

**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: Andrew Means Park Manor Historic District

Other names/site number: Means Manor

Name of related multiple property listing:

Residential Planning & Development in Indiana, 1940-1973

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

### 2. Location

Street & number: Bounded by 19<sup>th</sup> Avenue, 21<sup>st</sup> Avenue, and Madison and Polk Streets

City or town: Gary State: Indiana County: Lake

Not For Publication:      Vicinity:     

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### 3. State/Federal Agency Certification

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

I hereby certify that this   x   nomination      request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property   x   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              x   local

Applicable National Register Criteria:

  x   A              x   B              x   C                 D

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

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

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**Signature of commenting official:** **Date**

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**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:) \_\_\_\_\_

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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

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**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	
<u>408</u>	<u>55</u>	buildings
_____	_____	sites
_____	<u>1</u>	structures
<u>1</u>	<u>1</u>	objects
<u>409</u>	<u>57</u>	Total

Number of contributing resources previously listed in the National Register \_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

RELIGION/religious facility

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/single dwelling

RELIGION/religious facility

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

OTHER: American Small House

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

foundation: BRICK

walls: BRICK

walls: WOOD

walls: METAL:Aluminum

walls: STONE:Sandstone

walls: STONE:Limestone

roof: ASPHALT

other: SYNTHETICS: Vinyl

### 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.)

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### Summary Paragraph

Andrew Means Park Manor (known locally as Means Manor) is a residential subdivision of single-family homes located in the City of Gary, Indiana. Gary's population according to the 2020 census was 69,093. Means Manor was developed by pioneering African American builder/developer Andrew Means and his firm, Means Developers, Inc. Construction of Means Manor commenced in 1949 and was completed in 1970. The subdivision is centrally located on Gary's Near West Side in the Midtown district, which is bordered to the north by Gary's Downtown-West district and to the east by Broadway, the city's main thoroughfare and principal east-west dividing line. Midtown is bounded to the west and south by the Tolleston and Glen

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Park districts, respectively. The land chosen for Means Manor originally consisted of three neighboring, undeveloped, partially wooded parcels nestled within the city's established street grid. These lands were subdivided and developed as five adjacent phases, or manors. The resulting district totals roughly 65 acres. It's bounded to the east by its final block of homes on the east side of Madison Street between 19th Avenue to the north and 21st Avenue to the south. The district's western boundary is Polk Street within the same northern and southern boundaries. The total district takes on a rectangular shape with the fifth and final phase forming an outlying area and easternmost boundary. Means Manor consists of 408 contributing buildings which include single family homes, detached garages and one church. There is one outdoor stone grill contributing object. There are also 55 non-contributing buildings, which include detached garages built after 1973, two altered houses, and one gas station. The contributing houses were built to specifications established by the Federal Housing Agency (FHA) that greatly contributed to the exponential growth of the post-WWII U.S. housing industry. Means Manor homes were designed in styles that were prominent during the 1950's and 1960's such as American Small House, Ranch, Contemporary and Split-Level. They are primarily based on L and U-shaped floor plans with full basements, asphalt shingled roofs, framed in gabled, hipped, cross-gable and cross-hip configurations. The original external wall claddings were largely brick veneer with some homes clad in wood siding; however, brick veneer-wood siding and combinations of brick veneer and stone veneer were also built. Earliest fenestration utilized wooden and steel sashes with emphasis on front elevations where picture windows with wood shutters were common. The original doors were mostly of wood with glazed upper lites. Most porches were uncovered, of cast concrete construction with decorative wrought iron railings. Some homes have been updated with rear, dormer and pop top additions, aluminum siding, windows and awnings. However, none of the original homes have fallen to decay or neglect, and no intruding buildings have been constructed within the district. Means Manor's predominantly well-maintained and landscaped homes are easily distinguished from the older and newer neighborhoods that surround it. The district has largely maintained its original architectural and historical coherence, consistent with a post-WWII era residential subdivision.

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### **Narrative Description**

Means Manor is a low-rise residential subdivision of single-family homes located in Gary's Midtown district. Midtown is bordered to the west and south by the Tolleston and Glen Park districts, respectively. It is bordered to the north by Gary's Downtown-West district. This places Means Manor approximately two miles south of Gary's traditional governmental and business

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center, anchored by City Hall and the Court House at the north end of Broadway, the city's main street and major east-west dividing line. Means Manor was built on three neighboring, undeveloped, parcels existing within the established city street grid. These areas were relatively flat, partially wooded and predominantly sand. Once acquired, the three original parcels were subdivided and developed as five adjacent phases, or manors, in 1949, 1955<sup>1</sup>, 1958, 1959 and 1962. These phases were named: Andrew Means Park Manor, Andrew Means Second Park Manor, Andrew Means Third Park Manor etc. The first four phases combined have a rectangular shape with the fifth phase as an irregular outlying area, which also serves as the eastern boundary of the district. In keeping with trends common to major post-WWII housing developments, Means Developers Inc. designed and built Means Manor's 286 original homes, some with attached and detached garages; they also installed the district's interior streets, alleyways, sidewalks, utilities and landscaped traffic islands. Construction for the First Phase commenced in 1949 with the Fifth Phase being completed in 1970.

As a reflection of Andrew Means' vision and commitment to the future stability and appearance of Andrew Means Park Manor, certain automatically renewing protective covenants were executed in 1950.<sup>2,3</sup> These covenants addressed key issues like restricting all lots to residential usage, setting standards for the construction and placement of garages as well as quality of workmanship and materials for any future construction.

Given its inner-city location, Means Manor's exterior streets are defined by the existing city street grid (largely rectilinear in the general area), whereas internally, the district is composed of irregular blocks with at least one curvilinear street per phase. The major exterior boundaries of Means Manor are Madison Street (north-south orientation) between 19th Avenue (east-west orientation) to the north and 21st avenue (east-west orientation) to the south. Means Manor is bounded to the west by Polk Street (north-south orientation) with the same north-south boundaries.

