

10/08

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Monroe Terrace Historic District

other names/site number The Edison Concept Houses

2. Location

street & number District: 304-318 Monroe Street not for publication
city or town Gary vicinity NA
state Indiana code IN county Lake code 089 zip code 46402

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally X statewide locally.
(See continuation sheet for additional comments.)

Signature of certifying official _____ Date _____

State or Federal Agency or Tribal government _____

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

Signature of commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is: _____ other (explain): _____
 entered in the National Register _____
 See continuation sheet. _____
 determined eligible for the National Register _____
 See continuation sheet. _____
 determined not eligible for the National Register _____
 removed from the National Register _____

Signature of Keeper _____ Date of Action _____

5. Classification

Ownership of Property (Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

building(s)
 district
 site
 structure
 object

Number of Resources within Property

| Contributing | Noncontributing |
|---------------|--------------------------|
| <u>8</u> | <u> </u> buildings |
| <u> </u> | <u> </u> sites |
| <u> </u> | <u> </u> structures |
| <u> </u> | <u> </u> objects |
| <u>8</u> | <u>0</u> Total |

Number of contributing resources previously listed in the National Register 0

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

Concrete in the Steel City: The Edison Concept Houses of Gary, Indiana

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Cat: Sub:

Cat: Sub:

Cat: Sub:

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling

Cat: Sub:

Cat: Sub:

Cat: Sub:

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th & Early 20th Century American Movements:
Bungalow/ Craftsman

Materials (Enter categories from instructions)

foundation concrete

roof asphalt

walls concrete

other

Narrative Description

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

8. Statement of Significance

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ENGINEERING

INVENTION

Period of Significance

1910-1958

Significant Dates

1910

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Creighton, D. F. Architect

The United States Sheet and Tin Plate Company, Builder

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

9. Major Bibliographical References

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

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering

Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository:

Indiana University Northwest Cabinet Archives

10. Geographical Data

Acreage of Property Less than one acre

UTM References (Place additional UTM references on a continuation sheet)

| Zone | Easting | Northing | Zone | Easting | Northing |
|------|---------|----------|------|---------|----------|
| 1 | _____ | _____ | 3 | _____ | _____ |
| 2 | _____ | _____ | 4 | _____ | _____ |

____ See continuation sheet.

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

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

11. Form Prepared By

name/title Christopher Baas

organization _____ date March 2008

street & number 21116 North Banbury telephone (317)877-7799

city or town Noblesville state IN zip code 46062

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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National Register of Historic Places Continuation Sheet

Monroe Terrace Historic District
Lake County, Indiana

Section 7 Page 1

7. Description

The Monroe Terrace Historic District consists of eight terraced houses located on the west side of the 300 block of Monroe Street, in the First Subdivision of Gary, Indiana. The district contains eight contributing resources. Two of the houses are occupied.

The district is located on Monroe Street between 3rd and 4th Avenues. It is bordered on the east by Monroe Street, on the north by 3rd Avenue and the South Shore Railroad, on the west by a residential alley, and on the south by residential properties.

The terraces are two stories in height and have basements. The exterior walls, basement walls, and the walls separating each house are constructed of formed concrete. The roof, floors, and interior partitions are constructed of dimensional lumber. Each house has a flat roof (that sheds to the building's rear), front and side parapet walls, a skylight, and a chimney. Architectural ornamentation is formed in the front façade's concrete walls. Cast details include geometric ornaments, windowsills, and parapet walls capped with pediments and coping.

The terrace was symmetrical before the two southernmost houses were razed (316 and 318). What were previously the center two houses are paired under the highest parapet, and flanked by four houses on the north and two houses to the south. The monotony of the mass-produced row house is softened through the delineation of houses into single and paired units by stylized parapets. For instance, the terrace has two sets of paired houses (historically three sets), and two sets of two individual houses.

304-318 Monroe Street

The terrace is approximately 150 feet long, 35 feet deep, and has a 7-foot deep concrete porch. Each house measures 15 feet wide x 35 feet deep, and has a 15-foot by 7-foot porch. The porch openings were originally open. However, these openings have been enclosed with an entry door, and windows displaying various styles of one-over-one double-hung windows.

The two-story front façade has a continuous, single story porch that extends the length of the terrace. The terrace has a massing of paired houses in the center and, originally, on each end, with two sets of two individual houses in-between.

