

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name: Clark-McKinley Historic District

Other names/site number: _____

Name of related multiple property listing:

Residential Planning and Development in Indiana, 1943-1970

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

2. Location

Street & number: Roughly the east side of North Clark Boulevard and the west side of McKinley Avenue between Francis and Brooks Avenues

City or town: Clarksville State: IN County: Clark

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

I hereby certify that this 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

Applicable National Register Criteria:

A B C D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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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

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

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Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>21</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>21</u>	<u>2</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: American Small House

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, ASPHALT

Narrative Description

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

Summary Paragraph

The Clark-McKinley Historic District is a small one-block corner of the Greenacres Subdivision platted in 1928 that was developed in a brief period of time from 1942-1950 when a demand for affordable housing was shaping much of Clarksville. The approximately two dozen houses that compose the district feature mostly brick construction of a compact plan often referred to as American Small House design. There are a few variations in designs, but most are variations of simple, compact side-gabled houses.

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Narrative Description

The Clark-McKinley Historic District is composed of approximately two dozen compact houses constructed during the 1940s in the southwest corner of the Greenacres Subdivision first platted in 1928. The one-block section facing Clark Boulevard on the west and McKinley Avenue on the east was tapped for development of affordable housing in response to a demand for housing during and after World War II. This section of the 1928 plat had previously gone undeveloped and with the reconstruction of Clark Boulevard and Brown's Station Way, it was cut off from the original development to the north and northeast. The southwest corner of the district block is not part of the district because it features two small apartment buildings constructed in 1964.

The development of houses during this short time frame and likely by the same developer resulted in variations of similar, compact designs. Of the 23 houses, only two are front-gabled designs and the remaining 21 are variations of side-gabled design. These include several that feature off-centered, lower cross gables on the front as well as those with lower central gables, and Cape Cod versions with dormers. Most of the houses are also one-and-a-half stories, though several are single story, and all but four are composed of brick. One is composed of flagstone (photo 06) and the other three are covered with vinyl siding. Another similarity is the use of ironwork railings and posts to support porch/stoop roofs. Those roofs are metal awning style and often are combined in use with metal awnings over windows.

All houses are considered contributing. The most-altered house in the district is a Cape Cod house located at 470 Clark Boulevard. It has a full-width front porch that was added, as well as modern vinyl siding and windows installed. Because the original house is very much discernable, it is considered contributing. Because most of the homes were constructed from brick, alterations and/or additions are not common. The most common change to the houses are new windows or doors. Only two houses have features that may be categorized in architectural styles popular during the time the district was developed. The house at 440 Clark Boulevard (photo 02) features a full-round arched entryway to its porch, 6/1 windows, and an interesting projecting bay of windows trimmed with wood, giving hints at the Colonial Revival style. The house at 445 McKinley Avenue (photo 06), which is the one covered with flagstone, features an entry bay with stylistic gabled roof and a Tudor-arched entry, hinting at the Tudor Revival style. Both houses are variations of the side-gabled houses found throughout the district.

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The following is a complete listing of houses in the district with architectural descriptions of at least one of each of the examples of variations on designs.

CLARK BOULEVARD

East side, heading north from Francis Avenue.

416 Clark. American Small House/Gable-front, 1944. Contributing
Right side of photo 01

The one-story house is composed of orange-colored common brick with a concrete foundation. The house has 1/1 wood windows with stone sills and the roof is covered with asphalt shingles. The front façade, which features the gable, is entirely brick. A small concrete porch with iron railings is centered on the façade. Wood posts, a later addition, support a gabled porch roof. The roof's north slope extends downward. The modern entry door is off-centered to the south. One/one windows flank the porch.

Listed as 420 Clark in the 1951 city directory, this home belonged to Grafton A. and Mary Kannapel. Grafton was a plant manager at Shannon Dairy, a position he held through most of his life. He was born in 1903 and died in 1977. He married Mary Liepart (1905-1988) and they had two daughters, Bonnie and Marilyn. They had been renting a home in 1940, but took advantage of the affordability of these homes and made their purchase in the 1940s. Marilyn Kannapel worked as a clerk-typist for a public service company while living with her parents in the 1950s.

420 Clark. American Small House/Side-gabled, 1946. Contributing
Middle of photo 01

The one-story, side-gabled house is composed of red-colored brick, including foundation. It has 6/1 wood windows with sills composed of brick. The gables are covered with vinyl siding and the roof is covered with asphalt shingles. A chimney is located off-centered to the south on the ridge. The front façade is symmetrically arranged with a brick stoop with concrete floor centered on the façade. The stoop has iron railings and ironwork posts that support a metal awning. The wood entry door has four panels with a full-round arched window in its top. A small gablet is centered above the door; it is covered with vinyl siding. Six/one wood windows flank the entry. They have metal shutters and metal awnings. Listed as 422 Clark Boulevard in the 1951 city directory, this home belonged to Arthur E. Wilson who was a salesman for the United Furniture Company of Louisville.

