

United States Department of the Interior  
National Park Service

NEW -  
RESUBMITAL  
7/2011

# 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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Northwood Historic District  
other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by Shadowlawn Avenue on the north, North Arlington Avenue on the east, East Franklin on the south, and Hillisdale Avenue on the west

N/A
N/A

 not for publication  
city or town Greencastle vicinity \_\_\_\_\_  
state Indiana code IN county Putnam code 133 zip code 46135

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

national  statewide  local

James C. [Signature], Deputy SHPO Date 7/25/2011  
Signature of certifying official/Title

Indiana DNR, Division of Historic Preservation & Archaeology  
State or Federal agency/bureau of Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Northwood Historic District  
 Name of Property

Putnam County, IN  
 County and State

**5. Classification**

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

- private
- public - Local
- public - State
- public - Federal

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

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
100	11	buildings
1	0	sites
0	0	structures
0	0	objects
101	11	<b>Total</b>

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

Historic Residential Suburbs in the United States,  
 1830-1960

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

0

**6. Function or Use**

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

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling
- HEALTH CARE: hospital

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

- DOMESTIC: single dwelling
- DOMESTIC: multiple dwelling

**7. Description**

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

- LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:  
 Colonial Revival
- LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
 MOVEMENTS: Bungalow/Craftsman
- MODERN MOVEMENT: Ranch

**Materials**  
 (Enter categories from instructions.)

- foundation: CONCRETE
- walls: WOOD: weatherboard  
 STUCCO
- roof: ASPHALT
- other: SYNTHETICS: vinyl

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

---

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

Located in the northeast quadrant of Greencastle, Putnam County, Indiana, the Northwood Historic District occupies gently rolling terrain commonly found in much of the county. Platted in 1920 by a local developer, the district is the first of its type. Though the designer remains unknown, its design was, in general, influenced by ideas such as Charles M. Robinson's "City Beautiful" principles and landscape architecture imperatives. It was the first such neighborhood developed in the Greencastle community. Construction began in the first years of the 1920s, slowed in the 1930s and early 1940s, and finalized the present inventory by 1960. Proximity to established traffic flows and the commercial heart of downtown Greencastle coupled with the recent availability of the land determined the placement of the district. Architectural styles of the 108 middleclass residences and three multiple-occupancy buildings range from Craftsman bungalows, Colonial Revival two-story examples to post-WWII Minimal Traditional homes with a smattering of other styles demonstrated. Although some home exteriors now include vinyl siding or other replacement materials, the overall architectural integrity of nearly 90% of the residences is very high.

---

### Narrative Description

The district is roughly bounded by Shadowlawn Avenue on the north, Arlington Avenue on the east, Franklin Avenue on the south, and Hillsdale Avenue on the west. These man-made boundaries follow the general elevation lines of the topography, create the sense of entering a special place, and separate the district from the surrounding neighborhoods. This sense is especially heightened during the summer months when the trees and other vegetation soften the visual images encountered throughout the neighborhood. The curvilinear streets and changes in elevation within the district continually present the viewer with variable presentation of the district; each corner turned or street traveled reveals a new vista.

Seen from above, the curvilinear streets of the district resemble a four-tined pitchfork with the area between Northwood Boulevard and Arlington Avenue forming the notional socket for the wooden handle. The terrain slopes downward from a higher elevation along Franklin Avenue at the south boundary and continues to decrease in elevation in a northerly direction to the north boundary along Shadowlawn Avenue. Elevation changes also occur in on east-west axis which further attributes to the ever-changing visual presentation.

A review of historic aerial photographs from 1939 and 1958 reveal a number of facts concerning the transformation /development of the site from agricultural farmland into a residential suburb. Initially offered to local buyers in 1920, some lots within the district were immediately filled. It appears that after the initial spurt of activity in the 1920s, home building slowed to a trickle throughout the 1930s and did not begin in earnest again until after World War II. The reasons for this slowing in development are obviously the depressed state of the national economy during the 1930s, followed by a shortage of materials during the war. The 1939 aerial photograph shows approximately 40% of the current number of homes in the district completed. The majority of completed homes were located in the southern portion of the district along Hillsdale, Greenwood, Highwood, and Ridge Avenues with a few homes scattered in a more northerly direction from this concentration. By 1960, for all practical purposes, home building in the district was completed.<sup>1</sup>

The three most prevalent styles identified in the district are the Colonial Revival, Craftsman, and Minimal Traditional styles. The first two are classified in McAlester's *A Field Guide to American Houses* as subsets of the Eclectic Houses architectural genre that were popular in the post-World War I period. The residences identified as Minimal Traditional are various adaptations of a Modern and simple style that dates back from the mid-1930s and remains a

---

<sup>1</sup> Aerial Photographs, Putnam County, Indiana, 1939 and 1959, BWL-4-23 and BWL-3V-157. Available at the Indiana Commission on Public Records, Indianapolis, Indiana.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

mainstay of small home builders into the first years of the 1950s. Other styles represented in appreciable but varying numbers are Cape Cod and Tudor Revival.<sup>2</sup>

Small fully-equipped residences such as the Minimal Traditional and Cape Cod residences in the district likely evolved from an early 1930's government study and conference conducted to formulate the design of homes that would meet the basic needs of the middle-class family. Objectives of the Federal Housing Administration (FHA) study included defining standardization in materials and other design requirements. Its findings led to minimum standards for various-sized homes that would qualify for FHA-approved mortgage insurance. Study architects impacted home design by creating "livable homes using ... glass, steel and concrete" and pioneering the use of "... cantilevered forms, glass curtain walls, and post-and-beam constructions ...." Cliff May's contribution was the California-style Ranch home that flourished across the United States in the years following World War II. The Ranch-style home appears in limited numbers in the district; by the time of its popularity a majority of the district lots were filled by the early 1950s.<sup>3</sup>

### THE DESIGN

Different aspects of twentieth-century design of residential subdivisions evolved over time but coalesced in the thoughts of Charles Mulford Robinson and his pronouncements in support of the City Beautiful Movement published in his 1903 book *Modern Civic Art*. Successful civic art, according to Robinson, had to pass two tests – one test judged the urban good gained/provided and the other judged the aesthetic value of the endeavor.<sup>4</sup>

Robinson characterized the countryside (nature) as a winding river that brings the benefits of pastoral living into the city. In the subdivision, the river enters and extends down each street by adhering to basic design principles in creating the physical and aesthetic image of place. Such concepts influenced designers/planners in Indiana such as Lawrence Sheridan, who applied many of Robinson's key principles to their designs. The civic engineer, landscape architect, or designer of Northwood remains anonymous, but the general influence of these City Beautiful ideas affected the layout of Northwood. These principles included: deep and consistent set back of homes; fenceless front lawns resulting in open, uncluttered viewsheds; placement of utilities along rear lot lines; plantings and small masses of trees to provide variety; parking – a strip of lawn between the sidewalk and the street with staggered shade tree plantings; a wide esplanade or park; curving streets; and finally, terracing or use of natural elevation changes to create variety in the landscape. Jesse Clyde Nichols who developed Kansas City's Country Club District, wrote in 1925 that residential streets "should be so planned as to eliminate alleys, follow the contour of the land... afford sites of interesting shapes, and permit individual landscape treatment." He went on to say that these streets "should reveal vistas, creating street pictures...."<sup>5</sup>

Though no known direct link between Robinson and Northwood exists, Northwood's design reflects many principles of Robinson's guidance for achieving a well-designed subdivision. Apparent in the original plan and in the effect on the ground is the deep setback of homes (both large and small), the fenceless front yards and uncluttered viewsheds (warm weather vegetation does obscure some viewsheds), placement of utilities along rear property lines, curvilinear streets, and terracing. There is no evidence that the use of plantings (massed or staggered) or extensive parkings along the streets ever entered the developer's mind. A more likely circumstance would be the designer planned for them but the developer decided against it for financial reasons. The trees visible in the 1939 aerial photograph are randomly placed and appear naturally distributed. Oddly enough, the suburb was ballyhooed extensively in the local newspapers but no entrance signage or majestic esplanade announces its presence nor seeks to draw occupants or potential buyers into its interior. Large esplanades and wide parkings consume land that could otherwise be platted for homes.<sup>6</sup>

### Streetscape – Hillsdale Avenue

- 1) 204 Hillsdale Avenue
- c. 1925 Craftsman Bungalow

Contributing – Photo#1

This one- and one-half- story Craftsman bungalow was one of the first built along Hillsdale Avenue in the mid-1920s. Surrounded by a number of large trees, the house is an upscale example of the style. The full-width concrete-

<sup>2</sup> Virginia McAlester and Lee McAlester, *Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), pages 476-485.

<sup>3</sup> David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, DC: National Park Service, 2002), pages 60-61 and 67;

<sup>4</sup> Charles Mulford Robinson, *Modern Civic Art* (New York: G.P. Putnam's Sons, 1903), pages 193-197.

