OMB No. 1024-0018

National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

Signature of certifying official/Title: Indiana DNR-Division of Historic Preservation and Archaeology State or Federal agency/bureau or Tribal Government In my opinion, the property meets does not meet the National Register criteria. Signature of commenting official: Date			
Indiana DNR-Division of Historic Preservation and Archaeology State or Federal agency/bureau or Tribal Government			
Indiana DNR-Division of Historic Preservation and Archaeology			
Indiana DNR-Division of Historic Preservation and Archaeology			
$\underline{\hspace{0.1cm}}$ A $\underline{\hspace{0.1cm}}$ B $\underline{\hspace{0.1cm}}$ C $\underline{\hspace{0.1cm}}$ D			
<u>national</u> <u>statewide</u> <u>x local</u> Applicable National Register Criteria:			
In my opinion, the property $\underline{\mathbf{x}}$ meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:			
I hereby certify that this <u>x</u> nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.			
As the designated authority under the National Historic Preservation Act, as amended,			
3. State/Federal Agency Certification			
2. Location Street & number: 4565 East State Road 18. City or town: Flora State: IN County: Carroll Not For Publication: Vicinity:			
(Enter "N/A" if property is not part of a multiple property listing			
<u>N/A</u>			
Other names/site number: Name of related multiple property listing:			
Other names/site number:			
1. Name of Property Historic name: Wagoner-Ayres House Other names/cite number:			

National Park Service / National Register of Historic Places Registration Form NPS Form 10-900 OMB No. 1024-0018 Wagoner-Ayres House Carroll County, IN Name of Property County and State 4. National Park Service Certification I hereby certify that this property is: entered in the National Register ___ determined eligible for the National Register ___ determined not eligible for the National Register ___ removed from the National Register ___ other (explain:) _____ Signature of the Keeper Date of Action 5. Classification **Ownership of Property** (Check as many boxes as apply.) Private: Public – Local Public – State

United States Department of the Interior

Public – Federal

Vagoner-Ayres House		Carroll County, IN
ame of Property		County and State
Category of Property		
(Check only one box.)		
Building(s x		
District		
Site		
Structure		
Object		
Number of Resources within Prop (Do not include previously listed re Contributing <u>2</u>		buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>1</u>	<u>0</u>	objects
<u>3</u>	<u>1</u>	Total
Number of contributing resources p	reviously listed in the N	ational Register <u>0</u>
6. Function or UseHistoric Functions(Enter categories from instructions.)	
DOMESTIC: single-dwelling DOMESTIC: secondary structure		
Current Functions (Enter categories from instructions.)	
DOMESTIC: single-dwelling		

DOMESTIC: secondary structure

Wagoner-Ayres House	
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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Italianate

Materials: (enter categories from instructions.)

foundation: BRICK walls: BRICK

SYNTHETICS: Vinyl

roof: STONE: Slate other: CONCRETE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The two-story brick Italianate cube was built in 1879 for William F. and Mary Wagoner. A one-story kitchen with shed roof and gabled summer kitchen were an early addition to the back of the house or original to the construction of the home. About 1910, a wrap-around porch featuring cast concrete block and columns was added by the second owners.

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Narrative Description

The two-story brick Italianate cube was built by the William F. Wagoner family in 1879 on the north side of the main route leading east from the town of Flora to the Michigan Road. The Wagoners purchased 60 acres and constructed the home which served as the homestead for the family farm. By 1910, a wrap-around porch with cast concrete block and columns replaced a smaller, original porch centered on the façade over the original central entry (photo 01). A late 20^{th} century family room and garage were attached to the northwest corner of the home off the kitchen.

A wide gravel drive leads from State Road 18 to the north, wrapping around to the attached garage on the west and to an assembly of buildings on the east. The homestead retains two buildings (photo 08) east of the house including a c. 1920 garage (contributing) and pole building (non-contributing). An old iron hand pump (contributing object) is located off the east side of the house. The hand pump (left side of photo 02) is immediately south of a long concrete sidewalk that leads from the east side of the house to the gravel drive. A second concrete walk leads from the drive to a modern wood deck built behind the house (photo 02 and 06). Historic agricultural buildings associated with the farm are no longer extant, but were located northwest and east of the house and included livestock barns.