422 Clark. American Small House/Off-centered gable, 1942. Contributing
Left side of photo 01

The one-and-a-half story house has walls and foundation composed of dark-red colored brick. The house features 1/1 wood windows with sills also composed of brick. The side-gabled roof is covered with asphalt shingles. The front façade features a lower cross gable, also brick, on its north half. A small attic vent opening is in the top of the gable. The entry is centered on the façade and features a brick stoop with concrete floor and ironwork posts that support a metal awning. The wood entry door has a small window in the top divided into six panes. One/one

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windows with vinyl shutters flank the entry. A carport addition composed of square brick columns supporting a low-pitched, side-gabled roof was made to the north end of the house.

This house was listed as 426 Clark Boulevard in the 1951 city directory. It belonged to Franklin W. and Georgia Pyser. Franklin had been discharged from serving with the United States Army during World War II due to an accident he suffered while a passenger on a motorcycle. Franklin was a mechanic with the Aetna Oil Refinery in Louisville.

426 Clark. American Small House/Off-centered gable, 1945. Contributing

The one-story brick house features a concrete foundation and an off-centered front gable on the north end of the façade. The entry is centered on the façade with a gabled porch. One over one wood windows flank the entry. The gables are covered with vinyl and the roof is covered with asphalt shingles.

430 Clark. American Small House/Side-gabled, 1946. Contributing

The one-and-a-half story house has a concrete foundation and its walls are covered with vinyl siding. The façade features a modern wood entry door flanked by 1/1 vinyl windows. The entry has a small stoop covered with a metal awning. The roof is covered with asphalt shingles.

440 Clark. Colonial Revival/Off-centered gable, 1944. Contributing

Photo 02

The one-and-a-half story house has walls composed of red-colored brick and a concrete foundation. The house features 6/1 wood windows with sills also composed of brick. The side-gabled roof is covered with asphalt shingles and features fascia boards shaped with a slight chamfer at the eaves. The front façade features a lower cross gable, also brick, on its north half and a brick entry porch, with gable, centered on the façade. The porch features a large, full-round arched opening/entry on its front wall and arched opening in its south wall. It has concrete steps and floor. The wood entry door is centered in the back of the porch wall. A pair of 6/1 windows with metal shutters is centered in the wall north of the porch. A slightly-projecting bay of windows, trimmed with wide boards, is south of the porch. The bay features narrow 1/1 wood windows flanking a wide picture window. A pent roof extension of the side-gabled roof extends out over the south half of the front façade.

The house was listed as 460 Clark Boulevard in the 1951 city directory. It belonged to Claude E. and Ella Wiseman. Claude was born in 1904 and worked as a carpenter in Floyd and Harrison Counties into the 1930s. They had a son, Ralph. Claude likely continued his carpentry work after his move to this home in the 1940s.

454 Clark. Cape Cod, 1946. Contributing

Right side of photo 03

The one-and-a-half story house has walls and foundation composed of dark red-colored brick. The 1/1 wood windows feature sills also composed of brick and metal awnings. The side-gabled roof is covered with asphalt shingles and a chimney is located in the west half of the south façade, where a metal carport addition is also located. The front façade features a brick stoop with concrete floor and ironwork posts that support a metal awning. The wood entry door is

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centered on the façade with the stoop. One/one windows with metal shutters flank the entry. Two small dormers covered with metal siding and gabled roofs are located in the front façade. They feature small 1/1 windows with metal awnings.

This house is listed as 466 Clark Boulevard in the 1951 city directory and was owned by Clifford C. and Virginia (Crecelius) Houghtaling. Clifford was born in 1911 in New York and died in 1993. He served in the United States Armed Forces during World War II until 1946. After the war, the couple bought this home and Clifford was employed as a cabinet maker with EF Winebrenner of Louisville.

456 Clark. American Small House/Central-gable, c. 1942. Contributing
Left side of photo 03

The one-and-a-half story brick house features a concrete foundation and the front gable, centered on the façade, is covered with vinyl siding and features a 6/6 window. The house has a wide front porch enclosed with screens. The porch has a gable roof. The house has 6/6 wood windows and the roof is covered with asphalt shingles. The front façade features a modern entry door flanked by 6/6 windows.

460 Clark. Cape Cod, 1945. Non-contributing

The one-and-a-half story brick house has a concrete foundation and 1/1 vinyl windows. The front façade features a full-width wood porch with a shed roof. The wood entry door is flanked by 1/1 windows. The house has two small dormers with gabled roofs on the front façade. Each dormer has vinyl siding and a small 1/1 vinyl window. The roof is covered with asphalt shingles. The non-historic porches have been fully integrated into the design of the houses and have altered the facades to the point that the original design intent is no longer evident.

466 Clark. American Small House/Off-centered gable, 1944. Contributing

The one-and-a-half story brick house has a concrete foundation and 6/6 wood windows. The front façade features a wide, wood entry door which is flanked by a 6/6 wood window on the north and a large, single-pane wood picture window on the south. A large front gable is on the south half of the facade. The gable wall has Dutch-lap wood siding. A 6/6 wood window is centered in the gable. The roof is covered with asphalt shingles. A simple concrete stoop with ironwork posts that support a metal canopy is centered on the entry.

