

MP 3178

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Pleasant Ridge Historic District

Other names/site number: _____

Name of related multiple property listing:

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

Residential Planning and development in Indiana, 1940-1973

2. Location

Street & number: Roughly between Marcy St. and Winthrop Ave. on the NW; Kenwood Ave., Halcyon Rd. and Audubon St. on the NE; Thompson St. on the SE; Ridge Rd. and Hampton Ct. on the SE.

City or town: Charlestown State: IN County: Clark

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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.

Pleasant Ridge Historic District

Clark County, IN

Name of Property

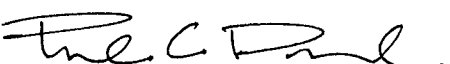
County and State

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national X ___ statewide X ___ local

Applicable National Register Criteria:

X ___ A ___ B X ___ C ___ D

	<i>ASSISTANT DIRECTOR OF PRESERV. SERVICES</i>	<i>10.18.18</i>
Signature of certifying official/Title:		Date
<u>Indiana DNR-Division of Historic Preservation and Archaeology</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	
Signature of commenting official:	Date
<hr/>	
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

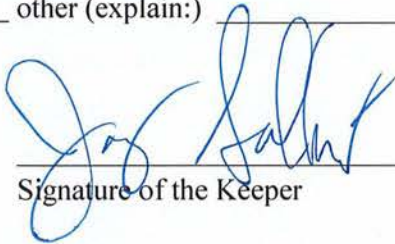
Pleasant Ridge Historic District

Clark County, IN

Name of Property

County and State

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)



Signature of the Keeper

12-3-2018

Date of Action

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(s)
- District
- Site

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- ___ entered in the National Register
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- ___ determined not eligible for the National Register
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- ___ other (explain:) _____

_____ Signature of the Keeper	_____ Date of Action
----------------------------------	-------------------------

5. Classification

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- Public – Local
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Category of Property

(Check only **one** box.)

- Building(s)
- District
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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>248</u>	<u>97</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>248</u>	<u>97</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

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Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

RECREATION AND CULTURE/Outdoor Recreation

SOCIAL/Meeting Hall

Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

RELIGION/Religious Facility

COMMERCE/TRADE/Business

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER/Pre-fabricated Housing

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: WOOD

SYNTHETICS: Vinyl

METAL: Aluminum

roof: ASPHALT

other: _____

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Narrative Description

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

Summary Paragraph

Pleasant Ridge Historic District is a suburban development, constructed between June of 1942 and January of 1943 and located in the southwest section of Charlestown, Indiana. Built under a U. S. Government contract with the New Albany pre-fabricated housing manufacturer, the Gunnison Housing Corporation, with some homes built by the National Homes Company, brought in to replace buildings damaged by a tornado in August of 1943. In the late 1950s the homes in Pleasant Ridge were offered for sale by the government to individuals.

The complex was constructed on approximately 100 acres of relatively flat terrain. Curvilinear streets and interesting cul-de-sacs were designed to make the complex safe and attractive to families. While considerable changes have occurred over time, the Pleasant Ridge Historic District possesses adequate qualities of integrity to illustrate its past, especially location, design, setting, materials, and workmanship.

Since 2016 when the district was first described, the City of Charlestown has begun a process of encouraging a private developer to purchase and demolish many of the buildings in Pleasant Ridge. The building owners who wish to keep their properties have been harassed and have formed an organization to try to preserve their community. Unfortunately, many property owners have given in to this pressure. The district was re-photographed in late June of 2018. Where possible, descriptions have been adjusted. Maps in the nomination portray the district as it looked as of that date.

Narrative Description

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The Pleasant Ridge Historic District is an approximately 100 acre subdivision, created in 1942 to accommodate desperately needed housing for defense workers at the nearby Indiana Army Ammunition Plant at Charlestown, Indiana in Clark County. The complex utilizes curvilinear streets throughout, with four entry-exit streets. Clark Road allows access to the district from Market Street on the east, while Halcyon Road, a north-south road within the complex, exits at the northern point to feed onto and become Gospel Road. An narrow asphalt road in the south east of the complex provides access to the local school on the east and Spring Street (an extension of Highland Road within the complex) leads outward in the south of the complex toward the old city center and modern highways.

The complex is located on a flat, high plateau, with stream valleys to the south and west. This natural feature provided an excellent canvas for the engineers and architects who designed this suburban landscape to be gracious and safe for wartime families

The internal circulation of the district is canted slightly to the northeast-southwest, with Halcyon Road and Clark Road serving as the central axis. To the southwest within the complex, five curvilinear roads feed off these axes, providing gentle undulating transport to the southern roads, such as Fairfield Avenue and Highland Drive. Short loop roads off of these main roads create intimate neighborhoods-within the larger neighborhood. These include, at the southeast, Audubon and Crestview Courts, in the west and southwest, Ridge Road and Hampton Court and in the north west, Marcy Street and Guildford Road.

When the Pleasant Ridge complex was originally constructed, all of the homes were made by Gunnison Company, but with the tornado which tore through the complex just as it was finished in August of 1943, 96 homes were destroyed and replaced by homes from Point Pleasant, West Virginia, made by the National Homes Company. The replacement houses were transported by barge.¹

The district is overwhelmingly residential. Originally only four buildings served other purposes. These were located along Halcyon Road, at 209 through 227 . In 1955, the local housing authority offered the buildings in Pleasant Ridge for sale. The inventory conducted at that time listed 378 buildings. They fell into three basic types, single units (according to the inventory,

¹ *Charlestown Courier*, February 8, 1945; Miscellaneous photographs from R. C. Baughman, taken July 30, 1943, (in the collection of the Charlestown Public Library).

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these had one, two or three bedrooms); twin units or duplexes, the largest group had two bedrooms for each unit, although a few had a two bedroom and a four bedroom unit per duplex; and quadruplets which had four units of two bedrooms each. Comparing this inventory, it appears that eighteen of the buildings which were available for sale in 1955 had been demolished prior to the inventory conducted in 2016.

The Inventory

For the purpose of the inventory which follows, we have assumed four types of units: The single unit; larger duplexes; small duplexes and quadruplets. There are only five quadruplets still remaining in the district. The inventory of 1955 stated that there were four, but listed six. One has since been converted and changed to a single family house (206 Guilford), if the 1955 listing is correct.

The original homes built by Gunnison for this development were a special, simpler version of the homes that the company produced for the general market. Called the "Gunnison Victory Home", the company stated that they would be made in three sizes and would come fully equipped with heating, water heaters, stoves and refrigerators. However, while the exterior would follow the usual Gunnison proportions, because of economy, most architectural treatments, such as shutters, window boxes, etc. would not be included. Nonetheless, the company's architect developed a sample home with these amenities to show how they could be developed after the emergency was over.

The homes that were built in 1942-43 had wood paneled siding, finished in the factory, three-part casement windows with a total of nine lights, a front door with nine upper fixed lights and three panels in the lower half. The roofing was asphalt or composition shingle. All buildings had metal chimneys on the roof. The buildings were assembled on concrete piers installed at the time of construction and the entry was furnished by a cast concrete stoop (the earliest of these appear to have cast panels on the side). From the first, the foundations were covered with simple panels. However, probably very early these were replaced with metal panels, the favored being a stamped pressed metal in a rock-faced coursed stone pattern (this same material is available today in shiny galvanized metal). The oldest of these is less defined than the newer versions.

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Nearly all buildings in the district have had new siding added. A photograph of 1946, shows a returning veteran moving into a home at Pleasant Ridge. The board siding appears to be in poor shape at that time.² In determining whether or not a particular building contributed to the district, the fragile nature of the original siding and residential scale of the more recent siding were important considerations. A building needed to have its form and massing in nearly original condition, thus the plan and height of the walls were considered. Additions to the rear of the buildings, however, did not keep a building from contributing to the district. Small porches of side room or garage additions can be present on contributing buildings if they do not obscure or significantly change the original scale.

While most windows have been replaced, the original buildings all had a distinctive rhythm of fenestration, windows were placed in horizontal bands and were approximately square. The placement of the two doors, in left and right locations (these locations slightly varied, depending on the size of the units) were important, but if a conversion to single family use necessitated the use of only one door, it did not disqualify the building from contributing status. Canopies over the entrance were considered an “architectural” enhancement, like window boxes, thus, where these were simple, of either metal or wood, they were considered appropriate.

It appears from a contemporary picture that the 96 homes which were transported to replace those lost in the tornado had windows which were a little more rectangular than those of the Gunnison homes, thus, where buildings evidenced these windows, in a regular repeated pattern, they were also considered contributing to the district.³

Some buildings were dramatically changed, especially if they were converted to single family use. If a large front porch or addition was prominent on the front, or if the window replacements did not maintain the regular rhythm of the originals, the buildings were considered non-contributing.

² Printed photograph and article dated February 17, 1946, from a three-ring notebook in the Charlestown Public Library, titled “Charlestown During the 1940s”.

³ *Louisville Times*, 1945. Charlestown Public Library.

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Separate garages, with foundations were counted as separate resources (too late to contribute to the district, for the most part). Temporary moveable sheds were not considered in the counts or descriptions.

Dates for each of the buildings were not repeated in the text, since they were constructed either at the time of the building complex, 1942-43 or brought in before the end of 1945, thus all dates would be c. 1942. The exception to this, of course, are the new homes built after the period of significance and most of the garages. In these cases, estimated dates are stated.

Integrity

All of the existing homes in the Pleasant Ridge Historic District share integrity of **location**. The design of the complex represents a high level of landscape planning, even in the difficult times at the beginning of World War II.

A majority of the buildings also have integrity of **design**. While this district is primarily significant within the context of emergency prefabricated housing during World War II, it does have a distinctive landscape/engineering plan for its time.

Setting and Association are also strong elements of integrity in the district. The somewhat closed aspect of the complex, as well as its placement in the natural plateau and the landscaping contribute to the setting. The regularity of the lots and building placements, along with the military-style development of the complex reminds us of its association with governmental establishments.

Materials, where original or early ones are present also contribute to the integrity of the district, although this aspect is not as strong as the others.

Workmanship is present, although not always visible, in the panelized production of these homes.

Although many changes have occurred over the years at Pleasant Ridge, the **Feeling** of neighborhood has been strong. This sense of neighborhood is reflected in the conversations and experiences of many of the residents, especially those who have grown up in Pleasant Ridge. The suburb was designed to create a neighborhood feeling and this is still somewhat present.

The quality of Integrity is present in many facets of the Pleasant Ridge Historic District.

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Inventory of individual buildings (note – demolished buildings are included for geographic reference and are not included in resource count)

102 – 104 Winthrop Ave	C	DEMOLISHED
106-108 Winthrop Ave	C	DEMOLISHED
1) 110-112 Winthrop Ave	C	

This unit has the exact form of all of the others, except that there are no chimneys atop the roof and it has vinyl siding and metal, segmented canopies over both doors and over the windows. There are six original casement windows in the duplex, united in the center by metal canopies. There are two doors, each with modern doors and full light storm doors. There is a tripartite picture window to the right of the south door and to the left of the door on the north at 112. The foundation area is faced with the same rock-faced patterned pressed metal siding as the others. The stoops are also of concrete, in the original design and the one at 112 has a wrought iron railing. The siding is light yellow.

2) 116 Winthrop Ave. C

This unit has its original windows, as does the one described above. These are three-part, metal casements, with a central panel that opens outward. The windows have 9 lights. There are two windows to the right of the right door and to the left of the left door. Between the units are two sets of three of the same windows. The siding on this unit is almond colored horizontal vinyl siding. The foundation area is covered with a rock-faced patterned metal siding, similar to that on other units, but painted grey and with more defined fake mortar areas between the coursing. There are wooden stoops and rails over and surrounding the original concrete stoop. The doors are 9-upper light, with wood screen door (right) and full light storm door (left). The roof covering is modern asphalt, with at least two round roof chimneys. Side entry on the right side has two windows and a door, with a wooden stoop.

118-120 Winthrop Ave	C	DEMOLISHED
122-124 Winthrop Ave.	C	DEMOLISHED
3) 126-128 Winthrop Ave.	N/C	

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This unit, while maintaining form and mass, has had considerable changes in the fenestration, to the extent that the façade appears different due to the longer and paired window openings. It has also a concrete, or concrete block foundation. The doors appear modern and each of the two entries has a wood deck porch. There are fake shutters either side of the windows.

4) 130 Winthrop Ave C

This unit appears to have been a single family home from its inception. The siding is vinyl, there is one entry, at right, with a modern wood stoop and porch. The windows are small, square, one/over/one double hung. There is a chain link fence around the front, and a small, wooden storage shed at the left of the building. The foundation is covered in concrete slabs.

5) 134-136 Winthrop Ave C

A typical unit with two doors, probably still a duplex. The massing and form are intact, as is the facing in the foundation area, a rock faced stamped metal siding. The windows have been changed to smaller ones than original, but the rhythm of the fenestration remains and the two concrete stoops are probably original both of the doors are metal, with simple surrounds. A concrete walk leads to each door.

6) 138-140 Winthrop Ave. C

This unit, like the one described above has most of its original features intact, including form, massing, roof line, etc. The windows have been replaced, but the rhythm of the window and door placements has been maintained. There is a wooden deck over the left entry and a concrete stoop on the right. The foundation area is covered with the same, rock-faced patterned, metal stamped siding as the others.

7) 144 Winthrop Ave. C

This immaculately kept unit has the same massing, form and roof of the others. It has had its windows replaced and has been converted to a single family unit. The porch is an addition but is minimally intrusive. There is a unified porch with turned balusters forming a verandah across the front of the unit. The doors are solid, with the left one having a decorative wrought iron grill and storm door. The right has a simple screen door. The foundation area is protected, as are the others with the same type of rock-faced stamped metal siding.

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8) 145-143 Winthrop Ave

N/C

This unit shares the same massing but has had a brick cladding attached, which dramatically changes the appearance, in addition, the cladding openings are larger than the windows, creating an unusual appearance. The unit has two front doors, each with a large window at one side and a paired set of windows at the other side. The cladding which probably dates to c. 1970, is a tan rough finished brick style and there are limestone sills below all the windows. The foundation is obscured by the cladding. There is almond vinyl siding above on the upper half of the gable end.

9) 141-139 Winthrop Ave

C

This is a typical, rather intact unit, with form, massing, windows and the typical foundation cladding of pressed or stamped metal in a rock-faced design. The windows are particularly notable as they appear to be original. The door at the right has its original concrete stoop, but with a modern replacement door and wood rail. At left the same is true of the left door.

10) 137-135 Winthrop Ave

C

This unit has not been converted to a single family - both doors are retained. The fenestration is reasonably in the same places as the original, although replaced with new windows. The building has been sided with wide aluminum siding and a shed roof porch has been added on the right side, along with a shed roof garage/shed at the gable end of the building on the right side. The wide siding hides most of the foundation area, and what remains visible appears to be concrete parged. The front yard is fenced with chain link fencing.

11) 133 Winthrop Ave

N/C

This is a single family house which may be a replacement or a dramatically converted single unit. In any case, there is also a large attached garage, with a metal carport in front. The main house has a gable front porch with wooden posts, and rails of modern wrought iron. There is a shed addition at the right of the main façade. The windows are small, square double hung, and the main door has a fan light and full light storm.

12) 129-127 Winthrop Ave.

C

This double unit has the same massing, form and foundation covering as most of those in the district. It has fenestration which is close to the earlier, consisting of small windows at the

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center, between the two doors and large display windows to the right and left of the doors. Both of the sides of the duplex have wood decks, one with lattice railing and one with vertical boards as well as posts.

13) 125-123 Winthrop Ave

C

This unit has the same massing as most of the others. Some changes have occurred in the windows, but most of the rhythm is present. There are two doors, left and right. Each entry is flanked by an outsized tripartite window on one side and a small, square, double hung window on the other. The foundation is covered by the same type of pressed metal as the rest of the units. The building is covered in vinyl siding and there are no chimnies, but roof vents on the back side of the roof. Each entry is marked by a simple wooden stoop. Also has a side door and windows.

14) 119-121 Winthrop Ave.

N/C

This unit has been dramatically changed and today represents a modern, suburban home typical of the 1970s or 1980s. There is a double, gable front wing, projecting on the left side of the main façade with the furthest containing a fanlight and six/over/six window with fake shutters. Then, stepping back, the balance of the wing has brick on the lower half with vinyl siding on the upper and a wide return which carries across the façade.

15) 117-115 Winthrop Ave

C

This unit has the same form, and massing as the other, along with the patterned stamped metal foundation covering. The roof retains one of the round chimney vents. There are two entries, both with replacement doors, one has a concrete stoop, the other has no stoop, but the window openings are reasonably the same, although replaced with modern windows and one boarded window adjacent to the left door. The building is in poor condition, however.

16) 103-101 Winthrop Ave

C

This retains mass and form, along with the same metal covering over the foundation area as the others in the district. It has been converted to a single family home and has a chain link fence all around the building. The original side entrance which faces Clark Road has a metal canopy over it and wrought iron railings on the stoop. There is also a metal canopy over the side window. The front, facing Winthrop, has one of the two doors still intact and a large tripartite window at

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left and a double window at right (likely a later change), with several small windows grouped along the rest of the façade. There is a flat metal roof over the large, concrete porch on this side, supported by wrought iron posts.

Cross Clark Road

17) 102-104 Kenwood Ave. C

This building has the same form, massing and foundation covering as most of them in the complex, except that the foundation covering also has been painted black. The house has a moderate degree of integrity for a contributing house. The windows have been changed, with replacement double windows. The siding is wide, aluminum. There is a gabled side wing which has been added, and a gable-front projecting porch with square wood posts and a wide concrete floor. The main door is solid, with an upper light front storm/screen. To the left of the projecting wing there is an enlarged, tripartite window.

18) 106-108 Kenwood Ave C

This duplex unit has been converted to a single family house. While its windows have been changed, there is a similar rhythm to the openings. The right door has a modern storm with an upper light. There are three small and one tripartite large window in the façade. There is a wooden stoop and steps. The building retains its original round chimneys and rock faced stamped metal foundation covering. The building is sided in wide aluminum with asphalt squares underneath.

19) 110-112 Kenwood Ave N/C

This house is being extensively rebuilt and it is not clear how much of the original fenestration or materials will remain. It is presently covered in building paper and resting atop cast block piers. One side of the original panelized wall is projecting out from the sill plate.

20) 119-117 Kenwood Ave. N/C

This building has the form, massing and foundation covering, of the others, however, the foundation cladding in this case is comprised of two different patterns of rock faced material. The building is covered in wide aluminum siding painted taupe and has small fake shutters beside the three small windows on the front façade. There is a large, oversized window at left of

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the door with shutters. The door is a modern fan-light. There is a wide, projecting porch with fake columns and a gable front protecting a large concrete porch. The front yard is enclosed in a rusting chain link fence. The building has an addition at the left side, with a shed roof and a front facing door.

21) 113-115 Kenwood Ave. C

This retains the form, massing and approximate fenestration. The walls are covered in white vinyl siding and the foundation area is protected with metal panels with a vertical bead. This is obviously a single family conversion, with one door having been covered over with siding. However the other door remains flanked by double 6/over/6 windows and with a metal awning/canopy. The other windows on the front façade are small, in square openings. All have black and white metal awnings and black fake shutters.

22) 109-111 Kenwood Ave. C

This building retains the massing and form of the others but the double window alteration lowers its integrity. It does minimally contribute to the district. It has the older type of metal foundation covering in addition to old concrete stoops. Both entries remain, although the doors have been changed. The windows to the left and right of the front doors have been exchanged for tall, modern 6/over/6 type windows. Three windows on the façade retain the small, square openings.

23) 105-107 Kenwood Ave. C

This building retains the form, massing, and foundation covering typical of the others. In addition, it has a similar window pattern. However, both of the duplex doors have been covered in the conversion to a single family home and the space between the central windows contains a single central door. (It is not clear how they dealt with the juncture of the two halves of the building). Windows are modern, but in the square shape of the others. There are fake shutters on most. A wood deck is placed at the new entry. There is a large, covered wood deck off of the south, gable end side of the building. Overall the house still conveys the simplicity of the Gunnison models.

24) 101-103 Kenwood Ave. C

This building retains the form, massing and remnant chimneys of the original, along with the two door placement, two smaller windows and the approximate rhythm of the other windows. The

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replacements include all windows which are modern one/over/one lights, and one stoop which has been covered with a wooden porch. The other stoop appears to be an early or original concrete version. The siding is light almond vinyl siding.

25) 111 Halcyon Rd.

N/C

This home is very well kept and has been considerably upgraded. The siding is modern vinyl, the windows are in place, but are replacements, with fake shutters. The door has been moved and is presently a modern mahogany with oval light and two sidelights with decorative lights. There is a large, gable-fronted porch with turned posts and simple wood balustrade and ramp entry.

26) 105-107 Halcyon Rd

C

This unit is very intact. All window openings are in place, except that the far left one has been infilled to provide for a window air conditioner. The form and massing are original and there are two round chimneys in their original places. The windows are original three-part nine-light metal casements with a center opening panel. The doors are in the original places, but have been replaced with modern paneled, metal doors. The foundation is clad with the typical rock-faced stamped metal in panels, approximately 4' wide. One of the concrete stoops seems to be original.

27) 101 Halcyon Rd

C

This is a unit which retains the massing, the form and much of the rhythm of the fenestration. The windows include three small on front, with a space where the second door had been, a large oversized tripartite window to the left of the main door and the main door. The latter is in its original location, but is a modern paneled door with an upper light storm. The entry is protected by a new porch with a low-pitched front gable and fake columns on a wood base.

28) 202 Marcy St.

C

This is an original single unit with a single door and four small front window in their approximate position. The siding is new vinyl and the foundation area is protected with modern cladding. The form and massing of this building contributes to the district. There is a small, wood frame, shed, covered in standing seam, modern white barn siding, horizontal on the sides.

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29) 206-208 Marcy St C

This unit has its original form, massing and chimneys on the roof. The siding is aluminum, and the foundation covering is the usual, stamped metal panels. The window openings have been maintained, at least with regard to placement and proportion, but the windows are modern replacements. The doors are in the original places, with flat roofs over the entries, supported by wrought iron posts. There are concrete stoops and a well-trimmed hedge around the front of the property.

30) 210-212 Marcy St. C

A two family unit that has been sided in aluminum and painted yellow on the upper half, white on the lower and sides. The roof contains two vent chimneys, the rhythm of the fenestration has been maintained, but the windows have been replaced with larger sized, newer windows with storm windows. The two door are in original locations with shed roof wood and metal canopies above. The foundation is protected by plain wood or metal siding. There are two concrete stoops, with wood railings.

31) 214-216 Marcy St. C

This unit has its fenestration in the same locations, but slightly newer four/over/four light windows have been inserted. The doors are in their original locations and both have simple canopies which are an extension of the roof. The building is covered in vinyl siding, yellow, with vertical metal panels covering the foundation area. The round chimney are truncated, but present. The left door appears to be early or original.

32) 218-220 Marcy St. C

This unit has been converted to a single family house. Much of the rhythm of the windows has been maintained, although all are changed. A single door is at left, with an enlarge stoop and concrete entry stairs. The foundation is clad in the same metal panels as the other buildings.

33) Garage at 220 Marcy, c. 1980 N/C

A large one car garage with a gable front roof with a medium pitch is located to the left of the building and set back from it. It has a paneled garage door and a separate personnel door to the right and is sided in narrow vinyl.

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34) 222-224 Marcy St. C

This unit retains its form and massing, enough so to be a contributing building. There are two distinct sides, each with a door, two windows at one side and one window at another side. All windows are double hung replacements with storms the doors are simple panel with single-light storm doors. They have wooden stoops with wooden steps. The foundation area is covered in plain wood covering.

35) 102-104 Riley Ave C

This unit has the same form and massing as the others that contribute. Its roof line is intact. The fenestration maintains an original rhythm with four over/four light double hung windows. The two doors are in their original places. The right entry has a wide, enlarged porch with wood balusters, and lattice in the lower area. The left has a simple rail and concrete stoop.

36) 106-108 Riley Ave C

This building has been covered, on the front façade, in wood, T1-11 siding, with vertical panels. The original window openings are present, for the most part, although new windows have been inserted in the openings. (The new windows are shorter than the original openings, but the opening has been maintained. The doors are in their original places. The right door has an oversized wood and metal canopy which is in deteriorated condition, supported by wood piers and with wood railings. The left opening has a large, metal and wood roof, with wrought iron supports and lattice infill for protection. The stoop is concrete and has a side entrance.

37) 110-112 Riley Ave C

This unit is clad in grey, vinyl siding, with vertical, metal siding covering the foundation area. The windows are as follows: A large, tripartite picture window to the left of the left door and a double window to the right of the right door. The doors are in their original location, although the doors have been replaced with upper light modern doors. There are also two 6/over/6 light double hung windows in the center, between the entries. The form, massing and locations are all intact. The left door has an old, concrete stoop, while the right has a wood stoop.

38) 114-116 Riley Ave C

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This unit, which is owned by the local association, has retained form and massing and has a similar window and door configuration as its neighbor, described above. The vinyl siding which covers the walls is yellow and there are brown fake shutters at all the windows. The doors are, at right, a four upper light wood door, and at right, a modern door. There are expensive wooden ramps and decks at the front of each door. There is a wood fence with vertical pickets at the front and a light tan brick square planter in the center of the front yard.

39) 111 Riley Ave C

This unit has been converted to a single family home. The window openings have been mostly maintained, but the single door has been moved slightly and has two windows one on each side. The building is sided in wide aluminum siding and the foundation area is covered by vertical metal siding. There is a large concrete stoop over the single entry and a railing on the side entry which faces Clark Rd.

