

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Bayard Park Historic District

and or common

2. Location

street & number Roughly bounded by Gum, Kentucky, Blackford
and Garvin Streets

N/A not for publication

city, town Evansville N/A vicinity of

state Indiana code 018 county Vanderburgh code 163

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple owners

street & number

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Vanderburgh County Recorder

street & number City-County Administration Building

city, town Evansville state Indiana

6. Representation in Existing Surveys

title Indiana Historic Sites and Structures Survey has this property been determined eligible? yes no

date 1979-1980 federal state county local

depository for survey records Indiana Department of Natural Resources

city, town Indianapolis state Indiana

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	deteriorated	unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	ruins	<input checked="" type="checkbox"/> altered	moved date
<input checked="" type="checkbox"/> fair	unexposed		

Describe the present and original (if known) physical appearance

Texture produced by a variety of styles, proportions and materials, in concert with residential cohesiveness and quality of design and workmanship, are factors which contribute to the special residential environment of the Bayard Park Historic District. Foremost, over its 80-odd-year history, the architectural integrity of the area has remained relatively well-preserved. Its vintage housing stock and tree-shaded streets combine to form a rare perspective of middle-class culture during the early 20th Century.

The Bayard district evolved on an approximately 87-acre tract in the southern part of a quarter section platted in 1892 as the Columbia Addition. The district's development as a residential preserve was determined in 1893 by the various proprietors of the uninhabited and unannexed tract who, by recorded plat, barred any type of commerce in their respective subdivisions of the addition's blocks. This marked the first local instance of restricted land use. Settlement of the area--then referred to interchangeably as the city's "easternmost suburb" or "the Columbia Addition"--was sparse during the 1890's, and at the turn of the century there were only 20, or so, dwellings dotting the flat, and rather rude, landscape. Annexation to the city (1897), followed by installation of city water and sewer services around the turn of the century, the completion of a grade school (1900), and close proximity to the Washington Avenue streetcar line (in place by 1892) near its southern border were several factors which made settlement in the district convenient and feasible. The cultivation of the ten-acre Bayard woods into a landscaped park after 1901 was an added inducement for development. After the turn of the century, people from all stratas of the middle-class began moving into the district, and into houses designed to their specifications by architects, or into speculative housing put up by a new breed of large-scale builders/developers who geared their building styles to middle-class needs and tastes. The primary period of Bayard's growth occurred roughly between 1905 and 1915. By the end of the 1920's, the area was fully established, its early 20th century distinctiveness demarcated by later housing on its northern and eastern flanks, and by the older Washington Avenue Historic District (National Register, 1980) adjoining its western and southern borders.

Situated about a mile east of the downtown commercial center, the Bayard district comprises about 335 buildings, a figure which includes 330 houses (only nine of which are 45 years of age, or less), a church, a library, a former fire station, a floral shop, and a section (now an adult education center) of the old Stanley Hall grade school (razed c. 1970). Building set-backs and spacing are fairly uniform and close for most of the district. Some houses, such as those with park vantage, have more generous sites. The street plan of the old Columbia Addition adheres to a standard grid with primary, house-lined streets running in an east-west direction. The only major north-south street in the district is Kentucky Avenue, where houses range its east side, some of them facing the park. Special features of the district are the ten-acre Bayard Park and the 1912 Carnegie Library, both located at its east end.

The Bayard district's early 20th century ambience is promoted by long extents of tree-shaded avenues featuring attractive middle-class houses erected in a variety of styles and plans popular during its formation. Quaint Carpenter Cottages, indicative of its late-19th century incipient settlement, are out-numbered by the more populous early 20th century styles which embrace a variety of stock-plan houses, renderings of the Arts and Crafts Movement, ground-hugging bungalows, Shingle Style interpretations,

8. Significance

Period	Areas of Significance—Check and justify below				
prehistoric	archeology-prehistoric	<input checked="" type="checkbox"/>	community planning	landscape architecture	religion
1400-1499	archeology-historic		conservation	law	science
1500-1599	agriculture		economics	literature	sculpture
1600-1699	<input checked="" type="checkbox"/> architecture		education	military	social/
1700-1799	art		engineering	music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	commerce		exploration/settlement	philosophy	theater
<input checked="" type="checkbox"/> 1900-	communications		industry	politics/government	transportation
			invention		other (specify)

Specific dates 1893-1935 Builder/Architect Various

Statement of Significance (in one paragraph)

The Bayard Park neighborhood has the distinction of being Evansville's first suburb of the modern era. Unlike streetcar suburbs preceding it (for example, the linear Washington Avenue Historic District, National Register, 1980) or "garden suburbs" following it (for example, the Lincolnshire Historic District, Indiana Survey, 1981), Bayard Park was remarkable for its Progressive Era character and appeal to the city's entrenched middle class, a middle class willing, it seemed, to put aside ethnic, educational and religious differences in favor of more transcendent values.

In keeping with the times, building activity in the district during its period of greatest development--1905 to about 1915--sprang from a cult of commercialism. As never before, builders, real estate agents, designers and mortgage lenders joined together in formal, interdependent relationships to make housing available to a middle class of managers, executives, clerks, and proprietors.

The clearest case of this alliance involved nearly one-third of all dwellings erected in the district. Anderson and Veatch, quality designers and builders, put up over 100 dwellings in the district beginning in about 1906. Before long, the firm was in partnership with a banker and a real estate agent and, in 1909, formed the Evansville Development Company, a general real estate development and management concern. Anderson and Veatch's modest approach ended in 1911 when the firm purchased a large acreage of the Bayard Park land and began its house production in earnest. The firm relied upon a single lender--the American Trust and Savings Bank--for nearly all of its land acquisition and construction expenses. In turn, American Trust and other commercial lenders made home ownership a middle class reality by financing the purchase of those speculative and custom-built houses.

Risks to the developers of the early Bayard Park homes were kept to a minimum through both private and public initiatives. Among the private steps taken to secure investments were assurances by buyers of vacant lots that whatever was eventually built met certain standards of cost, materials and the like, and would be put to residential use, only. Public gestures included the establishment of a Carnegie-supported free public library branch (1912), a public school (1900), and a fire station (1909)--all within or nearby one of the city's few interior public parks, Bayard Park, whose creation in 1901 was supported by Progressive Era politicians (and businessmen).