The paired houses are delineated from the individual houses by variations in the parapet roof, window spacing, and cast ornamentation (See Photos #1 & #2). All the houses are separated by a buttress-like detail that extends from the porch to near the bottom of the parapets. The porch has a flat roof, and a plain frieze supported by columns that have a cast rectangle and a triangular tassel.

The central section has two houses (312 and 314) and displays a pedimented parapet roof with a coping that steps and angles down to the adjacent houses.

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Monroe Terrace Historic District
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Four individual houses (308, 310, and 316, 318) display a simple parapet with a notch that resembles a battlement. A cast triangle below a raised, tab-like projection is located between 306 and 308, and on the south edge of 318. Each upper story has two one-over-one double-hung windows. A cast, v-shaped, geometric ornament is located between each window.

The paired houses at the north end of the terrace (304 and 306) are similar to the central section, except the parapet displays a flatter crown with squared ends, and a cast vertical rectangle.

Each house has a raised porch with a flat roof that covers the façade's ground story. Concrete steps with concrete sidewalls access the porch. An opening to the basement's coal room is located next to each stair. The porch's frieze displays cast square depressions with triangular ornamentation between each house.

The terrace's north façade is a windowless concrete wall that display the roof's sloping side parapet wall, and the skylight well. The South façade displays the north, interior concrete wall of the razed 318 Monroe Street (See Photo #3).

The terrace's rear (west) façade is divided into four projecting wings by narrow, two-story courtyards that allow light and air into the sides of each house (See Photo #4 and #5). Each wing and courtyard serves two houses. The ground story of the wing's rear façade displays two entry doors between two one-over-one double-hung windows. The second stories have two one-over-one double-hung windows located over the first-story entry doors. The courtyard's sidewalls display a single, small one-over-one double-hung window on the first-story, below a larger second-story one-over-one double-hung window. The courtyard's rear wall displays one-over-one double-hung windows on each story. The courtyards have doors to the basement.

House Plans and Interiors

The houses within each terrace have identical interior layouts in alternating, mirrored plans. The ground story has an entry porch, a living room at the front of the house, a dining room in the center, and a kitchen in the rear. Entry doors are located from the porch into the living room, and from the rear yard into the kitchen. The second story has bedrooms and a bathroom clustered around a hallway and stairwell. Bedrooms are located at the front and back of the house, with the hallway, bath, and closet in-between (Photo #9).

The living room has a fireplace that is topped with a plain wood mantel and decorative molding (See Photo #7). The stairs are also located in the living room. They are enclosed on one side by the house's outer wall, and are open to the living room (See Photo #8). A square skylight illuminates the stairwell. The dining room has built-in shelves over a cabinet base. The small kitchen has built-in cabinets, and a door to the rear yard. The basement has a coal room beneath the porch, and utility spaces for the furnace and laundry machines.

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Monroe Terrace Historic District
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Section 7 Page 3

The interior walls, floors, and partitions are wood frame construction. The ceilings and walls have plaster applied to weaved lath, likely prefabricated and installed in panels. The interior has Arts and Crafts inspired details. Where historic material remains, the floors are wood, and the baseboards are a plank topped with a simple molding. Door surrounds simulate a classical entablature supported by column-like jambs. The doors display a large panel over a smaller panel (Photo #10).

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Monroe Terrace Historic District
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8. Statement of Significance

The Monroe Terrace Historic District is eligible for the National Register under Criterion A as an example of the historic trends in the development and growth of the City of Gary. It represents a novel concept for house construction designed, patented, and promoted by inventor Thomas A. Edison, and refined by other architects and inventors. The construction was regarded as the country's first experiment of this type of large-scale housing production. Constructed for the employees of the U.S. Sheet and Tin Plate Company, they are also representative of one solution to the city's housing shortage caused by the influx of workers to the new mills. The district is eligible under Criterion C as an outstanding example of early twentieth century company-supplied worker housing that utilized experimental methods and materials of house construction. The houses were designed by architect D. F. Creighton of Ambridge, Pennsylvania. They exhibit simple, efficient, and homey spaces. The exterior use of building heights, organization and grouping of houses, and cast details shows the architect's understanding of the need for variation to lessen the monotony of mass production.