470 Clark. Cape Cod, 1944. Non-contributing

The one-and-a-half story house has a concrete foundation, vinyl siding, and 1/1 vinyl windows. The front façade features a full-width wood porch with a shed roof. The wood entry door is flanked by 1/1 windows. The house has two small dormers with gabled roofs on the front façade. Each dormer has a small 1/1 vinyl window. The roof is covered with asphalt shingles. The non-historic porches have been fully integrated into the design of the houses and have altered the facades to the point that the original design intent is no longer evident.

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FRANCIS AVENUE

North side, between Clark Blvd. and McKinley Ave.

503 Francis. American Small House/Gable-front, 1950. Contributing
Left side of photo 04

The one-story house has walls composed of orange-colored brick and 1/1 replacement windows with concrete sills. The front-gabled roof is covered with asphalt shingles. The front façade features a projecting gabled section on its west half. This section features a concrete porch with ironwork posts that support a metal roof. The wood entry door is located in the east end of this section and a window divided into narrow sashes flanking a wide middle sash is in the west half. A 1/1 window is located in the east half of the façade.

The house was listed as vacant in the 1951 city directory, likely because construction had recently been completed. In 1953, the home was owned by Woodford and Betty Wood. Woodford was born in 1923 in Preble County, Ohio and died in 2006. He married Betty Stigleman in 1946. She was born in 1924 in Richmond, Indiana, and died in 1992. Woodford was an automobile salesman.

501 Francis. American Small House/Side-gabled, 1944. Contributing
Right side of photo 04

The one-and-a-half story, side-gabled house features a concrete foundation and vinyl siding. The house has 6/6 wood windows and the roof is covered with asphalt shingles. The front façade features a projecting vestibule with gabled roof, centered on the façade. A porch with gabled roof extends forward from the vestibule and features metal columns on each corner that support the roof. The house has a modern wood entry door centered in the vestibule. A 1/1 window is west of the vestibule and a three-sided projecting bay with cutaway corners is east of the vestibule. The bay features a 1/1 in each of its three walls. A breezeway and large garage addition are on the back of the house.

MCKINLEY AVENUE

West side, beginning at Francis Ave.

419 McKinley. American Small House/Off-centered gable, c. 1945. Contributing
Left side of photo 05

The one-and-a-half story brick house features a concrete foundation and its side-gables and front gable, on the south end of the front façade, are covered with vinyl siding. The house has 1/1 wood windows and the roof is covered with asphalt shingles. The wood entry door is centered on the front façade and is flanked by 1/1 windows. A 1/1 window is centered in the front gable.

423 McKinley. American Small House/Off-centered gable, 1945. Contributing
Middle of photo 05

The one-and-a-half story brick house features a concrete foundation and its side-gables and front gable, on the south end of the front façade, are covered with vinyl siding. The house has 1/1

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wood windows and the roof is covered with asphalt shingles. The front façade features a wide porch enclosed with screens. Wood posts support the porch's flat roof. The modern entry door is centered on the front façade and is topped by a small gablet. The entry is flanked by 1/1 windows. A 1/1 window is centered in the front gable.

427 McKinley. American Small House, 1945. Contributing
Right side of photo 05

The one-and-a-half story brick house has a concrete foundation and 1/1 wood windows. The roof is covered with asphalt shingles. The side-gabled house features a projecting front-gabled portion on the south half of the front façade. This features a wood entry door in its north half and short 1/1 window in its south half and a narrow vent near the top of the gable. A 1/1 window is in the north end of the front façade.

433 McKinley. American Small House/Off-centered gable, 1944. Contributing

The one-story brick house features side gables and a front gable in the north half of the front façade. The front façade features pairs of 1/1 wood windows that flank a wood entry door centered on the façade. A small porch with metal awning is in front of the entry. A small 1/1 wood window is centered in the front gable.

439 McKinley. American Small House/Side-gabled, 1944. Contributing

The one-story, side-gabled brick house features a concrete foundation and 1/1 wood windows. The roof is covered with asphalt shingles. The front façade features a wood entry door flanked by 1/1 windows.

445 McKinley. Tudor Revival Cottage/Side-gabled, 1945. Contributing

Photo 06

The one-story house has walls composed of random-coursed flagstone with side-gables covered with vinyl siding. The house features 1/1 wood windows with concrete sills and the roof is covered with asphalt shingles. The front façade features a projecting three-sided entry bay, gabled, off-centered to the south. The bay, including its gable wall, is composed of flagstone. The south slope of the bay's roof extends down about halfway to the ground. The bay has a concrete patio. The entry door, wood, is centered with the bay's gable and features a Tudor-arch fan-like transom. A wide stone chimney is at the back/south half of the entry bay. It features a stone cap and clay chimney pot. A 1/1 window is in the front façade south of the entry bay. Two 1/1 windows are in the front façade north of the entry bay. The home was owned by James E. and Marjorie Baker in 1951. James was a chiropractor with an office in Louisville.

457 McKinley. American Small House/Off-centered gable, 1945. Contributing

The one-and-a-half story brick house features a concrete foundation and its side-gables and front gable, on the south end of the front façade, are covered with vinyl siding. The house has 6/6 wood windows and the roof is covered with asphalt shingles. The wood entry door is centered on the front façade and is flanked by 6/6 windows.

