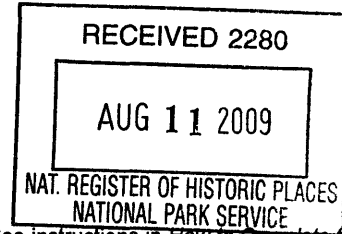


United States Department of the Interior  
National Park Service



758

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Morningside Historic District

other names/site number \_\_\_\_\_ 089-232-23000

2. Location

street & number Roughly bounded by east side of Washington, west side of Jefferson, 47<sup>th</sup> and 48<sup>th</sup> Streets N/A not for publication

city or town Gary N/A vicinity

state Indiana code IN county Lake code 089 zip code 46408

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James C. Moran 8/4/2009  
Signature of certifying official/Title Date

Indiana Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
- See continuation sheet
- determined eligible for the National Register.
- See continuation sheet

Signature of the Keeper

Date of Action

Patricia Andrews

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

Morningside Historic District  
Name of Property

Lake County, IN  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

**Category of Property**  
(Check only one box)

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

- private
- public-local
- public-state
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
99	22	buildings
1	0	sites
0	0	structures
0	0	objects
100	22	Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

Historic Residential Suburbs in the US

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single Family  
DOMESTIC: Secondary  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DOMESTIC: Single Family  
DOMESTIC: Secondary  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Colonial Revival  
Tudor Revival  
Bungalow/Craftsman  
Moderne  
Other: Ranch

foundation Concrete  
 walls STONE: Limestone  
Brick  
 roof Asphalt  
 other METAL: Aluminum  
SYNTHETICS: Vinyl  
WOOD: Weatherboard

**Narrative Description**  
(Describe the historic and current condition of the property on one or more sheets.)

**SEE ATTACHED CONTINUATION SHEETS**

Morningside Historic District  
Name of Property

Lake County, IN  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, 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.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significant within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**Areas of significance**

(Enter categories from instructions)

Community Planning & Development  
Architecture

**Period of Significance**

1916-1953

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Hess, Louis C.

**9. Major Bibliographical References**

**Bibliography**

(Cite the books articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination if individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # \_\_\_\_\_ recorded by Historic American Engineering Record
- # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Morningside Historic District  
Name of Property

Lake County, IN  
County and State

**10. Geographical Data**

**Acreeage of Property** Approximately 36 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	6
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4	7	1	5	6	0
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4	5	9	8	2	2	0
---	---	---	---	---	---	---

3 

1	6
---	---

4	7	1	9	1	0
---	---	---	---	---	---

4	5	9	7	8	0	0
---	---	---	---	---	---	---

2 

1	6
---	---

4	7	1	9	1	0
---	---	---	---	---	---

4	5	9	8	2	2	0
---	---	---	---	---	---	---

4 

1	6
---	---

4	7	1	5	7	0
---	---	---	---	---	---

4	5	9	7	8	0	0
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See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Carol Ann Schweikert, Historic Preservation Consultant

organization \_\_\_\_\_ date June 18, 2009

street & number 307 N. 10<sup>th</sup> Street telephone 317-776-1239

city or town Noblesville state IN zip code 46060

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 Or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Various

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**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 listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

**Estimated Burden Statement:** Public reporting burden for this is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Morningside Historic District is a residential neighborhood on the south side of Gary, Indiana, a city on the southern shores of Lake Michigan. Planners for U.S. Steel began construction for this community in 1906. Morningside, located about six miles south of Lake Michigan, is in a section of Gary called Glen Park. Gary's downtown is approximately 5 to 5½ miles north of Morningside. For a number of years, Gary and Glen Park were physically divided by a broad east/west swath of marsh and the Little Calumet River. Today, Interstate 80/94 runs through this former swampy land, which remains largely a wetland ecosystem.

The Morningside neighborhood is a secluded enclave with early 20<sup>th</sup> century middle and upper middle class homes. The layout with curvilinear streets and spacious lots is a dramatically different from the adjacent neighborhoods and from Gary as a whole. In this neighborhood, Washington Street along the east side of the neighborhood, is the only street which continues the alignment of a pre-existing through street. Neighborhoods like Morningside were a distinct deviation from the streetcar suburb grid typical commonly seen in American cities. However, Morningside's layout is both practical and attractive. Morningside's developers, James Kelly and Granville Semmes, laid out the streets to weave back and forth along an axis. From a practical standpoint, this pattern is easy to layout the lots. Once completed, the neighborhood is also simple to navigate.

Aesthetically, the streets vary to eliminate the monotony found in the grid-pattern. On the plat, the developers established a 50-foot building line along the front of each lot, following the curve of the street. This setback establishes a varied streetscape which changes as you pass through the neighborhood. Additionally, unlike typical grid neighborhoods where the front elevation is the primary façade, side elevations in Morningside may be as visible as the front.

The streets in the Morningside district are lined with numerous mature trees. Originally, however, the landscape in this area was comprised mainly of many small hills of scrub sand dunes which were then graded level for development. Additionally, this sandy soil was not suitable for or accustomed to supporting a tree canopy. Therefore, adding trees, as well as lawns, was an important part of the development of the neighborhood. In reality, these seemingly natural elements, are as man-made as the streets and homes themselves.

Another key feature of the overall design of Morningside is its inward orientation. While Kelly and Semmes selected a strategic location, just one block west of the main route into the industrial and commercial cores of Gary, they wanted to isolate the neighborhood from this same traffic. Their solution was to orient the perimeter lots so the homes faced inward. As an additional buffer, these perimeter lots were deeper than those on the interior. In particular, lots along Broadway, a major north/south thoroughfare through Gary, run 30 to 60 feet deeper than most interior lots. The result: perimeter lots were just as desirable as the interior lots *and* the neighborhood has an attractive, cohesive streetscape.

Besides the contributing homes and garages in this district (discussed further under Architecture and Statement of Significance), the streets, their width and alignment; public sidewalks; mature trees; orientation of homes on the lots; and overall feel of the district form a contributing site for this district.

Today, the neighborhood is a "snapshot" of 20<sup>th</sup> century architectural styles from Arts and Crafts to Ranch-style homes. The park-like setting and inward orientation of homes creates a quiet neighborhood, unique in its surroundings.

#### **Morningside Avenue – North Side (Photo 9)**

- 104: Built c. 1928, this 2-story, brick, Arts and Crafts home has an L-shaped plan and a clay tile roof. It features a concrete elevation band, wide overhanging eaves and bands of windows. The design of the east elevation (Washington Street), including an elaborate entry, strongly suggests it served as the home's primary entrance. The east elevation has large banks of windows and a sizable, ornate porch with a flat roof and shaped rafter tails. The home's plan includes an attached, one-car garage. (Photo 10)  
*Contributing.*
- 120: Built c. 1935, 120 Morningside is a 2½-story brick, Colonial Revival home with side gable roof. Features include a wood-frame sunroom on the west side, an elaborate entry with triangular pediment and fluted pilasters and two, wood-sided, pedimented-roof dormers on the 2<sup>nd</sup> floor. The detached brick garage has a north/south gable roof and original wood doors.  
*Contributing with contributing garage.*
- 130: Built c. 1949, this 1½-story brick, Colonial Revival home has a side gable roof. Features include a centered doorway with narrow sidelights, a small portico at the main entry, east end chimney, and multi-pane casement windows. The two front dormers have shallow-pitch shed roofs. A detached, hipped roof garage sits behind the home on the west side. An original/early brick wall encloses the backyard.  
*Contributing with contributing garage.*

