



**GRAY & PAPE**  
HERITAGE MANAGEMENT

18-81101

Survey of Historic Resources in the Town of Whitestown,  
Boone County, Indiana  
FINAL

Prepared for:

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## **EXECUTIVE SUMMARY**

In July 2018 Gray & Pape, Inc., under contract to the Town of Whitestown, Boone County, Indiana, completed a reconnaissance-level survey (Survey) of buildings over fifty years of age within an approximately 4 square-mile (2,560-acre) area within the boundaries of the Town of Whitestown north of East 450 South and excluding the Walker Farms planned unit development (Survey Area). The objective of the survey was to identify and record these buildings and to identify those possessing historical significance so that they can be properly considered in Town preservation, planning, and community development projects.

Gray & Pape initially surveyed more than 300 properties that appeared to be fifty years of age within the Survey Area and recorded 209 of these on individual survey forms created specifically for this survey. A survey report (Survey Report) was prepared that summarized the historical periods and architectural trends represented by the extant buildings, identified buildings possessing historical significance, and offered recommendations of individual buildings and districts that merit consideration for historic at the federal, state, and local levels.

The study identified four broad themes that are most evident in the extant buildings in Whitestown: agriculture; commerce and industry; residential construction, 1890 to 1945; and residential construction, 1946 to 1970. Based upon a general understanding of historical and architectural significance, and the specific areas of importance to the Town of Whitestown, including intensifying development pressure, Gray & Pape recommends that seventeen (17) individual properties be considered for eligibility for listing in the National Register of Historic Places and/or the Indiana Register of Historic Sites and Structures under Criterion C as representatives of an architectural style and/or type. Consideration of twelve (12) current or former agricultural properties is recommended for local designation per Chapter 2.37 Section 030 of the Town of Whitestown Municipal Code, and of five (5) additional individual properties known to possess historical significance to the local community. Gray & Pape further recommends that the Town of Whitestown consider local designation of five (5) separate historic districts per Chapter 2.37 Section 030 of the Town of Whitestown Municipal Code.

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# 1.0 INTRODUCTION

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## 1.1 Survey Objective

In July 2018 Gray & Pape, Inc., under contract to the Town of Whitestown, Boone County, Indiana, completed a reconnaissance-level survey (Survey) of buildings over fifty years of age within an approximately 4 square-mile (2,560-acre) area within the boundaries of the Town of Whitestown north of East 450 South and excluding the Walker Farms planned unit development (Survey Area) (Figure 1-1). The last survey of this kind to be conducted in Whitestown was in 1981 as part of the on-going state-wide Indiana Historic Sites and Structures Inventory, a joint project of Indiana Landmarks and the Indiana Department of Natural Resources, Historic Preservation & Archaeology (DHPA) that recorded seventeen (17) buildings deemed to be architecturally significant within the Survey Area.

In the years since that survey, more than a third of the recorded buildings have been demolished, and others have been substantially altered and their architectural integrity compromised. This is generally reflective of the broader historic building stock in Whitestown, which has experienced large-scale residential development and corresponding population growth over the past few decades. While the influx of new residents and an expanded tax base is beneficial in that it enables the expansion of public amenities and services, town planning documents emphasize the importance of retaining the unique identity and historic character of Whitestown through identification, protection, and reinvestment in heritage assets in the face of unprecedented growth. To that end, in 2005 the town created a special development area called the Legacy Core, generally defined as the historic downtown area (Figure 1-1), and in 2016 the Whitestown Historic Preservation Commission (HPC) was created to “ensure that the visual quality and historic integrity of Whitestown is preserved and protected” (HWC Engineering 2018:10).

In order to realize these goals, the HPC has recognized the need for qualified professionals to identify extant resources that merit special consideration as historic properties. Accordingly, the objective of this Survey was to identify and record historic buildings in the Town of Whitestown and to identify those possessing historical significance to enable their consideration in preservation, planning, and community development efforts.

## 1.2 Methodology

The Survey Area was determined by the Town of Whitestown. Fieldwork was conducted in July 2018 by Gray & Pape architectural historians meeting the Secretary of the Interior’s Professional Qualification Standards in that discipline. Prior to fieldwork, Gray & Pape reviewed historic maps and Boone County tax assessment records to identify buildings over fifty years of age (i.e., built in 1968 or earlier) within the Survey Area to inform survey planning. Once in the field, architectural historians used professional judgement to confirm the dates of construction of buildings within the Survey Area. Properties selected for survey were those that contained an extant primary resource that was judged to be over fifty years of age. Survey was conducted from the public right-of-way, from which all but a few primary resources were visible. In the few cases where owners or residents requested that their property not be included, surveyors respected those wishes.

Following fieldwork, Gray & Pape created an Excel spreadsheet of surveyed properties, imported information from the Boone County Assessor’s online GIS application, and plotted the locations of surveyed properties on ESRI ArcGIS. Gray & Pape initially surveyed more than 300 properties within the

Survey Area: of these, 209 were recorded on individual survey forms developed specifically for this Survey (Figures 1-2 and 1-3). Properties were eliminated from the original 300 in several phases. The first cut included those buildings that had been altered so significantly that their original historic form and characteristics were not apparent, regardless of their recorded or suspected date of construction. Additional cuts were made based upon dates of construction as determined through comparing the specific date indicated in the county GIS, which was frequently inaccurate, with a circa date of construction determined by architectural historians based upon professional experience. In cases where the two dates were within ten years of one another, the county GIS data was presumed to be correct. In cases where the two dates were widely disparate, the circa date was used.<sup>1</sup> All extant properties recorded in the 1981 DHPA survey were retained in the final list of 209 properties, regardless of their condition.

Concurrent with the fieldwork, Gray & Pape conducted historical research on the history and development of Whitestown to establish an understanding of the historical events and periods that defined the town and surrounding area. Of particular importance were historic maps, which provided detailed information about the downtown area from 1865 to the present. Another useful source was the Whitestown Indiana History website maintained by Mike Hancock and available at <http://whitestownhistory.com/index.html>, which includes documentary photographs of the downtown area and well-known buildings in Whitestown. A brief historical narrative, distilled from the research, is presented in Section 2.0 of this report (Survey Report).

Section 3.0 of the Survey Report links the historical trends discussed in Section 2.0 with the built resources recorded during the survey, identifying four thematic areas: agriculture; commerce and industry; residential construction, 1890 to 1945; and residential construction, 1946 to 1968. These thematic areas are the basis of the recommendations presented in Section 4.0.

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<sup>1</sup> Review of the Property Record Cards accessed through the Boone County Assessor's online GIS application revealed that in many cases the date of construction imported from the GIS was not the date of construction of the primary or historic resource on the property. For example, if significant renovations were undertaken in 2002 to a dwelling originally constructed in 1890, the date imported from the GIS would be 2002, even though the property record card often provided the original date.