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463 McKinley. American Small House/Central-gable, 1945. Contributing

The one-story, side-gabled brick house features a concrete foundation and its gables, including a front gable centered on the façade, are covered with vinyl siding. The house has 1/1 vinyl windows and a modern brick terrace centered on the façade. The wood entry door is flanked by 1/1 windows on the front façade. The roof is covered with asphalt shingles.

MCKINLEY AVENUE

East side, beginning at north end of district.

454 McKinley. American Small House/Off-centered gable, 1945. Contributing

Left side of photo 07

The one-and-a-half story brick house features a concrete foundation and its side-gables and front gable, on the south end of the front façade, are covered with vinyl siding. The house has 1/1 wood windows and the roof is covered with asphalt shingles. The wood entry door is centered on the front façade and is flanked by 1/1 windows.

448 McKinley. American Small House/Central-gable, 1943. Contributing

Right side of photo 07

The one-and-a-half story house has walls and foundation composed of dark red-colored brick. The side-gables and front central gable are covered with cement shingles. The house features 1/1 replacement windows with sills composed of brick. The roof is covered with asphalt shingles. The front façade is symmetrically arranged with a brick stoop with concrete floor and steps centered on the façade. The wood entry door has three panels and a window composed of nine panes. A wide, lower cross gable is centered over the entry and features a 6/6 wood window with simple trim boards. One/one replacement windows with metal shutters flank the entry on the first floor.

The city directory for 1951 lists Charles E. and Louise (Congdon) Weber as the owners of this home. Charles was born in 1924 in Louisville and married Louise in 1945. Charles was a laborer at the Colgate plant and died in 2009. While he registered for the draft during World War II, it does not appear that he served. Louise was a telephone operator for Jeffersonville Boat and Machine Company.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1942-1950

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Period of Significance

The period of significance is limited to the roughly eight-year period during which the houses were constructed in the district. Beginning in 1942 and ending in 1950, all of the houses date to this period (two built in 1942 and one built at 503 Francis in 1950, left side of photo 04).

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

The Clark-McKinley Historic District is eligible for inclusion in the National Register of Historic Places using criterion A under Community Planning & Development as the area of significance. While the district itself was part of a plat dating to 1928, its late build-out during the 1940s is significant as a response for the need to build affordable housing in post-War America. The one-block area was earmarked for development of about two dozen homes of similar, compact design for Clarksville's quickly growing population. The district is also eligible under criterion C using Architecture as the area of significance. The housing type used, essentially all variations on the American Small House, is compact in form yet dignified in its materials and composition to attract buyers. The repeating design patterns and use of similar materials, mostly brick, give the district a distinctive architectural quality.

The district also qualifies under the Multiple Properties Documentation Form: *Residential Planning and Development in Indiana, 1943-1970*. Although the area was platted in 1928, all of the resources (houses) were constructed between 1942 and 1950. This establishes the district under the MPDF property type: "World War II Era and Post-War Residential Development" under its subtype: World War II Era Housing Development, c. 1940-1949. The district meets specific registration requirements relating to the time period in which it was developed and it retains a high level of integrity of largely unmodified houses of similar features, and without significant loss of houses to demolition, demonstrating cohesiveness. The district is one of just a few developments that occurred during this short time frame and is distinguishable separate from most developments in the town.

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

COMMUNITY PLANNING & DEVELOPMENT

The Clark-McKinley Historic District is composed of approximately two dozen compact houses constructed during the 1940s in the southwest corner of the Greenacres Subdivision first platted in 1928. The one-block section facing Clark Boulevard on the west (photo 01) and McKinley Avenue on the east (photo 05) was tapped for development of affordable housing in response to a demand for housing during and after World War II. This section of the 1928 plat had previously gone undeveloped and with the reconstruction of Clark Boulevard and Brown's Station Way, it was cut off from the original development to the north and northeast.

After suffering from a devastating flood along the Ohio River in 1937, Clarksville lost much of its housing stock. Compelled with the expansion of industry in the area due to World War II, and then the need to house returning veterans after the war, a substantial demand for housing was realized in the town. A survey of existing housing and potential housing sites was completed in 1941 and it was recommended to the National Defense Commission that Clarksville was in need of 200 housing units.¹ A few new subdivisions were created specifically for this purpose, like Victory Court and Fairlawn in the north part of the village. However, there were also previously-platted neighborhoods in Clarksville that had gone undeveloped due to the onset of the Great Depression, or could be redeveloped after the flood, like the Francis Street development in the west part of town. The development that composes the Clark-McKinley Historic District is the former, the very south end of Greenacres Plat Unit One, which is a two-block wide, long subdivision essentially lining Clark Boulevard's east edge. The 1940s build-out of the south end of Greenacres lined Clark's east side and McKinley's west side, with two lots on the east side of McKinley with matching house designs (photo 07) for a total of 23 houses of very similar design and materials. The compact house plans responded to the need to make them affordable, and hence, a neatly-cohesive neighborhood was born. The houses were subsidized through the Federal Housing Administration's loan program. A 1958 advertisement for new homes constructed in Clarksville featured three-bedroom brick and stone houses, very similar to the housing stock in the district, qualifying for FHA loans marketed at \$13,700 with a down payment of \$900.00.² See the section on housing development in Clarksville for further context on planning and subdivision development.