- 140: Built c. 1938, this is a 2-story brick, Chateausque-style home. The brick exterior is painted white. Primary decorative elements are found in the ornate brickwork with quoins, flat and segmented arches and recessed panels. The brick is laid with random recesses to give the impression of great age. The rectangular footprint includes a 2-story, engaged round tower on the front elevation. The entrance is slightly recessed and accented by layered brickwork.  
*Contributing.*
- 210: Built c. 1951, this is a 2-story brick Contemporary home with side gable roofline. The shallow porch roof extends west beyond the main mass of the home into an attached carport. The windows are a variety of sizes and configurations with concrete sills. A wood-frame addition with carport is located on the rear of the home.  
*Contributing.*
- 220: Built c. 1957, this 2-story Contemporary home has stone veneer. The L-plan configuration orients an attached 2-car garage toward the street. A modern, vinyl-sided garage is located in the rear.  
*Non-contributing with non-contributing garage.*
- 230: Built c. 1948, this beige brick, 2-story Colonial Revival home features a hipped roofline, rectangular footprint and a 1-story sunroom on the west side. The home has 8/8 windows, an attached garage on the east side and two, multi-pane bow windows on the 1<sup>st</sup> floor. The entry is centered in the main mass of the home.  
*Contributing.*
- 236: Built c. 1952, this 2-story brick Colonial Revival home has a north/south gable roof with very shallow eaves and a wood-frame sunroom on the east end. The brickwork includes quoins and a soldier brick band as the 2<sup>nd</sup> floor window headers. Other architectural features include an off-center entry, a large, picture window on the front elevation, 6/6 window sashes with concrete sills, and an unadorned brick chimney on the west elevation.  
*Contributing with Contributing Garage.*
- 252: Built c. 1936, this 2-story, Arts & Crafts home features a raised basement, hipped roof and 3/1 window configuration. Other architectural elements include a front porch/sunroom and 2<sup>nd</sup> story balcony, concrete band at the 2<sup>nd</sup> floor level and west side chimney with concrete, diamond-shaped inserts. A small, one-story rear wing has a balcony. The detached garage is a modern addition.  
*Contributing with non-contributing garage.*

**Morningside Avenue – South Side (Photo 8)**

- 105: Built c. 1920, this one-story brick, bungalow sits on a raised basement. The roofline is hipped in the center with gables on three elevations. Architectural features include exposed rafter tails; multiple gables with knee braces and wood shingle siding; a sunroom on the northeast corner; multi-pane-over-one window sashes; and brick bands at the ground and basement levels. A carport runs along the east elevation with a one-car garage on the southwest corner. (Photo 11)  
*Contributing.*
- 121: Built c. 1953, this home is a simple, 1-story brick residence with an attached, 1-car garage. It features 1/1 double-hung windows, a hipped roofline and deep eaves.  
*Contributing.*
- 129: Built c. 1924, this one-story Craftsman Bungalow was constructed on a basement with a north/south gable roofline. The porch located within the main roofline has been enclosed. The windows have concrete sills. The entry is centered in the front elevation with a modern door and storm.  
*Contributing.*
- 141: Built c. 1941; This tan brick, 2-story Chateausque-style home features an irregular plan, ¼-circle tower and gabled roofline. The home's features include primary entry recessed within a round arch entryway, shaped chimney on the west end, and dentil-like brickwork along the roofline. The steel casement windows vary in size. The east side entry has a small porch with arched opening facing north. The detached garage with hipped roof was constructed in matching brick.  
*Contributing with contributing garage.*
- 149: Built c. 1941, this one-story, brick, Colonial Revival cottage features a side gable roofline and decorative stonework on the lower corners. The main entrance is located within a north/south secondary gable roof. The wing on the east end of the home has a lower, north/south gable roofline and large picture window. The home and wing are connected via a narrow appendage with a secondary entrance facing north.  
*Contributing with non-contributing garage.*

- 201: Built c. 1928, this home is a 2-story beige brick Colonial Revival with hipped roofline and wide eaves. Its features include: a sunroom on the east end, symmetrical primary elevation, steel casement windows, and shaped cap on the west end chimney. The main entry is centered in the primary elevation and has narrow sidelights. The 2<sup>nd</sup> story balcony above the entry portico is supported by two classical columns with Ionic capitals. The balcony is surrounded by a simple balustrade and accessed by the casement windows. Large window openings are located on either side of the centered portico/balcony. Each opening has a casement window in the middle framed by a small square panes. A detached garage near the southeast corner of the property matches the home. (Left in Photo 8)  
*Contributing with contributing garage.*
- 217: Built c. 1936, this home is a 1½-story, Cape Code type Colonial Revival with side gable roof. Architectural features include: three, gable-roof dormers, evenly spaced on the front elevation; a full entablature and fluted pilaster highlighting the primary entry, and 6/6 windows with brick headers and a large chimney mass on the east gable end. A screened porch runs along the north elevation of the wing on the west end.  
*Contributing.*
- 225: Built c. 1930, this 1½-story brick, English cottage has a steeply pitched gable roof. The irregular front elevation has a north/south gable with a pair of 6/6 double-hung windows. The main entry is accented with creamy, irregular stone blocks. A gable-roof dormer breaks the sharp pitch of the front roofline.  
*Contributing.*
- 235: Built c. 1942, this 2-story brick, Colonial Revival home features a side gable roofline, shallow eaves, simple cornice with cornice returns in the eaves and 8/8 pane configuration. A full entablature and fluted pilasters highlight the centered entry.  
*Contributing.*
- 249: Built c. 1929, this 1½-story brick, Tudor Revival home has a sharply pitched, east/west roofline with two secondary gables on the main elevation and wave-like siding in the upper gable. The tall, thin chimney is accented with stone insets running through the secondary gables. The entry is recessed beneath a round brick arch in the taller gable. The windows are a mix of sashes and casement with concrete sills. 1-story brick garage is a later addition.  
*Contributing with non-contributing Garage.*
- 46<sup>th</sup> Avenue – North Side (Photo s 12, 14, & 16)**
- 124: Built c. 1941, this 1½-story wood-frame, Cape Cod type, Colonial Revival home was built on a rock-faced concrete block foundation. It is currently sheathed in aluminum siding. A small stoop and entrance are centered in the front elevation. The home features two hipped roof dormers, 8/8 windows on each side of the entry and a screened porch on the northwest corner.  
*Contributing.*
- 128: Built c. 1924, this 1½ story wood-frame home has a sharply pitched side gable roof. It was significantly altered with enclosed entry, vertical siding and imitation half-timbering.  
*Non-contributing.*
- 140: Built c. 1952, this 1½-story brick home has a rear screen porch and attached one-car garage. The front elevation includes a home features south-facing gable on the west end and a gable-roof dormer. The primary entry is located within a shallow porch under the main east/west gable roofline.  
*Contributing.*
- 150: Built c. 1928, this brick, 2-story Colonial Revival/Tudor Revival home has a side gable roof. The entry is located in a 2-story, sharply pitched gable that projects out from the primary façade in which it is centered. The elaborate entry features a full entablature supported by unfluted round columns and pilasters. Other architectural features include eyebrow arches at the roofline, 4/4 and 6/6 windows, and a large chimney mass on the east gable end. The 2-car, gable-roof garage is sheathed in aluminum siding.  
*Contributing with contributing garage.*
- 210: Built c. 1924 this brick, 2-story Colonial Revival home has a side-gable roof, chimney centered in the west gable end, and 6/6 window sashes. The primary entrance is highlighted by a triangular pediment and square pilasters. The home's plan includes a wood-frame, 1-story rear addition. 1-story, gable roof garage is detached.  
*Contributing with contributing garage.*