The district's period of significance is 1910-1958. Terrace construction began in 1910, and the fifty year benchmark for eligibility is 1958. City directories indicate the mill continued to rent the houses into the early 1970's. Rental periods appear to have been as short as a year and for up to decade or more in length. Some units continued to be rented for several years to the widows of mill workers.

The district is one of five included in the *Concrete in the Steel City: The Edison Concept Houses of Gary, Indiana* (2007) Multiple Property Document within the historic context of *United States Sheet and Tin Plate Company Concrete Houses of Gary, Indiana, 1910-1957*. By 1910, Gary's private enterprises could not meet the housing demand caused by the new U.S. Steel mill works and its subsidiaries. To help speed the transfer of management level employees, the subsidiary U.S. Sheet and Tin Plate Company constructed worker housing in terraces of formed concrete.

The houses are the first large-scale attempt of employing Thomas Edison's concept of providing affordable and sanitary housing for the working classes. Beginning in 1906, Edison patented metal forms and a process for casting a house in a single pour. While Edison never successfully employed his invention, the concept was assumed and developed by others, including the Reichert Manufacturing Company (that patented the forms used in Gary). The method was described in 1920 as "small, light-weight unit steel forms."¹ Their advantage over other concrete forming systems (for instance wood or hydraulic forms) was the ability to be assembled with unskilled labor in repeated applications. The forms were invented and patented in Milwaukee, Wisconsin by August Reichert in 1911, and sold under the name of Reichert Adjustable Metal Forms. Apparently, it was further refined about 1919 and renamed Metaforms. The company is still actively producing concrete related products.

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Monroe Terrace Historic District
Lake County, Indiana

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The houses in the Monroe Terrace have both private and public owners. Six of the houses are privately owned, and largely maintain their historic layouts and materials. The remaining two are owned by the City of Gary. 316 Monroe displays fire damage (Photo #7). Although the house appears to have experienced smoke damage, the interior appears reasonably intact. However, the unsafe conditions prevented determining the affects to its integrity beyond viewing the house through the front door.

The Multiple Property Document presented the houses' historic context, significance, and conditions for listing. To be eligible, the district, must display the integrity of design, location, setting, materials, workmanship, feeling, and association. Although the overall terrace composition has been affected by the razing of 320 and 322 Monroe Street, the exterior appearance and interior spaces of the remaining houses represent the original design and construction. The concrete building material has not been covered or altered, and a representative portion of the concrete exterior and historic interior woodwork and details remain. While the porches have been enclosed, they are readily identifiable as porches. The terrace is in its original location, and its historic, residential, First Subdivision context remains relatively intact. The terrace represents the notable workmanship of materials, most notably the concrete walls, cast details, woodwork, plaster, and windows.

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Monroe Terrace Historic District
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Section 9 & 10 Page 6

9. Major Bibliographical References

Baas, Christopher. *Concrete in the Steel City: The Edison Concept Houses of Gary, Indiana* Multiple Property Document, 2007.

Historic Landmarks Foundation of Indiana. *Lake County Interim Report: Indiana Historic Sites and Structures Inventory*. Indianapolis, 1996.

Whipple, Harvey. 'How Will the Individual Owner Get a Concrete House?' in *Concrete Houses: How They Were Built*. Detroit: Concrete-Cement Age Publishing Company, 1920.

10. Geographical Data

Verbal Boundary Description

The Monroe Terrace Historic District boundary starts at a point of beginning at a position on west curb line of Monroe Street even with the north property line of 304 Monroe Street; then south to a point even with the south property line of 318 Monroe Street; then west to a point on the east curb line of the alley running behind 304-318 Monroe Street; then north to a point even with the north property line of 304 Monroe Street; then east to the point of beginning.

Boundary Justification

The boundary uses easily identifiable points to define its limits, includes all contributing resources, and excludes neighboring properties.

