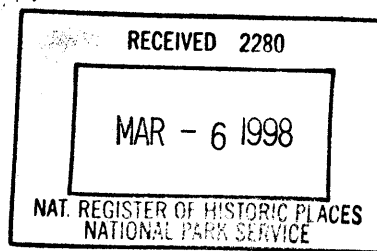


**United States Department of the Interior
National Park Service**



302

**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 Manchester Apartments
other names/site number _____

2. Location

street & number 960-962 North Pennsylvania Street N/A not for publication
city or town Indianapolis N/A vicinity
state Indiana code IN county Marion code 097 zip code 46204

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 36CFR 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.)

[Signature] 2/10/98
Signature of certifying official/Title Date

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.
- determined not eligible for the National Register
- removed from the National Register
- other, (explain:) _____

[Signature] _____
Signature of the Keeper
7-1-98
Date of Action

Manchester Apartments
Name of Property

Marion IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of contributing resources previously listed
in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

19th & 20th c. REVIVALS: Tudor Revival

Materials
(Enter categories from instructions)

foundation STONE: Limestone

walls BRICK

STONE: Limestone

roof SYNTHETICS: Rubber

other STONE: Slate

WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for 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, 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.

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 significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fitton, Harry R.: Architect

Narrative Statement of Significance

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

9. Major Bibliographic 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 of 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:

Indiana State Library, Indiana State Archives

10. Geographical Data

Acreege of Property <1

UTM References

(Place additional UTM references on a continuation sheet.)

UTM grid with Zone, Easting, and Northing values for 1, 2, 3, and 4.

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 William L. Selm, consulting historian for
organization Manchester Associates, LP date 7-23-97
street & number 401 East 41st Street telephone (317) 283-7820
city or town Indianapolis state IN zip code 46205

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 Manchester Associates, L.P.
street & number 120 East Vermont Street telephone (317) 464-2434
city or town Indianapolis state IN zip code 46204

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form 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 this 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.

MANCHESTER APARTMENTS

DESCRIPTION

The Manchester Apartments building (the Manchester) is a residential building located on the west side of the 900 block of North Pennsylvania Street. Immediately to the north and abutting the Manchester is a two-story office building constructed in 1951 in the Modern Style. Abutting the Manchester on the south is the 1927 two-story Sheffield Inn, an apartment building. **(Photos #1 and #2)** The immediate neighborhood, the St. Joseph Neighborhood, is composed of a mixture of commercial buildings, apartment buildings, single-family residences and parking lots. The buildings in the neighborhood range from Civil War-era houses and cottages to pre-Depression twentieth century apartment buildings, and commercial buildings from the nineteenth century to the present. Many buildings in the neighborhood are listed in the National Register of Historic Places either as individual buildings, as contributing resources in the Apartments and Flats of Downtown Indianapolis (1983) or in the St. Joseph Neighborhood Historic District (1991).

The Manchester is a three-story apartment building, 210 feet long and 40 feet wide. The building is basically rectangular in shape, filling the entire lot. The Manchester is of fire-proof construction with concrete foundation, floors and roof. The exterior is faced with brick. The roof is flat and is concealed from view by the parapet. The Manchester's only decorative exterior features are on the main (east) facade.

The Manchester exhibits the Tudor Revival Style in its main facade and in some surviving interior spaces. It exhibits details similar to those found on the main Tudor Revival mansions found in the North Meridian Street Historic District (NRHP, 1986) and adjoining high-quality upscale residential neighborhoods developed in the 1920s.

Exterior

The main facade of the Manchester faces North Pennsylvania Street with no set back or yard. **(Photo #3)** The two front doors open directly onto the sidewalk pavement. Despite its picturesque qualities, the facade is basically symmetrical. The major feature of the facade is the projecting gabled pavilion. The roof of the gabled pavilion is clad with slate. The gable apex is half-timbered with stucco infill. The first and second levels of the pavilion have brick nogging between the timbers.