Figure 1-1 Survey Area

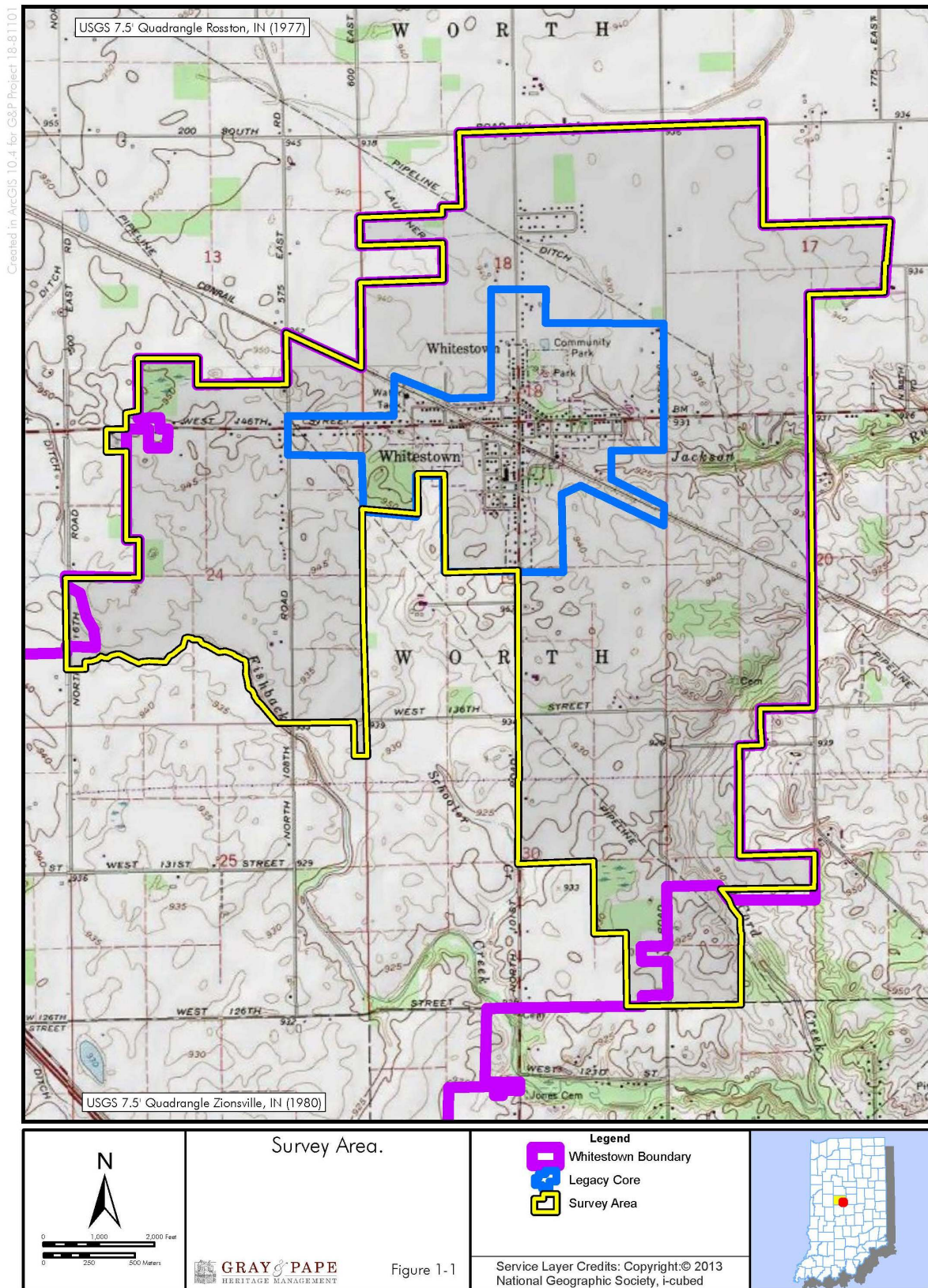




Figure 1-2 Surveyed Properties

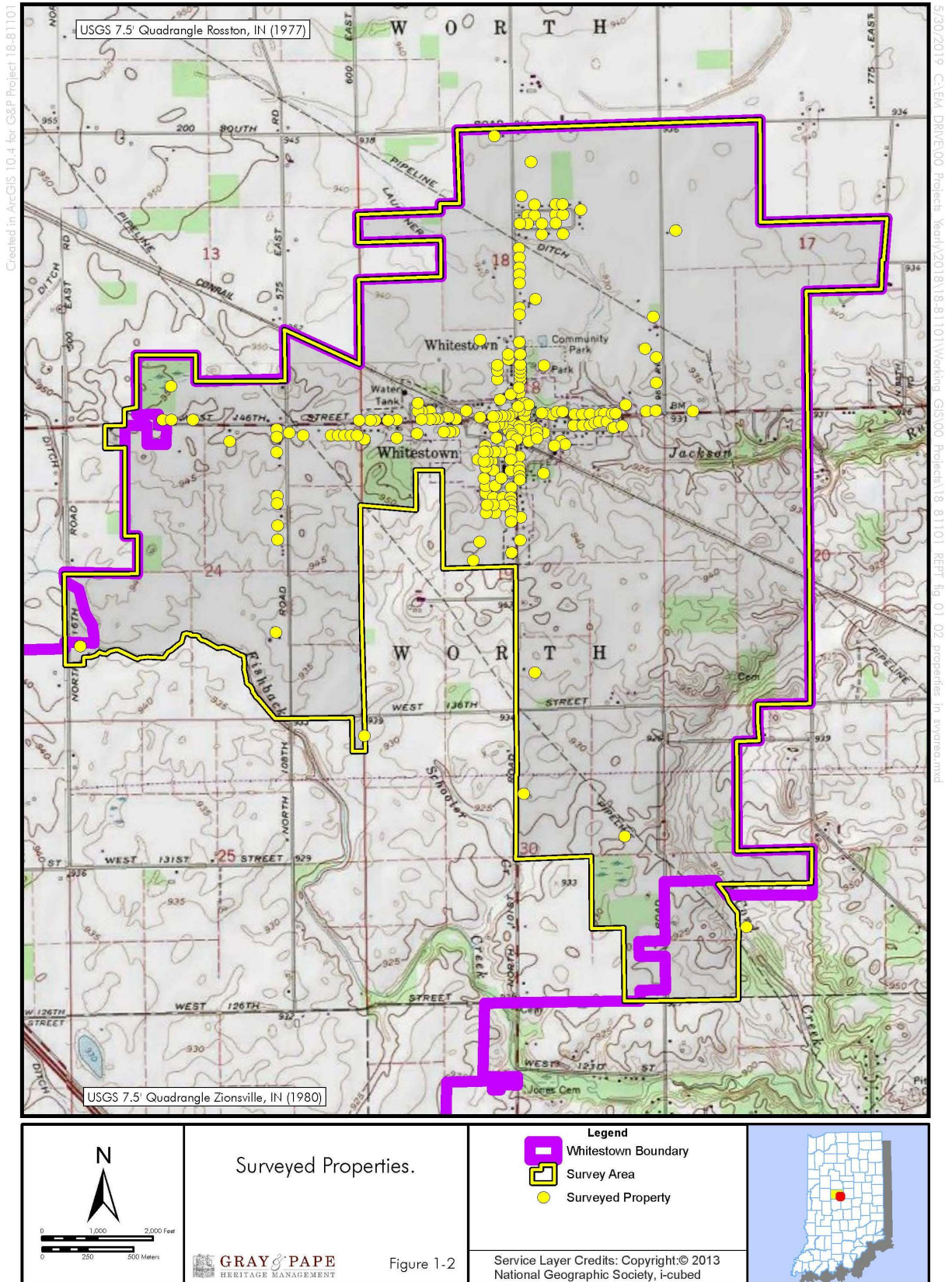
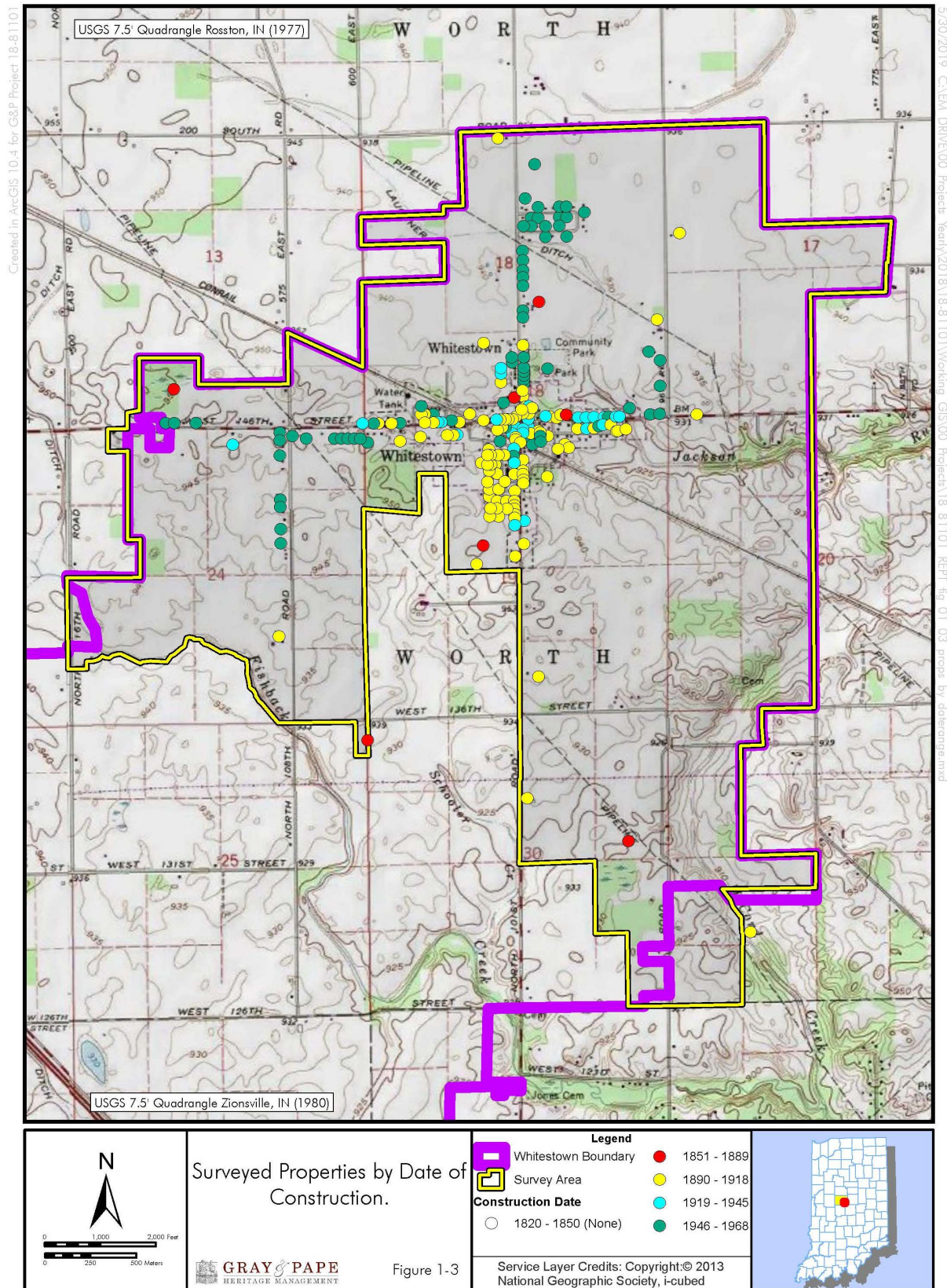




Figure 1-3 Surveyed Properties by Date of Construction



## 2.0 HISTORIC CONTEXT

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### 2.1 Early Settlement (1820 – 1850)

During the European contact period, the area that would become Boone County was populated by the Delaware, Miami, Potawatomi, and Wea Native American tribes, who traded with the French. The earliest permanent non-Native American settlers began establishing farmsteads in the area around 1820. Named in honor of American pioneer Daniel Boone, Boone County was organized in 1830, with just over six-hundred non-Native American residents enumerated in that year. It is bounded by Clinton County to the north, Montgomery County to the west, Hamilton County to the east, and Hendricks and Marion counties to the south (Boone Co. Atlas 1877:6). Also in 1830 the town of Lebanon was surveyed, platted, and named as the Boone County seat (Boone Co. Atlas 1877:7).

Early settlers found the region to be a vast landscape of heavily forested wilderness and level land and fertile soils. Patrick Henry Sullivan was the first known European settler in Boone County, purchasing land in 1823 in present-day Eagle Township. Although Sullivan was the first settler to purchase land, it wasn't until 1828 that a permanent settlement was established (Indiana Department of Natural Resources 1982:16).

John and James McCord and James White arrived in the area that would become Worth Township by 1830; however, Worth Township was not formally established until 1851. Throughout the 1830s, Philip Lucas, Henry Lucas, Daniel Buck, Abram Neese, John Peters, William Laughner, and Christopher Bowers were among many individuals who settled in Worth Township. These individuals would later become influential in the development of Whitestown. In 1837, the first school in the township was run by Henry Lucas, who also served as a justice and trustee.

From its beginnings Boone County was dominated by agriculture, and commerce and industry served to support the agricultural economy. Governed by the tenets of the Land Ordinance of 1785 and the Northwest Ordinance of 1787, farm tracts were delineated on the flat topography of Boone County in regular rectangular units according to the “rectangular system” of surveying. As forested lands were cleared for cultivation, sawmills became an essential feature on the landscape, and support trades including carpentry, wagon-making, and barrel-making established a foothold (Erdman 1978). During the nineteenth century, sheep and corn were the primary agricultural pursuits and farms were primary subsistence-size due to several factors: clearing and farming land was labor intensive and routes to markets were highly limited (Steelwater 2006:5).

The town of Whitestown was founded as New Germantown in 1849 by Abram Neese, who purchased eighty acres of land from John King in Section 19 and platted fifteen rectangular lots laid out in a regular grid plan for the establishment of the town (Sesquicentennial 2001). The town adopted the name Whitestown in 1851 when another village became known as New Germantown in Indiana. The town was named in honor of U.S. Senator and the first President of the Indianapolis, Cincinnati & Lafayette Railroad, Albert S. White, underscoring the symbiotic relationship between the town and the railroad. White was a prominent politician, who went on to serve as a federal judge for the U.S. District Court for Indiana, a leader in the fight against slavery, and a close friend of Abraham Lincoln.

Construction during this early period would have been primarily modest log and wood-frame buildings. Property types that would have been represented include farm and town dwellings, places of worship,

shops, and mills. No buildings constructed prior to 1851 are known to remain extant within the Survey Area.

## 2.2 Initial Railroad Growth (1851 – 1889)

By the 1840s plans were in the works for a railroad to run through Boone County. The Indianapolis to Lafayette segment of the Lafayette & Indianapolis Railroad – later the Indianapolis, Cincinnati & Lafayette (IC&L) Railroad – through Whitestown was completed in 1852, spurring economic development throughout the county. Although Whitestown was established several years earlier, Neese may have laid out the town in anticipation of the railroad, and his speculation paid off. The IC&L brought growth to the landlocked farming community by providing a fast and reliable way to transport agricultural products greater distances to more markets. Linking Zionsville to the southeast to Lebanon to the northwest through Whitestown, the railroad tracks bisected the rigid grid plan diagonally across South Main Street creating the distinctive town plan that is evident today. The Whitestown train depot was built along the railroad tracks on Abram Neese's land. Early commercial and industrial development in Whitestown was concentrated along the railroad corridor, promoting Whitestown's growth as an economic center in the area (Town of Whitestown 2015). Historic maps from 1865 (Cowles & Titus) and 1878 (Kingman Brothers) show the extent of development in Whitestown during the period (Figures 2-1 through 2-3).

Very few buildings constructed prior to 1890 were identified in the Survey Area, despite the known development during the period as evidenced in map and historical records (Figure 2-4).

## 2.3 Peak Railroad Growth (1890 – 1918)

By 1890, the railroad economy was established and Whitestown was approaching its peak years of development. Many of the most well-known and character-defining buildings of Whitestown date from this period, which is well represented in the extant building stock (Figure 5). It is during this period that the commercial and industrial corridors were built up, as were the residential neighborhoods on both sides of the railroad. Notable buildings in the commercial corridor date to this period, during which the earlier one-story, front-gable, wood-frame vernacular buildings of the farm town were replaced by more permanent and imposing brick-masonry commercial block buildings. Similarly, large two-story Queen Anne-style residences are constructed in the residential neighborhoods, and churches and schools to support them. Residential development in Whitestown was boosted in 1907 by the arrival of the Terre Haute Indianapolis & Eastern Traction Company, which became the second largest interurban line in Indiana (Hilton & Due 1960:278). The traction station in Whitestown was located at the corner of Peters and Pierce Streets until the closure of the line in 1932. The physical development of Whitestown during this period is illustrated in the 1905 and 1909 Sanborn Fire Insurance maps and the 1904 atlas (Figures 2-5 through 2-7).

The Survey revealed this period to be well-represented in the extant building stock of Whitestown (Figure 2-8).

## 2.4 Between the Wars (1919 – 1945)

Between 1919 and 1945 growth in Whitestown slowed considerably, although residential construction in the areas along East Pierce Street, Hardesty Street, and South Main Street is evident in the extant building stock (Figure 2-9). Dwellings from this period exhibit Craftsman-style features, including low-pitched gable roofs and wide overhanging eaves with exposed rafters.



## 2.5 Mid-Century Suburbanization (1946 – 1968)

As was the case throughout the United States, Whitestown experienced major population growth following the end of World War II, a trend that was reflected in the rise in homeownership and corresponding residential construction. Houses built during this period were overwhelmingly one-story brick veneer ranches finished in the Minimal Traditional style, often with garages, on parcels subdivided from formerly agricultural land along the major roads leading into Whitestown. This period is well represented in the extant building stock of Whitestown with numbers comparable to the 1890-1918 period (Figures 2-10 and 2-11).

## 2.6 Late Twentieth Century (1969-2000)

Beginning in the late 1960s, and particularly following the construction of U.S. Highway 65, 2.5 miles to the southwest, the once thriving downtown Whitestown declined significantly. According to local residents, the closure of Whitestown High School in 1963 and the subsequent cessation of train service were major blows to the economy and morale (Sedivy 1983). A diminished tax base led town leaders to consider unincorporating in the 1980s.

The economy, and the landscape, of Whitestown began to change dramatically in the late 2000s when 6,500 acres southwest of downtown were annexed in anticipation of construction of a mixed-use development. The area, which has a large commercial and retail complex, is referred to as Anson Mills, in honor of a local army officer and entrepreneur. Within the annexed land grew three neighborhoods; Walker Farms, Anson, and Eagles Nest, and the new developments dramatically increased the population from 471 in 2000 to 2,867 in 2010 (U.S. Census).





[illegible]



Whitestown, 1878  
(Real Estate Atlas  
1878).

LEGEND

- Survey Area
- Whitestown Boundary
- Legacy Core

Scale: 0 200 400 Feet / 0 50 100 Meters

Whitestown

Map showing property lots, street names (e.g., Main St, Smith St), and owner names (e.g., Trout's, Buck's, Weese's, Bowers).