The preponderant involvement of the firm of Anderson and Veatch marked a new chapter in local building practices nowhere more apparent than in Bayard Park. Like housewrights of mid-19th century Evansville, Anderson and Veatch were as much contractors as designers, as much businessmen as artists. The distinctions between architecture as a business and architecture as an art which characterized the end of the 19th century were blurred as firms like Anderson and Veatch made architecture a corporate and practical pursuit.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property c. 87 acres
Quadrangle name Evansville South

Quadrangle scale 1:24,000

UTM References

A	1 6	4 5 1 0 9 0	4 2 0 2 2 5 0	B	1 6	4 5 2 0 0 0	4 2 0 2 2 5 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 6	4 5 1 0 7 0	4 2 0 1 6 2 0	D	1 6	4 5 2 0 0 0	4 2 0 1 6 2 0
E				F			
G				H			

Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

11. Form Prepared By

name/title Joan Marchand
organization Department of Metropolitan Development date September 28, 1984
street & number 216 Washington Avenue telephone 812/426-5487
city or town Evansville state Indiana 47713

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Indiana State Historic Preservation Officer

date 4-12-85

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

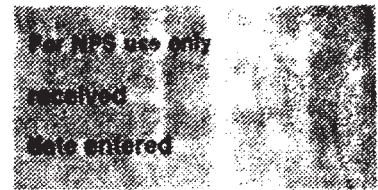
Attest:

date

Chief of Registration

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

**National Register of Historic Places
Inventory—Nomination Form**



Bayard Park

Continuation sheet Historic District

Item number 7

Page 1

and high-style Early American and European Revival types. The majority of the houses are of frame construction, and although many have been painted white (or, in some cases, clad with white aluminum siding), a few bear period colors. While frames predominate, residences with stucco or stone or brick wall programs are also to be found.

The quality of Bayard's housing stock can be attributed to craftsmen builders like Anderson and Veatch who, after purchasing large parcels of land, guarded their investment by either building speculative houses or selling lots on the condition that their company erect the house. In this manner, they could control the workmanship, cost, and "showing" of a house and, hence, insure the value of their near-by holdings. Many of the district's works also show the hand of popular architects--Harris and Shopbell; its successor firm, Clifford Shopbell & Co.; Frank J. Schlotter and Harry E. Boyle, to name several.

Although now one of the city's older neighborhoods, the Bayard area has managed to retain its period character. The early comprehensive development of the land and the advent of zoning controls in the late 1920's have kept modern building to a minimum and prevented commercial intrusion. The exceptions to the latter are the old Park Hose House, situated in the district's southeast corner, which was converted to a landromat in 1962 (photo #99), and a glass-enclosed floral shop erected in the early 1920's on an old greenhouse site (photo #90). While the architectural integrity of the district remains relatively high, there are increasing signs, particularly in the district's older western section, of absentee-owner disinterest regarding the maintenance and use of properties. This indifference is characterized by unkempt yards, "quick-fix" application of siding (aluminum) in lieu of proper repair or maintenance programs, and the conversion of single-family residences to apartments. Also, several buildings in the collection stand vacant and are a safety hazard, possibly meeting the same fate as two others recently damaged by fire and subsequently razed.

In 1975, the Bayard Park district was designated as the first Neighborhood Strategy Area by the City of Evansville and funds were allocated through the Section 312 Loan Fund administered by the Department of Housing and Urban Development. The thrust of the program was to address neighborhood blight, code violations, and physical hazards. The city's effort has helped to stabilize the above-noted problems; however, much remains to be done to ensure that the cultural and architectural heritage of this unique area is preserved.

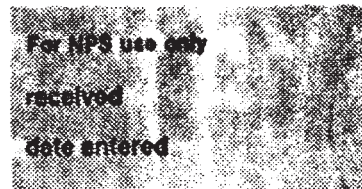
Following is an annotated partial list of buildings which contribute to the character of the district. Numbers in parentheses refer to photographs.

600 Blackford Avenue (1)

This frame Carpenter Cottage with its beveled bay and bracketed overhangs is typical of many of the 26 or so dwellings put up on the district's rude landscape between 1893 and 1900. Located on the western edge of the Bayard district, it was built in late 1894 for (or by) George Ahlering, a sawyer, on a lot he had acquired from an estate settlement. This was the second cottage he had built and lived in; his first one--and the first house in the district--was erected a year earlier (1893) on the corner of Garvin and Powell Streets. Ahlering's motives for building anew on Blackford aren't known, but it was in this cottage that the family made their home for the next 50 years.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Bayard Park
Historic District

Item number 7

Page 2

604 Blackford Avenue (3)

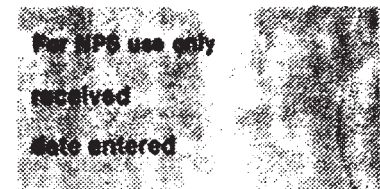
This narrow, two-story frame shot-gun is the district's most modest house. It was erected in 1894 for Frank Ahlering who supported his family of four on equally modest wages earned as a clerk in a downtown hotel. Like his brother George, Frank had acquired his land through the same partitioning of the family's ten-acre parcel which was part of a quarter section platted in 1892 as the Columbia Addition. After the creation of the Bayard Park in 1901, the southern part of the addition became referred to as "the Bayard Park district."

620 Blackford Avenue (4)

As the third dwelling to be erected in the 600 block of Blackford, this dwelling with its full repertoire of frills--lacey barge work, shingled gable, and spindle porch--announces its Victorian origins. It was built in late 1898 or in 1899 for mail carrier Alvah G. Slade, who had contracted in 1894 with Samuel Little to purchase the Columbia Addition lot for \$450 with \$25 down, followed by eight payments. Promptly, on July 1, 1898, Slade made the last payment satisfying the obligation. By April, 1900, he and his family had made the three-block move from a rented house nearer town into their own new cottage on Blackford which, according to the 1900 census records was "OF"(owned free and clear).

708 Blackford Avenue (8)

The cottage type remained a popular house plan in the district until after the turn of the century. This one joined several other dwellings in 1904 in the 700 block of Blackford. Research indicates that it was put up as speculative housing by Samuel Little, a coal mine operator with a real estate sideline. Little had cannily acquired several parcels of subdivided land in 1893 in the western part of the Columbia Addition, but it wasn't until the turn of the century that increased housing demand and the installation of city services into the area spurred him to develop his holdings. One of a dozen or so houses he put up and sold, this cottage was first owned and occupied by Saunders Sansom, secretary of a ministerial relief board, his wife, and their spinster daughter.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormContinuation sheet Bayard Park
Historic District

Item number 7

Page 3

714 Blackford Avenue (9)

The use of the cottage plan in the district soon gave way to more "modern" 20th century housing types such as the Bungalow. And, in line with the district's rising status as a choice residential enclave, prospective middle-class home owners began to seek the services of an architect. Although of obvious stock plan, this four square bungalow was erected in 1908 for Carl Schellhase, a bookkeeper, on plans drawn up by the (William) Harris & (Clifford) Shopbell firm. Associated since 1897, the Harris & Shopbell partnership had acquired regional prominence. In 1908, they were busily engaged with the design work for the Carnegie Library at Harrisburgh, Illinois, the local Furniture Exchange Building (National Register, 1982), and numerous residences. The \$2,500 bungalow designed by H & S and located in the up-and-coming Bayard Park district must have given Schellhase a great deal of satisfaction. (Journal-News, April 5, 1908.)