¹ "Clark & Floyd County Groups Recommend 300 More Housing Units" *Courier-Journal*, pg. 18. 08 March 1941

² Clarksville houses for sale. *Courier-Journal*, pg. 23. 03 March 1958

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ARCHITECTURE

During the late 1930s to about 1950, a housing type emerged in America due to the same economic and social factors that Clarksville realized. Not only was the demand for housing acute because of servicemen returning from World War II, a shift from farm/rural living to urban settings was growing more intense with expansion of the nation's industrial base. This created the need for quickly-built, economical housing for young families. The American Small House, also labeled Minimal Traditional, was born out of this need. Virginia McAlester, who defines the type as Minimal Traditional, describes the common side-gabled subtype as "being a beloved early New England folk-house form and symbol of colonial America, the Cape Cod provides some of the most economical cubic space that can be built."³ The Clark-McKinley District is replete with this subtype. McAlester further explains that the house was a preferred type for Federal Housing Authority loans, which frequently came into use in neighborhoods being developed in the 1940s. Probably the most unusual feature of the district's houses, as compared to other American Small House or Minimal Traditional design, is the nearly-exclusive use of brick for construction. That factor has likely led to the better-than-average condition of the district's homes than what is often experienced in neighborhoods composed of this type.

The development of houses during the short time frame of the district (1942-1950) and likely by the same developer resulted in variations of similar, compact designs. Of the 23 houses, only two are front-gabled designs (see photo 01 and 04) and the remaining 21 are variations of side-gabled design. These include several that feature off-centered, lower cross gables on the front (see photo 05 for a row of three of these examples) as well as those with lower central gables (right side of photo 07), and Cape Cod-like versions with dormers (right side of photo 03). Most of the houses are also one-and-a-half stories, though several are a single story, and all but four are composed of brick. One is composed of flagstone (photo 06) and the other three are covered with vinyl siding (one of these is seen on the right side of photo 04).

Other than the three side-gabled houses with dormers more distinctive of the Cape Cod style (right side of photo 03), only two other houses have features that may be categorized in architectural styles popular during the time the district was developed. The house at 440 Clark Boulevard (photo 02) features a full-round arched entryway to its porch, 6/1 windows, and an interesting projecting bay of windows trimmed with wood, giving hints at the Colonial Revival style. The house at 445 McKinley Avenue (photo 06), which is the one covered with flagstone, features an entry bay with stylistic gabled roof and a Tudor-arched entry, hinting at the Tudor Revival style. Both houses are variations of the side-gabled houses found throughout the district but have more refined features. See the following section on the history of housing development in Clarksville for further context related to housing types and styles.

³ McAlester, pg. 587

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HISTORY OF HOUSING DEVELOPMENT IN CLARKSVILLE

19th and Early 20th Century Housing

Clarksville was founded in 1783 by George Rogers Clark, a highly accomplished explorer, surveyor, and decorated soldier of the American Revolution. While the history of European settlement in Clarksville makes it the earliest permanent European-American settlement in the Old Northwest Territory, the high majority of the town's architecture dates to the second half of the 20th century with little of its 19th or early 20th century architecture remaining. This is in large part due to flooding, particularly the historic flood of 1937, which significantly changed the character of the town. The post-World War II housing boom, fueled by a significant need for labor, put the Town of Clarksville on the path to develop a character of mid-century working class housing.

Concentrations of earlier architecture, mostly frame one or one-and-a-half story single-family homes of the late 19th and early 20th century are found in pockets in the very south end of town, from Lyons Avenue south to Douglas Avenue (Sherwood and Virginia Avenues corridor), and scattered in the Howard Park area and along West Harrison Avenue.

A second wave of housing, mostly of frame bungalow design, began by the 1910s and lasted into the early 1930s. While these houses filled in or expanded historic plats, particularly in the Howard Park area and each side of Clark Boulevard between Park Avenue and Sunset Avenue, other more suburban developments began to take shape in the 1920s. These include both Centralia Court and Lincoln Heights at the historic north end of town. These areas were serviced by an interurban line and offered good proximity to New Albany, Clarksville, and Jeffersonville. The houses in these developments are a mix of revival styles, bungalows, and simple cottages.

According to Clarksville's 2015 Comprehensive Plan, only approximately 7% of the town's extant housing dates to 1939 or earlier. The largest concentration of this housing is located in the areas described above. This is, in large part, due to the historic and devastating Flood of 1937 which destroyed a large amount of the town's early housing stock.⁴

Post-War Housing Boom

Beginning with the end of World War II, a significant need for labor in the region's industries, and therefore, housing, was realized. This also came on the late heels of the Flood of 1937, from which the Town of Clarksville was already in a rebuilding mode. As part of this rebuilding, rows of housing and infill housing from the late 1930s and 1940s began to appear in or near traditional neighborhoods. This is evident on North Randolph Avenue, North Clark Boulevard, and West Francis Avenue. In these locations, one or two house plans, nearly all brick in construction, were used and marketed for the working class and veterans returning from WWII. The Clark-McKinley Historic District represents this period of housing development in the city.

