRC)

Although the field of historic preservation originated as a grassroots movement, it requires formal and consistent leadership in order to reach its broader goals. Preservation commissions can serve as a much needed central authority for local preservation efforts, but their potential is proportional to the tools and powers they are given and the degree to which their priorities are recognized and supported by other departments of municipal government. Since its inception in 1976, MHPRC has orchestrated many victories for Muncie's historic built environment, but it could accomplish even more for the city by enriching its internal resources and strengthening its connections with other local government entities. Below are several steps for reaching this goal.

ACTIONS

5.1 Advocate for power to review scheduled demolitions for any structure over 50 years of age:

- An ongoing review of scheduled demolitions for properties that are at least 50 years of age could promote the conservation of historic buildings throughout Muncie while helping to stabilize neighborhoods. This review would include mid-century properties and other resources that may have gone unnoticed in the past, such as those outside of local register districts. Ongoing review would provide an accurate database for making public policy decisions.
- These decisions could include selecting individual properties or districts to nominate to the National Register of Historic Places or for local listing; or the evaluation of properties acquired by future land reutilization agencies to ensure that significant properties are not demolished.
- By simply adding a "construction date" field to the current demolition permit application and requesting that the Building Commissioner send the applications for those buildings over 50 years of age to the MHPRC, the review process can be put in place. This would not only aid in the preservation of Muncie's resources but also enable collaboration between city offices.

- Recognizing that not every building can be saved, any locally designated structure should be deconstructed instead of demolished. Deconstruction allows salvagable historic building materials (as much as 80-90 percent of a home) to avoid the landfill and repurposed for another project.



The City of Bloomington recently went through the process of updating its local ordinance. Many features of Bloomington's new ordinance, such as its demolition review process, could also be effective for Muncie. The Bloomington ordinance can be found at <https://bloomington.in.gov/code/level1/TIT8HIPRPR.html>.

Image courtesy of City of Bloomington

5.2 Revise Muncie's Historic District Ordinance:

- The City of Muncie was an early advocate for historic preservation in Indiana, passing a formal local ordinance to protect historic resources in 1976, before the State had even passed Historic District Enabling legislation. The current ordinance gives authority to MHPRC and outlines a process to identify and protect historic properties.
- While this ordinance has been effective in the past, it could benefit from some revisions to make it easier to understand and administer. Revising the ordinance would also allow it to draw power from the current state enabling legislation.

5.3 Collaborate with Delaware-Muncie Metropolitan Planning Commission, Department of Public Works, Building Commissioner's Office and developers to raise awareness and protect local archaeological resources:

- Important historic resources are underground as well as above ground. Due to the many gaps in local records, archaeological resources are in danger of being destroyed.
- The MHPRC can raise awareness about local archaeology by participating in Indiana's Archaeology Month (September) activities and including information about archaeological resources on the MHPRC web page.
- Interdepartmental collaboration is very important for protecting archaeological resources. New development can endanger archaeological resources so it is important for city and county government to work with developers to create development options that minimize damage to archaeology and keep archaeological information intact.

ARCHAEOLOGICAL CASE STUDY: THE YORKTOWN ENCLOSURE

An excellent local example of public, non-profit, and private sectors working together to preserve unique archaeological resources is the The Yorktown Enclosure, a 2000 year old prehistoric circular earthwork located on the edge of Yorktown, Indiana. The site is one of very few “New Castle Phase” sites located in Delaware County and the only enclosure site. The site has undergone very little tampering and has important research potential. Due to this significance, the site may be eligible for the National Register of Historic Places under Criteria D.

In February, 2015, a local real estate developer applied for permits to develop land that included the Yorktown Enclosure. The Archaeological Conservancy and Ball State University’s Applied Archaeology Lab (AAL) contacted the developer about the significance of the site. Working together, the Archaeological Conservancy, AAL, local government officials and the developer were able to come to an agreement about the preservation of the site. The developer sold the property containing and surrounding the Yorktown Enclosure to the Archaeological Conservancy at a price far below market value. The site will be made into a permanent archaeological preserve. The developer will then be able to develop the remaining property without hindrance.



Ball State students at a dig at the Kilgore Farm in Yorktown. (Image by Mark Groover)



Citywide Collaboration

Several existing citywide initiatives lend themselves to collaboration between MHPRC and other divisions of local government. For instance, in February of 2015, the City of Muncie joined the Muncie Redevelopment Commission (MRC) and the Neighborhood Investment Committee (NIC) in offering a select number of city-owned vacant lots to be leased for use as community gardens. The properties have been made available to qualifying non-profit and for-profit organizations for a maximum lease period of three years.

5.4 Increase communication and collaboration between MHPRC and other city departments:

- In order to advance preservation in Muncie, it is critical to educate City employees about the goals and benefits of historic preservation, the role of MHPRC, and the requirements of the City's Historic Preservation Ordinance so that there is consistent information being delivered from the City to its stakeholders.
- MHPRC should also target preservation education to City employees who may have direct or indirect involvement with historic preservation issues.
- This education should be conducted through formal training or the distribution of informational materials.
- It may also be beneficial to develop a programmatic agreement or system between MHPRC and other departments, such as Code Enforcement and the Building Commissioner, to ensure that MHPRC is notified when significant changes to historic buildings are being proposed. This would provide a more streamlined response, and help MHPRC to become more proactive than reactive.

5.5 Educate city officials regarding the value of ScoutMuncie data for their respective departments:

- One of the first steps in preparing a historic preservation plan is to take inventory of the City's historic resources. Because data concerning historic resources was extremely outdated, MHPRC launched a citywide, volunteer-based survey called ScoutMuncie in 2015. Through this effort, information on thousands of properties has been updated. For more information on using ScoutMuncie to identify historic resources, see Initiative 6: Managing Community Resources.
- The data collected through ScoutMuncie could be utilized by many different city offices for a multitude of purposes. Examples include use by the fire and police departments to map abandoned structures; use by the building commission to map areas that may have code violations; etc. Education on these potential applications of ScoutMuncie is necessary to empower all city offices to use the data effectively.

5.6 Deliver regular updates to the Mayor's Office, City Council, and Planning Commission regarding preservation challenges and successes:

- On a quarterly basis, MHPRC deliver an update to the Mayor's Office, Planning Commission, and City Council on the City's Historic Preservation Program about the implementation of this plan.
- When sharing these updates, MHPRC should give specific examples of how preservation spurred economic investment, environmental sustainability, neighborhood stabilization, and other positive effects in Muncie.
- Example: If MHPRC's representative cannot attend a City Council meeting, then he or she should provide the Council with an update on Historic Preservation issues at another time.

5.7 Develop a consistent cycle for survey efforts:

- Although ScoutMuncie has brought historic property data up-to-date in many of the city's neighborhoods, this data needs to be field checked and continually updated as physical conditions change.
- Because funding and staff capacity are limited, the most manageable way to keep the inventory current would be to develop a system for annual surveys of specific neighborhoods, thereby creating a survey cycle.
- In addition, increased cooperation with the MHPRC's network of preservation advocacy organizations can help provide volunteers to update the ScoutMuncie data in future years.

5.8 Increase continuing education for commission members:

- As part of Muncie's Certified Local Government (CLG) requirements, the members of the MHPRC must engage in continuing education efforts.
- Increased local requirements would help ensure that MHPRC members are knowledgeable about local, state and federal preservation laws and design standards and are up-to-date with the latest goals and trends in these fields.
- Continuing education events could include local, state or federal preservation conferences; required readings; the successful completion of preservation course at the college/university level (such as courses offered by the Graduate Program in Historic Preservation at Ball State); or attendance at other seminars or workshops.

Initiative 6

Manage Community Resources

The responsible management of the community's resources is essential to achieving and maintaining a prosperous future. The buildings, structures, and landscapes of Muncie are important cultural resources that represent its history and character. Preservation of these resources not only connects the community to its past, but also provides a foundation for Muncie's future. In recent years, research has shown that investment in the preservation of historic resources is a successful tool for sustaining a local economy. This initiative addresses the protection and preservation of the existing built environment of Muncie.

ACTIONS

LOCAL HISTORIC PRESERVATION REGISTER

A local historic preservation register is a list of structures, sites, and groups of buildings or districts that are recognized as being of significant importance in a history of the city. Unless specified by local ordinance, local registers do not include design review, meaning that property owners can make significant changes to their property without commission approval. For more information, see page Appendix D.

6.1 Establish and maintain a Local Register of Historic Places:

- Create and maintain a register of sites in which resources important to Muncie's history are recognized as well as a "locally eligible" list of sites that include an early warning system to increase awareness and action regarding these sites.
- Historic designations that represent the various people and places that have contributed to the character of Muncie create a foundation for protecting the community's unique sense of place.
- Local Registers give historic properties access to state and federal tax credits, state and federal grants, and Section 106 Review.

6.2 Update existing local design guidelines:

- Since the existing local design review guidelines are several years old, it will be beneficial to examine them and determine if they still meet the needs of the MHPRC and the building owners in the local historic districts.
- Updating the design review guidelines with the goal of making them easy to understand will help facilitate the Certificate of Approval (COA) application process.

6.3 Utilize ScoutMuncie to identify areas that require additional surveying :

- Use the data from ScoutMuncie to locate concentrated areas that have been flagged for medium or high architectural character.
- Once identified, the areas should be re-surveyed using additional criteria to determine eligibility for the local register or nomination as a historic district or conservation district.
- Assign high priority status to resources that are threatened by demolition, inappropriate modifications, or high levels of rental units.

6.4 Create additional local design-review districts:

- Studies have shown that local design-review historic districts protect property values and enhance the character of a city.
- In designated design-review districts, new construction projects and exterior alterations to structures are subject to review by the MHPRC.
- Current National Register Districts should take priority for nomination and recommendations for potential new districts are included at the end of this plan.

6.5 Grow and diversify the Local Landmark Program:

- Continue to nominate a variety of properties that play a significant role in the historic character of the community as local landmarks.
- Nominating significant individual properties highlights specific historic events and people who contributed to what Muncie is today. It is therefore very important to include places throughout the city, from various eras and representing diverse people, as local landmarks so that the stories told about Muncie's past are dynamic and inclusive.

6.6 Establish Conservation Districts:

- Conservation districts preserve the historic character of neighborhoods by requiring review for changes to the district. New Hampshire refers to these districts as “heritage districts,” which may be a more accurate name for these districts since they protect the physical heritage of a place while allowing for changes over time.
- Conservation districts are generally defined as areas with distinct physical character that may or may not merit designation as a historic district.
- They are established through a change in zoning with the implementation of a zoning overlay.
- Conservation Districts are less strict than full historic districts, and only require review for major changes, such as demolition or new construction.
- For additional information on the use of conservation districts, please see Appendix D.

6.6 Continue to identify and nominate properties and districts for the National Register of Historic Places:

- Nominating districts to the National Register of Historic Places is still an important aspect of historic preservation because it recognizes resources that are significant to our past. Also, being listed on the National Register allows a property owner to access financial benefits from the State and Federal Government.
- However, the process to nominate a National Register of Historic Places district takes a long time (usually over a year) and National Register status is mostly honorary, providing very little protection to the district. Utilizing local historic and conservation districts has a more direct impact on the protection and continued preservation of important resources.

6.7 Develop District Level Preservation Plans:

- Recognizing that each historic district in Muncie is unique and requires different revitalization strategies depending on social, cultural, and economic contexts, a future initiative to develop individual preservation plans for each district will ensure the areas are preserved.

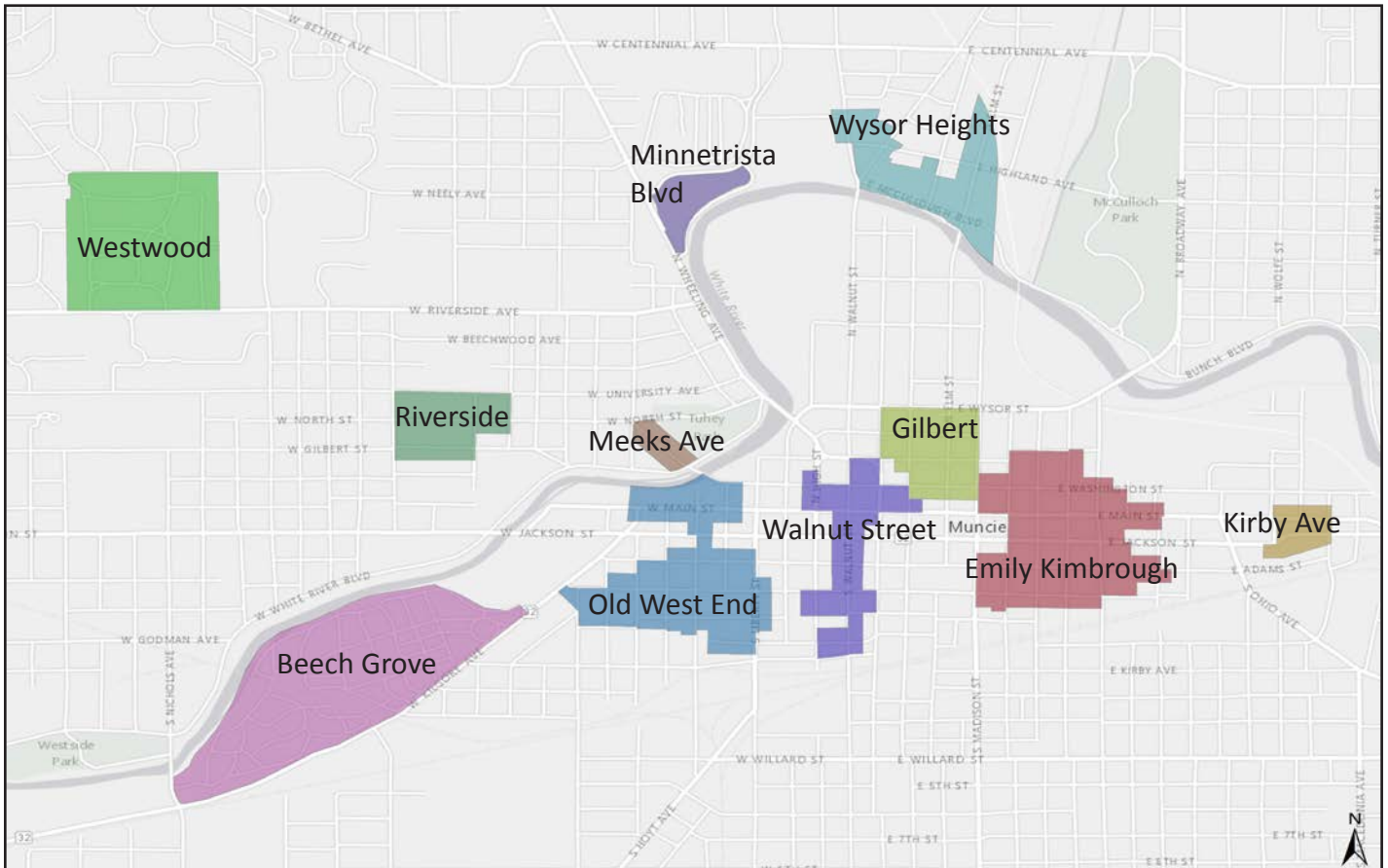


District Maps

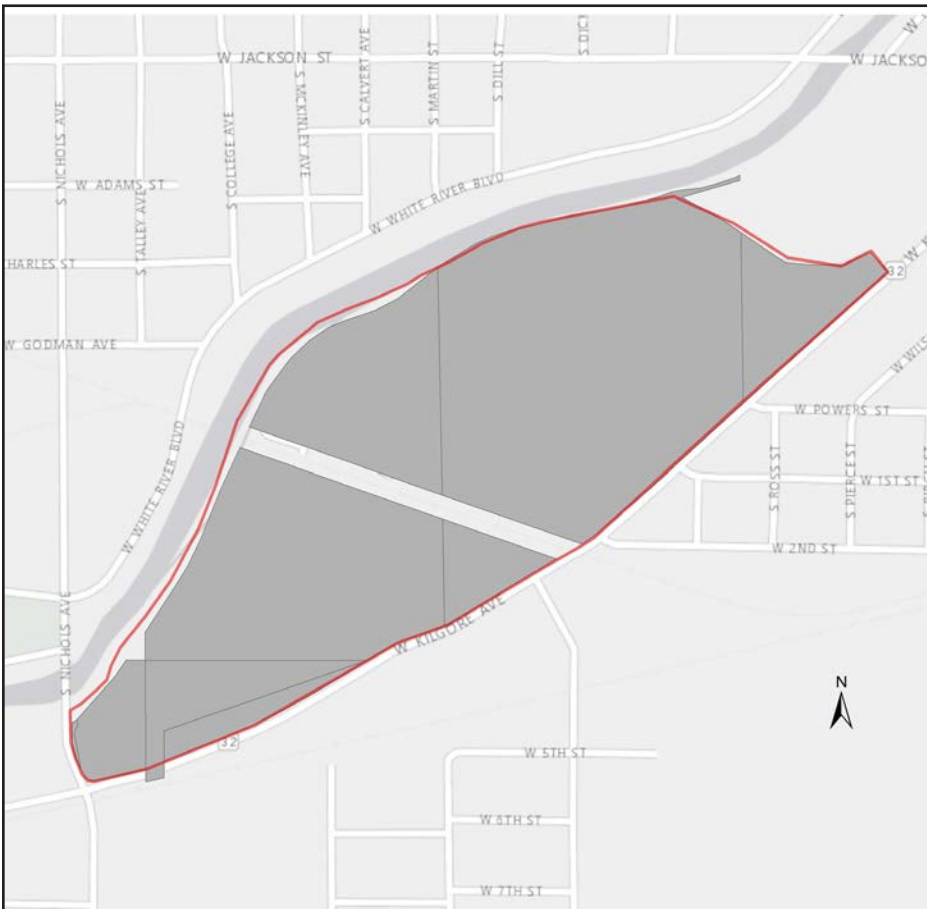
Maps of Existing National Register Districts

*The following section shows **existing** National Register and Local Historic districts within Muncie. These districts should continue to exist as publically recognized historic areas for Muncie. The existing National Register Districts should take priority in nominations for new local districts.*

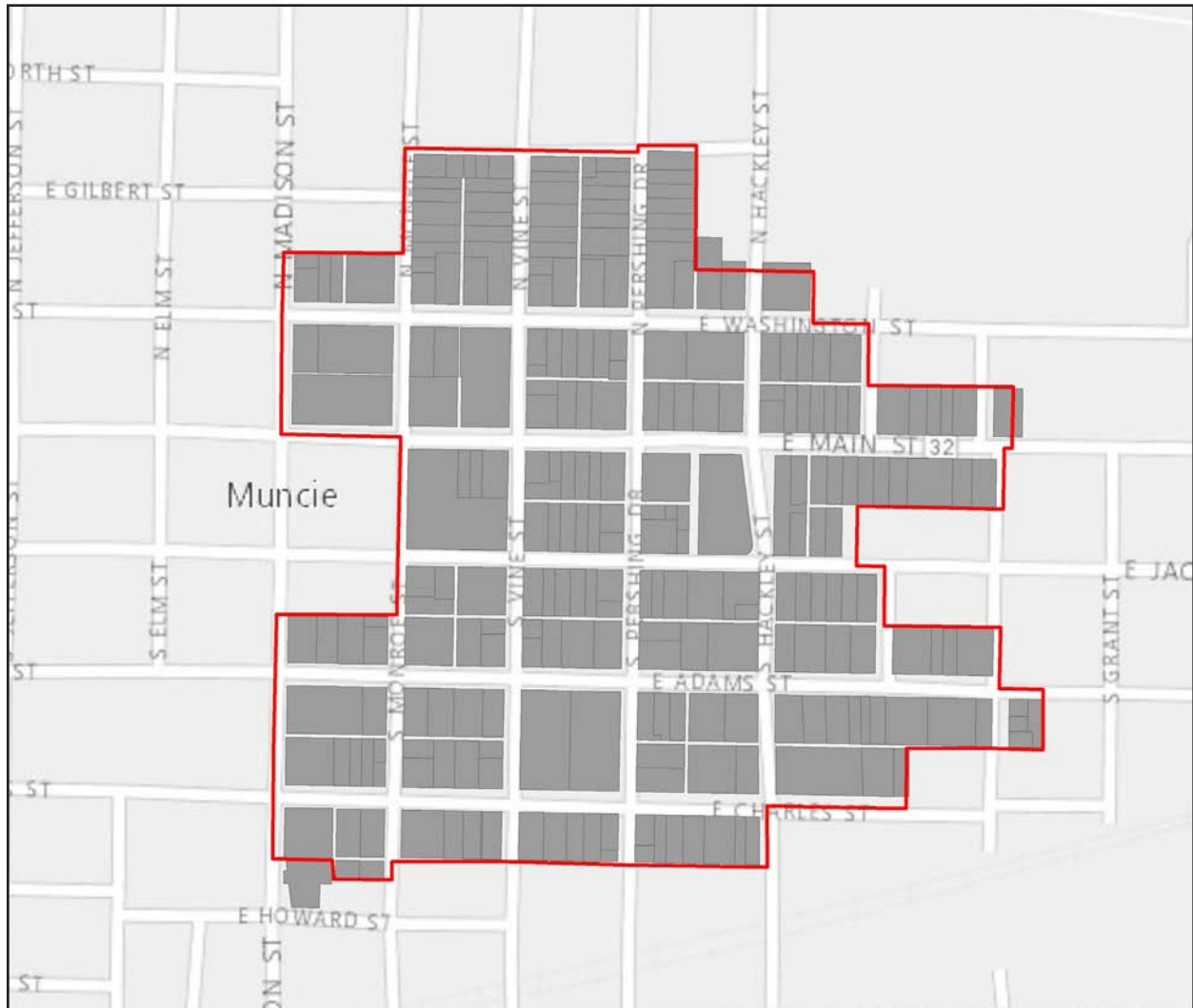
Overview map of National Register Districts