40) 107-109 Riley Ave. C Photo 0011

This unit maintains all of the key elements, form, massing, placement of windows and doors, roof lines, etc. Its windows have been replaced by four/over/four double hung units, but the openings appear the same. The doors are in the same openings. One has an upper multi-light the other may be closed off, but retains a wood storm with lower panels and an upper light all of which are neatly blocked. This building has a side gabled garage attached at the right, which presently has a tarp covering the opening.

41) 101-103 Riley Ave C

This unit is gently shaded by trees. It has the form, massing and roof of the originals. The doors are in their original locations and the windows retain a similar rhythm to the original. The foundation area is covered by vertically striated metal siding. There is a wood deck at each door.

42) 221 Marcy N/C

This building has had many changes. It has been converted to a single family house and the door, and most of the windows have been moved or changed. There is a long shed roofed garage attached at the right of the house, covered in modern metal barn siding. The garage door has a row of upper lights. The main entry has a wide, concrete stoop and a metal awning supported by wrought iron posts and with wrought iron railings. The windows are primarily

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one/over/one with fake black shutters, except for a single light, large window to the left of the door.

43) 215 Marcy C

In this unit, the openings have remained reasonably intact, although the windows are replacement modern storms and window, combined (double hung) The doors are in their positions, with the left door having an arched window and a wide, shed roof over the entry, supported by wood posts and an oversized concrete stoop. The right door has an upper multi-light, a storm door and a small canopy extending from the roof, and a concrete stoop. The foundation area is covered with metal vertical barn siding.

44) 202-204 Guilford Rd. C

This is a one-story duplex, with appropriate massing and form to qualify as contributing to the district. The windows have been changed, but the two entries are in their original location. The siding is modern vinyl; the foundation area is covered by vertical metal siding. There is a single window to the right of the left door and a double, large window to the left. The same pattern, except reversed can be found at the right door.

45) 206 Guilford Rd. N/C

This building has been converted to a single family house; the only door at present is a central door, with a wooden railed front stoop. The siding is modern, light tan vinyl, the windows are two-light vertical with false shutters. There are four windows with wide surrounds on the main façade. A rear addition has been added.

46) Garage at 206 Guilford, c. 1990 N/C

There is a large, two story modern garage set back and to the left.

47) 214 Guilford Rd. N/C

This unit has also been converted to a single family house with the main entrance at the right, within a modern, enlarged porch. The porch has a shed roof and it supported with wrought iron posts and rails. There is a large, tripartite picture window to the right of the door and six one/over/one double hung windows to the left; the window spacing is not typical and does not reflect the original spacing. The siding is wide aluminum and the foundation covering is vertical

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metal (brown). There is an addition at the rear and a secondary outbuilding as well, probably a shop/shed.

48) 209-211 Guilford Rd. C

This unit has the form, massing and fenestration to contribute to the district. The windows are one/over/one replacements. Two are at left of the left door and one to the right. The same pattern is present on the right entry, but reversed. The siding is grey vinyl clapboard continuing as a covering of the foundation. There are two concrete stoops, each with side steps to the respective drives. The property is protected by a chain link fence and there are large pin oak trees on the lot, one for each unit. The doors are modern wood, with diamond pattern sash.

49) 207 Guilford Rd. C

This building has been converted to a single family house with one door, at the right of the main façade. It is protected by a large porch, which has a metal roof, wrought iron posts and rails and a concrete block foundation. The siding is wide, aluminum and the foundation area is protected with vertical panel metal.

50) 203 Guilford Rd. N/C

This home has been converted to a single family unit and its fenestration and massing changed in the process. It has a main entry just right of center, and a large, tripartite picture window at left. The main door has sidelights and a modern full light storm. The porch has a gable front roof with a low pitch (c. 1980), and a concrete block foundation and concrete steps. The siding is vinyl and there is a pair of windows left and right of the main entry. The foundation is protected by vertical paneled siding. There is an attached, large, two car garage on the left side of the building, with an entrance on Halcyon.

51) 102 Halcyon N/C

This building has been converted to a single family house. There is a single door, slightly left of center. Some of the window openings remain, with 6/over/6 light double hung windows. The main door has three staggered lights (c. 1970), and there is a large tripartite picture window at left with multi-lights. The porch has a front, low-pitched gable and simple wrought iron posts. There is a metal carport at the driveway to the left.

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52) 112 Halcyon C

While this residence has also been converted to a single family home, with a single door, at right, the door appears in the same location as the original and the window openings to the right also appear the same as the original. There is a new, tripartite picture window at left of the door and two of the other window openings are probably original. There is a new porch, but it is less massive than the others – with a smaller gable front and wrought iron posts, and wood-railed handicapped ramp. A chain link fence surrounds the property. The siding is wide aluminum and the foundation is covered in stamped, rock-faced metal.

53) Garage at 112 Halcyon, c. 1960 C

This is a one-story, frame, side gable roofed garage/barn at the rear of the house with a standing seam metal roof.

54) 118 Halcyon N/C

This residence has been altered considerably from the original building. The alterations include a large, front gabled porch, with an attachment to the right side of the house which continues as an addition around the rear. In addition, there is a shed roof covered carport. The windows and doors have been changed and there is a single entrance on the right, in a new location. The siding is variously, horizontal and vertical vinyl, with a vertical paneled metal covering the foundation area.

55) 204 Halcyon C

This unit is maintained as a duplex. The form and massing are appropriate to contribute to the district. There are two doors and windows in approximately the original locations. All are double hung with medium surrounds; there are eight in the unit. The door at right has a small, metal and wood canopy over the concrete stoop. At left, a wood porch and entry has been built, with a concrete step leading to the entry. Each of the units has a separate covered carport, the one on left is a single, the one at right a double.

56) 206-208-210-212 Halcyon C

This unit is a quadruplet and retains much of its original massing, form, and placement of fenestration. There are four entry doors, one for each unit, each has either two windows left and

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right of the door, or three windows left and right. The original chimneys are in place, the siding is modern vinyl, with small, gable-fronted canopies over the doors, but the concrete steps are early if not original and the foundation area is protected by stamped, rock-faced metal panels.

57) 214-216 Halcyon

N/C

This building retains the massing, and form, and the double doors, with approximate window placements. However, massive modern porches with front gabled roofs and modern fish scale shingles in the gable end, as well as sunburst patterned wood porch walls, have changed the building's massing.

58) 218 Halcyon

N/C c. 1980

This residence is a complete new building and/or extreme remodeling with twin front facing gabled wings, high side facing gabled roof, and concrete foundations. The main door is nestled in the crook of the left wing. Windows are modern combinations with plastic muntins.

59) 220-222 Halcyon

C

This unit has the form, massing and, some of the fenestration intact. It has been converted to a single family dwelling and lost its second door, however the windows at the left have been retained. Multi light windows (2) are at right of the new door and there is a large, wooden porch at the right half of the building. The covering on the foundation is stamped metal of a similar pattern as the others. The siding is modern clapboard-style vinyl.

60) 302-304 Halcyon

C

This house retains the look of the original buildings. The massing and form are original, with some changes in windows, but maintaining the rhythm of the original fenestration. The two doors, left and right, are in the correct positions and an early or original concrete stoop is present at the left entry. Both doors are modern panel style. The covering on the foundation is the same stamped, rock-faced pattern as many of the other early versions.

61) 306-308 Halcyon

C

This unit is similar to its neighbor, although multi-paned windows have been installed. The unit at right has the early or original concrete stoop, and two windows right (an original casement closest to the door), with one at left. The one at the left has two windows left and right of the

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main door. Both doors are modern panel type. There is a shed roof addition on the left end of the building. The covering for the foundation is soft, stamped rock-faced metal painted dark brown. There is a chain link fence around the yard at the left.

62) 312 Halcyon C

This building has retained much of its original character in the form and massing, as well as the regularity of the fenestration, although, as with most of the buildings, the individual windows have been replaced. Both doors are in their original locations, with a simple surround and modern upper light screen doors. The siding is of wide aluminum, with the upper half painted light green and the lower half white. The foundation covering is the same stamped, rock-faced pattern as seen elsewhere in the district. There are three stately Maple trees which shade the house and the front yard which is enclosed by a chain link fence about three feet high.

63) 314 – 316 Halcyon C

This duplex retains the basic form, massing and door placement, as the others, although there has been more dramatic change in the windows. A tripartite bay window has been placed on one side of each of the two doors, there are two other, one/ over/ one light double hung windows. New decks are wider, made of wood, with turned balustrades. The foundation covering is the same stamped, rock-faced metal as many others and the siding is modern ivory vinyl. A three-foot chain link fence, painted grey surrounds the shared yard. There is an extension wing on the left side of the building, and a separate shed at rear, a temporary building.

64) 318-320 Halcyon N/C

This unit is in the process of getting new siding, new window locations. The massing and the door placements seem original, and there is some of the earlier stamped metal at the foundation, but it appears that everything else will change.

65) 322-324 Halcyon C

The form, massing and chimneys on this building are intact. Both doors are in their original locations with early or original concrete stoops. The roof line has been extended at front to

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provide shade over the doors, which have metal supports. The siding is wide aluminum and the foundation covering is stamped metal in the rock-faced pattern. The windows include a tripartite picture window to the left and right, respectively of the doors and four small square windows between the doors. A chain link fence encloses the property.

66) 321 Halcyon

C

This is a single unit, one of the few in the complex. It appears to date to the other buildings, but has had a modern two-car garage added as a separate building. The siding on the house is narrow vinyl, and the windows are small, one/over/one light in groups of two. The central entry has a wood deck with lattice. The foundation area has been parged or concrete panels emplaced.

67) 321 Halcyon Garage

N/C

This is a two car garage with a modern personnel door at left. The roof is a front-facing gable and the siding is vinyl.

68) 317-319 Halcyon

C

This unit maintains the long, narrow form and the one story massing of the original unit. The fenestration has been changed, but the door placement is the same and the windows, at the left side, while large, maintain the original rhythm. On the right side, a mix of long, narrow, small square and single pane square windows mar the rhythm. However, this is not enough to destroy the sense of the building. The siding is yellow vinyl and the foundation area is protected with stamped, rock-face metal panels.

69) 313-315 Halcyon

C

While this building has also had considerable change, the form and massing are maintained. The rhythm of the windows is reasonable, with tripartite, picture windows at the far left and right of the main façade and the original door placements are intact, with simple stoops. The siding is a mix of wide aluminum in the top half, and dark tan permastone cladding on the lower half. The

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interior windows are grouped in threes between the two doors. There are trees on the lot and it is enclosed with a chain link fence.

70) 309-311 Halcyon C

This unit is maintained as a duplex, and the form and massing are intact. The siding is an interesting combination of vertical, metal siding which imitates board and batten and wide, aluminum siding on the lower half, painted to imitate redwood. Both doors are in their original locations, replaced with upper fanlight modern doors and upper light storms. There is a tripartite picture window at the left and right respectively of the doors, with two panels of what may have been three windows each in between. At present, the panels are there, but only one window is at right and two at left. The foundation is protected, in part, with stamped, rock-faced metal, concrete panels and aluminum siding.

71) 305-307 Halcyon C

This residence is a duplex, with a high degree of integrity of form, massing, and fenestration. Although the windows have been replaced, the rhythm is maintained, with two windows left and right of each door and six windows in between, three for each part of the duplex. The doors are in their original locations, while each is covered with a plain, flat metal canopy, supported by metal posts. Each has a wooden deck, with handicapped ramps around the outside edges. The yard is protected by a four foot chain link fence. The building maintains the narrow eaves of the original. The siding is wide aluminum.

72) 301 Halcyon C

This unit maintains the form, massing and character of the original duplexes, which the fenestration has been altered with new windows over the years, the rhythm and high placement of the openings is maintained and the two main doors are in original locations. There are narrow, tri-partite windows left and right, respectively of the left and right doors. The doors are modern replacement panel doors, but the stoop on the right side appears early. A large projecting porch on the left side has wrought iron posts and railings, the roof is side gabled with a side entrance and there is an attached simple two car garage, c. 1945, to the left.

227 Halcyon N/C DEMOLISHED

225 Halcyon N/C DEMOLISHED

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219A, B, C – Halcyon C	DEMOLISHED
209 Halcyon C	DEMOLISHED
201 – 203-205-207 Halcyon C	DEMOLISHED
121-123-125-127 Halcyon C	DEMOLISHED

Clark, North side

73) 104 Clark N/C

This building has the basic form, but a projecting front wing masks the horizontality. In addition, the window at the side of the enclosed porch is a simple square with tinted glass. Side siding is of wide aluminum but the front façade is sided in vinyl. there is a patterned pressed metal panels covering the foundation area.

74) 108 Clark Rd. C

For the most part the form and massing are intact, with the exception of two extensions of the roofline at the front to accommodate a shallow porch over each door which extends from the door to the outer end of the building. The simple roof is supported by wooden piers. There are tripartite picture windows next to each door and a single window on the other side of each.

75) 110-112 Clark Rd. C

This unit is under rehabilitation to become a single family residence. New siding will be placed, and new windows are already installed, but the rhythm of the fenestration is maintained and the remaining door is in the usual place.

76) 114 Clark Rd. N/C

This building has been converted to a single family by eliminating one door and building a large front-gabled porch on the right side of the main façade. There are two, tripartite picture windows flanking the main entry and four small, square windows on the balance of the facade. The foundation area is covered with concrete board.

77) 118 Clark Rd. N/C

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This home is very similar to the one above, with a single entry and a massive gable-front porch. However, all of the windows are either square or slightly rectangular one/over one. The extensive porch is of concrete and it appears that the foundation has been shored up with new concrete block.

78) 126-128 Clark Rd. C

This residence conveys the feeling of the original buildings through its massing and its fenestration rhythms. It has both of its original door openings, and although the windows are replaced, they appear equal in height and size across the façade, creating a symmetrical appearance. There are somewhat large decks built at the front of each apartment, but they do not detract from the form and massing. The foundation area is protected with pressed metal panels in the typical rock-faced pattern, painted reddish dark brown. The siding is a light blue vinyl.

79) 202 Clark Rd. C

This building retains the form, massing and general lines of the original. It is sided in wide aluminum and the foundation area has been parged with concrete and stucco. Both doors are in their positions, with only simple metal railings for safety. Below, an early concrete stoop and stairs provides access. The eave line is narrow and the windows are all about the same, four/over/four light wood, except for a tripartite picture window to the right of the right door.

206 Clark Rd. N/C DEMOLISHED

80) 210 Clark Rd. C

This unit has also been converted to a single family home, but the porch is less obvious. The house has metal awnings over all windows and the porch which is supported by wrought iron railings. The windows are close to the rhythm, with four/over/four lights except for the window to the right of the main door which is an outsized picture window. The main door is a modern panel replacement. There is an open carport on the right side with a metal roof.

81) 224-226 Clark Rd. C

This building retains mass, form and fenestration, with only the addition of tri-partite picture windows on the outer side of each door. The doors have a simple concrete stoop and are in the original locations, but replaced with modern panel doors. The balance of the windows are small,

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square one/over/one light windows. The foundation area is protected in part, with pressed metal panels.

82) 230 Clark Rd N/C c. 1980

This is a brick and frame modern home with multiple gables and modern windows. It is probably built late in the twentieth century. It has a front facing garage at right.

83) 232 Clark Rd. N/C c. 1980

While this home may have started life as a Gunnison, it has been totally transformed, or completely rebuilt. There is a large, open garage at right with a side gable, and a front gable porch with a pair of multi-light windows to the right of the door.

84) 238 Clark Rd. N/C

This home has been expanded at the rear, and the front roof has been extended to form a front verandah across the entire front of the building. While it maintains some of the window placements, the entire effect is more reminiscent of a bungalow than a Gunnison home of this era.

85) 242 Clark Rd. C

This home has been converted to a single family house. It has a few of the window openings, but has lost one of its doors. However, the main door is sensitively protected with a metal awning. A double, oversized window is at left. The eaves are narrow and the building has the form, massing and foundation covering which are typical of the district.

86) 302-304 Clark Rd. C

This unit appears slightly smaller and may be a variant on the standard plan. The doors are probably in their original position and windows appear to be three, tripartite metal casement. The doors have nine multi-lights in the upper half. There are red and white metal awnings above the doors and windows and a hedge protect the front of the façade. Note: a window air conditioner takes the place of one of the windows on the left side of the façade. The stoops are of concrete, one with a metal railing. The eave line is narrow and the building has two round chimneys. The siding is wide aluminum and there is a small addition on the right side.

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87) 306-308 Clark Rd.

C

This duplex is similar to those described above, with the door at the far right and left and three windows for each unit in the center. It has a slightly wider eave than the others and each door has a deck built as a porch of wood, with plain wood rails. The stoops are of concrete. The building is sided in vinyl and it is not possible to see the foundation protection.

88) 312 Clark Rd.

N/C

This building has been altered, including removal or complete change of most of the windows. The wide door remains, and the general massing and form, but there is little on the front to recall the Gunnison home. A wood deck encompasses about the left 1/3 of the building.

89) 316 Clark Rd.

N/C

This building is also smaller than many in the other parts of the complex, but appears it was once similar to some described above, with two entrances at the outer edge of the building. However, this home has been covered in a random coursed, permastone, in varied tones of brown, orange beige and grey. A tight row of narrow "bricks" surround the doors. Windows have been altered to include an oversized picture window to the right of the door.

90)320 Clark Rd.

N/C

This home has been converted to a single family unit, most windows have been altered and a central door replaces the two which were once on the building. Only two original openings remain.

91) 324 Clark Rd.

N/C

This home has been completely remodeled, including the addition of a large, front porch with a front gabled roof and square posts. The foundation is covered with the same metal panels, stamped, with a rock-faced design. The windows have all been changed to various heights. And the main door as well.

92) Garage for 324 Clark Rd.

N/C

The garage is set back on the large lot and is a rectangular plan with a gable roof. There is also a moveable storage building but it is not counted as it is moveable.

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93) 328 Clark Rd.

NC

This is another of the smaller buildings constructed in this area and has been converted to a single family use. There is a single door at right, with a three-part picture window at the left, and a large front porch with a front facing gable end and three mock capitals. The porch floor is of concrete block and concrete. The foundation is faced with the same pressed metal as most of the other buildings. Windows to the left of the main entrance are simple, square replacements.

94) 334-336 Clark Rd.

C

This is a very good version of the smaller units with both doors and three windows to the left of the right door and to the right of the left door. There are small, wood decks protecting the openings with plain shed roof canopies. The foundation area is protected by stamped metal panels, rock-faced and painted silver.

95) 340 Clark Rd.

N/C

This home has obviously been converted to single family, but both original door openings remain. The one on the right is protected by a large, gable-front porch, on the left, only a simple metal awning. The door on the right has a large wood deck. The windows on the right have been replaced with large ones, on the left the small square windows prevail. An addition on the left provides a garage and a wood carport is built out from there.

96) 344 Clark Rd.

C

This is another building with minimal historic integrity for a contributing building. It once had two doors, one of which has been converted and which is of the smaller variety, with the doors at the ends of the building. In this case, however, the owner has maintained the three windows typical of this type, on each side, although there is a large porch added on the left, it has not changed the roof line. There is also a carport on the right with a shed roof. The siding is vinyl.

97) 346 Clark Rd

N/C

This home has been added on at the rear, and a large front porch with modern classically inspired columns has been added. The building has been clad in vari-colored brick veneer. Most of the windows are moved and the second door is gone. There is a garage/pole barn at rear.

98) Garage/Barn for 346 Clark Rd.

N/C

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This is a typical metal pole barn/garage with a front gable, oversized paneled garage door and vertical metal barn siding.

99) 352 Clark Rd. N/C

This is another of the smaller units which has been changed. Asphalt square tiles have been added, although the stamped metal panels still protect the foundation area. There is only one door which has a large gable front, wood porch with plain upright rails. Small windows remain at the right and there is a carport addition on the right side.

End north side of Clark, begin south side.

100) 347 Clark Rd. C

This building has been converted to a single family home. However, the massing, the form and the general simple nature of the adaptation allow it to contribute to the district.

The building is sided with vertical board modern siding. The windows have a repetitive pattern. The eave line is narrow and the foundation area is protected with a stamped, rock-faced patterned metal. There is a single stoop of concrete.

101) 341 Clark Rd. C

This building has also been converted to a single family unit and had its second door removed. However, it has maintained the rhythm of the fenestration. The siding is horizontal vinyl in a shiplap pattern and the windows are all, square, double hung. The front door is protected by a simple wood porch with a shed roof which is not integrated with the roof and there is a picket fence around the property, with dog eared to stile. There is a shed roof protecting the side porch.

102) 339 Clark Rd. C

This unit has also been converted to single family, but the roof line has not changed, and the rhythm of the fenestration has been retained. There are three windows left of the main door which is at right and two independent at the far left. There is a metal roofed porch covering with narrow metal posts. And a large concrete porch. A metal canopy covers the carport. There is a chain link fence around the property and a new concrete drive.

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103) 335 Clark Rd.

C

This building has also been converted to a single family home. The main door is at left and, like all the others in this area it is far to the left. There is an oversized picture window with two smaller windows to the right, in the approximate position of the originals. The stoop is of concrete. The foundation area is protected by stamped, rock-faced metal panels. The form and massing are typical of this model of the original building.

104) 329-331 Clark Rd.

C

This home is maintained as a duplex, with two separate entrances. While the windows have been changed, there is symmetry to their size and placement. Each of the entrances has a wooden deck at the front, one with a handicapped ramp at the side and there are decks at the side entrances. The narrow eaves have been maintained and the building has its original form and massing. The building has a shed roof extension on the back, but it does not affect the front façade.

105) 327 Clark Rd.

N/C

This home also has been adapted for single family use, but its main façade has been dramatically changed. There is a large front gabled porch on the building which affects the character. The siding is vertical, manufactured board, similar to T1-11. The windows are small, square and with simple surrounds. There is a single, front door just right of center and adjacent to it a tripartite picture window. The porch has a ramp at the side and a concrete floor. The foundation area is protected by the typical pressed metal sheets.

106) 321 Clark Rd.

C

This building has also been altered as a single family unit, but has retained adequate features to contribute. It has the typical mass, form and, rhythm of fenestration. The windows have been changed, adding a single tripartite picture window just to the right. All of the windows have fake shutters. There are metal canopies over all windows and a wood covering over the carport/drive which is concrete. The property is protected by a chain link fence.

107) 317-319 Clark Rd.

C

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This unit is maintained as a duplex and has many original features. The form and massing are intact. The fenestration retains a similar rhythm to the original. The foundation is protected by the typical, pressed metal rock-faced panels. The windows are variously double modern 6/over/6 lights or simple multi-lights, located at the center of the building. The doors have upper fan lights and full, clear glass storm doors. There are modern wood decks on the front, one of which is much deteriorated. Remnants of the chimneys remain.

(Note: 313, 309 Clark were gone before research on this nomination began in 2016)

108) 305-307 Clark Rd.

C

This duplex is in near original condition. The unit features, two doors, original concrete stoops and steps, original three-part casement windows in a pattern of two to beside the doors and two sets of two at the center. The building has been sided in wide aluminum siding and the doors replace, one with a modern six-panel door, the other with a door with an upper multi-light. One has a storm door. Note: This is one of the larger units, with the windows at the left and right ends of the front façade.

109) 301-303 Clark Rd.

C

Like its neighbor, this unit has remained relatively intact. Although the windows have been changed and the siding added, the rhythm is the same. There are two doors, each with a concrete stoop and steps. The foundation is protected with rock-faced stamped metal panels. The siding is a modern vinyl, painted yellow. The form and massing are intact, however.

110) 235-237 Clark Rd.

C

This building retains its use as a duplex. With two entrances, each of which is protected by a simple wood and metal roof over a concrete stoop which is probably early if not original. The foundation is protected by stamped rock-faced metal panels. The siding has been replaced by a uniform wood façade, stained or painted tan. Windows have been replaced but the rhythm of the fenestration remains. The doors have simple storms. There is a wooden side porch with a gabled roof on the right side facing the side street.

111) 231 Clark Rd.

N/C

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This building has been converted to a single family house. In addition, a large, gable fronted porch structure has been added at front, with wooden posts and balustrades. The windows are square, replacements and the main door is also, although in the original position. The foundation is protected by the typical pressed metal panels.

112) Garage at 231 Clark Rd., c. 1980 N/C

This is a one-story front gable roofed garage, located at the left rear of the property. It has a large garage door accessed from the street and vertical board siding in the gable end.

113) 227-229 Clark Rd. C

This building has been maintained as a duplex. The only changes have been the adding of wide aluminum siding, the changing of the windows, although the pattern has remained. The doors are new, but the position and openings are the same. The eave line is narrow, chimneys remain on the roof and the protection of the foundation area is kept by the patterned metal panels seen elsewhere.

114) 223-225 Clark Rd. C

Maintaining the features of the original building, this two-unit duplex has the same metal panels protecting the foundation area, the mass and form of the original, with narrow eave lines, although it has a new roof and replacement windows and doors. The doors are in the same position and the windows maintain close to the original rhythm. There are simple concrete stoops and stairs in front of each door. The siding is wide aluminum.

115) 219-221 Clark Rd. C

This building has the original windows, and door openings. It has been over sided in wide aluminum and one window opening has been infilled and a window air conditioner added. One door is replaced with a new panel door; the other has a simple upper light. The yard is very overgrown and there is some deterioration, but the foundation protection is the same metal panels as others.

116) 215 Clark Rd. N/C

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This residence has been converted to a single family building and a long, wide central entry porch has been added. This element is very dramatic on the front, with a vent in the gable front and square posts over a concrete slab. The windows consist of one/over/one light modern double hung. At the left two are combined. The main door is wood with an upper light.

117) 211 Clark Rd.

C

This house has the most basic degree of integrity. While this building maintains the form, mass of the typical unit, it has been converted to a single unit and the doors changed to a single entry at the right. There is a large gable front roof over the new large concrete porch. It has the typical pressed metal panels at the foundation and some of the window placements remain. There is a large tri-partite picture window to the left of the door.