Means Manor Phase Two was for many years faced across 21st avenue by the older yet recently demolished Gary Housing Authority's Delaney Community housing project (built in 1938). The Pennsylvania Railroad right of way cuts a diagonal path across the northeast corner of the single block that is Means Manor Phase Five on the east side of Madison Street; In contrast, an L-shaped block of the adjacent Washington Manor development (built in the 2000's between 20th and 21st avenues) wraps around Phase Five's southeastern most corner. The true easternmost boundary of Means Manor is the line separating the two subdivisions.

Means Manor homes are predominantly one story, but some story-and-a-half and two-story models were built. Homes are largely based upon L and U floor plans, of wood frame construction with gable, hip, cross gable and cross-hip roof configurations. Exterior walls are

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<sup>1</sup>"Gary's Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive," Internet Archive Lake County Public Library, 1956, 42 accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>2</sup> Joseph G. Ridley, Sr. as told to granddaughter Yejide Ekunkonye.

<sup>3</sup> Lake County, Indiana, Deed Book 534: 527. Lake County, Indiana, Deed Book 535: 127.

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primarily clad in brick veneer, but some homes are clad in wood and aluminum siding in addition to wood or aluminum siding-brick veneer and brick veneer-stone veneer combinations. Historical fenestration was based on various combinations of wooden and steel sashes. This included single-hung sashes and picture windows; front windows usually came with decorative wooden or aluminum shutters, while the earliest basement windows were of the hopper type. This would change over time as new materials and technologies gained market share. Doors were also of wood, usually with glazed upper lites. Porches were primarily uncovered, cast concrete with decorative wrought iron railings. Chimneys were in brick usually with internal placement but there are some homes with front and side chimney placements. Means Manor was designed with concrete sidewalks and curvilinear inner streets in contrast to the largely rectilinear city streets that serve as the external boundaries of all but the 5th and final phase of the district. Internal streets utilize cul-de-sacs, landscaped traffic islands and are augmented by public alleyways behind each block. Homeowners were largely responsible for landscaping their properties with the area still retaining much of its mature tree stock, which includes such popular varieties as maple, elm, sycamore and Kentucky coffee. Means Manor was designed and built to create a sense of variety and visual appeal through the variation of floorplans, roof and cladding configurations.

The district includes 408 contributing buildings (284 houses, 1 church, 123 garages), 55 non-contributing buildings (2 are houses, one is a gas station, and 52 are garages), one contributing backyard stone grill and one non-contributing dedication plaque. The large metal gas station canopy at 1900 Harrison is a non-contributing structure.

All homes and contributing resources were designed and built by Means Developers Inc. between 1949, the year construction of Phase One was commenced, and 1973, the year Andrew Means died. All houses were built with basement foundations; the majority had wood framed walls and roofs covered in asphalt shingles. The majority of the houses in the district (264 or 92%) are clad largely in brick or artificial stone, while 16 (6%) are totally clad in wood and 5 (2%) of these houses have wood-clad front elevations and brick sides. The church is predominantly clad in ashlar limestone. All detached garages have asphalt shingle roofs. Contributing garages are attached, detached and built up until 1973. Among this group, there are 58 (46%) with brick cladding, 7 (6%) built of concrete block and one with Permastone cladding.

Architecturally, Means Park Manor is a good example of the styles that dominated the American single family home industry after WWII, characterized by the efficient FHA American Small House, or small home, to the more expansive Ranch and Split-Level styles. Though the post-WWII period was marked by the emergence of newer materials and construction techniques, references to older periods can be found in Means Manor homes. The use of "clinker," or burnt bricks, to clad some homes, for example, is a reference to the older Craftsman movement of the 1910-1930 period. All 286 Means Manor homes were built by Means Developers Inc. between 1949 and 1970. As is common to developments of this period, Means Park Manor has (97) homes that can be categorized as American Small House style, this includes sub-categories of this genre such as the Cape Cod style (5) all of the foregoing homes are found in Phase One. Most of the development's Contemporary style homes (19) can also be found in this phase. However, Ranch



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style homes (164) predominate across all Means Manor phases. The majority of Split-Level homes (6) are represented in Phase Five. Most homes are one story but come with full basements. In their Means Park Manor development, Means Developers Inc. repeated a limited set of popular designs but achieved a sense of variety and visual appeal via effective variation of front elevations, roof shapes, cladding materials and fenestration patterns in addition to the use of ample, cast concrete front porches.

Many homes have been updated with aluminum siding, windows and awnings; while many basement windows have been replaced by vented and unvented glass block. A few homes have also been expanded by side, rear, dormer and pop top additions, but no home has fallen to disrepair or neglect. No intruding buildings have been constructed in the district, so it largely retains its original architectural and historic coherence as a post-WWII residential subdivision. Means Manor is also Gary's most well-preserved example of the work of Means Developers Inc. as important African American builders during the Jim Crow era.

### **Phase 1 Description: Andrew Means Park Manor (photos 2-13)**

The plat map for the first phase of Andrew Means' Park Manor development was recorded on 28 July 1950;<sup>4</sup> the deed was recorded in 1950<sup>5</sup> with the resulting lots and district being fully developed by 1955.<sup>6</sup> The first phase was initially undeveloped, mostly level and sandy with some wooded areas. Four interior streets, 50 feet in width, were then laid out for Phase One. These streets are Monroe Lane (running mostly north to south, forming a sideways "V"), 19<sup>th</sup> Place (east-west orientation), Van Buren Street (roughly north-south orientation) and 20<sup>th</sup> Place (east-west orientation). On the GIS map, this first phase roughly resembles a rectangle with a large V-shaped indentation on its eastern, or right-hand side. There is also a square removed from Phase One's southern boundary, which makes Phase One resemble the letter "K." The square represents the lot owned by the congregation of First Baptist Church; this lot was separate from the land purchased for the first phase of Means Manor. The V-shaped indentation on the eastern, or right-hand side, of Phase One is actually the route of the alleyway that separates Phase One from Phase Four.