<sup>5</sup> Robinson, *Modern Civic Art*, pages 193-244;

<sup>6</sup> 1939 Aerial Photograph BWL-4-23.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

decked porch is entered through a central opening in the stone-capped brick railing that extends to either side and connects corner support columns for the engaged porch roof. The corner support columns are a combination of brick construction in the lower two-thirds and battered wood in the upper third. The exterior walls are sheathed in clapboard siding. The fenestration of the facade consists of a single three-sash, double-hung, ribbon window unit in the left bay and a single entry door in the right. The individual window units are typical of the style; multiple lights in the upper sash and a single-glazed light in the lower. The red-painted wooden entry door is protected by a simple storm door on the exterior. The front slope of the steeply-pitched roof is dominated by a large gable dormer. An overhang of the dormer forms the projecting roof for a small sitting porch. The supports for this roof are patterned after the lower porch supports except the columns are completely wood construction. Entry to the small porch is gained through an upper doorway flanked by small window units. Glazing in the upper window units and the door is the same as noted above. A tall, angular brick chimney penetrates the composition-shingle-clad roof above the south elevation. The north elevation contains a secondary entry point under a simple shed roof overhang.

2) 215 Hillsdale Avenue

Contributing – Photo #2

1941 Minimal Traditional/Minimal Ranch

This residence captures features of two separate architectural styles as noted above. The gable-front projecting wing to the front and the early year of construction tends toward the design of many Minimal Traditional homes built immediately before and after WWII. The very low-pitched hipped roofline and sprawling nature of the overall structure also demonstrates characteristics of the Ranch-style homes popularized after the war but present in a very small number in this district. This particular home has two entry points. The gable-front bay has its exterior covered in vinyl siding and contains two windows, an octagonal oculus on the left and a modern replacement double-hung unit on the right. Portions of the exterior walls around the entry door and between the two vinyl-clad elements of the façade are covered in limestone veneer typical of the period in Indiana. The small slab porch near the left (north) margin of the home has a small wooden railing and plain concrete steps. While it appears the fenestration of the house remains the same, the window units throughout the house are modern vinyl-clad replacements for the originals. A low-silhouette chimney rises above the northeast corner of the roof surface.

3) 234 Hillsdale Avenue

Contributing – Photo #3

c. 1940 Cape Cod

A popular style for many years, the Cape Cod cottage became a primary style employed by many contractors/builders because it met the needs of most returning veterans seeking to settle down and start families. This example of the style is a one-and one-half -story house with all the basic characteristics. Common to the type are the single windows situated on each side of a central door. The front porch is a simple slab protected by an equally simple portico. The exterior walls are variegated brick. The window units are double-hung and glazed six-over-six. The door surround, which appears to be original, consists of pilasters and a lintel. The front slope of the moderately- pitched roof contains two gable dormers consistence with a style variation known as “Williamsburg.” The dormers have vinyl siding on their exteriors and the window units are a smaller version of the units in the main floor.

4) 250 Hillsdale Avenue

Contributing – Photo #4

1937 Colonial Revival

This two-story, five-bay, red brick building known as the “Hutcheson Nurses Home” is now an apartment house. The façade is characterized by two bays of first and second story windows left and right of a center bay that has an entry door in the first story and a window in the second. The window openings have soldiered brick lintels and stone sills; the window units are replacements and double-hung with eight-over-one glazing. The limestone door surround has pilasters on either side supporting a classical pediment. The moderately sloped roof has three small gable dormers evenly distributed across the width of the front slope. The dormer exteriors are painted green and the window units are double-hung, glazed six-over-one.

**Streetscape** – Greenwood Avenue

5) 311 Greenwood Avenue

Non-contributing – Photo #5

c. 1940 Cape Cod

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

Unlike many of its neighbors, this Cape Cod cottage has experienced many exterior changes over times that have degraded its architectural integrity. Specifically, windows units are replacements, a rear addition to the main block changes the original footprint of the home, an add-on connection between the house and the garage expands the footprint change, the siding is vinyl, and the overall visual sense of the building is one of bland indifference to the original architectural style.

6) 312 Greenwood Avenue  
1925 Craftsman

Contributing – Photo #6

Constructed as a project for manual training classes in the local junior and high schools, this one-story, six-room, stucco-covered Craftsman bungalow possesses a very high degree of integrity. The façade includes a small concrete porch that is partially covered by a simple portico. The roof of the portico is supported by two simple, painted, wooden columns. The central entry door is flanked on both sides by three-unit ribbon windows. The individual units are double-hung and glazed three-over-one. The front door is original in design with divided lights in the upper one-third and panels in the lower two-thirds. The moderately-pitched roof is covered with composition shingles. A tall stucco-sheathed chimney rises above the roofline on the north elevation. Burton A. Knight, the manual training director at Greencastle High School, was the primary motivator for this project. School budgets could not provide funds for this project so the local Rotary and Kiwanis clubs “provided the necessary coin of the realm” for the basic construction materials. Mrs. Jennie Curtis Hearst, a local supporter of the endeavor, also helped to cover expenses. Most of the paint, wallpaper, and other materials were offered free by local merchants. A student-led landscaping class conjured up the plan for the exterior spaces around the house.<sup>7</sup>

The first owner of the home was H.W. Scheff, who worked as a travel agent in downtown Greencastle.

7) 324 Greenwood Avenue  
1926 Cape Cod

Non-contributing – Photo #7

Set within a recently remodeled landscape, this one-story example of a very simple home built in the 1920s has undergone such extreme changes as all-window replacement, modern door replacement, vinyl siding exterior covering, and chimney modification. It no longer remains a contributing resource to the inventory of the district. It is one of only two or three within the district that no longer demonstrate the historic evolution of the district and its architecture. According to the 1930 census, Tony Cordella, a wholesale greengrocer, and his wife Christina, occupied this home for a short period in 1930. No other mention of the Cordella family’s association with the district is evident in either of the extant city directories. By 1937, A.W. Patrick, an accountant at DePauw University and his family, lived in the house.

8) 330 Greenwood Avenue  
1923 Colonial Revival

Contributing – Photo #8

Originally a single-block, rectangular, red-brick building, the old Putnam County Hospital structure has been modified with two large additions, one in 1937 and one in 1957. No longer a hospital, it became an apartment building in 1984/85. The façade of the three-story structure has a central bay and two flanking bays. The flanking bays contain seven ranks of windows each and the central bay, projecting from the plane of the rest of the façade, has the building entry under a domed portico. The second and third floors in this bay have windows. Window openings are square with limestone sills and soldiered brick lintels. The window units throughout are modern replacements for the originals. The entry has a limestone surround with pilasters on both sides and a segmental arch for the lintel. A limestone band course extends across the entire façade and visually separates the first and second stories. The exterior wall of the façade is crowned with a simple limestone cornice. Between the cornice and the top of the third story window openings is a narrow band course of corbelled brick that extends across the entire façade. The perimeter of the flat roof is delineated by a low brick balustrade capped with limestone. Above the cornice of the central bay is a limestone pediment inscribed with the words “Putnam County Hospital.”

9) 335 Greenwood Avenue  
1950 Cape Cod

Contributing – Photo #9

<sup>7</sup> “Greencastle High School Students Build Six-Room Stucco House,” *Indianapolis News*, 24 January 1925, page 17.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

Different from other examples of the style in the district, this one-and-one-half-story residence has an interesting gable in the right half of the facade. Built on a concrete block foundation, a portion covered by a brick veneer, the small house, typical of many built soon after WWII, demonstrates many of the architectural characteristics designed to provide maximum efficiency, comfort, and healthy environment for a reasonable cost. The exterior walls are covered in wide metal siding. The window units are double-hung and glazed six-over-six. Decorative shutters in a contrasting color flank each window unit in the facade. The entry door is positioned under a simple portico in the "L" formed by the left portion of the facade and the wing on the right. The front elevation of the wing consists of one single window unit on each side paired units surmounted by an arched sash, in a low-pitched gable, to give the visual suggestion of a Palladian-influence. The moderately-pitched roof has two gable dormers typical of the Williamsburg variation of the style. Each dormer has a small single window unit with double-hung sash, glazed eight-over-eight.

### Streetscape – Highwood Avenue

10) 603 Highwood Avenue  
1940 Minimal Ranch

Contributing – Photo #10

A single-story home with an attached garage, this building demonstrates some of the classic architectural details of the style. The sprawling visual effect of the wide facade, emphasized by the attached garage, the low-pitched side-gable roof, and the large centrally-located picture window are early indicators of the variety of details that became common to the ranch-style home of the late 1940s and into the 1970s. This example has exterior walls clad with wide horizontal siding and a scalloped frieze detail that extends across the main block facade directly below the shallow eaves overhang. The picture window is characterized by a central fixed sash with a four by five pattern of single panes flanked by narrow sidelights. The wooden entry door has a three by three pattern of single panes in the upper one-half and a solid panel in the lower one-half. To the right of the door is a double-hung window unit glazed six-over-six. The attached garage has a single rollup door with a band of single lights across the top. The roof is sheathed with composition shingles.