118) 203-205-207-209 Clark Rd.

C

This is one of the few quadruplets in the district. It has been changed over the years, but the mass and form remain and at least the rhythm of the fenestration. There are four tripartite picture windows, one for each unit and a small, double hung window for each unit. The doors are in original locations, but are simple paneled modern replacements, most with full light storm doors. The stoops are high, concrete with concrete steps, except where a wood deck has been built on one unit. The siding is vinyl and the foundation area is protected by vertical metal panels painted white.

119) 201 Clark Rd.

N/C

This building has been converted to single family use and has been added on at the sides and rear. In addition, the façade has been covered by permastone, in a random coursed, narrow, rock-faced limestone pattern. The windows are double hung, with fake muntins and the main door is reached via a large wooden deck with plain wooden rails.

120) 119 Clark Rd.

C

This may be one of the original single units.

It has been over-sided in modern vinyl and the windows and doors changed; however it maintains the narrow eave lines. And there are the same metal panels in the foundation area. A

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large deck is at front with plain rails. The main door has an upper fan light and the windows flanking are two sizes of double hung, one/over/one lights.

121) 117 Clark Rd

C

This unit has been converted to a single family house and one door has been removed. However, the rhythm of the high-set fenestration has been maintained, and the remaining door is in its original position. The mass, form and eave line of the original have been maintained. There is a simple wood deck at the front stoop. The siding is wide, aluminum and the protective material at the foundation area is the typical stamped, rock-faced metal panel.

122) 111 Clark Rd.

C

While the building has been clad in a T1-11 type wood siding with vertical panels, the metal casement windows appear to be original, with simple storms attached. The main door is a wood panel and in its original place. The second door has been covered over by the panels, as this is a conversion to a single family unit. A single garage has been added at the right side of the building. The foundation is protected with the typical rock-faced metal panels. There is a small deck at the entrance.

123) 109 Clark Rd.

N/C

This building has been clad in a variegated, "aged" brick of a grey or tan color. The windows have been replaced, including some oversized windows on the right side of the house. Only one door remains and it has been replaced by a modern panel door with a sidelight. The concrete stoop and stairs remain.

124) 101 Clark Rd.

C

This residence has been converted to a single family home, but the rhythm of the front façade has been maintained, the form and, to some extent the mass of the building is intact. The windows are small, double hung in pairs or single, the main door (the only one on the front façade) at right has a simple storm and surround. The foundation is protected by the typical rock-faced pressed metal panel covering. There is a chain link fence around the perimeter of the front yard. There has been a gabled carport added at the right side, but it is slightly stepped back. The drive is of concrete. The front yard is nicely landscaped with two trees which will grow to shade the property and add to the neighborhood.

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125) 112 Marshall C

This residence has been converted to a one family unit. Because it is at the corner where Marshall turns, they have developed the east end of the property and converted the normal side door to the main door. There is a garage with a shed roof built behind the building. The form and massing remain and the canopies over the doors are relatively simple of metal. The rhythm of the window fenestration has been maintained. The windows on the Marshall Rd. side have small shutters. There is a concrete stoop at the front door. The siding is modern vinyl and the windows on the Marshall Drive side are small, square units.

126) 116-118 Marshall Rd. C

A duplex of the larger, standard size, this maintains the form, massing and fenestration of the Gunnison house here in Pleasant Ridge. The two front doors remain in their positions and there are two windows left of the left door and right of the right door and two of the original three center windows in each unit remain. The front stoops consist of wood decks with stairs; the one of the left has a side access for handicapped. The covering in the foundation area is vertical, barn roof siding painted grey.

127) 120 – 122 Marshall Rd. C

This unit has both doors, although replaced with new, fan light doors and retains the rhythm of the fenestration, but with slightly larger, replacement windows with set in plastic sash. The stoops and stairs are concrete and there is a wood rail at each side. The vinyl siding has been carried down to form a partial protection of the foundation area and wood boards complete the finish.

128) 124-126 Marshall Rd. C

A two-family unit, this building has had few changes. The siding is now wide, aluminum and the outer windows have been replaced with longer versions, while the center windows are approximately the same size. The doors are in their original places, but are replaced, one with a modern panel, the other with a plain probably hollow door. There are wood ramps on the front of each opening. There is a temporary storage shed at the rear.

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129) 125 Marshall Rd

C

This residence has been converted to a single family house and the left door has been covered over. However the rhythm of the fenestration has otherwise remained. The original metal casement windows in patterns of two and three have been retained at the left side of the home. On the right, the space which once contained three small windows has been replaced by a single, tripartite picture window. On the right the same space is taken up by two single light square windows. The main door is a modern wood panel with upper fan light. There is a deck and wood stairs on the front door and an open enclosure with a shed roof on the right side covering the concrete carport.

130) 119-121 Marshall Rd.

C

This unit is a duplex, with two main doors, each with a wood deck on the front. The left door has three vertical lights staggered and the right is a panel door. The windows maintain the rhythm of the fenestration and size of the originals, but are replacements. The siding is wide aluminum and the covering over the foundation area is of pressed metal, rock-faced panels. There is a chain link fence around the perimeter of the house.

131) 115-117 Marshall Rd.

C

It is still possible to see the main form and massing of the building. The new siding is of vinyl ship lap, and the windows are modern six/over/one, but in the same size and place as the originals, except to the right of the right unit, where a bay window has been installed, the width of two of the original windows, thus maintaining the integrity of the fenestration. The form and massing of the building are correct. Each unit has a large deck and wood stair. There are several trees in the front of the units and many objects. Where it is visible, the foundation covering is the traditional pressed metal, rock-faced design.

132) 113 Marshall Rd.

C

This largely building has also been unified, but the method was to create a large wooden deck covering the original stoops and uniting the entries with a single ramp at the front. The windows are the original casement tripartite windows. All have metal awnings above them. The doors are in their original locations and have upper light storm/screen doors. The foundation covering is the pressed metal seen throughout the district, in a rock-faced design and painted silver.

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133) 109 Marshall Rd.

N/C

This residence appears to have been converted to single family, although a board fence remains to separate the front two halves of the yard. The fenestration has been maintained, with just the substitution of the typical tripartite picture window on the right. The doors are replacements and there are metal awnings over the doors and all but one window. This building does not contribute because of the large, rubble stone exterior fireplace which has been constructed on the left half of the building. The siding is c. 1950s asphalt paper in a random grey narrow stone design.

134) 103-105 Marshall Rd.

C

This building has maintained all of its original tripartite casement windows on the front. All except one are covered in metal awnings, as are the two doors. The original stone stoops have been painted grey on the right side and tasteful plantings conceal the foundation area. The house is sided in wide aluminum siding. The chimneys on the roof remain and the house retains form, massing and feeling.

135) 101 Marshall Rd

C

This is another of the original, single family buildings. This one maintains three of the four original tripartite windows, with interior storms. The fourth window is a simple one/over/one in the same opening. The main door, slightly left of center is a modern panel door with a single light storm. There is a small gable-fronted porch over the front, but it does not detract from the façade. The probably original concrete stoop and stairs remain. The foundation is covered in concrete, or has been refinished.

End Marshall – Begin balance of Kenwood

136) 122-124 Kenwood

C

This property has been over sided, but the rhythm of the fenestration is still discernable. At left and right in the façade are tripartite, picture windows replacing the original doubles. The doors are in the correct places and pairs of window recall the original openings and placements. The new siding is wide aluminum. The doors have wide canopies over them with also cover the larger window. There stoops are concrete, the one at the right, probably original. The foundation is covered with the popular rock-faced stamped metal panels. Both chimneys remain

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on the roof and the eaves are narrow. There is a simple metal covering over the carport at the right. A low picket fence surrounds the joint yard.

137) 126-128 Kenwood

C

This home has been maintained as a duplex and is relatively intact. The form and massing remain. The window openings are relatively close to the original although the windows have been replaced and the shutters are oversized for them. The doors are both modern panel replacements and the stoops and steps are of concrete. A larger, six/over/six window has been added at the far right side of the façade and a strange, fan light window has been installed on its side on the left side. The siding is T1-11 or similar modern wood with vertical panels. The foundation is covered with the typical pressed metal, rock-faced panels, although the designs vary slightly.

138) 130-132 Kenwood

C

This property is enclosed with a chain link fence, about 36" high. The form and massing remain, with the doors in original locations. The central window openings are approximately in the original location with replacement windows in two of the three spaces on each side. At the outer ends of the façade, tripartite picture windows replace the traditional double windows. The main doors are in their locations and each has a small deck and wood stair. The doors have a metal canopy and there is a metal awning over the large window on the left. The siding is wide aluminum.

139) 134-136 Kenwood

C

This is a relatively intact unit, with the form and massing as would be expected. The windows have been replaced, but the center right three openings are the same and one of the center left. The doors are in the correct location, replaced by modern panel doors. The openings which once held larger, tripartite windows have been infilled with vinyl siding and smaller windows inserted. The siding is wide aluminum and the foundation covering is rock-faced stamped metal.

140) 138-140 Kenwood

C

This building has all of its original window openings intact, although the windows have been replaced by new, double hung versions. The doors are in their original locations. The form and

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massing are intact and the chimneys remain on the roof. The new siding is modern vinyl and the foundation is protected by stamped, rock-faced metal panels.

141) 135 Kenwood C

This unit is one of the smaller ones which once had a door at each of the far ends. The unit is sided in modern vinyl. The windows have been replaced but the rhythm remains. The front door, at right has an extensive handicapped ramp at the front. The foundation covering is the same rock-faced stamped metal panel system.

142) Garage to 135 Kenwood N/C

This is a large, double modern garage with a low pitched roof. The panel door is slightly recessed and there is a personnel door on the left side. It is covered in modern vinyl siding.

143) 129-131 Kenwood C

This building is a duplex with two doors, in original locations and tripartite picture windows at the far ends of the building façade. The roof eave line has been slightly enlarged across this façade. There are small wooden decks at the front of both doors. The remaining windows are replacements but in the approximate locations of the original. The foundation is protected with the typical, pressed metal, rock-faced sheet metal.

144) 125-127 Kenwood C

This duplex is reasonably well maintained and a tree on the right property keeps shade. The form and massing are appropriate, although the roof has been slightly extended to provide drainage. The windows have been replaced, with the left and right of the façade having tripartite picture windows. The others are in the same spaces as the original.

The foundation is covered with the pressed metal panels in a rock-faced design seen elsewhere.

145) 123-121 Kenwood C

This building has all of its original casement windows. The doors are in their original locations with a simple stoop and rail. The building has original form and massing and two chimneys on the roof, although the roofing appears to be in deteriorated condition. The building is sided in vinyl.

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Marshall –west of Halcyon

202 Marshall Dr. N/C DEMOLISHED

206-208 Marshall Dr. N/C DEMOLISHED

146) 210-212 Marshall Dr. C

This unit is still a duplex and the fenestration is approximately in the same place. There are two doors, in their original locations; each has a wooden deck with wooden side stairs. The form and massing are intact. There is modern vinyl siding on front and the foundation area is covered in brown barn siding with vertical panels.

147) 214-216 Marshall Dr. C.

This residence is in the process of new siding being applied. The windows have been mostly altered and the doors are intact in the same places. Both chimneys are present on the roof. The foundation is covered, in part with metal panel siding.

148) 218-220 Marshall Dr. C

This unit is still a duplex. The form and massing are intact; the doors are in the correct places. The windows at the center are in the same places as the original, and those at the outer edges of the main façade have been replaced with tripartite picture windows. Metal awnings cover all the windows and doors. The stoops are concrete. The siding is, on the lower half, modern white vinyl, on the upper, modern, banded siding, to imitate board and batten. The doors are both c. 1970 with three staggered vertical upper lights and both have full light storm doors. The foundation is covered with the typical rock –faced metal panels. There is a large tree in the front yard.

149) 222-224 Marshall Dr. C

This duplex has remained fairly intact. The form and massing are the same. The two doors are in the correct places. Each of the doors has been replaced with modern panel doors and upper light storm doors. The windows are replaced, but in the same positions and sizes. There are concrete stoops at front with wood railings on one side. The foundation is covered with rock faced metal paneling, one of which contains a vent.

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150) 226-228 Marshall Dr. C

This building is a duplex with wide aluminum siding on the lower half and vertical barn siding painted green on the upper half. The doors appear to be in the correct places, or nearly and most of the windows are the original size and placement, except for one on the far right. There is a large concrete porch floor on the left side.

151) Quonset hut between 228 and 230 Marshall Dr. C

This round roofed Quonset hut with vertical board siding has, on the right side, a personnel door with a boarded up display window to the right. On the other side, a double leaf wood door is placed. The hut has a round vent and metal roof.

152) 230 Marshall Dr. N/C

This home has been dramatically remodeled, including a large projecting front, front-gabled porch on a concrete and block base with modern fluted columns. The siding is modern T1-11 or similar.

234-236 Marshall Dr. C DEMOLISHED

238-240 Marshall Dr. C DEMOLISHED

(Note: 304-302 and the buildings in between were demolished before 2016)

153) 314-316 Marshall C

While this building has been altered, and two gable front canopies placed over the two doors, they are small enough so as to not detract from the main building. The windows which remain, centered between the two entrances are approximately the same size and place as the originals. The doors are in the correct places, both are replacement modern doors. An enlarged, modern window is to the left of the left door and double larger modern windows are to the right of the right door. The siding is modern vinyl and covers most of the foundation area. The stoops are of concrete and may be original.

154) 318-320 Marshall Dr. C

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While this home has had most of its windows changed, the basic rhythm and size of the fenestration is maintained. There is a modern wood deck and stair at each door. The siding is modern shiplap vinyl. The windows are, large 6/over/6 double hung, located at the outer edges of the main façade, with smaller versions, approximately the size of the originals in the center. The foundation is covered with the typical, stamped, rock-faced panels.

155) 322 Marshall Dr.

N/C

This home has been restyled as a single family home with a protruding, wide front-gabled porch. There is a wood front porch, with a wood railing part of which is in a sunburst pattern. The windows on the porch appear to be close to the originals, but they are in the wrong place as is the door. The other windows (3) on the front façade are new 6/over/6 light double hung with wide surrounds. The siding is wide aluminum, painted a deep brown-red. The foundation is parged in concrete.

156) 328 Marshall Dr.

C

This building has also been converted to a single family residence with the removal and covering up of one of the doors and some windows. The remaining windows are replacements, but in the approximate locations and sizes of the originals. The door is in the correct position, but is a modern paneled replacement with a medium wide surround. There is a small, gable front porch with one square column and a plain wood posts, all over an early concrete stoop and stair.

157) 330 Marshall Dr.

N/C

This home has been converted to a single family use and has lost its second door. The remaining windows are all of the same size as the originals, although replaced by modern windows and shutters added. There is a large porch, which extends the roof line forward to cover the porch. It has square posts and railings with lattice covering the foundation under the porch. The main door at center is a modern replacement with round arched upper window and a single light storm door. There is a two bay large, open garage extension at the left of the building. The entire property is enclosed with chain link fence about 4' high.

158) 329-331 Marshall Dr.

C

This is a good example of the smaller unit which has been retained as a duplex. The building has small extensions at the left and rear, set back from the front of the building. The doors are in the

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original locations, but are replacements with multi-upper lights. There are simple metal canopies with scalloped bottom edges over the doorways and original concrete stoop and stops. The foundation is protected by the typical rock-faced stamped metal panel. The windows have shutters and are the approximate sizes of the originals the siding is modern vinyl.

159) 325-327 Marshall

C

This is also the smaller version of the duplex. This building has new siding, modern ivory vinyl in shiplap design, two small gable front porches over the entrances and replacement windows and doors. The form and massing remain, as well as the foundation covering in the typical stamped rock-faced pattern. The windows which remain are the size and in the places of the originals. The right door way has the original cast concrete stoop and stair.

60) 317 Marshall

N/C c. 1990

This is a relatively new, modern house, with double gable fronted wings, a recessed entry and a front facing garage entry.

161) 313 Marshall Dr.

N/C c. 1990

This is also a relatively new modern house, possibly built by the same builder, with double gable fronts and a recessed garage, there is also a wooden open carport built in front. The building is faced on the front wing with tan brick and has a round arched window framed in brick. There is a chain link fence on the front and side and a picket fence between the house and the carport.

162) 305-307 Marshall Dr.

C

This building, obviously original to the Gunnison era, has been changed on the front façade. The doors have been moved, one to the center, flanked by tripartite picture windows, the other to the very far left. Four original windows remain; they are the 9-paned central casement type of window in the original buildings. The building is faced in wide aluminum siding and the foundation area is covered in panels, painted over many times, but some of the detail is still visible. The main stair is a wide, extended original stoop. The side at the left has a modern wooden deck and single rail. Although altered, it retains enough integrity to be contributing.

163) 301-303 Marshall Dr.

C

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This building retains form, mass and typical protective covering of the foundation area. The windows are approximately in the same locations as the originals, as are the doors, maintaining a rhythm of fenestration. There is a modern wooden deck on the left door, but an early concrete stoop on the right. Both doors are modern replacements with multi-upper lights the windows at left and right edges of the unit are double, double hung with fake sash. They have fake shutters. The central windows are the size and placement of the originals. The siding is modern, light yellow vinyl. There is a fence and chain link gate enclosing the central and back yard on the left side.

241 Marshall Dr. C DEMOLISHED

164) 235-237 Marshall N/C

This building is still a duplex, but it has been sided, on the lower half with a square brick facing, edged at the top by bricks in imitation header placement. The upper portion of the building has wide aluminum siding in yellow. The doors are in the correct position, but are replacements and wide, tripartite picture windows are located at the outer sides. Small square windows are on the inner part.

165) 229 Marshall C

This building is probably used as a single family house as the number is the same on both doors. The original door placement is maintained and two small windows in the center. The outer windows have been replaced by a single three-part picture windows, each of which is covered, as are the other windows, with a metal canopy with scalloped edges. The front doors are covered by flat roofed metal canopies supported by wrought iron metal posts. The foundation area is covered by horizontal siding, different from the wide aluminum siding above.

166) 227 Marshall N/C

This residence has been converted to a single family home and has been greatly changed. There is an extension with a three-part vertical light window on the left side, a large, protruding front porch with a gable-front and wrought iron posts and rail. In addition, a shed roof has been built over the carport on the right side of the building. There is a large area enclosed by a vertical board fence at the right part of the lot. All of the lot is enclosed with a chain link fence.

167) 201 Marshall C

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This property has the original form, and mass with both doors in approximately the correct position. There are tripartite picture windows on the outer sides of the façade, next to the doors. The central windows are small, but within the approximate placement of the originals. The siding is modern vinyl and the lower part of the foundation is covered by vertical metal barn siding.

Begin Berkley Road

168) 308-310 Berkley Rd.

C

This is a duplex, with both original door openings and the rhythm and size of the fenestration retained. The building has the form and mass typical of the district. It is covered in modern light yellow vinyl siding, with replacement windows and slatted shutters. The windows are all relatively square and in groups of two. There are early or original cast concrete stoops. The foundation area is clad with modern particle board.

169) 312 Berkley Rd.

C

A duplex which has been converted to single family use, this building has a flat, simple metal roof over the porch area, with wrought iron posts. There are display windows at the left and right edges of the façade, with small, square windows in between. Only one door remains. The siding is modern aluminum and the foundation area is encased in metal barn or trailer siding.

170) 316-318 Berkley Rd.

C

This is a duplex, with two doors in the original position. Most of the window openings are square, placed and sized per the originals, although the number is reduced. The foundation has the same, rock-faced, stamped metal covering as many others. The building is sided in light grey vinyl siding and the eaves are narrow.

171) 320 Berkley Rd.

C

This unit has been converted to single family, but retains both doors. The windows are in approximately the same openings as original, although the number has been reduced. There are narrow eaves and the foundation cladding is the typical rock-faced stamped metal. The siding is vinyl in a shiplap pattern.

172) 324 Berkley Rd.

N/C

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This unit has also been converted to a single family house. A large, gable-front porch has been added at front with a concrete block foundation. The building is sided in wide aluminum siding. Most windows are double hung, modern. There is a tripartite picture window to the right of the main door and a flat roofed-metal canopied carport on the right side.

173) 328 Berkley Rd

N/C

This home is well kept, but the main door is at center, the home has been converted to single family use, the windows have been changed, moved up, and the eave line extended. There is a carport on the right side of the building with a flat metal roof.

174) 332-334 Berkley Rd

C

This home has retained both original doors and the rhythm of the fenestration. There are small, metal canopies with scalloped bottom friezes over both doors. A carport with a shed roof and scalloped edged siding is located at the left side of the elevation. The left door has a railing and both doors have concrete stoops. The foundation area is clad with the rock-faced stamped metal cladding which is typical.

175) 338 Berkley Rd.

N/C

This building appears to be a new construction, or greatly altered from the original. The footprint is smaller than the others and there is a large, gable-front porch just left of center in the front elevation. The siding is modern T1-11, wood siding and the doors and windows are replacement one/over/one.

176) 340 Berkley Rd.

C

This unit has been converted to a single family house and has adequate integrity for a contributing building. Some of the window fenestration remains, with multi-light double hung modern windows. Only one door is present but it is in the correct location. A large, wood deck is built on the front, with a sunburst pattern at left. The siding is modern vinyl and there is the typical stamped metal, rock-faced paneling on the foundation area.

177) 344 Berkley Rd.

C

This is a single unit with a three bay façade. One of the windows appears to be in the original place and the door is probably also in its original location. The home has been sided in vinyl and

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the other window in the front façade is a tripartite, picture window. The foundation area is covered in vertical metal panels.

178) 341 Berkley Rd.

C

This home retains the character of the single unit, one of the four types of buildings in the complex. It retains the form and massing of these structures and the window fenestration rhythm. The main door is at left and there are four bays. The foundation is clad in the typical rock-faced metal panels. The siding is modern, yellow vinyl, the eaves are narrow and there is a simple concrete stoop with a wood rail.

179) 337-339 Berkley Rd.

C

This building has been retained as a duplex, with two entrances and most of the window openings intact, although the units have been replaced. The siding is wide, aluminum. There is a concrete stoop on the left opening and a wide, wood deck with vertical railings on the right. The foundation is covered with the typical stamped metal panels.

180) 333 Berkley Rd.

C

This is the typical duplex with both doors in the original place and the rhythm of the fenestration retained. The foundation is protected with the typical metal panels as above and elsewhere in the district. The siding is narrow modern vinyl. The eaves are narrow, but the roof covering is relatively new.

181) 329 Berkley Rd.

C

This unit has also been converted to single family and the door has been moved. Overall, it maintains the simplicity of the Gunnison models. The other door is covered over by the siding, also the size and rhythm of the windows remains. The building is covered in wide aluminum on the lower half of the façade and with vertical metal siding on the other half. The main entry has a wood porch with wood rails and the foundation is clad in the typical, rock-faced metal panels.

182) 327 Berkley Rd.

C

This unit has also been converted to single family use, but the rhythm of the windows remains and the single remaining door is in the correct place. The eaves are narrow. There is a small

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single car garage at the left side with a shed roof. The siding is shiplap modern vinyl, blue and the foundation area is covered in modern vertical metal sheets.

183) 321-323 Berkley Rd.

C

This unit has two original three-part casement windows with shutters. There are tripartite picture windows on the left and right sides of the front elevation. The doors are in their original locations and there a simple concrete stoops. The covering at the foundation is, unusually, a brick pattern stamped metal. The yard is overgrown and there are two trees at front for shade. The eave line is narrow and the siding is wide, aluminum.

184) 317-319 Berkley Rd.

N/C

This building, while retaining the form and mass, has been covered, relatively recently in a fake stone facing, rough dressed, coursed stone in grey tones. The windows have been changed, although the doors remain. There is a long, porch unifying the two openings, with wood posts and vertical wood railings.

185) 315 Berkley Rd.

N/C

This is one of the original single units, however, a modern gable-front porch has been added, the windows and door changed and a shed roof addition as well as a carport have been attached. The unit has a tripartite window on the right and two small windows at left of the main door. There is a large, concrete porch with a gable roof.

186) 309-311 Berkley Rd

C

This unit is in moderately fair condition but contains three of its original windows, with two doors in approximately original locations. There is a small shed at the lift side of the building. Four trees shade the building and there is a chain link fence surrounding the entire yard.

187) 301-303 Berkley Rd

C

This unit is relatively intact. The doorways are both intact and most of the rhythm of the windows has been maintained, although they are all small, high-set, double-hung replacements. The siding is grey vinyl and the foundation area is covered in the typical rock-faced stamped metal panels. There are two concrete stoops, with the typical cast panels; the one at right has wrought iron railings on both sides.

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188) 302 Hampton Ct. C

This is one of the smaller duplexes which has been converted to a single family house. It has a minimal level of integrity for a contributing building. The right door is in its original place, but there is a large pictures window at left and a smaller one farther to the left. Others are gone, behind wide aluminum siding. One of the original chimneys is in place. There is a large, wooden porch with a shed roof on the right half of the building and a shed roof carport roof. The foundation cladding is the typical rock-faced stamped metal.

189) 306 Hampton Ct. C

This is also the smaller size duplex, with one of its doors covered over with modern siding. In this case, the front siding is vertical narrow board panels, a T1-11 type product. There is a modest metal canopy over the main door and two sets of three square double hung windows. The siding on the side elevation of this building appears early. There is a single door on the end elevation and two window openings, one filled with a window air conditioner. The foundation is clad with the typical stamped metal panels. The yard is enclosed with a dog-ear topped picket fence.

190) 312 Hampton Ct. N/C

This smaller duplex has been converted to a single family house and the main door (only one) has been moved to center. There are three window openings approximately where they would have been. The siding is wide aluminum and the foundation is covered in the typical stamped metal pans. There is a wood porch at front with a shed roof and plain square posts. The fence is an old chain link fence.