Figure 2-5 Downtown Whitestown as depicted on 1895 Sanborn Fire Insurance Map

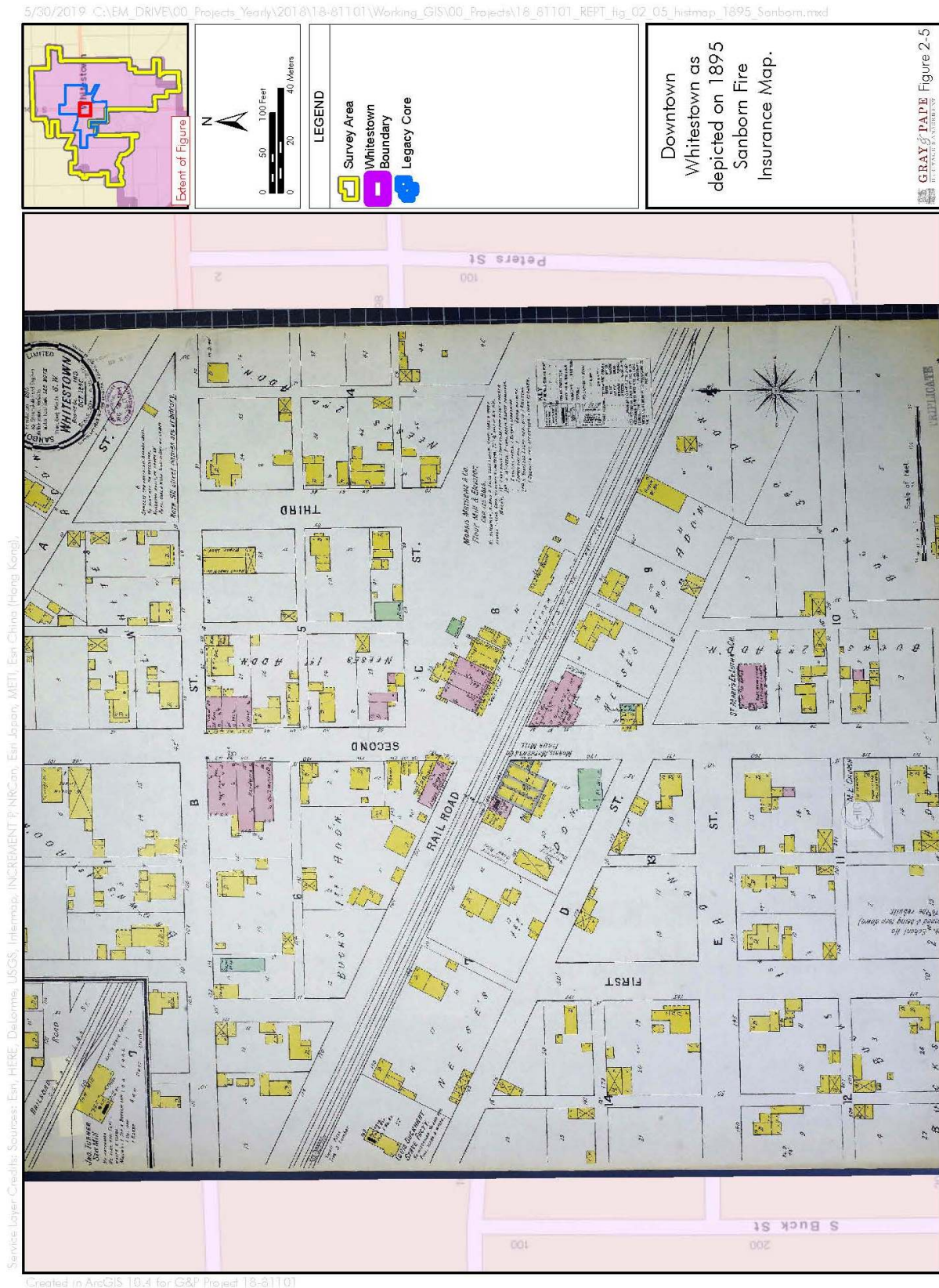
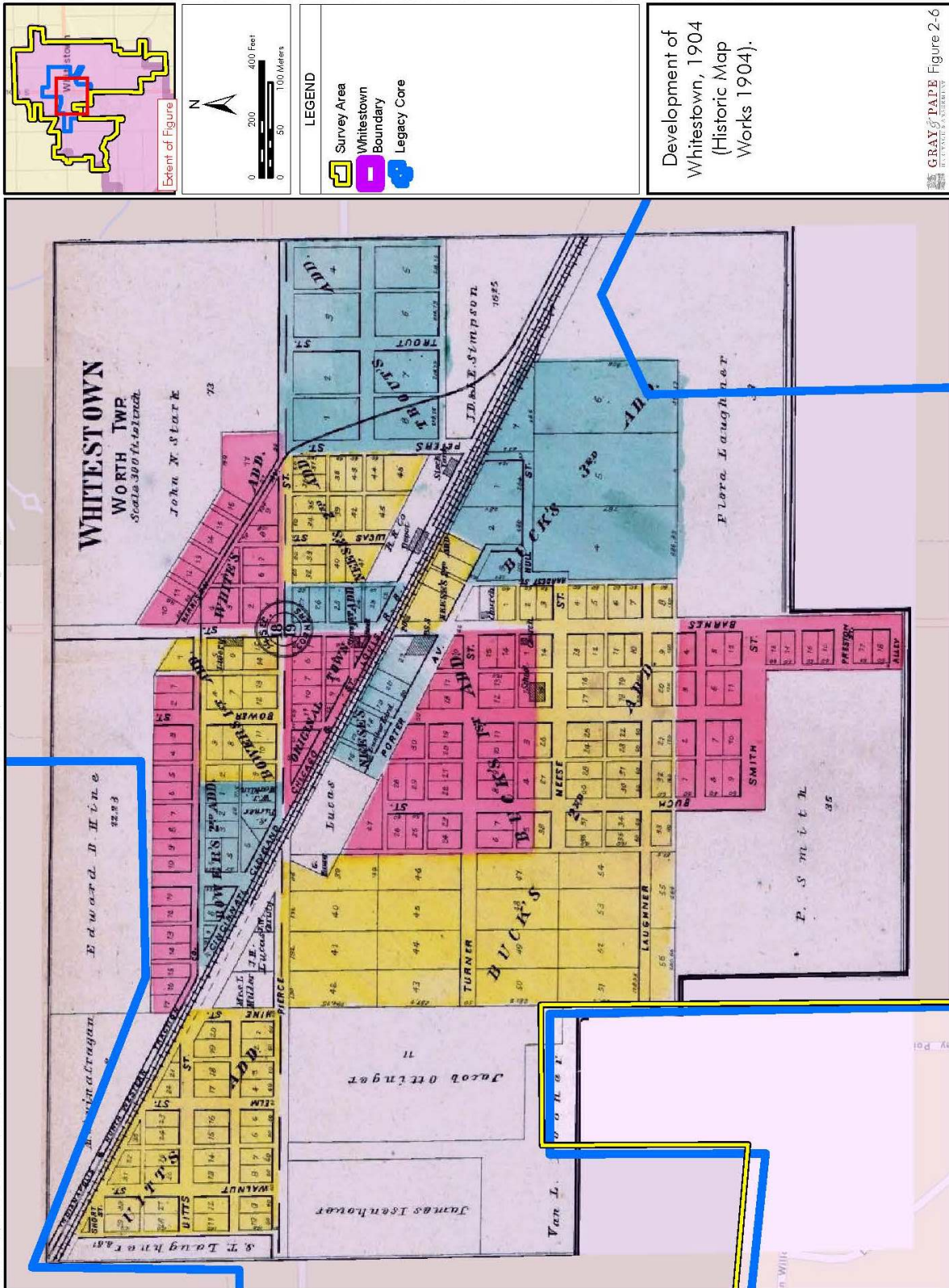




Figure 2-6 Development of Whitestown, 1904

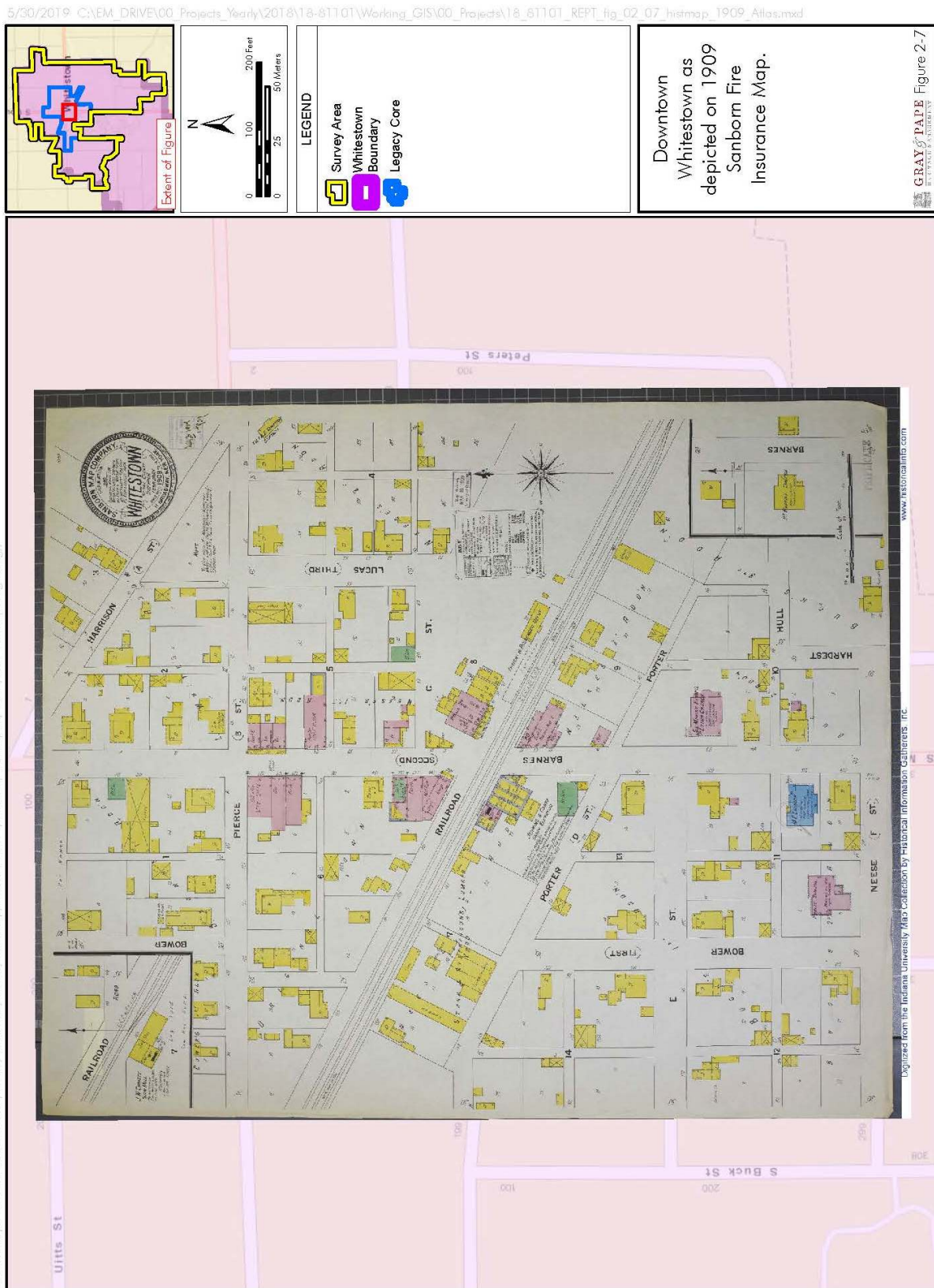
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Source: User Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong),

Created in ArcGIS 10.4 for G&P Project 18-81101

Figure 2-7 Downtown Whitestown as depicted on 1909 Sanborn Fire Insurance Map









USGS 7.5' Quadrangle Rosston, IN (1977)

W O R T H

13 18 17

Whitestown

Community Park

Water Tank

Whitestown

Jackson

24

W O R T H

25

20

30

USGS 7.5' Quadrangle Zionsville, IN (1980)

Legend

Whitestown Boundary

Survey Area

Construction Date

1919 - 1945 (n=28)

Figure 2-9

Service Layer Credits: Copyright © 2013 National Geographic Society, i-cubed



Figure 2-10 Survey Area on USGS Topographic Maps (1966, 1969)