11) 612 Highwood Avenue  
1939 Tudor Revival

Contributing – Photo #11

The facade of the this one-and one-half-story red brick home is dominated by a tall angular chimney, a dramatic sweeping eaves line, and a number of gables, all common to the style that was extremely popular in the 1920s and 1930s. The chimney and the entry door, located in a small gabled projecting portion of the facade, visually separate the whole into three bays. The window units in the left and right bays are double-hung and glazed six-over-six; they are modern replacements. The window openings have brick sills and soldiered brick lintels. The arched wooden entry door has a small circular light positioned in the upper one-quarter of the door surface. The moderately-pitched roof is covered with composition shingles. Lewis Fulmer, a professor at DePauw University, and his family occupied this home immediately after construction in 1939.

### Streetscape – Highfall Avenue

12) 301 Highfall Avenue  
1925 Bungalow

Non-contributing – Photo #12

Major changes to this bungalow-style residence such as window unit and siding replacement, conversion of the garage into a wing of the original house, and the loss of the general architectural integrity of the house have compromised its contribution to the overall inventory of the district. James Bittles and his wife Mary were the first owners of this one-time simple bungalow. He worked at a factory that manufactured wooden handles for farm and construction implements. By 1937, the Bittles had moved on and the house was occupied by Gwinn Ensign, who worked in Greencastle as the Railway Express agent.

13) 319 Highfall Avenue  
c. 1930 Colonial Revival

Contributing – Photo #13

Built on a natural elevation and sited near the rear of the lot, this home and its surroundings demonstrate many of Robinson's design principles: use of natural terrain, clear viewsheds free of any visual obstructions such as fences or obtrusive structures, placement of utilities along rear lot lines, and creation of a park-like environment. This particular house presents a typical image of the Colonial Revival-style residence built by the thousands in the 1920's and 1930s. The square footprint of the main block has two wings appended; a garage on the north elevation and a small room on the

Northwood Historic District

Name of Property

Putnam County, IN

County and State

south. The exterior walls, covered with wide vinyl siding, terminate in a narrow cornice. The three-bay, two-story façade contains a portico and entry door on the first floor of the center bay which is flanked by identical ranks of double-hung window units in each story. The sashes are glazed eight-over-eight. The entry door surround consists of two three-pane sidelights. The door has a horizontal row of single panes across the full width at the top of the door. The simple portico has a flat roof supported by two round columns. The low-pitched roof, sheathed in composition shingles, has a wide brick chimney that rises above the top of the gable end of the south elevation. Henry J. Prevo and his wife Margaret set up housekeeping in this large two-story home early in the development phase of the subdivision. Henry owned and operated Prevo & Sons, a combination department /grocery store, located at 16-22 South Indiana Street in Greencastle for many years. The building, vacant for some time, can still be seen downtown. The 1937 city directory lists the occupant of the home as Edgar and Frieda Prevo, one of the sons and his wife.

### **Streetscape – Arlington Avenue**

14) 316 Arlington Avenue

Contributing – Photo #14

c. 1945 Tudor Revival

While some of the architectural details of this one-story home have been masked by the addition of modern materials the basic form and footprint have been retained. Likely built sometime immediately after WWII, the façade contains the chimney, sweeping eaves line, and front gable of the typical Tudor Revival style. The front exterior wall of the large gable is now covered with vinyl siding. All of the double-hung window units are replacements for the originals. The entry door, also a replacement, is located in the “L” in the right one-half of the façade formed by the front gable and a limestone-veneered portion of the façade. The area around the front door retains some of the original brick that likely remains under the vinyl siding. The moderately-pitched, side-gabled roof is sheathed in composition shingles.

15) 308 Arlington Avenue

Contributing – Photo #15

1954 Minimal Traditional

An example of many homes completed in the district after WWII, this small one-story house captures the essence of the Minimal Traditional style employed to rapidly produce homes for returning veterans who wanted to settle down and start a family. Square in shape with little attempt to embellish the basic components, this house has exterior vinyl-siding-covered walls, a low-pitched roof, windows (modern replacements), and a door to access the interior. The only efforts to distinguish this home from others in the neighborhood are the decorative shutters and the two-color paint scheme.

### **Streetscape – Ridge Avenue**

16) 600 Ridge Avenue

Contributing – Photo #16

1923 Colonial Revival

The first and easily the most imposing house built in the subdivision; this large two-story example of the style is situated on a knoll that overlooks the entire development to the north. The three-bay façade is dominated in the middle bay by a large, flat-roofed porte-cochere with two round support columns. The flanking bays each have a three-sash, double-hung ribbon window in the first story and a single sash, double-hung unit in the second story. The sashes are glazed twelve-over-one. A massive two-story wing extends outward from the east elevation. The wing contains an open screened porch on the first story and an enclosed stucco-clad sleeping porch on the second story. Enclosure of the sleeping porch, not a new addition, is likely a modification to the original design of the house. The exterior walls of the entire house are stucco-clad, a common surface treatment of the period. The entry to the interior of the house is in the middle bay. The door has six square lights across the upper one-third of the door height and a panel in the lower two-thirds. The moderately-pitched roof is covered with composition shingles. Two small gable dormers are located on the front slope of the roof; casement windows in the dormers are glazed with six lights in each half. The profile of the rooflines of the dormers is Arts & Crafts influenced. The first owner of this impressive house was A. Glenn Brown, the president of the First National Bank in Greencastle and an officer in the company that developed the subdivision. He and his wife Marian built the house in 1923 and lived there through most of the decade of the 1930s. The 1937 city directory lists a new owner, Lafayette Porter; however, Mr. Porter could not be further identified as to business and family particulars.

17) 613 Ridge Avenue

Contributing – Photo #17

1951 Minimal Traditional



Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

Similar in basic design to other post-WWII homes in the district this small one-story example of the style epitomizes the Small Homes approach to providing housing to the rapidly growing population. Architecturally, the visual impression of the façade is focused on the low-profile front gable that projects forward of the plane of an otherwise generic elevation. The wall surface of the gable exterior is clad with limestone veneer and the peak is clad with vertical vinyl siding. A three-sash ribbon window unit occupies the right one-half of the wall surface directly under the eaves of the gable peak. The double-hung sashes are glazed in a two-over-two pattern. Left of the gable in the façade is a small section of wall surface clad with wide wooden siding. Windows of the same design are installed directly below the eaves. The right of the front gable is a small slab porch, the entry door, and two decorative shutters. The roof extension over the slab is supported by a single metal post. The wooden door has three square lights centered vertically in the full height of the door. A small limestone-veneered chimney rises above the ridge of the moderately- sloped roof.

### **Streetscape – Northwood Boulevard**

18) 103 Northwood Blvd.  
c. 1955 Ranch

Contributing – Photo #18

One of only a few in the district, this very low profile residence demonstrates a number of the characteristics of the Ranch style. The lower one-half of the exterior wall are covered with limestone veneer and the upper one-half is covered with board and batten siding. Window units throughout the house are awning type and are placed high in the exterior wall. The low-profile roof is sheathed in composition shingles and a short limestone-veneer chimney rises above the roof near the south elevation. Across the street from this modern residence, Worley Timmons and his wife Ruth, were the first owners of the home at 102 Northwood Boulevard, on the west side of the esplanade. Timmons, a local barber who owned his business, operated in downtown Greencastle for over 50 years. They lived at 102 Northwood Boulevard for several decades.

19) 124 Northwood Blvd.  
c. 1926 Colonial Revival

Contributing – Photo #19

The only original multifamily building in the subdivision (the Hutcheson Nurses Home and hospital are conversions) this two-story brick building was built in the first period of early development. The center bay of the three-bay façade contains a portico, various window units, and the entry point to the interior. Flanking the center bay are identical bays with a single set of casement windows in the first floor and paired double-hung windows in the second floor. The window openings have stone sills and soldiered-brick, flat lintels accentuated with a small square stone detail at each end. The casement windows in the first floor are glazed two by four in each half. The double-hung sashes in the upper floor windows are glazed six-over-six. The center bay has a small fixed-sash window unit situated on each side of the entry door surround. The openings are the same as described above and they are glazed in a three by three pattern. Above the flat roof of the portico a two single, double-hung units glazed eight-over-eight. The roof of the portico is supported by two tapered and fluted columns, with Doric capitals, that rest on square concrete bases. The door surround consists of sidelights, four single-pane vertical elements on each side, and a solid lintel of soldiered brick with stone detail at each end. The moderately-pitched roof is finished with composition shingles and a brick chimney penetrates the western slope of the roof.