- 224: Built c. 1940, this 2-story brick, Art Moderne home features a hipped roofline and minimal eaves. Its features include a 1-story wing off the southeast corner, an off-center entrance with shed-roof, and brick chimney centered on the west elevation. The windows vary in shape, size and configuration, but are primarily single-pane casement sashes. A triple window group comprised of a large picture window flanked by two operable windows is located west of the porch.  
*Contributing.*
- 234: Built c. 1942, this 2-story Garrison-type Colonial Revival home features brick on the 1<sup>st</sup> floor and wood siding on the 2<sup>nd</sup>. The 2<sup>nd</sup> floor slightly overhangs the 1<sup>st</sup> on the primary elevation. Features: The centered entrance recessed slightly back from the flat plane of the main elevation; entry has full entablature and fluted pilasters; 8/8 window sashes. The home has a one-story wing on the west elevation, possibly an early porch that was enclosed. Modern, gable-roof 2-car garage. (3<sup>rd</sup> from the left in Photo 12)  
*Contributing with non-contributing garage.*
- 244: Built c. 1941, this 2-story brick, Colonial Revival home features a hipped roofline and narrow eaves. The entry, centered in the symmetrical primary elevation, has a full entablature and fluted columns. A projecting rowlock brick band runs at the window sill height on the 2<sup>nd</sup> floor. A chimney is centered on the west elevation. The plan includes a one-story wing on the northwest corner. One-story, hipped roof garage is sheathed in aluminum siding. (Center of Photo 12)  
*Contributing with contributing garage.*
- 258: Built c. 1924, this home is a 2½-story Colonial Revival with side gable roof. Its features include deep eaves and cornice returns on the gable ends; centered entrance with full entablature supported by round, unfluted columns; three gable-roof dormers with triangular pediments on the front elevation; and a one-story sunroom and chimney on the west elevation. The various configurations of window openings have decorative brickwork and concrete accents inset into the brick. The 1<sup>st</sup> floor originally had paired, double-hung sashes. The one-story garage on the alley is brick construction with a hipped roof. (Left in photo 12)  
*Contributing with contributing garage.*
- West 46<sup>th</sup> Avenue – South Side (Photos 13 & 15)**
- 33: Built c. 1948, this 2-story, stone, Chateausque eclectic home has an L-shaped plan and corner tower. The roofline consists of varying sections of hipped roofs with a conical roof on the round tower. This home features a recessed entry in the tower and a large stone chimney on the main elevation. The stationary and casement window openings are a mix of sizes. The 1<sup>st</sup> floor openings have large stone block headers. The 2-story rear wing includes an attached, 3-car garage. (Left in Photo 22)  
*Contributing.*
- 101: Built c. 1941, this 2-story brick, Colonial Revival home has a 1-story, 2-car garage attached on the west elevation. Other features include: symmetrical openings in the 2-story mass and 8/8 double-hung sashes. The hipped roofline has shallow eaves and dentiled trim. The main entry is recessed slightly within a round-arched opening. A brick chimney is located on the east end.  
*Contributing.*
- 119: Built c. 1928, this 2-story, dark brick, Tudor Revival home features an asymmetrical plan with sharply pitched hipped roofline. An off-center gable breaks the plane of the front elevation. Other architectural elements include 2<sup>nd</sup> floor dormers with hipped roofs, a round arched entry with contrasting stone block, stone headers on the 1<sup>st</sup> floor windows and a large, brick chimney mass with double flue and decorative brickwork. The home also includes a matching 2-car garage.  
*Contributing with contributing garage.*
- 131: Built c. 1939, this 2-story dark brick, Tudor Revival home has a sharply-pitched, side gable roof and single-story garage wing on the southwest corner. Other features include 2 wall dormers evenly spaced on the front elevation and an off-center entrance enhanced by stonework laid with a staggered edge. Alterations include replacement windows and modern bay window.  
*Contributing.*
- 141: Built c. 1944, this 2-story aluminum-sided, Modern home has an attached garage. Minimalistic in design, the home's features include flat rooflines on the home & front porch, minimal eaves, horizontal window band under the eaves on the main elevation and an unadorned chimney mass on east elevation.  
*Contributing.*



- 151: Built c. 1924, this 2-story brick, Colonial Revival home faces east toward its neighbor at 141 rather than north toward 46<sup>th</sup> Avenue. The lot next door was undeveloped for more than 15 years after this home was built. The narrow, north elevation has a shallow, gable-roof bay. Three multi-pane casement window openings are located within the bay, separated narrow sections of brick elevation. Below each window is a recessed wood panel defined by narrow moldings. The main entrance on the east elevation has an elaborate stone arch with keystone. Other features include a hipped roof, stone window sills, and a one-story sunroom on the south elevation. The windows on the 2<sup>nd</sup> floor have 6/6 pane configuration while those on the first floor are multi-pane casement windows.  
*Contributing.*
- 215: Built c. 1924, this home is a 2-story wood frame Colonial Revival with cross-gable roofline and brick foundation. The sharply-pitched north/south gable extends out from the main mass of the home. The front elevation has two doors at right angles to one another. Other features include 6/6 windows, two small arched windows, and a one-story rear wing. A wood-frame garage is located on the alley.  
*Contributing with contributing garage.*
- 225: Built c. 1936, this 2-story Colonial Revival home features a hipped roof and brick exterior painted white. Other features include brick chimneys centered on the east & west elevation, brick quoins, symmetrical primary façade with centered entry and 1/1 windows. The main entry door is slightly recessed and the jambs with recessed panels angle in toward the door.  
*Contributing.*
- 237: Built c. 1926, this 2-story side gable Colonial Revival home was constructed on a brick-faced foundation and a one-story sunroom. The primary door is centered in the main elevation and has a gabled portico hood supported by consoles. Other features include: sunburst design in the portico gable, 6/1 windows flanking the door on the 1<sup>st</sup> and 2<sup>nd</sup> floors and narrow, 4/1 windows above the entry. A wood-frame garage is located behind the home on the alley.  
*Contributing with contributing garage.*
- 249: Built c. 1929, this brick, 2-story Tudor Revival home has a hipped roofline, patterned brickwork, and false, half-timbering in the front gables. Two secondary gables, at different heights, extend out from the main mass of the home. Other features include a buttress wall on the southwest corner, a large chimney mass centered on the west elevation, 4/4 windows and an ogee arched entry. The 1<sup>st</sup> floor picture windows are a later alteration. These openings originally had bands of casement windows.  
*Contributing.*
- 261: Built c. 2000, this is a contemporary, one-story, manufactured home.  
*Non-contributing.*

**Glen Park Avenue – North Side (Photos 18, 19 & 21)**

- 102: Built c. 1928, this 1½-story brick, Dutch Colonial Revival home has a Glen Park address, but faces Washington. The gable roofline for the entry portico is supported by unfluted, classical columns. The entry, which is centered in the main mass of the home, has a fanlight window. The plan includes a one-story sunroom on the south end, facing Glen Park Avenue. Other architectural features include continuous shed roof dormers, 6/6 windows, and rear chimney. The 2-car, wood-frame garage is modern construction.  
*Contributing with non-contributing garage.*
- 110: Built c. 1960, this is a 1-story, brick ranch home with classical columns and a detached, 1-story brick garage.  
*Non-contributing with non-contributing garage.*
- 128: Built c. 1928, this 2-story Tudor Revival home has an engaged polygonal tower. The exterior is covered with multi-sized, rectangular-shaped stone. The tower window openings are stair-stepped around the tower and have diamond-shaped, leaded glass panes. The front gable stretches out several feet from the main façade of the home. Four multi-pane sash windows with single-pane transoms create a window band on the 1<sup>st</sup> floor. A single casement window is centered in the gable on the 2<sup>nd</sup> floor. The dark wood door is recessed slightly beneath a segmented arch. The gable ends are finished with wood siding. The remaining window openings are a mix of sashes and casements and flat and segmented arches.  
*Contributing.*
- 138: Built c. 1928, this 2-story, brick, Colonial Revival home features a four-bay primary elevation, a slightly projecting brick band between the 1<sup>st</sup> and 2<sup>nd</sup> floors and the main entry near the southeast corner. Alterations include a small screened, portico entry and a large 2-story, wood-sided rear addition. The 1-story wood-frame garage has a hipped roof.  
*Contributing with contributing garage.*