738 Blackford Avenue (12)

This frame house was constructed on a stock plan popular in the Bayard district shortly after the turn of the century. It was built in 1908 for Jacob H. Smith, a butcher, who had owned the lot since 1904. Commodious and open on all sides to sunshine and fresh air, Smith's new \$1,500 Bayard Park house was a contrast to his former living quarters in a rented half of a double brick dwelling in an old section of the city's downtown. Smith's move to the suburbs was typical of many of the Bayard district's settlers whose careful management of their modest means eventually allowed them to exchange the urban milieu for the space, sanitary environment, and investment security offered by the suburban development tract.

747 Blackford Avenue (14)

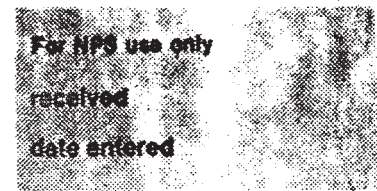
Charles Finke, founder of a furniture store which still bears his name, was the original owner of this house. It was completed in 1911 across the street from where he had lived since the late 1890's. The design and construction of the new residence were products of Anderson and Veatch, a firm whose capabilities as "Complete Home Builders" were garnering them many clients. The company was established in 1906 by John R. Anderson, a carpenter, and Henry B. Veatch, a draftsman. Although they undertook individual commissions like Finke's, their main activity was developing their own properties in the Bayard district. The design for the \$7,000 Finke residence was based on a stock plan of their own--offset gable paired with a smaller roof dormer--but the Craftsman details and the slate roof set it apart from the less expensive models which dot the district. ("One of City's Fine New Homes." Courier, April 9, 1911.)

819 Blackford Avenue (17)

The temple-style bungalow was a popular model in Evansville during the first two decades of the 20th century, and the Bayard district contains numerous examples--most of which are executed in wood. This particular bungalow, built in 1919 for Main Street jeweler, John Boner, earns its distinctiveness from the mottled, orange colored brick, laid with precision, which faces its exterior walls. This type of specialty brick was not an Evansville product, and only two other instances of its local use are known--one of which was for the construction of Boner's 1910 Parrett Street house (Riverside District). The Blackford Avenue house cost him \$10,000 to build, and was designed by architect Harry Boyle, one of the city's leading early 20th century practitioners. (Journal-News, May 18, 1919.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet Bayard Park
Historic District

Item number 7

Page 4

842 Blackford Avenue (21)

The development of this section of Blackford Avenue was still a year or so in the future when, in 1910, with the purchase of a lot in the Bayard district, the three spinster Hinspeter sisters made their plans to leave the old family homestead in the downtown and move out to the suburbs. Their \$3,000 cottage, completed in 1911 a block east of their married sister's house, was designed by Louis Metzner. Although he used a plan in wide use at the time by local architects and builders, the house features decorative wooden flourishes (capital rozettes, fans, and the like) which give it a degree of individuality. (Journal-News, November 11, 1911.)

971 Blackford Avenue (25)

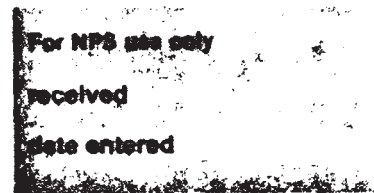
As well as being complete house builders, Anderson & Veatch also provided financing for prospective purchasers of their houses. This three-gable frame cottage with its boxed peak was advertised for sale in a 1908 newspaper note which described the six-room house as being modern in every detail, and that it would be sold on "easy payment terms." The first owner was Robert Sawyer, a salesman with the Standard Oil Company who may have used the firm's financial services, for the census roll notes that the property was mortgaged, but there is no publicly recorded mortgage instrument for him. (Evansville Courier, September 27, 1908.)

960 Grand Avenue (99)

In 1909, fire protection for the burgeoning Bayard district became an imperative. While residents favored having the service close by, they objected to having a station within their precincts for aesthetic reasons--that the usual design of these utilitarian structures was not compatible with the surrounding residential area. Frank J. Schlotter, one of the city's most capable architects of the time, quelled their protests with his plan for a structure that possessed the "outward appearance of a residence." The \$5,650 red brick Park Hose House was a picturesque composition, similar in four-square plan and eclectic detail to Schlotter's domestic works of the same period. The station was completed by fall, 1909, and the newly formed Hose Company #15--including its horses and apparatus, along with a police detachment, moved in. Since 1962, when fire fighting operations were relocated elsewhere, the old fire house has housed a laundromat whose owner created more ground floor space by erecting an unsympathetic, one-story addition to its south side. ("New Hose House Will have Class." Evansville Courier, April 25, 1909.)

608 Powell Avenue (28)

The original owner of this "Four Square" house was Henry C. Kleymeyer, who moved into the restricted Bayard district in 1911 from a north side neighborhood that had become heavily industrialized after the turn of the century. Kleymeyer was an owner and a founder (1902) of the Standard Brick Company, a major regional supplier until 1967 of locally manufactured and imported varieties of brick. (Much of the brick found in the district was supplied by this concern.) The architect of the Powell Avenue was Clifford Shopbell, the lead partner in a firm bearing his name (Clifford Shopbell & Co.) which he had organized in 1910 after the death of his associated, William Harris. The exterior walls of this solidly built structure are faced with a mottled red specialty brick (hard burned common red, probably with a shale additive) especially developed by the Standard Company for construction of the house. (Evansville Courier, May 28, 1911.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormContinuation sheet Bayard Park
Historic District

Item number 7

Page 5

713 Powell Avenue (32)

The American Foursquare plan was just as popular in use after the turn of the century within the district as it was elsewhere in the city and the country. This frame example was put up in 1909 by Anderson & Veatch for Edward Schroeder, a tile setter. (The porch floor, laid in a geometric design composed of small ceramic tiles, is reportedly his handiwork.) To finance the seven-room, \$3,500 house, Schroeder obtained a \$3,000 loan, not from an individual lender as was the general practice of the period, but from a financial institution--the American Trust & Savings Bank. Mortgage records dealing with the Bayard district in particular, detail the heavy involvement by this bank and others in providing capitalization for large-scale developers like Anderson & Veatch as well as smaller loans to individual clients like Schroeder. The district's isolation from industry, restricted land use, development with quality-built homes, and influx of a middle-class population nurtured investment confidence. (Evansville Courier, 30 May 1909.)