This alley also roughly follows the route of Monroe Lane in relation to the other interior streets: 19<sup>th</sup> Place, Van Buren and 20<sup>th</sup> Place. Monroe lane runs from 19<sup>th</sup> Avenue at its north end to 21<sup>st</sup> Avenue to the south. There's a cul-de-sac near the middle of its route and a landscaped traffic island not far away to the north. 19<sup>th</sup> Place originates in a bend as it merges with Monroe Lane at this traffic island and runs west until it meets Harrison Street. There is a traffic island where Van Buren meets 19<sup>th</sup> Place at its north end while running to 20<sup>th</sup> Place to the south. A shallow cul-de-sac marks a 90 degree turn as 20<sup>th</sup> Place runs east to Monroe Lane. Externally, Means Manor

<sup>4</sup> Lake County, Indiana, Plat Book 28: 83.

<sup>5</sup> Lake County, Indiana, Deed Book 862: 535.

<sup>6</sup> "Gary's Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive," Internet Archive Lake County Public Library, 1956, 42 accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

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Phase One is bounded to the north by 19<sup>th</sup> Avenue, to the west by Harrison Street, to the south by 21<sup>st</sup> Avenue and to the east by the alleyway separating Phase One from Phase Four. Alleyways in Phase One were originally paved with air-cooled blast furnace slag (ACBFS).

Phase One consists of 140 contributing homes and 71 detached garages, 1 contributing church and 1 contributing backyard grill structure. Phase One also includes 19 non-contributing garages. There are also 143 typically rectangular lots contained in four blocks; this format is especially found along the development's exterior streets such as 19<sup>th</sup> Avenue and Harrison, which are part of the city's established street grid. Lots fronting on interior streets like Monroe Lane can have curved frontage. Residential lots are typically 45 feet wide with a length of 100 feet.

Lots in Phase One were laid out for residential homes with the exception of the large lot at the south end of Van Buren Street, fronting on 21<sup>st</sup> Avenue. This lot belonged to the First Baptist Church, Gary's first African American Baptist congregation of which Andrew Means was chairman and trustee. The aforementioned lot was also the site of the congregation's new church building built in 1955; the old church was located not too far away at the corner of 21<sup>st</sup> Avenue and Washington Street. Means Developers Inc. designed and built the new church.

Most homes in Phase One are wood framed with full basements; most are also in the American Small House type, but the Contemporary and Ranch styles are also represented. During the early 1950's affordable, well-built homes were in high demand. Most of these homes were based on I, L and U floor plans with gable, hip, cross gable and cross-hip roof configurations. The majority of Phase One homes were also clad in brick veneer and wood siding in addition to brick-veneer-wood siding and combinations of brick veneer and stone veneer. Earliest fenestration was based on wood and steel single hung sashes, picture windows and steel hopper style basement windows. Front windows came with decorative shutters. Doors were usually wooden with glazed upper lites. Some homes came with attached garages while some had carports. Those with attached garages also came with full driveways, while those with carports came with partial or two-strip driveways. Homes were also outfitted with either coal-fired boilers and radiators or oil burning furnaces and ductwork. Some homes in Phase One also had fireplaces, some being custom built, as in the homes of Means Manor developers Andrew and Geter Means.

## **Phase One Resource Descriptions**

### Ranch Type Homes: Custom Builds

#### **Andrew and Katie Means Home: 720 W. 21<sup>st</sup> Avenue, photo 3**

Andrew and Katie Means' Ranch style home, built in 1952, was undoubtedly custom designed. It stands like a sentinel on three lots at the southern entrance to Means Manor Phase One, on the corner of Harrison Street and 21<sup>st</sup> Avenue. The lots front on 21<sup>st</sup> Avenue, so a concrete block wall with decorative openings serves as a backyard fence. From west to east, the first and second lots aren't as long as the third lot, so the back yard is quite narrow along the rear concrete block wall until it expands diagonally before returning to a straight line arriving at the left hand, or northeast,

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corner of the third lot. This expanded area serves as the actual backyard of the home. The Andrew and Katy Means house is based upon a U-shaped floor plan with full basement foundation and an attached garage centered on the east side of the building; both the house and garage appear to be of wood frame construction and clad in predominantly reddish-buff brick veneer with slightly lighter and darker shades interspersed for variety of color. The home's U-shaped floor plan is formed by wide perpendicular projecting wings at the east and west ends of the home. These wings project southward towards 21<sup>st</sup> Avenue and have front facing gable ends that align with the wide overhanging roof line of the main hipped roof. The main hip roof has a higher ridge line than the end placed projecting gables. The wide overhang of the main hip roof also gives the home a recessed front porch area. The home's clean lines and expansive horizontal massing is amplified by the east end placement of the attached garage and an east end double gable that was required because the west projecting wing is actually wider than the east projecting wing. This second east wing gable shares the left slope of the lower east end gable but slopes on the left side at the same angle but from a higher ridge line. This higher east end gable then terminates on the left rake at a point that matches the width of the wider west projecting wing. This gives the Andrew and Katy Means home a pleasing asymmetrical front elevation. All roofs are clad in reddish-gray asphalt shingles. The front facing gable ends are clad in red, vertical wood siding with their fascia painted black; the red gables and the red of the two-car garage door standout on the front elevation. However, the gables tend to channel the attention to the recessed front porch area.

A front concrete walkway leads from the public sidewalk along 21<sup>st</sup> Avenue at the front of the property to three wide but low, centrally placed cast concrete steps allowing access to the recessed area of the front porch, covered by the wide roof overhang. The walls in this area are clad in what appears to be rusticated sandstone. A planter flanks both sides of the concrete steps and rises to just above the height of the second step; it then runs from the steps to the front center of each projecting wing. This same rusticated stone cladding also runs from each planter, at the same height, to the ends of the front elevation. The stone cladding also runs from the south end to the north end of the west elevation. A low wall clad in what appears to be the same cladding as the planter also runs along the front of the recessed porch area in both directions from the side of the steps to the walls of each projecting wing. Both low porch wall and the planter are topped with a rusticated stone cap. There are no decorative railings on the front steps but there are three iron roof supports mounted on top of the porch wall roughly flanking the front steps with the third mounted under the termination point of the higher left gable.

Along its front elevation the Andrew and Katy Means house can be divided into four bays. From left to right the west projecting wing forms the first bay; the first picture window under the recessed front porch forms the second bay; the front door and second picture window forms the third bay, while the east projecting wing forms the fourth bay.