191) Garage for 312 Hampton Ct. N/C

This is a gable front, two car garage, c. 1970, with siding and medium wide eaves. It is covered in vertical metal barn siding, painted blue.

192) 318 Hampton Ct. C

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This is one of the smaller duplexes which has been converted to a single family house. It retains one of the two entry ways, and some of the window openings. It has modern vinyl siding and the typical pressed metal panels covering the foundation area.

193) Garage for 318 Hampton Ct. c. 1980 N/C

This garage is built atop and with some of the remnant of a house which burned here. It has the typical narrow eave and gable-end lines and vinyl siding. The roof is medium high-pitched gable. There is a chain link fence around the building with an opening connecting it to the adjacent property.

194) 322-324 Hampton Ct. C

This building has retained the original doorways and the rhythm of the fenestration. There are extra wide concrete porches on both entries, with simple wooden railings. The siding is wide aluminum painted deep red. The eaves are narrow and there are two chimneys on the roof. The foundation cladding is the typical rock-faced stamped metal paneling.

195) 326 Hampton Ct. N/C

This home has been converted and the doorways reduced to one, which is in the center of the building. A large wood porch with a flat roof protects the porch which also has wood rails. At the left side of the porch a wood handicapped ramp extends to the left side of the building and a sidewalk to the road. The building is covered in wide aluminum siding and has the typical metal panels covering the foundation area.

196) 330 Hampton Ct. C

This, one of the smaller duplex models, has been converted to single family use. It retains one of the doors in the original position and two windows in approximately the same position. The building is covered in shiplap modern vinyl siding. The eaves are narrow and the foundation covering is the typical rock-faced metal panels, with very pronounced, hard edged facets. There is a small, flat roof over the main door with a single wrought iron post. The porch is a wooden deck with horizontal rails.

197) 334 Hampton Ct. C

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This, too, is a smaller, duplex converted to single family use. The front façade is similar to the one above, except that the remaining door is at left. It is also protected by a flat roofed porch with wooden posts and rails. There is a double window with shutter immediately to the right and two small windows also in the front façade. The foundation is protected by the same rock-faced sheet metal as most of the others.

198) 323 Hampton Ct.

C

This unit, while it has also been converted to single family, still retains both of its doorways, one at the left being closed, but still framed and the stoop still intact. A wrought iron fence encloses the unified concrete porch for the unit, which also has wrought iron posts surrounding the entrance at each end to support the awning-like roof. The windows are variously, one/over/one double hung or tri-partite picture windows, in the approximately rhythm of the original. There is a large side gabled garage at the right end of the building. The yard is extensively landscaped and there are three shade trees of large caliper.

199) 317 Hampton Ct.

C

This building is one of the smaller duplexes; it retains form and mass, with narrow eaves. There is only one door and it has been moved toward the center, but the porch is small and plain, with a shed roof and wrought iron posts. The stoop is of concrete. The covering over the foundation area is the typical rock-faced stamped metal. This is a corner house with a large side yard, enclosed by a chain link fence with a large shade tree and another at front. . The rhythm of the windows has been maintained, but a tripartite picture window has been added to the left of the doorway.

Begin Fairfield

200) 314 Fairfield Ave.

C

This small home is one of the original single units. It has a central door with two small windows to the left. On the right a window has been slightly enlarged. The building has narrow eaves and modern, vinyl siding, with vertical metal panels covering the foundation area. There is a small portable storage shed at rear.

201) 331 Fairfield Ave.

C

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This is a standard, smaller duplex which has been converted to a single family home. The house has a moderate degree of integrity. Only one door remains, but the placement is original and the rhythm of the windows is intact. There is a large, she roof porch of wood, which has been cut into the main roof at the left side. The windows are primarily one/over/one replacements but there is a tripartite picture window to the right of the main door. The foundation area on the side of the house is protected with the high relief pattern, rock-faced stamped metal, but the front of the house has been sided in vertical T1-11 board covering the foundation area.

202) 325 Fairfield Ave.

N/C

This house has been modified by a large front porch with a gable front and wrought iron posts atop a concrete block foundation, c. 1980. The door is close to the original location and some of the window spaces have been maintained, but all are replacements. The siding is wide aluminum and there is a shed roof garage on the left.

203) 321-323 Fairfield Ave.

C

This unit remains as a duplex, with both doorways in the original locations. The rhythm of the fenestration is partially maintained, but windows have been replaced. There is a tripartite picture window on the extreme left in the main façade. The eave line has been slightly extended. The siding is a combination of wide, aluminum, horizontally mounted on the lower half and vertical metal on the upper. There are two simpler wood porches one on each side. The foundation is clad in the typical rock-faced pressed metal.

204) 317 Fairfield Ave.

C

This somewhat intact duplex has been converted to a single family home. Only one door is intact, but it is in the correct location. There is a large display window at left and a tripartite picture window at right and two more, in approximately the locations of the originals. The siding is modern vinyl in the lower half, white, vertical board in the upper half and vertical trailer metal covering the foundation.

205) 313-315 Fairfield Rd

C

This is retained as a duplex unit. The condition is fair to moderate. There are metal canopies over the two entrances and the windows have a large display window at either end of the main

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façade, to the left and right of the doors, respectively. The other windows are approximately where the originals were with two, being original or replica casement windows.

206) 309-311 Fairfield Ave.

C

This building is retained as a duplex, with both doorways in their original location. There are seven of the original three-part casement windows intact on the front elevation of the building; the eighth opening contains an air conditioner. There is a large wooden porch over the left door area with vertical wood rails. The siding is vinyl, but the eave lines are narrow. The foundation is covered in modern vertical metal trailer siding.

207) 305 Fairfield Ave.

N/C c. 1980

This is a t-plan modern home with brick cladding in a variegated color. The front door is at left on the front bay. There is a wooden deck with stairs and a switch-back for handicapped use.

208) Garage for above property

N/C c. 1970

Also on the lot is a rectangular, single car garage with a gable roof and vertical board wood siding. In addition to the garage door at front, there is a window on the side, a door with a wood canopy over it.

209) 301-303 Fairfield Ave.

C

This is a duplex unit with the form and massing of the original maintained. There are two doorways, each with a modern, upper fanlight door. The size and rhythm of the original windows has been maintained. Both doorways have metal awnings over them. There is a wooden deck on the right side of the unit with vertical wood rails. The foundation is covered with low profile rock-faced pressed metal.

Begin Butler Ave.

210) 202-204 Butler Ave.

C

This is a duplex, although one of the doors appears to have been moved to the left. The rhythm of the windows has been mostly maintained. The form and massing, including narrow eave lines are intact. There are two wood decks in front of the doors. The siding is modern, shiplap vinyl. The foundation cladding is high profile rock-faced pressed metal panels.

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211) 206-208 Butler Ave.

C

This building, while maintaining the form and mass has had changes in the size and type of windows. The doors are in approximately the correct location. There are a mix of modern simulated six/over/six windows, tripartite picture windows and simple one/over/one. The left door has an original cast concrete stoop and the foundation is clad in the high profile rock-faced metal panels.

228) 210-212 Butler Ave.

C

This building has retained much of the feeling as well as form and mass of the originals. Both doors are in their original place and the rhythm of the window fenestration has been maintained with only a single large picture window at left of the door on the front façade. The siding is wide aluminum, the eaves are narrow and the underside of the original wall covering is revealed on the left side elevation as asphalt shingle. The foundation area is protected with board.

212) 216 Butler Ave.

N/C

This former duplex has been converted to single family. The windows consist of two picture, three-part windows either side of the door and the balance modern one/over/one double hung windows.

213) 220 Butler Ave.

N/C

This unit has also been converted to single family use and has a similar configuration as its neighbor, described above, including the projecting porch on the front and the picture windows flanking the door. The foundation is not visible.

214) 222-224 Butler Ave.

C

This unit has been maintained as a duplex, with two doors in their original locations. While windows have been replaced, the rhythm of the fenestration is maintained. There is a large wooden deck on the right side by the door, but the left door retains the early cast concrete stoop. The foundation area is covered with low profile rock-faced stamped metal. The eave line has been slightly extended. There is one metal awning over a window just left of center. The siding is modern vinyl.

215) 226 Butler Rd.

C

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The form and mass remain on this house which may be a single family house, but retains both doorways. The windows are of even size and the rhythm of the fenestration remains. The building is sided in wide aluminum on the lower half and vertical metal siding on the upper half. There are original chimneys; the foundation is covered in low profile, rock-faced metal panels.

216) 230-232 Butler Rd. C.

This building retains the form, massing and original openings. There are two concrete stoops, early, the windows are replaced but remain in the approximate location of the original. The siding is modern vinyl, with metal trailer skirting covering the foundation area.

217) 236 Butler Rd. N/C

This building has been converted to a single family unit with a large, front-gable porch at front with wrought iron posts and rails over a concrete block foundation. The windows include a tripartite picture window left of the single door and two sets of original three-part casement windows to the right in the main façade. The foundation covering is the typical rock-faced metal panels.

218) 238-240 Butler Rd. C

While several changes have been made to this building, the rhythm of the fenestration has been maintained and the simplicity of the form is intact. The windows have been replaced by modern six light windows and the doors, while in their original locations, are new, with modern upper fan lights and full light storms. The foundation is covered in a modern permastone in a limestone of irregular coursing pattern. There is a large deck on the left wide entry and a modern concrete block stoop at the right.

219) 241 Butler Rd. N/C

Although very well kept, this unit has too many changes to the openings for contributing status, although it retains form. There is a modern door with sidelights and two modern double hung windows as well as a modern deck at the front with vertical railing. The unit is one of the original single units built in the complex.

220) 237-239 Butler Rd. C

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This duplex has maintained the rhythm of the fenestration with both door openings in their approximate original locations and the windows, although replaced, in similar size and placement to the originals. The siding is modern vinyl and the foundation covering is vertical trailer skirting. The eave line has been slightly extended. The windows are six/over/six modern imitations.

221) 233-235 Butler Rd. C

This duplex has probably been converted to single family use but both doorways have been retained and the rhythm of the window fenestration is intact although the windows are modern replacements. The siding is wide aluminum and the eave line has been slightly extended in front. There are two concrete stoops. The foundation area is covered with brick patterned pressed metal panels.

222) 231 Butler Rd. C

This unit has been converted to single family but, for the most part the fenestration rhythm has been retained. There is only one door, but the windows are small and even, the exception is the tripartite window left of the main door. The eave line has been extended and a carport with a shed roof is at right. There is a chain link fence. The siding is modern vinyl and the foundation covering is typical trailer skirting.

223) 225-227 Butler Rd. C

This property retains much of its original features. All of the windows are the original, three-part casement style. The doorways are intact although the doors are replacements, modern panel doors. There are two original chimneys on the roof and the eaves are narrow. The foundation is protected with vertical, tongue and groove boards, unpainted. There is a dilapidated wood deck on the right side and a longer, concrete block porch on the left with a shed roof and square posts.

224) 217-219 Butler Rd. C

This property is in fair condition. However, it retains all of its original casement windows, its doorways are in the original locations, the eaves are narrow, the chimneys are present on the roof and there are two concrete stoops on the front. The foundation area is covered in low profile stamped metal panels in the typical rock-faced pattern.

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225) 215 Butler Rd.

C

This unit has been converted to single family use, and only the right door remains. However, the remaining windows are similar in size and placement to the originals. There is a wood deck on the right hand entry. The siding is modern vinyl and is carried down to the foundation level. The eaves are narrow.

226) 209-211 Butler Rd.

C

This duplex has all of its original metal casement windows. The doors are placed in their original location and the foundation covering is the typical low profile rock-faced stamped metal panels. There are two concrete stoops; the one at the right displays the panels of the early type. The siding is white, modern vinyl. The eaves are narrow and there are two chimneys on the front roof.

227) 205-207 Butler Rd.

C

This unit is maintained as a duplex and it has also maintained the rhythm of the fenestration although windows have been replaced or infilled. There are two single light windows and two double hung. The left door is in the correct position as is the right. The left is protected with a metal canopy. Both doors have concrete stoops with simple wood rails on one side. The foundation area is protected by the low profile stamped metal sheets in the rock-faced pattern. There are two chimneys on the front roof and two on the back.

228) 201-203 Butler Rd.

C

This duplex has been slightly altered, but it retains adequate integrity in the fenestration, form and mass. The doorways are in the proper locations, the windows, for the most part follow the pattern of small, square placements, in a line. To the left of the left door and the right of the right door are double one/over/one windows, grouped and slightly lowered from the central windows. The entries have wood decks and there is a chain link fence surrounding the property.

Begin Arlington Ave

229) 202-204 Arlington Ave.

C

This duplex maintains form and mass appropriate to the type. It has had all of its windows replaced, but they are small and fit approximately into the openings of the originals. Both doors

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are present. All of the windows and doors have wrought iron grates and there are shutters on all windows. The siding is wide modern aluminum and the eave lines are narrow. There is one chimney on the roof. The owner has added metal carports on both sides of the building and the right side also has a gable-roofed addition, set back from the house, slightly.

230) 206-208 Arlington Ave C

This building has the proper form, mass and the rhythm of fenestration, although all of the windows have been replaced and slightly enlarged. There are two doors, in approximately the correct positions, replaced with modern panel doors and screen/storms. The foundation covering is high profile rock-faced, stamped metal panels.

231) 210-212 Arlington Ave N/C

This unit is in poor condition. It appears that rehabilitation had begun and has been abandoned. Some of the repairs are deteriorating. There are two doors, but all of the windows have been or are being changed. The foundation covering is the typical stamped metal panels. There is a concrete stoop at one door and a wood deck without rails at the other.

232) 214-216 Arlington Ave. C

This duplex has all of its original casement windows, except that one opening has been blocked to accommodate a window air conditioner. The doorways are correct but the doors are replaced with modern upper light doors and storm doors. The profile of the eaves is narrow. There are two concrete stoops, one with the typical cast panels. The foundation covering is the high profile stamped metal in a rock-faced pattern.

233) Garage for 214 Arlington Ave. N/C c. 1980

This is a side gabled modern garage with a front garage door, angled at the corners.

234) 218-220 Arlington Ave. C

This unit has all of its original windows intact, except that two have been blocked to accommodate air conditioners. The doors are in the correct place. One appears to be early (multi-light at top, three horizontal panels at bottom). There are two large concrete block stoops of old block with concrete stairs; one has a small wood railing. The eave line is narrow, there are

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two visible chimney on the front roof and the foundation area is covered with low profile stamped rock-faced metal panels. There is a three-foot chain link fence around the property.

235) 222- 224 Arlington Ave. C

This building has probably been converted to a single family unit, but both doors have been retained. Several of the original three-part casement windows are retained, with others being modern double-hung in the same openings. The roof has been replaced with modern metal barn-type roofing. There is a shed roofed porch on the right hand side with a deck surrounding the main entry with vertical railings. The siding is wide aluminum and the foundation area is covered with metal skirting laid horizontally. There is a chain link fence surrounding the property.

236) 226-228 Arlington Ave. C

This duplex retains two doors. The windows have been replaced, but except for a window to the left of the right door, all are approximately the same size as the originals. The exception is a tripartite picture window. The siding is wide aluminum which is carried low enough to nearly block the foundation area. The eaves are narrow and there is a chimney (new in the left unit). The stoops are elongated and of concrete.

237) 236 Arlington Ave. C

This building has been converted to a single family house, with the original right door obscured by the siding. The left door has a wooden deck with a side entrance and vertical railings. To the right of the door is a tripartite picture window. Other windows are double hung, within the original openings. The eave line has been extended to protect the door. The siding is wide aluminum and the foundation area is covered in metal skirting.

238) 238 Arlington Ave. C

This unit has also been converted to a single family house and although most of the windows have been converted to modern double hung, they are in the approximate place of the original casements the right door has a large porch of wood, with a shed roof and wood support and railings. There is a chain link fence. This is the smaller version of the duplexes.

239) 242 Arlington Ave. C

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This small unit is nearly intact, with the original door and window openings, although the door and windows have been replaced. The roof line has been extended to provide wide eave for shelter. There are two chimneys on the roof. The siding is dark brown clapboard. The foundation covering is the low profile stamped metal panels in the rock-face pattern.

240) 247-249 Arlington Ave.

C

A duplex which has only been slightly altered, this home has the form and mass typical of these buildings. There are two chimneys on the roof, and it has a narrow eave line. The rhythm of the fenestration has been maintained. The two doors are in their correct location. There are wood decks in front of each door, with a concrete stoop under one of them. The siding is modern vinyl and it has been carried down to cover the foundation area.

241) 243-245 Arlington Ave.

C

This unit has retained all of the original casement windows. Two have had plastic put over them, undoubtedly to keep drafts out. The doors are retained in their correct positions. There are two simple concrete stoops, one at each door. The doors are modern replacements with multi upper lights. One has a wood storm door. The foundation cladding is stamped, high profile rock-faced panels.

242) 241 Arlington Ave.

N/C

This unit has been adapted for single family use, with a projecting front porch wing and two carports, one on each end. There is a new brick chimney at the center of the roof and the relative size and placement of the windows is approximately original, although all are replacements. The foundation cladding is the typical rock faced pressed metal panels.

243) Garage at 241 Arlington Ave. c. 1980

N/C

A rectangular frame building set behind the main house at an angle

244) 235 Arlington Ave

C

This building is in the process of having new siding attached. There is a large three-part picture window at left of the single door. It has been converted to single family use and the right door has been removed. There is a large, concrete porch on the left. The eave line is narrow; there

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are vents in place of the original chimneys. The cladding over the foundation area is the typical pressed metal panels.

245) 231-233 Arlington Ave C

This building is a duplex, with wide aluminum siding, green on the lower half and white on the upper. The form and massing are retained, the doors are in their original locations and the rhythm of the windows is retained, although all are replacements, the ones to the left and right of the respective doors being long and narrow, but within the height of the originals.

246) 227 Arlington Ave. N/C

This home has been converted to a single family home and has retained the rhythm of the window fenestration. Only one door remains and it has a projecting porch with a gable front and a concrete block foundation. The siding is wide, aluminum and the foundation cover is vertical metal skirting.

247) 223-225 Arlington Ave N/C

This unit has been converted to a single family home. The roof surface has been replaced with seamed metal barn type roofing. There is a large, front porch at the left side of the façade with a metal roof and square wood posts, vertical wood railings. The windows are, variously single pane or one/over/one replacements in the approximate positions of the originals, and there is a tripartite picture window left of the doorway. The siding is vinyl, green on the lower half, vertical vinyl or metal on the upper half and there is vertical trailer skirting at the foundation level.

248) 219-221 Arlington Ave. C

This duplex maintains most of its original casement windows. Both original entries are historically correct. One, at left has a 6 panel wood door and a simple metal canopy with wood posts. The other has a door with an upper diamond light and a full light storm. The siding is narrow vinyl and the cladding over the foundation area is a metal, with horizontal bands. There are two, simple concrete stoops.

249) 215 Arlington Ave N/C

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This is one of the smaller duplexes which have been converted to a single family house. The windows have been changed and only one door remains. Although the form and massing are intact. The windows are larger than the originals and have elongated shutters. There is a simple stoop at the doorway. The yard is enclosed with a chain link fence.

250) 211-213 Arlington Ave.

C

This unit maintains the two doorways of its original configuration as well as two original casement windows. The eaves are narrow; the siding is narrow modern vinyl. There are two concrete stoops, one at each door. The foundation cladding is the typical rock-faced stamped metal panels. The right hand unit appears to be used for storage of mowers, bicycles and a large boat.

251) 207-209 Arlington Ave.

C

This unit is very intact, having eight original windows of the casement type. The doorways are both in their original locations and the basic form and massing of the building is intact. The roof cladding has been replaced with modern standing seam barn siding, although the chimneys have been maintained and the eaves are narrow. There are simple concrete stoops in front of each door. The wall cladding in vinyl siding and the foundation covering is high profile rock-faced stamped metal.

252) 203-205 Arlington Ave.

C

This building has been altered but it has a basic level of integrity. While the rhythm of the fenestration is maintained, all of the window openings have been enlarged. The doors are in the correct places, replaced by modern versions. The eave line is narrow. The siding is wide aluminum. There are two stoops, one, a simple concrete, the other a large, metal canopy with wrought iron posts.

Begin Lowell Ave.

253) 206-208 Lowell Ave

C

This unit is maintained as a duplex. While the windows have been replaced and are enlarged, the rhythm has been somewhat maintained. The doors are in the original locations. The new siding

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is vertical composition board and the covering over the foundation is narrow corrugated metal. There are two chimneys on the front roof and the eaves are narrow.

254) 210-212 Lowell Ave

C

This building is maintained as a duplex, with two narrow metal canopies over the doors, which are six panel and one of which has an older concrete stoop. The other has a wood handicapped ramp. The siding is narrow, modern vinyl shiplap and extends down to the foundation area. The windows are modern, but are in the approximate locations of the originals, although the number has been reduced.

255) 214-216 Lowell Ave

C

Although a projecting porch has been built at the right entrance, this building maintains all its original casement windows and both door placements. The other door has a simple concrete stoop. The siding is modern vinyl and the foundation area is covered with trailer skirting. There are two chimneys (one partial) on the roof.

256) 220 Lowell Ave

C

This building is originally a single in the complex. It has been slightly raised and placed on a new concrete block foundation. The siding is modern vinyl. However, the rhythm of the windows and the original door placement has been retained. The eave has been slightly extended to provide shelter.

257) 222-224 Lowell Ave

N/C

This unit has been raised upward on a new concrete block foundation. There are two projecting porches with gable fronts and ornate wood decks with sunburst pattern rails on the front. The windows are narrow one over one replacements in approximately the same positions as the originals.

258) 226-228 Lowell Ave.

C

This building has been maintained as a duplex, with both doorways intact and the rhythm of the fenestration reasonably the same. The windows are mostly small, fit within the openings of the early era. There are tripartite picture windows to the left and right, respectively of each of the

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doors. The siding is modern vinyl and the covering over the foundation area is low profile stamped rock-faced metal.

259) 230-232 Lowell Ave.

C

This unit has been maintained as a duplex, with both doorways intact. While the windows have been replaced, the size and rhythm has been maintained, with an attempt, through modern six/over/six lights, to recall the original casement windows. The siding is modern shiplap vinyl and the foundation area is protected with stamped, rock-faced, low profile metal panels. There is a wood deck on the left entry; at right is a simple concrete stoop.

260) 227 Lowell Ave.

N/C

While the form and mass remain, the single door in the unit has been moved from the original location and an addition to the right has been added, with a modern brick chimney. The windows are variously three-part picture window to the right of the door, with double hung windows elsewhere in the façade. The siding is modern vinyl and the foundation covering is the typical rock-faced metal panels.

261) 221-223 Lowell Ave.

C

This building is a duplex, with two episodes of modern siding, dividing the two units. The one at the left has had the windows to the left and right of the door enlarged with new replacements. The door is in its correct location with a concrete stoop and simple rail. At right, the doorway is correct, with a new door and storm. The windows are in their approximate locations with modern replacements, but of the original size. The siding is modern vinyl on both sides. And the foundation cladding is high profile stamped metal pans in the rock-faced pattern. There are chimneys on the front roof.

262) 217 Lowell Ave

C

This home has maintained all of its original casement windows, in good condition. There are partial shutters on the sides of some of the windows. Air conditioning has been accommodated by placing the units below the windows in the front façade. The eave line is narrow and the units have simple concrete stoops. The doors are in the correct positions with small upper lights. The foundation cladding is the high profile rock-faced metal panel type.

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263) 213-215 Lowell Ave.

C

This building maintains all but one of the pairs of original casement windows. A replacement three-part picture window has been added at the right of the right of the two doors. The stoops are simple concrete with modest metal canopies over them supported by metal pipes. The siding is modern vinyl in a light green, with the same, stamped, metal panels in rock-faced pattern as seen elsewhere.

264) 205-207 Lowell Ave.

C

This unit has both doors intact and the rhythm of the window fenestration has been maintained although the original windows are replaced with modern double hung. There is a simple concrete stoop at each doorway. The eaves are narrow, maintaining the form and massing. There is modern vinyl siding on the front façade wall and dark green asphalt shingle siding on the right end wall. The foundation covering is the typical high profile rock-faced metal panels.

265) 201-203 Lowell Ave.

C

This duplex is especially attractive and intact, since the owners have painted and maintained the original casement windows, painting them in a light blue as well as the trim around the doors. The doors are replacements with upper fan lights. The eave line is narrow retaining the massing and form of the building. There are two chimneys on the roof and the foundation cladding is the typical high profile rock-faced stamped metal.

End Lowell Ave.***Begin Highland.***

266) 339-341 Highland Dr.

C

This duplex has maintained the narrow eave and profile of the type. The siding is wide aluminum, except in the upper portion of the right side gable end where it is asphalt shingle. The windows have been changed, but the original openings have been maintained. Two doors in their original locations are typical. This is one of the smaller duplexes in the complex.

267) 335 Highland Dr.

C

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This building has been converted to a single family home as have many of the smaller type of duplexes. However, it has retained a semblance of the window rhythm, in the two remaining openings at the middle of the building. To the right of the main door, which is at left, is a tripartite picture window. To the left of the door is a hexagonal window. There is a wood deck with lattice sides at the main door. The siding is modern wood, T1-11 or similar and the covering at the foundation is brick-patterned. There is a shed roof garage attached to the right side of the building.

268) 329-331 Highland Dr. C

A smaller style duplex with all of its window openings intact, although replaced by modern windows. This building retains form and massing; with slightly enlarge eaves above the doors. The siding is modern white vinyl and the foundation covering is shiny rock-faced stamped metal panels. There is one chimney on the roof. The right door has a deck, the left has no stoop. It is probably used as a single family house.