The use of the faux timbers gives the appearance of a heavy timber-framed gabled pavilion projecting from the bricked main portion of the building. **(Photo #4)** The gable apex has a grid of timbers with a pair of arched braces. Stucco fills the void between the timbers. The pavilion's first and second stories have timbers with brick nogging. Two symmetrically placed windows pierce the second story facade. The pavilion's first floor is almost completely pierced by

MANCHESTER APARTMENTS

openings between the post timbers. **(Photo #5)** A large bank of windows covered over with a stucco board is south of the timber-framed doorway. A small brick nogging panel separates the window from the door and another surmounts the door. The pavilion rests on a smooth ashlar plinth.

Flanking the pavilion are two other projections from the main facade: a shallow bay to the south, and an enclosed entry porch to the north. The bay has been covered with stucco board. The face of the entry porch is flush with the pavilion and abuts it. The entry porch is also framed by timberwork. Immediately south of the door is a pair of steel-sash casement windows. Similarly, a casement window pierces the north wall of the porch, which is capped by a steeply pitched slate-clad shed roof.

The second story level of the main facade is pierced by matching windows framing the pavilion. Four windows flank the pavilion gable roof over the third story. The windows are framed by smooth ashlar limestone with beveled sills and label molding. Limestone is also found in the quoins framing the facade. A slate roof face crowns the main facade, framed by end fractables.

Only the top of the north wall is visible above the parapet of the neighboring office building. A narrow light well separates the two buildings. The rear (west) facade faces Cleveland Street, an alley. **(Photo #6)** Windows and the rear entrance pierce the rear facade.

The south wall of the Manchester is visible as it faces a concealed exterior courtyard shared with the neighboring Sheffield Inn. The courtyard is separated by a masonry wall.

The Manchester was remodeled in 1971, resulting in the reconfiguring of all apartments. The exterior was altered with the replacement of all of the metal sash casement windows with aluminum-sash double hung windows. The bank of the leaded-quarrel casement windows in the pavilion and the bay were retained, but covered over with stucco board panels.

Interior

The remodeling campaign of 1971 resulted in the reconfiguration of all twenty-seven apartments in the Manchester. It originally had a mixture of nine efficiency and twenty-one one- bed room apartments. The remodeling resulted in seventeen one-bedroom and three two-bedroom apartments. All original apartment room divisions were lost as were wall and ceiling finishes, woodwork, floor surfaces, and fixtures. The corridor layout remained.

The renovation of 1971 left intact the entry lobby and the suite of offices on the first floor. These areas were ornamented and detailed to reflect the Tudor Revival Style as was the main facade. The plaster finish on the walls and ceilings of these areas is rough finish. Timbers frame

MANCHESTER APARTMENTS

the entry ways, terra cotta quarry tiles pave the floors of the entry ways and the first run of stairs, decorative ironwork serves as the stair railing and balustrade. **(Photos # 7 & 8)** Wooden-beamed ceilings are found in the office rooms and the entry way to the stairs. One room has a barrel vaulted ceiling. Woodwork, wainscoting, doors and hardware have survived. One room of the office suite retains its original steel-sash casement window.

The basement of the Manchester was designed to accommodate storage rooms, work areas and a custodian's apartment. Except for the custodian's apartment, the surfaces of the basement remain as they originally were, exposed poured concrete.

Despite the extensive remodeling campaign of 1971, the Manchester continues to express the character and detailing of the Tudor Revival Style.

MANCHESTER APARTMENTS

STATEMENT OF SIGNIFICANCE

The Manchester Apartments (The Manchester) is significant under Criterion C as it is the work of architect Harry R. Fitton and as a fine example of the Tudor Revival Style exhibiting exceptional craftsmanship and detailing. Fitton's original design employed domestic architectural style, scale and detailing on an otherwise nondescript apartment building. The Manchester was originally designed as a companion in style, scale, siting, massing and detailing to the Sheffield Inn immediately to the south. The Manchester was designed and constructed as an apartment building one mile from the center of the city in an area noted for its mix of uses, building types and a high concentration of apartment buildings.