There is no door on the inner, or porch, side of the left projecting wing, but there is a centrally placed main front door and a door on the inner side of the right, or east, projecting wing. The central or main front door consists of an outer wrought iron security door and an inner wooden door. The east side front door is identical to the main front door. Each door is flanked externally by a double glass block side-lite that rises from near the top of each sill to near the top of each

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door. Door sills appear to be cast concrete. Fenestration in the four bays of the front elevation consists of a picture window with 4 vertical sashes on either side in the west bay with a small basement window centered below. The windows are painted, so it's not clear whether they're wood or metal. Original picture windows were often of wood; There's a smaller three-part window with four vertical sashes in each part in the second bay under the front porch. The central front door and another picture window, identical to the one in the first bay, is centered between the main door and the inner east side door. A small one-part window with three vertical sashes and another three-part window with four vertical sashes in each part round out the fenestration on the front elevation. The single window appears to light a front vestibule or corridor behind the inner east side front door.

Fenestration on the east elevation of the home is affected by the intrusion of the garage. It is wider than it is long and roughly centered on this elevation and covers most of it. Beginning on the exposed southeast corner of the house, a small two-part window with four vertical sashes in each part, is placed near the outer corner of the house and a few feet from the front of the garage. The wide garage door identifies this as a two-car garage. Moving to the east side of the garage, there are two small two-part windows with two vertically aligned sashes in each part located high up on the wall near the soffit. The windows are centered in two bays on this side of the garage; they're also protected by iron grillwork bolted to the wall. Another identical window is located near the rear, northeast corner of the garage but without the protective grillwork. There is also a steel rear garage entrance door not far from the exposed northeast wall of the home. A concrete walkway runs from the rear garage door, around the home to a rear concrete porch with iron railings and bi-directional, east and west steps.

The eastern set of stairs, with walkway, provides access to the rear garage door and the backyard area. The western set of stairs and walkway provides access to the public sidewalk along Harrison Street on the west side of the home. On the exposed northeast side of the home a four-part picture window with four vertically aligned sashes in each part covers most of this corner. A small basement window is also centered below this window. Fenestration on the home's north elevation creates five bays. From left to right, the first bay has another large four-part window with four vertically aligned sashes in each part. Occupying the second and third bays are two three-part picture windows identical to the ones found in the front porch area. Continuing right, or to the west, a small two-part window with two vertically aligned sashes on each side is located in the fourth bay. The fifth bay consists of the home's rear entrance door and a two-part window with four vertically aligned sashes in each part. As in most Means Manor homes the rear entrance provided kitchen and basement access. This was the case in this home but as a custom build the basement could also be accessed from the garage.<sup>7</sup>

The west elevation consists of three bays, however there are no windows in the north third of this elevation. Two small one-part windows with three vertically aligned sashes are located about three feet from each other at the center of this view. A two-part window with three vertically aligned sashes in each part occupies the third bay near the southwestern corner of the building.

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<sup>7</sup> Kevin McDonald (Andrew Means' Grandson) via text message to Y. Ekunkonye of SayYestoMeans.org.

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According to Means's grandson, Kevin McDonald, this is a five bedroom, three and a half bath home.<sup>8</sup> Clearly, this building was designed to be a residence befitting a successful builder/developer. Much attention was given to the interior spaces and the accommodation of guests. For example, Mr. and Mrs. Means were known to host many world-renowned dignitaries and celebrities at this location.

This home was fully air conditioned<sup>9</sup> with a centrally located triple flue stone clad chimney in the east projecting wing, which indicates a living room fireplace. The chimney therefore vents a furnace-fireplace combination. The home has ample front lawn, though the backyard is shifted to the deeper northeast corner of the property. There is evergreen shrubbery at each corner of the home with abundant coverage on the south and west sides. There are mature trees in the backyard area and at the front of the property along 21<sup>st</sup> Avenue.

As with other original Means Manor homes, this home has changed hands and undergone certain repairs or upgrades in the most likely areas of windows, doors and heating equipment, it continues to maintain its original architectural cohesion.

### **Geter and Virginia Means Home: 2044 Monroe Lane, photo 9**

The home of Geter and Virginia Means is among Means Manor's custom buildings, and it also has an interesting history. It was designed and built by its original owners in 1954 to be a showplace, and during their lives it ably served this purpose. However, once the property changed hands, after the deaths of the original owners, it eventually fell into decades of neglect, disrepair and vandalism. While neighbors did what they could to mow the grass and clear weeds, Geter and Virginia Means' home, for many years, was the most endangered building in the community that Andrew and Geter Means built. It even made the Indiana Landmarks Ten Most Endangered list in 2022 and was recently acquired by Indiana Landmarks in 2023.

The front of this home looks out onto a curving streetscape, where Monroe Lane gracefully merges into W. 20th Place. The south side of the home also faces the rear of the Means-built, First Baptist Church across W. 20th Place. This house is also near to the home of Andrew and Katie Means, which is adjacent to the church's west boundary. The Geter Means home has an irregular, L-shaped floor plan formed by projections from the north and east elevations in the living room area. There was also a non-historic patio, removed by current owners, projecting from the north elevation and accessible from the den located next to the living room to the west. This house rests on a full basement foundation which incorporates a sunken, attached garage at the extreme west end which doesn't encroach upon the basement. Based upon photos of the garage interior, the entire attached garage was constructed of concrete block (CMU) but the rest of the home was built of wood framing, clad in brick veneer and finished in Permastone. Historically, Means Manor basements

<sup>8</sup> Kevin McDonald (Andrew Means' Grandson) via text message to Y. Ekunkonye of SayYestoMeans.org.

<sup>9</sup> Johnson Publishing Company, Inc., "Andrew Means: Steel City Builder: On Gary Sand Dunes He Built 1,000 Homes."Page 53 (photo caption).

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were constructed of concrete block on poured concrete footings; however, the upper structures were usually constructed of wood framing. In the case of Geter and Virginia Means' home, this same formula was followed except for the Permastone finish. This is a colored, stucco-like faux stone, in contrast to the more common brick veneer exteriors of most Means Manor homes. When this home was built in the 1950's, Permastone was then beginning to gain popularity as an alternative to natural stone cladding, so this illustrates Geter Means' interest in new construction materials and methods. The Permastone exterior of the building shows no sign of cracking or fading and retains its original integrity.