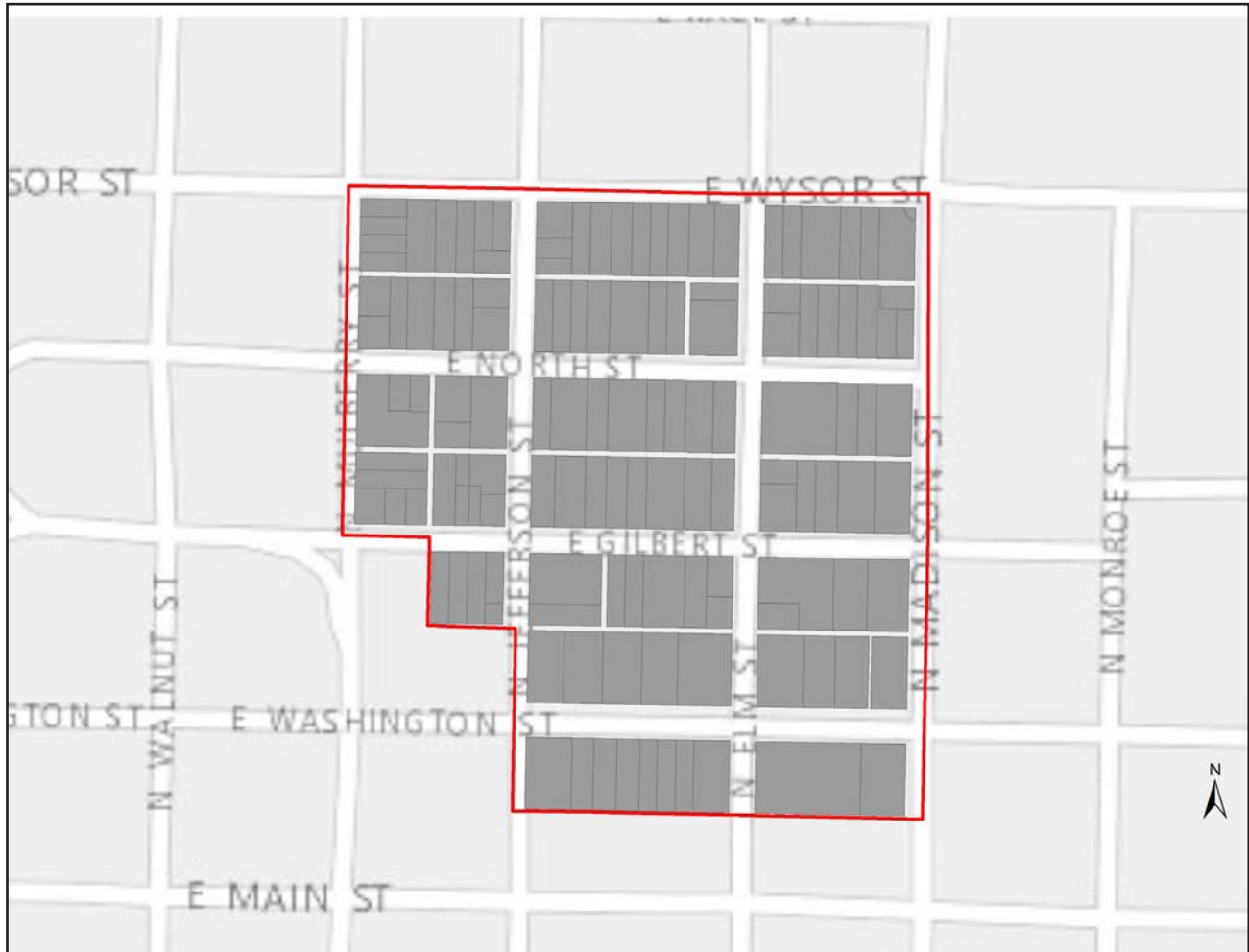
Beach Grove District



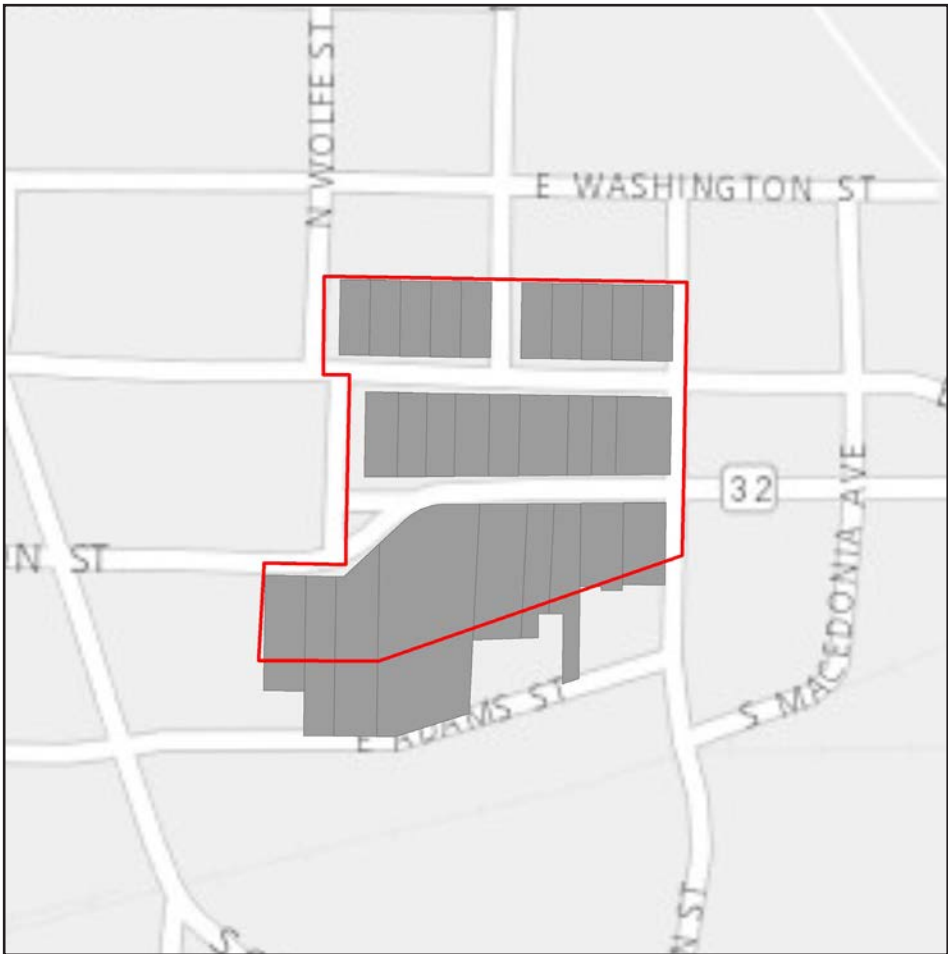
Emily Kimbrough District



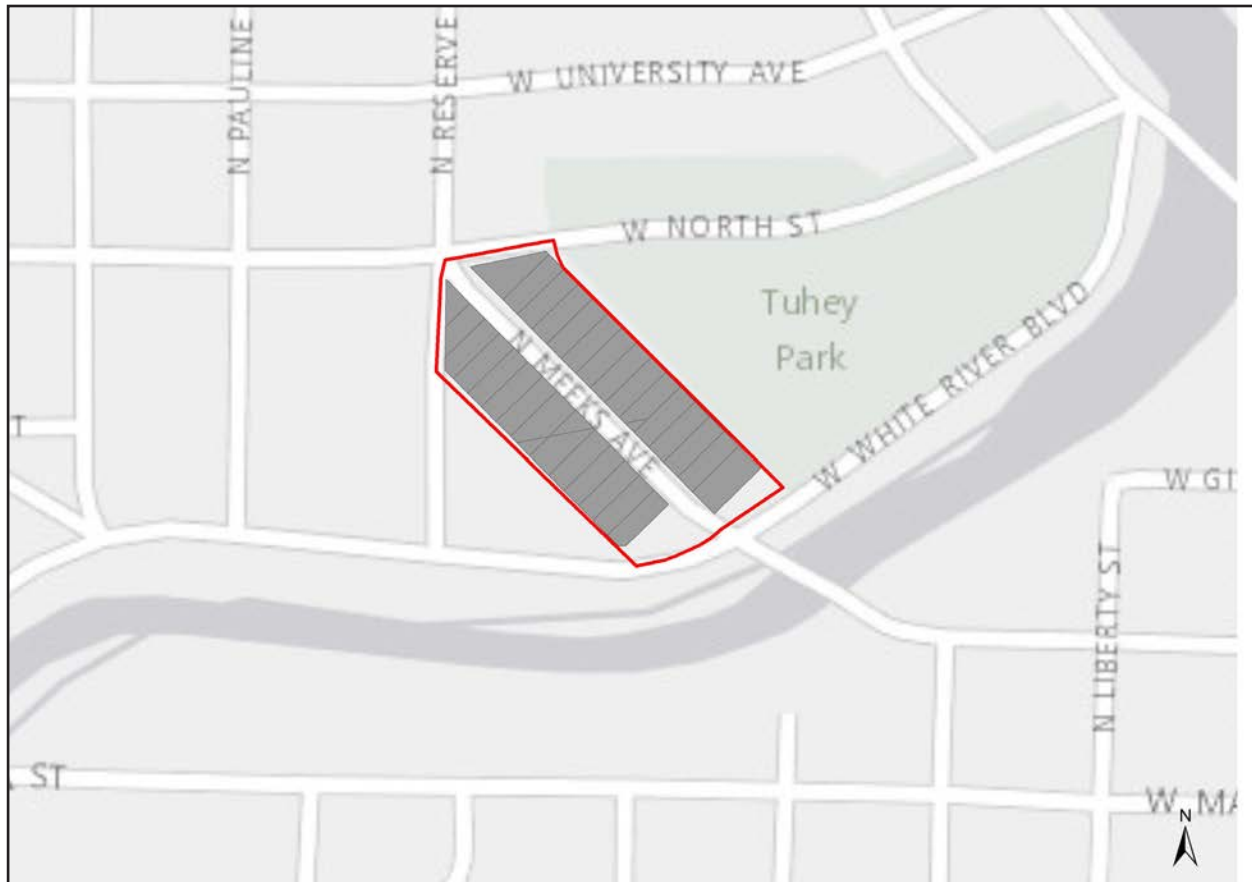
Gilbert District



Kirby District



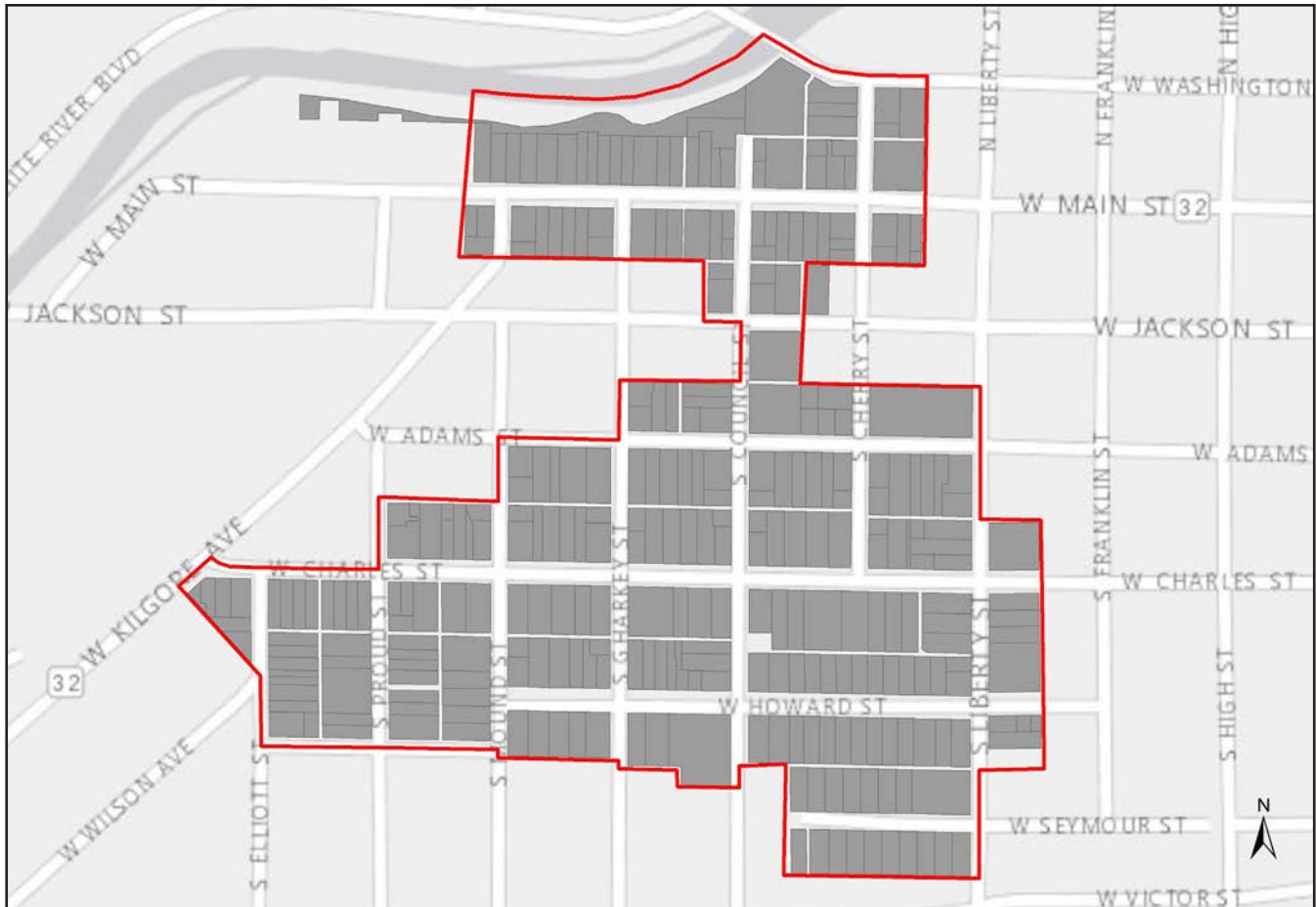
Meeks Avenue District



Minnetrista Boulevard District



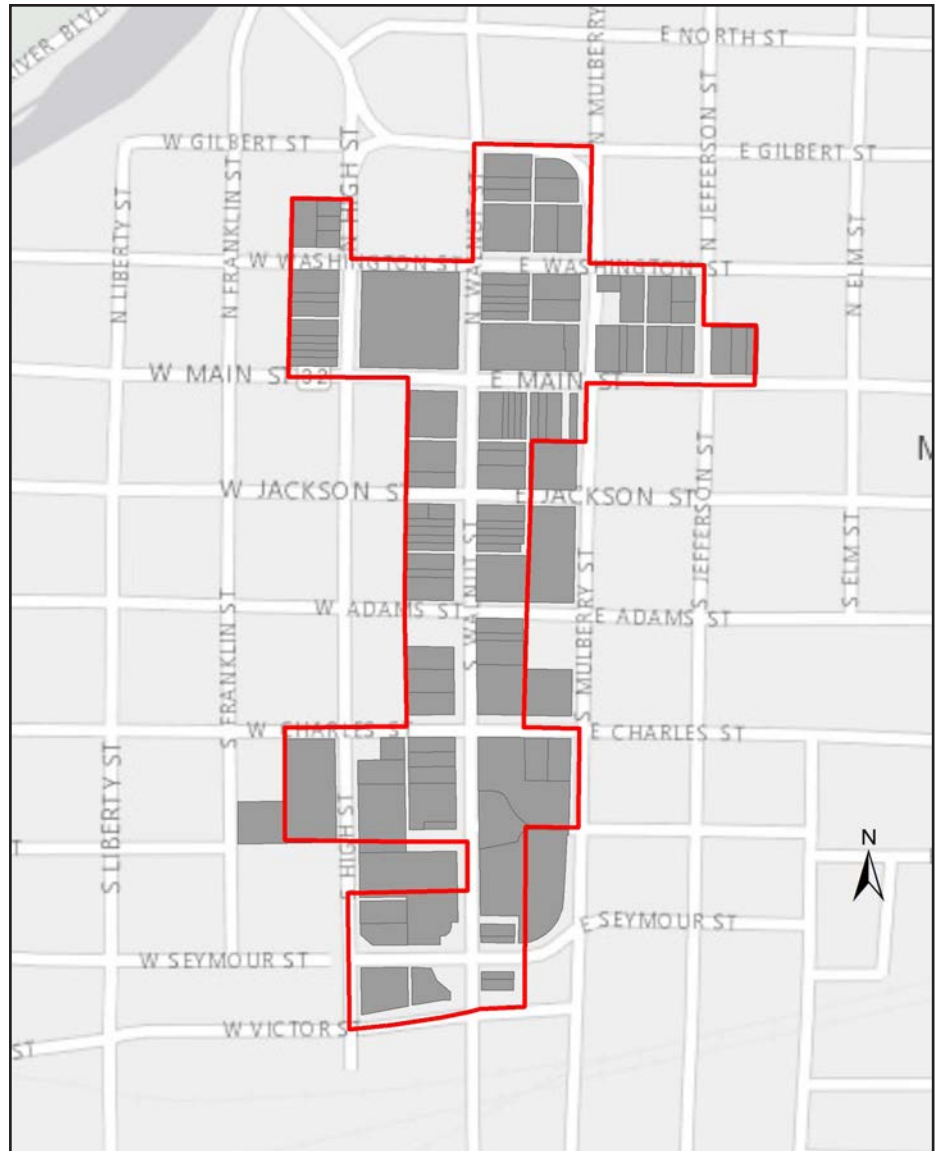
Old West End District



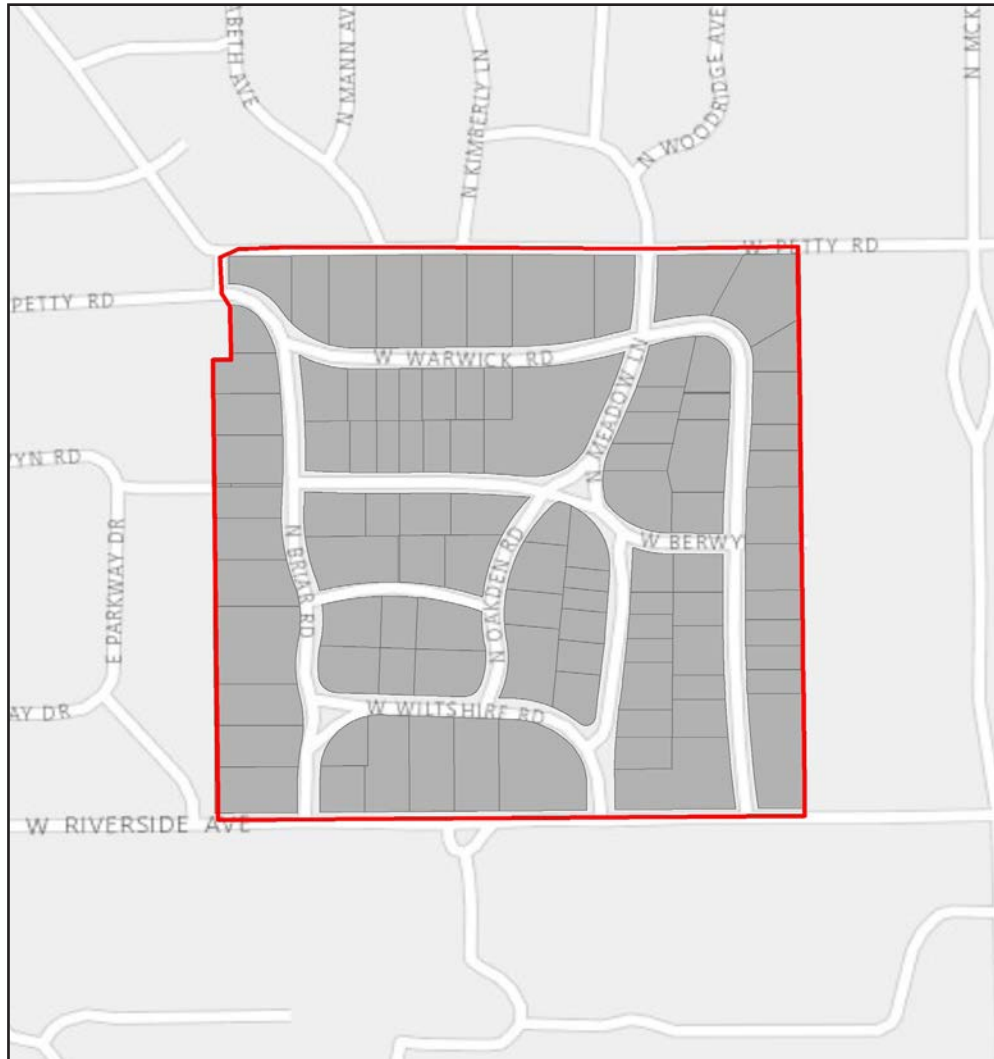
Riverside District



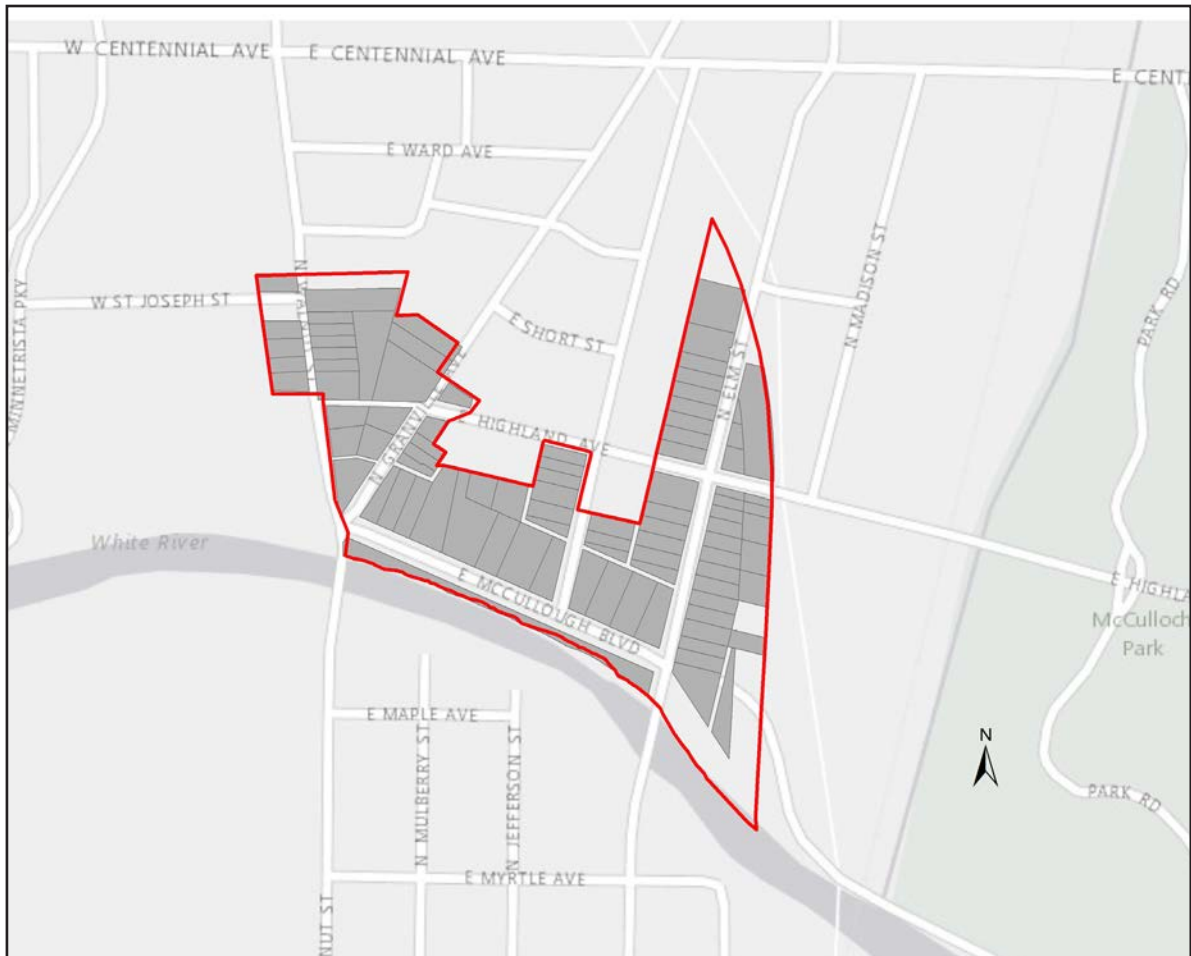
Walnut Street District



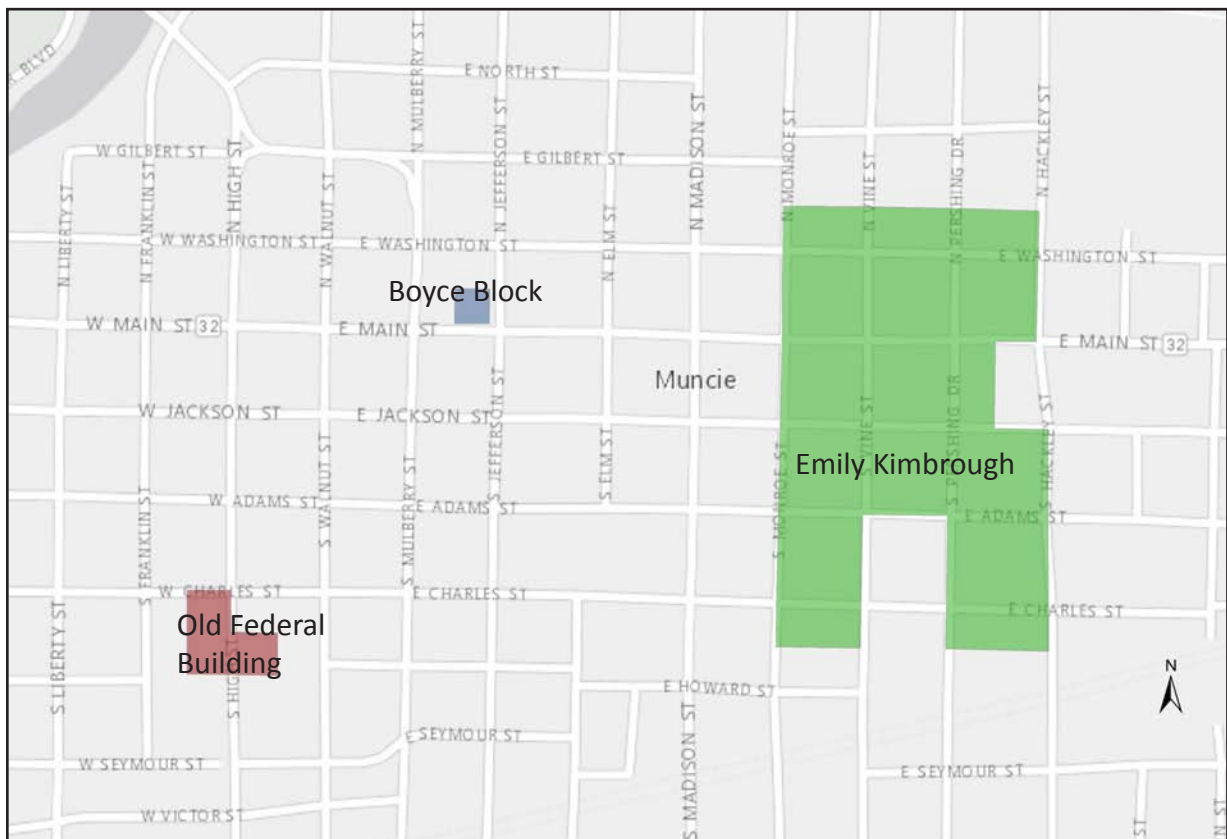
Westwood District



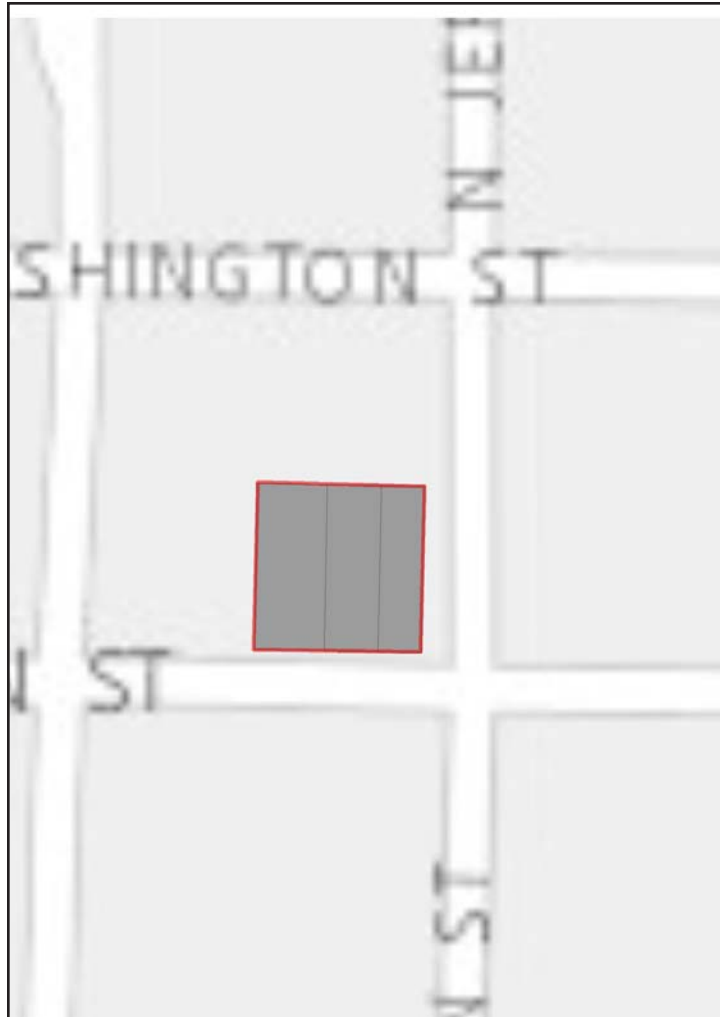
Wysor Heights District



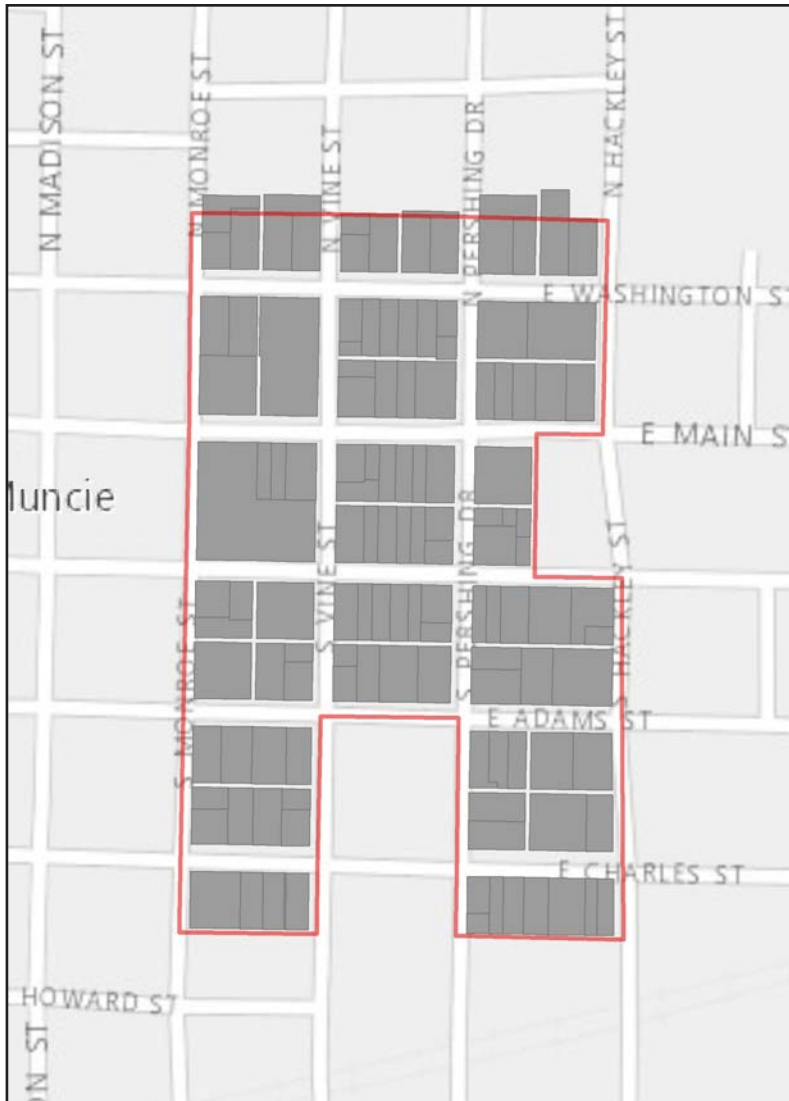
Maps of Existing Local Historic Districts



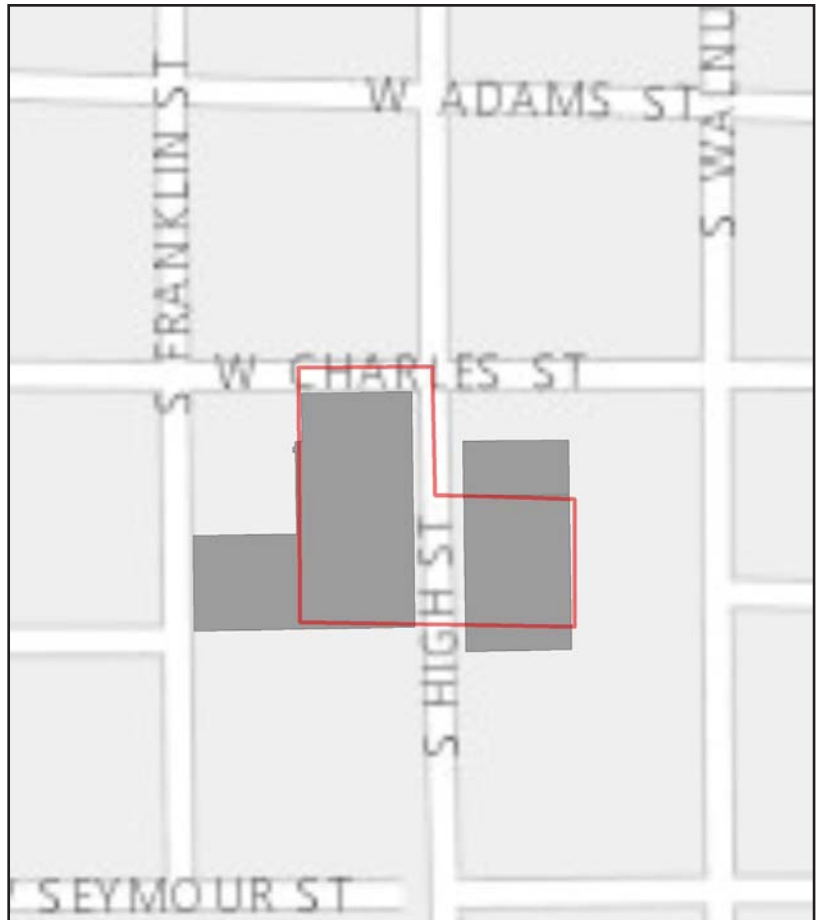
Boyce Block District



Emily Kimbrough District



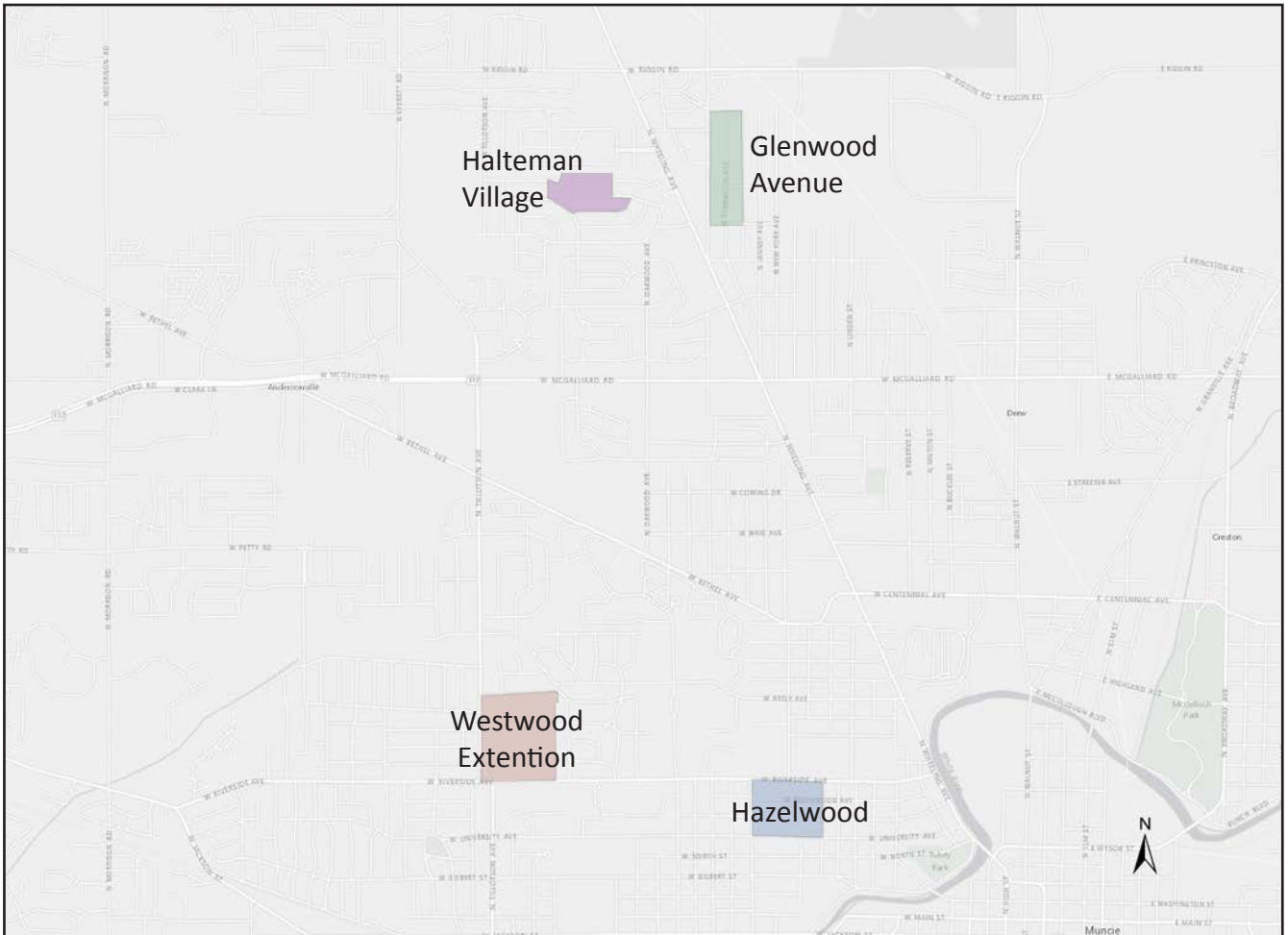
Old Federal Building District



Map of Potential National Register, Conservation, and Local Historic Districts

The following section shows potential new National Register, Conservation, and Local districts within Muncie. The National Register districts are areas with the most intact fabric and integrity, Local Historic Districts are areas with a medium level of integrity and neighborhood intactness, while Conservation Districts are best suited for areas with unique character that have lost their integrity and intactness but are still important to recognize.

Maps of Potential National Register Districts



Westwood Extention District

The eastern portion of the Westwood neighborhood was designated as a National Register Historic District in 1992. The boundaries should be expanded to the west to include the exemplary mid-century homes that have turned 50 years of age since the district was first established.

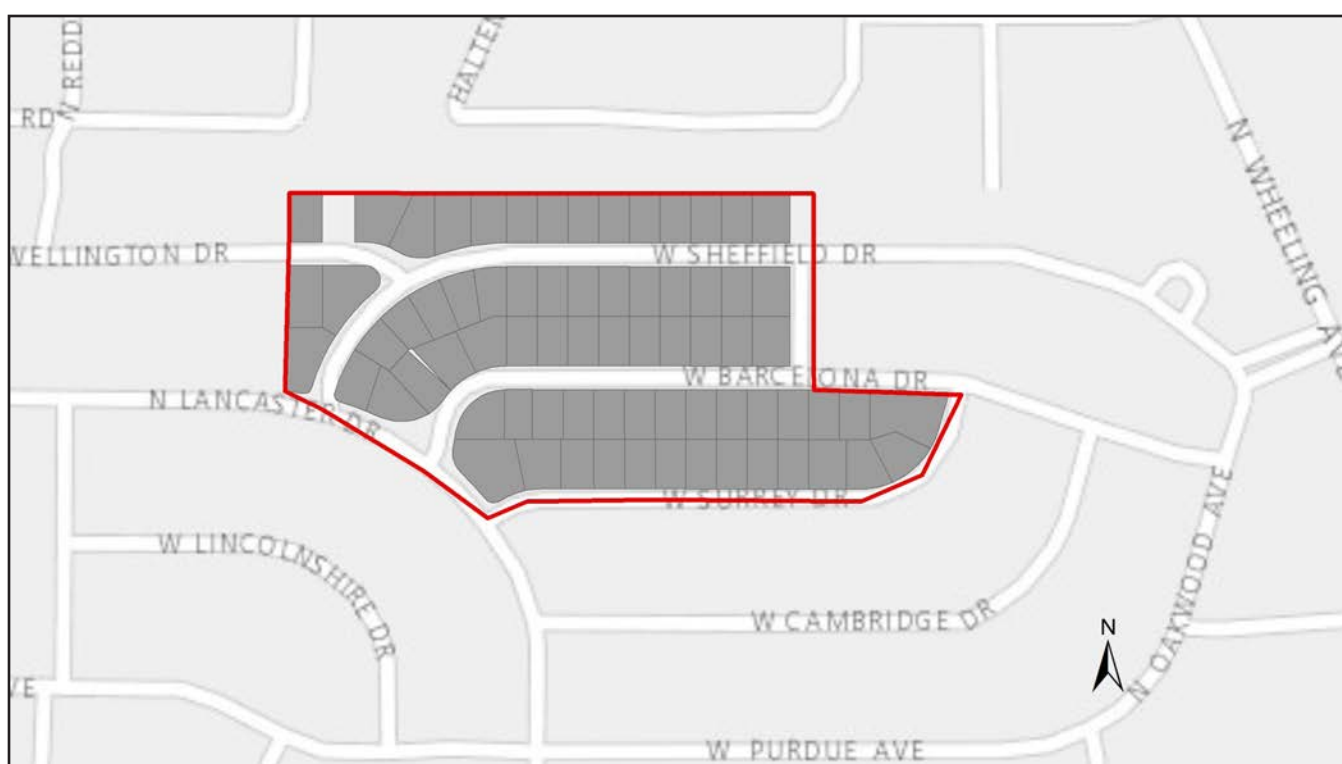
By extending the district's western boundary to North Tillotson Avenue, the MHPRC could ensure that the significant properties in the western half of the Westwood neighborhood receive due recognition. The entire neighborhood should also be considered for designation as a local design review historic district.