20) 203 Northwood Blvd.  
1927 Spanish Eclectic

Contributing – Photo #20

The only example of this style in the district, this small two-story residence, with its bright yellow- colored- exterior walls, is an immediate attraction to travelers moving north on the esplanade. The asymmetrical façade contains a plethora of window unit sizes and shapes that add to the architectural interest of the home. The first floor contains various sizes of metal casement-type windows in its stucco walls; a large example in the left portion of the façade has a surround of single panes on each side and a transom of the same size panes across the top of the operating parts of the window sash. Generally speaking all the window openings are delineated with stone sills and stone lintels. Smaller casement windows in the first floor have a single transom, without the sidelights, across the operating halves of the window units. In the right portion of the façade is a wing wall that creates the visual impression of a much wider first floor. Centered in the wing wall is a three-sash ribbon window, installed in an arched inset, which has spiral-corded detailing between the sashes. Two-pane transoms are visible above fixed sashes glazed two by three. The top edge of the wing wall is capped with glazed barrel tile. The arched wooden entry door has a single light in the top one-third of its height. Visible in the second

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

floor of the façade is a set of French doors separated by an example of the same spiral-corded details in the ribbon window. Each half of the set of doors is glazed in a two by five pattern; a small pent roof above the door opening provides weather protection. The wide open eaves of the low-pitched roof are typical of the style. The roof is covered with composition shingles and a stucco-surfaced chimney rises above the roof.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

LANDSCAPE ARCHITECTURE

**Period of Significance**

1920-1961

**Significant Dates**

1920

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

D.A. Bohlen & Son

**Criteria Considerations**

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

In addition to the beginning and completion of relevant construction of the resources in the district, the period of significance is a function of the original plat date in 1920 and the 50-year requirement for consideration. The district continued to develop as a significant residential area until the early 1960s.

**Criteria Considerations (explanation, if necessary)**

Northwood Historic District

Name of Property

Putnam County, IN

County and State

N/A

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Northwood Historic District is eligible for the National Register of Historic Places under Criteria A and C. The district meets Criterion A requirements, at a local level, for its association with events that made a significant contribution to our history as demonstrated through its example of the evolutionary period of suburban development in the early years of the twentieth century. Though no known direct link to a specific designer exists, the neighborhood demonstrates the application of many City Beautiful design imperatives, and changing trends in popular architectural styles including pre-Depression homes and post-war minimum standard homes designed for the middle class.

The district is also eligible for the National Register under Criterion C at a local level for its inventory of homes of various styles, from Craftsman to Minimal Traditional, that continue to possess character-defining features at very high levels of architectural integrity after nearly nine decades. The district further meets Criterion C requirements as a demonstrative example of design concepts associated with the City Beautiful Movement. Although the actual designer could not be determined through research, he or she obviously followed many of the tenets of Charles Mulford Robinson's philosophy in the design of this small development.

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

Located in Greencastle, Putnam County, Indiana, the plat of the Northwood Historic District, finalized in 1920, occupies approximately 43 acres. The district is the first of its type in the Greencastle community to be designed using the influence of new concepts in neighborhood planning. Though Robinson had no known ties to Greencastle, Charles M. Robinson's "City Beautiful" principles and landscape architecture imperatives influenced many communities in general; Northwood clearly was a reaction to the ideas of Robinson, George Edward Kessler, and similar contemporary planners and landscape architects. Construction began in the 1920s, slowed in the 1930s and early 1940s, and finalized the present inventory by 1960. Proximity to established traffic flows and the commercial heart of downtown Greencastle coupled with the recent availability of the land determined the placement of the district. The county hospital building constructed in the early 1920s, was designed by a well-known and prolific Indianapolis architectural firm, D.A. Bohlen, which left its mark on the streetscapes of many Indiana cities, particularly the capitol city. Architectural styles of the 108 middle-class residences and three multiple-occupancy buildings range from Craftsman bungalows, Colonial Revival two-story examples to post-WWII Minimal Traditional homes with a smattering of other styles demonstrated. The district inventory constitutes the best examples and highest concentration of period homes in the county. The overall architectural integrity of nearly 90% of the residences is very high. The district is roughly bounded by Shadowlawn Avenue on the north, Arlington Avenue on the east, Franklin Avenue on the south, and Hillsdale Avenue on the west. The district is eligible at a local level, under Criterion A, as an example of early suburban development indirectly influenced by Charles M. Robinson's design guidelines and under Criterion C as an example of architectural styles prevalent in the 1920s-1950s in the United States and particularly in the mid-west.

**Developmental history/additional historic context information** (if appropriate)

Putnam County's early years of settlement reflect the same experiences of many of Indiana's counties. The Treaty of 1818, between the Miami tribe of Native Americans and the federal government, was one of many that opened unsettled lands in the Northwest Territory for occupation and ownership by whites anxious to find new homesteads. This particular treaty "extinguished Indian title to the soil of Putnam County." The majority of the settlers in the region came from Kentucky, the Carolinas, Virginia, and a few from the Northeast, notably Pennsylvania. Putnam County officially became a political entity by an act of the General Assembly approved on 31 December 1821. Originally organized with only six

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

townships, the county, over time, expanded to a total of 14 townships through a process of adding and dividing lands in and around the original boundaries. Not long after organization the first settler, Ephraim Dukes, a prior resident of Pennsylvania, arrived in the vicinity of Greencastle's future location.<sup>8</sup>

Greencastle did not become the county seat by accident. Mr. Dukes and his wife conveyed 70 acres of land from their original 160 acres "in consideration that the county seat is located at the town of Greencastle" in September 1823, thereby assuring a presence of the county government in his town. Local mythology holds that the name of the new county seat is the same as Dukes' hometown in Pennsylvania. For a time his first name, Ephraim, graced a street in town but it was changed circa 1910 to College Avenue. In 1825, John W. Clark conveyed an additional 80 acres for expanding the limits of Greencastle and in so doing established the original plat of Greencastle consisting of 150 acres divided into 214 lots. The lots located around the square sold within a range of \$40.00 and \$111.00. The boundaries of the original plat were Liberty, Gillespie, South, and Hill Streets.<sup>9</sup>

In the mid-1830s, the Indiana Conference of the Methodist Church met at a gathering in Bloomington to resolve issues of future control of its university with state officials. Conferees eventually decided to establish a learning institution under church control rather than share supervision/authority with the state of Indiana. To decide where the new university would be located, numerous settlements (few populous towns existed at this point) offered subscriptions to woo the church to use their locality for this new educational endeavor. Among the competitors were Rockville, Putnamville, Lafayette, Indianapolis, Madison, and Greencastle, which won the privilege to host with a subscription of \$25,000.00 garnered from among 500 of its citizens.<sup>10</sup>

By 1859, the university offered its primarily male student body, through its eight departments, subjects such as philosophy, mathematics, languages, history and the law; eight years later in 1867, Indiana Asbury became coeducational in all of its departments.<sup>11</sup>

In 1883 Indiana Asbury faced the real possibility of having to close its doors. The man who came to the rescue was Washington C. DePauw, a wealthy industrialist from Salem, Indiana. Born in 1822, DePauw made a name for himself as a philanthropist and a smart businessman to the extent the Methodist church elected him as a trustee of the university in the 1870s. By 1881, he was the chairman of the board of trustees and had made his first donation of \$2,000.00 to help defray expenses. In October 1883, with bankruptcy and closure just over the horizon, DePauw promised university officials that he would donate \$2.00 for every \$1.00 they could raise; his total donation was nearly \$500,000.00. In a gesture of gratitude the Board of Trustees renamed the institution De Pauw University, over his reputed objection.<sup>12</sup>

While the university struggled through its institutional childhood, Greencastle firmly established itself as the commercial and political center of Putnam County. The political aspect of the town's identity is like many county seats throughout the state. The courthouse became the gathering place for county agencies such as the court system, the law enforcement branch in the form of the sheriff's office and jail, and the administrative seat of the county council and county commissioners. For several decades after the initial platting of the town, Greencastle and its citizens enjoyed what could be construed as "normal" progress in population growth, in broadening its economic base, and in transportation. Local farmers, through diligent application of hard work, quickly transformed subsistence farming and animal production to levels sufficient to begin moving excess production out of the county, in spite of a rudimentary road system, to nearby markets. When the railroad arrived in 1854, markets expanded farther afield and manufacturing began to become an important facet of the local economy. By 1864, the county had many active saw mills/grist mills and Greencastle had marble works for tomb stones and monuments, planing mills, a keg factory, a maker of pumps, and a carriage shop that also made plows and wheelbarrows. Other service commercial pursuits included dry goods and millinery shops, clothing dealers, nurserymen, real estate agents, and lots of physicians and dentists.<sup>13</sup>

<sup>8</sup> *Biographical and Historical Record of Putnam County, Indiana* (Chicago: Lewis Publishing Company, 1887), pages 208-209; Jesse W. Weik, *Weik's History of Putnam County, Indiana* (Indianapolis: B.F. Bowen and Company, 1910), page 35.

<sup>9</sup> Weik, *History of Putnam County, Indiana*, pages 35-37.

<sup>10</sup> *Ibid*, pages 95-97.

<sup>11</sup> *Ibid*, pages 97-101.

<sup>12</sup> Clipping File, Putnam County, Indiana State Library; Weik, *History of Putnam County, Indiana*, pages 101-102.