269) 325 Highland Dr. C

This house has also been converted to single family use and most of the windows have been obscured by the siding. Two of the original openings remain with double hung windows in them. There is a large, three-part picture window at left of the single remaining door, which is at left. It is protected by a flat roofed, metal canopy, supported by ornate wrought iron posts. The porch floor is a large concrete slab. The foundation is protected with rock-faced pressed metal panels. There is a metal carport at left of the building over a concrete drive.

270) 323 Highland Dr. N/C

This unit has also been converted to single family use and a large, gable-front porch has been added at front with a concrete block foundation and modern flued columns. Most of the windows are in their original places and sizes, but are replacements. The door at right on the porch is a modern panel type.

319 Highland Dr. N/C DEMOLISHED

271) 309 Highland Dr. N/C

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This unit has been converted to single family (as most of the smaller ones have) and retains both openings, one protected by a simple metal canopy with wrought iron posts, the other with a projecting gable front porch. The siding is narrow, coursed permastone, in a tan limestone color. The windows are mostly of the correct size, and placement except for a large, tripartite picture window to the left of the main doorway.

272) 307 Highland Dr.

N/C

This building has been converted to single family and has all of the window openings enlarged. The door is in an original location but is the only remnant on the front façade. There is a concrete stoop. The foundation protection is painted a dark color but is the same type as in most of the other homes.

273) 301-303 Highland Dr.

C

This duplex has both doors in the approximate locations; most of the original window sizes and openings have been maintained. An exception is the tripartite window left of the left door. The stoops are of concrete. The eaves are narrow and the siding is modern vinyl there is a modern chain link fence in front of both units.

274) 217 Highland Dr.

C

A version of the smaller duplex which has been changed to a single family unit, this building retains the form and mass of the original. The rhythm of the fenestration is maintained with a row of smaller sized, square windows. There is only one doorway, but it is in the correct location. To the left of the door is a larger, three-part window. The siding is modern narrow vinyl and the foundation area is protected with a parged board.

275) 213-215 Highland Dr.

C

This unit has a variety of window types, but roughly in the same rhythm as the originals. There are two separate entries declaring it a full duplex. The siding is wide aluminum on the lower half of the front façade and vertical board on the upper half. The doors have simple stoops. The foundation cladding is the same rock-faced pattern as most of the others in the complex.

276) 209-211 Highland Dr.

C

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This unit is a duplex with most of its window openings retained, although modern double hung windows replace them. The right door opening is in its original place, but the left has been moved to the left. There is a storm door on the left door. The windows have some shutters. The siding is wide, yellow aluminum and the foundation is protected with the high profile rock-faced metal panels seen elsewhere.

277) 205 Highland Dr.

C

This home is maintained as a duplex, its doors are in the approximately correct locations. Some of the windows are maintained in the approximate locations and sizes of the originals, but a double window to the right of each door is longer, one with inserts indicating multi-lights. The building has an extended eave for protection. There is a shed roof carport of wood at the left side of the building. The foundation is protected with the same rock-faced, low profile pressed metal as seen elsewhere.

278) 201-203 Highland Dr.

C

This unit has both of the doorways to indicate that it is a duplex. The form and massing are good, although there is a small dormer about center in the left hand unit. Several of the window openings have been maintained, and the rhythm is intact. There is a deck of the left end of the building and at the front of the left door. The siding is modern metal. There are new, doors with upper multi-lights.

Highland becomes Spring at this point

279) 153-155 Spring St.

C

This house has been converted to single family but both doors are maintained. There are large three-part picture windows to the left and right of the doors. Only one window remains in its original opening. The stoops are simple, concrete, one with a pipe rail and one with a wood rail. The eaves have been extended to give additional protection. The siding is modern yellow vinyl and the foundation area is protected with skirting.

280) 147 Spring St.

C

This building has also been converted for single family use and retains only one of its original doorways. Like its neighbor above, it is the smaller version duplex. There is one window of the

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original size and placement remaining. Two larger windows are at left and right in the main façade. The single door is at right and has a large, wood deck with decorative railings in a modified sunburst pattern the foundation is obscured by plantings.

281) Garage for 147 Spring St. c. 1980 N/C

This garage has a front, multi-light garage door opening, modern siding and a personnel door at the right. It sits far back on the lot.

282) 145 Spring St. N/C

This unit has only one door and appears to be a smaller duplex, converted. At the present, the walls are covered, from the single door to the far right with deteriorating Tyvek. The door has a medium surround and a deteriorated wood porch. There is a tripartite picture window to the left of the main door. There is a remnant of the asphalt shingle siding at the far left of the building front. The eaves have been slightly extended.

283) 141 Spring St. N/C

This home, which was one of the smaller duplexes, has been remodeled for single family use. It has a large, gable front porch and most of the windows have been changed. The building has been clad in brick facing. There is a large handicapped ramp at front.

284) 137 Spring St. N/C

This is one of the original single units, which has had a large, gable-front porch added, windows changed and it has been clad in brick. The placement of the windows and doors however is probably correct.

285) 135 Spring St. C

This unit has retained the form and mass of the original and the rhythm of the fenestration are intact. There is a large three-part window to the right of the left door. All doors and windows are replacements. The lower siding is wide aluminum and the upper is vertical board composition. There is a long, low wood deck with vertical rails and lattice infill in the lower part.

286) 129 Spring St. N/C

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This building has had a large, ranch-type verandah added to the front with high vertical wood rails and square posts. The windows remain in roughly the same positions as the originals. The major changes greatly impact its integrity.

287) 121-123 Spring St. C

This duplex has been retained in much of its original form, with the doors intact and the rhythm of the windows apparent. All of the windows have been replaced. The left door has a new storm, but appears to be an earlier type of wood door with 9 lights and three panels below. There is a wide, narrow window at left and a similar window at the right doorway. The left porch is a wood deck with wrought iron rails and the right entry has a simple concrete stoop.

288) 117 Spring St. N/C

This unit, while maintaining the rhythm of the fenestration and one of the doors, has added a large, gable-front porch with three modern fluted columns. The siding is wide aluminum.

289) 113-115 Spring St. C

This building has retained the rhythm of the openings, both duplex doors and the narrow eave lines. It is sided in wide aluminum on the bottom half of the front and vertical board modern siding on the upper half. There is a large, tripartite picture window at the left of the left door. Both doors have metal canopies with scalloped edges. They also have modern decks with vertical railings. The foundation area is protected with low profile stamped metal rock-faced panels

290) 109-111 Spring St. N/C

While this building retains the rhythm of the fenestration, but additions have been added at front right and left and the roof line has been extended across the front. The siding is light brown, wide aluminum on the bottom and vertical board on the top with high profile rock-faced pressed metal at the foundation level. There are wood porches and the entries.

291) 105-107 Spring St. N/C

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This building maintains some of the rhythm of the original fenestration, except for enlarged windows to the left and right of the doors. There are simple stoops at the entries. All windows and doors have been replaced. There is a large, protruding garage at the right of the building and a bay window to the right of the right door. Both doors have modern oval art glass at the upper half.

292 101-103 Spring St.

C

This unit has been retained as a duplex and it has all of its window openings, although the windows have been replaced. The doors are replacements, but in the correct locations. There are wooden decks on the front of both entries.

293) 102-104 Spring St.

C

This duplex has all of the fenestration in the original place but the windows are replacement units. At the left of the left door, a tripartite picture window has been installed c. 1950. At the right of the right door a similar window is also present. Other windows are of the same size and placement as the originals. The right door may be original, with three panels below and an upper light. The siding is wide aluminum, painted blue on the lower half and vertical board on the upper half. There is a large and a medium porch on each of the two entries with wooden shed roofs. The foundation is parged.

294) 106-108 Spring St.

N/C

This house has a garage attached by a covered walk. There is an external chimney on the right side. The plan is the smaller duplex, but it has been remodeled so only one door remains and all the windows are outsized. There is a projecting porch with a gable front over the front door and porch.

295) 110 Spring St.

C

This is a single unit with the door and one window in the original place. The right window has been replaced by a large three-part picture window. All doors and windows have metal canopies and windows have shutters. There is a concrete porch with wrought iron railings. There is a flat roofed carport to the right with an entrance set back from the house containing a door and window. The carport is supported by wrought iron railings. The foundation is not visible.

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296) 112-114 Spring St.

C

This duplex has maintained the doorways, at each side, and the rhythm of the windows. Although they are all replacements longer than the originals, they are in the approximate places. The form is maintained and the mass, although there is a slight extension of the eave at front. There are wood decks at each of the entries and the foundation is clad in the low profile metal rock-face panels seen elsewhere.

297) 116 Spring St.

N/C

This unit has been converted to a single family house, a front, gable-front porch has been added and a side, gable-roofed car porch both with ornate wrought iron posts for support. Most of the windows have been changed and a rear storage area added within the carport. The siding is wide aluminum.

298) 126 Spring St.

C

This duplex has both of its doorways intact and four of its window sizes and places correct, although all windows are replacements. There is a composite window with an upper fan light at the left of the left door, which also has a wrought iron storm. There is a larger double hung window at the right, next to the right door. Both entries have wood porches with lattice instead of rails. The building has a standing seam metal roof.

299) 128 Spring St.

C

This is a single unit with a central door. The window at left is a replacement three-part picture window. At right is a small square window. All windows and doors have metal awnings. There is a shed roof carport at the right side and two temporary movable sheds at the rear. The main door is a wood, six panel door. The stoop is a simple concrete type with a metal rail.

300) 130 Spring St.

C

This former double unit has a standing seam metal roof, with two flat roofed canopies over the two doors. The windows and doors are in the approximately correct positions, although all are replacements. The porch at right has wrought iron supports and rails. The one at left just has the supports. The foundation is parged and there is a shed roof carport set gently against the right side.

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150 Spring St. C DEMOLISHED

152 Spring St. C DEMOLISHED

Spring becomes Highland

301) 208 Highland Dr. C

This is a good example of the form and massing of the single unit. There is a single chimney on the roof and the eaves are narrow. There is a single, three-part window at the left in front and a single double hung at right of the main door which is center. A wood deck has been constructed at front with a side entrance. The foundation is protected with the high-profile stamped rock-faced metal as seen elsewhere.

214 Highland Dr. C DEMOLISHED

302-304 Highland Dr. C DEMOLISHED

306-308 Highland Dr. C DEMOLISHED

312 Highland Dr. C DEMOLISHED

314-316 Highland Dr. C DEMOLISHED

302) 322 Highland Dr. C

This property is being converted from duplex to single family and the left door has been obscured by siding. There is a tripartite picture window at left and two, small, square windows in the center. The main door is at right and a second double hung window at far right. The siding is modern vinyl, the eave line is narrow and the foundation cladding is the same pressed metal as has been seen in several other buildings.

303) 326-328 Highland Dr. C

This unit is a duplex, with both doors intact. There is a tripartite picture window at the far right and left of the main façade and two small windows recalling the rows of original windows. There is a wood deck at the left entrance and a simple concrete stoop at the right side. The cladding over the foundation area is stamped metal in a rock-faced pattern.

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304) 330-332 Highland Dr. C

This building maintains as a duplex, with two doors and eight windows, maintaining the rhythm of the original fenestration. The windows and doors are all replacements. The eave line has been slightly extended. There is a large concrete porch at the right entrance with a cast concrete step at front. The left entrance has a cast concrete stop with the typical panel cast in place. A small shed roofed addition extends forward from the east end. The siding is grey vinyl and the foundation area and lower right part of the right porch (or stoop) are covered with the typical stamped metal.

305) 334-336 Highland Dr. C

This unit, while maintaining form and massing, has extended eaves, the windows are various sizes. Yet the doorways are in the correct places. The siding is narrow vinyl and the foundation area is covered with concrete panels. There are small decks in front of each entry.

306) 340 Highland Dr. C

This building has been converted to single family use. It has only one entry on the front façade; however, most of the windows retain the rhythm of the fenestration in size and placement. The main door at left has a double hung, double window to the left which is larger. The door has a wooden shed roof canopy with wrought iron posts and a concrete stoop. There is an open porch at the side, set back from the front façade. The foundation is concrete parged. The siding is at the lower part, wide aluminum and vertical metal panels at the top.

Begin Ridge Road

307) 351 Ridge Rd. N/C

This is a single unit which has been expanded at front and sides and which has a metal roofed enlarged carport. There is a full porch at front, with a new bay window to the left, and some of the original spaces for windows to the right, with replacements.

349 Ridge Rd. C DEMOLISHED

308) 349 Ridge Rd. Garage c. 1980 N/C

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This garage is set far back on the lot, with a front gable roof, and paneled garage door, it is made of concrete block, with wood vertical siding above in the gable end.

309) 345 Ridge Road.

C

This smaller duplex has been converted to single family use, but all of the original casement windows are intact. The door at left is the only one remaining. There is a wood porch constructed at this entry, with a shed roof which connects to the original and has two wood posts and vertical railings. However, it does not detract from the building. There is a chimney on the roof. A hedge protects the property at the front and a temporary, metal carport cover is at left.

310) 341 Ridge Road

N/C

This duplex has also been converted to single family. A large front-gable porch dominated the front view, although the rhythm of the fenestration is nearly maintained with windows of similar size and placement, except for the tripartite picture window to the right of the only door. There is a bold picket fence at front.

311) 341 Ridge Road Garage

c. 1980

N/C

Accessed by a drive which angles back from the road to behind the house, this is a modern, side gabled, two-car garage with vertical metal siding.

312) 337-339 Ridge Rd.

C

This is one of the most intact units in the complex. It is in moderately-fair condition. The three-part casement windows are all present and both doorways in the correct locations. The door at right is deteriorated, but both appear to be nine-light, with three panels below, and a medium surround. The right entry has a worn concrete stoop, while the left has a new switchback handicapped ramp of wood. The eave line is narrow and the siding is asphalt shingle. The foundation is covered with rock-faced stamped panels having a softer profile. There is a hand type well pump in front. One chimney is retained at the top right of the roof. Eave lines are narrow.

313) 333 Ridge Rd.

C

This unit has been converted to single family use, but the rhythm of the fenestration on the façade has been retained, with windows of similar size and, although some are lost, similar

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placement. The main door has a simple metal canopy with scalloped edge and wrought iron supports. The siding is modern vinyl, the eaves are narrow and there is vertical trailer skirting over the foundation area.

314) 331-329 Ridge Rd.

C

This unit and the one next door have been adapted in a similar manner with new windows, multi-paned but slightly larger than the originals, yet in similar patterns. The doors are modern, but the entries are in the correct locations. At each entry is a large deck with vertical railings. All of the windows have shutters. The siding is modern yellow vinyl and there are modern, simple metal canopies over the entrances. The foundation area is covered in random coursed permastone.

315) 325-327 Ridge Rd.

C

This building is rehabilitated using the same materials and designs as its neighbor above, except in different colors. The one above is done in yellow and green, this one in grey and maroon.

316) 321 Ridge Rd.

C

This building is contributing, but marginal in integrity. The rhythm of the fenestration remains, although the windows (3) have been enlarged and placed slightly differently. Only one door remains in this smaller duplex style, but that is typical of the smaller units. The form and massing are intact with narrow eaves. The foundation area is parged concrete and there is an enlarged concrete stoop. The siding is modern yellow vinyl and there are green shutters at the windows with wide surrounds.

317) 319 Ridge Rd.

C

This duplex has been converted to single family. One door remains, but the fenestration rhythm is intact, with replacement windows. Shutters separate the windows. The door at right has a flat canopy with two wood supports over a concrete stoop. The siding is wide aluminum and the foundation has been parged. The eave line has been extended.

318) 313-315 Ridge Rd.

N/C

The main door has been moved to center in this adaptation of a duplex to a single family unit. While some of the windows are similar in size and placement to the originals, they are not

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unified and appear random. There is a wooden porch at front and a modern door with art glass. The foundation is parged.

319) 309-311 Ridge Rd.

C

This former duplex has moderate integrity. It has been converted to single family and has one door remaining; however, it is in its appropriate position. There is a window left, in the approximate place of originals. Two other windows are longer narrower versions, but in approximately the same locations. The eave is narrow. The siding is modern shiplap vinyl. There is a wide concrete stoop at front and the foundation is covered with linear metal sheets.

320) 305-307 Ridge Rd.

C

This unit retains the form and massing of the original and much of the rhythm of the fenestration is retained with two doors in their correct locations and several windows interpreting the original casements. There is also a large, tripartite picture window left of the right door. The doors are accessed by concrete stoops. The siding is modern shiplap vinyl and the eaves are narrow.

321) 301-303 Ridge Rd.

C

This building has been rehabilitated exactly the same as those at 331-329, and 325-327. Here the siding and shutters and canopies are green, while the permastone is light tan.

322) 312-314 Ridge Rd.

N/C

This building retains some of the fenestration in a few windows and the door locations. However, the eaves have been considerably expanded and a large gable roofed addition has been placed at the right of the building. The siding is modern T1-11 or similar and the foundation is clad in the same patterned, stamped metal as the majority of the other buildings.

323) 316-318 Ridge Rd.

C

This duplex has the same form and massing as the original, and both doors are intact, while the modern replacement windows are not the same as the originals, they retain the rhythm of placement. There are simple wooden stoops at each doorway and each door is a modern panel, with modern storm. The siding is modern vinyl and the skirting over the foundation area is typical vertical metal.

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324) 320 Ridge Rd.

N/C

This building, while retaining the second door of the original duplex, has changed many of the windows and has added a massive front-gabled porch with modern fluted columns. The porch floor is concrete and the main door is wood, with a fan light at the top.

325) 324-326 Ridge Rd.

C

This duplex unit has been adapted in the same way and with the same materials as others at 331-329, 325-327 and 301-303. The porches are wood with the foundation and porch areas covered in tan permastone. The siding is narrow vinyl and there are shutters and metal canopies of a darker blue. The eave lines are narrow and the form and massing remains.

326) 330 Ridge Rd.

C

This unit has been converted to single family use and has lost the visibility of the second door. The form and massing of the building remains, however, and some of the rhythm of the fenestration through small windows in approximately the original locations. Three longer windows flank the door at left, although their width is approximately the same as the originals. There is a wide concrete stoop with wrought iron railing at front. The lot also has a metal, temporary carport cover at the left side of the building.

327) 332-334 Ridge Rd.

C

This building has three of its original windows intact at the left side of the duplex. Three others are in approximate locations of the originals. Both doorways are correct, with replacement doors with upper lights. One has a storm. Both entries have concrete stoops. There is a small wood railing at each stoop. The siding is modern vinyl, the eaves are narrow and the foundation is protected with high profile stamped metal panels in the rock-faced design common to the complex.

328) 338 Ridge Rd.

N/C

While the form and massing of this building are intact, with narrow ridge lines and no massive alterations, so many of the windows have been removed and the second door is covered, so that the rhythm of the fenestration has been lost.

Begin Crestview Court

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131-133 Crestview Ct.

N/C DEMOLISHED

329) 121-123 Crestview Ct.

C

This duplex has both doors and enough general integrity to recall the rhythm. All of the windows are in the right places except for a large three-part picture window which is to the left of the left door. The right door is a plain panel with a simple concrete stoop. The left door is the same. The eave line of the building has been extended and a corrugated roof has been applied. The foundation covering is the same pressed metal as seen elsewhere.

330) 109-111 Crestview Ct.

C

This unit retains the rhythm of the windows, especially between the two doors, where the short, square windows are aligned. On the outside of the front façade next to the doors are three-part picture windows. The doors have simple concrete stoops with a wood rail. There are shutters beside the windows. The siding is narrow modern vinyl and the foundation cladding is the same patterned metal as elsewhere. The eaves are wider and slightly overhanging.

331) 105-107 Crestview Ct.

C

This building is a duplex with both doorways in the original position and the windows, although replaced; maintain the height of the originals and the rhythm of the fenestration. Each entry has an open wood porch with a she roof meeting the harrow eave line. The porch has horizontal wood rails. The building is sided in wide aluminum, and the foundation area is covered by vertical metal skirting.

332) 102 Crestview Ct.

C

This is a single unit with replacement windows, but the rhythm of the fenestration intact and the central doorway in its location. The siding is narrow vinyl, there are narrow eaves and the foundation is clad in the typical pressed metal panels. There is a large deck with a ramp to the side and vertical rails.

333) 104-106 Crestview Ct.

C

This duplex has the effect of the original windows in the size and location of the current replacement windows. In some places the window openings have been blocked with white panels. The doors each have three upper lights ascending. There are simple concrete stoops at

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each entry with a metal rail at the right one. The foundation is relatively new concrete block and the siding is wide aluminum. There is a shed roof of wood over the carport at the left.

334) 108-110 Crestview Ct.

C

This building has two entries, in their original locations. The central four windows in the front façade are replacements, but of the size and shape of the originals, with shutters left and right of the groupings which have a diamond at the center. The porches both have cast concrete stoops, but the one on the right has a wood porch and ramp built over it. The far right and left ends of the building have three-part picture windows. The eave line has been slightly enlarged. The siding is vertical metal panel on the lower half and wide aluminum on the upper half.

335) 118 Crestview Ct.

C

A duplex which has been converted for single family use, with only one entry door on the front. This house has most of the rhythm of the windows maintained by small groups of two square windows with shutters and metal awnings. The front door at left also has a metal awning, supported by two posts and a small deck with vertical rails. There is a slightly oversized picture window at the left end of the building, also protected by the same metal awnings. All awnings and porch roof have scalloped edges. The foundation of the building is the same pressed metal, rock-faced pattern which is used extensively in the complex and the siding is wide aluminum. Form is maintained with narrow eaves.

336) 120-122 Crestview Ct.

C

This building is similar to its neighbor described above. All of the window openings appear to be present, with double hung replacements, but in the same locations. They are protected by metal awnings over the windows and metal canopies over the doors, all with scalloped edges. The door at right may be an early version with 9 lights and three lower panels. The door at left has a storm; the canopies over the doors are supported by wrought iron posts. There is a wood railing at the door to the left. The siding is wide aluminum and the foundation is protected with vertical skirting. The eave line is narrow and there is a chimney on the left on the roof.

337) 126 Crestview Ct.

N/C

This building has been remodeled extensively and adapted as a single family home. There is a large addition at the left front, creating an ell plan. At the right, a side gabled garage has been

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added within the profile of the original building. The windows are variously, octagons and multilight, and there is a porch inset in the crutch of the ell. The siding is modern vinyl shiplap.

128-130 Crestview Ct.

C

DEMOLISHED

Begin Audubon Court

338) 102 Audubon Ct.

C

This building has been converted to a single family use but the rhythm of the fenestration remains in the implied location of the former door and the regular spacing of the windows. All are replacements, longer than the originals but in approximate locations. There is a three-part picture window to the right of the remaining door which is at left. The siding is modern composition, the eave lines are narrow and the foundation is protected by the typical, soft profile rock-faced stamped pattern panels. There is a small deck at the front entrance.

339) 108,110, 112, 114 Audubon Ct.

C

One of the few quadruplets in the district, this building has maintained the rhythm of the fenestration through the repetitive use of the same double hung, four/over/four light windows in the approximate locations of the original casement windows. All four doors have small canopies over them to protect the entries. The sides of the building have narrow verges, but the front eave is only slightly extended. There are concrete stoops on all units, with some having metal railings. The covering over the foundation area is vertical trailer skirting.

340) 116-118 Audubon Ct.

C

This unit has both doors and a rhythm to the window placement which recalls the earlier building. The windows have shutters and four/over/four lights. There is a slight extension at the front eave. The siding is wide aluminum and the foundation is protected with wood panels. There is a covered carport at the left side of the building and a small garden shed at left in the lot.

341) 120 Audubon Ct.

C

This building has a similar rhythm of the fenestration as a few others, with larger, four/over/four windows substituted for the originals. The eave line is slightly enlarged at front. There are two concrete block stoops and both doorways are in the proper locations. There is a wood, shed – roofed carport at right. The siding is wide, yellow aluminum and the building has trailer skirting.

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342) 124-126 Audubon Ct.

C

A duplex with the openings of the windows intact and both doorways in their original locations, this building has the form of the original, even though the eave line has been enlarged at the front. The left entry has a cast concrete stoop and the right has a wooden deck with wooden rails. The siding is modern shiplap vinyl and the skirting over the foundation area is typical of trailer skirting.

343) 130 Audubon Ct.

C

This property is somewhat marginal in terms of integrity, but it has what may be an original door, with two windows in the spaces from the original. A tripartite picture window at right in the façade may date to 1980. The roof is covered in barn-type standing metal, but one of the chimneys has been retained. The siding is vertical vinyl on the upper half, with horizontal vinyl on the lower part and typical trailer skirting in the foundation area. The single door has a wood porch.

115 Audubon Ct.

C

DEMOLISHED

Thompson – North side

344) 627 Thompson

C

This home has been converted from a small duplex. The central windows are of the size and placement of the originals. There are two three-part picture windows at far left and right. The main door has a small wood canopy. There is a concrete stoop with wrought iron railings. The siding is modern shiplap vinyl and the foundation is clad in the typical rock-faced low profile panels. There is a modern two-car garage at the right side of the building with a low gable roof.

345) 600-602 Thompson

C

This duplex maintains the two doors, with one large concrete porch with wrought iron railing and one small concrete stoop. The windows are either small, square and in the approximate locations of the original, or narrow, in the place of two originals. The siding is tan shiplap modern vinyl and there are chimneys on the roof. The foundation is not visible.

End Thompson and list of resources.

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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.)

- 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
-

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F. A commemorative property

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Architecture

Military

Period of Significance

1943 - 1955

Significant Dates

1943

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Significant Person (last name, first name)
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Gunnison, Foster, Sr.
National Homes

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Period of Significance (justification) The Period of Significance begins with the occupation of the first Gunnison homes at Pleasant Ridge. The contract for the homes was issued by April of 1942, to be erected on a “90 acre plot near the new Charlestown school” according to a newspaper article in the Charlestown Courier dated April 23, 1942. The community was complete enough for some houses to be occupied in early 1943. The Period of Significance has been continued to 1955 when the units ceased to be Federally owned and were sold on the private market.