Halteman Village District

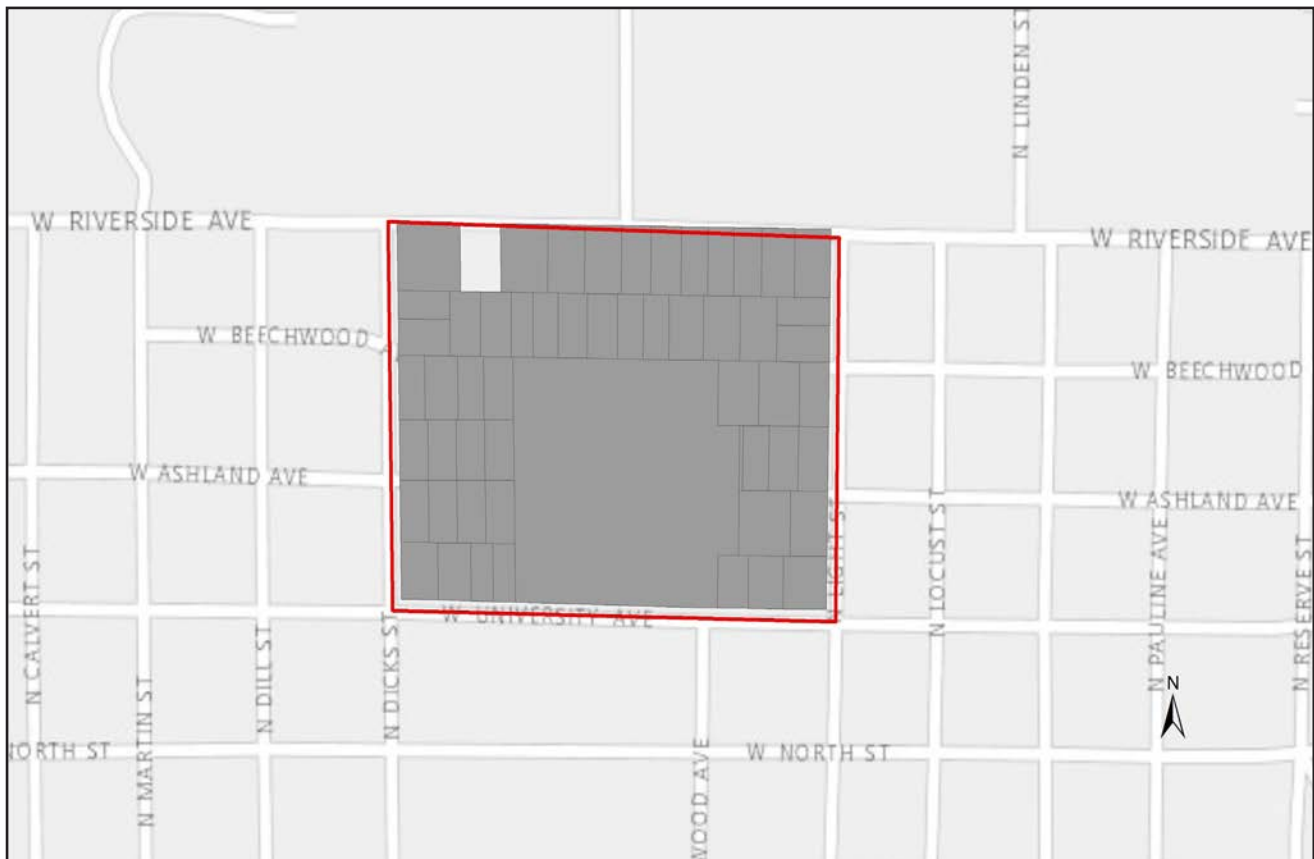
Section B of the Halteman Village addition, constructed between 1956 and 1961, exemplifies the typical mid-century suburban neighborhood. It encompasses 20.8 acres of land north/northwest of Muncie, Indiana's historic downtown, and possesses many notable mid-century designs.

The developed lots are of moderate size; the streets themselves are curvilinear. Each home is a single-family dwelling, and many possess a high degree of historical integrity. Most notable amongst these are those dwellings which possess celestial windows underneath their side-gabled roofs, and others with petite "peaked" roof lines above windows and door.



Hazelwood District

The entire district was originally a part of an eighty-acre tract of land purchased from the federal government by Jacob Calvert. Known as "Calvert's Woods," Calvert's daughter sold Alva Kitselman 25.678 acres in 1913, on which he constructed a Colonial Revival mansion designed by an unknown architect. The property was sold to developers in 1950. The property was parceled off and sold for home construction, with the exception 7.5 acres surrounding the Kitselman House. Jackson Street Christian Church purchased the house in 1951, renamed themselves Hazelwood Christian Church, and later built a sanctuary to the southwest in 1955, which they expanded in 1992. Nearly all of the contributing and non-contributing buildings surrounding Hazelwood are homes built between 1951-1985, in the Modern Ranch, Traditional Ranch and Wrightian styles.

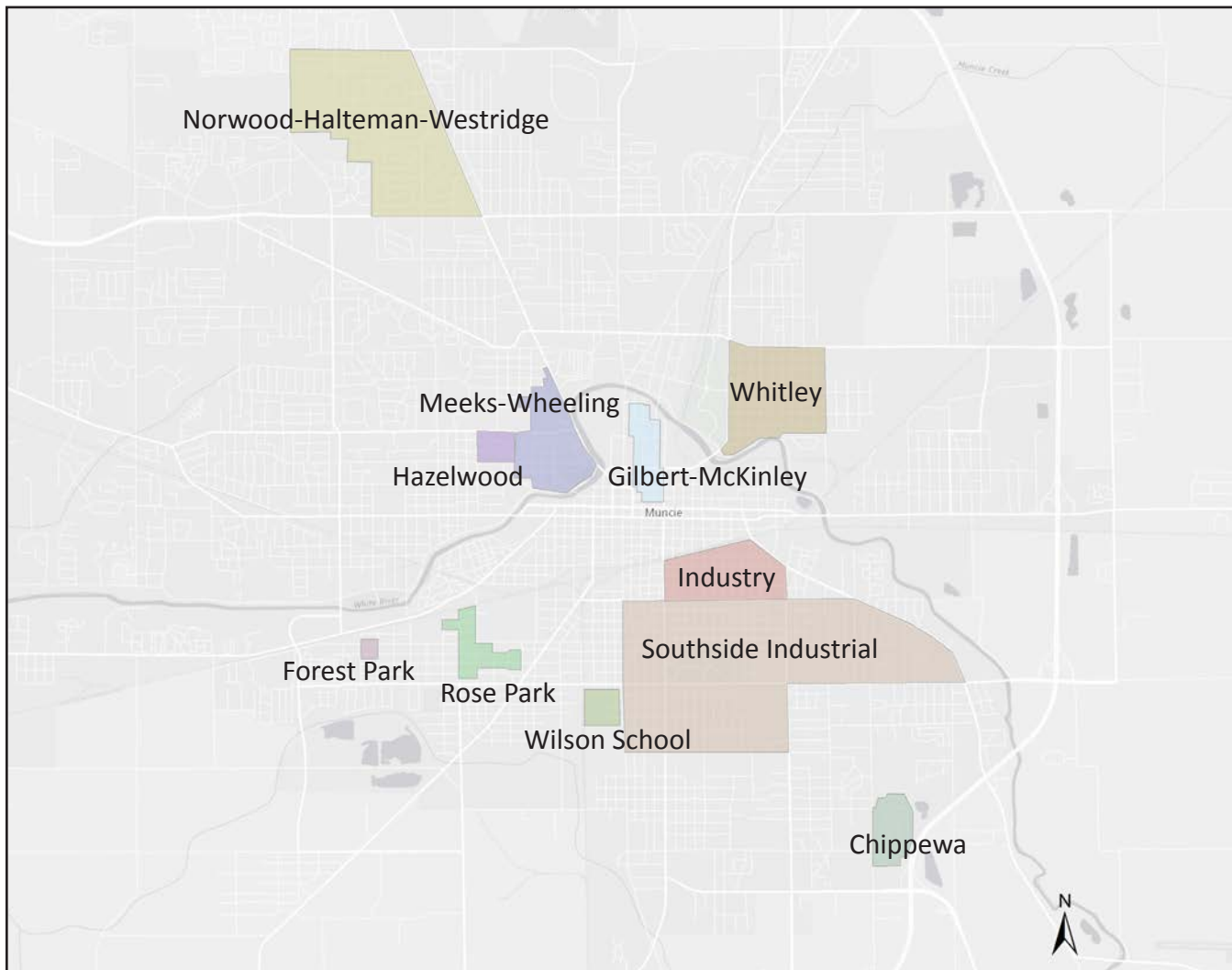


Glenwood Avenue District

Glenwood Avenue has fourteen mid-century modern ranch houses in close proximity to one another that retain a high level of historic integrity. While the rest of the Northview neighborhood has undergone a great deal of alteration over the years, Glenwood Avenue has remained relatively intact, making this area of the neighborhood a good candidate for becoming a National Register Historic District.