The two-story, cube house features a brick foundation and walls with 1/1 wood windows with stone sills and segmental brick arches. The windows and doors have metal shutters; the area under the arch is filled with wood. A frieze board tops the second story wall and large wood brackets support the eaves. The pyramidal roof is covered with slates in courses of flat-edged and fish-scale tiles. The home's c. 1910 wraparound porch has a foundation and walls composed of rusticated block in an open-coursing or lattice-like pattern (photos 01-03). The walls are topped with a concrete cap. Square piers with chamfered corners, also composed of rusticated block, rise above the caps and support fluted Doric columns, also concrete. Four columns are located along the front (south) and east facades. The columns support a tall beam with architrave that carries the porch's flat roof. A low-pitched gablet is centered in the front façade at the main entrance to the home (photo 03). A matching gablet is centered in the east façade, however, the east entrance to the porch and home are at the north end of the porch (photo 02).

The front (south, photo 03) façade features an entry composed of wood door with full window, side-lites, and transoms in the east half. The entry was moved from the center of the house to the east when the porch was added. The entry has a lintel composed of three courses of headers. A segmental-arched opening with 1/1 window is in the west half of the first story. Three segmental-arched openings with rectangular 1/1 windows are in the second story of the front façade. The east façade (photo 02) features a wood door with window in the top half in the north end of the cube portion's first story; the transom area of the door is covered with wood. Two 1/1 segmental-arched windows are located south of the door. Two 1/1 segmental-arched windows are located in the second story. The north end of the façade features the side of the brick, one-story gabled summer kitchen. The summer kitchen features two narrow 1/1 wood windows in its east wall and no fenestration in its south-facing wall that terminates the north end of the porch.

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The north façade (photo 06) of the cube portion of the house is covered at the bottom with the early addition of summer kitchen and enclosed porch. The second story features two 1/1 segmental-arched windows. The gabled summer kitchen is on the east end of the first story and has a wood door with window in the top half centered in its gable-front wall. A pair of modern casement windows is located in the enclosed porch area west of the summer kitchen. The remaining part of the early addition, at the west end of the first story, is covered with the late 20th century family room and garage addition (right side of photo 06). The late addition features a three-sided bay with tall windows and a porch door in the family room. The garage, located at the north end of the addition, features a pair of metal garage doors in its east wall. The early and late additions are covered with vinyl siding.

The west façade features two bays of 1/1 segmental-arched windows in the cube portion of the house (photo 04). A one-story addition with gabled roof is off the northwest corner of the cube. It features a cutaway corner with 1/1 wood window in its southwest corner. A tall 1/1 wood window is north of the cutaway corner. The late 20th century family room and garage addition extend to the north off this early addition (left half of photo 05). The late addition features three 1/1 wood windows and two brick chimneys. The early and late additions feature vinyl siding and asphalt shingles on their low-pitched gabled roofs.

The interior of the cube is arranged with one large room in the east half (photos 10-11) and two bedrooms in the west half of the first story (photos 12-13). The large room shows traces of the original wall that divided it into two (photo 10, right of center window). The ceiling beams were added when the rooms were combined, likely c. 1910. The staircase is off the southwest corner bedroom and extends up to a landing with open staircase and railing (photo 15). The second story is arranged with three bedrooms (photos 14, 16-18) and a large bathroom in the northeast corner photo 19). The two-story part has original woodwork, unpainted on the first floor and mostly painted on the second floor. The woodwork features nicely-detailed door and window casings with Eastlake style millwork and carving (photos 20-21), transoms, and five-panel wood doors. The staircase is enclosed on the first floor but features a railing with simple turned balusters on the second floor.

The summer kitchen off the northeast corner of the first story features a small back entry with laundry in its north half and a bathroom in its south half (photo 09). A doorway leads into the modern kitchen which is located in the early porch addition on the back of the house. A small dining room is in the west end (where the cutaway corner is located, photo 22). A doorway leads from the kitchen/dining area into the large family room addition to the north (photo 23). A doorway leads into the garage from the family room.

The original part of the house has wood floors, mostly covered with carpets, and plaster walls, mostly covered with wallpaper. The plaster ceilings are mostly covered with acoustic tiles with narrow cove moldings around the perimeter (c. 1950). The early and late additions have modern finishes including drywall and wood floors.