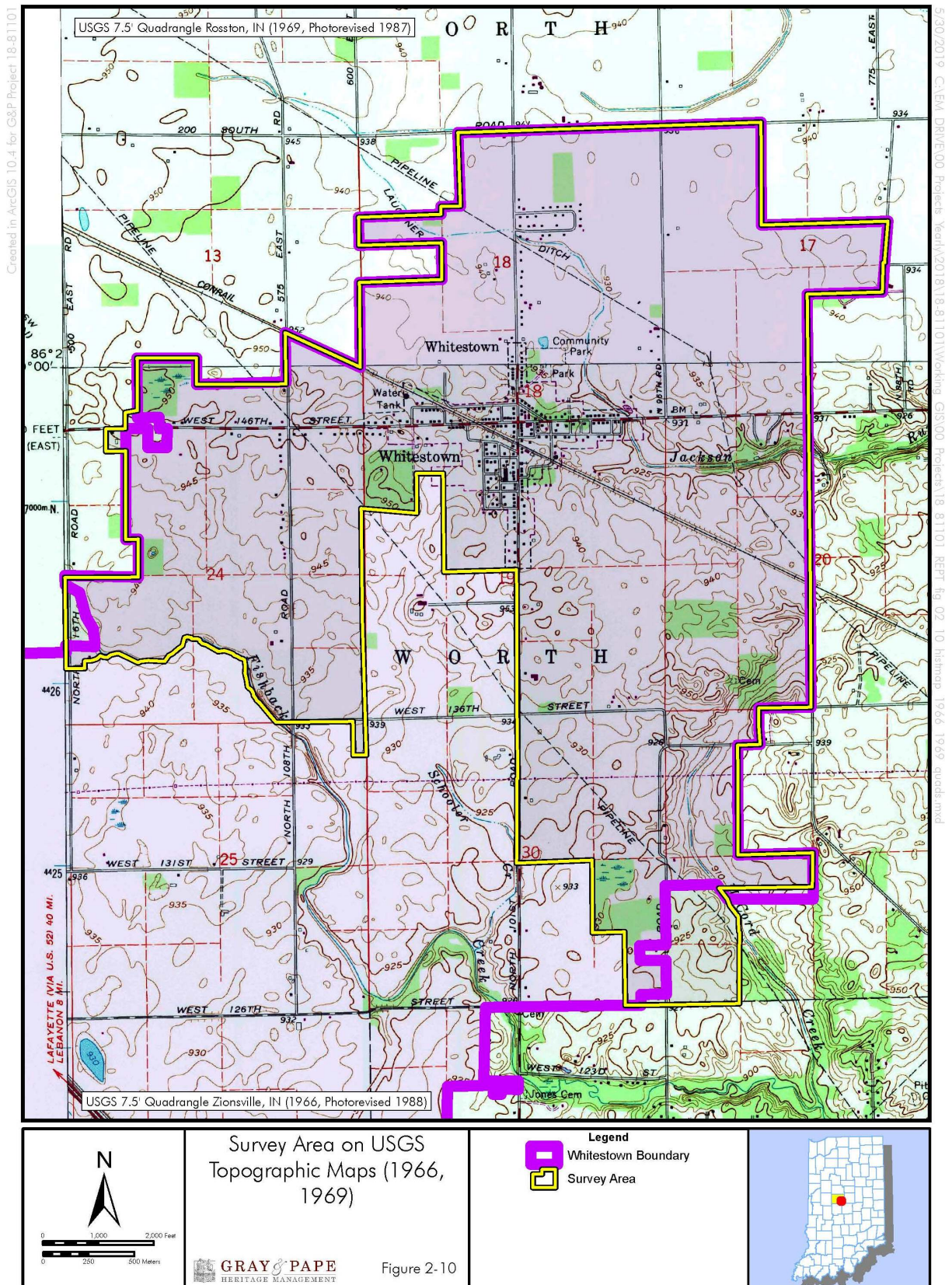
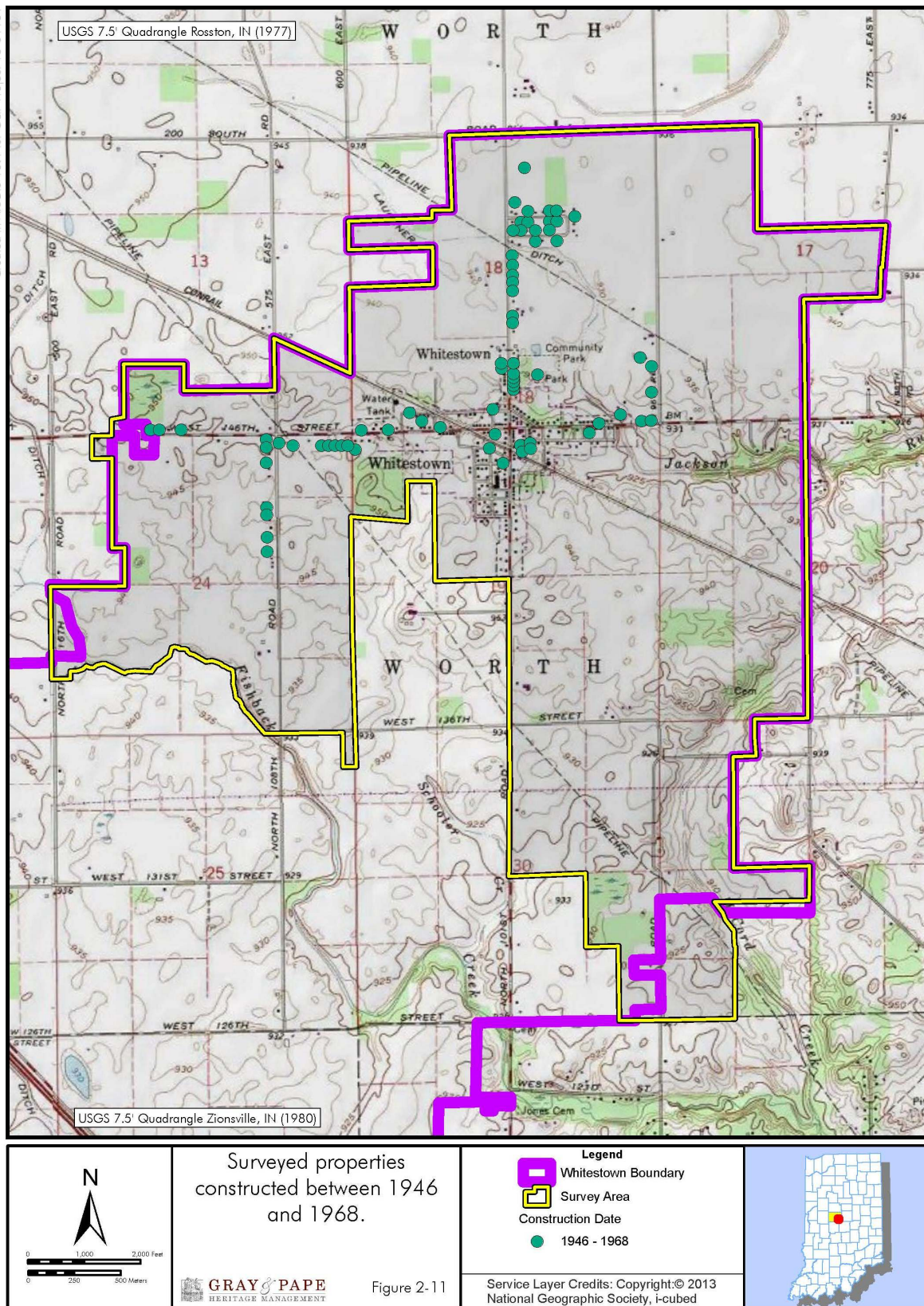




Figure 2-11 Surveyed properties constructed between 1946 and 1968



## 3.0 SURVEY RESULTS

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Gray & Pape surveyed more than 300 properties within the Survey Area. Through survey, historical research, and analysis, Gray & Pape identified several themes represented by the extant building stock: agricultural properties; commercial and industrial properties; traditional residential development; and mid-twentieth-century suburban residential development.

### 3.1 Agricultural Properties

The Survey Area includes several farmsteads that vary in historic integrity and construction dates. Historically known as a farming community, farmsteads were once more prominent in Whitestown, however, relatively few remain today. Typically, these properties include a main dwelling, agricultural outbuildings, and cultivated fields. Many of these properties feature dirt roads that access the multiple buildings and are tree-lined around the main dwelling. Examples are provided below.

The property at 2665 South County Road 650 East (Figure 3-1), constructed ca. 1901, features characteristically Queen Anne architectural details, like the wraparound porch and balusters. Replacement windows and siding have been applied, but the original form has been retained. Three outbuildings are located behind the main building and trees line the borders of the property.



Figure 3-1 2665 South County Road 650 East, 2018

The building at 2868 South County Road 575 East (Figures 3-2 and 3-3) was constructed in 1866 and includes a historical marker on the property that reads, "Built by Ambrose M. Laughner 1866." A second marker is the Hoosier Homestead Award, which recognizes farms that have been owned by the same family for 100 years or more. The building has had alterations, such as replacement siding and



windows, but has maintained the original elements of the Federal style. Historic photographs show that numerous agricultural outbuildings and the decorative eave overhang on the primary facade have been removed and or demolished.



Figure 3-2 Ambrose Laughner Farm, ca. 1900 (Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-3 Ambrose Laughner Farm, 2018

Constructed ca. 1905, the building at 802 South Main Street (Figure 3-4) features a sawn bargeboard and asymmetric façade. The original wrap-around porch has been enclosed. Three outbuildings are located at the rear of the building. The parcel of land is bounded by the development south of the Survey Area to the south and west.



Figure 3-4 802 South Main Street, 2018

While Whitestown was an established farming community prior to the construction of the railroad, the arrival of the railroad enhanced the production and transportation of crops enabling farmers to utilize the railroad for agricultural trading. The building at 5989 East Albert S. White Drive (Figures 3-5 and 3-6) is a farmhouse constructed ca. 1880 on the southern border of the Survey Area. Historic photographs illustrate the drastic alterations to the building, completely obscuring the historic character. Today the agricultural outbuildings do not exist, but instead have been replaced with a single-bay garage. The use of replacement siding and windows, along with the removal of the Queen Anne-style wraparound porch, have contributed to erasing the historic integrity.





Figure 3-5 5989 East Albert S. White Drive, ca. 1900 (Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-6 5989 East Albert S. White Drive, 2018



One of the more recent agricultural properties is at 5565 East County Road 300 South (Figures 3-7 and 3-8), constructed in 1925. The main dwelling features Craftsman features such as a low-pitched side-gable roof with a gabled dormer, exposed rafters and a full-width porch.



Figure 3-7 5565 East County Road 300 South, 2018



Figure 3-8 5565 East County Road 300 South, 2018

## 3.2 Commercial and Industrial Properties

The areas within the Legacy Core that have experienced the most change, and the greatest loss of historic fabric over time, are the commercial corridor of Main Street between Turner and Pierce Streets, and the former railroad corridor between Beckham and Peters Streets. While altered, these two corridors physically and historically define the development pattern of the downtown. Here the rigid grid plan of the Indiana plains and the crossroads community that developed naturally prior to 1851 is bisected by the 45-degree path of the railroad, creating two axes of economic activity. This is illustrated in the 1865 Cowles & Titus atlas of Boone County, which includes a detail of Whitestown (Figure 2-1). Although the buildings shown in 1865 do not remain, the development characteristics and function of the corridor remain evident in the extant buildings from the late nineteenth to early twentieth centuries.

According to historic maps and photographs many of the early commercial buildings were small wood-frame front-gable buildings. As the community grew and became more prosperous, many of these first-generation commercial buildings were replaced with brick and concrete block buildings. Adjacent to the former railroad tracks, on the west side of Main Street, is what appears to be the oldest extant commercial building in Whitestown. The two-story brick building at 8 South Main Street (Figures 3-9 and 3-10) was constructed ca. 1895-1905 is one of the most readily recognized landmarks in Whitestown because of its prominent location and high visibility. According to the 1895 Sanborn map, the original (south) portion of 8 South Main Street operated as a drug store (first story) and lodge hall (second story), possibly for the Independent Order of Odd Fellows (IOOF), while the one-story wood-frame north portion was occupied by a barber.

By 1902 the wood-frame portion of the building had been replaced by a wider two-story brick addition housing a general store and bank. The original building still housed a drug store and lodge hall, but by 1909 the lodge appears to have relocated to a newly constructed brick-masonry building further north on the east side of South Main Street. The two-story brick-masonry building at 6 South Main Street was present and housing a bank (Citizens Bank and Trust Company) by 1909. It is attached to but clearly distinguished from 8 South Main Street by the two recessed bays and bands of dogtooth brick just under the corbelled cornice. In 1909 8 South Main Street housed a drug store, wallpaper business, and restaurant.



Figure 3-9 8 Main Street, ca. 1905, prior to the construction of the Citizens Bank and Trust Company (Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-10 8 and 6 South Main Street, 2018



Two examples of early twentieth-century commercial buildings are 3 and 5 South Main Street (Figures 3-11, 3-12, and 3-13). Both one-story commercial buildings, these resources feature a front-gable roof with a false parapet storefront, and a full-width shed-roof overhang supported by posts sheltering the front façade. It is evident that 3 South Main Street has been recently renovated. Fresh paint covers the concrete block exterior with a darker hue on the parapet dentils creating a contrast that highlights the architectural details. Based on historic photographs and maps, the building at 3 South Main Street was constructed ca. 1930 (between 1909 and 1945) on the former location of a two-story brick building that housed a hardware store on the first floor and the Odd Fellows hall on the second floor. The original portion of 5 South Main Street also appears to date to ca. 1930, and by 1953 it had been expanded to its current size. The original function is not known, but the pressed-metal cladding on the façade and a cupola at the peak of the gable roof are intriguing features.