The Manchester was constructed in 1929 with twenty-seven apartments and a small commercial office area on the first floor. Architect Fitton designed the Manchester in the popular Tudor Revival Style at the height of the style's popularity after the First World War and before the Great Depression. Harry R. Fitton (1884-1931) was an active architect in Indianapolis between 1910 and 1931. He was not only an accomplished architect, but also was a partner in a firm that developed, designed, constructed, owned and managed buildings throughout the city and state during the 1910s and the economic boom of the 1920s. Fitton designed the Manchester as a companion sister building to his Sheffield Inn, immediately to the south, constructed in 1926-1927 as a residential hotel.

Fitton was born in Evansville, Indiana, a direct descendant of Robert Dale Owen of New Harmony fame. He was educated at Culver Military Academy (graduated 1903), and studied architectural engineering at Purdue University (1904-1906). By 1905 Fitton was working for an Indianapolis real estate firm.¹ In November of 1910, Fitton was one of the founders of the Builders Real Estate Company (BREC), with the purpose "to build, construct and erect buildings and houses". Fitton served as vice president and treasurer with architect Lawrence W. George as president.² BREC was a construction, development and design firm, listed by 1913 in the city directory under the headings of "architects" and "real estate". By 1914 Fitton served as a partner of both BREC and of the architecture firm of George, MacLucas & Fitton.³ In this period Fitton and his associates were very active developing upscale residences on the city's north side, including several in the Meridian Park Historic District (NRHP, 1990).⁴ George, MacLucas, and Fitton are credited with impressive structures such as the 1916 Balmoral Court Apartments at 3055 North Meridian Street, the 1921 Saville Apartments at 1701 North Illinois, and the 1917 Delaware Court at 1001-1015 North Delaware Street.⁵

In 1917 BREC changed its name to Builders Construction Company (BCC) and added Owen M. Mothershead as a director and secretary-treasurer. By 1921, George was no longer associated

MANCHESTER APARTMENTS

with BCC and Fitton served as president. Mothershead and Fitton reorganized BCC in 1924 as Mothershead and Fitton (M&F) with John F. Ross serving as director and general superintendent.⁶ Fitton's partner Owen Morrison Mothershead (1880-1957) was an Indianapolis native. A graduate of Cornell University (B.S., 1902), he began his association with Fitton in 1916.⁷ As secretary and treasurer of M&F, Mothershead "handled the business matters of the firm".⁸ M&F continued not only the development of upscale housing but in all types of structures. It was an active participant in the economic and building boom of the 1920s, ending with the Great Depression. In a 1929 advertisement, M&F stated, "We specialize in the design and construction of industrial and commercial buildings and apartment houses".⁹ Fitton's biography lists to his credit the design of the factories for Beveridge Paper Co., Fairbanks-Morse Co., Rockwood Manufacturing Co. and the Pittman-Moore Co. He also served as architect for Culver Military Academy.¹⁰ The Indiana Construction Recorder credits M&F with the design of the office and factory addition to Lilly Varnish Co.¹¹

Mothershead and Fitton with S. Neil Campbell incorporated the Manchester Realty Company (MRC) on July 30, 1928, "to acquire, own...manage, rent and lease the following described real estate: forty feet of the entire south side of Lot 2 in Pratt's Subdivision," the legal description of the Manchester.¹² On August 3 of that same year, MRC purchased the property which was a cleared lot.¹³ The following day the weekly Indiana Construction Recorder announced the construction of the Manchester with M&F as the architect and owner. At the time of the announcement, the plans were completed and work was ready to commence.¹⁴ The city directory of 1930 listed the Manchester Apartments as fully occupied.

Mothershead & Fitton moved its offices into the office suites of the Manchester by 1929, possibly before the Manchester was completed. In 1930 the Manchester's office suite was occupied not by M&F but by a clinic and the firm of Harry R. Fitton Co.¹⁵ The disappearance of M&F from the city directory supports the statement in the obituary of Owen M. Mothershead's son, Wilson, that "the family business became a casualty of the Depression."¹⁶ Fitton's office closed after his death on April 6, 1931.¹⁷ Mothershead & Fitton filed its last annual report to the Indiana Secretary of State's office in 1929. The 1930 annual report of the Manchester Realty Company listed neither Mothershead nor Fitton as officers or directors.¹⁸

The Manchester continued to serve unaltered as an apartment building with its suite of offices and twenty-seven apartments until 1971. That year El Dee Apartments purchased the Manchester and remodeled it into twenty one and two bedroom, low income, subsidized apartments. The remodeling campaign reconfigured all of the units with the loss of all original surfaces, woodwork, hardware and fixtures.¹⁹ However, the first floor office suite remained intact with its decorative plaster finish, woodwork, hardware and beamed ceilings.