Wagoner-Ayres House Name of Property		S House Carroll County, II County and State
8. 5	Staten	nent of Significance
Appl	icable	e National Register Criteria
	k "x" :	in one or more boxes for the criteria qualifying the property for National Register
	A.	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	В.	Property is associated with the lives of persons significant in our past.
X	C.	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values or represents a significant and distinguishable entity whose components lack individual distinction.
	D.	Property has yielded, or is likely to yield, information important in prehistory or history.
		in all the boxes that apply.)
	A.	Owned by a religious institution or used for religious purposes
	В.	Removed from its original location
	C.	A birthplace or grave
	D.	A cemetery
	Е.	A reconstructed building, object, or structure
	F.	A commemorative property
	G.	Less than 50 years old or achieving significance within the past 50 years

Wagoner-Ayres House	Carroll County, IN
Name of Property	County and State
Areas of Significance	
(Enter categories from instructions.)	
ARCHITECTURE	
Period of Significance	
1879-c. 1920	
1077 C. 1720	
Significant Dates	
Significant Dates	
<u>1908</u>	
Significant Person (last name, first name)	
(Complete only if Criterion B is marked above.)	
Cultural Affiliation	
Architect/Builder (last name, first name)	
Architect Dunger (last name, in st name)	

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Period of Significance (justification)

The period of significance begins when the home was constructed in 1879 and concludes c. 1920 when the garage was constructed on the property. The home was sold in 1908 after which time a substantial remodeling was undertaken to construct a wraparound porch and garage. These features are significant to the appearance of the home, therefore, the late date of c. 1920 ends the period of significance.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Wagoner-Ayres House is eligible for listing on the National Register of Historic Places using criterion C under the area of architecture for significance. The house is one of the best examples of Italianate cube design in Carrolton Township, though altered c. 1910 with construction of an elegant cast concrete wraparound porch. The home's additional features, such as the attached summer kitchen, slate roof, and impressive, milled and carved wood Eastlake interior trim elevates its architectural significance.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Wagoner-Ayres House is a good example of the Italianate style, in cube form, used on the construction of a large brick country home (photo 01). While the house has an addition on the back, it still reads as a cube. The Italianate style was popular between 1850 and 1880, particularly in Midwestern towns where the expansion of railroads brought wealth to communities and created a building boom during the period. The style traces its roots to England as part of the Picturesque Movement; the movement rejected formal classical ideas of art and architecture that were popular for 200 years. The Picturesque Movement emphasized rambling, informal architecture, including rural Italian farmhouses and villas. As the style became popular in the United States, it was often modified and embellished into a truly Americanized style, typically in wooden construction, due to the plentiful timber in America. Cupolas, towers, and bracketed cornices became the style's hallmarks. The first Italianate houses were constructed in the United States in the late 1830s. The style was popularized by house pattern books by Andrew Jackson Downing during the middle part of the 1800s, but its popularity began to wane as it began to be replaced by the Queen Anne style in the last decades of the 19th century.

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The Wagoner-Ayres House's architectural features are in keeping with the popularity of the Italianate style during its construction date of 1879, though its interior woodwork refinements are more in keeping with the Eastlake style, which became popular and sometimes synonymous with the Queen Anne style by 1880. The house has simple brick segmental-arched window openings with stone sills and a bracketed cornice, common features of the style (photos 01-03). The home's baseboards, casings, and transoms over interior doorways are fairly typical of the Italianate style. However, the milled surrounds and corner blocks, some with hand-carved incised floral patterns, give the woodwork a higher level of craftsmanship and sophistication (photos 20-21). The horizontal lathe-turned spindle with finials, resting on small brackets, is an unusual refinement. Much of the first story woodwork remains unpainted.

The house type, the cube form, became popular beginning in the 1850s and may have been the precedent for American four square houses built in the 20th century. The house demonstrates the most common features of Italianate cubes with a low-pitched hipped roof. The early rear addition to the house, likely dating shortly after construction in 1879, features a brick summer kitchen and porch (later enclosed). The attached summer kitchen (right side of photo 02 and left side of photo 06) is an unusual, significant feature in its own right and includes the same level of craftsmanship afforded to the main house in its slate roof construction. While the large wraparound porch is a much later feature, c. 1910, it is also significant in its own right by virtue of its cast block construction, rusticated, and fluted Doric columns. The porch's columns and lattice-like walls of open coursing also add a level of sophistication to the home and bespeak the wealth generated from the Golden Era of agriculture (photo 01).