- 152: Built c. 1941, this 2-story Tudor Revival home is constructed of brick and stone with a side gable roof. A large gable extends out from the front elevation of the main mass of the home. Its eaves flare out, creating a fan-like appearance on the elevation. A gabled wall dormer is contained within the mass of the home. The entry has a segmented, stone arch laid in an irregular pattern. Other features include large, multi-pane picture windows and a chimney mass on the east elevation. A modern, one-story, side-gable garage is detached from the home.  
*Contributing with non-contributing garage.*
- 206: Built c. 1941, this 2-story beige brick, Colonial Revival home with side gable roof. A brick band projects slightly out from the elevation between the 1<sup>st</sup> and 2<sup>nd</sup> floors. The round-arched entry is accented by fluted pilasters, narrow sidelights and a fanlight. A carved wood arch element is found within the arch above the fanlight. The 1<sup>st</sup> floor windows have segmented brick. The home's plan includes an attached 1-story garage.  
*Contributing.*
- 216: Built c. 1951, this 1-story, brick, ranch-style home has an attached, 2-car garage. Features include unfluted classical columns, central chimney and large, multi-pane window openings.  
*Contributing.*
- 230: Built c. 1951, this 1-story brick, ranch-style home features two east-end chimneys, large single-pane casement sashes and a wide, double-door main entry. The modern, 1-story garage is detached.  
*Contributing with non-contributing garage.*
- 236: Built c. 1938, this 2-story, wood-frame, "Regency" Colonial Revival home features a hipped roof. Features: 8/8 windows; primary entrance centered in the main elevation; round window on the 2<sup>nd</sup> floor centered above the door; two wall dormers on the primary elevation; brick chimney on the west elevation. Alterations to the home include a one-story rear addition.  
*Contributing with contributing garage.*
- Glen Park Avenue – South Side (Photos 17 & 20)**
- 101: Built c. 1960 this home is a one-story, brick, ranch with attached 2-car garage.  
*Non-contributing.*
- 119: Built c. 1949, this 2-story brick, Colonial Revival home has a hipped roofline and one-story wings on the east and west elevations. The main entry is highlighted by a broken pediment and fluted pilasters. Large multi-pane picture windows flank the centered doorway. The original, attached garage has been converted to living space.  
*Contributing with non-contributing garage.*
- 129: Built c. 1926, this home is a 2-story brick Colonial Revival with off-center entry and a one-story wood-frame wing on the east elevation. Simple brick headers accent the entry & window openings. The windows are 1/1 configuration.  
*Contributing with non-contributing garage.*
- 143: Built c. 1941 this home is a 2-story red brick, Colonial Revival with a hipped roof. The entry is located in a small, enclosed portico, also with a hipped roof. The home features a quoined flat stone arch at the entry, 1/1 windows with concrete sills and brick band at the 2<sup>nd</sup> floor window sill height. A brick and concrete chimney is centered in the home's west elevation. A large 2-story brick addition was added to the rear of the home.  
*Contributing with contributing garage.*
- 155: Built c. 1941, this 1½-story wood-frame Colonial Revival cottage has a full-width porch, gable roof dormers, and central brick chimney. The home's main entrance has a classical surround with fluted pilasters and full entablature. The porch is supported by unfluted, round classical columns. The windows are 6/6. The one-story east side addition includes a secondary entrance, simple trim and multi-pane picture window.  
*Contributing.*
- 205: Built c. 1938, this 1-story brown brick English cottage has a side gable roof and large chimney off-center of the east elevation. A sharply-pitched gable extends out from the front elevation. This gabled elevation is an hourglass shape with decorative brickwork. Bushes along the front elevation seem to deter the use of the front entrance. A secondary entrance is located on the east side of the home in a smaller, secondary side gable. A detached, wood-frame garage is located near the southwest corner.  
*Contributing with contributing garage.*

- 219: Built c. 1941, 219 Glen Park is a 2-story brick Colonial Revival home with side gable roof and east end chimney. The home features a pedimented, off-center entry, multi-pane picture window, and two 2<sup>nd</sup> floor casement windows with pedimented headers that break the roofline. The home's plan includes single-story wings on both the east and west elevations.  
*Contributing.*
- 231: Built c. 1941, this 2-story vinyl-sided home includes a side-gable roof and concrete block foundation. Alterations, including the removal of the original 8/12 windows, have removed or obscured the character-defining features. (Left in Photo 17)  
*Non-contributing with non-contributing garage.*
- 237: Built c. 1940, this 2-story side-gable home has stone cladding on the 1<sup>st</sup> floor and wood-siding on the 2<sup>nd</sup>. The two-story addition is wood-sided. (Right in Photo 17)  
*Non-contributing.*

#### Jefferson Place – West Side (Photos 3, 4, 5 & 7)

- 4500: Built c. 1927, this is a 1½-story brick English Cottage with cross-plan roofline and a recessed entry with small covered portico. An east/west gable with the one-car garage stretches out from the main mass of the home. The home's other features include false half-timbering on a secondary gable, irregular brickwork with decorative patterns, and casement windows surrounded by square stationary panes.  
*Contributing.*
- 4516: Built c. 1930, this 1½-story brick Tudor Revival has an east/west gable roofline and false half-timbering in the east gable. Full-width, wood-frame dormers are located on the north and south elevations. A one-story secondary gable with arched entry faces Jefferson. The appearance and layout of the south elevation suggests it may have served as a primary elevation. A full-width porch spanning the south elevation is currently enclosed. Additionally, the north elevation has a strong appearance of a rear elevation, including another entrance and an exterior basement access. A brick, 1½-story, 2-car garage is located on the alley.  
*Contributing with contributing garage.*
- 4526: Built c. 1937, this home is a 1½-story brick Colonial Revival with 6/1 window sashes, wood frieze with cornice returns and a shaped, south side chimney. The enclosed portico entry is centered on the symmetrical primary elevation. A wood-frame dormer spans the width of the rear elevation. The home includes a 2-car, wood-frame garage with attached carport.  
*Contributing with contributing garage.*
- 4540: Built c. 1941, this 1½-story brick Colonial Revival house has a cross-plan roofline and two chimneys. Its features include 1/1 windows with one large picture window, an off-center rear gable and an octagonal gable window. The home has two chimneys, an end chimney and one central in the plan. The matching, 2-car garage on the south side is accessed via a covered walkway.  
*Contributing with contributing garage.*
- 4550: Built c. 1949, this 1-story, brick Colonial Revival cottage has a side gable roof. Its features include symmetrical primary elevation with flanking shallow bay windows and an ornate entry with fluted pilasters and carved scallop frieze. A 1-story, 2-car garage with hipped roof sits on the alley.  
*Contributing with contributing garage.*
- 4560: Built c. 1937, this brick, 2-story Tudor Revival has an enclosed porch and attached 2-car garage on the north side. The irregular roofline has steeply pitched gables and sloping rooflines. The main entry is slightly recessed beneath a round brick arch composed of staggered rows of soldier brick. The now enclosed porch is contained within the main roofline. Other features include false half-timbering with decorative brickwork in the front and rear gables, 6/1 window sashes and south side chimney.  
*Contributing.*
- 4572: Built c. 1927, this brick, 2-story Colonial Revival home has a deep roofline cornice. The enclosed portico has a gable roof and sunburst design over the door. The one-story wing on the north elevation has a large infilled area where the original garage door was located (visible in survey photo). A 2<sup>nd</sup> floor balcony is located above the one-story sunroom on the south side. The gable roof dormer centered in the 2-story roofline has a full pediment. Other features include a south side chimney, 1/1 window openings, and soldier brick headers on 1<sup>st</sup> floor windows. The 1-story, 2-car wood-frame garage has a hipped roofline.  
*Contributing with contributing garage.*