The house was also designed with a hip roof with wide overhang, and in terms of its side elevations, it has the signature Ranch home horizontal massing. However, the house is oriented from east to west, which means that the north and south sides are longest; this makes the home's true length invisible from the front or east side. The building gets its L shape from the way the living room area, located at the northeast corner of the home, projects on the north elevation. This gives the home a cross-hip roof with wide eave overhang in this area. There is also a more shallow, eastward projection associated with the front vestibule on the front, or east, elevation. As in most Means Manor custom homes, the Geter Means house also features stone-veneer exterior cladding, which in this case is found in certain areas of the front façade such as the front porch, the front vestibule projecting bay incorporating the front door and the low-profile planter, which is topped by a white stone cap. This planter also extends from the front porch to the side porch near the garage on the south façade. The same stone cladding is found on the back yard grill, also a contributing object in the district. The grill has sustained some damage from vandalism, but it retains adequate historical integrity overall. The front porch is centered on the front elevation, and the eaves have wide overhang, extending to cover both the front and side porch areas. There are decorative metal railings with four evenly placed roof supports on the front porch and one at the side porch. The homes' internal chimney is centrally located in relation to the front elevation and historically vented a double-fireplace-gas furnace combination.

The asymmetrical front façade is commanded by a multi-part picture window, that gives the effect of a window wall; being nearly as wide as the front porch and nearly reaching the porch soffit in height. The front door (currently boarded up) is situated on the inner side of the front projecting section, so it's normally not visible when one directly faces the front of the home. This projecting front wall is the exterior of an interior front vestibule behind the front door. It is clad in stone veneer of varying shades of a light green similar to, but richer in color than the Permastone of the exterior walls.

The immediate front interior of the home is utilized as a dining area at the south-end near the kitchen and a living room area at the center and north-end. Fenestration for this area encompasses the front elevation as well as immediate corner areas of the south and north elevations. The dining room and most of the living room are lighted by the massive front picture window and a large picture window near the south-east corner of the home. The remaining living room area is lighted

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by a smaller casement window located near the northeast corner of the front elevation; an identical, smaller casement window is located around the corner on the north elevation giving a corner window effect in this area. The living room area is also lighted by a large, three-part picture window, similar in height, but not as wide as the front picture window located on the west side of the north projection of the living room. The remainder of the home's north elevation can be divided into four bays running east to west. The first bay consists of the patio access door and another large picture window similar to the one previously mentioned. The second bay consists of another small casement window. The third bay consists of an 8x8 vented, glass block window lighting the master bedroom's en suite bath. The fourth bay is another small casement window lighting the master bedroom.

On the home's west elevation, we have a second small casement window lighting the master bedroom on this side of the home where the master bedroom meets the garage in this area. There are no windows on the garage, only a door on the south elevation.

Fenestration on the south elevation begins after the garage door with a small casement type window lighting the second bedroom just east of the garage. Another 8x8 glass block window lights the second bath. This home was also one of the homes in Phase One that was originally equipped with showers. Moving east along the south elevation, we encounter the side porch and entrance accessing the kitchen, both of which are centered on the south elevation. The internally placed chimney has a low roof profile, but its width nearly matches the width of the projecting front wall, which adds balance to the front elevation. Inside the home there is a stone-clad double fireplace that serves the living room and a sitting room or den located right behind the living room. The garage, some windows and doors are currently boarded up as crews make needed repairs.

Recent photos show the interior was not as damaged as originally believed though the roof was badly damaged and recently replaced. Despite its decades of neglect and vandalism, the Geter Means house has maintained its original architectural and historical cohesion as a post-WWII Ranch home.

### **Harris Home: 500 W. 21<sup>st</sup> Avenue**

This home was originally owned by the Harris family; although Andrew and Geter Means' homes were undoubtedly custom builds, it's uncertain if this home was a true custom build or a semi-custom build. The Harris home is oriented east to west facing W. 21<sup>st</sup> Avenue and originally came with monogrammed awnings; this too is a Ranch style home but not as horizontally massed as other Means Manor custom Ranch homes. The front elevation is extended, in this case, by the placement of the attached garage, which is also projected forward in line with a main front projecting bay that takes up more than half of the front elevation. This gives this house a U-shaped floor plan. The main projecting bay also gives it a cross gable roof configuration. This projecting

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bay is topped by a wide gable roof with a high pitch that commands attention. This gable is clad in cream-colored vertical siding that originally was wood, with the garage door matching this color. The front door now consists of a decorative, iron security door and wooden inner door with upper glazed lites. It is unknown if all the current awnings, siding and doors are original.

The attached garage essentially extends the roof line beyond the west, or side-facing, gable of the home. The home rests upon a full basement foundation and is clad in a sand-colored brick veneer with the front façade clad in similarly colored stone veneer. A low planter also clad in the same stone veneer runs along the length of the front façade stopping at the front porch on the east side and the garage on the west side. The side-placed chimney in brick sits behind the attached garage so only the top is visible from the front of the building. Fenestration is based upon a three-part picture window, lighting what appears to be the living room next to the garage. Another three-part picture window lights what may be a front bedroom after the front door and another smaller window, which lights what is probably another bedroom on the east end of the building.

The front porch is covered by an awning monogrammed with the letter H, as are the two picture windows. The porch is cast concrete with three steps and decorative railings. The chimney in this case vents a fireplace-furnace combination. The house came with a full driveway and historically had small statues holding lanterns mounted on short, stone-clad pillars at the entrance to the driveway. The lanterns held by the statues were also lights for nighttime illumination. The stone-clad pillars remain, but the statues have been removed. This house currently has different owners and maintains its original architectural cohesion.