MANCHESTER APARTMENTS

The 900 block of North Pennsylvania Street and the area now known as the St. Joseph area had been in a state of transition for the last two decades. As the central business district of Indianapolis grew in the period immediately before the First World War and immediately following in the 1920s, more nineteenth century single-family housing was razed to make way for apartment buildings and the ever-encroaching commercial district. The St. Joseph area and the Old North Side, immediately to the north, saw the proliferation of apartment houses and residential hotels. The Manchester contributed to the reshaping of the neighborhood, providing residential units and commercial retail space easily accessible from the street. The design of the Manchester provided for twenty seven apartments with a stylish suite of offices detailed to continue the strong English Tudor character established in the facade design.

The Manchester was designed in the Tudor Revival style which was extremely popular nationally and in Indianapolis in the 1920s. The revival styles, Colonial and Tudor, had replaced the Craftsman/Arts and Crafts style which had enjoyed the popularity of upscale clients the decade before. Fitton employed the popular Tudor Revival style to produce two significantly different hotel/apartment urban buildings on the frontier of the encroaching commercial area on the established nineteenth century residential area. North Pennsylvania Street and North Delaware Street were lined with large houses from the 1860s and 1870s as illustrated by three notable survivors nearby, the Kemper House (c. 1873 at 1028 North Delaware St.), the Bals-Wocher House (c. 1869 at North Delaware St.), and the Calvin I. Fletcher House (c. 1898 at 1031 North Delaware St.). Many apartment houses had been constructed in the St. Joseph area such as The Chadwick (1924, 1005 North Pennsylvania St.), The Pennsylvania (1906, 1919 North Pennsylvania St.), The Lodge (1905, 829 North Pennsylvania St.), and at least one residential hotel, the Hotel Pennsylvania (c. 1935, 947 North Pennsylvania St.). Their massings, sizes, materials and styles express the function of apartment house or hotel.

The Manchester's design deviates from the previously established apartments and hotels with their residential size, styling and the inclusion of commercial shop or office space easily accessible from the street with their own entrances. The Manchester's first floor accommodates an office suite with its one entrance separate from the apartment entrance. The combination of apartments and commercial uses is not new as numerous commercial buildings of the nineteenth century had apartments above shops. The Manchester does not fit this mold as it was designed with a residential facade masking a multi-unit residential building with secondary commercial space. The Manchester's Tudor Revival street-fronted public wing has changed very little despite the total remodeling of the interior of the residential rear wing. Historic photographs reveal that the distinctive exterior character of the Manchester as envisioned by Fitton has survived and continues to enhance the streetscape of this transitional historic neighborhood.²⁰

MANCHESTER APARTMENTS

ENDNOTES

1. Kin Hubbard, A Book of Indiana (Indiana Biographical Assoc., 1929), pp. 333 & 371; and "Death Believed Due to Heart Disease or Acute Indigestion," Indianapolis Star, April 7, 1931.
2. Articles of Association, Builders Real Estate Co., 1910, Mothershead & Fitton File, Indiana State Archives (ISA), Indianapolis, IN.
3. R.L. Polk & Co., Indianapolis City Directory (Indianapolis: R.L. Polk & Co., 1914).
4. Suzanne T. Rollins, Meridian Park Historic District, National Register of Historic Places Nomination, U.S. Department of the Interior. Lister February 2, 1990.
5. Susan R. Slade, Balmoral Court, National Register of Historic Places Nomination, U.S. Department of the Interior. Listed February 2, 1990.
6. Builders Construction Co. Resolutions, 1924, Mothershead & Fitton File, ISA.
7. Kate Milner Rabb & William Herschell, eds., An Accounting of Indianapolis and Marion County (Dayton, OH: Dayton Historical Publishing Co., 1924), Vol. 4, p. 586-587.
8. "Owen M. Mothershead," Indianapolis News, November 20, 1957.
9. Polk, 1929.
10. Hubbard.
11. "News of the Week," Indiana Construction Recorder (ICR), February 6, 1926.
12. Articles of Incorporation, Manchester Realty Co., July 30, 1928, Manchester Realty Co. File, ISA.
13. Land Records, Marion County Recorder's Office, Indianapolis, IN; and G. William Baist, Real Estate Atlas Surveys of Indianapolis and Vicinity, Indiana (Philadelphia: G. Wm. Baist, 1927).
14. "News of the Week," ICR, August 4, 1928, p. 12.
15. Polk, 1929 & 1930.
16. "Wilson Mothershead 84, Former INB Chief," Indianapolis Star, April 18, 1990, p. 8.