<sup>13</sup> *History of Putnam County* (Greencastle: The Sesquicentennial Committee, 1966), pages 166-167; *Atlas Map of Putnam County, Indiana* (Chicago: J.H. Beers Company, 1864) no page.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

The 1860s and 1870s were also times of stress in the community. A tornado in 1867 roared through the town from southwest to northeast and damaged buildings at the Indiana Asbury University, the old county seminary building, a Baptist church, and a sundry of lesser buildings right in the heart of town. Greencastle's luck against the imminence of fires that plagued many Indiana towns during the nineteenth century ended in the decade of the 1870s. Between 1871 and 1879, there was a major fire each year excepting 1878. The constant threat of fires in wooden buildings caused many communities to rebuild their public buildings in stone or brick for a more lasting presence, after fires consumed the first settlement-period structures.<sup>14</sup>

The last two decades of the nineteenth century were good years for Greencastle. Manufacturing enterprises continued to grow and prosper. Local deposits for coal offered ready fuel for the boilers in the factories and additional railroad lines, Indianapolis & St. Louis Railroad for one, through the town increased the distance to markets where local goods could be shipped. Cole Brothers, the pump maker, brought its lightning rod factory to Greencastle from St. Louis. Local entrepreneurs started the Greencastle Gas & Coke Company and one of the Cole brothers, J.W., formed the Greencastle Electric Light & Power Company in 1886 with other investors. The new undertaking lighted Meharry Hall at DePauw University's 1886 commencement exercises. Waterworks on Big Walnut Creek began operation in 1886/1887 to furnish running water to many customers. Greencastle entered the twentieth century with business booming and public utilities up and running or in the formative stages.<sup>15</sup>

The first two decades of the twentieth century promised to be as prosperous as the last two. Business start-ups in and around Greencastle included the A&O Stone Quarry in 1905, the Tin Plate plant in 1902 (it became a division of the famous Ball Brothers Company headquartered in Muncie, Indiana), and other smaller endeavors that produced such varied products as cigars, soap, and mattresses. All of this economic activity kept a steady influx of workers and supervisors, all of whom would eventually require housing of some sort. By 1920, most of the land area within the city limits had been bought up and was now occupied by houses. Little space remained in the Eastern Enlargement, platted in 1836, to build houses for newly arrived folks and the city needed new housing for the burgeoning population. This enlargement which stretched from Locust Street on the west to Wood Street on the east, and from Washington Street on the north to Hanna Street on the south, constituted the residential heart of the city and had seen the number of homes in the area steadily increase from the first years of the 1840s to circa 1910. The city anticipated extending its city limits and looked to local developers to provide the needed housing. Boosters in the community foretold of a continuing climate of increasing economic and residential growth. The farmland north of the Eastern Enlargement, known by some as the DePauw farm, appeared on the market. William Kreigh and others purchased and platted the land to develop as a new subdivision named Northwood. Kreigh's group enlisted the help of another firm, Kagay Realty Company of Effingham, Illinois, to handle the operational end of selling the lots. Northwood became a reality in 1920 when the first lots were sold to the general public. The advertising blitz in the weeks following the initial announcement in May 1920 kept the necessity for fast action in the public eye. A newspaper advertisement in mid-May touted "large beautiful wooded lots with real forest trees," a promise to work out financing terms, and the inevitability of future higher prices for lots due to the company's need to recoup for spending "several thousand dollars for improvements" in Northwood. A few weeks later the developer injected a large dose of old-fashioned boosterism into his campaign to sell lots. After a philosophical introduction to the subject of supporting "your home town" the advertisement asks the reader a number of questions about "...doing your share toward making a Greater Greencastle by encouraging the Northwood Development" and "have you ... shown your faith in the future Greencastle?" Whether or not this approach succeeded in bringing out the buyers is undocumented but the developer seems to connect the future of Greencastle with his business venture. Later the next year in September 1921, the developers flew in a noted auctioneer in the person of Col. R.C. Foland to auction off 50 lots during an afternoon session of entertainments including music and the giveaway of many gifts.<sup>16</sup>

While future homeowners deliberated about their purchases, county officials and taxpayers found themselves in a heated discussion about the need for a county hospital. Arguments about the necessity for a new county hospital appear in newspaper articles as far back as the 1910s. The issue obviously reentered the public forum in the early 1920s because the hospital board of trustees met in February 1922 to review the plans for the proposed new facility and to approve the

<sup>14</sup> *History of Putnam County*, Sesquicentennial Committee, page 187.

<sup>15</sup> *Ibid*, pages 167-169.

<sup>16</sup> "Your Own Home Town," *Greencastle Herald*, 5 June 1920, page 3;"Auctioneer Of Northwood Lots Is Coming Here In An Airplane," *Greencastle Herald*, 23 September 1921, page 1.

Northwood Historic District

Putnam County, IN

Name of Property

County and State

release of a request for bids to initiate construction. The plans, drawn by the Indianapolis architectural firm of D.A. Bohlen & Son, were approved and a request for bids announced in local newspapers. William Kreigh, a partner in the Northwood development and a member of the hospital board, and A.G. Brown, a Greencastle bank president, donated three acres of land in the northwest corner of Northwood for the site of the new hospital. In March 1922, the Board of Trustees received the bids and the next day awarded the contract to George W. Price, a Logansport, Indiana contractor, for the sum of \$65,338.00, an amount nearly \$20,000.00 below the original estimate. The hospital cornerstone, set in June 1922, covered a copper box filled with historical information about the hospital, copies of local newspapers, and lists of WWI veterans and county officials. Construction on the rest of the building moved forward in the summer of 1922 but lagged behind schedule. Part of the delay can be explained due to the untimely death of the prime contractor, Mr. Price, in January 1923. Infection set in after a compound fracture of the lower leg and "medical aid could not help him." After a short time to reorganize, construction continued and the open house commemorating its completion occurred in late July 1923. Members of a local sorority, Delta Theta Tau acted as ushers for the event.<sup>17</sup>

Like much of the land around the perimeter of the city limits, the area that became the Northwood Addition (the district) was farmland. Known by some as the Bence farm and later the DePauw farm, the land once belonged to a well-known local doctor who was the secretary of the Putnam County Board of Health for many years and a breeder of championship Angora goats. In early 1920, a development company headed by William Kreigh, a local real estate agent, and operated by the Kagay Realty Company from Effingham, Illinois, platted the addition and opened for business in the First National Bank Building in downtown Greencastle.<sup>18</sup>

Though there was no formal connection between Northwood, Kreigh, and the nationally-known urban commentator, Charles M. Robinson, Northwood compares favorably to Robinson's writings. Newspaper advertisements announcing the coming sales event allude to many design aspects for suburban development that Robinson often touched upon in his publications. Additionally, as a real estate man, Kreigh surely would have known of George Edward Kessler's work in Indiana's cities. Kreigh would have known of the major park system efforts underway in Indiana. Kessler advocated many of the same concepts as Robinson. Coincidentally, both had worked on city planning in Fort Wayne, Robinson devising a generalized planning report for parks and roads for the city in 1909-1910, Kessler, a more concrete parks and boulevards scheme that was largely executed, starting in 1911. Kessler executed both a major "City Beautiful" plan for the Indianapolis city park system (1909), and plans for private neighborhoods like Brendonwood, an Indianapolis suburb similar in feeling to Northwood (laid out by Kessler with assistance by Lawrence Sheridan in 1917). While one could speculate on what Kreigh knew of these designers and places, what is certain is that Kreigh's Northwood closely resembles them. Sketches in local newspapers and the original plat depict curvilinear streets, an esplanade, terraced lots with deep setbacks, utility easements along the rear property lines, and unrestricted viewsheds throughout the streets. Narratives that accompanied the sketches emphasized restrictions on the value of homes built to combat the erection of "cheap and unsightly houses", proximity to downtown center, and "a park-like appearance" wherever prospective buyers settled. The price of the initial offerings ranged from \$200 to \$550 per lot. Contrary to the aura of exclusivity the developer sought to engender, the narrative of one advertisement stated unequivocally that "there will be building sites for everyone...to build a five room cottage or a modern mansion."<sup>19</sup>

A study of the earliest aerial photographs available provides some evidence of the original topography. It appears that the developer took advantage of the rolling nature of the terrain to achieve variations in the elevation of the home sites (terracing). The photographs clearly show that little earth, other than that needed to construct the streets, was moved about during the initial phases of the project. Some original trees appear in both the 1926 image from a historical publication and the 1939 aerial photograph. Robinson and his followers promoted the use of street side parkings and the use of wide boulevards to enhance the grandeur of a landscape design. Only along Greenwood Avenue is there evidence

<sup>17</sup> "New Hospital Building Is Ready For Opening," *Indianapolis News*, 28 July 1923, page 16; "To Ask For Bids For Hospital Construction," *Greencastle Herald*, 1 February 1922, page 1; "George W. Price Is Awarded The Contract For County Hospital," *Greencastle Herald*, 23 March 1922, page 1; "Death Comes To Hospital Contractor," *Greencastle Herald*, 5 January 1923, page 1; and "Hospital Cornerstone Is Laid," *Greencastle Herald*, 13 July 1922, page 1.

<sup>18</sup> "Residential District to be Developed," *Greencastle Herald*, 7 May 1920, page 1; John j. Baughman, *Our past, Their Presents* (Greencastle: Putnam County Museum, 2008), page 276.