Criteria Considerations (explanation, if necessary) N/A

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

The Pleasant Ridge Historic District is significant on the local and statewide level under Criterion A, for its association with the broad patterns of history, in particular, areas of Community Planning and Development, as well as Military History, associated with defense worker housing during World War II. The suburban complex was specifically designed to relieve family housing needs created by the rapid and massive development of the Indiana Ordinance Works at Charlestown, and thus its existence is strongly associated with that entity.

In addition, the district also can be associated with Criterion C, as a particularly good example of early panelized pre-fabricated housing manufactured by Foster Gunnison, through Homes, Inc. and its successors as well as similar companies. Additionally, Pleasant Ridge is a good example of the planning concepts of the period and so is representative of a significant type.

The district meets the registration requirements for the sub type “World War II Era Housing Development, c. 1940-1949,” under the MPDF *Residential Planning and Development in Indiana, 1940-1973*.

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

Registration Requirements

Pleasant Ridge is precisely the type of district described under subtype 1 of property type 1 of *Residential Planning and Development in Indiana* (pp. 266-267): A government backed development of prefabricated housing intended to ease war production labor housing shortages. The district is an identifiable community of the war period, with a majority of contributing resources and has a statement of context contained in this nomination.

Regarding the nature of non-contributing resources, only a handful have been radically altered or totally rebuilt. The simple, prefabricated nature of the housing is evident even on most non-contributing houses. Most telling, the distinctive curvilinear street pattern is wholly intact.

Criterion A: Community Planning Challenges of Wartime Defense

On December 7, 1941, when swarms of Japanese bombers blackened the skies over the U.S. Naval base at Pearl Harbor, many Americans were unprepared for the onset of war. In just two hours, the devastating attack wreaked havoc, destroying nearly 20 American naval vessels, including eight enormous battleships, and more than 300 airplanes. More than 2,000 Americans soldiers and sailors were slaughtered, and another 1,000 wounded. The day after the assault, President Franklin D. Roosevelt asked Congress to declare war on Japan; Congress approved his declaration with just one dissenting vote. Three days later, Japanese allies Germany and Italy also declared war on the United States, and again Congress reciprocated.⁴

But the war in Europe had been raging for two years, beginning when Germany, under the Nazi dictator Adolf Hitler, invaded Poland in September of 1939. During those years Roosevelt wanted to extend a helping hand to countries that lacked supplies to fight against the Germans. The United Kingdom, in particular, desperately needed help. But most Americans were against

⁴Pearl Harbor, History.com staff,2009, published by A&E, accessed October 2016, <http://www.history.com/topics/world-war-ii/pearl-harbor>

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involvement in another war. It wasn't until late in 1940, that a "lend-lease" program was proposed.⁵

Nonetheless, by March of 1941, the United States was now giving England all help "short of war."⁶ Wartime mobilization had begun, bringing higher employment, rising living standards and new opportunities. It brought an end to the agony of the Great Depression. In 1939 unemployment stood at a depression level of 17.2%, but it had dropped to 4.7% by 1942 and to 1.2% by 1944. While there were many advantages to this surge of industrial energy, it put overwhelming demands on housing, transportation, community services and infrastructure where ever war industries were mobilized.⁷

Charlestown, Indiana was experiencing a rapid and sometimes traumatic growth spurt early in 1941. It all began the previous fall, when the somnolent village of 910 people (according to the 1940 census) began to see surveyors around town and found that empty land between the railroad and the river was suddenly fetching a pretty good price. Citizens were amazed to find out that the Dupont de Nemours Company was going to build a huge smokeless powder plant for the government, located just outside their town. The Charlestown site offered cheap land adjacent to the railroad, relative proximity to a large city and widespread unemployment in the vicinity. It was an early salvo in the defense boom that would modernize a countryside little changed since the days of the riverboats.⁸

⁵ "Lend lease and Military aid to the Allies in the early Years of World War II", U. S. Department of State, Office of the Historian, <https://history.state.gov/milestones/1937-1945/lend-lease> Accessed October, 2016.

⁶ "World War II timeline":
http://www.nationalgeographic.com/pearlharbor/history/wwii_timeline.html.

⁷ "The American World War II Home Front", Rosie the Riveter/World War II Home Front National Historical Park, National Park Service, p. 24:
<http://library.duke.edu/rubenstein/findingaids/warcampaigns/> Accessed September, 2016.

⁸ Ralph f. Armstrong, "Indiana Plays Guinea Pig for a War Boom", *Nation's Business*, May, 1941.

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The Indiana Ordinance Works, as it was first called, quickly became a \$74,000,000 project, beginning in the fall of 1941 with 7,500 men pouring concrete and erecting buildings. By January of 1941, the *Indianapolis Star* reported that 14,000 men were working to build the huge smokeless powder plant complex. Like mushrooms, a score of trailer camps sprang up to house the workers, creating horrific sanitary problems until the W.P.A. could complete a new \$130,000 sewage disposal plant. Traffic jammed up the streets of town, the post office increased its staff from one to nine and the bank added thousands of depositors. It all added up to a giant headache for the town board's 71-year old president.⁹

Charlestown's growing pains were shared by many communities across the United States. Some, like San Diego, were relatively large cities to begin with, but turned into boom-towns during the war. Linda Vista, a housing development in San Diego, was privately built but funded by grant money through the Lanham Act for National Defense Housing. By early 1941, it was under construction; a \$9 million project to build 3,000 new homes. It was the largest construction project in the town's history and the world's largest low-cost modern prefabricated tract housing development at the time.¹⁰

In Wichita, Kansas, airplane manufacturing transformed what one citizen called a "sleepy little cow town" into a booming city. Thousands of workers migrated to the city; Wichita's wartime production was deemed essential to military success. Many people thought that although housing would not win the war, it could lose it. All over the country, a tidal wave of worker migration was occurring; According to federal sources, four million war workers plus their families relocated to various parts of the country to assist in wartime production. In 1943, posters by the National Housing Administration, begged families to share their homes with war workers.¹¹

⁹ Ibid., and *Indianapolis Star*, January 12, 1941

¹⁰ "Wartime in U.S. Communities" *American Home Front in World War II*, *Encyclopedia.com*:<http://www.encyclopedia.com/history/news-and-education-magazines/wartime-us-communities>. Accessed October, 11, 2016.

¹¹ Julie Courtwright, "Want to Build a Miracle City?, War Housing in Wichita"; https://www.kshs.org/publicat/history/2000winter_courtwright.pdf. Accessed September, 2016.

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In October of 1940, President Roosevelt had signed into law the National Defense Housing Act which authorized the Federal Works Agency (FWA) to construct housing project for defense workers in areas deemed the most critical. These included small industrial cities like Richmond, California, which experienced a population increase of 296% where the FWA erected Atchison Village. In November of 1941, Passyunk, a defense worker housing development in Philadelphia, became home to 1,000 families of workers at the Philadelphia Navy Yard. In September of 1942, work had begun at Vanport, the nation's largest war housing project, located between Portland, Oregon and Vancouver, Washington.¹²

By 1942, when Pleasant Ridge construction was underway, the President had established the National Housing Agency (NHA) to supervise the massive organizational problem of defense housing. The wartime effort had created chaos and confusion in many states. In a speech to a National Public Housing Conference, in 1942, C. F. Palmer, coordinator of Defense Housing stated:

“The planning of war housing has to be carried through under three more or less conflicting sets of criteria. The war requires speed. Congress and public opinion demand economy. The needs of the future demand that the emergency housing be well located and well built. None of these conflicting objectives can be entirely attained, but when speed can be obtained by any means, speed has to take first priority.”¹³

Like many other wartime housing developments, the developers of Pleasant Ridge found that the objective of speed could be met with prefabricated housing - the panelized homes built by Foster Gunnison and his company.

Defense Building in Southern Indiana

¹² “Behind the Marker”; <http://explorepahistory.com/hmarker.php?markerId=1-A-2E9>. Accessed October, 2016. And Courtwright, “Want to Build a Miracle City?”, p222. And “World War II Worker Housing”, <http://library.duke.edu/rubenstein/findingaids/warcampaigns/>. Accessed September, 2016.

¹³ C.F. Palmer, Defense housing Presentation at the National Public Housing Conference, Washington, DC, 1942. Retrieved September, 2016, from/?p=9017.

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Among the many wartime defense housing operations, Charlestown may be one of the earliest to experience the trauma of whopping development. The Indiana Ordnance Works was one of the first big inland defense plants to get underway and peaceful, scenic southern Indiana eventually saw four major defense industries grow in its fertile ground (IOW, and the Goodyear bagging plant developed adjacent to it, Madison Indiana's Proving Ground and the Naval Ammunition Depot in Martin County). As the first of these, the Indiana Ordnance Works, and the town of Charlestown became a kind of lab experiment for the region. What started as a \$25 million dollar project jointly managed by du Pont and the federal government, rapidly grew to three times that size. In January of 1940, E. V. Atwell, representing E. I de Pont de Nemours and Company of Wilmington, began by buying 4,500 acres between Charlestown and the Ohio River.¹⁴

The town of Charlestown, although founded in 1808, saw little excitement after it was dethroned as the county seat by nearby Jeffersonville in 1878. Prior to 1940, things were pretty quiet in the little village -- it never had a depression because it never had a boom. The interurban shut down for lack of passengers and chain stores had passed it by. Only the W.P.A had paid much attention to the place, digging up the streets for a new sewage system in late 1939. Nobody minded. But as thousands of workers descended upon the town, the sanitary facilities began to fail.

With their infrastructure and housing strained to breaking, the town begged for help, according to an article written by Ralph F. Armstrong in the prestigious national magazine, *Nation's Business* in May of 1941. Their appeals were largely ignored, although the W.P.A. placed a double shift on the new sewer system. Mr. Henry B. Steeg, the former city engineer of Indianapolis was retained to coordinate defense activities in the state. He pronounced the problems in Charlestown "the worst in the nation." Mr. Steeg went to Washington DC to plead Indiana's case, and the Ex-Governor and the Governor followed suit -- all to little avail. As the *Nation's Business* reported in the spring of 1941, the government officials reasoned that when there was no threat to the nation's security "the big powder plant will close up, lock, stock and barrel."¹⁵

¹⁴ Ralph F. Armstrong, "Indiana Plays Guinea Pig For a War Boom", *Nation's Business*, Pp. 20-22, 126-130.

¹⁵ *Ibid.*, p. 128.

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County and State**Charlestown's New Housing Project**

Perhaps the efforts of Indiana's officials, or perhaps the publicity regarding Charlestown's plight, or perhaps all of these and the horror of December 7, 1941, brought about some action from Washington. In February of 1942, the *Charlestown Courier* breathlessly announced: "Site-Buyers for 750 Houses Will Be Here Shortly" and "100 Acres Sought for 750 Defense Housing Project." In addition to a housing project, a new \$600,000 school was planned and a new outfall sewer was to be built with a new treatment plant. Things were definitely looking up in Charlestown.¹⁶

As the weeks went by, officials of the Division of Defense Housing and the Federal Works Agency came to the town to select sites. Henry B. Steeg and Associates of Indianapolis were selected as the consulting engineers, with J. B. Munson serving as project engineer. The development would include designs for streets, walkways, water, sewer and electric lines. The Gunnison Housing Corporation of New Albany had been given the contract for fabricating 750 houses for a total expenditure of \$2,227,351.95 or approximately \$3,000 per house. (Note: In all the discussions "house" means a living unit for a family - one, two or three bedrooms - since most of the units were built as duplexes, this meant that the actual number of buildings was about half. As explained by the *Charlestown Courier*, the houses would be fabricated as single units, with two (or more) put "back to back" as duplexes.¹⁷

In April of 1942, engineer Steeg and his associates were given the order to "go ahead" with the new housing development. A new man, A. P. Grzybowski, was recently brought from Washington DC to head the regional Federal Housing Authority office in Chicago. He promised to expedite the Charlestown sewer additions and move the project forward rapidly. Gunnison Homes Company in New Albany was set to fabricate the homes and a separate contract would be let to erect them. The local newspaper optimistically predicted that all of the houses would be ready for occupancy in August.¹⁸

¹⁶ *Charlestown Courier*, February 12, (two articles).

¹⁷ *Charlestown Courier*, February 12, 19, March 5.

¹⁸ *Ibid.*, April 16, 1942.

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County and State**Gunnison Homes in Charlestown**

The Gunnison homes that were built at Pleasant Ridge in 1942, were considerably simpler than those offered privately by the company. When the project was announced in April of 1942, a photograph of a Gunnison home, with the “architectural treatments” included was shown. These included shutters, window boxes, a canopy over the main door and wrought iron porch railings, as well as a boxed chimney. However, none of the units built for the project had these accoutrements. The actual units were called “Gunnison Victory Homes.” They were one-story, with a side gabled, medium pitched roof, and narrow eaves. The roof lines were decorated with metal chimneys and the windows were all three-part metal casements, with moveable outer segments. The special house developed for the government contract had one, two or three bedrooms as well as living rooms, kitchens and baths. Each was fully equipped with a furnace, hot water heater, stove and refrigerator.¹⁹

The Gunnison architect for the project, Richard Drewery, explained that in the interests of economy, they had eliminated most of the architectural treatments, but that he was planning, when the houses were erected, to finish several of them complete with various combinations of architectural treatments. This would show how attractive they could be after the emergency was over, and they were made available by the government to individual purchasers. Thus, there was an intent from the start that some degree of change would happen to the housing. Mr. Drewery further added that all of the homes to be built in Charlestown would be completely and attractively finished on the inside, with ample closet space and an attractive linen closet. The interior wall and ceilings would be made of waterproof plywood, finished with neutral honey-toned lacquers applied at the factory. The floors, also factory-finished would be made of Red Oak, in varying colors of slate, russet glow and mountain green. The exteriors would follow the typical Gunnison proportions of simple “colonial” treatment, finished in white and soft pastel shades. Individual homes would be joined together in most cases, to form duplexes or quadruplets. They would be grouped and landscaped around winding roads and cul-de-sacs.²⁰ Photographs taken during construction and evidence found in contemporary homes in Pleasant Ridge verify this assertion.

¹⁹ *Charlestown Courier*, April 23, 1942.

²⁰ *Ibid.*

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The article in the *Charlestown Courier* also mentioned that the government had developed several experimental communities, using prefabricated techniques and had been convinced from that experiment that it was a viable answer to emergency needs. Thus, \$150 million had been appropriated nationally for the exclusive purchase of prefabricated homes, with 40,000 currently to be used for defense areas throughout the country.²¹ While Pleasant Ridge was one of the earlier World War II prefabricated home developments, it would not be the only one.

Pleasant Ridge under Construction

By May 14th, organizers were calling for the community to suggest a name for the new housing project and two weeks later, the name Pleasant Ridge was selected. It was the suggestion of an 85-year old resident, whose home faced the tract across from Pleasant Run, on which the subdivision would be erected.²² By June, the War Production Board had authorized the construction and work was begun on the large administration building which would be used by the project manager and contractors during construction, then serve as a community center and offices for the complex. The building was being erected using traditional methods by Dunlap and Company of Columbus, Indiana, a subcontractor of E. A. Mariani Company of Richmond who were awarded the contract to construct the streets, cement sidewalks, sewers, water lines, overhead electric and grading. The latter involved the removal of a quarter million yards of earth. Streets in the complex were to be paved with soil cement, a smooth dustless surface suitable for light traffic.²³

As promised, construction moved rapidly at Pleasant Ridge. In June, the foundation for the administration building was being poured, and by July the building was nearing completion. It would serve as the project manager, J. Herrington of Chicago's F. W. A. office and later as the village superintendent's office. Some delays were inevitable: The sewer facilities were still incomplete and Gunnison was having trouble getting enough materials for the prefabrication.²⁴

²¹ Ibid.

²² *Charlestown Courier*, May 14 and 18, 1942.

²³ *Charlestown Courier*, June 4 and 5, 1942.

²⁴ *Charlestown Courier*, June 5, July 2, July 16, 1942.

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As July progressed, heavy equipment for road grading was on site and the first concrete piers for the houses were being cast. Each house would have 15 piers to support the superstructure which would be brought from the factory. The Federal Housing Authority's project manager, Halsey Herrington, reasserted Pleasant Ridge's national importance by saying: "We have to have powder and we have to build homes for the powder makers". The development was seen as a "most important contribution to the defense effort..."²⁵ Pleasant Ridge Historic District had national significance in its own time, as an important support effort for the largest smokeless powder plant built during World War II in the Midwest.

Demand for the homes for defense workers was high in Charlestown during 1942, where 15,000 workers were employed in the two plants. The local manager had already received 1,000 applications for the 750 homes planned at Pleasant Ridge. Foster Gunnison gave a lively talk to the Charlestown Chamber of Commerce, recalling how he had arisen at 4:00 AM to watch the circus unload in Louisville, and had obtained some good ideas about shipping and unloading the prefabricated panels for Pleasant Ridge. He predicted that after the war, mass production of houses would be the only method to meet an unfilled nation-wide demand for 1,300,000 dwellings.²⁶

Difficulties with the problem of the uncompleted new sewage plant still plagued Pleasant Ridge's developers. War shortages among other things were blamed for the lack of steel for construction. But in September it was reported that 4,671 foundation piers had been poured and foundations erected for 296 houses. Henry Steeg, the project's engineer was enthusiastic nonetheless: "Every time I come to Charlestown I am more convinced this will be the most attractive housing project in the country. The location, contour and grading, along with the type of houses...is bound to make it the best anywhere." The first of the houses were shipped to the site later in the month and the Gunnison Company erected a storage building, 28 x 180 feet, to hold the cabinets, stoves and other equipment.²⁷

In the fall of 1942, R. C. Baughman came to Charlestown to supervise the construction of the Pleasant Ridge homes. He complained of the mud and rain which impeded work in the fall of

²⁵ *Charlestown Courier*, July 9 and July 23, 1942.

²⁶ *Charlestown Courier*, August 13, and 20, 1942.

²⁷ *Charlestown Courier*, September 3 and 10, 1942.

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1942, and the shortage of housing in letters written to his wife and son during October, November and December. The houses that he photographed during construction all had the typical casement windows, a front door with an upper nine-light and a lower three panel design. The chimney on the roofs are prominently visible. The coverings over the foundation area appear to be simple wood or metal panels, with vents on the sides of the houses. A single demonstration house was built, complete with shutters (with lower panels beneath), window boxes and a canopy over the main door. (Figures 3 through 8).²⁸

Although in October of 1942 the Gunnison factory in New Albany was reportedly building a house each hour for the Pleasant Ridge project, it wasn't until January of 1943 that the first six families moved into their new homes. The first to move in was a powder cutter at the DuPont plant, his wife and two children. 460 homes had been erected by this time and foundations for a thirteen room school nearby were laid. In late January it was announced that 552 of the 750 houses had been erected. In March of 1943, the newspaper joyously announced that all of the 750 homes in Pleasant Ridge would be erected by the end of the week. It was timely as well, earlier in the month, the local newspaper had stated that all of the materials must be on the site by March 15th, when the trucking contractor would leave for the Army. He had been faithfully hauling the tons and tons of materials using 18 semi-trailer trucks and a caterpillar tractor, when the trucks got bogged down in the mud.²⁹

Disaster Strikes Charlestown

The Gunnison Company was paid in full just three days before a tornado ravaged the area. On July 29, 1943, an F-scale tornado tore through Charlestown. Arriving at approximately 7:00 PM, it damaged a farm one mile west of the village, then moved north east toward Pleasant Ridge, according to records of the National Weather Service. After un-roofing, shifting or otherwise damaging approximately 65 buildings in Pleasant Ridge, it moved to the center of town, removing roofs and causing chaos in a three blocks wide path. No one was killed, but about twenty-five were injured, seven in Pleasant Ridge. One local resident remembered it sounded

²⁸ Correspondence and photographs contributed by Robert C. Baughman, Jr., in the collection of the Charlestown Public Library.

²⁹ *Charlestown Courier*, October 5 and 22, 1942; January 7 and 28, March 11 and 18, 1943

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like “a dozen freight trains crossing a trestle.” The \$90,000 administration building was declared a total loss and electrical and communication lines were all down.³⁰

Thomas B. McCrocklin, the manager of the Pleasant Ridge housing project declared in August that the administration building would be rebuilt at once (or as soon as contracts could be negotiated). He also stated that 63 buildings had been destroyed by the tornado and over one hundred damaged. A critic of the project, Representative Earl Wilson, stated that low occupancy would continue; a Republican, he thought that federal agencies were trying to attract workers from Kentucky, Tennessee and other southern states to increase the Democratic vote in Indiana. These charges notwithstanding, occupancy at Pleasant Ridge continued to grow, with 221 families in residence and 23 more reserved by November. The partially rebuilt community building was scheduled for occupancy in late November of 1943.³¹

Defense housing shortages were still a headache for southern Indiana wartime workers in January of 1945 when a representative of the National Housing Agency visited the area to hear about current plans. Immediate temporary “hutment” housing for 2,000 single workers was to be built at the Indiana Ordinance Works as well as dormitory units and an additional 200 family trailers. The national agency also authorized the purchase of 96 demountable prefabricated housing units to be transported from Point Pleasant in West Virginia, to replace the houses which were demolished by the 1943 tornado in Pleasant Ridge. The homes were nearly the same as the buildings originally built by Gunnison. But housing shortages would continue to plague Charlestown, as a new \$25 million rocket propellant addition was under construction at the Indiana Ordinance Works, providing work for an additional 1,100 people.³²

Bids were opened in February of 1945 for contractors to move the replacement houses by river barge and overland transport to Pleasant Ridge. They would be erected as 43 buildings, the individual houses combined together as duplexes or as “quads”. The timetable was tight, with the full complement to be on site and completed within 75 days. Sure enough, the operation was

³⁰ *Charlestown Courier*, August 12, 1943; National Weather Service, “Tornadoes of July 29, 1943” http://www.weather.gov/lmk/tornado_climatology_july291943. Accessed October, 2016; *New Albany Tribune*, July 30, 1945.

³¹ *New Albany Tribune*, August 10, 1943; *Charlestown Courier*, November 11, 1943.

³² *New Albany Tribune*, January 4 and 12, 1945.

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soon recorded by the Louisville Times, showing a towboat tied up to a temporary wharf, with rails to help move the homes off the barges and onto trucks for the three-mile trip, aided by a power winch. It took three hours to move one of the houses (Figure 11).³³

The Postwar Years

Pleasant Ridge, with the newly relocated houses in place, settled in during the post war years, with streets and housing remaining much as it had been designed. Unlike other, less substantial defense housing, the buildings at Pleasant Ridge were not demolished or removed. In December of 1945, a Louisville War Housing Committee urged the Federal Housing Agency not to remove any of the dwellings in Charlestown, Indiana. The chairman of the War Housing Committee, in urging the larger agency to retain the buildings, remarked that while about 500 “temporary” buildings were being relocated to college campuses for returning veterans, at least 800 “substantial Structures” remained in Pleasant Ridge and Jennings Terrace. (Counting individual units, this would represent about 750 in Pleasant Ridge and probably 50 in the smaller Jennings Terrace).³⁴ Even in their own time, the Gunnison and National Homes buildings were perceived as more substantial and worthy of preservation.

During the years between 1952 and 1954, the Pleasant Ridge Housing Council met regularly to discuss activities (and other needs) in the main building. Moving beyond the emergencies of the war years, Pleasant Ridge continued to provide good housing for families and operate as a cohesive neighborhood. In 1954, the government announced that it would sell the buildings to private buyers, with priority given to existing residents of the neighborhood and veterans. Purchase offers were to be submitted in quadruplicate to the Housing Manager at Charlestown by January 18, 1955.³⁵

³³ *Charlestown Courier*, February 8, 1945; *Louisville Times*, *nd.*, 1945 (in the collection of the Charlestown Public Library).

³⁴ *Louisville Courier Journal*, December 13, 1945.

³⁵ USA, Housing and Home finance Agency, Public Housing Administration, Project No.IND-120420202, “Offer and acceptance of offer to Purchase Real Property Under Sale Plan No.1 - General Conditions of Sale.

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The listing of buildings included as Exhibit 1 to Schedule "A", of the offer to purchase included all of the buildings which were available at that time. The total number of buildings was 378, including 336 Gunnison Homes whose qualities included insul-siding exteriors, plywood interiors, paneled oak floors, metal window frames and sash. The remaining 42 buildings were National Homes, with the "general construction being like the Gunnison buildings" except they had a pine floor over sub-flooring and wood window frames and sash. All of the foundations were 8" x 8' concrete piers with plywood or transite skirting around the perimeter of each structure.³⁶

Pleasant Ridge today is one of the largest collections of Gunnison Homes still extant in Indiana. As a planned neighborhood, it demonstrates a vigorous response by the American government to the dramatic changes which occurred during World War II and the years leading up to the war. The community gains significance for its planning and its association with one of the largest World War II defense plants in the mid-west. In developing the complex, planners attempted to meet the need for speed and economy, while balancing it with a quality housing suburb that would have lasting value. The fact that so much of the housing stock is still intact is ample evidence that they met the latter goal, as well as the first two.

The community of Pleasant Ridge has recognized revitalization as a goal for the Pleasant Ridge Historic District. To that end, a local organization has been formed, Pleasant Ridge Neighborhood Association. Working with local residents, especially those who own their own homes in the district, and with Indiana Landmarks, Inc. Southern Regional Office, they have funded a Home Revitalization Study to help homeowners who wish to make improvements to their homes and keep their historic character intact. In addition, the local organization sponsors clean-up, community information and fund-raising events.