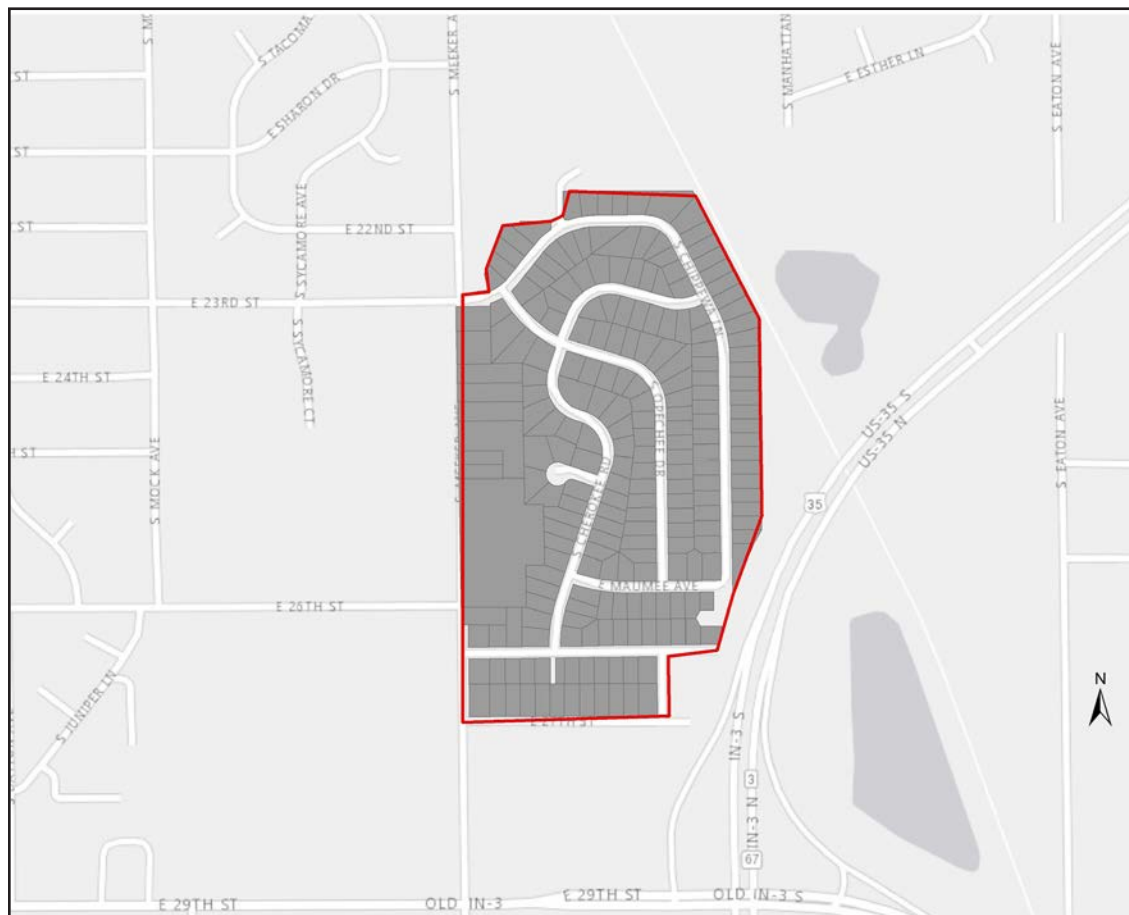


Maps of Potential Conservation Districts



Chippewa Conservation District

This small development of ranch houses was a part of Muncie's post-WWII expansion in the 1950s and 1960s. The houses retain a medium level of integrity, but are in good condition.



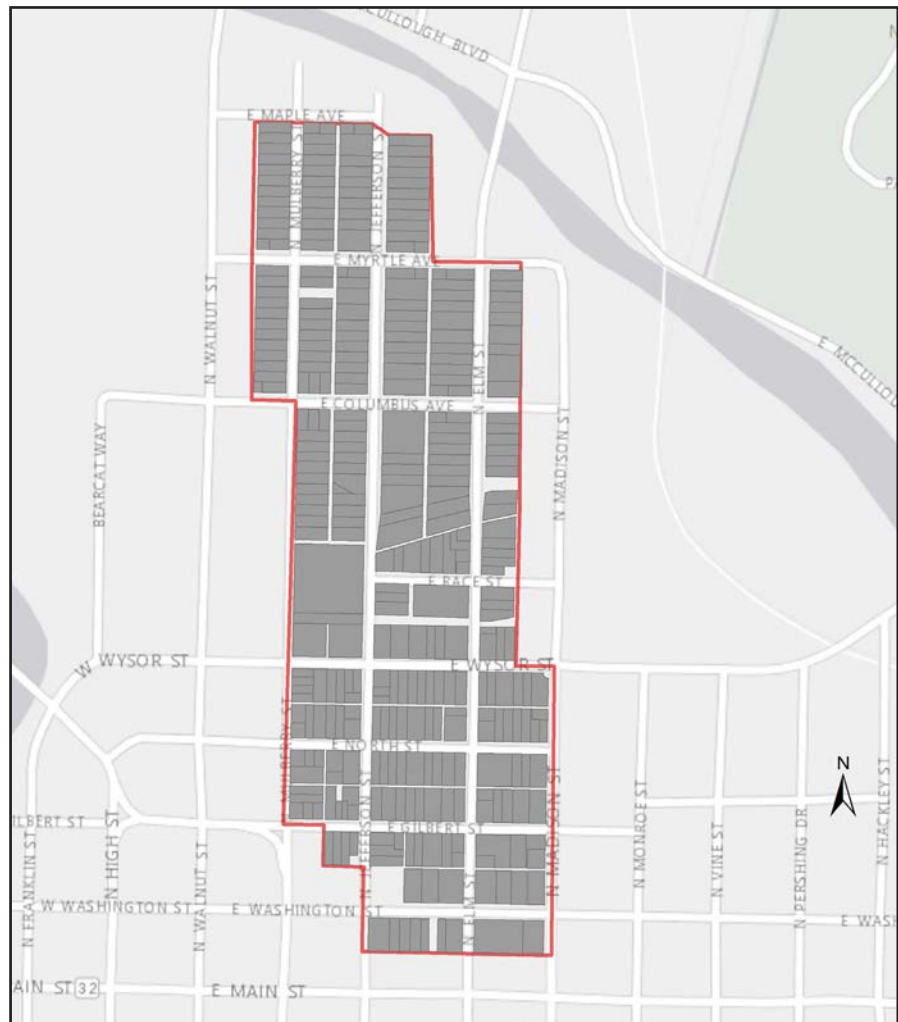
Forest Park Conservation District

The former Forest Park Elementary School is the center of the neighborhood serving both as an architectural landmark and cultural landmark as its current use as the Forest Park Senior Center. The Conservation District boundaries surround this neighborhood landmark to preserve the streetscape around it.



Gilbert-McKinley Conservation District

The Goldsmith C. Gilbert Historic District was added to the National Register of Historic Places in 1988. The district has a nice mix of large and small homes with cultural significance. However, since its listing, the district has lost some of its integrity as buildings have been altered. Just to the north, the McKinley neighborhood has been turned down for National Register status due to its integrity issues. Yet, these areas contain rich architectural and cultural heritage. Conservation district status would control the amount of demolition in these neighborhood and provide some design guidelines for new construction.



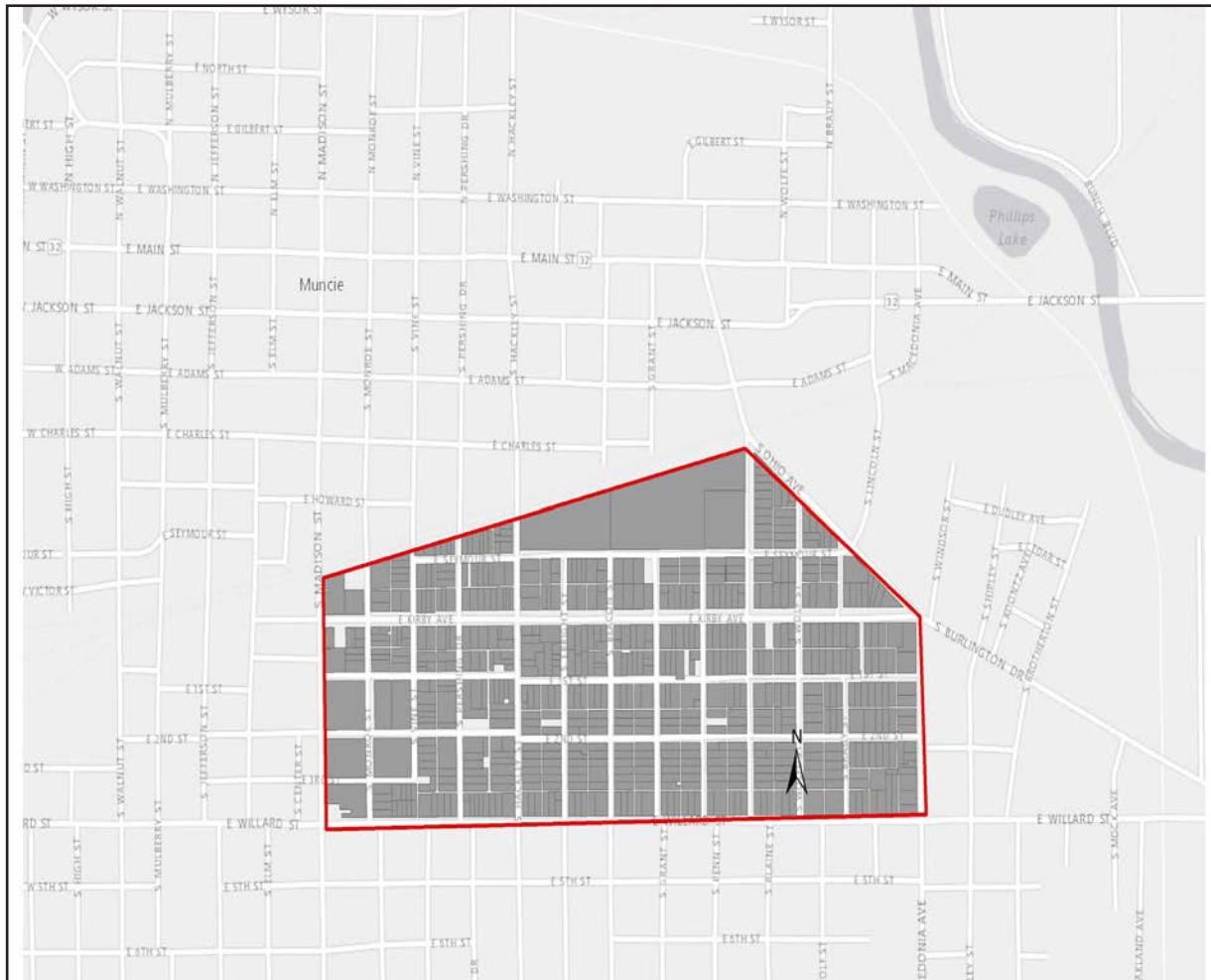
Hazelwood Conservation District

This collection of streets surrounding Hazelwood Christian Church boasts a large concentration of quintessential mid-century ranch houses with picture windows, low-slung roofs, and modern styling. Although the area currently has high integrity, it is at risk of being redeveloped amid the ongoing expansion of neighboring Ball State University. Moreover, many of these homes are rentals, subject to character-altering changes. A conservation district designation would help to secure longevity for this remarkable collection of homes.



Industry Conservation District

The Industry neighborhood has a strong history as the neighborhood that helped win World War I. It was primarily home to the workers employed in major manufacturing companies in the neighboring Blaine area, including Ketselman Brothers, Ontario Silver, Hemingray Glass, Ball Corporation, Indiana Steel and Wire, and the Indiana Bridge Company. A mix of residential and industrial built heritage, the neighborhood does not have the high integrity standards required for a National Register district but the overlay of a conservation district would help manage the pace of alterations and demolitions while recognizing its rich history.



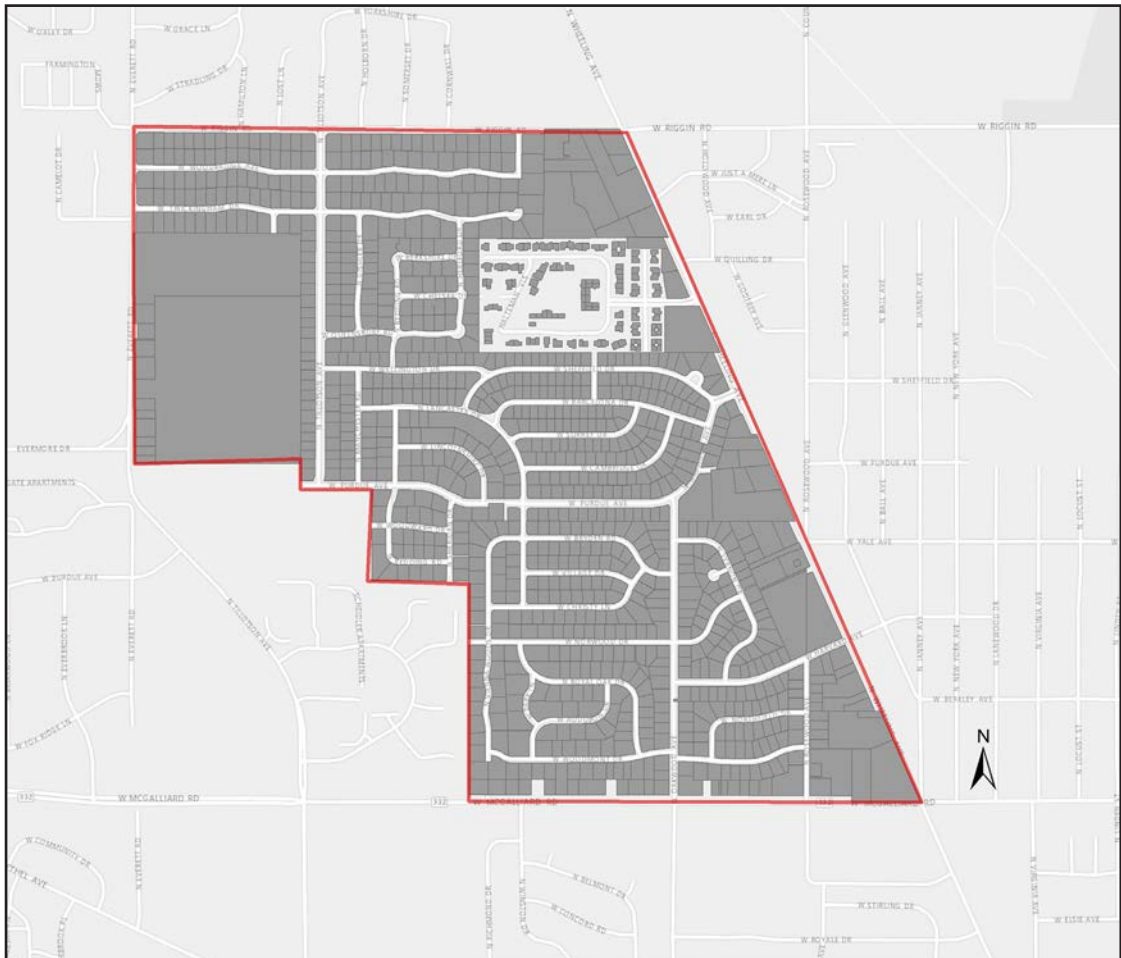
Meek-Wheeling Conservation District

Encompassing the original Riverside-Normal City boundaries and anchored by landmarks such as Tuhey Pool and Meeks National Register District to the south the Meeks-Wheeling District would cover Wheeling Pike and modest size residential neighborhood just west of the river. Because of the district's close proximity to the expanding Ball State campus, a conservation district would help to preserve the area's integrity and safeguard it from demolitions and inappropriate new construction.



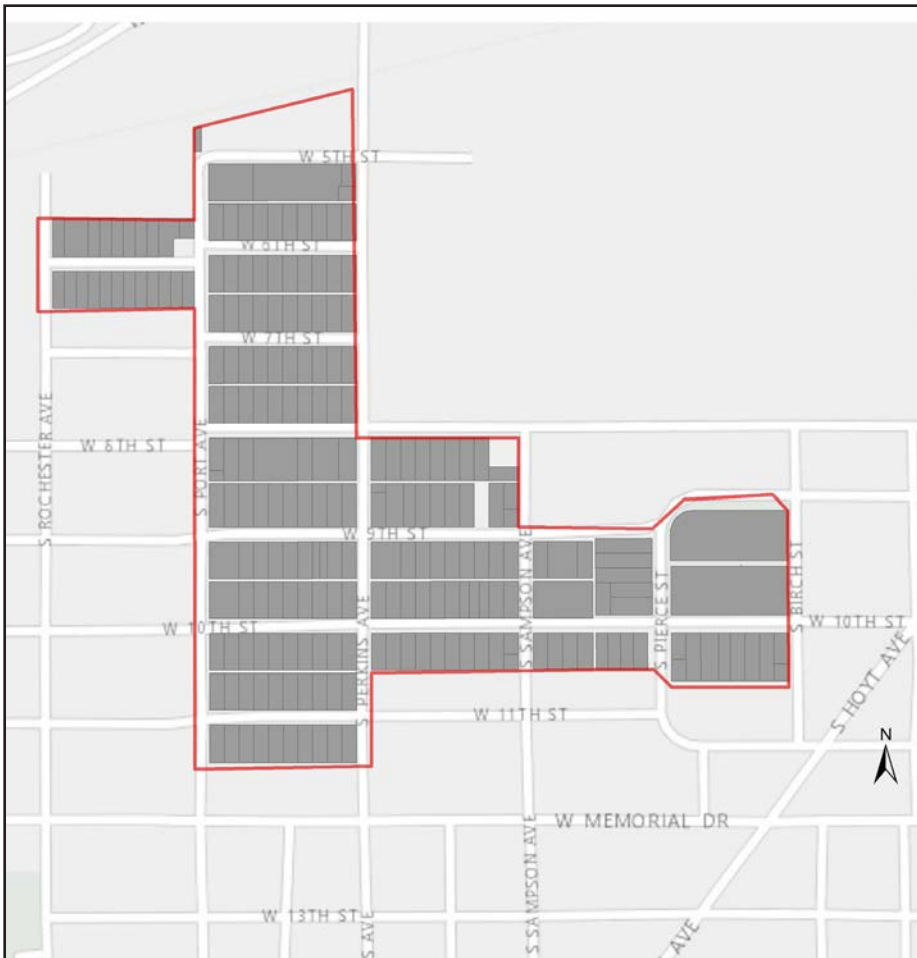
Norwood-Halteman-Westridge Conservation District

Traditionally known as the Halteman Village neighborhood, the district contains a large number of mid-century houses in a variety of styles. Although many buildings in this neighborhood are outstanding examples of their typology, integrity in this neighborhood ranges from low to high. Because of the variations in integrity, this neighborhood is recommended for designation as a conservation district.



Rose Park Conservation District

A hidden gem of the Thomas Park-Avondale neighborhood, the 10th street and Port Avenue corridor near Rose Park are a concentration of residential streetscapes and homes of modest size. Many residences here are homeowner occupied and one house is being renovated by EcoRehab, Inc. A conservation district would protect the character of the neighborhood and reinvestments being made while recognizing the history of this southside neighborhood.



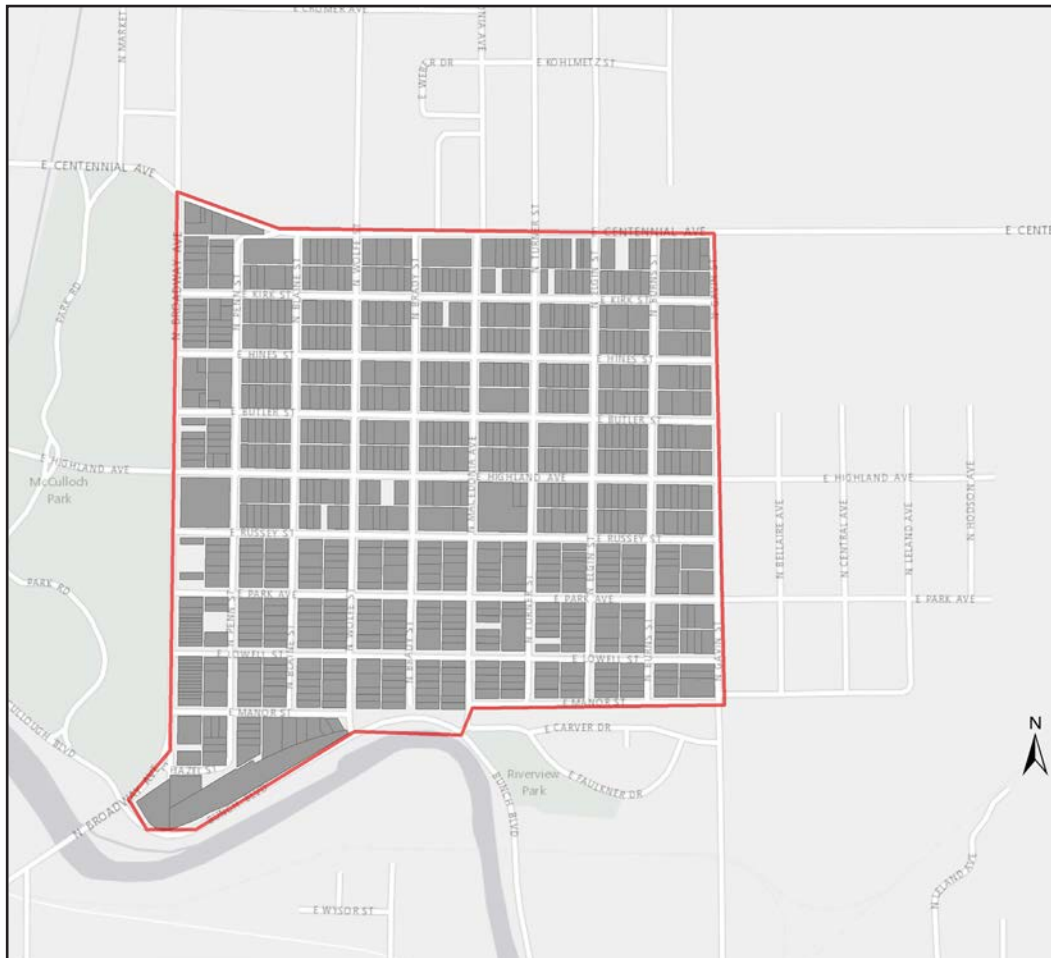
Southside Industrial District

This district includes former industrial structures and the worker housing Industry, South Central, Blaine Southeast, and surrounding Heeken Park. The buildings are in fair condition but have low integrity. Conservation district status would help preserve this neighborhood's rich industrial heritage.