### **Hedrick Family Home: 1965 Van Buren Street, photo 5, center**

The home at the above address was originally owned by Dr. and Mrs. James T. Hedrick, MD; it is another of the subdivision's semi-custom-built homes. Means Manor semi-custom homes are typically Ranch buildings, so they come with the horizontal massing that characterizes this form. This home has a cross-hip roof configuration. The length of the house is oriented north to south on Van Buren Street near the traffic island where it merges with W. 19<sup>th</sup> Place. The home is built upon a full basement foundation, is of wood frame construction and clad in brick veneer interspersed with stone.

The home's asymmetrical front elevation is dominated by its tall, front placed chimney which frames a recessed front porch area along with an off-center, projecting section on the south, or right side, of the front porch. The cross-hip roof configuration over the projecting bay balances out the front façade. The house has a wide eave overhang, with an additional narrow, non-monogrammed awning providing additional cover for the already recessed front porch. The house and chimney are clad in an understated brick veneer with subdued sand tones in tan, orange, buff and gray interspersed with off white stone. The similarly colored asphalt shingles on the roof adds to the visual cohesion of the home in addition to off-white monogrammed awnings with the letter H in a black rectangle, which are original and similar to those found on the Harris home which was previously described.



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Fenestration, from left to right at the front façade, is based upon what appears to be aluminum double windows between the garage and chimney, a three-part picture window near the front door in the recessed front porch, another three-part window in what may be a bedroom and a single width window in the last bay. It is unknown whether they are single or double hung sashes, and it is doubtful if they are original. The front porch has but a single low step, but the house sits on a slight rise in grade, so the front walkway also has a single step where it meets the public sidewalk along Van Buren Street. The house also has evergreen shrubbery, which offers an interesting contrast to the color of the brickwork cladding the front elevation but no trees. The attached garage came with a full driveway and the chimney vents a fireplace-furnace combination. The Hedrick house maintains its original architectural cohesion.

### **Powers Family Home: 2077 Harrison Street**

This custom-built home<sup>10</sup> was originally owned by Means Developers Inc. General Foreman and Vice President, Mamon Powers Sr. This home is of the Ranch style, has an L-shaped floor plan, full basement foundation, two-bedrooms and one-bath.<sup>11</sup> The home is clad in red brick veneer with a cross-hip roof configuration and wide overhang. The cross-hip roof is formed by the hip roof of the projecting bay relative to the main hip roof of the house. The projecting bay is on the left side of the front elevation and appears to be a front bedroom. This is indicated by the double window on this bay. The front elevation can be divided into two bays; from left to right, they contain a large three-part window with vertical sashes in the first bay and the front door and a large three-part picture window in the second bay.

The front door is positioned to the right of the first bay and consists of an outer security door and an inner wooden door. The large picture window in the second bay indicates the location of the living room. This home also originally came with a detached hip roofed garage and full driveway. The north and east elevations can be divided into three bays respectively. The three bays in this elevation contain a single window which appear to be vertical sash single windows. The east elevation can also be divided into three bays; from left to right, there is a tall two-part window with vertical sashes and a small basement window in the first bay, the rear entrance and a small kitchen, one-part vertical sash window and a small basement window in the second bay. The rear entrance consists of an outer iron security door and an inner wooden door. The third bay also holds a vertical single part window similar to those found on the north elevation and a small basement window in the third bay. The south elevation is divided into two bays; left to right they are the two glass block windows that flank each side of the multi-flue chimney and a small basement window in the first bay, a two-part vertical window for a rear bedroom and a small basement window in the second bay. The type of window is unclear, but it is doubtful if they are original. This home has mature front and rear trees as well as evergreen shrubbery as landscaping.

<sup>10</sup> Mamon Powers, Jr (CEO, Powers construction Company) via text message to Y. Ekunkonye of SayYestoMeans.org.

<sup>11</sup> Lake County, Indiana. Office of the Assessor Website. Property card document, <https://engageblob.blob.core.windows.net/lake/pdf/2023/45-08-09-452-016.000-004.pdf?sv=2018-03-28&sr=b&sig=cKuic5sV3LBhhNJhdWeG6t8qK0BXYGRDpLLntTRCck%3D&se=2024-04-29T02%3A54%3A59Z&sp=r>.

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It is noteworthy that after his tenure with Means Developers Inc, Mamon Powers Sr. went on to found Powers and Sons Construction Inc., which is currently one of the largest Black owned and operated construction firms in the nation. The Powers family home remains in this family, and it retains its original architectural coherence.

#### Non-Custom Built Ranch Type Homes:

#### **The Johnson Home: 1901 Harrison Street, photo 14**

During the 1950's this home was owned by the Johnsons. This is a Ranch home based upon an L-shaped floor plan, full basement foundation and during the building of Phase One, was usually offered in a two-bedroom, one-bath format. The Johnson home is situated north to south with the front elevation looking out on Harrison Street at the corner of 19<sup>th</sup> Avenue across from the gas station. The home is of wood frame construction and clad in a red brick veneer interspersed with white cut stone. Its hip roof has wide overhang and is clad in gray asphalt shingles. Like most homes of this style, this building also has a projecting front bay that covers about 2/3 of the right-hand, or south side, of the front elevation. Another distinctive feature of this home is the additional projection around the picture window to the right of the front porch area. This projecting area runs from the soffit to about 3 feet off the ground; it surrounds the picture window, which also reaches the soffit, on three sides. This area is clad in a beige stone and projects about a foot beyond the main projecting bay. The main projecting bay is clad in red brick veneer, interspersed with stone like the rest of the home.

A corner window like effect is achieved by the close proximity of the two front bedroom windows near the south-west corner of the home. The first two-part, single hung window is placed within a few inches of this corner on the front façade. A second two-part, single hung window is positioned right around the corner at the same distance. A second window of the same type is found near the rear, or east side, of the home, which appears to light a back bedroom. Two basement windows beneath these windows light corresponding areas of the basement. All windows come with brick or stone sills and no trim.

The front door is positioned to the left of the main projecting section, which creates a recessed front porch well covered by the roof overhang. The front porch has seven steps, is of the usual cast concrete construction with decorative iron railings and one roof support. The home originally came with a detached garage and full driveway. The garage and driveway are situated, north to south, behind the house. The second entrance is located on the north side of the building, not far from the front door. In Phase One homes this second entrance usually allowed direct access to the basement. A 3x6 glass block window lights an internal vestibule. The front door is fitted with an external wrought iron security door, while the inner door is wooden with an upper divided lite. Both doors, front and side, come with white stone sills. The internally placed chimney vents a furnace-water heater combination. The home maintains mature trees, lawns and evergreen shrubbery as landscaping. It also retains its original architectural cohesion.