724 Powell Avenue (35)

Another one of Anderson & Veatch's constructions. Out of 321 historic houses in the Bayard district, there are nearly 100 which can be attributed to this pre-eminent concern. This one was erected in 1912 for Edward Ploeger. The plans for the \$4,500, nine-room residence called for a slate roof, a "half-timbered effect" in the front gable, and a porch finished with a brown-glazed "fancy brick." In addition, a "garage to house two cars" was put up at the rear of the lot. The Bayard district was slowly evolving from a streetcar suburb into an automobile suburb. From his residence, Ploeger, the treasurer of the Globe-Bosse-World Furniture Company, had the option of driving over paved roads to work at the company's west side factory, or riding the streetcar which he could catch two blocks away on Washington Avenue. ("Edward Ploeger to Build Home." Evansville Journal-News, 22 September 1912.)

811 Powell Avenue (42)

Herbert Gray, a bookkeeper for a railroad, and his wife moved into this well-preserved Carpenter Cottage in 1896. Along with the Dentons, the Chicks, and Miller Levi Erskine, they were the first inhabitants of this interior section of what would become the 'heart' of the Bayard Park district. The intense--and general--development of the district was an event tuned to occur ten years in the future when, between 1905 and 1915, over 50% of the present housing stock would be built.

(See continuation sheet.)

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

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 7

Page 6

819 Powell Avenue (43)

Evansville's position as a regional wood processing center, along with the commensurate at-source low costs of lumber, made wood the favored construction material of builders in the Bayard district during its early growth. Scattered around the area, though, are a handful of brick houses which attest to an owner's preference for a more solid construction. The original owner of this red-pressed brick building was George Kroener. His selection of brick for his house was natural, for he was a brick layer by trade. Erected in 1908, it was the first brick house to go up in the district, and it's possible that Kroener had a hand in carrying out its precision brickwork as well as designing the elaborate—and unusual—corbel table that links the second story windows.

822 Powell Avenue (44)

Situated on a spacious lot, this generously proportioned house with its inviting veranda was one of the district's more elaborate renderings of the popular "Foursquare." In a 1909 newspaper note announcing its completion, it was touted as being a "seven thousand dollar house built in eighty-five days." It was designed and constructed by Anderson & Veatch for their client, Dr. Joseph C. McClurkin, one of the city's prominent physicians. The ten-room house with bath was more than adequate for the three-member McClurkin family and their servant. (Evansville Courier, 2 May 1909.)

827 Powell Avenue (45)

Tucked between the numerous stock-planned houses of the Bayard district are many architectural surprises. This small cottage is another example which gives texture and visual interest to the district. It looks like an artifact from the late 19th Century, but actually it was erected in 1908. Frank J. Schlotter, an architect with an appetite for eclecticism, was responsible for the design. The asymmetrical plan, beveled corner marked by a scroll-sawn bracket, four-part entrance, and fancy gable window are several details which gave the owner, bookkeeper Charles Tinnemeyer, a bit of personalized space. (Evansville Journal-News, April 26, 1908.)

(See Continuation Sheet)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 7

844 Powell Avenue (47)

The district owes its architectural flavor to statements like this one. Its designer was F. Manson Gilbert, a native of Evansville, whose European training and broad travel experiences provided him with a rich storehouse of architectural knowledge, making him one of the city's most popular early 20th century practitioners. He titled the style of this brown shingled house "Dutch Colonial." Its lines, though, would suggest an association with Dutch colonialism in some other part of the world rather than in America. The house was erected on the west edge of the park in 1916 for Henry Kinchel, secretary of the Vulcan Plow Works. It is better known for its association with Richard Rosencranz, the president of the Vulcan works who lived in it from 1918 until his death in 1971. Rosencranz was one of the city's first civil rights activists earlier in the century, and helped lay the foundations for the establishment of the present local Human Relations Commission. ("Dutch Colonial House for Bayard Park District." Evansville Courier, 7 May 1916.)

Bayard Park (100)

Evansville was sorely lacking in park lands when Mrs. Mattie Bayard donated this ten-acre tract in 1901 to the city for perpetual park use. Located on the Columbia Addition's eastern border, her gift was made on condition that it be named after her late husband, banker Samuel Bayard, and that she be allowed to landscape it. The city, though, was to provide maintenance. By 1908, the unkempt woods with its stand of deciduous trees was transformed into one of the city's beauty spots with graveled walks and liberally placed flower beds. In recent years, modern budgetary constraints and vandalism have forced the city to dispense with maintaining any cultivated features.

855 Powell Avenue (48)

With the erection of this red brick Colonial Revival statment in 1931, the development of the properties on Powell Avenue facing the park was completed. The residence was built for attorney Richard Waller. Long & Smith, general contractors completed the building on plans prepared by (Edward) Thole & (Ralph) Legeman, an architectural firm formed after the dissolution of the Clifford Shopbell & Co. Although its construction date falls well outside the district's main developmental period, the old Waller house has acquired an air of permanence. ("Stakes Site for Waller Residence." Evansville Courier-Journal, March 29, 1931.)

(See Continuation Sheet)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet

Item number 7

Page 8

957 Powell Avenue (50)

The transformation of the Bayard woods into a beauty spot after 1901 spurred development by 1905 of the properties at the east end of Powell Avenue with park vantage. This large two-story frame was put up in 1906. The short occupancy of its builder, though, was followed by the much longer one--beginning in early 1907--of tea company manager Robert Williams, his family of four, and a servant. The rather plain house is complemented by the commodious porch which was in place by 1914. In more recent years, this was the residence of the late Honorable Winfield K. Denton (1896-1971), a lawyer and an eight-term U. S. Congressman (1948-1966). Denton grew up in the Bayard district in a house a block west on Powell. (Photograph: "Powell Avenue, Along Bayard Park." Evansville Courier, 4 January 1914.)

600 Chandler Avenue (52)

In 1910, George L. Miller, after a decade spent developing small tracts with workers dwellings in the North Main Street area, bought thirty-six lots for \$15,000 from the Foster estate in the 600 block of Chandler and Powell in the Bayard district. By the end of 1912, he had nearly blanketed three whole blockfaces--mainly with bungalows. Miller's developmental activities did not match the scale of A&V's, but in design and construction quality he was on a par with the larger firm. Generally, like this Craftsman Bungalow which he completed in 1913, his houses had details which gave them each their own individuality. This bungalow with its craft eaves brackets and clustered columns resting on battered, brick piers was first owned and occupied by Phil Moore, the elder in the Moore & Sons linotype composition business.