- 4580: Built c. 1940, this frame, 2-story Colonial Revival home is now sheathed in aluminum siding. Its side gable roof has narrow eaves. The home's other features include wall dormers with gable rooflines, 4/4 and 6/6 windows and central brick chimney. The north side wing was likely converted from a garage. A 2-car garage, wood frame garage with hipped roof sits near the rear of the home.  
*Contributing with contributing garage.*
- 4592: Built c. 1928, this 2-story, brick Colonial Revival home has a steep side gable roof, enclosed portico and south side chimney. The window and door openings are covered with aluminum awnings. Originally, the front door had a broken pediment header, visible from the shadow lines above the awning. The south side wing, originally a porch, is enclosed and sheathed in aluminum siding. The 2-car brick garage has a hipped roof and overhead garage door.  
*Contributing with contributing garage.*
- 4600: Built c. 1926, this 1½-story brick bungalow has a side-gable roof and wood-frame shed-roof dormer on the front. Other architectural elements include 1/1 window sashes, knee braces in the north and south gables, and a small, shed-roof bay on the north side. The plan includes a 2-car garage wing on the rear. The original front porch has been replaced and a rear, gable roof dormer was added.  
*Contributing.*
- 4618: Built c. 1942, this 2-story wood-frame Colonial Revival is now sheathed in aluminum siding. The main entry, centered in the east elevation, has fluted pilasters and gable pediment. Other architectural features include a dentiled cornice with returns, a one-story sunroom on the south side and 8/8 window sashes. The plan includes a 1-car garage on the north side.  
*Contributing.*
- 4630: Built c. 1927, this brick, 2-story Colonial Revival home has a side-gable roof, dentiled cornice and 3-bay main elevation. The offset entry has a deep entablature and fluted pilasters. The windows are 6/1 sashes with concrete sills. A one-story sunroom is positioned on the south elevation. A detached, wood-frame garage with hipped roofline sits on the alley.  
*Contributing with contributing garage.*
- 4646: Built c. 1927, this 2-story brick Monterey-type Spanish Colonial Revival home is currently painted white. The plan includes a 1½-story garage on the north side. A 2<sup>nd</sup> story balcony spans the width of the front elevation. Two, 2<sup>nd</sup> floor French doors access the balcony. Other features include a side gable roofline, symmetrical front elevation, a brick chimney on each gable end and 8/8 windows with brick sills. The primary entrance has a pediment with fluted pilasters.  
*Contributing.*
- 4650: Built c. 1951, this 2-story brick Colonial Revival home has a side gable roof, symmetrical primary elevation, 8/8 window sashes and flat brick headers. The entry is slightly recessed with sidelights.  
*Contributing with contributing garage.*
- 4656: Built c. 1940, this 1½-story Colonial Revival/Cape Cod cottage has a sharply-pitched, side gable roof and a one-story sunroom on the south elevation. In the rear, the gable roof extends out as a shed roof over a one-story wing. The home has a central chimney mass and 6/6 window sashes.  
*Contributing with contributing garage.*
- 4676: Built c. 1958, this brick, ranch-style home features a hipped roof. A recessed porch is centered in the middle of the primary elevation beneath the main roof. The construction date is based on Sanborn maps & Gary City Directories.  
*Non-contributing.*

**Jefferson Place – East Side**

- 4645: Built c. 1932, this 1½-story brick Colonial Revival has a 1-story wing on the north side. The entry is centered in the 1½-story mass. Gable roof dormers are located on the main mass and the wing. Other features include front door pediment, fluted pilasters, central chimney and 6/6 window sashes. A 2-story wood-frame addition replaced the original rear porch.  
*Contributing.*
- 4675: Built c. 1940, this 1-story frame home features an irregular angled plan, creating an interior without 90 degree angles. Alterations include an attached, 2-car garage.  
*Contributing.*

**Washington Street – West Side**

- 4580: Built c. 1942, this 2-story brick Colonial Revival home features a hipped roofline, wall dormers with casement windows and large chimney mass on the south side. The home's primary entrance is centered in the east elevation with large, multi-pane picture windows on either side. Other notable features include a screened porch and brick band around the exterior at the 2<sup>nd</sup> floor window sill height.  
*Contributing.*

**Washington Street – East Side (Photos 22 & 23)**

- 4615: Built c. 1941, this 1½-story English Cottage has a brick and stone veneer. The side gable roofline includes two front-facing gables and a 3-sided hipped roof. The entry is located within the smaller front gable which is faced in stone. The home has irregular stonework along the corners, decorative brickwork and casement windows with concrete sills. The property also includes a 2-car detached garage.  
*Contributing with non-contributing garage.*
- 4629: Built c. 1925, this 1½ story, brick Colonial Revival home features a symmetrical primary elevation, a small gable-roof portico, a shed-roof dormer and both multi-pane picture and casement windows.  
*Contributing.*
- 4641: Built c. 1925, this 1½-story, brick Colonial Revival home has a sharply-pitched, side gable roofline with chimneys centered on each gable end. The brick was laid to create an uneven exterior surface. Other features include metal frame casement windows, a shed-roof dormer and one-story sunroom on the south side. The primary elevation is symmetrical. The main entry is located in an enclosed portico. While the door surround retains its fanlight window and engaged, ½-round columns, the roof construction on the portico does not appear to be original.  
*Contributing.*
- 4653: Built c. 1940, this 2-story wood-frame Colonial Revival has a hipped roof, dentiled cornice and centered chimney mass. The windows are a mix of sizes and configurations including large, multi-pane picture windows and 8/8 and 6/6 double hung sashes. The centered entry is covered by a modern aluminum awning. The attached, one-car garage is original, but the 2<sup>nd</sup> floor door and remnants of a railing suggest this wing originally had a 2<sup>nd</sup> floor balcony.  
*Contributing.*
- 4665: Built c. 1925, this 1½- to 2-story Tudor Revival home has a mix of double-hung and casement windows in varying sizes. The 2-story gable-front section has brick on the 1<sup>st</sup> floor and imitation stucco and half-timbering on the 2<sup>nd</sup>. The 1½ story section is brick veneer with small, irregular stuccoed areas.  
*Contributing.*
- 4695: Built c. 1960, this brick, ranch-style home has an attached 2-car garage.  
*Non-contributing.*

**SIGNIFICANCE**

The Morningside Historic District is located on the south side of Gary in an area known as Glen Park. The district has a park-like feel with wide, curving streets, spacious lots and numerous mature trees. The district is eligible for listing on the National Register of Historic Places under Criterion A, for community planning and development and Criterion C, for its 20<sup>th</sup> century architectural styles. The district meets the requirements for the Multiple Property Documentation Form: Historic Residential Suburbs in the United States.