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### **The Ford Family Home: 1901 Monroe Lane**

During the 1950's, this home was owned by the Ford family. It is in the Ranch style, has an L-shaped floor plan, full basement foundation, two bedrooms and one bath. It is oriented north to south on an irregular lot that is considerably longer but narrower in the rear than most Phase One lots, due to the intrusion of the railroad right-of-way in this area. The building is of wood frame construction and clad in a red brick veneer. Its cross-hip roof has a wide overhang and is clad in reddish-gray asphalt shingles. A recessed front porch is formed by the projection of the left bay and the overhang of the roof. In this case, the projecting bay covers about 2/3 of the left-hand, or north side, of the front elevation. This places the front door on the inner side of this projecting bay making it invisible, if viewed directly in front of the house.

The front porch is made of cast concrete, has three steps and decorative iron railings. This home has the usual front walkway to the public sidewalk. The walkway continues around the north side of the house to a concrete stoop at the second entrance. In Means Manor homes, the second entrance, whether in the rear or on the side, also provides direct access to the basement.

Front fenestration from left to right consists of an aluminum bay window which appears to have replaced the original picture window on the living room. There is also a small window near the front door, which may be a replacement for an original glass block window. A double window lights the front bedroom on the left side of the front façade; this pattern continues on the remaining façades where appropriate windows light the bathroom and dining areas at the rear of the home; it's doubtful if current windows and doors are original. The chimney is internally placed and vents a furnace-water heater combination. The home has a detached, hip roofed garage and a rear entrance leading to a wooden deck, all of which represent later renovations. The home has since been purchased by subsequent owners but retains its original architectural cohesion.

### **Mid-sized Ranch Home: 2014 Monroe Lane**

This is another Ranch style home that could be characterized as a mid-sized Ranch model if compared to the larger homes of this style. It has both horizontal massing and a living room fireplace. The house is situated with the front facing east on a lot with a slight rise, so two steps exist where the front porch walkway meets the public sidewalk. The front porch itself has two steps, decorative iron railings and is partially covered by the roof overhang. As with the typical Means Manor home, this house also fits the usual specs, full basement foundation, wood frame construction, L-shaped footprint and clad in brick veneer. The roof is in a cross-hip configuration, has wide overhang and clad in reddish-grey asphalt shingles, which blends well with red brick of the exterior walls. The home also has a projecting front section, taking up about 2/3 of the front elevation.

The front door is positioned immediately to the left of this projecting bay, so it's visible when directly viewing the building from the front; the bathroom is located centrally on the front façade, not far from the front door. The bathroom is lighted by a 3x6 glass block window. The house also

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has a small rear addition and a detached garage, neither of which appear to be original. It is doubtful if the windows, the doors or the garage are original. There are no windows on the south side of this home, so the chimney dominates the south façade externally, just as the fireplace dominates that side of the living room internally. There are two sashes on the north side of the home, which indicates that the bedrooms are on this side. The chimney vents a fireplace-furnace combination. The house is landscaped by mature trees, well-kept lawns, evergreen shrubbery and maintains its original architectural coherence.

### Contemporary House Type

#### **Hasenjaeger Family Home: 1981 Van Buren Street, photo 5, right**

This house is an example of the Contemporary home form in Means Manor Phase One. This style of home shares basic proportions with the American Small House types but is characterized by gable roofs, wide eave overhang and an attached carport. The home at 1981 Van Buren was originally owned by George and Hazel Hasenjaeger and remains in this family.<sup>12</sup> The home is based upon a rectangular footprint, full basement foundation and was usually offered in a two-bedroom, one-bath format. This home is of wood frame construction and clad in a sand toned brick with gray and buff highlights similar to the nearby Hedrick home. The chimney is internally placed and nearly centered in relation to the front elevation and originally vented an oil furnace-water heater combination.

The gable is front facing with ends clad in a vertical wood siding in red that appears to be original. The contrast created by the color of the brick and the red gable ends adds visual appeal to the front façade, which faces west looking out onto Van Buren Street. However, the longest façades of the building are its north and south sides; However, the building faces west so the shortest façade faces the street. The front door and porch are located at the extreme left side of the front elevation, which makes for a very asymmetrical front façade. The cast concrete porch has four steps and decorative iron railings; the porch, however, extends back towards the center of the façade, which gives the front porch an L-shape formed by the meeting of the stairs with the actual porch platform. The porch's front wall is clad in brick matching the walls of the home and finished by what appears to be a cast-in-place concrete cap. A three-part picture window above the porch extends about a foot beyond the porch to the right; the combination of the front porch and picture window balances off the entire front elevation. A smaller window on the extreme right-hand side of the front elevation lites what appears to be a dining room or kitchen area.

The roof is clad in asphalt shingles, while the carport on the right-hand side of the front façade projects a few feet beyond the main gable roof line providing more length to the attached carport on the right-hand side of the building. The carport then travels towards the back of the house covering the side door and ending near the backyard. Originally, these homes came with a two

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<sup>12</sup> George Hasenjaeger (Sales) interviewed by O.Ekunkonye for SayYestoMeans.org, Share Your Stories Project January 07, 2023.

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strip rather than full driveway, but many owners have updated to full driveways as in this case. The Hasenjaeger home maintains its original architectural integrity.