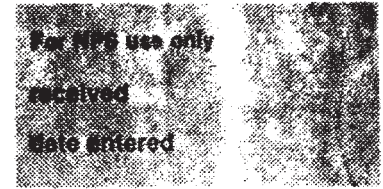
622 Chandler Avenue (57)

This outstanding Craftsman Bungalow is situated on property acquired by George Miller in 1910. However, there is no documentation to connect him with the construction of the house and, in fact, this part of its history is nearly a blank page. It was built, though, in 1913, for John Kreipke whose trade as a sheet metalist may have prompted him to cover his porch and bathroom ceilings with ornamental stamped metal sheets. The stucco wall treatment of his bungalow was one of the first demonstrations in the city of the use of this material for exterior walls--in this case, stucco-over-wood lath. While there is no data concerning the actual builder of the house, a 1912 building permit does record Kreipke's intention to build a garage on the property. The cost was estimated at \$250 and the contractor was Jacob Detroy, a carpenter. Still extant, this one-bay-wide auto building is, likewise, sheathed with stucco.

(See continuation sheet.)

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Bayard Park Item number 7 Page 9
Historic District

742 Chandler Avenue (61)

By the year 1900, this side of the 700 block of Chandler Avenue was the most populated in the district with eight commodious two-story frame dwellings spaced along its length. Number 742 is one of the seven survivors (the eighth was razed a number of years ago) of this collection, and with its beveled front bay (the porch was added in 1911), bracketed overhang and shingled gable, it is one of the better preserved and serves well to illustrate the incipient development of the blockface. Believed to have been built in about 1897, an early occupant of the old house was a Philip Geissler, but it is more notable as the residence from 1905 until 1919 of Fred J. Ossenberg. A grocer by trade, Ossenberg was a dynamo in local and state Republican politics during the early 20th century, playing the game as behind-the-scenes strategist and organizer rather than as officeholder. (Evansville Journal-News, May 14, 1911.)

743 Chandler Avenue (62)

The early demographics of the Bayard district were characteristically one of flux-- people immigrating into the neighborhood from other parts of the city and, even, established residents moving about from house-to-house. This one-and-one-half story frame dwelling, with its gambrel gable and perfectly centered polygonal bay, was put up by A & V in 1909. Its first owner was George E. Cox, a postal clerk. Cox was not a new resident in the district; he had first settled in it in 1906 in a small, one-story frame cottage three doors from the new house. His change of residence may have been motivated by the birth of a second child in 1909 and the need for more room.

754 Chandler Avenue (63)

Punctuating the late-1890s Victorian architecture of the north face of Chandler Avenue are also a varied lot of early 20th century houses. This well-preserved, frame, stock-plan house with its triangulated format is a striking example. It was built in 1908 by George L. Miller, and its first owner/occupants were Clyde H. Smith, an order clerk with the local International Harvester sales operations, and his wife, Mallie.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

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Continuation sheet

Item number 7

Page 10

840 Chandler Avenue (67)

One of Evansville's valuable resources, this Beaux Arts library building, along with a twin on West Franklin Street, was the result of Andrew Carnegie's philanthropy. Completed in 1912, the Bayard Park building was located on land between the school and the park which had been purchased with money raised by the Bayard Park residents through popular subscription. The architects for the \$25,000 building were Clifford Shopbell & Co. whose plans called for a red brick and limestone structure showcasing cornice, window and entrance trim of cream-colored terra cotta imported from Chicago. For Shopbell, the principal in the firm, this Carnegie facility was but one of many he had helped design. Beginning in 1904, he and his late partner William Harris had garnered a dozen or more commissions for preparing plans for Carnegie libraries for small towns in Illinois, Indiana and Kentucky. (Journal-News, January 15, 1911.)

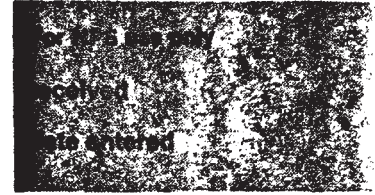
832 Bayard Park Drive (70)

Except for a handful of unimproved lots, by 1931 when this picturesque Tudor Revival manor was built, the Bayard district was literally saturated with homes. For Anderson & Veatch, this house represented the conclusion of their Bayard Park development activities. On the completion of the house, the firm advertised its purchase availability in a newspaper ad, boasting that it "is as typically English as any to be found in 'Merrie Olde England.'" In addition to its exterior quaintness, it featured on the inside a "raised brick mantle hearth" and door openings framed with "chamfered timbers." The first resident was Benjamin Lurie, manager of a ladies apparel store. Later, and until 1961, its owner and occupant was August Brentano, one of the city's prominent civic leaders and businessmen. (Courier-Journal, 24 May 1931.)

842 Bayard Park Drive (71)

In 1925, Anderson and Veatch broke one of their business policies and sold Claude Wertz, secretary/treasurer of the Maley & Wertz Lumber Company, two unimproved lots. They probably did so secure in the knowledge that any house that Wertz built would not detract from the value of their adjacent, and as yet undeveloped, properties. Charles L. Troutman, a well-established local architect, and also a long-time Bayard resident, was commissioned to design the new house. The result was an unpretentious bungalow with low-slung lines and earth tone coloration (buff brick walls and green roof tile--since replaced with green asbestos shingles) which fit in comfortably with the park environment. (Evansville Journal-News, October 4, 1925.)

(See continuation sheet)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number 7

Page 11

846 Bayard Park Drive (72)

Evansville can claim only a handful of houses which clearly enunciate their Prairie School associations. Several are located in the Bayard district, and this one, built in 1919 for Bernard Alnutt, the Cashier of the City National Bank (now National City Bank), is the most notable. Its designers (and builders) were Anderson & Veatch who produced a consistent translation of the style in their use of a dual wall treatment (brick and stucco), low-pitched roofs with broad eaves surmounting the two-story main block, a central anchoring chimney, and a prow-like porch, also with a flat roof. (Evansville Press, January 1, 1920.)

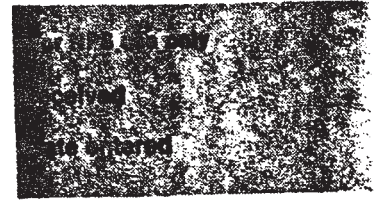
854 Bayard Park Drive (73)

John Anderson had been living in a stock-plan house in the district's west end for eleven years when his partner Henry Veatch built his own personal residence on several lots facing the Bayard Park. Completed in 1915, the Dutch Colonial Revival design was an introduction into the district of more picturesque architecture, and anticipated by several years the future course of the firm when they began devoting their energies to designing and building the fashionable--and costlier--revival styles. The Veatch house features stucco-over-brick walls and a shake roof. (Journal-News, April 14, 1915.)