While not a dominant type, Italianate cube houses are found in most of Indiana's northern counties. The house is one of four Italianate cube houses surveyed in Carrollton Township. Two are listed in the Carroll County Interim Report as notable: the Wagoner-Ayres House and the house at the Wagoner Farm on CR 400 E. The other two are listed in the report as contributing and date to the 1880s. The Wagoner Farm house's front façade appears to be more like what the Wagoner-Ayres House originally was (three bays with small entry porch), but the home's condition is deteriorated and its brackets are far simpler. This makes the Wagoner-Ayres House the best example of the four, even in its c. 1910 altered condition.

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Developmental History/Additional historic context information

William F. and Mary Wagoner purchased 60 acres on which the house is located in 1879 and constructed the brick home. William was the son of Martin and Rosanna Wagoner, who emigrated from Ohio to Lafayette, then to Jackson Township, Carroll County about 1832. William was born at his parents' farm in 1851 and married Mary Niccum in 1876. They purchased the 60-acre property in 1879 for \$25 an acre, then sold it in 1908 for \$120 per acre. The couple raised five children in the home and were members of the Presbyterian Church.

The property was sold to Emerson F. Wagoner, the son of William F. and Mary Wagoner, in 1908. He farmed 120 acres and is likely responsible for making the early 20th century improvements to the home. Emerson married Cora Coldsmith and raised seven children at the home. Emerson Wagoner sold the property to Hoyte Mann in 1939, just before Emerson's death in 1940. Mann founded Mann Chevrolet in 1931 and through his daughter, the Ayres family has retained ownership of the property to today.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Carroll County, Indiana Historic Sites and Structure Inventory. Indiana Landmarks, 2011.

History of Carroll County, Indiana. Chicago: Kingman Brothers, 1882.

McAlester, Virginia. <u>A Field Guide to American Houses</u>. New York: Alfred A. Knopf, 2006.

Odell, John. <u>History of Carroll County, Its People, Industries, and Institutions</u>. Indianapolis: B. F. Bowen & Co., 1916.

United States Federal Census Records for Carroll County: 1850, 1860, 1870, 1880, 1900, 1910, 1920, 1930, 1940

Vagoner-Ayres House		Carroll County, IN
lame of Property		County and State
Previous documentatio	n on file (NPS):	
previously listed in previously determined designated a Nation recorded by History recorded by History		y # cord #
	ervation Office	
10. Geographical Data	vey Number (if assigned): (015-158-45026
Acreage of Property <u>L</u>	ess than one acre	
Use the UTM system		
UTM References Datum (indicated on US) NAD 1927 or	GS map):	
1. Zone: 16	Easting: 547548	Northing: 4488629
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting:	Northing:

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Verbal Boundary Description (Describe the boundaries of the property.)

Beginning approximately 210 feet east of the centerline of County Road 450 E with its intersection with State Road 18, on the north side of the road, face north and follow a line approximately 230 feet. Turn east and follow a line approximately 330 feet, then turn south and follow a line approximately 230 feet to the north side of State Road 18. Turn west and follow a line approximately 330 feet with the north side of State Road 18 to the point of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The homestead boundary includes the house and extant outbuildings and objects associated with the Wagoners and Ayres.

11. Form Prepared By

name/title: Kurt West Garner

organization:

street & number: 12954 6th Road

city or town: Plymouth state: IN zip code: 46563

e-mail: kwgarner@kwgarner.com

telephone: 574-780-1423 date: October 28, 2022

Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Wagoner-Ayres House

City or Vicinity: Flora

County: Carroll State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 12, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at front of house

1 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at east facade

2 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at front facade

3 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at west façade of cube portion of house

4 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at west facade

5 of 23.

Wagoner-Ayres House

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Name of Property

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Description of Photograph(s) and number, include description of view indicating direction of Looking southwest at north facade

6 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking southeast at garage and family room addition camera:

7 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking northeast at c. 1920 garage and pole building camera:

8 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east in toilet room located in summer kitchen

9 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking southeast in living room at side entry

10 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking southwest in living room at front entry camera:

11 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking southwest in northwest corner bedroom (first story) camera:

12 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking west in southwest corner bedroom (first story) camera:

13 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest in northwest corner bedroom (second story)

14 of 23.

Wagoner-Ayres House

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Name of Property

County and State Description of Photograph(s) and number, include description of view indicating direction of Looking south in stairway landing

15 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking south in southwest corner bedroom (second story) camera:

16 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking north in southwest corner bedroom (second story) camera:

17 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast in southeast corner bedroom (second story)

18 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking northeast in northeast corner bathroom (second story)

19 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking at baseboard trim and window casings in southwest corner bedroom (first story)

20 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking up at window casings and hood in southwest corner bedroom (first story) camera:

21 of 23.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west from kitchen into dining room

22 of 23.