The period of significance for the Morningside Historic District spans the years 1916 through 1953. 1916 reflects the year the neighborhood was platted as an addition to Gary, Indiana with its distinct curvilinear layout, larger lot sizes and setbacks. 1953 represents the last year a contributing home was constructed in the neighborhood. Between 1950 and 1953, seven original homes were built within the boundaries of this district. These single-story, ranch homes, with attached garages, represent the early form of this new architectural style. Additionally, the construction of seven homes in just four years, demonstrates Morningside's continued development into the 1950s. Since 1953, only four homes have been added to the district. The lack of new construction shows the stability of the neighborhood and is a positive benefit for the extant structures. Construction dates for the homes in the neighborhood were compiled by comparing Sanborn maps with Gary's city directories, as well as reviewing available improvement values through Transfer Records in the Lake County Courthouse.

**Area History**

In 1822, William Ressig settled in the area now known as Glen Park. Glen Park, like nearly all the Calumet region, remained sparsely settled and rural until the end of the 19<sup>th</sup> century. After the Great Fire of 1871, Chicago experienced a growth boom, physically and in its population. Chicago's population doubled from 503,185 to 1,099,850 between 1880 and 1890. George Pullman's industrial suburb on the south side of Chicago was founded in 1880 and within 2 years housed 3,500 people.

As Chicago's middle and upper classes left for western and northern suburbs like Riverside (1869) and Evanston (1857), industrial centers and their accompanying residential neighborhoods expanded south along the lakeshore in the waning years of the 19<sup>th</sup> century. Within this framework, Indiana's Calumet region became more attractive to industrial developers as the nearest affordable land to Chicago.

In 1889, Standard Oil officials began the construction of a refinery at Whiting, Indiana, southeast of the Glen Park area. In the following years, as the village expanded quickly, the Ressigs must have realized the value of their holdings for residential use. This area was located away from the noxious odors of the refinery and other industrial development crowding the lakeshore. In 1894, Ressig and his son-in-law platted lots between 41<sup>st</sup> and 43<sup>rd</sup> Avenues. The town was first called Kelley, after a vice-president of the Nickel Plate Railroad, which was built through the area in 1882. The first post office was established in 1898 and by 1900 the area was known as Glen Park, likely influenced by the areas named "Glen" around Chicago.

Gary's founding as a steel town in 1906 and quick, significant growth became a boon to Glen Park. Between 1906 and 1910, Gary's population blossomed from 334 to almost 17,000 and more than doubled to 35,000 just five years later. The city went from a 5<sup>th</sup>-class city in 1909 to a 2<sup>nd</sup> class city in 1915. Thousands of residents were unskilled immigrants who moved here to work in the steel mills. By 1930, Gary's population had increased to 100,000.

As Gary grew in numbers, it also grew geographically. Between 1909 and 1924, four areas were annexed into Gary, including Glen Park in 1909. However, access between Gary and Glen Park remained difficult due to the Little Calumet River. In the early 1900s, Chicago developer Tim Englehart purchased significant acreage south of the river, along Broadway Avenue, the main north/south artery through Gary. Englehart, who organized the South Broadway Land Company in 1906, was a real estate agent and developer and became one of Glen Park's biggest proponents. Seeing the need for dependable access between Gary and Glen Park, he built a sidewalk, 17 feet wide across the marsh. Broadway, Gary's main north/south thoroughfare, was extended from Gary through Glen Park to Merrillville in 1909. Additionally, Englehart urged the city to build a bridge on Broadway over the river. Gary's streetcar line was established in 1908. Just four years later, it was extended across the river, along Broadway, linking Glen Park and Gary.

Access by foot, road and streetcar between Gary and Glen Park made Glen Park an attractive suburb for Gary's skilled labor and professionals. Modest middle class neighborhoods developed throughout Glen Park during the early 20<sup>th</sup> century along with an active commercial district along Broadway. Between 1920 and 1930, Glen Park's population grew from 2,887 to 15,974.

The growth of Glen Park, starting the 1920s, reflects the changing demographics of the larger city of Gary and the changing workforce in the steel mills. Local newspapers were talking about the black migration into Gary to work in the steel mills as early as 1916. The changing demographics in Gary can be seen in the US Census records and in the steel mill employees. In 1910, the black population of Gary was around 2.3%. The steel mills employed only 105 blacks out of the more than 12,000. By 1917, more than 1,000 blacks were employed in the steel mills and in 1920, almost 14% of the steel workers were black. As black employees increased in the steel mills, so too did the black population of Gary. By 1920, almost 10% of Gary's residents were black and 18% were by 1930. The changing demographics continued and by the 1970s, the black population had increased to 50%.

As the black population in Gary's urban center (closest to the steel mills) grew, the white population began moving out of the urban center. The population of Gary's suburbs, Glen Park on the south, Tolleston on the west and Miller on the east, grew significantly, almost exclusively with Gary's white population. This change in demographics in Gary, often referred to as "white flight", was typical for many urban areas.

#### **Plat of the Morningside Addition**

James J. Kelly and Granville M. Semmes were realtors and partners in the Boulevard Realty Company. A native of Joliet, IL, Kelley (1876-1951) settled in Gary in 1907, working as a private secretary for Capt. H.S. Norton, property manager of the Gary Land Company. He left the company in 1910, working on his own in the real estate business. He and Semmes formed the Boulevard Realty Company around 1912 and the Commercial Securities Company in 1914.

In the early 1910s, Kelley and Semmes laid out the Boulevard Heights addition in Glen Park. The new addition had paved streets, sidewalks, sewers and city water. The addition was a typical rectilinear layout with lots 45 feet wide. Newspaper advertisements in 1917 touted this area as "Up where the smoke and dirt isn't", suggesting the new neighborhood was cleaner and fresher than the urban areas of Gary. Kelley didn't just *market* this area as a good place to live. He and his wife spent more than 30 years in a home on West 43<sup>rd</sup> Avenue.

In 1916, while still marketing Boulevard Heights, Kelly and Semmes continued their development efforts in Glen Park with the Morningside Addition to Gary. The addition included ninety-two lots on two north/south streets and three east/west streets.

Although Kelley and Semmes probably expected continued growth of the Glen Park area, when comparing Morningside with the Boulevard Heights addition, it seems likely they were trying to attract a distinctly different clientele in Morningside. The streets and alleys are curvilinear, dramatically different from the rectilinear pattern in Boulevard Heights and other surrounding residential areas. The spacious lots are 75 feet wide and vary in length from 139 to more than 180 feet. The plat included a 50-foot setback following the curvilinear streets, resulting in visually appealing streetscapes.

Particularly significant in this neighborhood is the inward orientation of the homes, emphasizing the exclusivity of the neighborhood. None of the homes in this district face streets bordering the neighborhood. As far as is known, the homes facing Washington Street are the only ones in Gary with *rear* frontage on Broadway. Additionally, two streets, Morningside and Glen Park Avenues, are unique to this neighborhood.

Kelley headed the Boulevard Realty Company until 1923 when he founded the firm Kelley, Glover and Vale, Inc. Granville Semmes (1882-1942) later formed the Commercial Trust Company and served as its president until his death. Both Kelley's and Semmes' reputations remained closely associated with Morningside as both of their obituaries mentioned their contribution in the development of this neighborhood. In fact, Kelley's obituary described this neighborhood as "one of the most exclusive residential sections" of Gary.