934 Bayard Park Drive (75)

This handsome Georgian Revival residence epitomizes the high design and construction standards which won the Anderson & Veatch firm a position in the front ranks of the city's building companies during their 32-year association (1906-1938). It was completed in 1923 for William B. Miller, president and founder of the Harding & Miller Music Company, for a cost of \$24,000. Specifications called for only the best materials such as select red smooth brick of Evansville manufacture, Bedford Oolitic stone for door and window sills, and a "genuine" black Bangor (Maine) slate roof. In short, the scholarly design of the former Miller house combined with its sensitive detailing, craftsmanship and materials, and generous setting on three lots make it one of the district's more valuable architectural resources.

(See continuation sheet.)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

Item number 7

Page 12

840 Gum Street (81)

This modest bungalow with its Craftsman details was erected in 1912 by Anderson and Veatch on a lot which was part of a multi-acre tract the firm had acquired in 1911 for large-scale development purposes from the Trustees of Willard Library. The house was built for Charles L. Troutman, a draftsman with Shoppbell since 1906, who probably prepared the plans for his own house although the firm received the credit. His association with Shoppbell ended in 1919 when he went into partnership with Arthur Capelle. One of the new partnership's first commissions was the design work for the Daniel Wertz house on Kentucky Avenue in the district. Later, on his own, Troutman was responsible for the plans of the Claude Wertz home, another district resource. (Evansville Journal-News, April 27, 1913.)

907 Gum Street (83)

Another A&V product. The stated design of this frame house was given as "English" when it was put up by the firm in 1920. Although not as sophisticated as their later Bayard Park Drive Tudor translation, this compact interpretation of old world architecture expresses the firm's initial venture into working with the English Revival vocabulary. It was built for Walter Pascoe, a salesman. Deed records, though, indicate that he never owned clear title to the property, and his stay was a short one. Dr. Pierce MacKenzie, a popular local physician, purchased the house in 1926 and lived in it until the mid-1950s. (Evansville Press, September 4 and 18, 1920.)

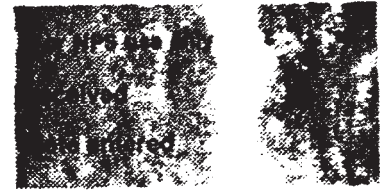
914 Gum Street (84)

Soon after their 1911 land purchase, A&V began developing the blockface of Gum Street on which this stock-plan house is situated. The house was completed in 1912 for speculative purposes, and was based on one of the firm's popular models which featured a two-and-a-half-story format with a skirted front gable and a porch roof repeating the angle of the skirt. Costing about \$2,500 to put up, the new seven-room building was advertised in a newspaper for \$4,800 with "terms, \$500 cash down" and balance in monthly payments. The price included the lot with its concrete walks and the house--containing the important conveniences of the day (bath, electricity, full attic and concrete basement) as well as extras--like a paneled wainscoting and a plate rail in the dining room. The first occupant was William Pickerell, but it wasn't until 1921, and the purchase of the property by a Richard Kemper for \$4,400, that A&V were able to dispose of the house. ("This Beautiful Home for Sale." Evansville Courier, 13 July 1913.)

(See continuation sheet.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Bayard Park

Continuation sheet Historic District

Item number 7

Page 13

935 Gum Street (86)

This house is a counterpoint to the old world theme employed by A & V in their rendering of the Pascoe house several doors to the west. This solid, two-story Rugby brick and stone construction was built by the firm in the same year--1920--for Ralph Tresselt who was associated with the Petersheim Pharmacy. The design of the house lacks any real historical association, but its massing, the low-pitched roof and grouped windows place it within the realm of the Prairie idiom. (Evansville Courier, July 1, 1917.)

744 S. Kentucky Avenue (92)

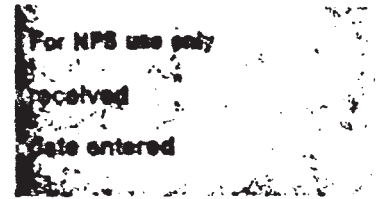
This house was built for George C. Bruner, chief engineer for the F. W. Cook Brewery. The fourth residence to be put up facing the Bayard Park during 1915, it was brought to completion by the M. J. Hoffman Construction Company on plans drawn up by the Clifford Shopbell firm. The contract price for the "building and fittings complete" was \$9,000, a price which included the dark-brown, locally-made Rugby face brick, the red barrel roof tile, and a marble-plated bathroom. Ribbon windows, broad eaves, raised brick banding, and the stone belt course demarcating the first and second stories give the plan of the house a Prairie School cast. (Courier, May 2, 1915.)

808 S. Kentucky Avenue (94)

One of the largest and more substantial residences in the district, this house was completed in 1922 for Daniel Wertz, president of the Maley & Wertz Lumber Company. Wertz ranks as one of Evansville's illustrious citizens whose civic accomplishments included years spent on the local school board. (An elementary school was named in his honor.) Plans for his residence were prepared by the firm of (Arthur) Capelle and (Charles L.) Troutman. The construction of the \$45,000 house was carried out by Kanzler & Son, a successful local building concern. The house features walls faced with Bedford ashlar limestone and a hip roof covered with green pantiles. A garage, also clad with stone and tile, was built at the rear of the property to accommodate four cars. As might be expected, wood was generously used on the interior, and included walnut and cherry wood, as well as quartered oak (a method of sawing oak used by the company since the late 19th century). ("Take Bids on Wertz House on Tuesday." Courier, May 22, 1921. Evansville Courier, June 27, 1921.)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 14

Intrusions:

- 827 Blackford Avenue; house; post-1950
- 723-725 Powell Avenue; duplex; c. 1950
- 735 Powell Avenue; house; c. 1940
- 738 Powell Avenue; house; c. 1940
- 741 Powell Avenue; house; c. 1941
- 742 Powell Avenue; house; c. 1940
- 950-952 Evans Avenue; duplex; post-1950
- 816 Bayard Park Drive; house; c. 1940
- 708 S. Kentucky Avenue; house; post-1950

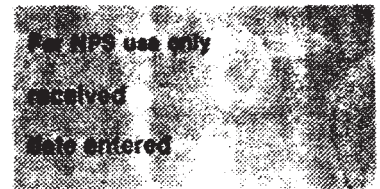
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Bayard Park

Continuation sheet Historic District

Item number 8

Page 15



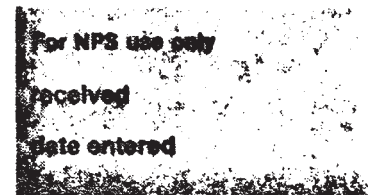
The firm found currency for its services and product by matching unique talents important to the early 20th century middle class frame of mind. John Richard Anderson came from a background as a carpenter/contractor/designer which must have appealed to the pragmatic home buyers. Anderson was, after all, a small businessman experienced in the practical needs of the modern family. Henry B. Veatch, on the other hand, brought a technical knowledge of architecture and the building business through his association with the noted George L. Mesker Company, fabricators of architectural sheetmetal and iron work throughout North America. Anderson's years of listening to the husbands and wives were not wasted, for the typical Anderson and Veatch dwelling in Bayard Park met every middle class expectation of comfort, practicality, and efficiency--full attics, concrete basements, garages, economical heating, spacious porches, rooms brightly lit and well-ventilated by large windows, and modern plumbing for kitchens and baths. Veatch, the former draftsman, could illustrate the dream house for the prospective client or lender, and gave the firm added skills in coping with the complexities of large-scale property development.