MANCHESTER APARTMENTS

17. "Death Believed Due to Heart Disease or Acute Indigestion," Indianapolis Star, April 7, 1931.
18. Annual Report, 1929, Mothershead & Fitton File; and Annual Report, 1930, Manchester Realty Co. File, ISA.
19. Ed Gibson & Associates, "El Dee I", Architectural drawings, September 25, 1970.
20. Photograph Negative #266773-F-1 & 2, May 13, 1946, Bass Photo Co. Collection, Indiana Historical Society, Indianapolis, IN.

MANCHESTER APARTMENTS

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- Bass Photo Collection. Indiana Historical Society Library Indianapolis.
- Gibson, Ed & Associates. "El Dee I" Architectural drawings, September 25, 1970.
- Hubbard, Kin. A Book of Indiana. Indianapolis: Indiana Biographical Association, 1929.
- Indiana Construction Recorder. December 26, 1925, January 30, 1926, February 6, 1926, and August 4, 1928.
- Indiana State Archives. Index of Corporations, 1920-1929.
- Indiana State Archives. Mothershead & Fitton File and Manchester Realty Co. File.
- Indianapolis News. November 20, 1957.
- Indianapolis Star. April 7, 1931 and April 18, 1990.
- Marion County Recorder's Office, Indianapolis. Land Records.
- National Register of Historic Places Nominations, Indiana Division of Historic Preservation & Archaeology, Indianapolis.
- Polk, R.L. & Co. Indianapolis City Directory. Indianapolis: R.L. Polk & Co., 1914-1930.
- Rabb, Kate Milner and William Herschell, eds. An Account of Indianapolis and Marion County. Dayton, OH: Dayton Historical Publishing Co., 1924.

MANCHESTER APARTMENTS

PHOTOGRAPHS

The following information is identical for all photographs.

The Manchester Apartments,
960-962 N. Pennsylvania Street, Indianapolis
Marion County, Indiana
Marsh Davis, Photographer
June 2, 1997
IN Division of Historic Preservation & Archaeology
IGC South, Room W274, 402 Washington Street
Indianapolis, IN 46204-2748

- #1 East Facade on Streetscape, Camera View Northwest.
- #2 East Facade on Streetscape, camera view Southwest.
- #3 East (front) Facade, Camera View West.
- #4 Gabled Pavilion Detail, Camera View Southwest.
- #5 Gabled Pavilion Doorway Detail, Camera View West.
- #6 West (rear) Facade, Camera View Southeast.
- #7 Interior First Floor Stair Well Detail, Camera View West.
- #8 Interior First Floor Entrance Detail, Camera View Northeast.

MANCHESTER APARTMENTS

VERBAL BOUNDARY DESCRIPTION

The Manchester occupies all of lot described as follows forty (40) feet off of the south end of Lot 2 of J.R. Pratt's Subdivision of the City of Indianapolis.

BOUNDARY JUSTIFICATION

The real estate described above in the Verbal Boundary Description is the property on which sits the Manchester, owned by the stated owner of record.

E. 10TH STREET

N. CLEVELAND STREET

N. PENNSYLVANIA STREET

E. SAINT JOSEPH STREET

MANCHESTER APARTMENTS

SHEFFIELD INN

960-962

MANCHESTER APARTMENTS

960-962 North Pennsylvania Street
Indianapolis, Marion County, Indiana



NORTH

Photograph i.d. numbers
& camera views < 0