#### **Morningside Development**

The Boulevard Realty Company owned the lots in the Morningside Addition and sold most of them directly to private owners. As late as 1936, the realty company still owned several lots here. However, at least a dozen lots were transferred from the realty company to James J. Kelley, Kelley-Semmes Realty or Kelley-Glover-Vale Realty and then sold, unimproved. For unknown reasons, eight lots in the northeast corner of the Morningside plat were never developed as housing. While most of these were sold in the 1920s and were, in fact, some of the first lots sold in the addition, they were not improved with residences. Since this area remains relatively undeveloped and never improved with residences, these lots were not included in the boundaries for the district.

Based on the early lot sales and construction dates of the homes, Morningside developed slowly at first. During the first three years after it was platted, no lots were sold. In 1920, only one lot was improved. WWI likely slowed new construction due to limits by the Federal government during the war. Construction in the neighborhood increased in the 1920s with twenty-eight homes built, then slowed in the early 1930s with the effects of the Great Depression. Although only three homes were built between 1930 and 1934, between 1935 and 1939, ten homes were constructed. Development continued in the 1940s and 1950s with another thirty-five homes. Morningside's growth from the 1930s through the 1950s is a clear reflection of the larger demographic changes seen throughout the city of Gary.

Although Morningside has distinct characteristics of upper-class neighborhoods, it did not cater to wealthy, upper-class residents exclusively. The first home constructed in Morningside, 105 Morningside (Photo 11), is a simple, one-story bungalow. Jefferson Street has several 1- and 1 ½ story modest-size Colonial Revival, English Cottage and bungalow homes (Photos 3-5). Other modest-size homes include 129 Morningside, 4629 Washington, 124 W. 46<sup>th</sup> Street and 155 Glen Park. Intermixed among the lawyers, dentists, architects, business owners and company presidents that lived here, were salesmen, railroad employees, masons and grocers.

The Morningside Historic District demonstrates the growth and development of the larger city of Gary, Indiana for residents who wished to and were able to live outside the dense urban areas of downtown Gary. Additionally, the layout, lot size, setbacks and orientation differentiate this addition from others in Glen Park, clear indications this area was intended to be a more exclusive neighborhood without physical barriers such as gates or fencing.

The progressive neighborhood planning ideas (carefully planned streets, setbacks and lot orientation) utilized in Morningside are a rarity in the Calumet Region of Indiana. The distinct differentiation is evident in the adjacent Oak Hill neighborhood in Glen Park. This neighborhood was identified as a potential National Register district in the 1996 *Lake County Interim Report*. Although Oak Hill has excellent examples of early 20<sup>th</sup> century residential architecture, it lacks the interest in civic planning. The Lincoln Street neighborhood within Gary proper (also survey-identified) utilizes a slightly curving grid in its plat.

Some neighborhoods in Hammond, Indiana deviate somewhat from the prevalent grid-pattern of Northwest Indiana. Winding streets, large lots and notable 20<sup>th</sup> century architecture is also found in the areas of Forest-Southview and Indi-Illi Park. Like Morningside, their intended markets were white-collar management, business owners or corporate executives. Morningside is the furthest from Chicago and from most of the major sources of employment for the region. Unlike those areas, Morningside is the only one platted entirely with winding streets *and* with inward orientation on each side. So, although planners in other neighborhoods in the Calumet Region utilized new designs and concepts in their residential developments, few used them as extensively and completely as the owners of Morningside.

### ARCHITECTURE

In addition to its association with community planning and development, homes in the Morningside Historic District exhibit distinct characteristics of 20<sup>th</sup> Century architectural styles. Colonial Revival and Tudor Revival are the dominant styles, but also represented are: Arts and Crafts/Bungalows, Moderne, English Cottage and ranch homes. The district's oldest home is a bungalow at 104 Morningside (Photo 11).

As discussed previously, the neighborhood's development included a mix of large, high-style and small, vernacular residences interspersed throughout the neighborhood. Although a detailed description of each home is found in the Description Section, a few significant homes are highlighted here.

#### Arts & Crafts/Bungalows

105 Morningside (Photo 10)  
104 Morningside (Photo 11)  
129 Morningside  
4600 Jefferson Avenue (Photo 6)

#### Colonial Revival

258 W. 46<sup>th</sup> Avenue (Photo 12)  
151 W. 46<sup>th</sup> Avenue  
120 Morningside  
4572 Jefferson Place

#### English Cottage

225 Morningside  
205 Glen Park  
4500 Jefferson

#### Tudor Revival

249 Morningside  
119 W. 46<sup>th</sup> Avenue  
249 W. 46<sup>th</sup> Avenue (Photo 13)  
128 Glen Park Avenue (Photo 21)

The Moderne style is also represented at 141 W. 46<sup>th</sup> Avenue. Although the home is not in pristine condition, it retains its minimalistic character that so clearly defines the style.

The Morningside Historic District developed over a long period of time from 1917 through 1953. As late as 1951, ten lots within these boundaries remained unimproved. With seven ranch-style homes constructed between 1950 and 1953, these later styles are not considered insignificant to the neighborhood's development. Additionally, the early ranch homes exhibit several distinctive architectural characteristics including classical columns, dentil molding, front-facing garages and linear plans. Of particular interest is 4675 Jefferson Avenue, a one-story ranch home constructed c. 1940. On the exterior, the home has a unique, angular layout with no right angles on the original structure. A short conversation with the current residents revealed the interior is also without right angles. Other early ranch homes constructed within the period of significance and considered contributing include 210 Morningside, 140 46<sup>th</sup> Avenue and 216 and 230 Glen Park Avenue (Photo 18).

The vast majority of the homes in the district remain intact. Only two original homes have been replaced. 261 West 46<sup>th</sup> Avenue burned and in recent years, was replaced by a modern, one-story manufactured house. One other home at 110 Glen Park Avenue appears to be a replacement as well. Early Sanborn maps show a 1½-story home with a distinctly different footprint than the existing



home. Elsewhere in the district, homes have been altered, but most alterations have not affected the integrity or “contributing” status in the district. Those that have lost character-defining features and are now considered non-contributing include: 231 and 237 Glen Park Avenue (Photo 17) and 128 W. 46<sup>th</sup> Avenue. As far as is known, only one home, 101 W. 46<sup>th</sup> Avenue, is vacant or abandoned, leading to its current state of disrepair.

The predominant building materials in the neighborhood are brick and wood. Stone is used primarily as an accent material, although 33 W. 46<sup>th</sup> Avenue (Photo 22) and 128 Glen Park (Photo 21) Avenue are sheathed entirely in stone. The homes in the district are a mix of heights including 1-, 1½- and 2-stories. None are more than two.

Garages exist throughout the neighborhood, but there is no dominant type. Attached and detached garages are interspersed throughout. A mix of original construction and later additions exist with both types. Early garages tend to face the alleys or secondary streets and later ones tend to face the primary streets, but there are exceptions. The majority of detached garages are masonry construction with a mix of gable (Photo 24) and hipped roofs.

Although a number of the homes in Morningside were most certainly architect-designed, the architects of specific houses are unknown. Louis C. Hess, a noted architect in Lake County, worked in Morningside after The Great Depression, but it is not known exactly which homes he designed. Hess was chief architect for George Rogers Clark High School in Robertsdale and associate director for the Hammond City Hall. He was also known for the impressive homes he designed on Forest Avenue in South Hammond. In general, he was known for his English and Colonial style homes and work with stone. Both styles are prominent in Morningside, but unfortunately, records have not survived to accurately determine which ones Hess designed in this neighborhood.