The Pleasant Ridge Historic District is significant for its association with the broad range of historic patterns connected with community development and planning, during World War II and the years leading up to it in America. In addition, it retains significance because of its long association with the Indiana Ordnance Works, later Indiana Army Ammunition Plant, which was active until the latter decades of the twentieth century. Today, the neighborhood has matured, but the sense of community and privacy remains. While homeowners have updated and

³⁶ Ibid., "Schedule A".

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upgraded many homes, there is adequate integrity of location, design, setting and workmanship to qualify for the National Register of Historic Places.

Criterion C: American Prefabricated Housing and Foster Gunnison

By all accounts, Foster Gunnison was handsome, driven, gifted, and charismatic. Born in Brooklyn, New York in 1896, he was the son of the distinguished Herbert Gunnison, editor of the *Brooklyn Eagle* (the same paper that had once been edited by Walt Whitman). Herbert was the sixth generation of Gunnisons in this country, the first of which arrived in Boston around 1631. Foster Gunnison married a local beauty, Caroline McAlister, in 1918. Their only child, Foster Gunnison, Jr. was born in 1925. Sometime during the Great Depression they moved to a grand house built by Foster, Sr. in the fashionable neighborhood of Hampton Circle in Bronxville, New York. The mansion was built with money Foster had inherited and earned through his successful career as a lighting designer and builder. It had all the accoutrements a wealthy family could want, including a grand staircase, squash court, sunken garden (which could be filled and frozen in winter for ice skating) as well as rooms for a butler and other staff.³⁷

Foster Gunnison had a vigorous career. At the age of 23 (c.1919) he founded Cox, Nostrand and Gunnison in Brooklyn, New York. The firm's presence at 1051 Ocean Avenue was announced in the May, 1920 issue of *Electrical Merchandising*, Vol. 23, No. 5. Gunnison's partners were E. L. Cox and E. H. Nostrand. The firm produced and installed lighting in many of the hallmark buildings in New York City, including Radio City Music Hall and the Empire State Building. By all accounts he was a dynamic salesman and the company prospered. But in the early 1930s, he had become convinced that mass-production methods, similar to Henry Ford's innovative techniques could be applied to the home building industry. In 1932 he founded Homes, Inc. to explore this idea.³⁸

Gunnison was enamored of the idea of mass-production. In his words: "No production method yet devised is as efficient as mass-production. The prefabricated home industry will have to shift

³⁷ Martin Duberman, *Stonewall*, New York, NY: Dutton Books, 1993.

³⁸ *Ibid.*; *Electrical Merchandising*, Vol.23, No.5, May, 1920, P. 266.; Foster Gunnison, Sr. Biography, <http://www.finagrave.com>.

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over entirely to mass-production if it is to compete...³⁹ By 1936 he had decided to establish a new company, choosing to locate his plant in New Albany Indiana, in a vacant factory on Charlestown Road. It was the perfect location, just across the river from Louisville, Kentucky, with easy access to materials and shipping. Additionally, the Falls of the Ohio --Indiana side -- was already known for its plywood factories. In August of that year, he built six demonstration houses over a period of 10 days in a suburb of Louisville. He scheduled an open house and expected a few hundred people to view them, but over 12,000 came to tour. From 1936 until 1941, Gunnison Homes sold approximately 5,000 units. The Gunnison system was particularly well suited to military needs and defense housing and the company prospered during World War II.⁴⁰

Prefabricated Housing

Some form of prefabrication had existed in America since the late seventeenth century, when prefab buildings were brought into the American colonies via Cape Ann on the North Shore of Massachusetts. But the earliest American-made prefabricated buildings can be traced to the farm buildings made by E. F. Hodgson in 1891 in Medford, Massachusetts. By 1900 his company was manufacturing a wide variety of farm buildings as well as camp and summer cottages. Hodgson buildings were used as military housing in World War I and during the 1920s they were popular in the summer camp movement in New England.⁴¹ The privileged son of a wealthy New York family, it is likely that Foster Gunnison had seen or heard of these early prefabricated houses. The Hodgson prefabricated home, probably the earliest mail-order portable prefab in the United States, existed in one form or another until 1995, under either a Hodgson family member or through several successor companies.⁴²

³⁹ Foster Gunnison, "Economics of Mass-distribution and Mass-sales of Prefabricated Homes", *Prefabricated Homes, the Journal of the Industry*. February, 1944.

⁴⁰ Randy Shipp, "Gunnison Homes, A Brief History".

⁴¹ James and Paul Tedesco, "E. F. Hodgson Biography", www.anb.org/articles/10/10-02293-print.html. Accessed October, 2016.

⁴² Ibid.

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The Forest Products Laboratory (FPL) was a partnership between the United States Forest Service and the University of Wisconsin-Madison. Formed in 1909, among its many research projects was one which focused on plywood, adhesives and the building industry. It is very likely that Foster Gunnison was aware of their early research, especially regarding their investigations into plywood, stressed-skin panels. Their research has been called the most influential in the development of the prefabrication industry. The FPL asserted that stressed-cover (or skin) panel construction could give greater strength and rigidity with less material than used in conventional construction. Their research developed a type of prefabricated home construction which used two facings, glued to the inner and outer sides of the structural framework of the panel, thus forming “what is virtually a box girder.” Like Gunnison, they used a typical 4-foot by 8-foot panel, although the thickness of the panel in the FPL system was 3 inches compared to Gunnison’s two inches. In 1935 they presented their first experimental house using this technology. It was assembled in just 21 hours by a crew of three. By 1937 they had erected two more experimental models. Also called the Structural Insulated Panel (SIP), the stress-skin panel proved to be the longest-used of any of the prefabricated panel systems. The FPL estimated that, in 1949, about 100 companies were producing prefabricated houses and that 75% of them used the basic design principles of the stressed-skin type of prefabricated wood houses developed by the Laboratory.⁴³

Prefabrication tended to concentrate on manufacturing sections or panels created in a factory, rather than the conventionally built home which is erected piece by piece on the site.⁴⁴ About four types can be identified: precut, panelized, sectional, and preassembled buildings. In each, there has been some form of manufacturing prior to its arrival at the building site for quick assembly. Unlike trailer housing, prefabricated houses were intended to remain on a fixed site for an extended period of time. Prefabricated houses created a method of home production that

⁴³ Michael O'Brien, “Repeating Success and Avoiding Failures: A Historical Overview of Panelized and Modular Construction in American Housing”, College Station, TX: Texas A& M University; R. F. Luxford, “Prefabricated House System Developed by the Forest Products Laboratory”, Forest Products Laboratory, 1937/1958, Pp 1-4.

⁴⁴ Definition from the Prefabricated Home Manufacturers’ Institute and U.S. Department of Commerce, quoted in Cynthia E. Johnson, *House in a Box: Prefabricated housing in the Jackson Purchase Cultural Landscape Region, 1900 to 1960*, Kentucky Heritage Council, June 2006, P. 16.

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was thoroughly industrialized. The goal was to provide easily assembled and affordable dwelling to American working and middle-class populations.⁴⁵

The late nineteenth and early twentieth centuries saw entrepreneurs selling plans and homes by mail. Precut houses produced by Sears, the Aladdin Company, Gordon-Van-Tine, Wardway and Lewis-Liberty were the most popular between 1900 and 1930. The 1930s saw the development of panelized, sectional and preassembled homes. The period between 1940 and 1960 saw the growth of the panelized system. Standardization of building elements gave prefabrication its big advantage, facilitating construction and reducing costs. Standardization of all elements, including plumbing and lighting fixtures, as well as uniform modules, further enhanced the efficiency of production. Gunnison homes, for example, used a 4-foot by 8-foot module for stressed skin panels. Prefabricated house producers took their cue from the assembly-lines of Ford and other automobile manufacturers.⁴⁶

Pre-cut houses were descendants of early nineteenth century balloon-frame technology and modifications which occurred early in the twentieth century, known as platform framing. Both required less intensive labor than traditional methods. Manufacturers used steam-powered saws to efficiently cut large amounts of lumber, greatly reducing wastage as well as the amount of labor needed on site. Standardized base plans, numbered lumber and instructions for assembly were all a part of the mail-order home package. In addition, the customer received windows, doors, trim, nails, paint, clapboard siding and/or shingles. Brick or stone would have to be purchased locally and applied to the framed kit house. The homeowner was also responsible for the foundation. Major pre-cut manufacturers included: Sears, Roebuck and Company which operated their “Modern Homes” program from 1895 to c. 1940; Aladdin Homes which were produced from 1906 until 1981 in Bay City, Michigan; Lewis-Liberty Manufacturing Company, also in Bay City from 1913 to 1973; Sterling Homes, also operating in Bay City from 1915-1975; Gordon-Van Tine of Davenport, Iowa who were in business from 1907 to 1946; and the Montgomery Ward Company’s Wardway Homes, who offered homes from 1921 to 1931 in partnership with Gordon-Van Tine.⁴⁷

⁴⁵ Ibid., P. 17

⁴⁶ Ibid., Pp 29-30.

⁴⁷ Ibid., Pp44-50, and Stevenson, *Houses by Mail*, Pp. 20-23/

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Sectional prefabricated houses were created by manufacturing the building in three dimensional modules. Finished on the interior and exterior, these were trucked to the site and attached together to form a complete house. This type is thought to have been pioneered by the Tennessee Valley Authority (TVA) during the 1930s, and used for temporary worker housing in hydroelectric plants and by the Army as war housing. After the war, Prencos and Reliance were two companies that developed these kinds of houses. **Preassembled** prefabricated houses were completely constructed at the plant. All interior fixtures and trim and well as exterior cladding windows and doors were assembled, then traveled to the site by truck. Unfortunately, this limited the width of the homes. They were a precursor to the manufactured home. Wingfoot Homes are an example and another type was the concrete home developed by LeTourneau, although they were actually manufactured at the site with a large machine.⁴⁸

The homes at Pleasant Ridge were all constructed using the **Panelized** method of pre-fabrication. Framing members were cut to standard specifications and then assembled into larger units called panels at the factory. Early panelized homes were built in 2 foot by 2 foot or 2 foot by 3 foot sections, to create walls, roofs, floors and partitions. They did not include exterior sheathing which had to be applied at the site. These buildings were not as popular as pre-cut houses and used primarily for portable houses. New materials and production techniques like those developed by Foster Gunnison in the 1930s advanced the industry. Stressed-skin panels and steel modules meant that the panels could themselves become the structure of the building. Connected by a joint system, these houses could be erected in days, or even hours. Panelized prefabs were generally single-story homes with two or more bedroom plans. Standardized options could customize the home, including porches, breezeways, garages and ornate trim -- architectural enhancements to individualize the houses.⁴⁹

Panelized homes were generally delivered in special trucks, and, to keep the costs low, most kept within a range of 200-300 miles from the factory.⁵⁰ The Gunnison factory, located in nearby New Albany, Indiana, was a logical choice for the Pleasant Ridge development. Panelized manufacturers were located all across the country, due to the regionalization of their markets.

⁴⁸ Johnson, *House in a Box*, P. 60.

⁴⁹ *Ibid.*, P. 54

⁵⁰ *Ibid.*, P. 55

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Panelized home manufacturers in the region of Southern Indiana, included **National Homes** of Lafayette, Indiana, founded by three former Gunnison Homes employees in 1940. This firm used the stressed-skin method of construction. Panels were produced as full room sized units with doors and windows. A structural floor framing of steel underpinned the structure. Metal registration plates listing the house serial number and company logo were placed in utility rooms. The company continued successfully into the 1960s and was still producing prefab houses in 1971. In the 1960s it had expanded into related businesses, including several resort communities. In 1970 the company had sales of \$178.5 million and employed about 5,000 people. National Homes were distributed through authorized dealers in Ohio, Indiana, Kentucky, Illinois, Michigan and Wisconsin.⁵¹

Cincinnati had at least two manufacturers of panelized prefab homes: **Peaseway Homes**, owned by the Peaseway Woodwork Company began in 1940 in Hamilton, Ohio and had dealers in Ohio, Michigan, Indiana, Illinois, West Virginia, and Kentucky. **Steelcraft Manufacturing Company** began manufacturing barracks for the U.S. Government in 1941 and converted its factory to single-family housing after the war. They used a combination of steel framing and aluminum panels for the basic structure, joining the panels with batten strips and covering the building in stucco. An aluminum roof was then applied.

Carl Strandlund's **Lustron Homes** was a relative latecomer to the boom in prefabricated houses. Established in 1947, after the close of the war, it was supported by government contracts. The company sought to produce an all steel industrial house. Combining steel framing members and porcelain enamel-coated steel panels, Lustron Homes were something new in the panelized building market. The enamel panels were available in four colors: "Dove Grey, Maize Yellow, Surf Blue or Desert Tan." Lustron Homes were constructed on a concrete slab and could be erected within 130 man-hours. The company only produced 3,000 houses before ceasing operations in 1950. However, extant Lustrons have been identified in 24 states to date.⁵²

⁵¹ Ibid., P. 57; "National Homes Corporation, List of Deals: http://www.library.hbs.edu/hc/lehman/company.html?company=national_homes_corporation, Accessed October, 2016.

⁵² Ibid., P. 56.

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Gunnison Homes began manufacturing Foster Gunnison's panelized homes about 1936. The brand was often called "Gunnison Magic Homes" and its founder pioneered a method of distribution and sales which relied on specially recruited dealers. In an article in *Prefabricated Homes*, published in April of 1944, he clarified his concept of dealership: "...our success or failure depends first and foremost upon the coverage and skill of our dealer organizations." Foster Gunnison was the industry's earliest proponent of distribution through dealers. Before World War II he had established dealers coast-to-coast. In 1950, the company began to publish a magazine, *The Panel* specifically for its dealers. It honored sales "stars", like the dealer in Indianapolis who sold 94 homes in two days, provided tips about sales and installation as well as new developments at the Gunnison plant.⁵³

The Gunnison prefabricated home was constructed through a modular panel system. The basic, standardized panel was 4-foot by 8 foot with wood studs and bracing members that were only 1 ½ inch thick with ¼ inch plywood glued to each side for a total wall thickness of 2 inches. The glued panels were placed in a heated press to bond the elements. Panels could be assembled in a variety of ways, with some solid, while others had windows or doors preinstalled and pre-finished. Floor and roof panels would also be fabricated on the same assembly line. The complete housing unit could be shipped on a single trailer truck and assembled quickly. Every Gunnison home, like National Homes buildings, had a registration plate listing the house serial number and the logo.

From 1936 until 1941, Gunnison Homes sold approximately 5,000 units, constructed at the New Albany plant. In 1944, U. S. Steel acquired 70% interest in the company; Foster Gunnison had convinced them that they could substitute steel for some of the wood in the product. Foster Gunnison, Sr. remained as president of the company and joined the parent company's board of directors. In 1946, U.S. Steel built a new plant in New Albany, one of the largest in the country. Foster Gunnison retired in 1953, selling out his interest. Gunnison Homes became U.S. Steel Homes, but it continued a commitment to the industry and to the quality of the product through the 1960s. Declining sales finally sealed its fate and in 1974, U.S. Steel Homes closed the plant for good.⁵⁴

⁵³ Ibid.; *Prefabricated Homes, the Journal of the Industry*, April 1944, Library Reprint No. 31, NY: Prefabricated Homes; *The Panel*, Vol. 1 No. 2, July-August 1950, New Albany, IN: Gunnison Homes, Inc.

⁵⁴ Shipp, "Gunnison Homes" and Duberman, Martin, *Stonewall*.

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During its heyday in 1950, there were fourteen basic floor plans for the Gunnison home. In the 1940s, *The Indianapolis Star* had pronounced Gunnison Magic Homes, “the nation’s largest home builder.” *Forbes Magazine* had called Foster Gunnison the “Henry Ford of Housing.” The popular homes came in various styles over the years, from the “basic home” offered in 1946, which was a one story, rectangular plan building with various optional features. The home could be constructed as small as 28-foot by 24-foot, up to 52-foot by 24-foot. Additional features included a utility or full basement, a corner wing, or “wind-o-wing”, several sizes of front porch and end porches or end or rear arcades as well as a garage. Most featured a distinctive fireplace, with a prominent chimney. Shutters, window boxes, plaques and pilasters were some of the Gunnison architectural features offered. Interiors had natural finish walls. Ultimately, styles included the Champion, Coronado, Master and Deluxe homes, all of which could be infinitely varied with the optional add-ons.⁵⁵

Landscape Design and Planning

Pleasant Ridge was designed with a curvilinear plan which, compared to rectilinear gridiron plans, provided greater privacy and visual interest. Such plans reduced the cost of utilities and road construction and provided a safer environment for domestic activities. The Federal Housing Authority (FHA) published several reports espousing this type of planning, including *Planning Neighborhoods for Small Houses* (1936) and *Planning Profitable Neighborhoods* (1938). The curvilinear plan developed by FHA for a subdivision near Pontiac, Michigan features a circulation system and lot designs that are very similar to those found at Pleasant Ridge. The long, sweeping feeder streets are punctuated by narrow courts, circles and cul-de-sacs which discourage through traffic and eliminate dangerous four-way intersections. These design ideas of the 1930s had evolved from Garden City suburbs, such as Radburn, New Jersey and the organic, undulating streets designed by Olmsted and Vaux at Riverside, Illinois.⁵⁶ Even today, the landscape design which fashioned Pleasant Ridge provides plenty of safe, private streets

⁵⁵ Bob Land, “Homes in a Box” presentation, slides 16 and 22; U.S.Steel, Gunnison Homes brochures, 1946 and 1950, from the Indiana Landmarks collection.

⁵⁶ David L. Amers and Linda Flint McClelland, *Historic Residential Suburbs, Guidelines for evaluation and Documentation for the National Register of Historic Places, National Register Bulletin*, Washington DC: US Department of the Interior, National Park Service., 2002, P. 49.

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where children roam freely on their bicycles, or skateboards, enjoying the simple pleasure of each other's company.

Homes in Pleasant Ridge were clustered in groups, particularly around the circular courts. This clustering helped foster the visual image of neighborhood. Wherever possible, existing trees were saved to provide shady streets and lots. Additional trees were planted early after construction and provide, over 72 years later, many gracious areas of respite. Vegetation, in the form of lawns, trees and floral plantings has grown over the years. While tons of soil was removed to create the flat plateau upon which the district sits, designers were careful to enhance the sense of community by concentrating, in a clever and compact design, the homes and lands. As one leaves the neighborhood, to the southeast, a ravine suddenly becomes apparent.

Circulation further enhances the privacy of design desired by the planners. Only two roads lead in or out of the district. A third method of egress is provided, leading to the adjacent school building and a fourth, in the north is a later extension of Halcyon Road. Only a few major roads traverse the complex, and most have at least undulating curves to slow traffic. The planning of Pleasant Ridge was carefully designed to provide social cohesion for families, particularly at a time of massive disruption and relocation. In many ways, the complex was meant to be a haven for those who aid the nation through their labor at a time of crisis.

Pleasant Ridge Historic District is an example of a complete, intact, planned suburban neighborhood whose design reflects contemporary standards of landscape planning, especially in the clustering of homes and the curvilinear circulation system. It is also distinguished as an example of the type of prefabricated housing constructed during the early years of American involvement in World War II, using mass production and assembly-line factory techniques. The homes although simple in design, represent an ideal of contemporary industry; prefabrication as a way to meet the demands of a clamoring middle class housing market.

Developmental History/Additional historic context information**Indiana Ordinance Works, Charlestown, Indiana.**

The U. S. federal government began acquiring land in Charlestown, Indiana in 1940 to build an ammunition plant to supply military needs during World War II, including the lend lease program then in force. Through a Government-Owned Contractor-Operated (GOCO) collaboration with the E.I. deNemours DuPont Company, they constructed the smokeless

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powder plant, Indiana Ordnance Works 1 (IOW1). Smokeless powder was crucial to combat because traditional smoke obscured combatants' vision and revealed their location. It was made from colloidized nitrocellulose and acted as the primary explosive propellant for various types of war ammunition. The Charlestown plant was one of the first in the nation established to meet World War II material needs.⁵⁷

Following the first national Defense Appropriations Act, the Munitions Program was passed. It gave the U.S. Ordnance Department the power to sponsor private manufacturing corporations to design and produce ammunition factories. The facility constructed at Charlestown would be the largest plant in the Industrial Operations Command, ultimately containing over 1,400 structures on 9,790 acres at that time (it would grow to nearly double that amount of land during the course of the war). Construction began on August 26, 1940. At its peak in May of 1941, there were 27,520 workers employed. IOW1 was completed in May of 1942 at a cost of just under \$75,000,000. This first plant contained 800 buildings, within four areas: Administration; Manufacturing; with six parallel, nearly identical manufacturing lines encompassing two power plants, blending towers, two Ammonium Oxidation plants and two Nitric and Sulfuric Acid Concentration plants; The Storage and Shipping area included about 100 above ground magazines, and various shipping buildings; Finally, near the Ohio River was an area called River Ridge which contained 19 two-story, wood frame houses.⁵⁸

In addition to IOW1, another federal-private collaboration, this time with the Goodyear Tire and Rubber Company, resulted in the construction, in January of 1941, of the bag-loading plant known as the Hoosier Ordnance Plant (HOP). It was in partial operation by September and construction was completed by February of 1942 at a cost of just under \$28 million. The plant added considerable acreage and buildings, including approximately 177 earth-covered, steel reinforced concrete igloos for storage, as well as a bag manufacturing area as well as eight load

⁵⁷ Indiana Historical Bureau, "World War II Comes to Indiana: The Indiana Army Ammunition Plant, Part 1

⁵⁸ Luke Stifler and Susan Bennett: "A Historical Guide to the Indiana Army Ammunition Plan" (Charlestown Clark County Public Library 2007), quoted in:
<http://abandonedonline.net/locations/industry/Indiana-ammunitions-depot>. Accessed October, 2016.

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lines for bag loading smokeless powder and four igniter lines for bag loading black powder. Additional housing at River Ridge was also built.⁵⁹

Indiana Ordnance Works Plant 2 (IOW2) was not begun until December 8, 1944, although the plant was not completed before Japan surrendered in August of 1945. Construction, which had begun under the auspices of E.I. de Pont de Nemours and Company was never completed. The new plant had been started to manufacture double base rocket powder used to power bazookas and other rocket-based weapons. After August, 1945, IOW1, IOW2 and HOP were placed into standby status or greatly reduced in operations.⁶⁰

During World War II, the massive Charlestown ordinance facility produced more than one billion pounds of smokeless powder, nearly as much as the total volume of military explosives made for the United States in World War I, according to the *Indianapolis Star Magazine, 1948*. The plant was nationally recognized in August of 1942 with the military's Army-Navy "E" Award, an honor given to only 5% of the estimated war plants during World War II. Although plant reductions in late 1945 temporarily threatened the local economy, the plant continued, producing ammonium nitrate aqueous solution for agricultural purposes, among other activities.⁶¹

As early as 1948, the combined plant was partially reactivated and returned to full-scale military production in 1952, in response to the Korean War. Operated by DuPont de Nemours and Co., IOW1 reached peak personnel in august of 1953 and other component plants were reactivated. At the conclusion of the war in 1957, the plants were again placed in standby status under Goodyear and DuPont and later, other contractors. When the Vietnam War began to rise, in 1960, the bag manufacturing part of the plant was reactivated, followed in a few months by the

⁵⁹ Indiana Historical Bureau, "World War II Comes to Indiana", Part 1 and Sherman Cahal, "Indiana Ammunitions Depot", <http://abandonedonline.net/locations/industry/Indiana-ammunitions-depot>. Accessed October, 2016.

⁶⁰ Cahal, "Indiana Ammunitions Depot, Initial Production"

⁶¹ Indiana Historical Bureaus "The Indiana Army Ammunition Plan, Part II; Cahal, "Indiana Ammunitions Depot, Post-World War II"

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reactivation of igniter and propellant loading lines (with black powder and smokeless powder provided by other facilities), although “official” reactivation did not occur until August of 1961. By November of that year, the plant was designated “The Indiana Ordnance Plant” and two years later, in 1963, it was officially re-designated as the Indiana Army Ammunition Plant (INAAP).⁶²

By the end of the Vietnam War, INAAP included hundreds of industrial buildings and warehouses, over one hundred standard magazines and 176 storage igloos, dozens of administrative buildings, utility and miscellaneous structures in a complex of over 10,500 acres. In addition, there were over 160 miles of paved and unpaved roads, approximately 89 miles of railroad track, served by the Baltimore and Ohio and the Pennsylvania Railroads, along with three railroad yards. INAAP contained 68,750 turbo generators in two coal-fired power plants and a string of massive deep water wells. The latter reached down to the seemingly inexhaustible aquifer connected with the Ohio River, to generate over 50,000 gallons-per-minute. The sanitary surge disposal units on site could handle over a million gallons per day.⁶³

Close to the river, INAAP’s housing complex had grown to a 395 acre tract containing 49 buildings, one of which had been acquired with the initial property in 1940. This tract housed military and key contractor personnel and contained a community center, swimming pool, sports facilities and children’s play equipment. Two medical facilities served the plant, and in 1971 various air pollution control equipment was installed to reduce pollution. INAAP continued to operate during the Cold War era, with several new modernized facilities being constructed. Black powder was produced at the site, with a successful prove-out in April of 1953, after nine years of development. The new plant was one of only two such facilities in North America. Two semi-automated loading lines were also built, but by the late 1980s, they were placed in standby status.⁶⁴

In August of 1991, the U.S. Army decided to cease production at INAAP. Several attempts to attract privately operated contracts for the facility had failed and the end of the Cold War had reduced production orders after nearly a decade of stockpiling charges. Indiana’s Senator Dan

⁶² Ibid.

⁶³ Ibid.

⁶⁴ Ibid.