<sup>19</sup> Ibid. "Now Being Platted and Developed NORTHWOOD Greencastle's New Residential Park," *Greencastle Herald*, 7 May 1920, page 4.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

that the developer planned the use of street side parkings; wide boulevards never entered the plan. There is an economy of design throughout the district that does not fulfill all City Beautiful planning tenants, but the overall use of the natural terrain plays well into the basic desire to bring nature into the urban environment.<sup>20</sup> After many years of service to the community, the Putnam County Hospital in Northwood closed its doors when a new, more modern facility assumed its duties on the south side of Greencastle. The old hospital building and nurse's home acquired new identities in the 1980s. The main hospital building, modified by an Indianapolis architect, became 33 one-and two-bedroom apartments and the nurse's home modification resulted in an additional seven apartments with parking out front.<sup>21</sup>

While construction of the new hospital continued on a slow pace in the first years of the decade, the sale of lots and the construction of private residences moved forward at a rapid pace. By 1923, the local city directory listed nine homes in the subdivision and their owners demographically ranged from bank president to barber, automobile mechanic, a professor at DePauw University, and dentist. The developers' promise of opportunity for everyone seems to have been fulfilled to this point. The majority of homes in this first period of development included Craftsman-style bungalows and two-story Colonial Revival residences.<sup>22</sup>

The surge in advertising in the first few years of the subdivision's existence paralleled improvements accomplished by local government. In October 1921, the city council voted to place two fire hydrants in Northwood, one on Northwood Boulevard and one on Highwood Avenue. These two could easily provide water for the local fire department to protect the first homes in the southern portion of the subdivision specifically Northwood Boulevard, Ridge Avenue, and Highwood Avenue. A few months earlier, the council had awarded a contract to a firm in Bainbridge, Indiana, to "improve Northwood Boulevard with cement sidewalks, curbs and gutters," for the sum of slightly more than \$3,500.00. At this same juncture in the city's history, many streets in other parts of town received annual doses of tar or a like substance to keep the dust settled when a host of automobiles raced up and down city streets. By the spring of 1922, two local homeowners presented petitions to the city council to expand on the original project on Northwood Boulevard to include cement paving of Northwood Boulevard, Highfall, Highwood, and Greenwood Avenues to the list of improvements. The petitioners, A.G. Brown and C.C. Huestis, were two important personages within the community and their petition no doubt received appropriate attention.<sup>23</sup>

The sequential completion of the district's inventory of homes is similar to other subdivision developments of the time. Like other subdivisions designed and platted in the late 1910s and 1920s, Northwood experienced two relatively distinct periods of growth. The first is obviously the initial offering of lots for sale in 1920-1923. A search of local newspaper articles after 1925 failed to reveal any reference to Northwood, extensive land sales in the subdivision, or any indication of sales activity that might signal speculation or rapid turnover of properties for quick gains. Comparison of the city directory in 1937 with the Decennial Census of 1930 revealed an increase in the number of homes listed in both documents and the same names appear at many of the same addresses. Even considering the qualitative differences between these two sources it is obvious that subdivision continued to prosper but at a slower rate of growth. An aerial photograph taken in 1939 clearly shows the presence of the fifty-odd homes that appeared/were documented in the directory of the same period. Therefore, it is reasonable to believe that construction of new homes continued through the late 1920s and, at a greatly reduced rate, during the Depression.<sup>24</sup>

Surprisingly, what does not appear in local newspapers after WWII is evidence of the expected rush by area contractors and others in the construction industry to furnish homes for returning veterans or just to meet abnormally high birth rates recorded throughout the country in the years after World War II, 1945 to an arbitrary date in mid-1950s. A

<sup>20</sup> Aerial Photograph, Putnam County, Indiana, 1939, BWL-4-23; *History of Putnam County* (Greencastle: The Sesquicentennial Committee, 1966), page 156; Original Plat of Northwood Addition, 1920.

<sup>21</sup> "Old Hospital to House Apartments," *Indianapolis News*, 19 March 1984, page 18.

<sup>22</sup> W.H. Hoffman, *City Directory of Greencastle, Indiana* (Quincy, Illinois: The Hoffman Directories, 1923), page 224.

<sup>23</sup> "Vote To Place Two Hydrants In Northwood," *Greencastle Herald*, 26 October 1921, page 1; "Council Lets Contract For New Boulevard," *Greencastle Herald*, 29 July 1921, page 8; "To Improve Avenues In Northwood With Cement," *Greencastle Herald*, 26 April 1922, page 1.

<sup>24</sup> W.H. Hoffman, *City Directory of Greencastle, Indiana* (Quincy, Illinois: The Hoffman Directories, 1937), pages 240-248; Aerial Photograph, Putnam County, Indiana, 1939, BWL-4-23; U.S. Decennial Census, *Putnam County, Indiana*, 1930. Note: The search of the local newspapers for mention of the Northwood subdivision also revealed a community-wide lack of interest in real estate matters in general and home ownership in particular while in other communities in the state the opposite situation is true.



Northwood Historic District

Name of Property

Putnam County, IN

County and State

detailed review of the county's largest newspaper from 1945 to 1955 revealed no advertising campaigns/information about new homes sales, no deals from any of the national home builders, no pronouncements concerning a lack of housing within the community, no inducements by the Federal Housing Authority to secure ownership of a new home, and no advertisements for special loan offerings from local banks. It appears that the last half of the inventory of homes in the district were built in a steady unremarkable manner without the flurry of activity and the hyped-up sales advertising noted in other locales around the state and the country during the late 1940s and early 1950s.<sup>25</sup>

Having noted that circumstance, however, does not detract from the significance of the district to any degree and seems to be another (different) example of how communities answered the need for increased housing in a "business as usual" manner in the post-war world. The architectural styles of homes within the district provide cardinal points to chart changes in the public's ever-shifting popular trends in home styles. Additionally, the two separate periods of growth highlight the presence and importance of the middle decades of the twentieth century in defining the nation's history. The design elements popularized by the new generation of city and neighborhood planners and builders are easily recognized within the boundaries of the district to this day. Viewsheds along each curvilinear street remain unobstructed by fences and other man-made structures. Utilities occupy easements at the rear of deep lots and are buried from sight. The trees and plantings along the various streets and in the esplanade create the park-like environment that he believed added so much to the each person's enjoyment of life. The oldest trees in the district, in the southern section, sequester many homes within their own quiet confines that buffer its inhabitants from the noise of nearby streets or even the neighbors. The impact of City Beautiful concepts on the design of hundreds of subdivisions, which sought to provide inhabitants with the best aspects of both rural and city dwelling, is clearly evident in this district.

---

## 9. Major Bibliographical References

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

- Aerial Photographs, Putnam County, Indiana, 1939 and 1959, BWL-4-23 and BWL-3V-157. Available at the Indiana Commission on Public Records, Indianapolis, Indiana.
- Atlas Map of Putnam County, Indiana*. Chicago: J.H. Beers Company, 1864.
- Ames, David L. and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs*. Washington, DC: National Park Service, 2002.
- Christopher Baas and Tina Jones, et al, "The Civilizing of a Midwestern City: The Park and Boulevard System of Fort Wayne, Indiana" Multiple Property Documentation Form, Accepted by the National Register, 2006.
- Greencastle Herald*, 7 May 1920; 5 June 1920; 29 July 1921; 23 September 1921; 26 October 1921; 1 February 1922; 23 March 1922; 26 April 1922; 13 July 1922; and 5 January 1923.
- History of Putnam County*. Greencastle: The Sesquicentennial Committee, 1966.
- Hoffman, W.H. *City Directory of Greencastle, Indiana*. Quincy, Illinois: The Hoffman Directories, 1923 and 1937.
- Indianapolis News*, 28 July 1923; 24 January 1925; and 19 March 1984.
- McAlester, Virginia and Lee McAlester. *Field Guide to American Houses*. New York: Alfred A. Knopf, 1989.
- Robinson, Charles Mulford. *Modern Civic Art*. New York: G.P. Putnam's Sons, 1903.

---

<sup>25</sup> *Greencastle Herald*, 1945–1955, passim.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

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): none

10. Geographical Data

Acreage of Property Approximately 43 acres  
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>512020</u>	<u>4388700</u>	3	<u>16</u>	<u>512580</u>	<u>4388140</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>512200</u>	<u>4388140</u>	4	<u>16</u>	<u>512580</u>	<u>4388700</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

Starting at the northwest corner of the intersection of East Franklin Street and North Arlington Avenue proceed north along the west curb of North Arlington Avenue to the southwest corner of the intersection of North Arlington Avenue and Shadowlawn Avenue; turn west and proceed along the south curb of Shadowlawn Avenue past the northern entrances to Highfall Avenue, Greenwood Avenue, and Hillsdale Avenue and continue along the south curb to the rear property line of 250 Hillsdale Avenue; turn south and proceed in a southeasterly direction along the rear property lines of 250 to 208 Hillsdale Avenue to an intersection with the rear property line of 116 Northwood Boulevard; turn south, and proceed along the rear property lines of 116 to 102 Northwood Boulevard to an intersection with the north curb of East Franklin Street; turn east and proceed along the north curb of East Franklin Street past the entrance to Northwood Boulevard and continue on to close of the starting point at the northwest corner of the intersection of North Arlington Avenue and East Franklin Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries as described constitute the legal boundaries of the original plat of the subdivision as recorded in county offices. The resources within the boundaries contribute to the district in sufficient numbers and in a diffused enough pattern that deviation from the platted boundaries would not make sense.