The early residents of the Bayard Park neighborhood found comfort--or refuge--in more than a solidly built and well-planned "Anderson and Veatch." While convenient to public transportation (the street railway reached Washington Avenue on the south by 1892), homeowners in Bayard Park would be spared the noise and commercialism of older, "mixed use" neighborhoods. The plat of the Columbia Addition barred any type of commerce in the subdivisions of the addition's blocks. This marked the first local instance of restricted land use. In fact, data gleaned from city directories from the turn of the century indicate that it was precisely the older, semi-industrial neighborhoods from which Bayard Park drew its home-buying market. When finally annexed (1897) and serviced by utilities (c. 1904), Bayard Park was ready to accommodate a post-industrial generation of city-dwellers in search of surroundings which were more pastoral, more immune, and more unified than that to which they were accustomed. Rapid urban growth and a booming post-1900 economy gave both the initiative to escape and the resources to make a new style of living affordable, a phenomenon paralleled in the tenement reform program sponsored by other Progressives for factory-workers and small wage earners in the center of the city. Although today's umbrageous park and tree-lined streets belie the sparse landscape of the early surroundings, the neighborhood clearly struck a chord among those who, with a little vision, were carving out an enclave which was in large measure socially homogeneous.

In spite of its varied architecture, the buildings of Bayard Park also appear to share common impulses. From late-19th century cottages to turn-of-the-century Foursquares to the bungalows of the 20's, wood was the dominant building material, owing to Evansville's plentiful timber resources, its large number of wood-processing concerns, and the savings which result from being close to sources. For all but a few of the earliest Carpenter Style cottages or radical looking (though conventionally planned) Prairie School houses, the homes of the district exhibit traditional, early 20th-century values: Georgian Revival, Dutch Colonial, and Arts and Crafts, for example.

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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 8

Page 16

Although the Anderson and Veatch firm went on to develop elsewhere in Evansville, the work done by the pair was certainly a professional high watermark. In the early 1920s, the firm went slightly farther east and put together singlehandedly the suburb known as Lincolnshire. In Bayard Park, Anderson and Veatch were joined by a handful of other local architects and builder/designers prominent in the early 20th Century, including Clifford Shopbell and Company, Frank J. Schlotter, F. Manson Gilbert, and developer/builder/designer George L. Miller. None, however, seemed to equal Anderson and Veatch for their unique blend of "soft progressivism" (sanitary and spacious living) with "hard progressivism" (institutionally financed land development and home purchase).

Bayard Park is vivid evidence of the social, commercial and architectural changes in urban life which are clearly traceable to the Progressive values present in Evansville at the turn of the century. Not anywhere else did those values take shape to the extent they can be seen in this neighborhood, a place which can join other local monuments for this significant period.

Douglas L Stern

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Bayard Park

Continuation sheet Historic District

Item number 8

Page 15



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

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number

9

Page 17

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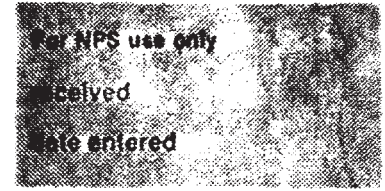
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Vanderburgh County, Indiana. Miscellaneous Records (1858+).

Vanderburgh County, Indiana. Mortgage Records (1856+).

Vanderburgh County, Indiana. Plat Records (1818+).

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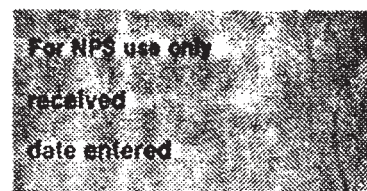
United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet Bayard Park Item number 10 Page 18
Historic District

Beginning at the Southwest corner of Lot 1, Block 1 of Ahlerings Subdivision of the Columbia Addition; thence East along the north right-of-way line of a 12-foot-wide east-west public alley platted in said Block 1 of Ahlerings Subdivision, and continuing East across South Morton Street and East along the north right-of-way line of a 12-foot-wide east-west public alley platted in Block 17 of Koester and Korffs Subdivision of the Columbia Addition, and continuing East across South Evans Avenue and East along the north right-of-way line of a 12-foot-wide east-west public alley platted in Block 18 of the Columbia Addition to a point, for a total distance of 1468.96 feet; thence South 6 feet to a point; thence East 121 feet to a point; thence South 12 feet to a point; thence East 37.5 feet to a point; thence North 10 feet to a point; thence East 37.5 feet to a point; thence North 131 feet to a point in the south right-of-way line of East Blackford Avenue; thence East along the south right-of-way line of East Blackford Avenue 105 feet to a point; thence South towards Washington Avenue 123 feet to a point; thence East 134 feet to a point; thence South 6 feet to a point; thence East 132 feet to a point; thence North 6 feet to a point in the north right-of-way line of a 12-foot-wide east-west public alley platted in the Ivanhoe Park subdivision of Block 18 of the Columbia Addition; thence East along the north right-of-way line of said public alley, and continuing East across Grand Avenue to the Southwest corner of Lot 20 in Ivanhoe Park, for a total distance of 278.65 feet; thence South along the east right-of-way line of Grand Avenue 152 feet to a point in the north right-of-way line of Washington Avenue; thence East along the north right-of-way line of Washington Avenue 35.42 feet to a point; thence North 152 feet to a point in the north right-of-way line of a 12-foot-wide east-west public alley; thence East along the north right-of-way line of said public alley towards South Kentucky Avenue for a distance of 230.34 feet to the Southeast corner of Lot 26 in Ivanhoe Park; thence North along the west right-of-way line of South Kentucky Avenue, and continuing North across East Blackford Avenue and North along the west right-of-way line of South Kentucky Avenue to the Southeast corner of Lot 52 in Ivanhoe Park, for a total distance of 309.5 feet; thence East along South Kentucky Avenue, and continuing East along the north right-of-way line of a 12-foot-wide east-west public alley platted in Ploegers Addition to the Southeast corner of Lot 2 of said Ploegers Addition, for a total distance of 145 feet; thence North 186.3 feet to a point in the north right-of-way line of East Powell Avenue; thence East along the north right-of-way line of East Powell Avenue 35 feet to a point in the west right-of-way line of a 14-foot-wide north-south public alley; thence North along the west right-of-way line of said public alley, and continuing North across East Chandler Avenue and North along the west right-of-way line of another 14-foot-wide north-south public alley, and continuing North across East Bayard Park Drive to a point in the north right-of-way line of East Bayard Park Drive, for a total distance of 660 feet; thence East along the north right-of-way line of East Bayard Park Drive 14.625 feet to a point; thence North towards East Gum Street 150 feet to a point; thence East 114.5 feet to a point; thence North 40 feet to a point; thence East 68.175 feet to the Southwest corner of Lot 5 in Fairway; thence North a distance of 145.2 feet along the west line of said Lot 5 to the Northwest corner of said Lot 5, being also a point in the south right-of-way line of East Gum Street; thence West along the south right-of-way line of East Gum Street towards South Kentucky Avenue 187.3 feet to a point; thence North across East Gum Street, and continuing North to a point, for a total distance of 162.65 feet; thence West 8.67 feet to a point; thence North 102.64 feet to a point