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Monroe Terrace Historic District
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Photo Log

Monroe Terrace Historical District (City of Gary)

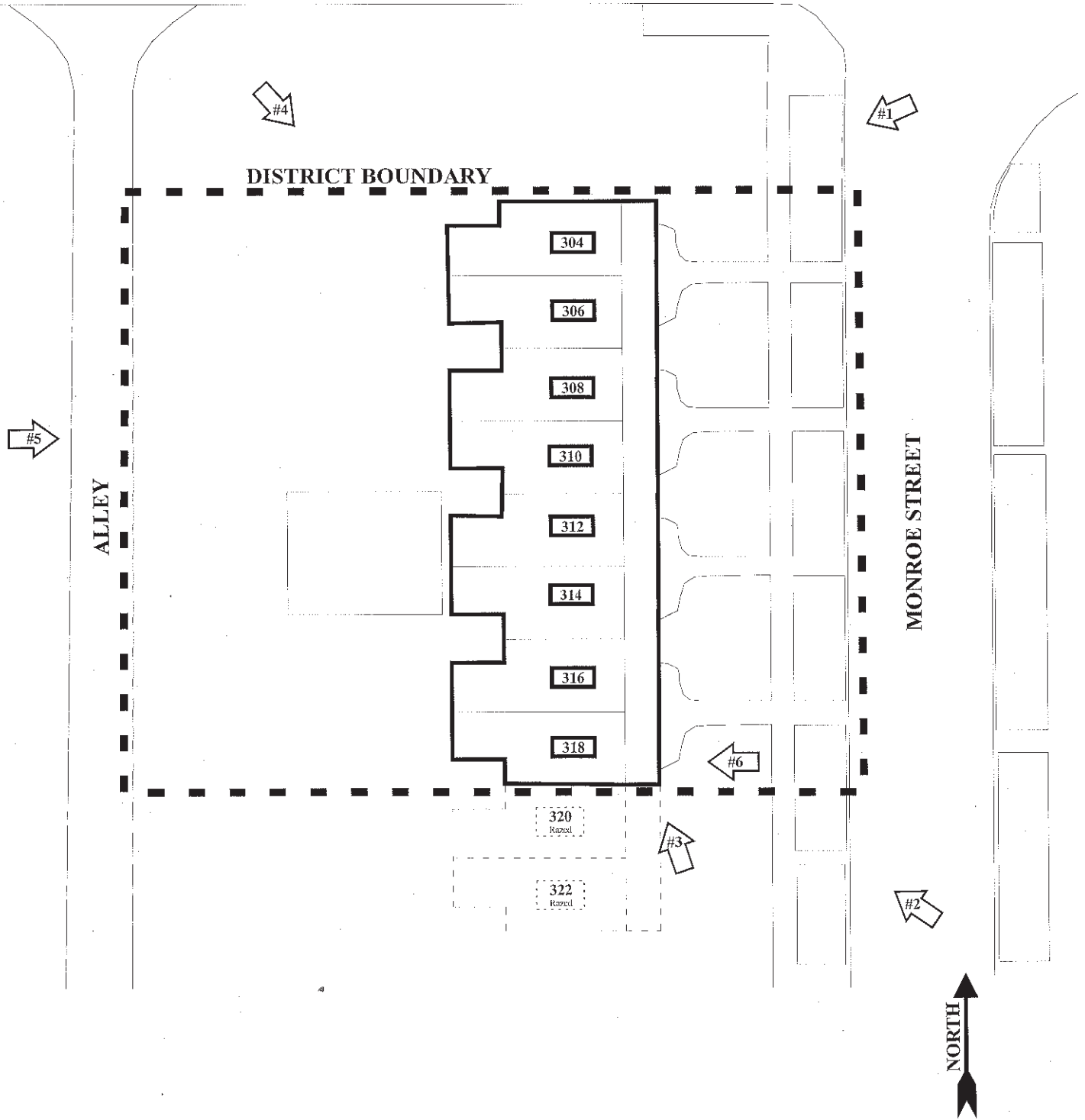
Lake County, Indiana

Photographer: Christopher Baas

Photographic CD Location: Indiana SHPO

1. 304-318 Monroe Street looking southwest. Photographed January 7, 2006.
2. 304-318 Monroe Street looking northwest. Photographed January 7, 2006.
3. 318 Monroe Street looking northwest. Photographed November 15, 2007.
4. 304-310 Monroe Street looking southeast. Photographed January 7, 2006.
5. 308-310 Monroe Street looking east. Photographed November 7, 2007.
6. 318 Monroe Street concrete detail looking east. Photographed November 15, 2007.
7. 316 Monroe Street looking northwest. Photographed November 15, 2007.
8. 310 Monroe Street stair detail looking north. Photographed November 15, 2007.
9. 310 Monroe Street hall and bedroom looking west. Photographed November 15, 2007.
10. 312 Monroe Street closet door and woodwork detail looking northwest. Photographed November 15, 2007.