Whitely Conservation District

The Whiteley neighborhood has strong connections to the local African-American community and Muncie's civil rights movement. Many of the historic buildings have medium to low integrity, but the district's heritage makes it a good candidate for conservation district status.

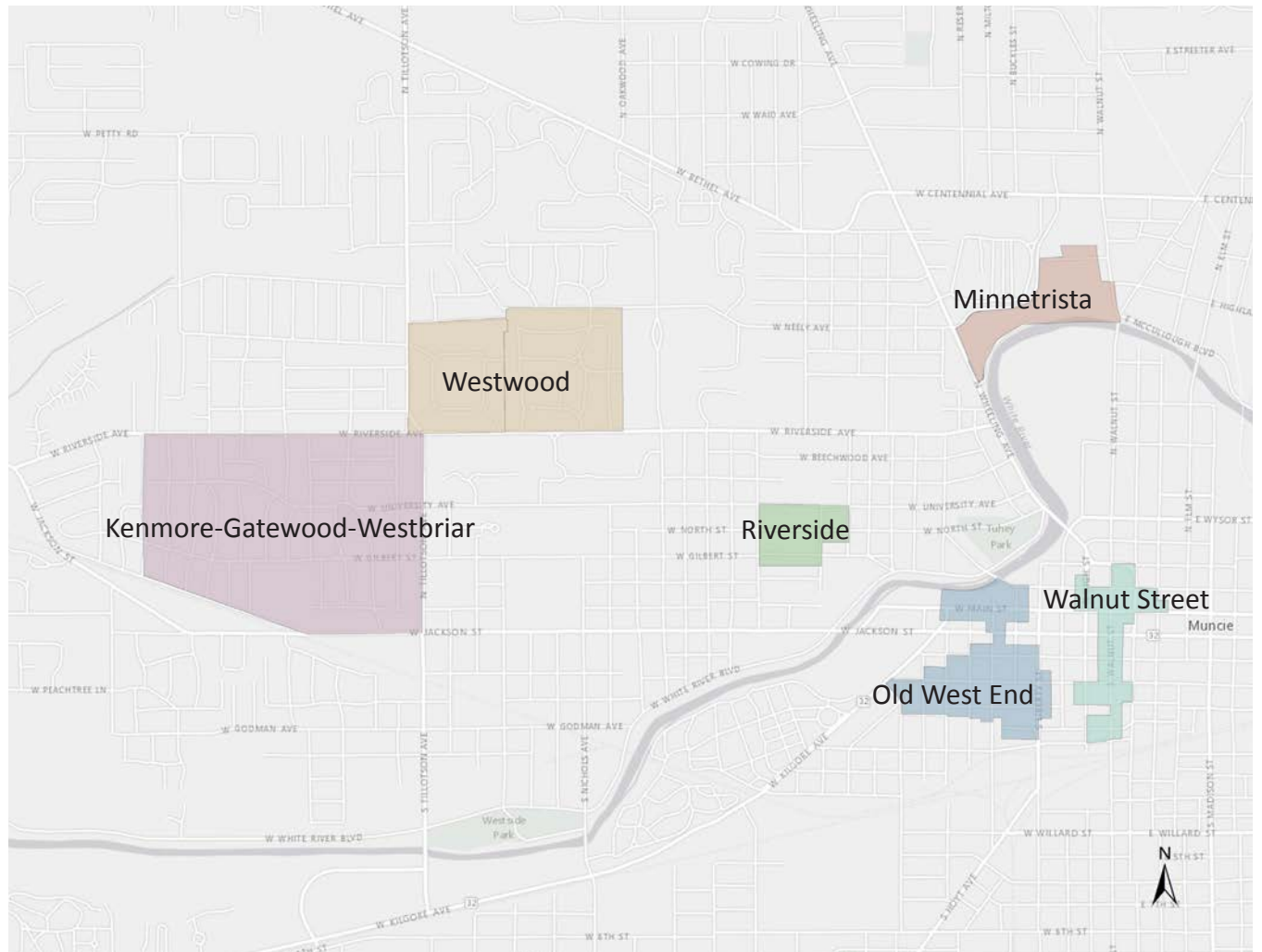


Wilson School Conservation District

The Wilson School was rehabilitated into senior apartments and the blocks of early-20th century residences facing it should be protected with a conservation overlay. The homes along High Street and 13th Street deserve recognition for their architectural and cultural history of the district.



Maps of Potential Local Historic Districts



Kenmore-Gatewood-Westbriar Local Historic District

The Kenmore, Gatewood, and Westbrier neighborhoods comprise some of Muncie's most elegant homes from the 20th century. Kenmore, the easternmost third of this district, contains many modest but outstanding examples of both traditional and modern architecture from the WWII and post-WWII eras. At the center of the district, Gatewood features a large stock of stately homes on generous lots, including the Kitselman Mansion, now used as the Virginia Ball Center for Creative Inquiry. At the west end of this tract, the Westbrier neighborhood includes many quintessential mid-century ranches that boast a high level of integrity. Given the quality of the homes in this area and particularly in the Gatewood neighborhood, the section delineated in this map is recommended for designation as a local historic district. In addition to being eligible for local historic district designation, this area should also be considered for a National Register Historic District designation.



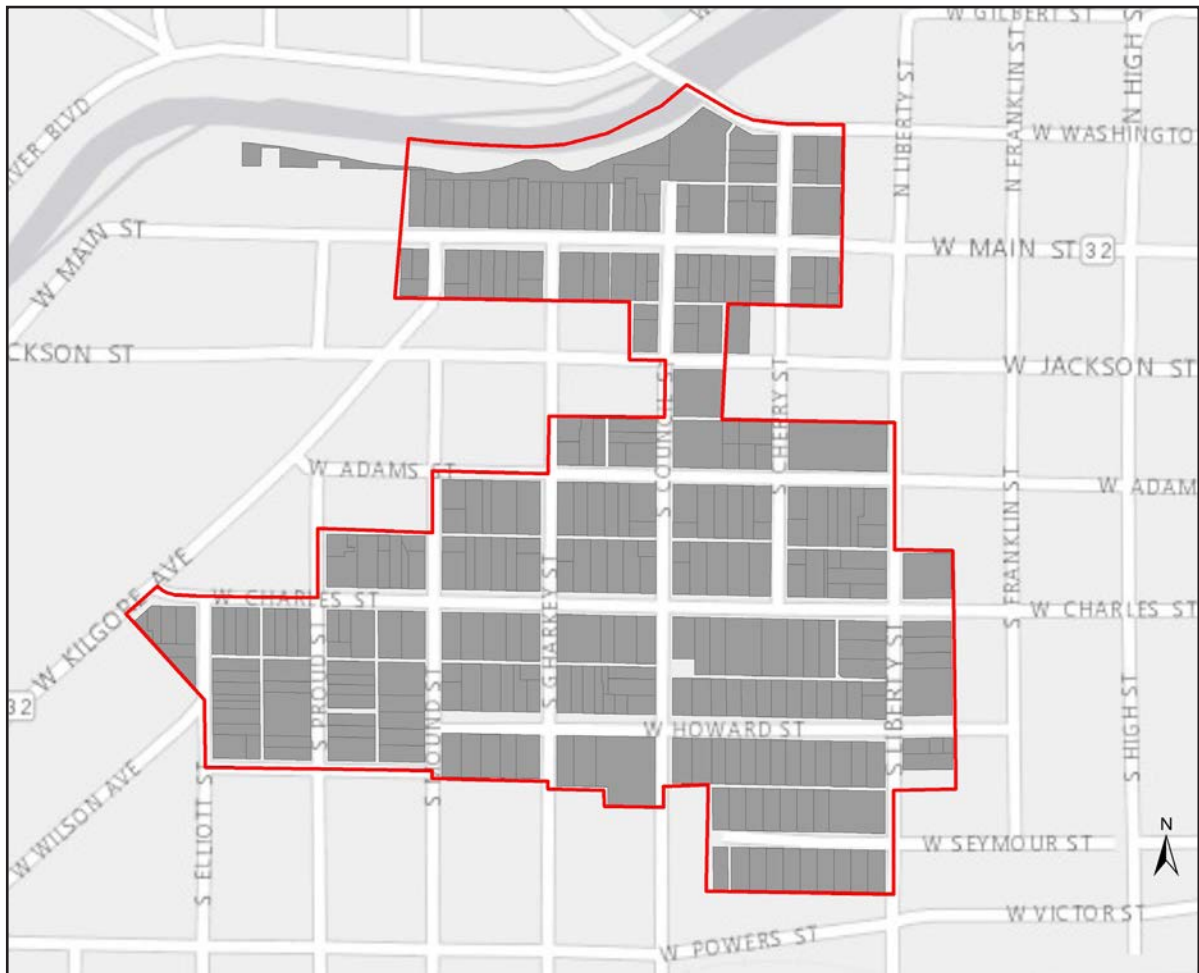
Minnetrista Local Historic District

The houses along Minnetrista Boulevard are listed on the National Register but currently do not receive local protections. The Boulevard area and adjacent St. Josephs Street should be designated a local district to preserve and recognize the unique character of the area.



Old West End Local Historic Districts

The Old West End was designated as a National Register Historic District in 1986. A high number of alterations since the listing have affected the overall historic character. However, some of the blocks along South Liberty Street still maintain a high level of integrity. Since local design review districts have been proven to help a neighborhood retain its integrity, designating the area could help preserve the remaining historic fabric.



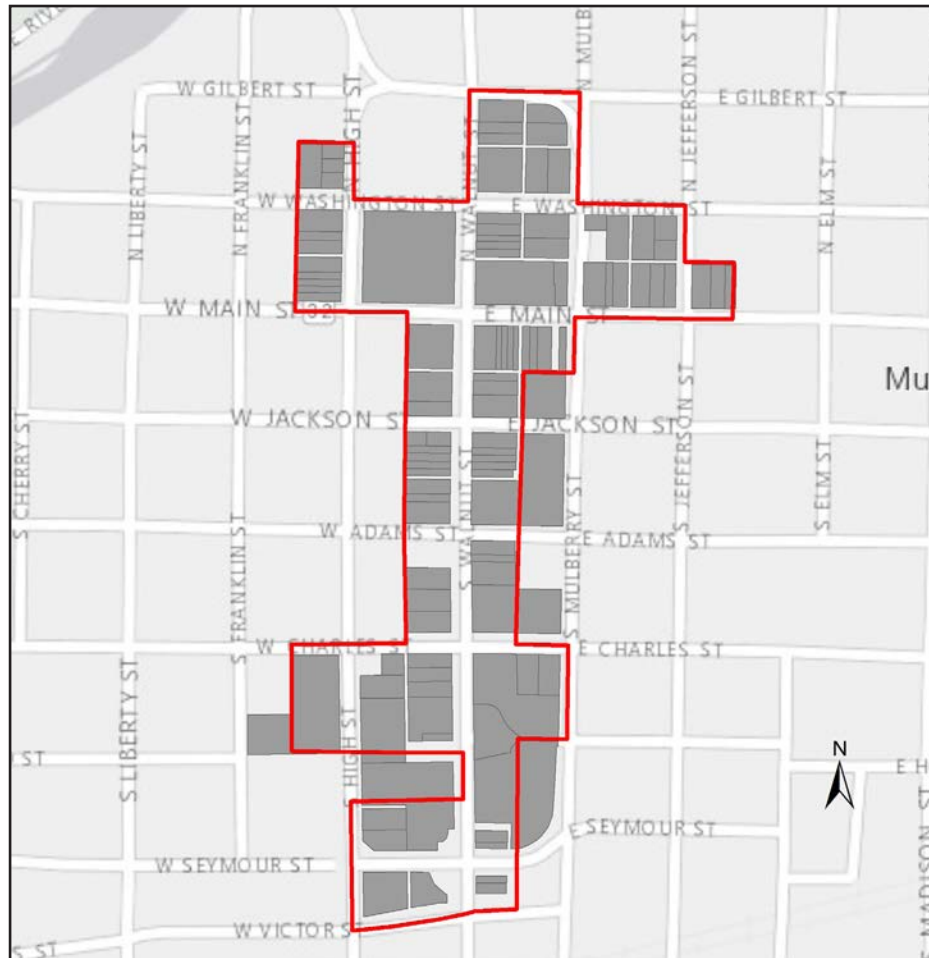
Riverside Local Historic District

The current Riverside National Register district is a concentration of homeowner occupied homes near Ball State University. A local district designation would preserve the character of the neighborhood, manage change, and protect aspects like the brick pavers on North Street.



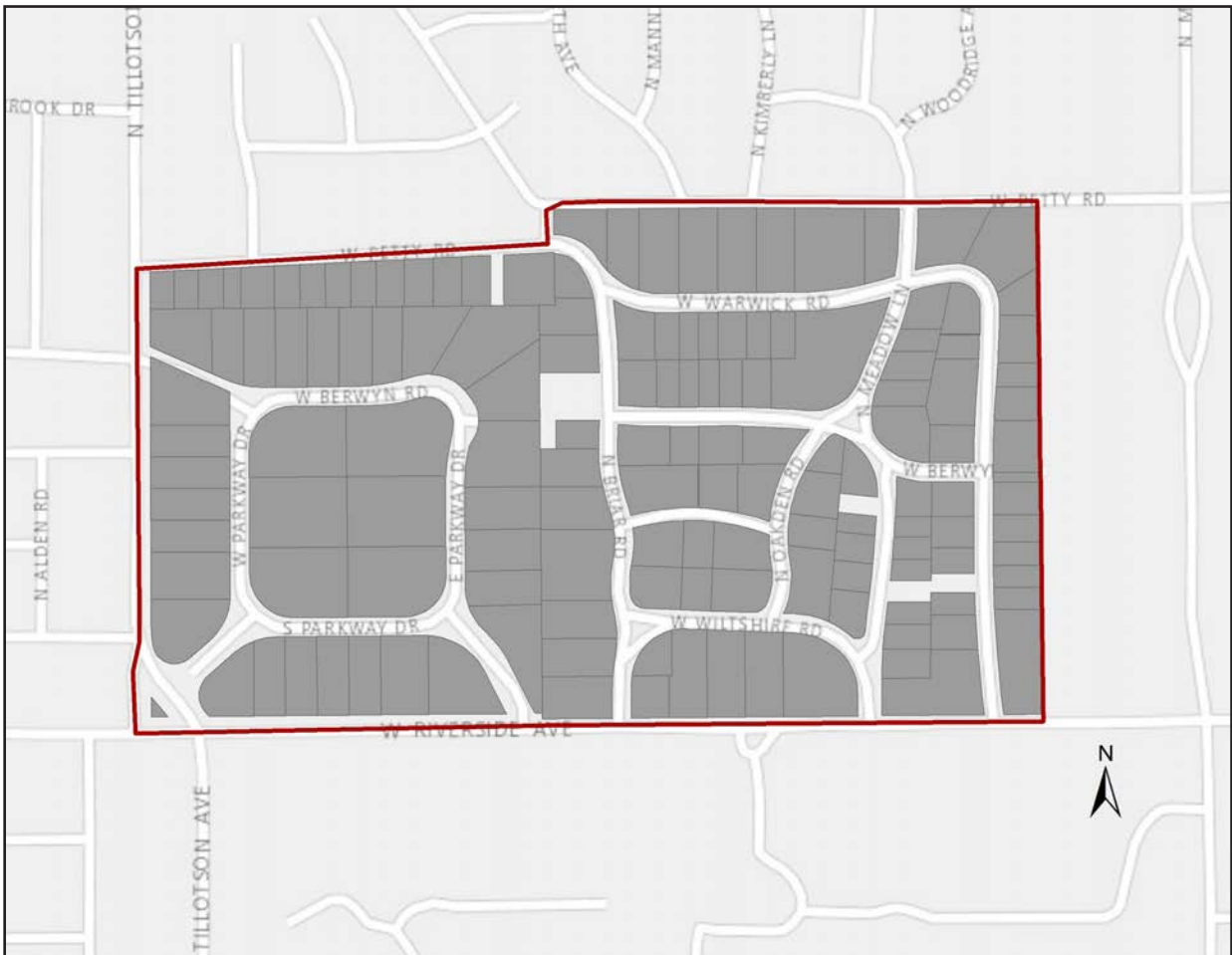
Walnut Street Local Historic District

The current National Register boundaries should be considered for a Local District designation. The area already is home to over 20 local landmarks and making a district in the core of downtown will ensure all buildings retain a high level of integrity and character. This also allows for downtown investments to be protected and carefully manage the massing and scale of new infill.

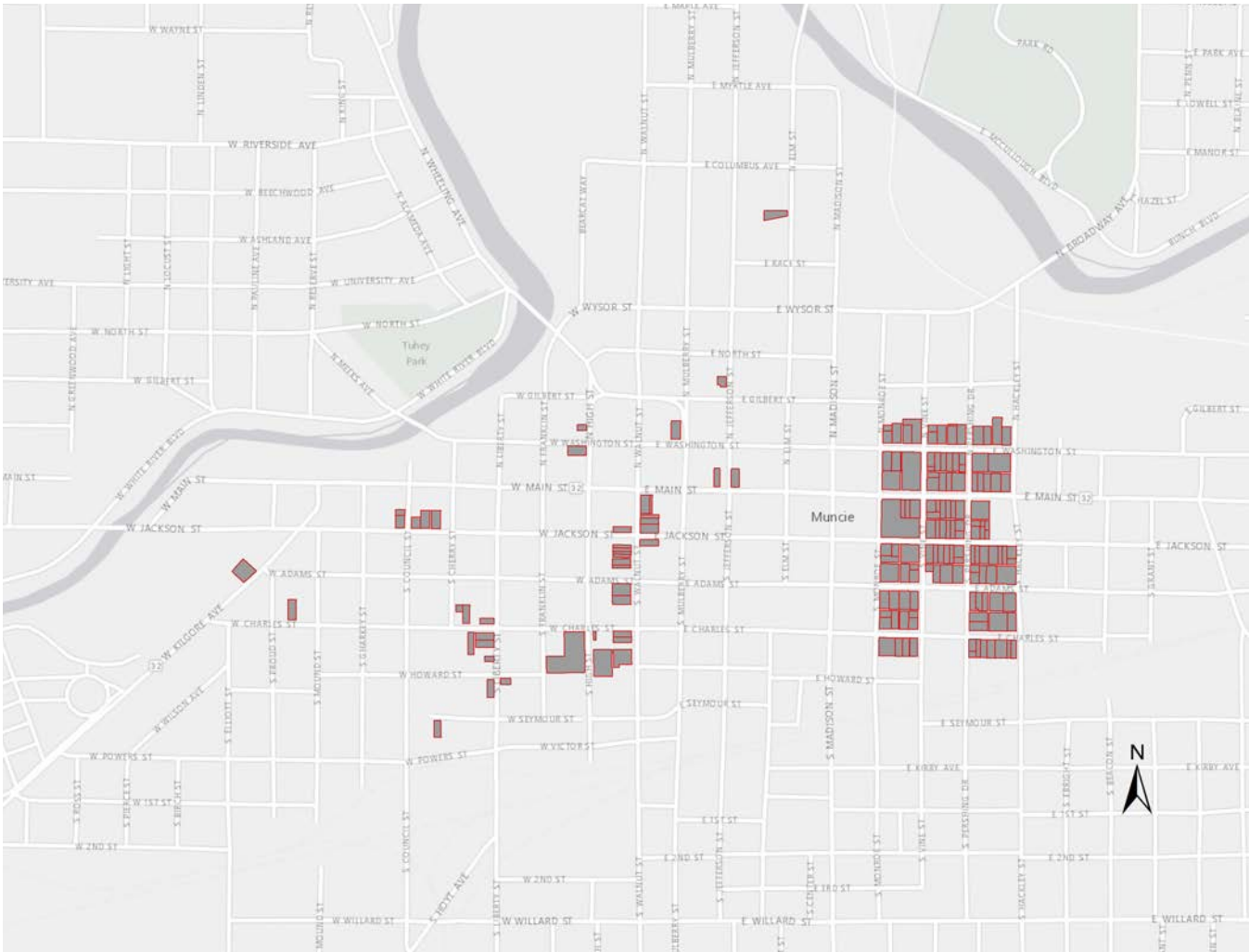


Westwood Local Historic District

The Westwood neighborhood includes exemplary mid-century homes and a local district designation would ensure the significant properties receive due recognition and protection.

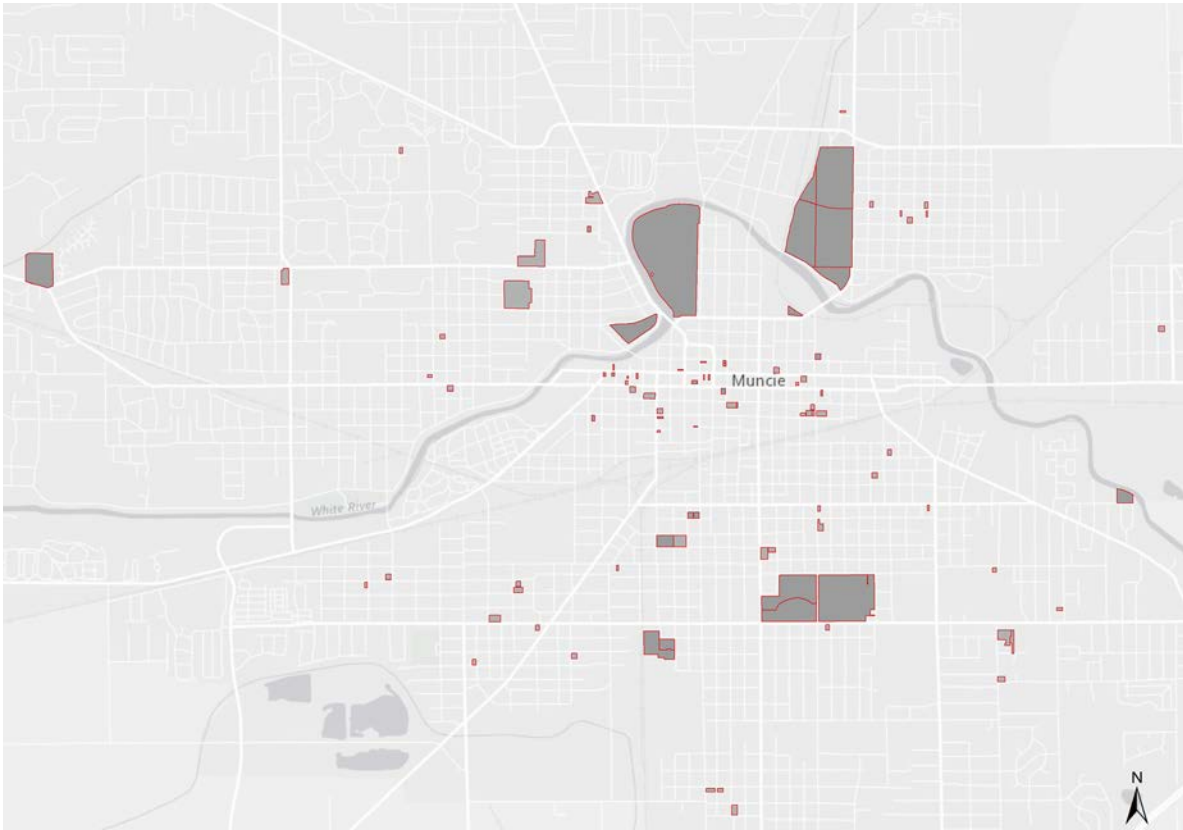


Map of Existing Local Landmarks



Map of Potential Local Landmarks

This map of potential local landmarks includes important sites such as Central High School, Heeken Park, the Carpo Farm, the Southside Labor Hall, and numerous historic churches. These are potential landmarks that might be outside of a district or need further protection than a conservation district can provide.