Pleasant Ridge Historic District

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Coats and U.S. Representative Lee Hamilton helped staved off the close down with additional munitions orders, but by October of 1992, it was clear that closure would occur. In two years, the Army plant commander's office closed its post and the plant was transferred to civilian patrol. After several years of legal wrangling, special legislation sponsored by Congressman Lee Hamilton in 1997 led the way for transfer of 6,000 acres of the plant to the Clark County Reuse Authority, with the remaining 4,000 acres designated for Indiana Department of Natural Resources, and nearby Charlestown State Park. However, the bulk of the land was not leased to the Authority until November of 2000. By the mid-point of that year the name was changed to River Ridge Commerce Center, transforming the industrially-based INAAP into a commercial and light-industrial park.⁶⁵

During the first decade of the twenty-first century, the former INAAP saw a flurry of environmental clean-up activities and scheduled demolition of much of the former power plants, along with other areas. Title to a little under 3,000 acres was granted to River Ridge in 2005 and more areas were being cleaned and ready for re-development.⁶⁶ Additional acreage has been transferred to the local agency and today, the part of the former INAAP facility, especially near Highway 62, is once again being transformed as a huge industrial park, with massive buildings devoted to endeavors ranging from merchandise fulfillment to auto parts and more. Once more, Charlestown and Clark County is booming with economic growth.

⁶⁵ Ibid.

⁶⁶ Ibid.

Pleasant Ridge Historic District

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_____, February 8, 1945

_____, November 18, 1944

_____, March 18, 1944

_____, November 11, 1943

_____, September, 14, 1943

_____, August 12, 1943

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- _____, March 11, 1943
- _____, January 28, 1943
- _____, January 7, 1943
- _____, October 22, 1942
- _____, October 5, 1942
- _____, September 27, 1942
- _____, September 24, 1942
- _____, September 10, 1942
- _____, September 3, 1942
- _____, August 20, 1942
- _____, August 13, 1942
- _____, August 6, 1942
- _____, July 23, 1942
- _____, July 9, 1942
- _____, July 16, 1942
- _____, July 2, 1942
- _____, June 18, 1942
- _____, June 16, 1942
- _____, June 11, 1942
- _____, June 5, 1942
- _____, June 4, 1942
- _____, April 23, 1942

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Clark County, IN

Name of Property

County and State

_____, April 16, 1942

_____, March 19, 1942

_____, March 5, 1942

_____, February 19, 1942

_____, February 12, 1942

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_____, January 4, 1943

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Pleasant Ridge Historic District

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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 # _____

___ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

___ Local government

___ University

___ Other

Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

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8. Geographical Data

Acreege of Property 88 +/- Acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|------------------|-------------------|
| 1. Zone: 16 | Easting: 615361 | Northing: 4256125 |
| 2. Zone: 16 | Easting: 616096 | Northing: 4256621 |
| 3. Zone: 16 | Easting: 615536 | Northing: 4255952 |
| 4. Zone: 16 | Easting : 615891 | Northing: 4255491 |

Verbal Boundary Description (Describe the boundaries of the property.) Beginning at the northwest corner boundary of the property at 202 Marcy Street, continue southwest to meet the eastern boundary of the property at 206-208 Marcy Street then northwest along the east boundary to the rear property line. Continue southwest along the rear property lines of the properties at 206-208, 210-212, 214-216, 218-220 and 222-224 Marcy Street. At the northwest corner of the property at 222-224 Marcy Street, turn southeast, following the rear property lines of 102-104, 106-108 and 110-112 Riley Avenue to the point where it intersects

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the rear (or approximate north) property line of 224-226 Clark Road and follow the rear property lines in a southwest direction along this road until you reach 324 Clark Road, then continue along the rear property lines of the properties at 302 through 334 Hampton Court (note: the property line at 318 Hampton Court turns southeast then southwest to meet the rear property line of 323-324 Hampton Court). Continue in a southeasterly direction along the rear property lines of 344, 346 and 352 Clark Road, then turn northeast along the south property line of 352 Clark Road until it joins the empty lot between this property and 339-341 Highland Drive (at this point, Clark Road becomes Highland Drive). Continue in a southeasterly direction following the rear property lines of 339-341 and 335 Highland Drive, then, continuing in the same direction, follow the rear property lines of 351 through 341 Ridge Road, turning east to follow the rear property lines of 337-339 Ridge Road through 301-303 Ridge Road, turning northeast to follow the rear property line at 217 Highland Drive and following the rear property lines along this street, from 213-215 to 201-203 Highland Road and the empty lot which demarks the change of the road name to Spring Street. Turning southwest, follow the adjoining property line of 153-155 Spring Street, then turn northeast, still along the property line, follow the rear property lines of 147 through 121-123 Spring Street then southeast, following the west property line of number 117 Spring Street, turning northeast along the rear boundary of this property and continue following rear property lines through 105-107 Spring Street. Then, turning southeast, follow the west property line of 600-602 Thompson Street and turn northeast along the southern property line of this property, then follow the southeast property line of 101-103 Spring Street and continue, crossing Spring Street and follow the southern boundary of 102-104 Spring Street and the southern boundary of 627 Thompson Street. Turn northwest, to follow the east property line of 627 Thompson Street and continue along the rear property lines of 102, 106-114, and 116-118 Audubon Court. At the rear line of this property, turn southwest to follow the rear boundary of the properties at 116-118, 120, 124-126 and 130 Audubon Court. At the point where the rear boundary of 130 Audubon Court joins the rear boundary of 104-106 Crestview Court, turn west to follow the rear boundary of this property and of 108-110, 112 and 118 Crestview Court. Jog west to the northeast corner of 301 Halcyon Road. Then turn northeast to the rear lot line of 227 Halcyon Road, then northwest to follow the rear property lines of 227, 225 and 219 Halcyon Road, turning northeast at the point where the rear property line of 219 Halcyon Road joins the property line of 135 Kenwood Avenue, then continue northeast along the property lines of 129-131 through 117-119 Kenwood Avenue, turning northwest to follow the rear property lines of 113-115 through 101-103 Kenwood Avenue. At this point cross Clark Road and continue following the rear boundaries of 102-

Pleasant Ridge Historic District

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104, 106-108 and 110-112 Winthrop Avenue, turning sharply southwest along the west rear line of the latter property. Continue in a southwesterly direction along the rear property lines of 116 through 138-140 Winthrop Avenue to the rear property line of 111 Halcyon Road and turn northwest, following the property lines of 105-107 and 101 Halcyon Road and the northeast property line of 202 Marcy Street to the place of beginning.

Boundary Justification (Explain why the boundaries were selected.) The boundary of the district includes most of the property which was purchased and used for the original Pleasant Ridge development in 1942. The exceptions are the area, located between Halcyon Road, Kenwood Avenue, Jonathan Jennings Elementary School and the unnamed roads leading to it from Clark Rd and from the complex. This area, which is not currently used, but is owned by the Charlestown School Corporation was once a recreational field which served the Pleasant Ridge Complex. It is in grass now and the former lights are disconnected and in disarray. It was not included because of these condition issues and because it is likely to be developed by the school in the future. The southern boundary has been determined to be the northern side of Thompson Road, and only the two properties which bound Spring Street. The original complex included slightly more property in this area, but the buildings have been mostly changed and new construction has been added, thus, the area south of Thompson Street is less likely to portray the character of the rest of the district. As much as possible, the boundary for the district has been drawn at the outer edge of the properties within the district. This boundary is shown on the accompanying maps as a dotted line.

Pleasant Ridge Historic District

Clark County, IN

Name of Property

County and State

9. Form Prepared By

name/title: Camille Fife _____

organization: _____

street & number: P.O. Box 404 _____

city or town: Madison _____ state: IN _____ zip code: 47250 _____

e-mail: camillefife@aol.com _____

telephone: 812-239-1107 _____

date: October 7, 2016 /Revised August 30, 2018 _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map. (Note: The Key to Maps is not totally accurate with regard to contributing and non-contributing properties. Use the individual Sketch Maps for this purpose)

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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Figures:

Figure 1: c. 1941. An image showing the bridge crossing over the highway and workers from the Indiana Ordinance Works plants crossing over to get to parking and/or Charlestown services. Indiana Memory Digital Collection from the Charlestown Public Library.

Figure 2: “Industry Charlestown” a photo of the IOW Administration Building, c. 1941. Indiana Memory Digital Collection from the Charlestown Public Library.

Figure 3: Demonstration “Gunnison Victory Home” April, 1943, Boughman Collection, Charlestown Public Library.

Figure 4: View of Pleasant Ridge Under Construction from the chimney of the administration building. April, 1943, Boughman Collection, Charlestown Public Library.

Figure 5: Construction photograph taken by R. C. Boughman, November 10, 1942 showing the 8” x 8” piers. Charlestown Public Library.

Figure 6: Construction photograph, taken at Pleasant Ridge the same day as the one above. Charlestown Public Library.

Figure 7: Photograph of tornado damage taken by R. C. Boughman in 1943. Charlestown Public Library.

Figure 8: Another photograph from the Boughman collection of the tornado damage at Pleasant Ridge showing Mrs. Robert Baughman and her son, Robert, Jr. at the site. C. 1943.

Figure 9: A view within the Pleasant Ridge neighborhood, showing damage caused by the July 29, 1943 tornado. Collection of the Charlestown Public Library.

Figure 10: A view of the Pleasant Ridge complex just after the tornado. Collection of the Charlestown Public Library.

Figure 11: Excerpt of a newspaper photograph, showing the National Homes building being transported from West Virginia to Charlestown, in 1945.

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Photographs

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

Photo Log

Name of Property: Pleasant Ridge Historic District

City or Vicinity: Charlestown

County: Clark

State: IN

Photographer: Camille Fife

Date Photographed: May, June, July, 2016; re-photographed June 27, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Map 1 (for key to photos)

1 of 34.

IN_Clark County_PleasantRidgeHD0001: Looking northeast toward the front of the single unit at 202 Marcy St., showing the typical façade of this type of unit.

2 of 34

IN_Clark County_PleasantRidgeHD0002: Looking northeast toward the front of the duplex at 105-107 Halcyon Rd, showing the nearly original fenestration.

3 of 34

IN_Clark County_PleasantRidgeHD0003: Looking north toward the front of the duplex at 116 Winthrop Ave.

4 of 34

IN_Clark County_PleasantRidgeHD0004: Looking west, northwest along the north side of Winthrop Ave., beginning with 116 Winthrop, showing the graceful curving street, and numbers 116, 118-120, 122-124 and part of 126-128 Winthrop Ave.

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5 of 34

IN_Clark County_PleasantRidgeHD0005: Looking east toward the front façade of 111 Clark Rd., showing the original fenestration.

6 of 34

IN_Clark County_PleasantRidgeHD0006: Looking northeast toward 201-207 Halcyon Rd. Buildings have been demolished.

7 of 34

IN_Clark County_PleasantRidgeHD0007: Looking south, southeast toward the front of 113 Marshall Dr. showing the original casement windows.

8 of 34

IN_Clark County_PleasantRidgeHD0008: Looking southeast toward the front of 209 Halcyon Rd., and part of 219, both were once part of the administrative buildings associated with the Pleasant Ridge complex. Now demolished.

Map 2

9 of 34

IN_Clark County_PleasantRidgeHD0009: Looking west toward the front elevation of the building at 214-216 Marcy St. and adjacent building, showing some of the typical adaptations which have occurred.

10 of 34

IN_Clark County_PleasantRidgeHD0010: Looking southeast along Riley Ave., just as it changes from Marcy St., showing homes along the west side.

11 of 34

IN_Clark County_PleasantRidgeHD0011: Looking northeast toward the front of 107-109 Riley Ave. showing an example of the smaller duplex form.

12 of 34

IN_Clark County_PleasantRidgeHD0012: Looking east toward the front elevation of 207-209 Arlington Ave.

13 of 34

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IN_Clark County_PleasantRidgeHD0013: Looking southwest toward buildings on the east side of Arlington Ave.

14 of 34

IN_Clark County_PleasantRidgeHD0014: Looking east and showing the front elevation of the building at 225-227 Butler Ave.

15 of 34

IN_Clark County_PleasantRidgeHD0015: Looking approximately south showing part of the front elevation, including original windows.

16 of 34

IN_Clark County_PleasantRidgeHD0016: Looking southeast toward the front façade of the building at 243-245 Arlington Ave. Building is boarded up.

Map 3

17 of 34

IN_Clark County_PleasantRidgeHD0017: A streetscape, looking approximately west, showing houses along the north side of Clark Rd., including numbers 224-226, 230, 232, and part of 236.

18 of 34

IN_Clark County_PleasantRidgeHD0018: Looking north toward the main entrance to the Quonset building between 226-228 and 230 Marshall Drive in Pleasant Ridge Historic District.

19 of 34

IN_Clark County_PleasantRidgeHD0019: Looking south toward the front façade of unit at 309-311 Berkley Rd.

20 of 34

IN_Clark County_PleasantRidgeHD0020: A streetscape, looking north along the north side of Berkley Rd.

21 of 34

IN_Clark County_PleasantRidgeHD0021: Looking approximately southwest toward the front façade of 202-204 Butler Ave.

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IN_Clark County_PleasantRidgeHD0022: Looking west toward the front elevation of the duplex at 329-331 Highland Dr.

23 of 34

IN_Clark County_PleasantRidgeHD0023: Looking west toward 349 Ridge Rd., which has been demolished.

24 of 34

IN_Clark County_PleasantRidgeHD0024: Looking south toward the façade of 337-339 Ridge Rd.

25 of 34

IN_Clark County_PleasantRidgeHD0025: Looking east along Highland Dr. toward 312, 308-306 and 304-302 which have been demolished.

26 of 34

IN_Clark County_PleasantRidgeHD0026: Looking southwest toward the front elevation of a typical duplex converted to a single family home, at 217 Highland Dr.

Map 4

27 of 34

IN_Clark County_PleasantRidgeHD0027: Looking west toward the duplex at 120-122 Crestview Ct.

28 of 34

IN_Clark County_PleasantRidgeHD0028: Looking south, this image shows the front façade of 105-107 Crestview Ct.

29 of 34

IN_Clark County_PleasantRidgeHD0029: Looking west, this image shows a typical duplex with two entrances but one address, 130 Spring St.

30 of 34

IN_Clark County_PleasantRidgeHD0030: Looking northwest, showing the building at 108-114 Audubon. Boarded up.

31 of 34

IN_Clark County_PleasantRidgeHD0031: An image, looking southwest toward the site of 115 Audubon. Demolished.

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32 of 34

IN_Clark County_PleasantRidgeHD0032: Looking north toward the eastern side of the front façade of the duplex at 600-602 Thompson St. at the south end of the district.

33 of 34

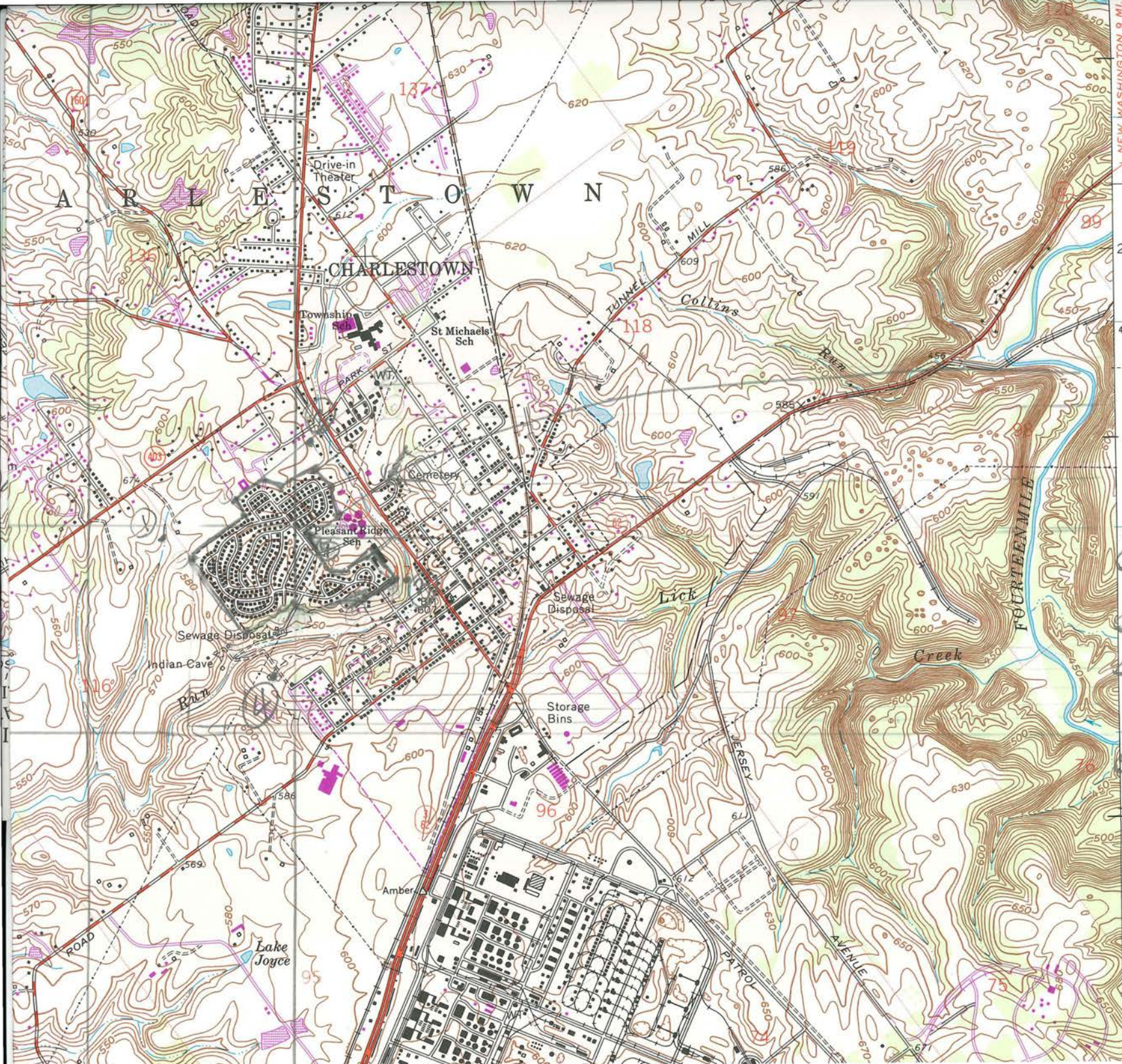
IN_Clark County_PleasantRidgeHD0033: Looking west, northwest, this photo shows the front of the duplex at 101-103 Spring St. just north of its intersection with Thompson. Boarded up.

34 of 34

IN_Clark County_PleasantRidgeHD0034: Looking north, this shows the front façade of the building at 627 Thompson St.

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

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



NEW WASHINGTON 9 MI.
MADISON 29 MI.

27'30"

4257

PLEASANT
RIDGE
HISTORIC
DISTRICT
CLARK CO., IN
NAD 83 UTM_s

4256

① 16 615361
4256125

② 16 616096
4256621

③ 16 615536
4255952

4255

④ 16 615891
4255491

4254

OWEN
3860 / NE

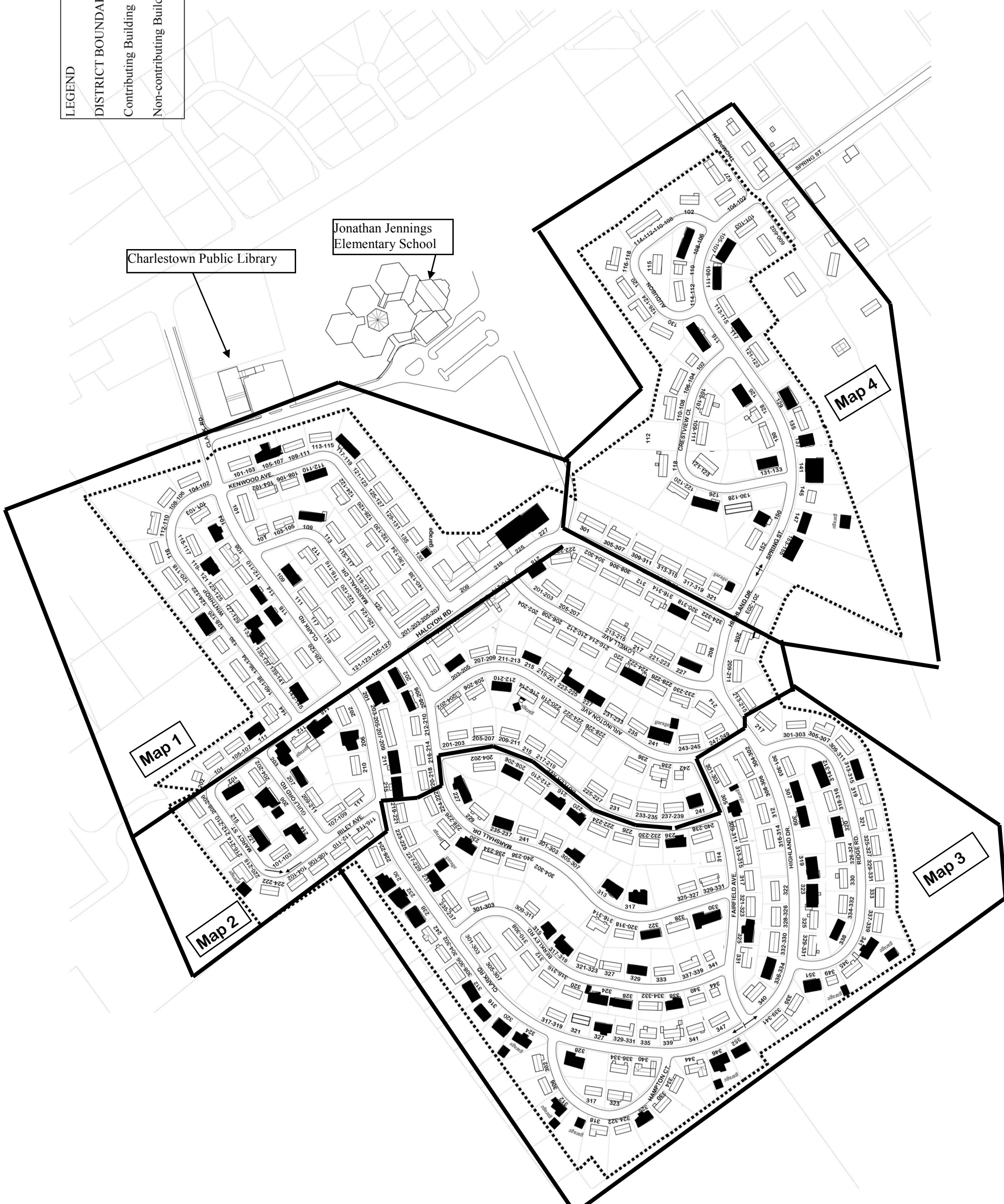
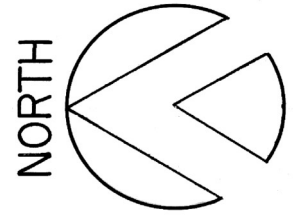
Pleasant Ridge Historic District Charlestown, Clark County, Indiana Key to Maps

Prepared by Camille B. Fife
Madison, Indiana 47250

October, 2016-Buildings are shown as of 2016. See actual maps for conditions as of June 27, 2018.

LEGEND



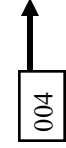
- DISTRICT BOUNDARY (dotted line)
- Contributing Building (white rectangle)
- Non-contributing Building (black rectangle)



Pleasant Ridge Historic District Charlestown, Clark County, IN Photo Locator Map 1

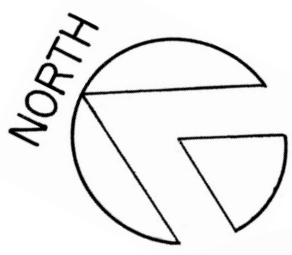
Prepared by Camille B. Fife Madison, Indiana 47250 June 27, 2018

LEGEND

- Contributing Building 
- Non Contributing Building 
- Photographs 

Buildings demolished as of June 27, 2018 have been removed

Boarded Up 







Pleasant Ridge Historic District Charlestown, Clark Co., IN Photo Locator

Map 2

Prepared by Camille B. Fife
Madison, Indiana 47250
June 27, 2018

LEGEND



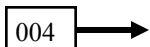
- Contributing Building 
- Non Contributing Building 
- Photographs  004
- Buildings demolished as of June 27, 2018 have been removed
- Boarded Up 




Pleasant Ridge Historic District Charlestown, Clark Co., IN Photo Locator Map 3

Prepared by Camille B. Fife
Madison, Indiana 47250
June 27, 2018

LEGEND

- Contributing Building 
- Non Contributing Building 
- Photographs 

Buildings demolished as of June 27, 2018
have been removed.



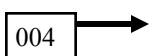

Boarded Up 



Pleasant Ridge Historic District Charlestown, Clark Co., IN Photo Locator Map 4

Prepared by Camille B. Fife
Madison, Indiana 47250
June 27, 2018

LEGEND

- Contributing Building 
- Non Contributing Building 
- Photographs 
- Buildings demolished as of June 27, 2018 have been removed.
- Boarded Up 





























219







243

245 ✓



































ALCORN

197



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/22/2018 Date of Pending List: 11/16/2018 Date of 16th Day: 12/3/2018 Date of 45th Day: 12/6/2018 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 12/3/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



October 18, 2018

Ms. Joy Beasley
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Re: Pleasant Ridge Historic District, Clark County, Indiana

Dear Ms. Beasley,

Enclosed is a National Register of Historic Places nomination for the Pleasant Ridge Historic District, Clark County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted to recommend its approval to the National Register of Historic Places.

The enclosed disc contains the true and correct copy of the nomination for the Pleasant Ridge Historic District, Clark County, Indiana to the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff members, Paul Diebold or Holly Tate.

Sincerely,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

enclosure: nomination package