⁴ Clarksville 2015 Comprehensive Plan

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Other developments, with traditional plats but suburban in nature, were also constructed during this post-war time. These include an area along Carter and Bowne Avenues, which has a small palette of distinct house plans, Andalusia and Accrusia Avenues, which feature American Small House design, and Victory Court which clearly, by its name, celebrated post-war sentiment. These developments were created between about 1945-1950.⁵

According to Clarksville's 2015 Comprehensive Plan, approximately 8% of the town's extant housing dates to this period alone, outnumbering the housing stock constructed prior to 1940.⁶

Mid-Century Suburban Development

True suburban residential development, which became the norm for American cities in the second half of the 20th century, began in Clarksville by the mid-1950s. There was some transition between traditional plats and more organic plats as housing development pushed northward. This also followed commercial strip development and reacted to routing of interstates in the region. One of the first mid-century suburban developments was Beechwood Manor, platted in 1955, tucked neatly between Lincoln Heights and Eastern Boulevard.⁷ This began a movement away from minimal, working class housing, to attract middle-class buyers who desired a more rural setting with ample lawns and designed for a mobile society.

The growth of suburbs, expanding Clarksville to the north, happened rapidly through the late 1950s and into the 1970s. Many of these suburban developments, though named according to their plats, are continuations of plats that came before, using organic forms for their street plans with a few broad curves and cul-de-sacs. A variety of house types began to emerge in these developments. Variations of the Ranch House type, split and bi-level houses, and contemporary styles form the base of housing stock in these developments. A few are noticeably similar to each other, but have a much wider variety of styles than those built during the 1930s-1950s.

According to Clarksville's 2015 Comprehensive Plan, about 12% of the housing stock was built during the 1950s, 21% was built during the 1960s, and 22% was built in the 1970s. Combined, that is 55% of the extant housing stock in the Town of Clarksville.⁸ These areas include the Blackiston subdivisions, Parkwood Subdivision, and into the 1970s, Crandon Park.

Late 20th Century Suburban Development

The development of housing subdivisions greatly waned in the 1980s-1990s. Only about 15% of the extant housing stock dates to this period.⁹ The northward expansion of the town continued with these developments and as expansions of previous suburban plats. Housing of this period, again, was marketed to middle-class families and offered larger homes and a broad variety of late 20th century revival styles such as Tudor and Colonial, as well as more contemporary architecture of the 1990s.

⁵ Development Plats accessed through Clark County GIS Sept. 2021

⁶ Clarksville Comprehensive Plan 2015

⁷ Development Plats accessed through Clark County GIS Sept. 2021

⁸ Clarksville Comprehensive Plan 2015

⁹ Clarksville Comprehensive Plan 2015

Clark-McKinley Historic District
Name of Property

Clark County, IN
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9. Major Bibliographical References

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

Caron's New Albany & Jeffersonville City Directories: 1951, 1953, 1958. Cincinnati: Caron Directory Co., Publishers (dates noted above).

“Clark & Floyd County Groups Recommend 300 More Housing Units” *Courier-Journal* (Louisville), pg. 18. 08 March 1941

Clark County (IN) GIS website accessed Sept. 2021 for a variety of development plats.
<https://www.co.clark.in.us/index.php/clark-county-indiana-resident-resources/clark-county-indiana-land-property>

Clarksville houses for sale. *Courier-Journal* (Louisville), pg. 23. 03 March 1958

Higgins, S. Alan. Multiple Properties Documentation Form: *Residential Planning and Development in Indiana, 1943-1970.* Cultural Resource Analysts, 2018.

McAlester, Virginia. *A Field Guide to American Houses.*
New York: Alfred A. Knopf, 2013.

Town of Clarksville Comprehensive Plan, 2015. Town of Clarksville Planning & Zoning Department. Adopted December 2015.

United States Federal Census for Clark County, IN: 1930, 1940

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

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- Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): 019-446-63001-011, 019-446-64003-005, 019-446-64009

10. Geographical Data

Acreeage of Property Approx. 5.6 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 607783 | Northing: 4239001 |
| 2. Zone: 16 | Easting: 608011 | Northing: 4238980 |

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3. Zone: 16	Easting: 608017	Northing: 4238804
4. Zone: 16	Easting: 607785	Northing: 4238803

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

Beginning on the east side of Clark Boulevard, on the southwest corner of 416 Clark Boulevard, face northwest and continue in a line with the east side of Clark Boulevard to the northwest corner of 470 Clark Boulevard. Turn northeast and follow the north property line of 470 Clark Boulevard to the property's northeast corner, then turn southeast and follow its east boundary to the southwest property corner of 463 McKinley Avenue. Turn northeast and follow the north property line of 463 McKinley to the west side of McKinley Avenue, then turn in a northeasterly direction and follow a line across McKinley Avenue to the north property line of 454 McKinley. Turn east and follow the north property line to the northwest property corner of 448 McKinley Avenue, then turn southeast and follow the east property line of 448 McKinley to its southeast property corner. Turn southwest and follow the south property line of 448 McKinley to the west side of McKinley Avenue, then turn southeast and follow the west side of McKinley Avenue to the north edge of Francis Avenue. Turn southwest and follow the north edge of Francis Avenue to the southwest property corner of 503 Francis Avenue, then turn northwest and follow its west property line to its northwest corner. Turn southwest and follow a line with the south property line of 416 Clark Boulevard to the east edge of Clark Boulevard, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include a roughly one-block area at the south end of Greenacres Subdivision, Unit One, which remained undeveloped until the 1940s when it was developed for small scale worker housing. The boundaries were confined to a distinctive group of homes that relate to each other by their scale, design, and materials.