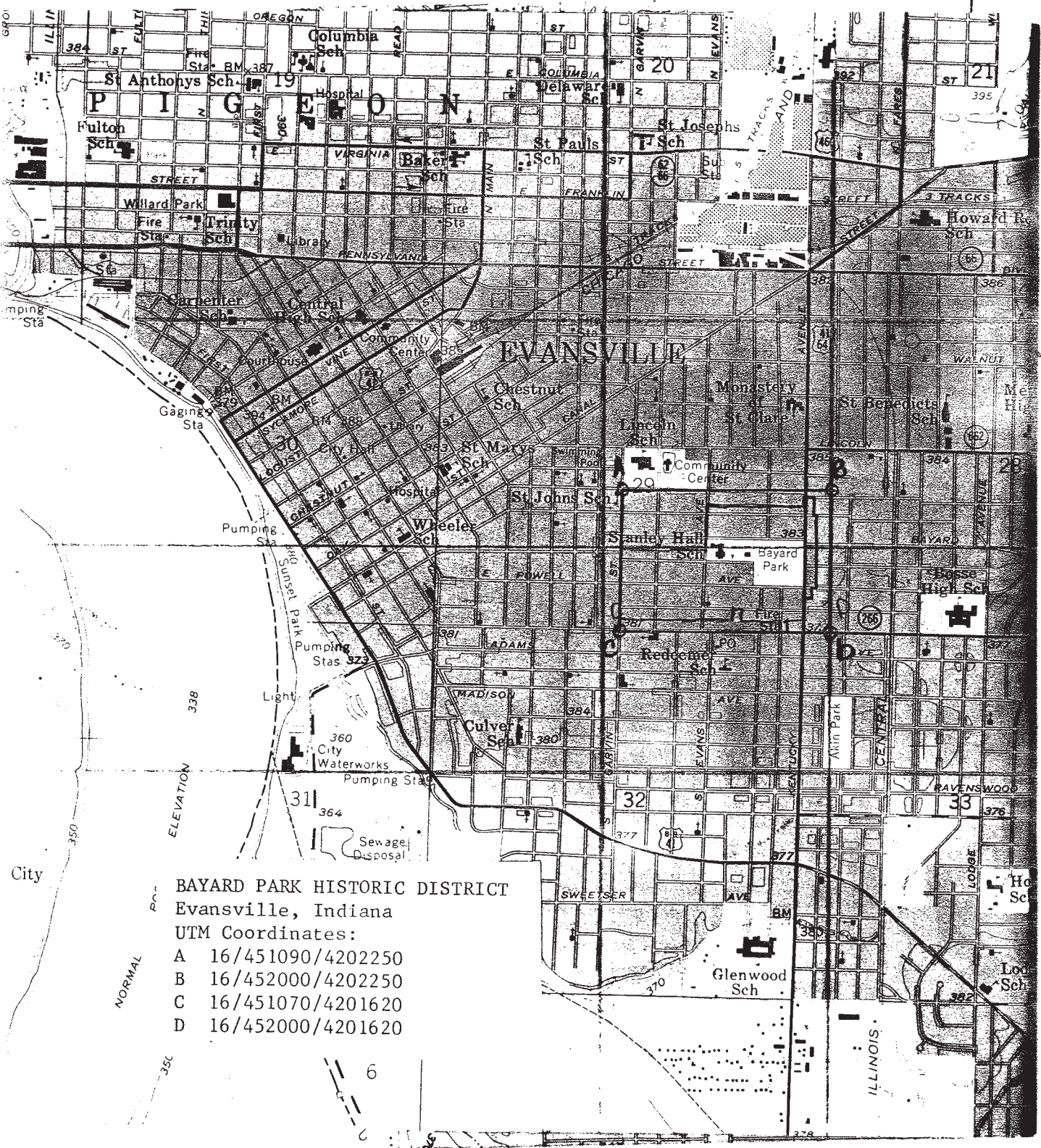
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet Bayard Park Historic District Item number 10 Page 19

in the south right-of-way line of Bellemeade Avenue; thence West along the south right-of-way line of Bellemeade Avenue 121.33 feet to a point in the east right-of-way line of South Kentucky Avenue; thence South along the east right-of-way line of South Kentucky Avenue 68 feet to a point; thence West across South Kentucky Avenue, and continuing West towards Grand Avenue along the south right-of-way line of a 13-foot-wide east-west public alley platted in Block 30 of the Columbia Addition, and continuing West across Grand Avenue and West towards South Evans Avenue along the south right-of-way line of a 13-foot-wide east-west public alley platted in Block 23 of the Columbia Addition, to the Northwest corner of Lot 36, Block 23 of the Columbia Addition, a total distance of 1374.07 feet; thence South along the east right-of-way line of South Evans Avenue, continuing South across East Gum Street and South along the east right-of-way line of South Evans Avenue, and continuing South across East Bayard Park Drive and South along the east right-of-way line of South Evans Avenue to a point, a total distance of 680 feet; thence West across South Evans Avenue towards South Morton Street, and continuing West along the south right-of-way line of a 14-foot-wide east-west public alley platted in Block 14 of the Columbia Addition, and continuing West across South Morton Street towards South Garvin Street, and West along the south right-of-way line of a 14-foot-wide east-west public alley platted in Block 4 of the Columbia Addition to the Northwest corner of Lot 24, Block 4 of the Columbia Addition, a total distance of 1252.21 feet; thence South along the east right-of-way line of South Garvin Street 980.05 feet to the place of beginning.



BAYARD PARK HISTORIC DISTRICT

Evansville, Indiana

UTM Coordinates:

- A 16/451090/4202250
- B 16/452000/4202250
- C 16/451070/4201620
- D 16/452000/4201620

NORMAL

City

ELEVATION

ILLINOIS

6