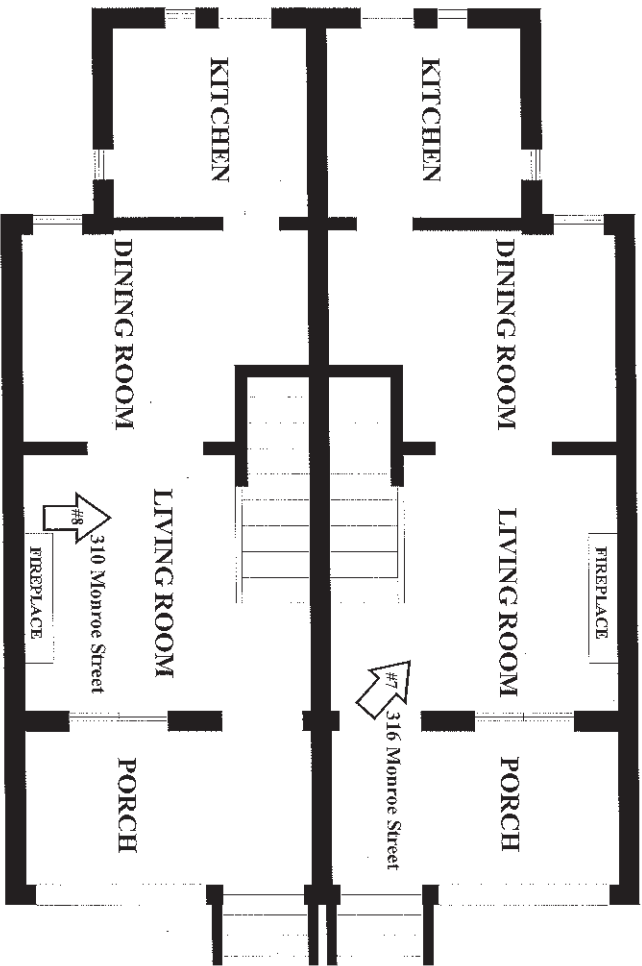
THIRD AVENUE



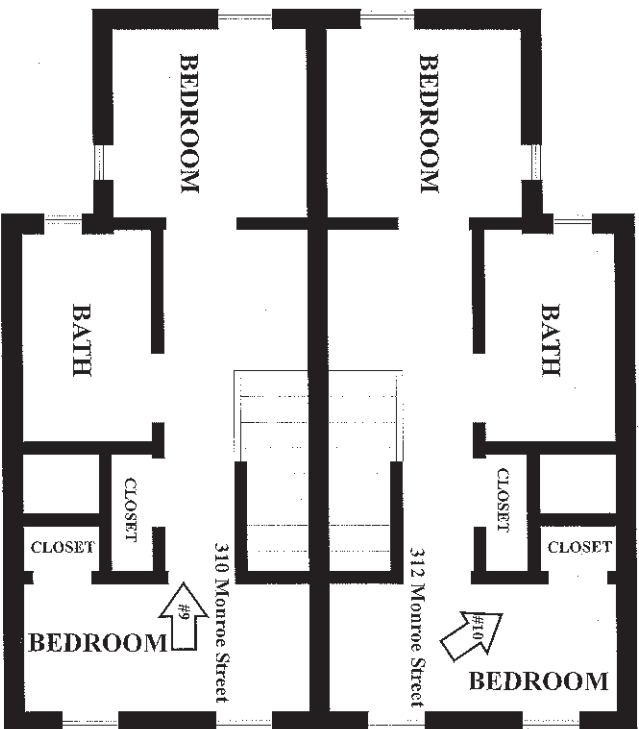
Monroe Street Terrace Historic District
304-318 Monroe Street
City of Gary, Lake County, Indiana