#### **CONCLUSION**

The Morningside Historic District is an intact, 20<sup>th</sup> century neighborhood in northwest Indiana representing community planning and development from the early 20<sup>th</sup> century and 20<sup>th</sup> century architectural styles. The neighborhood has a unique layout, a clear deviation from the tradition rectilinear layouts. Lot sizes and orientation also set this neighborhood apart from the surrounding areas. 20<sup>th</sup> Century architectural styles are well-represented with examples from at least five different styles. Its intact layout, inward-orientation and number of contributing resources make this district eligible for listing on the National Register of Historic Places.

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**BOUNDARY DESCRIPTION**

The Morningside Historic District is defined as lots 9 through 92 in the Morningside Addition to Gary, Indiana dated August 19<sup>th</sup>, 1916 (#106057).

**BOUNDARY JUSTIFICATION**

The boundaries described include all lots in the original plat of the Morningside addition with the exception of eight lots in the northeast corner (north and east of the intersection of 46<sup>th</sup> and Washington Avenues). These lots were never developed for residential use and are therefore not contributing to this residential neighborhood. The remaining lots were all developed with residential structures and are included within the boundaries. Additionally, this neighborhood was platted with distinctly a different layout and lot sizes, differentiating it from adjacent residential areas.

**The following information is identical for all photographs:**

Morningside Historic District in Lake County, Indiana

A Photo CD is located at the Indiana Division of Historic Preservation & Archaeology, Indianapolis, Indiana

Photographer: Carol Ann Schweikert

Jefferson Avenue

9/20/2008

Looking North

Photo #1

Glen Park Avenue from west end

3/15/2008

Looking east

Photo #2

Jefferson Avenue, west side from 4550

9/20/2008

Looking NW

Photo #3

Jefferson Avenue, west side from 4560

9/20/2008

Looking SW

Photo #4

Jefferson Avenue, west side from 4592

7/17/2008

Looking NW

Photo #5

Jefferson Avenue, west side from 4600

4/17/2008

Looking SW

Photo #6

Jefferson Avenue from 4646

3/14/2008

Looking NW

Photo #7

Morningside Avenue, south side from 201

9/20/2008

Looking SW

Photo #8

Morningside Avenue, north side from 140

7/17/2008

Looking NE

Photo #9

104 Morningside Avenue

3/15/2008

Looking west

Photo #10

105 Morningside Avenue

3/15/2008

Looking SW

Photo #11

46<sup>th</sup> Avenue, north side from 258

4/17/2008

Looking NE

Photo #12

46<sup>th</sup> Avenue, south side from 249

7/17/2008

Looking SE

Photo #13

46<sup>th</sup> Avenue, north side from 140

9/20/2008

Looking NW

Photo #14

46<sup>th</sup> Avenue, south side from 131

9/20/2008

Looking SW

Photo #15

46<sup>th</sup> Avenue, north side, 124 and 128

7/17/2008

Looking NW

Photo #16

Glen Park Avenue, south side, 231 & 237

9/20/2008

Looking SE

Photo #17

Glen Park Avenue, north side, 230 & 236

9/20/2008

Looking NW

Photo #18

Glen Park Avenue, north side from 206

9/20/2008

Looking NW

Photo #19

Glen Park Avenue from 119

9/20/2008

Looking SW

Photo #20

Glen Park Avenue from 102

7/17/2008

Looking NW

Photo #21

Washington Avenue from SE corner of 46<sup>th</sup> & Washington

3/15/2008

Looking SE

Photo #22

Washington Avenue from 4641

9/20/2008

Looking SE

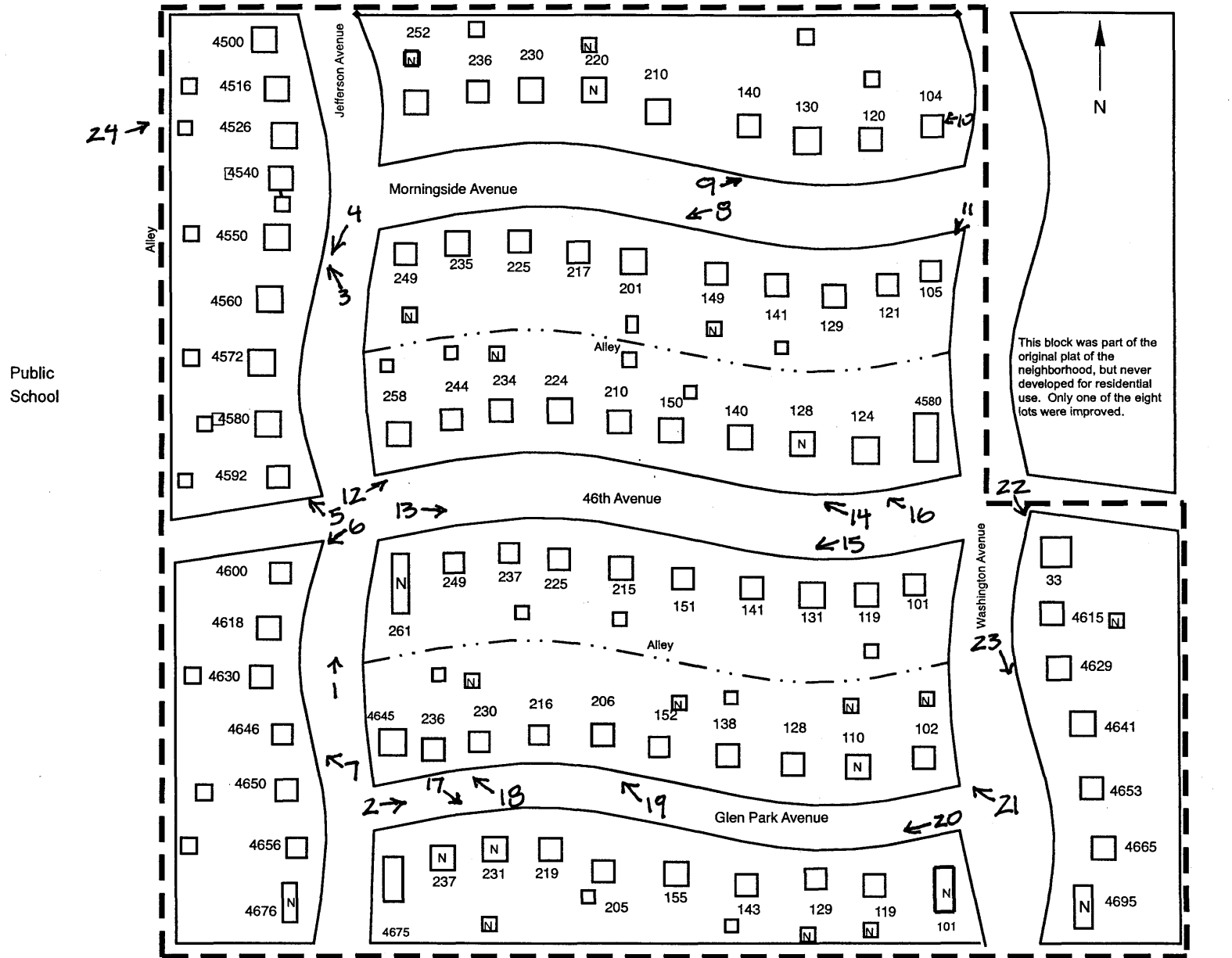
Photo #23

Garage @ 4516 Jefferson Avenue

3/14/2008

Looking NE

Photo #24



Morningside Historic District  
 Gary, Lake County, Indiana

Contributing   
 N Non-contributing   
 - - - - - Boundaries