Acknowledgements



Ball State University's Historic Preservation Studio. (Photo: R. Mehling)

The following persons participated in the preparation of this report:

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Maps by Briana Grosicki

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Special thanks to:

The Carnegie Library

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Ball State University College of Architecture and Planning

The Caffeinery

Savages

These establishments aided our community outreach efforts by providing space for the posters.

A black and white photograph of a two-story brick house. The house has a prominent front porch with a brick chimney on the left. A large, leafy tree is in the foreground, partially obscuring the upper part of the house. A person is standing in the yard on the left side of the frame. A large teal rectangle is overlaid on the center of the image, containing the word "Appendices" in white text.

Appendices

Appendix A: Definitions

Certificate of Approval (COA) – A certificate of approval is applied for by property owners who to make any modifications to a property that is within a local design review district. The COA is submitted to the appropriate Historic Preservation Commission and then either approved or denied.

Community Development Block Grant (CDBG) – A local government may apply for CDBG funds, which are provided through the U.S. Department of Housing and Urban Development, to be used for a variety of community development purposes. CDBG funds must be targeted towards low-to-moderate income citizens. For more information please visit the U.S. Department of Housing and Urban Development website <https://www.hudexchange.info/programs/cdbg-state/>

Conservation District – Conservation districts are a zoning tool for preserving areas with a set of less restrictive and more narrowly enforced regulations than historic districts. These districts help to stabilize existing neighborhoods.

Design Review District – Design Review Districts are areas in which cultural and architectural resources are deemed significant and requiring preservation. In designated Design Review Districts, new construction projects and exterior alterations to structures are subject to design review by the authoritative body, generally a Historic Preservation Commission.

Federal Housing Authority Title I Insurance for Property Improvement Loans – A loan developed specifically for those who already own property and wish to make improvements. Loans of up to \$25,000 are available to homeowners of single family residences. Loans of up to \$60,000 are available to owners of rental properties. For more information please visit the U.S. Department of Housing and Urban Development website http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/title-i

Federal Housing Authority 203(k) Loan Program – This program allows home buyers to finance the purchase and rehabilitation of a home in one package with a low down payment. For more information please visit the U.S. Department of Housing and Urban Development website http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k

Federal Rehabilitation Income Tax Credit – A 20% federal income tax credit is available to offset rehabilitation costs for income producing historic properties. Recipients must follow the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties; additionally the property must be listed on the National Register of Historic Places or located within a Local Historic District. For more information please visit the National Park Service

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

FHA Insured Loans – A mortgage loan which is backed by the United States Federal Housing Administration through mortgage insurance. For more information please visit the Federal Housing Administration website http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/fhahistory

Historic Easement – Easements are attached to properties and held in perpetuity. A historic easement relates to the historic character and integrity of a property, ensuring that specific guidelines must be followed in relation to any modifications to the property. A property owner donates an easement to a qualified organization, vesting the organization with the right to protect the easement, ensuring monitoring and enforcement.

Home Investment Partnerships Program (HOME) – A local government may apply for HOME funds, which are provided through the U.S. Department of Housing and Urban Development, to be used for the purpose of providing housing to low-to-moderate income citizens. For more information please visit the U.S. Department of Housing and Urban Development website <https://www.hudexchange.info/programs/home/>

Indiana Landmarks – Indiana Landmarks is Indiana’s largest private, non-profit historic preservation entity. With locations around the state, Indiana Landmarks works to preserve Indiana’s resources while providing a support network for other local organizations and individuals. The group administers a number of grants and loans to Indiana non-profits for qualifying preservation work. For more information please visit Indiana Landmarks website <http://www.indianalandmarks.org>

Indiana Residential Historic Rehabilitation Credit – A state credit is available for owner-occupied, non-income producing residences to offset rehabilitation costs. Properties must be designated on the Indiana Register of Historic Sites and Structures and rehabilitation costs must equal at least \$10,000. For more information please visit the Indiana Department of Natural Resources website <http://www.in.gov/dnr/historic/3679.htm>

Land Reutilization Corporation – Also known as a land bank, land reutilization corporations return land and vacant or abandoned properties to productive use. The goal of a land reutilization corporation is to reduce blight, increase property values, support community land use goals, and improve the quality of life for all county residents.

Legacy Cities - A group of American cities, once referred to as the “rust belt,” these cities are generally concentrated within the Midwest. They have a strong industrial heritage and were once thriving communities yet in

recent years these cities have struggled economically and culturally.

Local Historic District – A local historic district is a historically significant area that is protected by a historic district ordinance. While there is protection there is no automatic design review in local historic districts; however, local historic districts may also be design review districts.

Local Landmark Program – Local landmarks are designated by the MHPRC as significant individual sites. The local designation protects the historic character and quality of building integrity with design controls through the Certificate of Appropriateness Applications process.

Local Register of Historic Places - A Local Historic Preservation Register is a list of structures, sites, and groups of buildings or districts, which are recognized as being of significant importance in the history of the city. Unless specified by local ordinance, local registers are non-design review, and still allow property owners to make changes to their property without commission approval.

National Park Service (NPS) – The National Park Service is a federal agency that oversees the care of the U.S. National Parks. Additionally NPS is also the agency that oversees National Register of Historic Places. For more information please visit the NPS website <http://www.nps.gov>

National Register of Historic Places – The official list of the Nation’s historic places was established by the National Historic Preservation Act of 1966 and is managed by the National Park Service. The purpose of the National Register of Historic Places is to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources. For more information please visit the National Register of Historic Places website <http://www.nps.gov/nr/>

One Muncie – A branding campaign started by the Mayor’s office to promote unity within the city. There is a strong emphasis on incorporating students of all ages into the revitalization of Muncie.

Revolving loan funds – Originally funded through private grants and charitable donations a revolving loan is administered by a government agency to a private individual. The loan is provided at a low interest rate and all loan payments are channeled back into the fund for future loans.

ROC: Reclaim Repurpose Architectural Salvage – This architectural salvage company sells building materials, furniture, and repurposed materials to the public. The mission of ROC: Reclaim Repurpose Architectural Salvage is to provide employment and education opportunities to disadvantaged individuals through ROC employment and sale proceeds. For more

information please visit their facebook page <https://www.facebook.com/ROC-Reclaim-Repurpose-Architectural-Salvage-209476689204115/timeline>

Section 106 – Section 106 refers to a section of the National Historic Preservation Act of 1966. Section 106 requires all federal agencies to assess the effects of their undertakings on historic properties. For more information on Section 106 please see the Advisory Council on Historic Preservation’s website <http://www.achp.gov/106summary.html>

State Historic Preservation Office (Department of Historic Preservation and Archeology) – Every state in the United States is required by law to have a State Historic Preservation Office which promotes the conservation of the state’s cultural resources. In Indiana our State Historic Preservation Office is within the Department of Natural Resources, the office is called the Department of Historic Preservation and Archeology. For more information please visit the DHPA website <http://www.in.gov/dnr/historic/>

State Rehabilitation Income Tax Credit – A 20% state income tax credit is available to offset rehabilitation costs for income producing historic properties. Recipients must be designated on the Indiana Register of Historic Sites and Structures; additionally rehabilitation costs must equal at least \$10,000. For more information please visit the Indiana Department of Natural Resources website <http://www.in.gov/dnr/historic/3680.htm>

Tax abatement – Abatements provide a freeze on local property taxes for a set period of time. To “abate” means to reduce, thus, the amount reduced gets smaller as the abatement is phased out- so taxes that were reduced by 20% go down to a 10% reduction etc..

Zoning Overlay – Overlay zoning is a special zoning district placed over an existing base zone. There are special provisions in the zoning overlay in addition to the requirements in the base zone.

Appendix B: Paying for Preservation

Historic preservation requires imagination, patience, and cooperation. It also requires adequate funding, and this can be one of the most difficult demands to meet. Nevertheless, paying for preservation is often a matter of knowing where to look, as there are many financial tools for sustaining and rehabilitating historic places. Below is an outline of funding opportunities for historic preservation in Muncie.

Tax Incentives

Tax credits for historic preservation are available in Indiana at both the state and federal levels. Designed to reward responsible stewardship of historic buildings, these incentives are among the most popular tools for financing historic preservation work.

Federal Rehabilitation Income Tax Credit (RITC)

A federal income tax credit is available to offset 20% of qualified rehabilitation costs for income-producing historic properties. In order for a property to qualify, all construction work must meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. The building itself must be determined eligible for the National Register of Historic Places and must be listed on the National Register of Historic Places no later than 30 months after the tax credit is claimed. For information, see the National Park Service's website at <http://www.nps.gov/tps/tax-incentives/before-you-apply.htm> and the Indiana Division of Historic Preservation and Archaeology's website at <https://secure.in.gov/dnr/historic/3680.htm>.

State Rehabilitation Income Tax Credit (RITC)

In Indiana, a tax credit equal to 20% of qualifying rehabilitation costs is also available at the state level for income-producing historic buildings. In order to qualify for this credit, a building must be designated on the Indiana Register of Historic Sites and Structures and qualifying rehabilitation costs must equal at least \$10,000. State and federal RITCs may be paired to achieve a 40% credit on qualifying rehabilitation costs for a single property. For more information, see the Indiana Division of Historic Preservation and Archaeology's website at <https://secure.in.gov/dnr/historic/3680.htm>.

Indiana Residential Historic Rehabilitation Credit (RHRC) This incentive is available for the rehabilitation of historic, owner-occupied, non-income-producing residences in Indiana. To qualify, a property must be listed on the Indiana State Register of Historic Sites and Structures. In addition, the cost of rehabilitation work must be at least \$10,000 over a two-year period if the project is completed in a single phase, or over a five-year period if the project is completed in multiple phases. For more information, see the Indiana Division of Historic Preservation and Archaeology's website at <https://secure.in.gov/dnr/historic/3680.htm>.

Tax Abatements

Historic preservation work generally improves the value of a property. While this result is desirable in itself, it may carry the undesirable consequence of increased property taxes. For mitigation of increased taxes, municipalities sometimes grant local property tax abatements as a reward for qualifying preservation work. These programs effectively freeze local property taxes at their pre-restoration levels for a set period of time so that property owners can improve their properties without incurring a greater tax burden. This tool makes preservation more attractive to homeowners while allowing local governments to collect higher revenues in the long run.

Tax Deductions for Historic Preservation Easements

A historic easement can be attached to the deed of a property to ensure that its historic character will be guarded in perpetuity. A property owner donates an easement to a qualified organization (usually a state or local historic preservation interest), thus vesting the organization with the right to protect the property's designated features through routine monitoring and enforcement. Because easements may restrict uses of a property that would otherwise be permitted and might be profitable, the value of an easement is calculated as the difference between a property's appraised value before and after the easement is donated. If the easement reduces the appraised value of the property, the donor may treat it as a charitable donation for tax purposes and may recuperate the value through a Federal income tax deduction. More information on easements is available in the National Park Service publication, *Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits*, which is available at <http://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf>.

Grants

The most obvious benefit of grants is that they do not have to be repaid. Although limited in number and usually restricted to specific groups of qualified recipients, grants, when available, can be an excellent source of

capital for preservation efforts – especially when used to stimulate further investment from other resources. In Indiana, both public and private grants are available for the purposes of historic preservation.

Public Grants and Subsidized Services

Community Development Block Grants (CDBG)

Allocated to local governments through HUD, Community Development Block Grants (CDBGs) may be used for a variety of purposes that relate directly or indirectly to historic preservation. Since CDBGs are designed to serve low-to-moderate-income citizens, any preservation activities funded through this source must benefit the program's targeted population by meeting one of the national objectives enumerated in 24 CFR 570.208. Permissible preservation-related applications for CDBG funds include Community Planning, Preservation Planning, Slum Clearance, Rehabilitation of Private or Public Properties, Technical Assistance, Data Collection, Property Acquisition, and many others. A complete list may be found in HUD's publication Community Development Block Grant Program: Preserving America, available at http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_14211.pdf. The Muncie Action Plan (MAP) lists specific preservation projects that have been funded with CDBG money or have been designated as future recipients of CDBG funds.

H.O.M.E.

The Home Investment Partnerships Program (HOME) is administered through HUD for the purpose of providing affordable housing for low-to-moderate income citizens. HOME funds are allocated to states and to qualifying municipalities, including Muncie. These funds may be used for a number of preservation-related purposes, including acquisition and rehabilitation of buildings to be used for affordable housing. HUD requires that local governments match HOME funds on a one-to-three basis. The Muncie Action Plan outlines existing and future uses of HOME funds that further the goals of historic preservation in the city's Old West End Neighborhood. The Historic Preservation Commission should continue to identify and promote preservation-related applications for HOME grants.

Muncie Home Ownership and Development Center (MHODC)

As discussed in other sections of this plan, increasing the rate of homeownership is essential to preserving and improving historic neighborhoods – especially those that are economically challenged. Funded through HUD, MHODC helps to shoulder the cost of this major preservation objective in Muncie by offering free pre-purchase counseling and pre-purchase homebuyer education workshops to citizens in low-to-moderate

income brackets. For more information, see <http://munciehomecenter.com/>.

Down Payment Assistance

Administered through the Indiana Housing and Community Development Authority (IHCDA), Individual Development Accounts are available to help prospective homebuyers save for a down payment. Through a combination of state and federal funding, the program offers at least a three-to-one match to a limited number of qualifying citizens who place their own money in an account designated for a down payment on a home. This program is available to stimulate rates of homeownership in Delaware County and has potential to serve the ends of historic preservation when used to increase the proportion of owner-occupants in historic neighborhoods. For more information, see the "Homeownership Programs" section of IHCDA's website at <https://secure.in.gov/ihcda/2421.htm>.

Private Grants from Non-Profits:

Indiana Landmarks

Indiana Landmarks is the Hoosier state's largest private, non-profit historic preservation entity, and it is the largest organization of its kind in the nation. The group administers a number of grants and loans to Indiana non-profits for qualifying preservation work. For more information, see Indiana Landmarks' website at <http://www.indianalandmarks.org/resources/pages/grantsloans.aspx>

Efroymson Family Endangered Places Grants

These grants are reserved for soft costs of historic preservation, such as feasibility studies and consulting. The grant is structured as a four-to-one matching program, and will cover 80% of qualifying costs up to \$2,500.

Endangered Places Loans

This revolving loan fund exists to assist non-profits in preservation work. Through this program, low-interest loans of up to \$75,000 are awarded for the purchase, rehabilitation, or restoration of historic buildings. Borrowers must agree to add a protective covenant to the deed of the property.

Endangered Places Acquisition Program

Indiana Landmarks also draws upon its revolving fund to purchase and rehabilitate significant threatened historic buildings that have no immediate buyer. The organization then promotes the building and attaches a restrictive covenant to the deed upon sale. All proceeds are returned to the fund.

The Muncie Historic Preservation Commission may work to take advantage of this program by alerting Indiana Landmarks to qualifying buildings in the city.

African American Heritage Grants

Muncie's African American community has a unique and important past, and it is crucial to preserve the buildings, landmarks, and neighborhoods that represent this facet of the city's heritage. Indiana Landmarks' African American Heritage Grants range from \$500 to \$2,500 and may be used for a variety of preservation efforts involving historic African American places.

Historic Preservation Education Grants

In conjunction with the Indiana Humanities Council, Indiana Landmarks offers grants of up to \$2,000 for initiatives involving preservation education. Applications are due in early March of each year.

Private Grants from Philanthropic Foundations:

Ball Brothers Foundation

Founded in 1926, the Ball Brothers Foundation is the Ball family's oldest charitable institution in Muncie. Originally established to fund opportunities for education, the foundation has expanded its mission to encompass five categories, including Downtown Stabilization and Renewal – a critical facet of historic preservation in our city. With respect to this goal, the Foundation awards grants to tax-exempt Indiana organizations and institutions for projects that correspond to the purposes of Muncie's Neighborhood Stabilization Plan or the Muncie Action Plan's neighborhood revitalization initiative, or plans that further the general causes of pedestrian accessibility or improvement of parks and recreation surrounding downtown. For information about the foundation's grant programs, see <http://www.ballfdn.org/>.

Loans

Revolving Loan Funds

While not as common as other financing mechanisms, revolving loan programs can be a highly effective tool for meeting the costs of preservation. A revolving loan fund begins with an initial sum of capital. The fund holder – typically a government agency or non-profit organization – loans this money to property owners for preservation projects, and owners repay the loan at a low interest rate. All money from loan payments is channeled back into the fund, where it is used to make new loans for further preservation-related work.

How is the original pool of funds established? In the case of non-profit organizations, it is often the product of private grants and charitable donations. When administered by a government agency, revolving loan funds are frequently capitalized through public grants, government bonds, bank loans, or some combination thereof. Loans from revolving funds are frequently granted with the stipulation that the property-owner donate a protective easement or covenant to the fund-holder – a means of insuring that the funded preservation efforts will have a lasting effect. Furthermore, the impact of a revolving loan fund is larger than the projects it directly supports, for these projects have been found to leverage further private investment in their surrounding neighborhoods.

Federal Housing Authority (FHA) 203(k) Loan Program The FHA-insured 203(k) loan program allows buyers to finance the purchase and rehabilitation of a home in one package with a low down payment. By encouraging more local lenders to offer this option and by requesting to consult with homebuyers on the technical aspects of rehabilitating historic homes, the Commission could expand its influence over the improvement of Muncie's low-to-moderate-income historic neighborhoods.

Federal Housing Authority (FHA) Title I Insurance for Property Improvement Loans

For those who already own properties, FHA insures loans up to \$25,000 for improvements to single-family homes, and up to \$60,000 for improvements to rental properties. Under this program, private lenders are insured for 90 percent of each loan if borrowers default.

Unique Opportunities

Land Reutilization Corporations

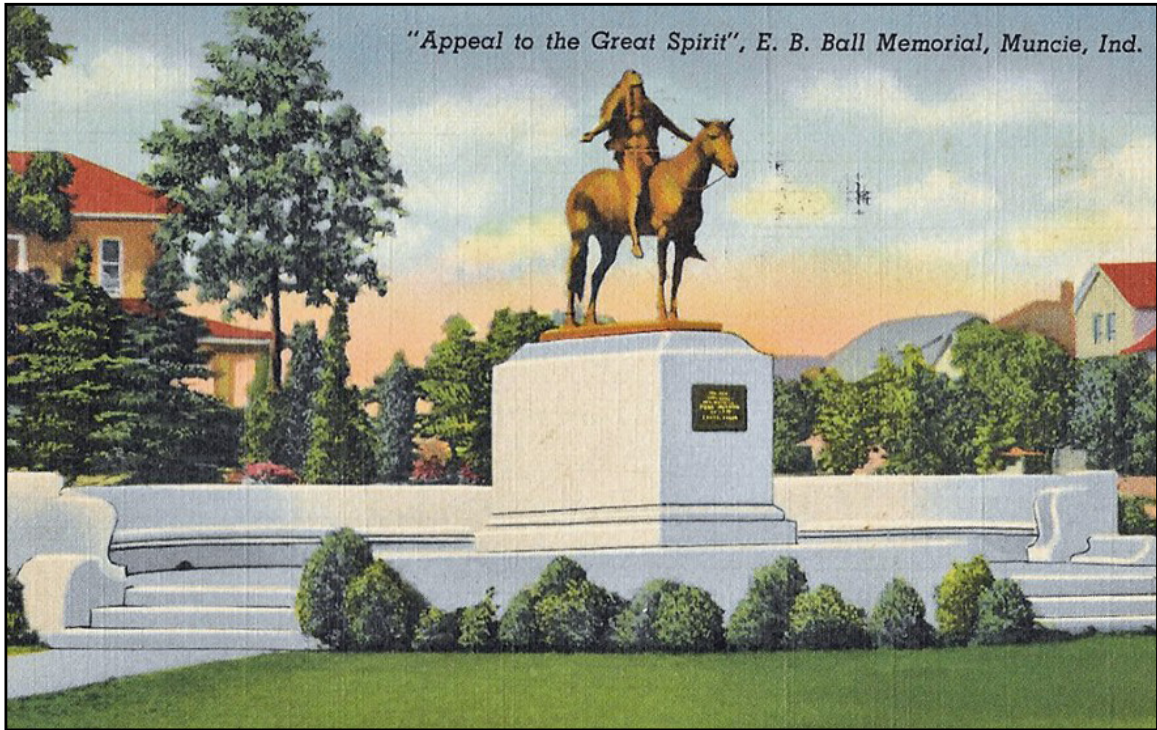
Land Reutilization Corporations (referred to as land banks in some states) are capable of restoring value to vacant and abandoned properties. By acquiring unclaimed properties at little or no cost, expunging their titles of back taxes, and agreeing to maintain them until they sell, these entities return previously unsellable houses and lots to the market. Because land banks acquire properties at no cost, they can offer their holdings to preservation-minded buyers at a very low price. This means that buyers have more money to spend on improving their properties.

When paired with programs that require buyers to rehabilitate properties according to specific standards or to remain in properties as owner-occupants for a set period of time, land banks can serve as a potent tool for subsidizing preservation-related activities in targeted historic neighborhoods.

For more information, see Appendix D.

Rent-to-Own Programs

Rent-to-own programs serve the goals of historic preservation by increasing the number of long-term residents who can afford to live and invest in historic neighborhoods. In markets where homes are hard to sell, rent-to-own programs allow property owners to generate income from houses they would like to sell, but cannot, while enabling tenants to put a portion of their lease payments toward down payments on the houses they rent until they can qualify for a mortgage. Such programs encourage community stability and pride in ownership.



Postcard of C.E.Dallin's "Appeal to the Great Spirit". (Photo: Ball State University Archives)

Appendix C: Resources and Contacts

Ball Brothers Foundation

<http://www.ballfdn.org/>

info@ballfdn.org

765.741.5500

Delaware County Historical Society

<http://www.delawarecountyhistory.org/>

contact@delawarecountyhistory.org

765.282.1550

Downtown Muncie Campaign

(Muncie Downtown Development Partnership)

<http://www.downtownmuncie.org>

Vicki@downtownmuncie.org

765.282.7897

Habitat for Humanity ReStore

<http://munciehabitat.org/restore/>

kmiller@munciehabitat.org

765.288.1814

Indiana Landmarks

<http://www.indianalandmarks.org>

info@indianalandmarks.org

317.639.4534

Minnetrista

<http://www.minnetrista.net/>

765.282.4848

Muncie Delaware Clean and Beautiful

<http://www.beautifulmuncie.org/>

765.273.3714

Muncie Historic Preservation

and Redevelopment Commission (MHPRC)

<http://www.cityofmuncie.com/boards-historic-preservation-rehabilitation-commission-muncie.htm>

Brad King- bking@cityofmuncie.com

765.702.9043

Muncie Home Ownership and Development Center (MHODC)

<http://munciehomecenter.com/services.htm>

info@MuncieHomeCenter.com

765.282.6656

Muncie Redevelopment Commission

<http://www.cityofmuncie.com/muncie-redevelopment-commission>

tdonati@muncie.com

765.288.6681

ROC: Reclaim Repurpose Architectural Salvage

<https://www.facebook.com/ROC-Reclaim-Repurpose-Architectural-Salvage-209476689204115/timeline>

765.744.3258

State Historic Preservation Office

(Department of Historic Preservation and Archeology)

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

317.232.4200

Appendix D: Case Studies

A Closer Look: Local Register of Historic Places



Ornate Greek Revival pediment in the Emily Kimborough district. (Photo: R. Hamlett)

A **local historic preservation register** is a list of structures, sites, and groups of buildings or districts, that are recognized as being significant to the history of the city. It is very similar to the National Register of Historic Places, except that resources have a local level of significance and is administered locally. Also, the local community can decide what level of significance and integrity resources listed in the register should have. As the National Register is honorary, it is important to understand that unless specified by local ordinance local registers do not include design review. Property owners may make significant changes to their property without commission approval.

There are extensive benefits to having a local register of historic places. Local registers give communities a greater understanding and appreciation for their historic resources. Local registers also provide a basis upon which a community can build design review districts if they so choose. Additionally, there are funding opportunities and project review implications for local register designations. Unlike the National Register of Historic Places, local register eligibility is determined by the city preservation ordinance.