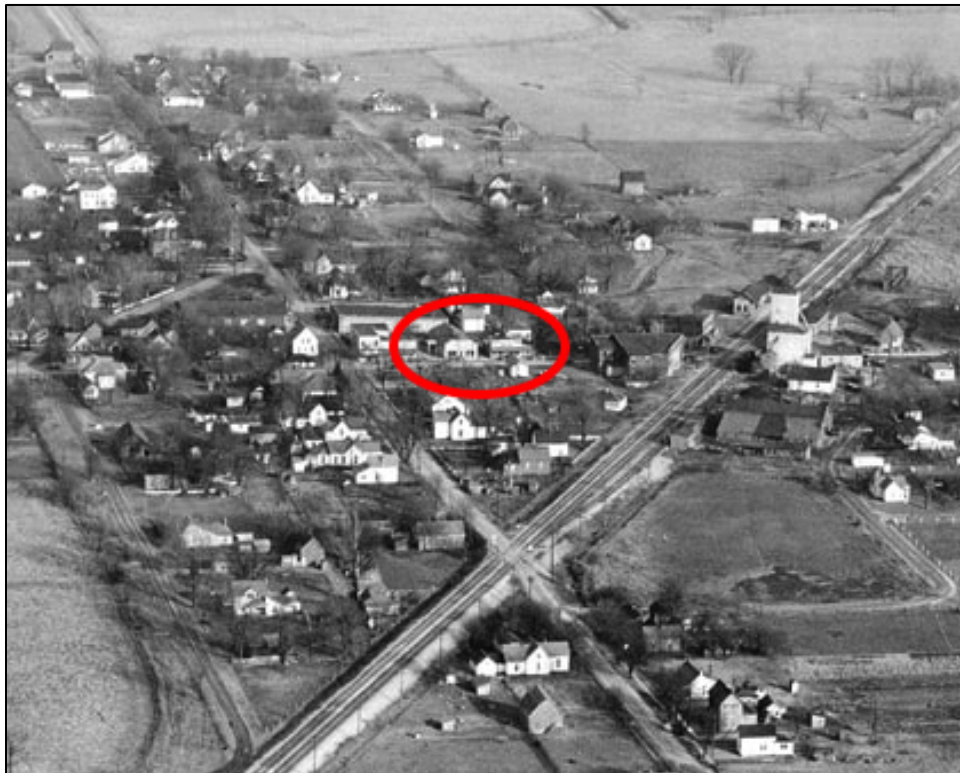


Figure 3-11 View southeast showing 3 South Main Street (circled), 1945  
(Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-12 3 South Main Street, 2018



Figure 3-13 3 South Main Street, 2018

Table 3-1. Commercial and Industrial Properties

Address	Date	Photo
3 South Main Street	Ca. 1930	
5 South Main Street	Ca. 1930	
8 and 6 South Main Street	Ca. 1895, Ca. 1905	



Address	Date	Photo
103 South Main Street	Ca. 1910	
190 South Main Street	1955	

### 3.3 Traditional Residential Development

The residential area north of the former railroad corridor is characterized by single-family dwellings lining the primary axis of Pierce Street and the secondary axis of Main Street. This basic pattern is in place as early as 1865, although extant buildings date primarily to the period from 1890 to 1945. Unlike the Commercial/Industrial area, the majority of primary resources in this residential area present prior to 1945 appear to remain and present a clear pattern of lot size, building scale, and setback. The largest historic houses in the Legacy Core are concentrated in this area along Pierce. As noted earlier, most of the buildings constructed prior to World War I do exhibit alterations and loss of historic materials.

The building at 502 South Main Street (Figures 3-14 and 3-15), constructed ca. 1910, is an example of an early structure that has undergone significant alterations and loss of historic materials. Historic photographs show that the building has retained its original front-gable form and wrap-around columned porch; however, replacement windows and doors are evident throughout, and artificial siding has been applied, obscuring the original delicate Colonial Revival-style wood details as well as some of the original openings (e.g., original first-story entry, center bay second-story window).



Figure 3-14 502 South Main Street, date unknown  
(Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-15 502 South Main Street, 2018



Due to the economic crisis the United States experienced during the Great Depression the growth of Whitestown was largely suspended. Exceptions to this include areas along East Pierce Street, Hardesty Street, and South Main Street which experienced minor growth during this time, including several Craftsman-style buildings. Identifying features of the Craftsman style include low-pitched gabled roofs, wide eave overhangs with exposed rafters, and porches. The Craftsman style is important to Whitestown because of the amount of remaining architectural features that have survived.



Figure 3-16 Early photograph of 104 East Pierce Street and the original owners, Walter Sinclair and his wife (Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-17 104 East Pierce Street, 2018

The Walter Sinclair house at 104 East Pierce Street (Figures 3-16 and 3-17) is a two-and-a-half story, rock-face concrete block, American Foursquare house constructed ca. 1905. The building features its original first and second floor full-width porches. Historic photographs show that there have been minor alterations to the building including replacement windows, asphalt-shingle roofing, a secondary entrance on the west façade, and the addition of a freestanding garage.



Figure 3-18 406 South Main Street, 1903 (Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-19 406 South Main Street, 2018



The dwelling at 406 South Main Street (Figures 3-18 and 3-19), the Alva and Edna Hine House, was constructed in 1903. Historic photos show that the house retains a good deal of historic integrity, despite the rear one-story addition and the reconstruction of the porch. It is one of the more intact representations of the Queen Anne style in Whitestown, exhibiting the cross-gable form, a bay window on the south elevation, diamond windows in the gable ends, and sawn bargeboard ornamentation. The Hine House (011-699-36011) was one of the 17 buildings in Whitestown included in the Indiana Landmarks/DHPA survey, and one of only five that retain historic integrity.

Adjacent to 406 South Main Street and architecturally similar to it is 404 South Main Street (Figure 3-20), which has retained much of its historic integrity. Constructed ca. 1901, the building features a multi-eave cross-gable roof, clapboard cladding, scrollwork bargeboards, a recessed porch, and spindlework on the porch.



Figure 3-20 404 South Main Street, 2018

The one-and-one-half story, Craftsman-style building at 209 Hardesty Street (Figure 3-21) was constructed ca. 1895 and features an asphalt-shingled low-pitched hipped-roof with exposed rafters and both a gabled and low-pitched shed dormer. The exterior is clad in wood clapboard which is in good condition. A full-width porch with historic columns and textured concrete block bases is on the primary west façade. The building has retained its historic integrity with the exception of fenestration. Windows are six-over-six replacement windows, however, they have maintained the original single and paired pattern. The exterior cladding is painted historically appropriate colors. Traditionally Craftsman houses were painted with colors that would blend into the surrounding environment, such as natural brown, sage green, and rust red. The neutral color palette would typically have one or two accent colors to accentuate architectural details, as seen on 209 Hardesty Street.





Figure 3-21 209 Hardesty Street, 2018

Like 209 Hardesty Street, the American Foursquare building at 207 South Main Street (Alva and Edna Hine House, Figures 3-22 and 3-23), constructed ca. 1910, has a two-toned exterior. Located at the corner of South Main Street and Neese Street (which accesses Hardesty Street), the building possesses many Craftsman features. The building is clad in wood shingles on the second story, while the first story, now obscured by replacement siding, was originally narrow clapboards. The low-pitched hip roof features a hipped dormer with tripartite fixed windows on the primary west façade. The original scrolled modillions have been obscured by artificial siding under the eaves. Although the building has replacement windows, fenestration throughout the building has retained the pattern of single, paired, and tripartite windows with crossetted lintels, characteristic of the style.



Figure 3-22 207 South Main Street, date unknown (Photo credit: <http://whitestownhistory.com/index.html>)



Figure 3-23 207 South Main Street, 2018

Table 3-2. Traditional Residential Properties

Address	Date	Architectural Form/Style	Photo
204 North Main Street	1918	Side Hall/Craftsman	
206 North Main Street	1924	Bungalow/Craftsman	
208 North Main Street	1920	Bungalow/Craftsman	



Address	Date	Architectural Form/Style	Photo
6 Smith Street	1901	Cross Gable/NA	
107 South Main Street	1904	NA/Romanesque Revival	
408 South Main Street	Ca. 1905	NA/Queen Anne	
5 West Pierce Street	1950	Cape Cod/Colonial Revival	

Address	Date	Architectural Form/Style	Photo
6 West Pierce Street	Ca. 1895	NA/Shingle	
68 West Pierce Street	Ca. 1895	Front Gable/Folk Victorian	
104 West Pierce Street	Ca. 1940	Side Gable/NA	
351 West Pierce Street	1901	I House/Folk Victorian	



Address	Date	Architectural Form/Style	Photo
402 West Pierce Street	Ca. 1900	Cross Gable/Vernacular	
502 West Pierce Street	1922	Bungalow/Craftsman	
8 West Turner Street	1908	Cross Gable/Vernacular	
102 West Turner Street	Ca. 1915	Bungalow/Craftsman	

### 3.4 Mid-Century Residential Development

Although most of these resources are located outside of the Legacy Core, the Mid-Century residential development in Whitestown is notable for its regularity, historic integrity, and ability to convey the important theme – locally as well as nationally – of post-World War II suburbanization. Examples west of the Legacy Core are concentrated along two roads – East 300 South and South 575 East. North of the Legacy Core Mid-Century properties are located along South 650 East. These properties are single-family dwellings almost exclusively built between 1946 and 1968. These properties are typical Mid-Century buildings, built on the outskirts of town on similar sized plots of land, approximately the same distance from the road. Many of the buildings feature an attached or detached single-bay garage.

As a self-contained subdivision, Allen Acres is particularly representative of the type. According to the Whitestown Assessor's online GIS application, the buildings in this development were constructed between 1952 and 1962. This neighborhood reflects the ubiquity of suburban development patterns. The U-shaped dead-end is referred to as East 225 South on the north portion and East 230 South on the south portion. Unless a corner lot, each parcel is 0.44 acres. Historic aerials show that there were no buildings north of 2514 South 650 East prior to 1952. These buildings have retained original massing, exterior siding, and original rooflines. Most of the buildings have retained original windows and entrances.

The property at 3042 South County Road 575 East (Figure 3-24) is a one-story ranch constructed in 1958. The dwelling features a low-pitched hip-roof clad in asphalt shingles and exterior walls clad in brick veneer. Fenestration throughout the building are a combination of sliding and picture windows flanked by one-over-one double-hung windows with decorative shutters. A single-bay freestanding garage is located northwest of the main dwelling. The building has retained a high-level of integrity.



Figure 3-24 3042 South County Road 575 East, 2018



The dwelling at 3390 South County Road 575 East (Figure 3-25) is a one-story ranch. Since substantial alterations have not been made, the building looks much as it did when it was constructed in 1959. The building features a low-pitched side-gable roof clad in asphalt shingles. Exterior walls are clad in a combination of painted brick and ashlar stone (or possibly simulated stone) veneer. A metal awning supported by decorative metal posts shelters the primary entrance and picture window, adjacent to the attached single-bay garage.



Figure 3-25 3390 South County Road 575 East, 2018

Built along the boundaries of the established downtown, one-story ranch houses are prominent in Whitestown. The property at 302 North Main Street (Figure 3-26) was constructed in 1953 and is a particularly noteworthy example of a ranch with a high-level of integrity. This building incorporates common traits such as low-pitched hipped roof, horizontal massing, stone veneer cladding, wide chimney, and attached garage.

Although most Mid-Century buildings in the Survey Area are ranches, there are several examples of split-level forms, which first appeared in suburban neighborhoods in the early 1960s. The building at 2792 South County Road 700 East (Figure 3-27) is an example of a split-level dwelling with minimal alterations that was constructed in 1964. This form features a two-story unit with a one-story wing. Other common traits, like building material, low-pitched roofs, and attached garage, apply to this form.






Figure 3-26 302 North Main Street, 2018



Figure 3-27 2792 South County Road 700 East, 2018







Table 3-3. Mid-Century Suburban Residential Development

Address	Date	Form/Style	Photo
6589 East County Road 225 South (Allen Acres)	1960	Ranch/Modern	
6671 East County Road 225 South (Allen Acres)	1958	Ranch/Modern	
6677 East County Road 225 South (Allen Acres)	1958	Ranch/Modern	

Address	Date	Form/Style	Photo
6625 East County Road 230 South (Allen Acres)	1962	Ranch/Modern	
6628 East County Road 230 South (Allen Acres)	1963	Ranch/Modern	
6685 East County Road 230 South (Allen Acres)	1964	Ranch/Modern	
5773 East County Road 300 South	1956	Ranch/Modern	



Address	Date	Form/Style	Photo
5827 East County Road 300 South	1957	Ranch/Modern	
5935 East County Road 300 South	1964	Ranch/Minimal Traditional	
5957 East County Road 300 South	1965	Ranch/Modern	
5975 East County Road 300 South	1968	Ranch/Modern	

Address	Date	Form/Style	Photo
2047 South County Road 650 East	1963	Ranch	
2235 South County Road 650 East	1963	Ranch/Modern	
2443 South County Road 650 East	1956	Ranch/Modern	
2507 South County Road 650 East	1958	Ranch/Modern	



Address	Date	Form/Style	Photo
2619 South County Road 650 East	1965	Split Level	
903 West Pierce Street	1958	Ranch/Modern	

## 4.0 RECOMMENDATIONS

### 4.1 Previously Identified Resources

#### 4.1.1 National Register of Historic Places

Established by the National Historic Preservation Act of 1966 (NHPA), the National Register of Historic Places (NRHP) is “the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. These contribute to an understanding of the historical and cultural foundations of the Nation” (U.S. Department of Interior 1997:1). There are over 90,000 properties listed in the NRHP nationwide, approximately 1,818 of which are located in the state of Indiana, and fourteen (14) in Boone County (Table 4-1).<sup>2</sup> Additionally, there is one NRHP-listed Multiple Property Documentation Form (MPDF) on *Rural Historical & Architectural Resources of Eagle Township (Boone Co.) & Pike Township (Marion Co.)*. MPDF are prepared for themes of NRHP-level historical significance that apply to multiple individual and discontinuous historic properties: individual properties are nominated for listing in the NRHP under these MPDFs. No properties within the Town of Whitestown are listed in the NRHP.