11. Form Prepared By

name/title: Kurt West Garner
organization: Clarksville Historic Preservation Commission
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-780-1423

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date: September 13, 2021

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Clark-McKinley Historic District

City or Vicinity: Clarksville

County: Clark State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 20, 2021 (for photographs 1 through 7)

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along Clark Boulevard from south end of district.

Clark-McKinley Historic District
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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at 440 Clark Boulevard.

2 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 454 and 456 Clark Boulevard.

3 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast along Francis Avenue.

4 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along McKinley Avenue near Francis Avenue.

5 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at 445 McKinley Avenue.

6 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on the east side of McKinley Avenue at the north end of the district.

7 of 18.

Date Photographed: December 10, 2022 (for photographs 8 through 18)

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along Clark Boulevard from south end of district.

8 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north along Clark Boulevard from south end of district.

9 of 18.

Clark-McKinley Historic District
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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along Clark Boulevard from mid-point of district.

10 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north along Clark Boulevard from mid-point of district.

11 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south along Clark Boulevard from north end of district.

12 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along Clark Boulevard from north end of district.

13 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest on McKinley Avenue at the south end of the district.

14 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from the district near intersection of Francis and McKinley Avenues.

15 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on McKinley Avenue near the north end of the district.

16 of 18.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north out of district from north end of McKinley Avenue.

17 of 18.

Clark-McKinley Historic District
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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on McKinley Avenue from north end of district.

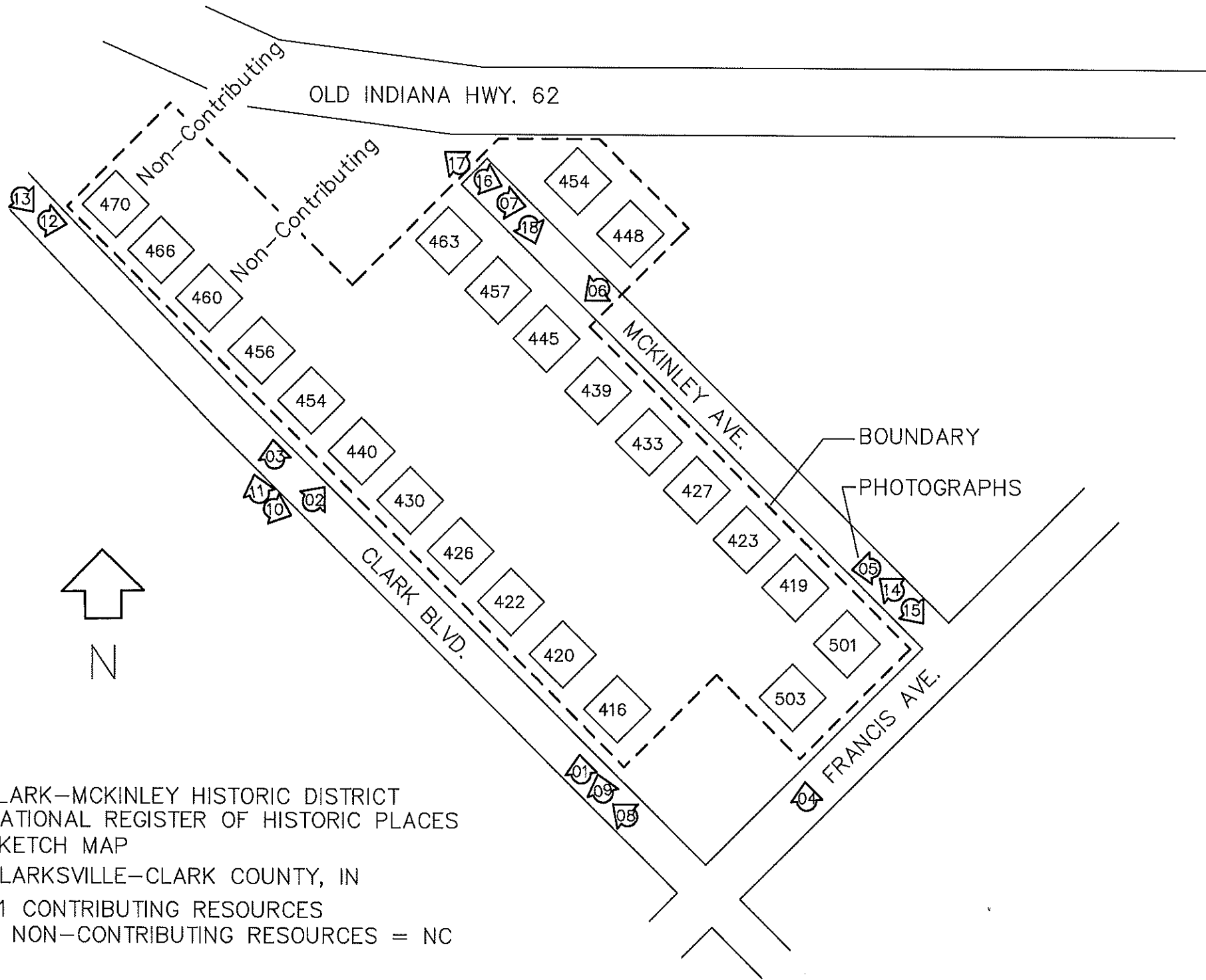
18 of 18.