NO SCALE

 PHOTO NUMBER AND DIRECTION OF VIEW



FIRST STORY



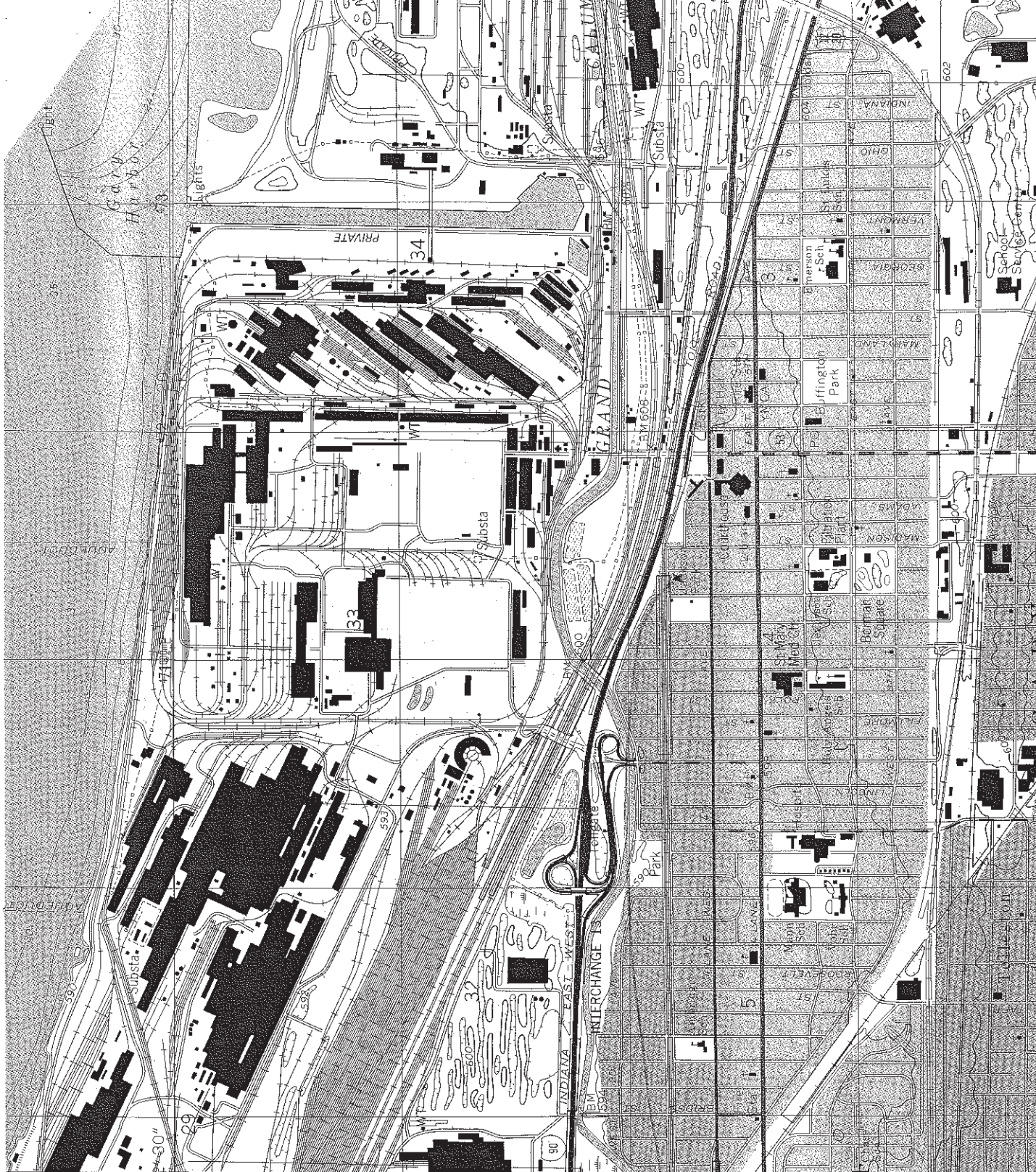
SECOND STORY



PHOTO NUMBER AND DIRECTION OF VIEW

Monroe Terrace Historic District
Typical 2 Bedroom Plan
304-318 Monroe Street
City of Gary, Lake County, Indiana

UNITED STATES
 DEPARTMENT OF THE INTERIOR
 GEOLOGICAL SURVEY



357 III NW (GNL) 1995
 87° 2' 30" W
 41° 37' 30" N
 4608
 46070000N
 T. 37 N.
 CHICAGO, ILL. (INTERSTATE 94) 22 M.
 460
 T. 36 N.
 CHICAGO, ILL. 28 M.

Monroe Terrace
 Historic District
 LaKe Co., IN
 16 471360 4605790