Table 4-1. NRHP-listed properties in Boone County

NRHP No.	Locality	Property Name	Street Address
86002703	Lebanon	Boone County Courthouse	Courthouse Square
08000569	Zionsville	Brock, Pryor Farmstead	8602 County Road 500 S
11000908	Lebanon	Cragun, Strange Nathaniel, House	404 W Main Street
09000754	Brownsburg	Howard School	4555 E County Road 750 S
NR 2431	Lebanon	Lebanon Courthouse Square Historic District	North, South, East, and West Streets
11000656	Zionsville	Maplelawn Farmstead	9575 Whitestown Road
14000068	Lebanon	Oak Hill Cemetery	935 E Washington Street
94000228	Mechanicsburg	Scotland Bridge	County Road 200 E over Sugar Creek
NR 2414	Zionsville	Simpson-Breedlove House	3650 S U.S. Highway 421
86002708	Thorntown	Thorntown Public Library	124 N Market Street
83000115	Zionsville	Town Hall (Castle Hall)	65 E Cedar Street
NR 2105	Zionsville	Traders Point Eagle Creek Rural Historic District	I-865, I-465, and Lafayette Road
09000421	Zionsville	Traders Point Hunt Rural Historic District	Old Hunt Club Road & County Road 850 E
NR 2377	Ulen	Ulen Historic District	Ulen Boulevard & East Drive
93000181	Lebanon	Van Nuys, Andrew B., Round Barn	Address Restricted

<sup>2</sup> Statistics are based upon the publicly-accessible list maintained by the NPS on its website at [https://www.nps.gov/nr/research/data\\_downloads.htm#spreadsheets](https://www.nps.gov/nr/research/data_downloads.htm#spreadsheets). At the time of the preparation of this report, the NPS website was not available due to the government shut-down. Gray & Pape utilized a previously downloaded list updated in 2015, so it should be noted that additional properties are likely to have been listed since then.



### 4.1.2 Indiana Register of Historic Sites and Structures

DHPA maintains the state-level Indiana Register of Historic Sites and Structures (State Register). All NRHP-listed properties are automatically listed in the State Register; however, not all properties listed in the State Register are listed in the NRHP. One property in Boone County is listed only in the State Register (Table 4-2). The Ambrose Neese House (former Whitestown Town Hall) was listed in the State Register until its recent demolition. No other properties in Whitestown are listed in the State Register.

Table 4-2. State Register-listed properties in Boone County

State Register No.	Locality	Property Name	Street Address
NR 0428	Lebanon	Jones, Jacob House	116 West North Street
NR 0208	Whitestown	Neese, Ambrose House*	South Main Street

\*No longer extant.

### 4.1.3 Indiana Historic Sites and Structures Inventory

The Indiana DHPA also maintains records of properties that have been identified and documented during historic building surveys. Survey forms for such properties may be accessed via DHPA's State Historic Architectural and Archaeological Research Database (SHAARD), accessible online at <https://secure.in.gov/apps/dnr/shaard/welcome.html>. Review of SHAARD revealed that the most recent historic building survey to cover Whitestown occurred in 1981 as part of the on-going state-wide Indiana Historic Sites and Structures Inventory, a joint project of Indiana Landmarks and DHPA. Seventy-two of Indiana's 92 counties have been recorded to date, including Boone County. Survey forms and summary reports have been digitized and are available online via the Indiana University – Purdue University Indianapolis (IUPUI) library website at <http://www.ulib.iupui.edu/collections/IHSSI>. The survey documented 1,303 properties in Boone County, seventeen (17) of which are within the Survey Area for this study (Table 4-3). The 1981 survey used the NRHP Criteria for evaluation as a guideline in determining which properties to document. Additionally, each property was given a rating: "outstanding" for those properties potentially eligible for listing in the NRHP; "notable" for those properties with the potential to be eligible for the State Register; and "contributing" for "sites and structures which contribute to the density, continuity, and/or uniqueness of the whole county or historic district, but which in their present condition do not appear to meet the general criteria for either the National or State Registers. These properties might be considered for inclusion in a county or city historic register program" (Indiana Landmarks and DHPA 1982: xiii).

Table 4-3. Properties in Survey Area Recorded in SHAARD

DHPA Site No.	Property Name	Street Address	Date of Construction	Rating (1981)	Condition (2018)
011-552-35010	House	2665 South County Road 650 East	1901	Notable	Extant, Altered
011-699-35011	Farm	2868 South County Road 575 East	1866	Contributing	Extant, Altered
011-699-35018	Farm	Across South County Road 650 East from Indigo Blue Boulevard	Ca. 1890	Contributing	No Longer Extant

DHPA Site No.	Property Name	Street Address	Date of Construction	Rating (1981)	Condition (2018)
011-699-35019	Farm	4411 South County Road 700 East	Ca. 1870	Contributing	Extant, Altered
011-699-36001	House	207 East Pierce Street	Ca. 1890	Contributing	No Longer Extant
011-699-36002	House	208 East Pierce Street	Ca. 1870	Notable	Extant, Altered
011-699-36003	House	104 East Pierce Street	Ca. 1910	Notable	Extant
011-699-36004	House	105 North Main Street	Ca. 1890	Contributing	No Longer Extant
011-699-36005	House	9 West Pierce Street	Ca. 1900	Contributing	Extant, Altered
011-699-36006	Ambrose Neese House	7 South Main Street	Ca. 1860	Notable	No Longer Extant
011-699-36007	Celestial Lodge No. 525	105 South Main Street	Ca. 1880	Contributing	No Longer Extant
011-699-36008	St. Marks Evangelical Lutheran Church	107 South Main Street	1904	Notable	Extant
011-699-36009	Methodist Episcopal Church	206 South Main Street	1905	Notable	Extant
011-699-36010	House	404 South Main Street	1901	Contributing	Extant
011-699-36011	House	406 South Main Street	1908*	Contributing	Extant
011-699-36012	House	108 Smith Street	Ca. 1880; Ca. 1915	Contributing	Extant
N/A	McCord Cemetery	East County Road 400 South & Zionsville Road	Unknown	Not Rated	Not Surveyed

\*Date in SHAARD differs from that assigned to the resource in this survey report.

As shown in Table 4-3, five (29%) of the seventeen properties recorded in 1981 have since been demolished, including one of the six rated as “notable” and four of the ten rated as “contributing.”<sup>3</sup> An additional five properties have been significantly altered, leaving just six of the original seventeen that retain sufficient historical integrity.

## 4.2 Threats to Historic Properties

### 4.2.1 Demolition

Gray & Pape’s survey revealed two substantial threats to historic properties in Whitestown – demolition and alteration. As illustrated above, over a third of the properties surveyed in 1981, specifically selected because they were the best examples of their type at the time, have since been demolished. Additional evidence of demolition is evident from old maps (e.g., Sanborn Fire Insurance maps) and documentary photographs of the commercial stretch of Main Street between Porter and Pierce Streets that show a more densely built collection of brick-masonry and wood-frame buildings. In the Legacy Core, demolition of historic buildings and replacement with new buildings have occurred, for example: the Celestial Lodge No. 525 on South Main Street, once one of the more imposing buildings in Whitestown, was replaced by the present building in 1984; the brick-masonry buildings at the southwest corner of North Main Street and Pierce Street, which were replaced by the existing building (Friendly Market) ca.

<sup>3</sup> Demolitions were confirmed through SHAARD, satellite imagery, ground truthing, and consultation with residents.



1930; and many of the light industrial buildings on the south side of the former railroad tracks between Peters and Beckham Streets. However, many additional buildings have been demolished and not replaced, for example: the former railroad depot downtown; dwellings on both sides of South 650 East at the entrance to Lions Park; and the Ambrose Neese House on South Main Street. Loss of buildings within the Legacy Core not only diminishes the streetscape aesthetics, as noted in the *Downtown Revitalization Master Plan*, but also detracts from the sense of place – the ability of the public to directly link the rich history of Whitestown to the current landscape – that is an essential component to a vibrant historic community (Whitestown 2012).

The most significant factor to the demolition of historic properties outside of the Legacy Core is large-scale suburban housing developments. According to the 2015 *Whitestown Comprehensive Plan Update*, the population of Whitestown increased five-fold between 2000 and 2010: this is reflected in the statistic that 66% of housing units in Whitestown were constructed after 1990 – 43% since 2005 (Comprehensive Plan 2015). The average commute time of Whitestown residents was documented at 23.9 minutes, with sixty percent of Whitestown residents working outside of Boone County, suggesting that many work in Indianapolis and are relocating to Whitestown as a less expensive alternative to housing prices in the city. The encroachment of suburban development is evident along all the major roads that radiate from Indianapolis, including I-65, and extending north from I-65 along South 650 East towards downtown Whitestown. Review of USGS topographic maps from the second half of the 20<sup>th</sup> century show two large farms in the area that is now Walker Farms: the substantial central building clusters (i.e., dwelling, domestic outbuildings, and agricultural buildings) once associated with these farms and visible on satellite imagery as late as 2003 have since been demolished as part of the development of Walker Farms. Directly adjacent to Walker Farms, on the east side of South Main Street (South 650 East), the farm recorded in 1981 as 011-699-35018, which featured an unusual brick-masonry dwelling constructed in 1885, was present on satellite imagery as late as 2006 but has since been demolished. Proximity suggests this may have been done in anticipation of more residential development.

#### 4.2.2 Significant Alteration

Second only to demolition in its adverse impact to historic resources in Whitestown is significant alteration. Change to buildings over time is common and does not necessarily obscure or destroy the character-defining features of a historic building. An addition for a bathroom, construction of a new garage, upgrading of mechanical systems, or enclosure of a porch are the types of activities that frequently and routinely occur to historic building as property owners modify the property to better meet modern needs. Wholesale renovation, however, unless it is done “in kind” (i.e., matching the original in composition, design, color, and texture) can so alter a historic building that it no longer looks like what it did in the past. The term of art used in evaluating properties for listing in the NRHP is “historic integrity,” defined as “the unimpaired ability of a property to convey its historical significance” (U.S. Department of Interior 1997:53).

During its survey of Whitestown, Gray & Pape observed that many of the buildings constructed before World War II, and a majority of the dwellings built prior to World War I, have been substantially altered to the degree that historic integrity is compromised. Because the survey was conducted from the public right-of-way and without property-specific research (e.g., deed research) into the history of each individual building and its use or occupants, Gray & Pape’s evaluation of historical significance was based primarily on the NRHP Criterion C, applicable if a property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may

lack individual distinction (U.S. Department of Interior 1997:17). In layman's terms, this criterion recognizes significant architecture or design and is, accordingly, very dependent upon historic integrity since it is in the physical design, materials, and workmanship that this is expressed. Throughout Whitestown – including within the Legacy Core and in the outlying rural areas – primary dwellings that date to the late 19<sup>th</sup> and early 20<sup>th</sup> century, a period well represented in the building stock of the town, have been substantially altered by the replacement or covering of original siding with synthetic siding, the replacement of original windows with modern windows, the removal or replacement of porches, the removal of distinctive architectural details and ornamentation such as chimneys and woodwork, and the replacement of roofing materials.

An example of this is the farmhouse at 5989 East Albert S. White Drive, identified as the “McCoy home” on the Whitestown Indiana History website (Hancock 2018). Comparison of the current building with the documentary photo reveals the extent of alterations – the porch has been removed, the fenestration pattern changed, windows replaced, and architectural details such as the diamond-shaped attic vents and the molded lintels obscured or removed. The alterations are so comprehensive that surveyors initially identified the building as new construction. An example within the Legacy Core is the dwelling at 208 East Pierce Street, photographed in the 1981 survey. One of the oldest houses remaining in Whitestown (ca. 1870), it has been altered so substantially that it is no longer recognizable as a historic building. Other examples include the dwellings 446 South Bowers Street (1908) and 4 Harrison Avenue (1901).

## 4.3 Safeguarding Whitestown's Built Heritage

### 4.3.1 National and State Registers

Both the NRHP and the State Register are honorary “no strings attached” designations that have no built-in safeguards or restrictions on what private owners can do with their historic properties (Dougherty 2019). As explained by DHPA, listing does:

- Give a property prestige and publicity;
- Provide protection for the property from federally assisted projects;
- Permit the owners of income-producing properties to use investment tax credits for certified rehabilitation; and
- Allow owners of certain publicly owned or publicly accessible, non-income-producing properties to apply for federal rehabilitation grants.

National and State Register listing does not.

- Prevent private owners from altering their property;
- Restrict the use or sale of the property; or
- Establish certain times that the property must be open to the public (DHPA 2019).



Accordingly, the two most substantial benefits that listing historic properties in the Town of Whitestown offers are to raise awareness of historic properties and appreciation of their importance, and to enable property owners to utilize tax credits for rehabilitation work. For income-producing properties (e.g., 8 South Main Street) listed in the NRHP, the federal government offers a Rehabilitation Investment Tax Credit (RITC) equal to 20% of rehabilitation costs – 4% over five years – consistent with the *Secretary of the Interior's Standards*. This is available to owners of income-producing properties that are individually listed in the NRHP or that contribute to a NRHP-listed historic district.

The State of Indiana offers two tax credits for rehabilitation of properties listed in the State Register: The Historic Renovation Grant Program, administered through the Indiana Office of Community and Rural Affairs (OCRA); and the Residential Historic Rehabilitation Tax Credit, administered by DHPA. OCRA's program offers \$10,000 to \$100,000 grants for up to 35% of exterior rehabilitation work to historic properties that are income-producing, "actively used in a trade or business," or "held for the rental or other use in the ordinary course of the person's trade or business."<sup>4</sup> DHPA's Residential Historic Rehabilitation Tax Credit offers a state income tax credit for 20% of qualified expenditures for rehabilitation to private residences where the total rehabilitation costs exceed \$10,000.<sup>5</sup> In all cases, the tax incentives may only be applied to historic properties as evidenced by their listing in the NRHP or State Register as an individual property or as a *contributing* property to a listed historic district.

During the survey Gray & Pape noted several properties with the potential to be eligible for individual listing in the NRHP on a local level under Criterion C, and/or State Register, because they are architecturally representative or notable and retain historic integrity (Table 4-4).

**Recommendation:** Gray & Pape recommends further research and on-site investigation to determine if the properties in Table 4-4 merit individual listing on the NRHP and/or State Register.