Description of Photograph(s) and number, include description of view indicating direction of Looking west in family room camera:

23 of 23.

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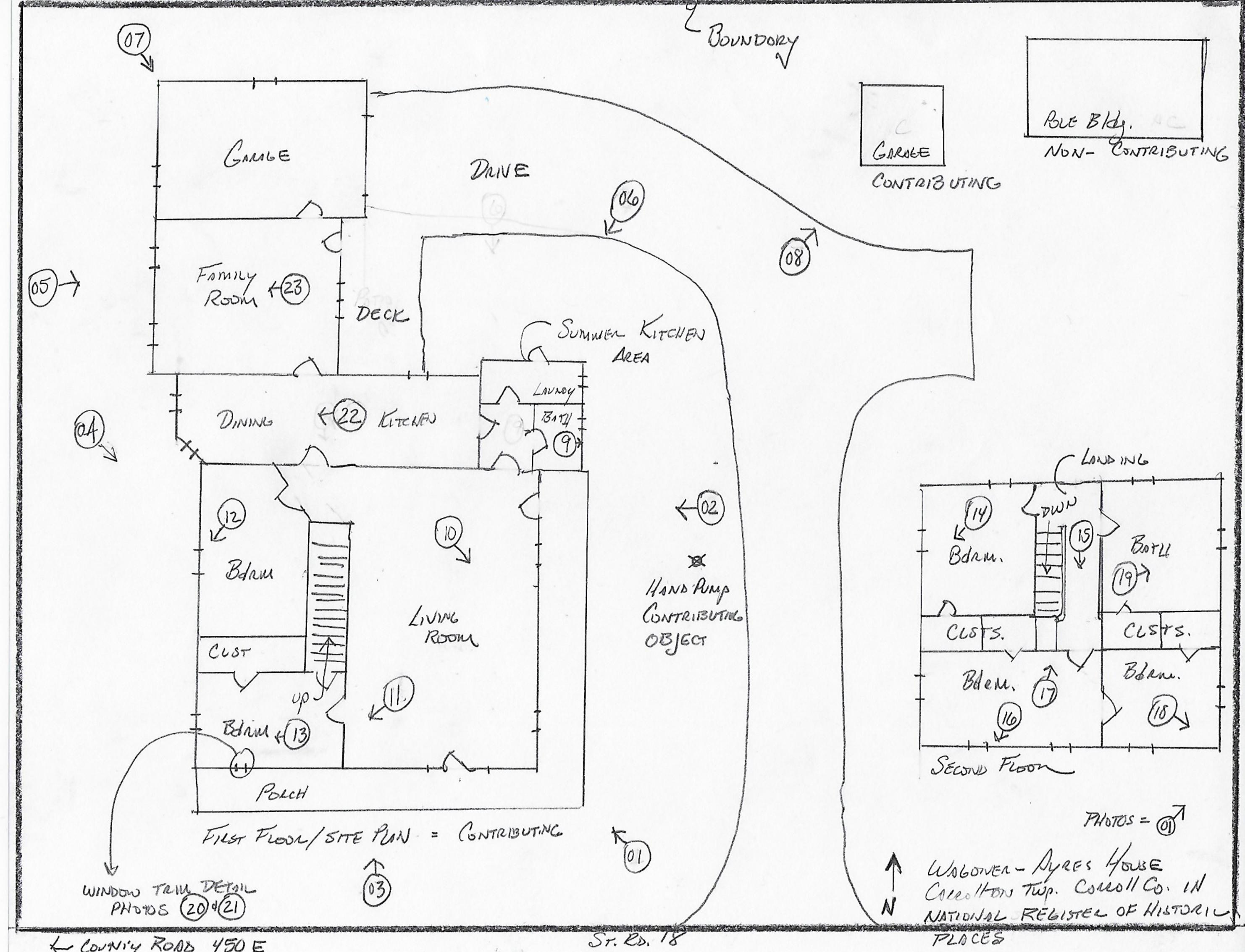
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seg.).