Paperwork Reduction Act Statement: This information is being collected for nominations 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.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

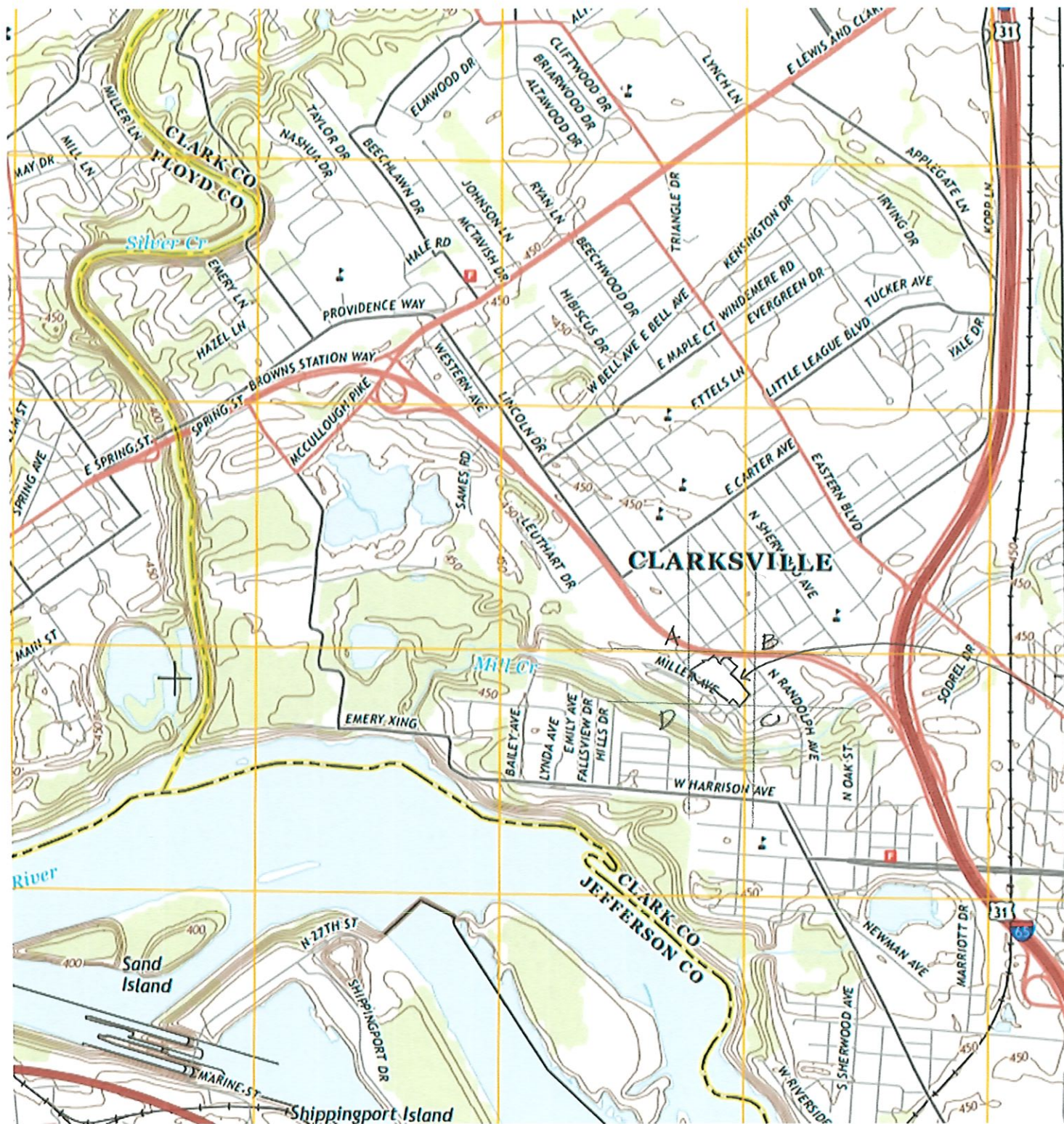
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.



CLARK-MCKINLEY HISTORIC DISTRICT
 NATIONAL REGISTER OF HISTORIC PLACES
 SKETCH MAP
 CLARKSVILLE-CLARK COUNTY, IN
 21 CONTRIBUTING RESOURCES
 2 NON-CONTRIBUTING RESOURCES = NC



4241

4240

4239
17'30"

4238

CLARK-MCKINLEY
HISTORIC DISTRICT
NATIONAL REGISTER OF
HISTORIC PLACES

CLARK CO., IN
NAD 83 UTM
ZONE 16

- A 607783 4239001
- B 608611 4238980
- C 608017 4238804
- D 607785 4238803



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0001



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0003



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0005



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0006



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0007



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0012



IN_ClarkCounty_Clark-McKinleyHistoricDistrict_0015