Eligible structures, sites, and districts may be selected based on varying standards that are adapted to each community's unique history. LaCrosse, Wisconsin is one city that maintains a local register of historic

places, having listed more than 60 properties as of the writing of this plan. Closely paralleling the criteria used to determine eligibility for the National Register of Historic Places, LaCrosse's local register requires each nominated resource to satisfy at least one of the following four criteria in order to be listed:

- A. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
- B. [Be] identified with historic personages or with important events in national, state or local history; or
- C. Embody the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
- D. [Be] representative of the notable work of a master builder, designer or architect whose individual genius influenced his age.

For more information or for a copy of the nomination application used by the City of LaCrosse, visit <http://www.cityoflacrosse.org/index.aspx?NID=290>.

A Closer Look: Conservation Districts



Portsmouth, New Hampshire historic homes. (Photo: New England Living)

Conservation Districts can be a viable alternative to Local Historic Districts or National Register Historic Districts. Unlike a Local Historic District, a Conservation District is established to preserve a neighborhood's overarching character rather than the finer details of its individual buildings. Residents initiate the designation process and set the goals and standards for the district. Ultimately, most Conservation Districts are created through a zoning overlay.

While Conservation Districts include design review, the rules for alteration and new construction are inherently less strict because of the “big-picture” nature of the designation. In general, design review is limited to major changes, such as demolition, drastic landscaping alterations, new construction, and additions. Furthermore, because Conservation District design review is largely guided by an advisory committee of residents (in conjunction with a local Planning Board), the standards are uniquely flexible. For instance, a neighborhood need not have outstanding integrity to be a Conservation District, nor must all of its buildings be more than 50 years old. Duly, many areas that would not qualify for designation as National or Local Historic Districts are still eligible to become Conservation Districts.

In Muncie, many historic neighborhoods have a distinct and desirable urban form that remains intact despite extensive alterations to individual buildings. Although these neighborhoods may have lost too much architectural integrity to qualify for National Register of Historic Places status, their overall character is worth preserving and could still be maintained through a Conservation District designation. Likewise, in areas of Muncie where residents are opposed to the strict design review

associated with Local Historic Districts, Conservation Districts can be a much more palatable option, thus increasing popular support for basic preservation goals.

The State of New Hampshire offers several examples of possible goals for its conservation districts, which they have titled Neighborhood Heritage Districts:

- 1. To protect the distinctive characteristics of the district's setting, buildings, structures, landscape features, and public spaces in a manner that is supported by the Master Plan*
- 2. To discourage demolition of significant buildings and structures or removal of character-defining landscape features*
- 3. To guide change, reuse, and reinvestment in the district*
- 4. To encourage both traditional design and building forms*
- 5. To encourage contemporary design that enhances the district*
- 6. To retain traditional development patterns*
- 7. To retain a pedestrian-friendly, accessible environment*
- 8. To retain the diversity of uses that have traditionally existed in the district*
- 9. To encourage continued residential uses (appropriate when the concern is over conversions to non-residential uses)*
- 10. To allow for adaptive reuse of existing structures in a manner that also protects their historical and architectural character*
- 11. To further "green" principles, by discouraging demolition and thus reusing existing building stock and materials*
- 12. To adhere to smart growth precepts by encouraging investment within already developed areas and focusing on infill, rather than sprawl*
- 13. To serve as a buffer to a local historic district (or other zoning districts)*

Source: Neighborhood Heritage Districts: A Handbook for New Hampshire Municipalities

A Closer Look: Pittsburgh's Community Acquisition and Rehabilitation Loan Program



Pittsburgh's Oakland Square Historic District. (Photo: R. Hamlett)

The **Community Acquisition and Rehabilitation Loan (CARL)** program is a partnership between the Pittsburgh Community Reinvestment Group (PCRG), the Urban Redevelopment Authority (URA), community leaders and financial institutions. The partnership works to craft creative solutions to help potential homeowners buy and rehabilitate homes. Through the CARL program, Pittsburgh residents can obtain mortgage financing and home rehabilitation financing in one loan. Only a 5% down payment is required for loans up to \$233,000, and buyers may borrow up to \$300,000 with a larger down payment. The loan is administered through members of the CBCC, a consortium of seven small banks in Allegheny County that actively collaborate with Pittsburgh's preservation organizations and other community development entities to connect improvement initiatives with funding.

The program has several criteria the borrower must abide by to qualify for the loan. Some of these criteria include:

- *A minimum credit score of 620 (with more review if necessary)*
- *HUD approved agency at the discretion of the lender*
- *Counseling for first time homebuyers and buyers with credit scores below 700 are required by a debt to income ration: 31/43*
- *Interest rate is based on a Fannie Mae 30-year mortgage with a 60*

day commit rate plus 1%

- *Required home inspection and pest inspection*
- *Complete, approved renovation plans and specifications are required, which must address and correct all code violations.*

The CARL program seeks to create opportunities for homeownership while also allowing individuals and families to affordably make modern, energy-efficient repairs to create their dream home. Initiated in 2014, the CARL program is still in its pilot stage. In fall of 2015, the first two CARL loans were awarded to buyers who were committed to restoring historic homes in two of Pittsburgh's targeted neighborhoods. Although the program has not yet been deployed on a large scale, it is gaining traction, and promises to stimulate a growing number of rehabilitations as it becomes better established.

More information on the Pittsburgh's CARL program can be found on the Pittsburgh Community Reinvestment Group website:

<http://www.pcrgrg.org/programs/community-acquisition-and-rehabilitation-loan/>

Source: Pittsburgh Community Reinvestment Group. "Community Acquisition and Rehabilitation Loan Program."

A Closer Look: Benefits of Land Reutilization Corporations

Abandoned and vacant properties have been stigmatized as unsafe locations-structures that welcome criminal activity and pose significant health and safety hazards. Studies have shown that they reduce adjacent property values and can contribute to the decline of whole blocks and neighborhoods. Consequently, they comprise a considerable amount of lost revenue to the county, and further burden local governments with additional costs including maintenance and service fees.

The issue of vacant and abandoned houses escalated after the collapse of the housing market in 2008 followed by the Great Recession, which left millions of homeowners unable to pay their taxes and mortgages. Foreclosures began occurring at unprecedented rates, adding 1.2 million houses to the vacant housing inventory in 2008 alone.¹ As properties sat vacant for extended amounts of time, they began to fall into disrepair and neglect.

While tax-foreclosure sales attempt to reintroduce a property as a viable resource within a community by placing it in the hands of a financially stable entity, the process is inhibited by its complicated and time consuming process, characterized by a lack of governmental mechanisms to expedite and deal with these properties. Properties that are unable to sell are caught up in the lengthy and costly process of becoming government owned, expending more dollars into a property that will never be returned due to potential decline in value and use.

Certain Legacy States have created land reutilization corporations, sometimes referred to as land banks, in an effort to ease the process and negative effects of foreclosures. "Acting as public entities, land banks acquire, hold, and manage foreclosed or abandoned properties."² They are created through statewide enabling legislation, which is then enacted by local ordinances. This allows for an individualized approach, specifically created with the community's needs at the forefront. Governed by a board of directors, land reutilization corporations are funded with either local government allocations or revenue from operations.

Shown to be an effective tool in the stabilization and redevelopment of blighted communities, land reutilization corporations are being

1 "Revitalizing Foreclosed Properties with Land Banks," Prepared by Sage Computing, Inc. for the U.S. Department of Housing and Urban Development, August 2009, accessed November 2014, <http://www.huduser.org/portal/publications/landbanks.pdf>, 1.

2 "Revitalizing Foreclosed Properties with Land Banks," 1.

increasingly used across the country with varying degrees of success. Counties and cities like Philadelphia, Columbus (Ohio), Cuyahoga County (Cleveland, Ohio) and Genesee County (Flint, Michigan) have created and successfully run land reutilization corporations to counteract their decreasing population and growing vacancy rates.³ Indiana is following suit, attempting to pass enabling legislation that would allow for the creation of county or city landbanks. Indiana's earliest land bank legislation began in 2006 as Public Law 169-2006 (HEA 1102) and included multiple reforms to battle vacancy and abandonment in counties.⁴ These reforms included the creation of partial land banks within a city or county, changes in code enforcement and changed the tax sale process.

Land banks are another tool in the attempt of revitalizing neighborhoods suffering from blight, abandonment and vacancy. While some communities have succeeded, such as Flint, Cleveland, and Philadelphia, others are still attempting to join the fold. Alongside programs such as Indiana Housing and Community Development Authority's Blight Elimination Program, land reutilization corporations are a critical piece in a puzzle for the revitalization of Legacy Cities.

(The information in this case study was based on research conducted by Lara Olinger, who was enrolled in the ARCH 506 studio course in Fall 2014.)

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- 3 *Cuyahoga Land Bank*, accessed November 2014, <http://www.cuyahogalandbank.org/documents.php>; Philly Land Bank, "Philadelphia Landbank Ordinance" under Legislation, accessed November 2014, <http://www.phillylandbank.org/content/legislation>.
- 4 "2006 Indiana Election Legislation Summary," prepared by the Indiana Election Division, 2006, accessed November, 2014, http://www.in.gov/sos/elections/files/2006_Legislative_Summary.pdf

“Revitalizing Foreclosed Properties with Land Banks.” Prepared by Sage Computing, Inc. for the U.S. Department of Housing and Urban Development, August 2009. Accessed November 2014, <http://www.huduser.org/portal/publications/landbanks.pdf>.

“Vacant and Abandoned Properties Task Force Report, City of South Bend,” February 2013, accessed November 2014, http://southbendin.gov/sites/default/files/files/Code_FinalVATF_Report_2_red.pdf.



Staff of the Indiana Bridge Co. circa 1950s. (Photo: Ball State University Archives)

Appendix E: Historic District Homebuyer's Pamphlet Example

Types of Historic Designations

National Register of Historic Places District

- Created in 1966 under the National Historic Preservation Act
- Listing on National Register means that the property or district has been determined worthy of preservation
- Listing on National Register does not require design review
- Establishes eligibility to apply for federal historic tax credits on income-producing properties

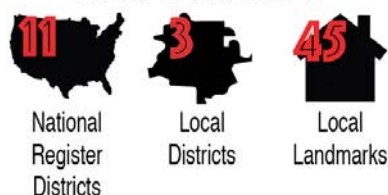
Local Historic Districts

- Listing as local district means buildings and character will be protected
- Muncie Historic Preservation and Rehabilitation Commission regulates exterior alterations and demolitions within local districts

Local Landmarks

- Sites deemed significant according to the Muncie Historic Preservation and Rehabilitation Commission
- Listing protects historic character and building integrity
- Does not restrict use of property or require improvements
- Muncie Historic Preservation and Rehabilitation Commission regulates exterior alterations and demolitions

How Many Do We Have?



Contact Us

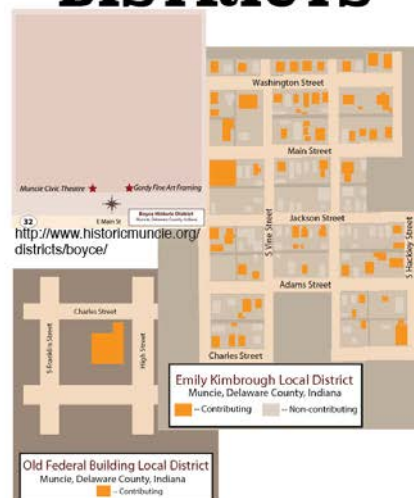
Muncie Historic Preservation and Rehabilitation Commission
Muncie City Hall
Third Floor
300 N High Street
Muncie, IN 47305

Historic Preservation Officer: Brad King
bking@cityofmuncie.com
(765) 702-9043

Also find us on Facebook
<https://www.facebook.com/mhprc>



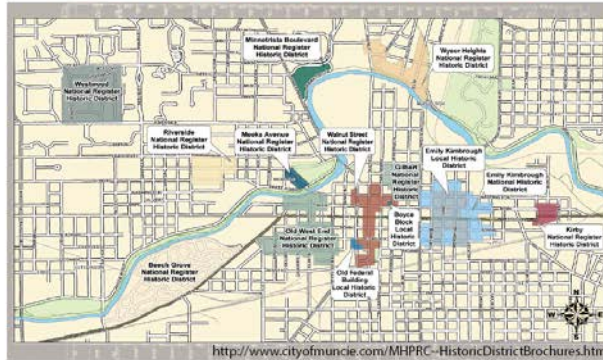
BENEFITS OF HISTORIC DISTRICTS



What are historic districts?

Historic districts are areas in which historic buildings and their setting are deemed significant to the city's cultural fabric. A primary goal of historic districts is to preserve the richness of the past while providing continuity with the present and future. Local historic districts also undergo protection through design review.

Where are Current Districts?



Benefits



Residence

- Tax credits for rehab
- Part of something larger
- Protects investment



Community

- Sense of place
- Protects history from demolition



Business and Institutions

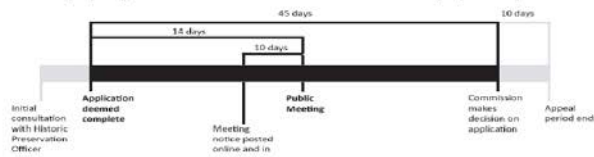
- Encourages foot traffic
- Protects investment
- Tax credits for rehab



Local Government

- Promotes heritage tourism
- Stabilization of community
- Increased connections among residents

How to apply for Certificate of Appropriateness?



** Image from: <http://www.cityofmuncie.com/Boards-MHPRC-Resources.htm>

- Minimum Requirements for all COA Applications:

- o Photos of entire building
- o Photos or drawings of proposed project
- o Samples and specifications for materials involved

- Supporting documentation required for oWindows, doors, signage, storefronts and facades, additions and new construction, other types of exterior alterations

The COA process is only for properties listed within a local historic district or listed as a local landmark.

This process does not apply to properties found within National Register districts unless they are also found within the local districts:

- Emily Kimbrough Local Historic District
- Old Federal Building Local Historic District
- Boyce Block Local Historic District

Appendix F:

Comments From Public Outreach Efforts

The following comments were gathered during the community meetings, via posters hung at various establishments in Muncie, and via a SurveyMonkey online survey. (See the “Methodology” section of this plan for additional information.)

Question One:

What do you value about Muncie’s architectural heritage?

- Cool old buildings downtown and in historic neighborhoods
- Resourcefulness of those who want to tear all of it down has been limited at best
- Historic homes near cornerstone
- Diverse architectural styles
- Pedestrian friendliness on some of the main streets
- Citizens of Muncie know a lot about it
- Value how involved Muncie citizens are
- Great to look into the past to see what Muncie once was
- The mark taproom is the 2nd oldest gay bar in Indiana
- Need for someone to stand up for what's left of it
- Sears houses bungalow district
- Turn of the century housing and downtown structures.
- I value the understanding of how a building fit into a time period and the lives of the people who interacted with that building over the years.
- Valued neighborhoods
- It's cohesiveness and authenticity. Core group of preservationists
- Rehab addicts
- Architectural salvage
- The structures tell a story about how Muncie started and where we've come since then. Some of the old homes and buildings are incredibly beautiful, but they are tied to the stories of the families and businesses that resided in them. Variety of cool old buildings; Affordable to purchase an old house; Downtown!!
- Great civic and public buildings
- Downtown facades
- Affordable and lots of sizes
- Variety of styles and time periods
- Post war neighborhoods are comfortable places to raise a family
- Industrial buildings
- Park system
- Rails to trails
- Connection of architecture to the river
- Very walkable streetscapes
- Great scale
- Historic churches
- Lots of historic properties and opportunity—great for young professionals
- Quality of place is important here
- Wide variety of architectural styles
- Quality & variety of local eatery
- Neighborhoods that preserve, protect, and highlight the architecture
- Money set aside to bring life back to downtown
- Muncie preservation ordinance is older than state enabling legislation
- Grassroots preservation effort
- Wealth of industrial heritage that allows for reuse
- Number of theaters downtown through history
- The history behind Muncie
- Diversity of styles
- The people you can imagine inhabiting these places
- The wonder of what will come next
- The beauty of the buildings and architecture
- The civic theater

Question One:

What is your vision for the future of Muncie's neighborhoods, buildings, and landmarks?

- As far as the neighborhoods, clean them up! Do something to combat the drug dealers and gangs. And yes, we have both, don't fool yourself.
- As for the BLIGHT properties instead of their new so called new properties that they want to sale or in their New program. Why don't they just hand the properties over to Habitat For Humanity for them to build a new home for a family.
- As for Landmarks, I don't know what or where they are. How can you enjoy things when the cost of living rises but the amount of your social security checks don't.
- Fix things where they're affordable. You can't afford to go to a movie, or even enjoy a meal out let alone in.
- I would be happy if nothing else gets torn down! I'm not sure how to reverse the "gutting" of Muncie. Anyone who remembers what downtown Muncie used to be like is horrified by what has replaced it. Also, unrestrained BSU growth has pretty much destroyed the prettiest parts of Muncie...the Neely Addition and the Village and its surrounding neighborhoods.
- I hope that as many as possible might be preserved. I know that sometimes it's not feasible to save old structures, but any time that they can be saved and have new families and businesses, it helps to preserve the character of our city.
- Continued development of downtown; Similar city grant program for historic neighborhoods
- Advocating for districts
- Cognitive boundaries for districts
- It's a we thing
- Proactive neighborhoods
- Downtown activity increased
- More downtown development
- Downtown pharmacies and convenience stores
- Daycare downtown
- City wide trails
- New downtown businesses to make coming downtown fun Variety of businesses
- Strong, diverse neighborhoods, sustainable development
- More community events that bring Muncie together
- Historic neighborhoods as a path to revitalization
- Strategic investment and decision making
- Education and public acknowledgment of landmarks
- Increased quality of life and neighborhood branding
- Rehab industrial sites
- Meeting place for bad weather
- Get students involved and invested in Muncie early through tours and volunteering
- Historic bike tours
- Better MITS routes
- Opportunities for connection in the village such as public space
- Blight removal
- Full historic preservation department and paid staff
- Indiana land bank legislation
- Increased awareness of historic buildings outside of downtown
- Reduce number of demolitions of buildings newer commercial districts to end cycle of demolishing and rebuilding
- Continued ball state involvement in preservation efforts
- Community resident parking on ball state campus to foster community-university relationship
- Ball state focused on grass roots efforts
- Crack down on landlords and those who abuse housing stock
- Develop funding programs
- Rent to own programs
- Use historic resources to bring people together to foster community
- Workshops for preservation skills, connecting people with resources to skills
- Habitat for humanity and other neighborhood assistance programs
- Local credit unions and banks to create financing for historic homes and blighted buildings
- Different strategies for different places
- Extending walk-ability, especially in neighborhoods farther from downtown
- Better and safer crossings
- Connecting Ball state university to Muncie
- Reuse of historic structures
- People actively participating
- Greater education about preservation
- Conservation districts
- Historic districts
- More passion for neighborhoods
- Resilient neighborhoods
- People make the neighborhood
- Neighborhood pride
- Build the people up

Appendix G:

Muncie's Historic Preservation Ordinances

CHAPTER 34. BOARDS COMMISSIONS

Division 7. Historic Preservation and Rehabilitation Commission

Sec. 34.100. Creation.

There is established a Historic Preservation and Rehabilitation Commission with the membership, powers, and duties as set forth in section 34.100 through 34.102. (Ord. No. 28-07, § 1, 9-10-07)

Sec. 34.101. Membership.

(A) Upon December 6, 1976, the nine original members of the historic preservation subcommittee of the bicentennial commission shall be appointed by the mayor with the affirmation of the common council as the historic preservation and rehabilitation commission. The commission shall be convened by the city clerk within 30 days of affirmation and shall choose by lot two members to serve one year, two members to serve two years, two members to serve three years, three members to serve four years from January 1, 1977. The commission shall inform the mayor of the results of the choosing by lot, and the expiration date of the appointment of each commissioner shall be placed on his or her certificate of appointment. All future appointments shall be for four years from January 1 except to fill unexpired terms. Upon the expiration of the terms of appointment, each member shall continue to serve until a replacement shall be appointed by the mayor and confirmed by the common council. In appointments to the commission, the mayor may be guided by the following general principles. The desirability of having on the commission:

- (1) An architectural historian;
- (2) A person interested in local history;
- (3) A representative of the common council;
- (4) A representative of county government;
- (5) Representatives of historical preservation areas or districts.
- (6) A staff member designated by the mayor as the historic preservation officer, who is knowledgeable in the field of historic preservation. Such historic preservation officer will serve as a nonvoting member of the commission.

(B) Members of the historic preservation and rehabilitation commission shall serve without compensation for their services as commissioners. (Ord. No. 28-07, § 1, 9-10-07)

Sec. 34.102. Powers and duties.

The Historic Preservation and Rehabilitation Commission shall have the following powers and duties.

- (A) Adopt bylaws and policies for carrying out the powers and duties set forth in this section.
- (B) Utilize the personnel and resources of the office of community development with the approval of the director of the office of community development and the personnel and resources of the College of Architecture and Planning of Ball State University as they are made available.
- (C) Prepare an historic preservation plan. The plan shall include maps, surveys, and recommendations for the creation of historic preservation areas which may include buildings,

sites, objects, structures and other single properties which may be designated as historic landmarks or areas containing multiple properties which may be designated as historic districts. Such plan shall be presented to the common council, which shall take action to approve, amend and approve, or disapprove the plan. On approval of a plan by a resolution of the common council such separate historic landmarks or historic districts, shall be designated in the following manner:

(1) On approval of a plan by a resolution of the common council, the owners of more than 50 percent of the real estate within any area considered by the plan may petition the Common Council for such area to be designated as historic preservation district or landmark. Such petition shall contain a scale drawing and legal description of the area proposed to be included, together with the names and addresses of all of the owners of real estate within the proposed area. Notice of the filing of such petition, together with the anticipated date of the designation of the district by the council, shall be mailed by the city clerk, at the expense of the petitioners, to all property owners not signing the petition and to the City of Muncie Historic Preservation and Rehabilitation Commission. The petition shall be verified and shall include a copy of the notice and the names and addresses of all persons or entities to which it was mailed. The petition shall be signed by all owners of real estate in the district seeking establishment of the district. Upon receipt of the petition, the historic preservation and rehabilitation commission, by its designee, shall, within 60 days of filing, verify that the signers of the petition constitute the owners of more than 50 percent of the real estate in the district and that the notice was duly mailed to all real estate owners in the district not signing the petition. The common council shall consider such petition and approve, or disapprove such petition, by ordinance, which ordinance shall contain the legal description of such area and shall, if approved, be recorded in the office of the county recorder, at the expense of the commission.

(2) Following the approval of the plan and adoption of an ordinance designating a historic district as provided in subsection 34.102 (C)(1) herein, the owners of more than 50 percent of the real estate within any area designated to be a historical district, may petition the common council for the dissolution of the historical district. Such petition shall contain a scale drawing and legal description of the district and the names and addresses of all the owners of real estate within the district. Notice of the filing of such petition, together with the anticipated date of the dissolution of the district by the common council, shall be mailed by the city clerk, at the expense of the petitioners, to all the property owners not signing the petition and to the City of Muncie Historic Preservation and Rehabilitation Commission. The petition shall be verified and shall include a copy of the notice and the names and addresses of all persons or entities to which it was mailed. The petition shall be signed by all owners of real estate in the district seeking dissolution of the district. Upon receipt of the petition, the historic preservation and rehabilitation commission, by its designee, shall, within 60 days of filing, verify that the signers of the petition constitute the owners of more than 50 percent the real estate in the district and that the notice was duly mailed to all real estate owners in the district not signing the petition. Thereafter, the council shall consider such petition and approve or disapprove such petition by ordinance, subject to the procedures governing ordinances, such ordinance shall contain the name, the legal description of the district and shall be recorded in the office of the county recorder at the expense of the petitioners.