Table 4-4. Properties Potentially Eligible for Listing in the NRHP/State Register under Criterion C

Property Type	Street Address/Name	Date of Construction	Architectural Style/Form	Historic Integrity	Thumbnail
Commercial	6 South Main Street (Citizens Bank and Trust Company)	Ca. 1905	Commercial	Fair	
Dwelling	6 West Pierce Street	Ca. 1895	Shingle	Good	

<sup>4</sup> More information available on OCRA's website at <https://www.in.gov/ocra/hrgp.htm>, accessed 13 January 2019.

<sup>5</sup> More information available at DHPA's website at <https://www.in.gov/dnr/historic/3679.htm>, accessed 13 January 2019.






Property Type	Street Address/Name	Date of Construction	Architectural Style/Form	Historic Integrity	Thumbnail
Commercial	8 South Main Street	Ca. 1895	Commercial	Fair	
Commercial	65 East Pierce Street (Bel-Mar Products Corp.)	1923	Moderne	Good	
Dwelling	102 West Turner Street	Ca. 1915	Craftsman/ Bungalow	Excellent	
Dwelling	104 East Pierce Street (Walter Sinclair House, 011-699-36003)	Ca. 1905	Foursquare	Good	

Property Type	Street Address/Name	Date of Construction	Architectural Style/Form	Historic Integrity	Thumbnail
Dwelling	104 Smith Street	1901	Folk Victorian	Good	
Dwelling	203 Uitts Street	1908	NA/Front Gable	Fair	
Dwelling	209 Hardesty Street	1895, ca.	Craftsman Bungalow	Good	
Dwelling	302 North Main Street	1953	Modern Ranch	Good	

Property Type	Street Address/Name	Date of Construction	Architectural Style/Form	Historic Integrity	Thumbnail
Dwelling	351 East Pierce Street	Ca. 1925	Craftsman Bungalow	Good	
Dwelling	351 West Pierce Street	1901	Folk Victorian/I House	Excellent	
Dwelling	404 South Main Street	1901	Queen Anne	Good	
Dwelling	406 South Main Street (Alva and Edna Hine House, 011-699-36011)	1903	Queen Anne	Good	



Property Type	Street Address/Name	Date of Construction	Architectural Style/Form	Historic Integrity	Thumbnail
Dwelling	408 South Main Street	Ca. 1905	Queen Anne	Good	
Dwelling	506 East Pierce Street	1928	Craftsman Bungalow	Excellent	
Farm	5565 East County Road 300 South	1925	Craftsman Bungalow	Good	

As previously noted, Gray & Pape did not conduct property-specific research for these resources and the properties shown in Table 4-4 are those that could be readily identified as being of interest based upon their physical attributes (i.e., NRHP Criterion C). However, there are likely to be properties that are eligible for listing in the NRHP and/or State Register on a local level under Criteria A or B: Criterion A applies to properties that are “associated with events that have made a significant contribution to the broad patterns of our history,” and Criterion B is for properties that are “associated with the lives of persons significant in our past” (U.S. Department of Interior 1997:12-14). Because these Criteria are not based solely upon architecture, design, or other physical characteristics, the threshold for historic integrity is often lower.

For example, a farm may be eligible for listing under Criterion A because it is one of the few remaining actively cultivated properties in Whitestown and as such represents a historic way of life that defined the Town and the local area until the late twentieth century. If the farm retains its assemblage of dwelling, domestic outbuildings, and complement of agricultural buildings (i.e., barn, silo, corn crib, etc.) and

actively cultivated fields, then that may be sufficient for NRHP/State Register listing, even if the dwelling has replacement windows or the porch has been removed. An example under Criterion B might be the house where multiple generations of a founding family has resided. If the house still retains most of its original characteristics such that its first patriarch would recognize it, then that may be sufficient for listing. Nevertheless, regardless of the Criteria the NRHP/State Register standards for historic integrity are high, and it may be that such properties would more appropriately be designated at the local (Town) level.

**Recommendation:** Gray & Pape recommends that an intensive-level investigation be conducted by a qualified architectural historian to identify properties that may be eligible for listing in the NRHP and/or State Register under Criteria A and B. This should include property-specific research, including deed research, to identify associated individuals, and historical research to determine the relative importance of the property within the relevant context.

#### 4.3.2 Local Designation of Individual Properties

The Whitestown Municipal Code states that Chapter 2.37 regarding the HPC is “to preserve historic buildings that are important to the education, culture, traditions, and economic values of the town and to afford the town, historical organizations, property owners, and other interested persons the opportunity to acquire or to arrange for the preservation of these buildings.”<sup>6</sup> Among the power vested in the HPC is the ability to establish historic districts, which may be individual properties or collections of properties more commonly referred to as districts. Once a property or collection of properties are designated, under Phase I the HPC has the ability to review proposed demolition, relocation, or new construction within the boundaries of the historic property or district. Under Phase II, when the district is “fully established,” the HPC reviews:

- A conspicuous change in the exterior appearance of historic buildings by additions, construction, alteration, or maintenance involving exterior color changes;
- A change in walls or fences or construction of walls and fences, if along public ways; and A conspicuous change in the exterior appearance of non-historic buildings subject to view from a public way by additions, reconstruction, alteration, or maintenance.<sup>7</sup>

In addition to considering NRHP and State Register listing, which provides property owners with the opportunity to utilize federal and state tax incentives, Gray & Pape recommends that the Town of Whitestown and the HPC consider designation of the properties included in Table 4-4 under Chapter 2.37, Section 030 of the Municipal Code. Not only will designation help to prevent these few remaining intact properties from being demolished or altered in an inappropriate manner, as has occurred throughout Whitestown, but it also provides the opportunity for the HPC to prevent the loss of existing historic fabric and character-defining features. It is often the case that even when owners are aware of the historical significance of their property, they are not aware of the negative impact that inappropriate alterations can have. If given the opportunity to consult with those with the proper technical expertise, property owners may be persuaded to make in-kind repairs rather than wholesale replacement, and to identify less costly and more historically appropriate ways to make improvements related to energy efficiency, upgrades, additions, repair and replacement, and other personalized needs.

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<sup>6</sup> Chapter 2.37, Section 090(A), “Demolition of buildings.”

<sup>7</sup> Town of Whitestown Municipal Code, Chapter 2.37, Section 030(B), “Phased Districts.”


Designation of the identified properties will also provide the HPC with the opportunity to work with property owners to encourage the replacement of existing inappropriate materials, such as vinyl windows and synthetic siding, the earliest installations of which are now reaching the end of their lifespan, with materials that enhance rather than detract from the historic character of a property. In such a scenario a property may increase in historic integrity from fair to good, rather than the other way around. In the past twenty years, the options for owners of historic properties considering replacement materials have greatly expanded. Manufacturers of brick and stone, siding, windows, doors, asphalt shingles, moldings, hardware and many other elements that have an impact on the aesthetics of a building have developed products specifically for the historic and traditional home. Consultation with the HPC will give property owners the opportunity to explore these options.

#### 4.3.2.1 Local Designation of Agricultural Properties

Possibly the most threatened property type in the Town of Whitestown is the farm. The number of historically agricultural properties located outside of the Legacy Core within the Town of Whitestown is diminishing as farms are purchased by developers or land speculators, and with it, the agricultural history that Whitestown has identified itself with since its founding. In its survey, Gray & Pape identified several properties that are currently or were historically operated as farms (Table 4-5). The historic integrity of these properties ranges from good to poor, and with the exception of the two properties also listed in Table 4-1 (2040 South County Road 650 East, and 5565 East County Road 300 South), would not be eligible for listing in the NRHP. However, these properties appear to retain sufficient historic integrity to merit individual listing on the local level under Chapter 2.37, Section 030 of the Municipal Code.

**Recommendation:** Because agriculture is such an important theme to the history and identity of the Town of Whitestown, and in consideration of the imminent threat to these properties from suburban development, Gray & Pape recommends that the HPC explore potential designation of the properties in Table 4-5 for designation under Chapter 2.37, Section 030 of the Municipal Code. Work should include on-site investigation of the buildings, and property-specific research to confirm the historic agricultural use of the properties.




Table 4-5. Agricultural Properties that Merit Consideration for Local Designation

Street Address	Date of Construction (Primary Dwelling)	Architectural Style/Form (Primary Dwelling)	Historic Integrity	Thumbnail
701 West Pierce Street	Ca. 1915	Craftsman Bungalow	Fair	



Street Address	Date of Construction (Primary Dwelling)	Architectural Style/Form (Primary Dwelling)	Historic Integrity	Thumbnail
2375 South County Road 700 East	Ca. 1910	Foursquare	Low	
2040 South County Road 650 East	Ca. 1900	Queen Anne/L Plan	Fair	
2665 South County Road 650 East	1901	Cross Gable	Fair	
2730 South County Road 700 East	1901	Front Gable	Low	

Street Address	Date of Construction (Primary Dwelling)	Architectural Style/Form (Primary Dwelling)	Historic Integrity	Thumbnail
2868 South County Road 575 East (Ambrose Laughner Farm, 011-699-35011)	1866	Federal/Side Gable	Low	
3744 South County Road 575 East (Peabody Family Farm)	Ca. 1900	N/A	Fair	 (Image Credit: Google Earth)
3863 South Main Street (Bridle Oaks Farm)	1901	Vernacular	Fair	
4285 South Main Street	Ca. 1905	Vernacular	Fair	 (Image Credit: Google Earth)

Street Address	Date of Construction (Primary Dwelling)	Architectural Style/Form (Primary Dwelling)	Historic Integrity	Thumbnail
4411 South County Road 700 East (011-699-35019)	Ca. 1870	Federal	Low	
5565 East County Road 300 South	1925	Craftsman Bungalow	Good	
7116 East County Road 300 South	Ca. 1905	Vernacular/Front Gable	Low	

Part of the historical significance of agricultural properties is the associated farm land. It is understood that as the population of Whitestown grows, farm property owners will sell their land for development. Historic designation of these properties does not, by definition, prohibit this from occurring. Instead, it offers the HPC the opportunity to seek ways to preserve character-defining features of the farm as the land is redeveloped. One of the benefits of developing large tracts is that it enables the developer to absorb the cost of preservation and still be profitable. For example, the farmstead building cluster of dwelling, domestic outbuildings, and agricultural buildings, may be retained and restored while the outlying land is developed. Instead of fabricating a sense of place from a blank slate, a development built around a farmstead would retain its physical link with the past and enhance the connection that residents feel with the history of Whitestown. Preservation of chicken houses, outhouses, corn cribs, wagon sheds, silos, barns, fencelines, and other farm resources enables the agricultural story to be told while still allowing for growth.







#### 4.3.2.2 Local Designation of Other Individual Properties

Outside of the agricultural context, there are a few individual properties that merit consideration for local designation under Chapter 2.37, Section 030 of the Municipal Code for their rarity, historical significance, or association with events or individuals important to the history of Whitestown (Table 4-6). Properties included in Table 4-6 are those that Gray & Pape could identify based upon the survey, but it is expected that there are other properties that could be identified by local historians and residents.

**Recommendation:** Gray & Pape recommends that the HPC explore potential designation of the properties in Table 4-6 for designation under Chapter 2.37, Section 030 of the Municipal Code. Local historians and residents should be consulted to identify additional properties with local significance.

Table 4-6. Individual Properties that Merit Consideration for Local Designation

Property Type	Street Address/Name	Date	Architectural Style/Form	Historic Integrity	Thumbnail
Dwelling	608 South Main Street (J.T. Frank Laughner House)	Ca. 1880	Queen Anne	Fair	
Church	107 South Main Street (St. Mark's Evangelical Lutheran Church, 011-699-36008)	1904	Romanesque Revival	Excellent	
Church	206 South Main Street (Whitestown United Methodist Church and Parsonage, 011-699-36009)	1905	Romanesque Revival	Excellent	

Property Type	Street Address/Name	Date	Architectural Style/Form	Historic Integrity	Thumbnail
Gymnasium	86 East Pierce Street	1928	N/A	Low	
Dwelling	2868 South County Road 575 East (Ambrose Laughner Farm, 011-699-35011)	1866	Federal	Low	

### 4.3.3 National Register Designation of Historic Districts

Individual properties that merit consideration for NRHP, State Register, or local designation under Chapter 2.37, Section 030 of the Municipal Code represent a relatively small percentage of properties over 50 years of age in Whitestown. An individually designated property merits closer consideration in the issuance of certificates of appropriateness (COAs) because there is less historic fabric to convey its history. A NRHP district is defined as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (U.S. Department of Interior 1997:5). The ability to convey historical significance is not tied to a few selected properties: rather, individual properties that contribute to the district convey that significance collectively. Accordingly, there is more flexibility – or a lower threshold – with respect to historic integrity. As explained by the Department of the Interior:

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationships of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties... A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack distinction, provided that the grouping achieves significance as a whole within its historic context (U.S. Department of Interior 1997:5).

NRHP and/or State Register listing of historic districts within Whitestown would add no restrictions or administrative burdens to property owners who are not interested in utilizing federal or state tax

incentives. However, properties that contribute to a listed district would be eligible for tax incentives. As mentioned above, in those cases property owners must undertake rehabilitation that is historically appropriate, generally governed by the *Secretary of the Interior's Standards for Rehabilitation*. Accordingly, this is a step that the Town and the HPC could take to encourage the rehabilitation of historic properties.

As in the case of individual designations, the NRHP and State Register have high thresholds of historic integrity.

... the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole. A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical developments depends on how these properties affect the district's integrity (U.S. Department of Interior 1997:5).