United States Department of the Interior

Name of Property

National Park Service / National Register of Historic Places Registration Form

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

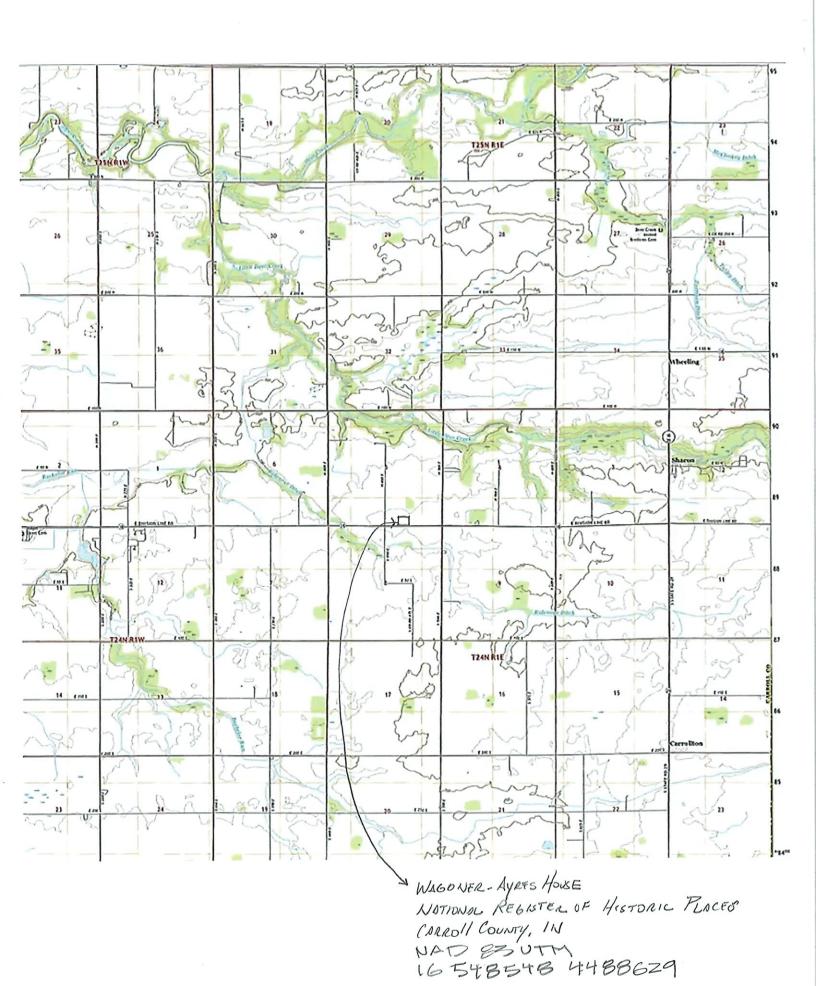




Wagoner-Ayres House National Register of Historic Places

Carroll County, IN Black line = Boundary







 $IN_Carroll County_Wagoner-Ayres House_0001$



IN_CarrollCounty_Wagoner-AyresHouse_0002



IN_CarrollCounty_Wagoner-AyresHouse_0004



 $IN_CarrollCounty_Wagoner-AyresHouse_0005$



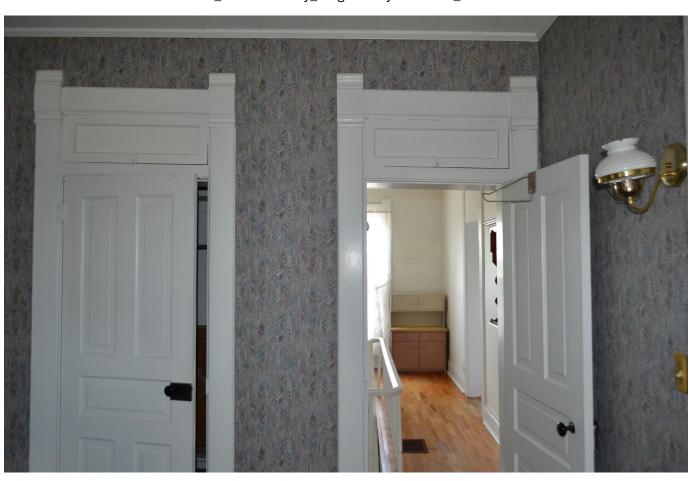
IN_CarrollCounty_Wagoner-AyresHouse_0008



 $IN_Carroll County_Wagoner-Ayres House_0010$



IN_CarrollCounty_Wagoner-AyresHouse_0013



IN_CarrollCounty_Wagoner-AyresHouse_0017