(3) Owners of property located in areas included in the plan and adjacent to a historic preservation district may petition the common council to amend the historic preservation

district boundaries to add their property into the historic preservation district, provided owners of more than 50 percent of the property in the area to be added to the historic district petition the common council for the area to be added. The historic district addition petition shall contain a scale drawing and legal description of the existing historic preservation district and the proposed addition area, together with the names and addresses of all of the owners of real estate within the proposed historic district addition area. Notice of the filing of such historic district addition petition, shall be mailed by the city clerk, at the expense of the petitioners, to all property owners in the historic district addition area not signing the historic district addition petition, to all property owners in the existing historic district, and to the City of Muncie Historic Preservation and Rehabilitation Commission. The historic district addition petition shall be verified and shall include a copy of the notice and the names and addresses of all persons or entities to which it was mailed. The petition shall be signed by all owners of real estate seeking to join the district. Upon receipt of the petition, the historic preservation and rehabilitation commission, by its designee, shall, within 60 days of filing, verify that the signers of the petition constitute the owners of more than 50 percent of the real estate to be added to the district and that the notice was duly mailed to all real estate owners in the addition area not signing the petition. Owners of property within the existing historic district may, within 30 days of mailing of the notice, petition the council in favor of, or opposing, the proposed change in the historic preservation district boundaries, provided owners of more than 50 percent of the property in the existing district sign said petition. Such petition in support of, or opposing, the addition to the historic district shall, within 60 days of filing, be verified in the same manner as the original petition. The council shall consider the petition for addition of property to the historic district and any such petition from the existing district owners in support or opposition to the addition, and shall approve or disapprove the addition petition by ordinance, subject to the procedures governing ordinances; such ordinance shall contain the name, the legal description of the area to be added and legal description of the revised district boundaries including the newly added property and shall be recorded in the office of the county recorder at the expense of the petitioners.

(4) As defined by the National Register; a building, site, structure, object or other single property listed on or determined eligible for listing on the National Register of Historic Places may also be designated as a local historic landmark by an ordinance introduced by a member of the common council and approved by a majority of common council. The ordinance if approved shall be recorded in the office of the county recorder at the expense of the Commission.

(5) A local landmark property located in an area considered by the plan will be considered as a validated petitioner in favor of historic district designation by virtue of the fact that the property is already designated as a local landmark.

(D) Within any area designated by ordinance as a historic preservation district, site, or landmark, pursuant to subsection 34.102(C) above, the commission shall have the following powers and duties:

(1) The commission shall issue a certificate of appropriateness before any one or more of the following actions is taken by any property owner: demolition of a building or structures; moving a building; making changes in the exterior contours of existing buildings by additions, reconstructions, alterations, changes of material, sandblasting, or maintenance involving exterior color change; any new construction of a principal building or accessory

building or structure subject to view from a public street, changes in the streetscape including radically altering pavement materials, curbs, walls, fences, walks, and lighting.

(a) The Commission shall base all decisions on the appropriateness of proposed changes in the Emily Kimbrough Historic District on the "Design Guidelines for the Emily Kimbrough Historic District." If the proposed change is not addressed in these guidelines, the decision will be based on the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." Decisions on proposed changes to individual local landmarks and in local districts designated after this date will be based on the "Secretary of the Interior's Standards" until such time as specific guidelines for those buildings or districts are developed and adopted by the historic preservation and rehabilitation commission.

(2) An application for a building permit, demolition permit, sign permit, or moving permit, within an historic preservation district, shall be deemed to be an application for a certificate of appropriateness. Within five working days, the historic preservation officer shall meet with the applicant and aid the applicant in preparing the application for a certificate of appropriateness.

(3) An application for a certificate of appropriateness, other than for the purposes specified in division (D)(2) above, shall be filed with the historic preservation officer on the form prescribed by the commission.

(4) The historic preservation officer shall forward application for a certificate of appropriateness to the historic preservation and rehabilitation commission which shall serve as the board of review and consider the application. In considering the merits of such application, the historic preservation and rehabilitation commission shall be guided by the standards set forth in IC 36-7-11-4 through 36-7-11-18 as from time to time amended in addition to guidelines and standards referenced in 34.102(D)(1)

(a). Within 45 days after the filing of the application, the historic preservation and rehabilitation commission shall either issue a certificate of appropriateness with or without condition, or deny the application, stating in writing the reason for such denial. The commission may grant an extension of the 45-day limit if the applicant agrees to it. If the certificate of appropriateness application is denied, the applicant may appeal the denial to the circuit court in such manner as appeals from the decisions of the building commissioner.

(5) Nothing in this section shall be construed to prevent the ordinary maintenance and repair of any building or structure, which will not involve a change in any exterior features or to prevent construction, reconstruction, alteration, demolition, or moving of any building, structure, or use which the building director or other official having such power may certify as required by the public safety because of an unsafe or dangerous condition.

(6) Historic buildings, structures, and sites shall be maintained to meet the applicable requirements established under state statute for buildings generally so as to prevent the loss of historic material and the deterioration of important character defining details and features.

(E) Promote public interest in historic preservation by initiating and carrying on a public relations and community education program.

(F) Advise and assist owners of historic landmarks or properties located in historic districts in the preservation of those properties.

(G) Aid, assist, and encourage the formation of neighborhood development committees. These committees will advise the commission in matters relating to the preservation and rehabilitation

or restoration of the neighborhood where members of the committee live or hold property. (Ord. No. 28-07, § 1, 9-10-07)

Sec. 34.103. Certificate of appropriateness required.

It shall be unlawful to carry out any act for which a certificate of appropriateness is required without first acquiring the certificate. Any person who acts in such an unlawful manner shall be fined a sum not to exceed \$1,000.00 for each such act.

Sec. 34.104. Demolition permit.

The building director shall not issue a demolition permit for any structure located within or on any historic preservation district, site, or land- mark established by ordinance, unless a certificate of appropriateness has first been issued by the historic preservation and rehabilitation commission, or unless a court of competent jurisdiction, pursuant to an appeal by a person to whom the commission has denied such certificate, so orders. (Ord. No. 656-80, 5-4-81)

Sec. 34.105. Decision subject to review.

A decision of the historic preservation and rehabilitation commission is subject to judicial review under IC 4-21.5-1 et seq., the same as if it were a decision of a state agency. (Ord. No. 28-07, § 1, 9-10-07)

Secs. 34.106—34.119. Reserved.

HISTORIC PRESERVATION ORDINANCES

CHAPTER 34. BOARDS COMMISSIONS

Division 7. Historic Preservation and Rehabilitation Commission

Sec. 34.100. Creation.

There is established a Historic Preservation and Rehabilitation Commission with the membership, powers, and duties as set forth in section 34.100 through 34.102. (Ord. No. 28-07, § 1, 9-10-07)

Sec. 34.101. Membership.

(A) Upon December 6, 1976, the nine original members of the historic preservation subcommittee of the bicentennial commission shall be appointed by the mayor with the affirmation of the common council as the historic preservation and rehabilitation commission. The commission shall be convened by the city clerk within 30 days of affirmation and shall choose by lot two members to serve one year, two members to serve two years, two members to serve three years, three members to serve four years from January 1, 1977. The commission shall inform the mayor of the results of the choosing by lot, and the expiration date of the appointment of each commissioner shall be placed on his or her certificate of appointment. All future appointments shall be for four years from January 1 except to fill unexpired terms. Upon the expiration of the terms of appointment, each member shall continue to serve until a replacement shall be appointed by the mayor and confirmed by the common council. In appointments to the commission, the mayor may be guided by the following general principles. The desirability of having on the commission:

- (1) An architectural historian;
- (2) A person interested in local history;
- (3) A representative of the common council;
- (4) A representative of county government;
- (5) Representatives of historical preservation areas or districts.
- (6) A staff member designated by the mayor as the historic preservation officer, who is knowledgeable in the field of historic preservation. Such historic preservation officer will serve as a nonvoting member of the commission.

(B) Members of the historic preservation and rehabilitation commission shall serve without compensation for their services as commissioners. (Ord. No. 28-07, § 1, 9-10-07)

Sec. 34.102. Powers and duties.

The Historic Preservation and Rehabilitation Commission shall have the following powers and duties.

(A) Adopt bylaws and policies for carrying out the powers and duties set forth in this section.

(B) Utilize the personnel and resources of the office of community development with the approval of the director of the office of community development and the personnel and resources of the College of Architecture and Planning of Ball State University as they are made available.

(C) Prepare an historic preservation plan. The plan shall include maps, surveys, and recommendations for the creation of historic preservation areas which may include buildings,

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- (1) An architectural historian;
- (2) A person interested in local history;
- (3) A representative of the common council;
- (4) A representative of county government;
- (5) Representatives of historical preservation areas or districts.
- (6) A staff member designated by the mayor as the historic preservation officer, who is knowledgeable in the field of historic preservation. Such historic preservation officer will serve as a nonvoting member of the commission.

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(B) Utilize the personnel and resources of the office of community development with the approval of the director of the office of community development and the personnel and resources of the College of Architecture and Planning of Ball State University as they are made available.

(C) Prepare an historic preservation plan. The plan shall include maps, surveys, and recommendations for the creation of historic preservation areas which may include buildings,

(G) Single-family or multiple-family dwellings.
(Ord. No. 234-76, 12-6-76)

Sec. 150.182. Permits.

(A) No improvement location permit shall be issued for any permitted use by the administrative zoning officer until and unless a favorable report has been received from the historic preservation and rehabilitation commission established by the common council of the city by ordinance.

(B) In establishing or expanding the HPD Historical Preservation Zone the Delaware-Muncie Metropolitan Plan Commission may be guided by recommendations advanced by the historic preservation and rehabilitation commission. Where change in the exterior appearance of a building or structure is contemplated, no permit shall be issued by the administrative zoning officer until clearance has been obtained from the historic preservation and rehabilitation commission.

(Ord. No. 234-76, 12-6-76)

CHAPTER 158. HISTORIC AREAS PRESERVATION

Sec. 158.01. Emily Kimbrough historic district.

There is established the Emily Kimbrough historic district, a portion of section 1 of the city historic preservation plan.

(Ord. No. 390-78, 7-12-78)

Cross reference—Historic preservation and rehabilitation commission, §§ 34.100 through 34.102.

Sec. 158.02. Old Federal building historic district.

The Council, pursuant to sections 34.100 through 34.111, as amended, and in response to the petition of the property owners hereby establishes and designates the following described properties located in Delaware County, as the Old Federal Building historic district described as follows:

Beginning at a point approximately 650 feet south of and 320 feet east of the northeast corner of Section 16, Township 20 North, Range 10 East, with said point being the center point of the intersection of the center lines of S. High and W. Charles Streets; thence south along said center line of High Street approximately 155 feet to the intersection of the center line of the alley between W. Charles and W. Howard Streets; thence in an easterly direction along the center line of said alley approximately 165 feet to the intersection with the center line of the alley between S. High St. and Walnut Plaza; thence in a southerly direction along the center line of said alley approximately 160 feet to the intersection with the center line of W. Howard Street; thence in a westerly direction along the center line of said street approximately 320 feet to the intersection of the center line of the alley between S. High and S. Franklin Streets; thence in a northerly direction along the center line of said alley approximately 310 feet to the intersection of the center line of W. Charles Street; thence in an easterly direction along the center line of said street approximately 160 feet to the intersection of the center line of S. High Street, the point of beginning.

(Ord. No. 765-81, 11-2-81)

Sec. 158.03. The Boyce block historic district.

The Council, pursuant to sections 34.100 through 34.111 of the Code of Muncie, Indiana of 1980, as amended, approves a portion of section 3 of the Historic Preservation Plan known as "The Boyce Block Historic District" and establishes said district as an historic preservation district.

(Ord. No. 794-82, § 1, 3-1-82)

Sec. 158.04. English Lutheran church historic landmark.

The Council, pursuant to sections 34.100 through 34.111 of the Code of Muncie, Indiana of 1980, as amended, and in response to the petition of the property owners hereby establishes and designates the following described property located in Delaware County, State of Indiana as an historic landmark described as follows: Willard 3rd W 70 feet, Lot 43.

(Ord. No. 116-83, § 1, 12-19-83)

Sec. 158.05. Local historic landmarks.

The following properties are hereby designated as local historic landmarks:

- (1) The building known as the Moore-Youse House, 122 E. Washington Street on the following described property: Gilbert's Donation, Lot 8, Block 9.
- (2) The buildings known today as Standt's Fine Jewelry, historically known as the Senate Block, located at 200 and 202 S. Walnut Street and 109 E. Jackson Street: Brown's Donation, north 42 feet of Lot 2 Block 27.
- (3) The building known today as the Freund or Murray Building, historically known as the Jones Block, located at 401—403 S. Walnut Street: Seitz Addition Lot 5 and north ten feet of Lot 6.
- (4) The building known today as Pazol's Jewelers, historically known as the Anthony Block, located at 123—125 S. Walnut Street: South 42 feet of Lot 7 in Block 23 of Jackson's Donation.
- (5) A portion of the building known today as Gloria's Women's Apparel, historically known as Geiger Block, located at 125 W. Charles Street: Seitz Addition, part of west half of Lots 50 and 51.
- (6) The building known today as Dunnuck, Teagle & Hunt Attorneys, located at 114 South Walnut Street: Brown's Donation, 21 feet, Lot 5, Block 24.
- (7) The building known today as Jack's Camera Shop, historically known as the Commercial Club, located at 300 East Main Street: Brown's Donation, west 53 feet, five inches Out Lot 6.
- (8) The building known today as American United Appraisal Company, Inc., located at 211 South Walnut Street: SS Addition south 20 feet, six inches of Lot 1 and Lot 2, Block 1.
- (9) The building located at 625 North Elm Street: WL CO 2nd Addition Lot 8.
- (10) The building known as The Creative Opportunity Center, located at 215 South Walnut Street: SSN 41 foot ten inch Lot 7, Block 1
- (11) The Phillips-Johnson House located at 516 West Jackson Street, in the City of Muncie, Indiana, to wit: JD Addition, Block 19, Lot 6, (Sidwell Number 11-09-462-013, Tax ID Number 1520389000) and JD Addition, Block 19, Lot 7, (Sidwell Number 11-09-462-014, Tax ID Number 1502121000).
- (12) The David Cammack House located at 524 West Jackson Street, in the City of Muncie, Indiana, to wit: JD except southern 76 feet Lot 5, Block 19, (Sidwell Number 11-09-462-011, Tax ID Number 1524031000) and JD southern 76 feet Lot 5, Block 19, (Sidwell Number 11-09-462-012, Tax ID Number 1508356000).
- (13) The property located at 115 South Council Street, in the City of Muncie, Indiana, to wit: JD Addition, north 40 feet Lot 8, Block 18, (Sidwell Number 11-09-461-015, Tax ID Number 15056543000).
- (14) The F. R. Miller Building located at 309 North Jefferson Street, in the City of Muncie, Indiana, to wit: A part of Lot 8 in Block 1 in Goldsmith C. Gilbert's donation to Muncie Town, now City of Muncie, Indiana, more particularly described as follows, to-wit: Commencing at the northeast corner of Lot 8 and running thence south on the east line thereof 691/2 feet; thence west parallel with the north line of said lot 421/2 feet; thence north parallel with the west line of said lot 141/2 feet; thence west parallel with the north line of said lot 20 feet to the west line of said lot; thence north on and along

the west line of said lot, 55 feet to the northwest corner thereof; thence east 621/2 feet to the place of beginning. More commonly known as 309 North Jefferson Street, Muncie, Indiana 47305.

(15) The Mitchell Block Building located at 301 South Walnut Street in the City of Muncie, Indiana, to wit: A part of Lot 21 in Section 16, Township 20 North, Range 10 East, more particularly described and bounded as follows, to-wit: Beginning at the intersection of the west line of Walnut Street and the south line of Adams Street as said streets are laid out, platted and established in the City of Muncie, Delaware County, Indiana; thence extending south on and along the west line of Walnut Street 79 feet and nine and one-half inches; thence extending west 125 feet to a point 80 feet south of the south line of Adams Street; thence extending north 80 feet, more or less, to the south line of Adams Street; thence east on and along the south line of Adams Street 125 feet, more or less, to the place of beginning, in the City of Muncie, County of Delaware and State of Indiana, known as 301, 303, 305, and 307 South Walnut Street in the City of Muncie, County of Delaware and State of Indiana. (Unit Tax Number 15-1078; Sidwell Number 11-16-233-007)

(16) The Patterson Block located at 103 East Main Street and 100—112 South Walnut Street (southeast corner of Main and Walnut Streets), in the City of Muncie, Indiana, to wit: B D Addition, Lot 4, Block 24 in the City of Muncie, County of Delaware and State of Indiana. (Unit Tax Number 15-01063000; Sidwell Number 11-10-363-001.

(17) The Topp House located at 323 South Liberty Street, in the City of Muncie, Indiana, to wit: PT Lot 18, .1400 AC, STR: 16-20-10, (Unit Tax Number 15-22182000; Sidwell Number 11-16-230-013).

(18) The Eiler Flats located at 405—411 South Liberty Street, in the City of Muncie, Indiana, to wit: J C E Add, IN: 2, (Unit Tax Number 15-19017000; Sidwell Number 11-16-234- 025).

(19) The Carpenter House located at 417 South Liberty Street, in the City of Muncie, Indiana, to wit: Mess and R N 36', IN: 1, (Unit Tax Number 15-12207000; Sidwell Number 11-16-234-027).

(20) The house located at 320 South Cherry Street, in the City of Muncie, Indiana, to wit: NE Qtr NE Qtr 40' 48', .0400 AC, STR: 16-20-10, (Unit Tax Number 15-17872500; Sidwell Number 11-16-230-008).

(21) The Goddard House located at 402 West Charles Street, in the City of Muncie, Indiana, to wit: PT Lots 3 and 18, .0700 AC, STR: 16-20-10, (Unit Tax Number 15-12206000; Sidwell Number 11-16-230-015).

(22) The Eiler House located at 403 West Charles Street, in the City of Muncie, Indiana, to wit: J C E Add, IN: 3, (Unit Tax Number 15-19018000; Sidwell Number 11-16-234-024).

(23) The Truitt House located at 415 & 415 West Charles Street, in the City of Muncie, Indiana, to wit: J C E, IN: 4, (Unit Tax Number 15-02870000; Sidwell Number 11-16-234-011).

(24) The Lesh House located at 418—420 West Charles Street, in the City of Muncie, Indiana, to wit: PT Lot 18, .1400 AC, STR: 16-20-10, (Unit Tax Number 15-12242000; Sidwell Number 11-16-230-010).

(38) The building known today as Ballaird Hall, located at 207 S. Walnut Street in the City of Muncie, Indiana, to wit: Owner: Kent W. Shuff & Steven E. Fennimore; Legal Description: S&S Addition, pt. 24 feet x 125 feet. (Unit Tax Number: 15-16695000; Sidwell Number: 11-16-229- 013-000).

(39) The building known as UEA/Downtown Development Partnership Building, located at 407 S. Walnut Street in the City of Muncie, Indiana, to wit: Owner: Muncie Urban Enterprise Association, Inc.; Legal Description: Seitz Addition North 20 feet of lot 7, south 20 feet of lot 6. (Unit Tax Number: 15-16701000; Sidwell Number: 11-16-237-009-000).

(40) The building known today as 309 S. Walnut St. in the City of Muncie, Indiana, to wit: Owner: Renaissance Place LLC; Legal Description: Part of Lot 8 Block 24 in Brown's Donation to Muncietown, now City of Muncie, Delaware County, Indiana, described as follows: Beginning at the northwest corner of Lot 8 in Block 24 in Brown's Donation to Muncietown, now City of Muncie, as shown in the Records of Delaware County, Indiana, said corner being 0.4 feet east of a nail; thence north 89 degrees 39minutes 51 seconds east 100.41 feet along the north line of said lot; thence south 00 degrees 00 minutes 00 seconds 21.95 feet along the outside of a wall; thence south 00 degrees 1 minutes 55 seconds east 1.56 feet; thence south 89 degrees 39minutes 51 seconds west 100.39 feet along the center of a common wall to a point on the west line of said lot to a point 0.4 feet east of a nail; thence north 00 degrees 02 minutes 52 seconds west 23.51 feet to the point of beginning, containing 0.05 of an acre, more or less. (Unit tax number: 15-00338000; Sidwell number: 11-16-233-008-000).

(41) The building known today as 311 S. Walnut St. in the City of Muncie, Indiana, to wit: Owner: Renaissance Place LLC; Legal Description: Part of Lot 8 Block 24 in Brown's Donation to Muncietown, now City of Muncie, Delaware County, Indiana, described as follows: Beginning at a point on the west line of Lot 8 Block 24 in Brown's Donation to Muncietown, now City of Muncie, as shown in the records of Delaware County, Indiana, said point being south 00 degrees 02 minutes 52 seconds east 23.51 feet (assumed bearing) from the northwest corner of said lot and also being 0.4 feet east of a nail; thence north 89 degrees 39 minutes 51 seconds east 100.39 feet along the center of a common wall; thence south 00 degrees 11 minutes 53 seconds east 38.99 feet along the center of a common wall to a point on the south line of said Lot 8; thence south 89 degrees 39minutes 51 seconds west 100.36 feet to the southwest corner of said lot which is 0.4 feet east of a nail; thence north 00 degrees 02 minutes 52 seconds west 38.99 feet to the point of beginning, containing 0.09 of an acre, more or less. (Unit tax number: 15-00338000; Sidwell number: 11-16-233-008-000).

(42) The building known today as 313 S. Walnut St. in the City of Muncie, Indiana, to wit: Owner: Renaissance Place, LLC; Legal Description: Part of Lot 8 Block 24 in Brown's Donation to Muncietown, now City of Muncie, Delaware County, Indiana, described as follows: Beginning at a point on the south line of Lot 8 Block 24 in Brown's Donation to Muncietown, now City of Muncie, as shown in the records of Delaware County, Indiana, said point being north 89 degrees 39 minutes 51 seconds east 100.36 feet (assumed bearing) from the southwest corner of said lot; thence north 00 degrees 11 minutes 53 seconds west 40.55 feet along the center of a common wall; thence north 00 degrees 00 minutes 00 seconds 21.95 feet along the outside of a wall to the north

line of said Lot 8; thence north 89 degrees 39 minutes 51 seconds east 24.78 feet to a nail at the northeast corner of said lot; thence south 00 degrees 02 minutes 52 seconds east 62.50 feet to a nail at the southeast corner of said lot; thence south 89 degrees 39 minutes 51 seconds west 24.50 feet to the point of beginning, containing 0.04 of an acre, more or less. (Unit tax number: 15-00338000; Sidewell number: 11-16-233-008-000).

(43) The building known today as 419-421 S. Walnut St. in the City of Muncie, Indiana, to wit: Owner: Walnut Investors, LLC; Legal Description: Lots 9, 10, 11 and north 10 feet and west 39 feet of lot 12, Seitz Addition, City of Muncietown, now City of Muncie. (Sidwell Number: 11-16-237-011-000).

(44) That building known today as the Kelso Building and/or Health Iron Building at 116 S. Walnut Street. Legal Description: B D Add. S 41 ft.; Sidwell Number: 11-10-363-012-000.

(45) That building known today as St. Peter's Rock Foundation in Christ Church at 600W. Jackson St./117 S. Council St. Legal Description: Jackson's Donation S 85 ft.; Sidwell Number: 11-09-461-016-000. (Ord. No. 42-90, § 1, 11-12-90; Ord. No. 12-93, 5-3-93; Ord. No. 19-94, 5-9-94; Ord. No. 62-94, 12-6-94; Ord. No. 19-95, 6-5-95; Ord. No. 2-96, 3-4-96; Ord. No. 17-96, 5-13-96; Ord. No. 22-96, 6-10-96; Ord. No. 15-98, 5-11-98; Ord. No. 37-99, 10-4-99; Ord. No. 24-00, § 1, 7-10-00; Ord. No. 25-00, § 1, 7-10-00; Ord. No. 3-02, §§ 1—5, 2-4-02; Ord. No. 34-03, 12-1-03; Ord. No. 38-05, 6-6-05; Ord. No. 10-06, 4-3-06; Ord. No. 11-06, 4-3-06)

Appendix H: Timeline Photo Credits

The following are the sources for the images in the Muncie History Timeline. The sources are listed in the same order as the corresponding images appear in the timeline.

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Photograph Courtesy of Susan Lankford.

DWNTWN Logo Courtesy of the Muncie Downtown Development Partnership.

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