Because of the extent of alteration to older properties within Whitestown, NRHP listing of historic districts in the Town would be challenging and possibly unsuccessful at one or both levels (i.e., federal and state), and would require a good deal of work on the part of a qualified architectural historian with in-depth experience describing and evaluating districts for these registers. Designation on a local level under Chapter 2.37, Section 030 of the Municipal Code may be a more feasible approach to safeguarding the built heritage of the Town.

**Recommendation:** Gray & Pape recommends that the HPC seek input from DHPA on the potential eligibility of districts within the Town for listing in the NRHP and State Register. As the office tasked with reviewing designation applications, DHPA can advise on the likelihood of designation prior to significant investment by the Town.

#### 4.3.4 Local Designation of Historic Districts

Local designation of historic districts in the Town of Whitestown would enable the HPC to prevent demolition of contributing properties and to guide alteration and new construction in a manner that enhances the historic character of the districts. As with individual designations, owners of contributing properties within a district would have the opportunity to consult with the HPC to identify less costly and more historically appropriate ways to make improvements. Demolition and alteration of non-contributing properties, and new construction within the district could proceed much as it does outside of a district, provided they do not negatively affect the historic character of the district as a whole. Establishment of local historic districts would support the *Downtown Revitalization Master Plan* goal to "promote economic development to create an identity that preserves Whitestown's small town charm and unique history, while fostering new growth opportunities," and help to realize the *Legacy Core District Master Plan* outcome of "enhancing what we have" (Whitestown 2012:43; HWC Engineering 2018).

**Recommendation:** Gray & Pape recommends that the HPC consider the historic districts proposed below (Figures 4-1 and 4-2) and put forth a recommendation to the Town Council to designate one or more under Chapter 2.37, Section 030 of the Municipal Code. We further recommend that the HPC and the Town develop a public outreach program to explain the benefits, and dispel the misconceptions, of historic districts.



#### 4.3.4.1 District 1 – Commercial/Industrial Core

Designation of a Commercial/Industrial Core Historic District in downtown Whitestown would ensure the preservation of the few remaining historic buildings in the district, and through HPC input, would encourage appropriate infill that preserves the traditional development pattern and scale of the district. A Phase I District may be sufficient to accomplish these goals and would provide more flexibility to allow for creative approaches to revitalization.

#### 4.3.4.2 District 2 – Residential (North of Former Railroad Corridor)

Designation of a Residential (North) Historic District in downtown Whitestown would prevent demolition of the contributing buildings that define the historic residential character of the area. It would prevent the further deterioration of the historic fabric through insensitive alterations, and through HPC input may elevate the historic integrity of the district over time. A Phase II District is appropriate for this area.

#### 4.3.4.3 District 3 – Residential Area (South of Former Railroad Corridor)

Designation of a Residential (South) Historic District in downtown Whitestown would prevent demolition of the contributing buildings that define the historic residential character of the area. It would prevent the further deterioration of the historic fabric through insensitive alterations, and through HPC input may elevate the historic integrity of the district over time. A Phase II District is appropriate for this area.

#### 4.3.4.4 District 4 – Mid-Century Residential (West of Downtown)

The importance of Mid-Century residential neighborhoods is recognized by the Department of Interior in the *National Register Bulletin Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places*, which states that these neighborhoods are generally eligible for listing in the NRHP under Criterion A as a reflection of “an important historic trend in the development and growth of a locality or metropolitan area.” Like thousands of other small towns across the United States, Whitestown experienced suburban growth during the mid-twentieth century as a response to the increased demand for housing created by the post-war “baby boom.” Historic aerial maps show that the area is essentially unchanged since 1950.

Designation of a Mid-Century (West) Historic District in Whitestown would prevent demolition of the contributing buildings that define the historic residential character of the area. It would prevent the deterioration of the historic fabric through insensitive alterations and preserve the historic integrity of the district. A Phase II District is appropriate for this area; however, because the historical significance of mid-century residential neighborhoods is not as readily apparent to the general public, the HPC may opt for a Phase I District.

#### 4.3.4.5 District 5 – Mid-Century Residential (North of Downtown)

Designation of a Mid-Century (North) Historic District in Whitestown would prevent demolition of the contributing buildings that define the historic residential character of the area. It would prevent the deterioration of the historic fabric through insensitive alterations and preserve the historic integrity of the district. A Phase II District is appropriate for this area; however, because the historical significance of mid-century residential neighborhoods is not as readily apparent to the general public, the HPC may opt for a Phase I District.

Figure 4-1 Historic Districts Recommended for Local Designation

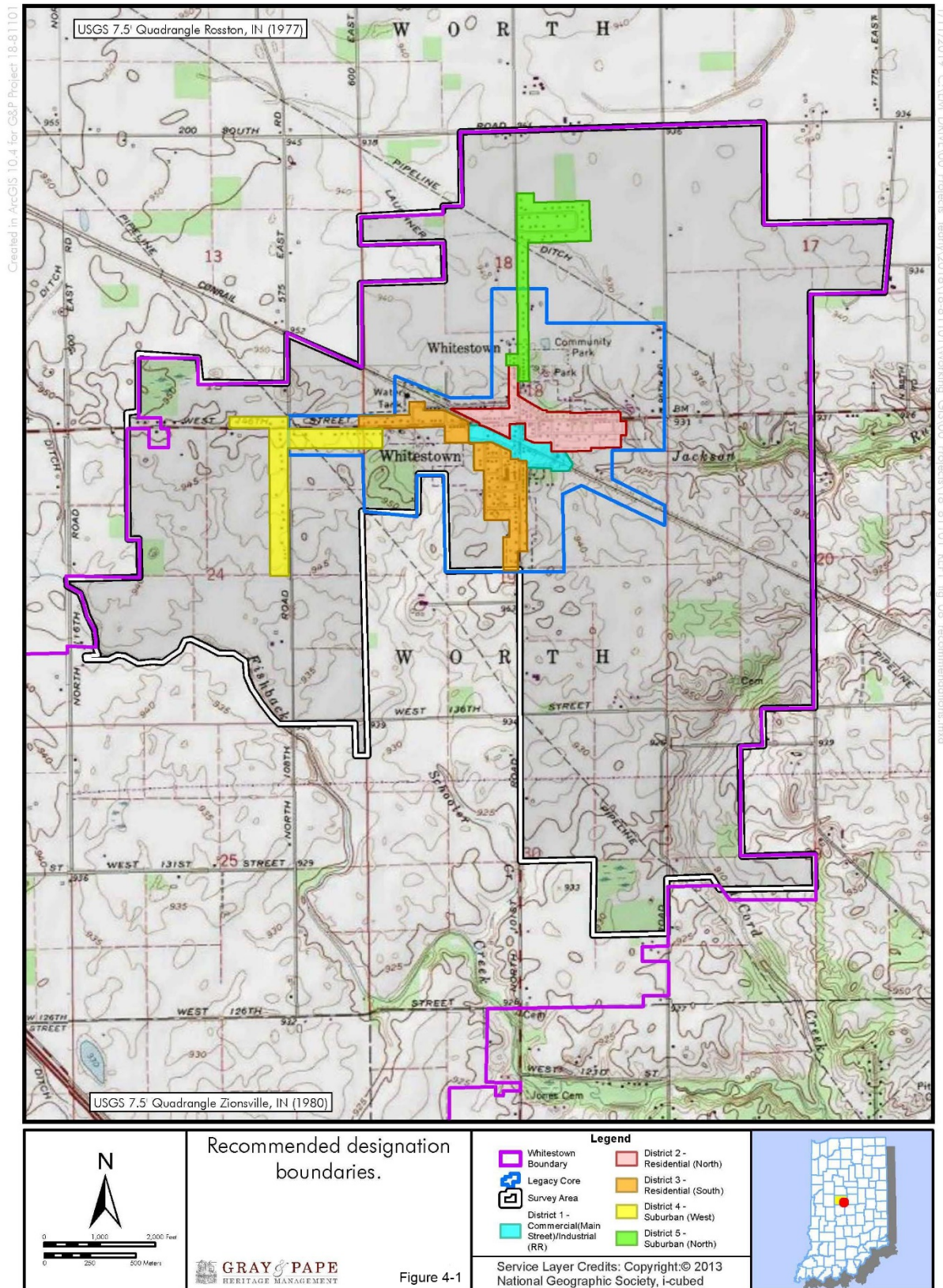
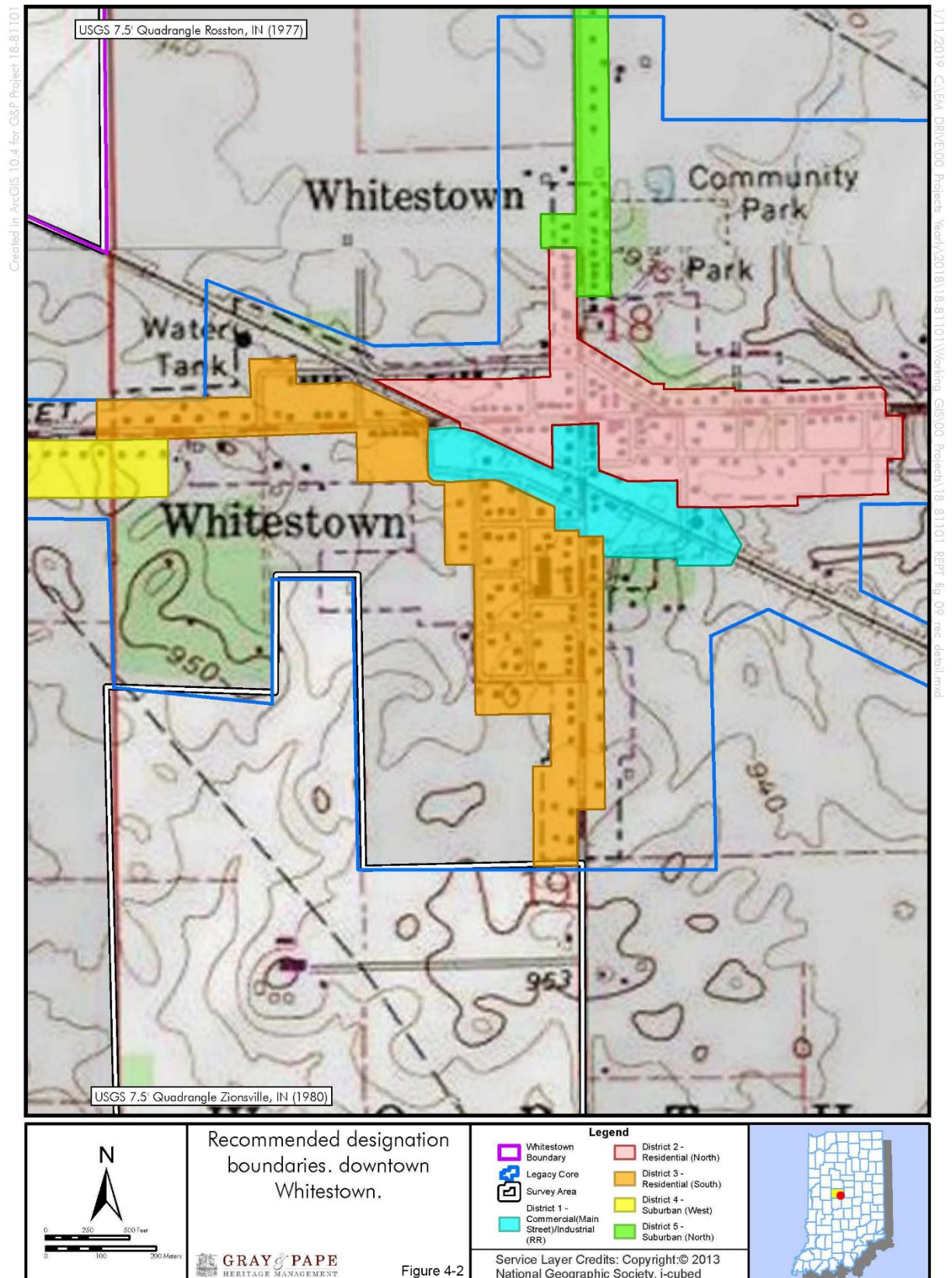




Figure 4-2 Historic Districts Recommended for Local Designation, Legacy Core





## 5.0 CONCLUSION

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The survey recorded 209 properties over fifty years of age within the Survey Area. Individual survey forms were created for these properties and a survey report was prepared to present the results of the reconnaissance survey, including Gray & Pape's recommendations for potential historic designation at the federal, state, and local level.

The study identified five time periods relevant to the development of Whitestown and the extant built resources in the town: early development (1820-1850); initial town growth (1851-1889); town maturation (1890-1918); between the Wars (1919-1945); and mid-century suburbanization (1946-1970). Gray & Pape also researched themes of local historical importance including agriculture, the impact of the railroad, and the rise and decline of the downtown commercial strip.

Gray & Pape recommends that seventeen (17) individual properties be further evaluated for eligibility for listing in the National Register of Historic Places and/or the Indiana Register of Historic Sites and Structures under Criterion C as representatives of an architectural style and/or type. Twelve (12) current or former agricultural properties are recommended for consideration for designation as historic districts per Chapter 2.37 Section 030 of the Town of Whitestown Municipal Code, as are five (5) additional individual properties known to possess historical significance to the local community. Lastly, Gray & Pape recommends that the Town Historic Preservation Commission consider local designation under the Municipal Code of five (5) separate historic districts.

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## **APPENDIX A: PROJECT PERSONNEL RESUMES**

## APPENDIX B: SURVEY FORMS