11. Form Prepared By

name/title John Warner  
organization \_\_\_\_\_ date July 25, 2011

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

street & number 5018 Broadway Street telephone 317-283-5450  
city or town Indianapolis state IN zip code 46205  
e-mail jp\_warner@sbcglobal.net

---

### Additional Documentation

Submit the following items with the completed form:

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

---

### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Northwood Historic District  
City or Vicinity: Greencastle  
County: Putnam State: Indiana  
Photographer: John Warner  
Date Photographed: 3 December 2010

Description of Photograph(s) and number:

- 1 of 23. Looking southeast at 204 Hillsdale Avenue, the best example of the style in the district.
2. Looking northeast at 215 Hillsdale Avenue. This house is unusual in that it has two distinct entries, one at either end of the façade.
3. Looking north at 234 Hillsdale Avenue, the brick house in the center of the photo.
4. Looking northwest at 250 Hillsdale Avenue which once served as the quarters for some of the nurses working at the Putnam County hospital that was across the street (east).
5. Looking east at 311 Greenwood Avenue. Nicely situated on a spacious lot on an elevated portion of the district the house has been the recipient of many modern upgrades.
6. Looking south-southwest at 312 Greenwood Avenue at a student-constructed house that has retained significant integrity.
7. Looking west at 324 Greenwood Avenue.
8. Looking west-southwest at 330 Greenwood Avenue the old home of the Putnam County hospital. Now converted to apartments the building retains its integrity in spite of two large additions to the south and west elevations.

Northwood Historic District

Putnam County, IN  
County and State

Name of Property

9. Looking east at 335 Greenwood Avenue.
10. Looking west at 603 Highwood Avenue, the one-story house in the right half of the photograph.
11. Looking southwest at 612 Highwood Avenue, the brick Tudor Revival home in the left half of the photograph.
12. Looking north at 301 Highfall Avenue.
13. Looking east at 319 Highwood Avenue. Situated on an elevated section of the district, the owners are afforded a view to the west, shown in photograph 23, which visually presents a number of Robinson's design elements employed to create a park-like environment in his subdivisions.
14. Looking northwest at 316 Arlington Avenue. A real mixture of style and materials this small house was constructed either directly before or after WWII because the 1938 aerial photograph does not show its existence.
15. Looking west at 308 Arlington Avenue which is an example of the post-WWII homes constructed along this street.
16. Looking south at 600 Ridge Avenue, the biggest single residence and one of the earliest built in the district.
17. Looking west at 613 Ridge Avenue, another example the post-war homes that appear as infill throughout the north half of the district.
18. Looking northeast at 103 Northwood Boulevard. This low-profile, sprawling home is one of only a few Ranch-style homes present in the district.
19. Looking northwest at 124 Northwood Boulevard. This photograph also shows a portion of the simple esplanade as it divides into various streets that make up the bulk of the district.
20. Looking east at 203 Northwood Boulevard, the only example of this style in the district.
21. Looking south along Hillsdale Avenue at the curvilinear nature of the interior streets in the district.
22. Looking north from the intersection of Highwood and Highfall Avenues that presents an excellent example of the use of natural topography to enhance the park experience that was an imperative in Robinson's subdivision design.
23. Looking southwest across the street from 319 Highfall Avenue.

Northwood Historic District  
Name of Property

Putnam County, IN  
County and State

---

**Property Owner:**

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

name various  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend 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 18 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.

**Resource List – Northwood Historic District**

Address	C/NC	Date	Style
<i>Hillsdale Avenue (WS)</i>			
1. 250	C	1937	CR
2. 246	C	c1930	CR
3. 242	C	1939	MT
4. 240	C	c1940	CC
5. 238	C	c1950	MT
6. 236	N/C	c1925	CC
7. 234	C	c1940	CC
8. 232	C	1930	TR
9. 230	C	c1930	MT
10. 228	C	c1950	MT
11. 226	N/C	c1945	CC
12. 224	N/C	c1930	TR
13. 222	C	c1930	CM
14. 220	C	c1925	CM
15. 218	C	c1925	CR
16. 214	C	c1935	CR
17. 210	C	c1930	TR
18. 208	C	c1925	CR
19. 206	C	c1930	TR
20. 204	C	c1925	CM
<i>Hillsdale Avenue (ES)</i>			
21. 239	N/C	c1980	Modern
22. 231	C	c1930	TR
23. 227	C	c1950	MT
24. 221-223	C	c1955	R
25. 217	C	c1925	CM
26. 215	C	1941	MT/MR
27. 211	C	c1930	CM
28. 209	C	c1930	CR
29. 207	C	c1950	MT
30. 205	C	c1930	CR
<i>Greenwood Avenue (WS)</i>			
31. 330	C	1927	CR
32. 326	C	c1930	TR
33. 324	N/C	1950	MT
34. 320	C	c1930	CM
35. 316	C	c1925	TR
36. 312	C	c1925	CM
37. 310	C	c1930	CR
38. 304	C	c1940	TR
39. 302	C	c1930	TR
40. 300	C	c1935	CR
<i>Northwood Boulevard (WS)</i>			
41. 124	C	1939	CR
42. 118	N/C	c1930	CR
43. 116	N/C	c1935	BW
44. 114	C	c1935	CR

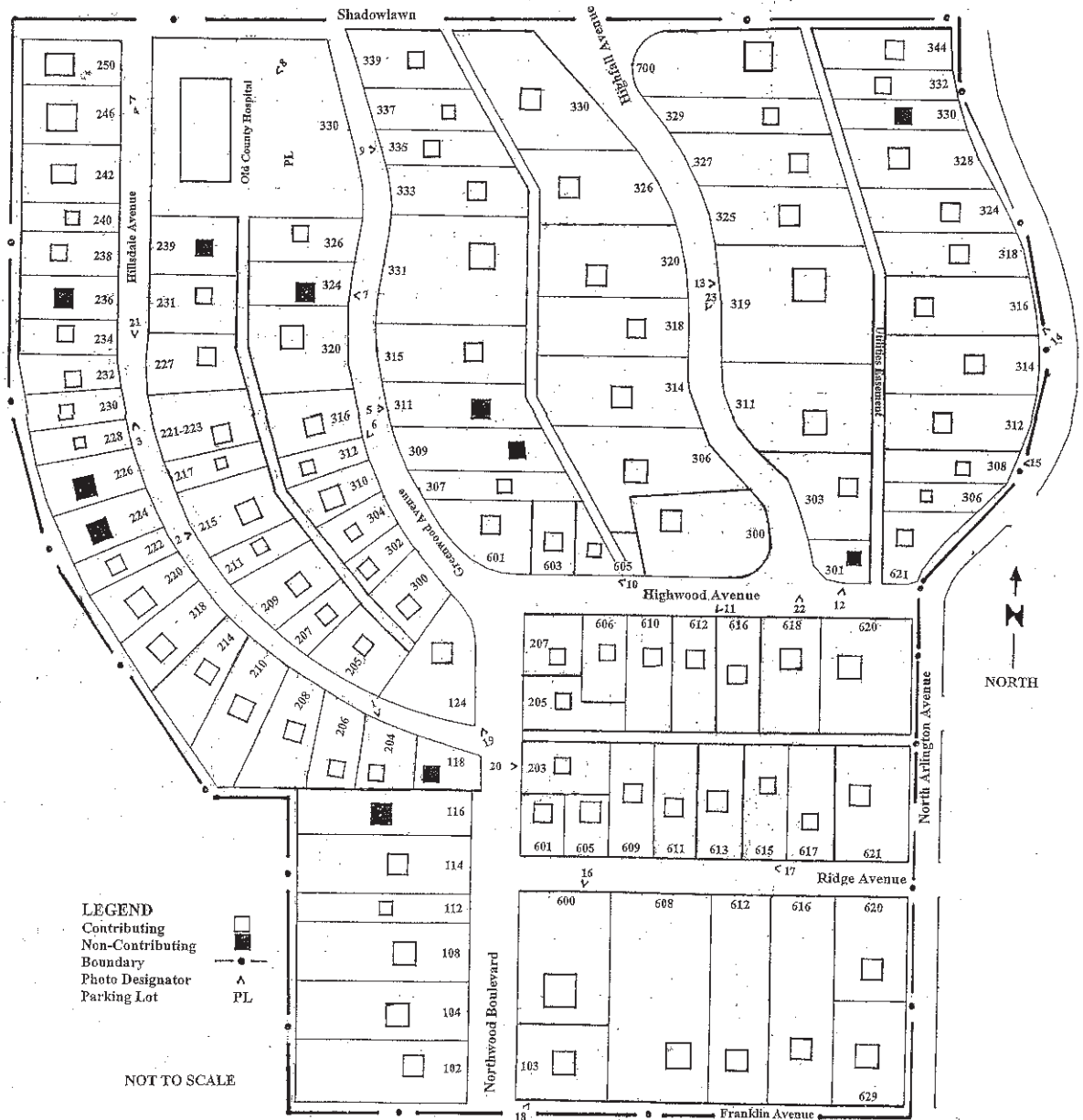
**Legend:**

- CR – Colonial Revival
- MT – Minimal Traditional
- CC – Cape Cod
- TR – Tudor Revival
- CM – Craftsman
- R – Ranch
- BW – Bungalow
- SE – Spanish Eclectic
- MR – Minimal Ranch

Address	C/NC	Date	Style
45. 112	C	c1930	CR
46. 108	C	c1930	TR
47. 104	C	c1930	CM
48. 102	C	c1930	CM
<i>Northwood Boulevard (ES)</i>			
49. 207	C	c1930	TR
50. 205	C	c1930	CR
51. 203	C	1927	SE
52. 103	C	c1955	R
<i>Greenwood Avenue (ES)</i>			
53. 339	C	c1950	MT
54. 337	C	c1950	MT
55. 335	C	1950	CC
56. 333	C	c1930	CR
57. 331	C	c1950	R
58. 315	C	c1930	CR
59. 311	N/C	c1940	CC
60. 309	N/C	c1930	CR
61. 307	C	c1950	MT
<i>Highfall Avenue (WS)</i>			
62. 330	C	c1955	R
63. 326	C	1929	CC
64. 320	C	c1940	CC
65. 318	C	c1940	CC
66. 314	C	c1950	R
67. 306	C	c1950	R
68. 300	C	c1930	CR
<i>Highfall Avenue (ES)</i>			
69. 329	C	c1950	MT
70. 327	C	c1940	CC
71. 325	C	c1930	CR
72. 319	C	c1940	CR
73. 311	C	c1930	CR
74. 303	C	c1930	CR
75. 301	N/C	1925	BW
<i>North Arlington Avenue (WS)</i>			
76. 344	C	c1950	MT
77. 332	C	1947	MT
78. 330	N/C	c1950	MT
79. 328	C	c1930	CR
80. 324	C	c1950	MT
81. 318	C	c1950	MT
82. 316	C	c1945	TR
83. 314	C	c1950	MT
84. 312	C	c1950	R
85. 308	C	1954	MT
86. 306	C	c1950	MT
<i>Highwood Avenue (NS)</i>			

87. 601	C	c1930	CM
<u>Address</u>	<u>C/NC</u>	<u>Date</u>	<u>Style</u>
88. 603	C	1940	MR
89. 605	C	c1930	CR
90. 621	C	c1930	CR
<i>Highwood Avenue (SS)</i>			
91. 606	C	c1930	CM
92. 610	C	c1935	CM
93. 612	C	1939	TR
94. 616	C	c1930	CR
95. 618	C	c1950	MT
96. 620	C	c1930	CR
<i>Ridge Avenue (NS)</i>			
97. 601	C	c1930	CM
98. 605	C	c1930	CR
99. 609	C	c1930	CM
100. 611	C	c1930	CR
101. 613	C	1951	MT
102. 615	C	c1930	CR
103. 617	C	c1940	CC
104. 621	C	c1930	CR
<i>Ridge Avenue (SS)</i>			
105. 600	C	1926	CR
106. 608	C	c1930	CR
107. 612	C	c1930	CR
108. 616	C	1926	CR
109. 620	C	c1925	CR
110. 629	C	c1930	CM
<i>Shadowlawn (SS)</i>			
111. 700	C	c1950	R
Site			
112. Northwood Historic District	C	1920	





NORTHWOOD HISTORIC DISTRICT  
 GREENCASTLE, INDIANA

(Putnam County)

**NORTHWOOD  
HYDRO DISTRICT  
GREENCASTLE, PINNAC  
COUNTY, INDIANA**

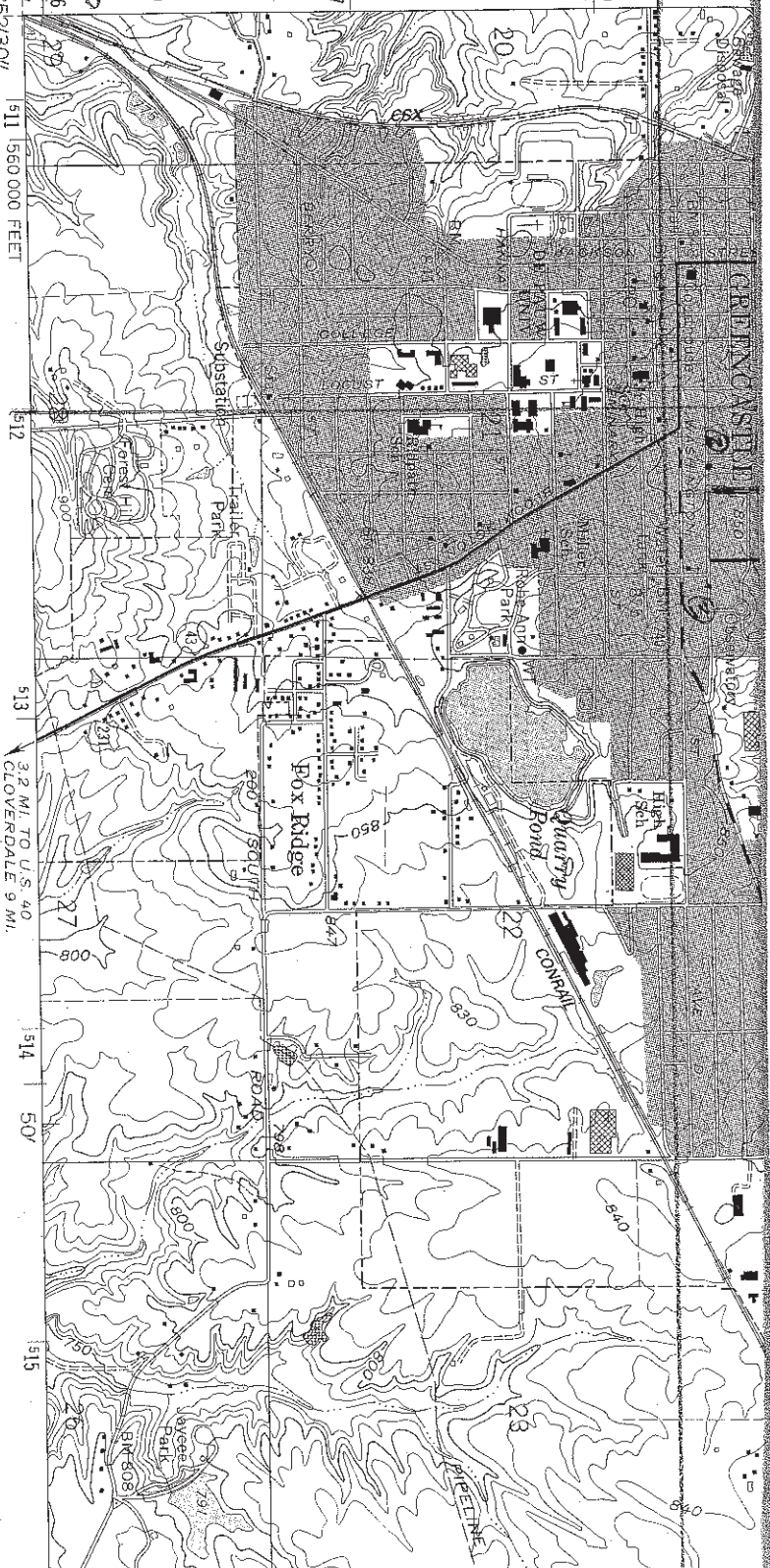
- ① 16 512 0204388 700
- ② 16 512 200 4388140
- ③ 16 512 580 4388140
- ④ 16 512 5804388700

*GREENCASTLE  
QUAD*

(REELSVILLE)  
3663 III SW

39°37'30"  
86°52'30"

780 000  
FEET



Mapped, edited, and published by the Geological Survey

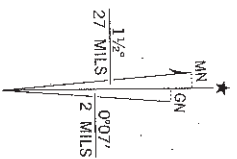
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1956. Field checked 1958. Revised from aerial photographs taken 1969. Field checked 1970

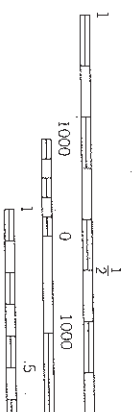
Polyconic projection. 10,000-foot grid ticks based on Indiana coordinate system, west zone  
1000-meter Universal Transverse Mercator grid ticks,  
Zone 16, shown in blue

1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 1 meter south and  
1 meter east as shown by dashed corner ticks.

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked  
Red tint indicates area in which only landmark buildings are shown



UTM GRID AND 1986 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET



THIS MAP COMPLETES  
FOR SALE  
DENVER, COLORADO  
AND INDIANA DEPARTMENT OF  
A FOLDER DESCRIBING TOPOGRA