### **Double Gable House: 2055 Monroe Lane, photo 8, left**

This house, also of the Contemporary style, is distinguished by its asymmetrical double front gable roof and long attached carport with a non-historical attached, hipped roof garage at the rear of the driveway. The building is oriented with the front façade facing Monroe Lane. The length of the home is oriented on a regular 45 by 100-foot lot that runs southwest to northeast. This house has full basement foundation, is of wood frame construction and clad primarily in a red brick veneer with the rear half clad in red wood siding. It also has a front projecting section on the left side of the front elevation; this gives the home an L-shaped footprint and a front facing double gabled roof clad in asphalt shingles. The front projecting bay takes up about half of the front elevation on the left side. It has a lower gable roof that shares the left slope of the main gable but has a lower height stopping short on its right slope, providing cover for the front porch area. However, the main gable roof continues sloping lower to the right, covering the carport with an L-shaped forward projection with metal roof supports embedded near the front porch and on the right side of the driveway. The front porch is low, of cast concrete, with one step and decorative iron railings. It's about three feet wide, running from the front door, parallel to the front elevation about four feet. The front porch is also concealed by well-trimmed evergreen shrubbery growing across the length of the front elevation from the left side of the driveway to the left side of the home.

A three-part picture window with stone sill and stone veneer cladding the wall area directly below it, accents the front of the projecting section. A white awning with two red stripes on each end shades the picture window. The white of the awning also blends well with the white of the fascia on the offset gable of the projecting bay. The front door isn't visible when viewing the home directly from the front. It is located on the right-hand side of the projecting bay. There is a low but extended concrete porch with black decorative iron railings and roof support that projects to the right from the front door. The entire lower level of the front elevation, including the porch and railings, are largely concealed by well-trimmed evergreen shrubbery. A smaller double hung sash is centered on the right-hand side of the home under the main gable-carport overhang. The internally placed chimney vents a furnace-water heater combination. Though it is doubtful if windows, doors or awnings are original, the house maintains its original architectural coherence.

### American Small House Type: One and One Half Stories

#### **Anderson Family Home: 530 W. 21<sup>st</sup> Avenue**

This house is in the one and a half story, American Small House form which is indicated by the pitch of the roof and its front gables. This house shows some similar treatments found on the front elevation of Andrew Means' Ranch home down the street. The rusticated stone veneer is present here and serves the same function, to draw attention to the front porch area. In this case, the front placed chimney is also utilized to achieve this effect. Though American Small House in

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type, this house also shows some distinct Tudor Revival references in the shape and position of its soaring chimney and the high pitch of the front gables. An offset double-gable here is also reminiscent of Andrew Means' home. The house is of wood frame construction with full basement foundation. It is clad in a red brick veneer with contrasting tannish stone veneer with grey highlights cladding both the chimney and the gabled front door area. The roof is clad in greenish-gray, asphalt shingles.

This house reflects certain characteristics found in larger homes. In this case, there is a large chimney which indicates the presence of furnace-fireplace combination. The house is clad in red brick veneer, which includes brick gables. A double gable is also formed on the front façade by the main gable of the roof and the gable over the front door, which also projects forward away from the main structure. The front porch, which is larger than on most homes of this type, extends beyond the gabled front door to incorporate the chimney rising to the left of the door; the extended portion of the porch base appears to be clad in red brick veneer like the walls of the home. The porch is also uncovered, of cast concrete with four steps and decorative wrought iron railings.

Front fenestration is based on the standard Means formula of picture window for the living room, here on the west side of the front elevation and double window for the front bedroom to the right of the front door. Stone sills in white accent all windows. Smaller windows are usually installed on the remaining façades. In this case, an attached garage was added to the east, or right side, of the dwelling and a dormer addition was added to the rear. The attached garage is clad in the same red brick veneer as the original home. The home retains its original architectural coherence.

### The Parsonages

#### **1969 Harrison Street, photo 4, left**

The Harrison Street Parsonages<sup>13</sup> located at 1969 and 2001 Harrison Street are distinguished by a centered cross in glass block at the top of its front facing gable. However, the parsonage at 537 W. 19<sup>th</sup> Place had no distinguishing cross on its gable.<sup>14</sup> During the 1950's these homes were used to house prominent pastors and their families. The parsonage on W. 19<sup>th</sup> Place had a gable window rather than a glass block cross. All three of these homes are of the American Small House type, one and a half stories, based on an L-shaped footprint and full basement foundation. They were clad in brick veneer and usually had front facing cross-gable roofs clad in asphalt shingles and originally came with a coal-fired boiler or oil burning furnace.

These homes also had a front projecting section on the right, taking up roughly two-thirds of the front elevation. The front door on these homes is also positioned on the inner side of this projecting bay, so it would be invisible when directly in front of the home. These houses also came with a

<sup>13</sup> Sheila E. James (CEO, Saint James Media) interviewed by A. Ekunkonye for SayYestoMeans.org, January 12, 2023 Share Your Stories Project

<sup>14</sup> J.W. Saunders, "All Chicagoland Pays Tribute To...: Gary's Greatest Home Builder, Andrew Means," The Chicago Defender, May 2, 1953, National Edition edition, 9. ProQuest Historical Newspapers:Chicago Defender.

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front porch that took up the remaining third of the front elevation and as was customary in homes of this type. The porches came with decorative iron railings. Most of the homes on Harrison lack trees, so grass lawns and evergreen shrubbery are the dominant form of landscaping.

In this design, the living room was positioned on the left side, so a picture window is positioned on this side. A front vestibule is also positioned right behind the front door, so a 2 by 3 course of glass block is placed on the front façade right behind the front door to light this area. A front bedroom is also found on the right side of the front elevation so a smaller but often double window will light this area. Originally these windows were of wood, but subsequent owners have updated windows and doors, which makes it doubtful if current units are original. These homes have passed to private owners and have also been updated in various ways which includes detached garages, new furnaces and air conditioning, but they maintain their original architectural cohesion.

### American Small Houses: Single Story

#### **Howard Family Home: 521 W. 19<sup>th</sup> Avenue**

This American Small House home was originally owned by the Howard family and remains in this family. This home style is the only design that was originally clad in wood siding. The home has since been updated with aluminum siding. Like all Means Manor homes, the roof of this house was also originally clad in asphalt shingles and remains so to this day. It rests upon a full basement foundation and is of wood frame construction. These are also the smallest homes offered in Means Manor in terms of the overall size and internal room dimensions. They come in both gable and hip roof configurations. In this home, the front door and uncovered front porch are the center of attention on the front elevation.

The gable above the front door is clad in aluminum siding and doesn't extend beyond the roof line, so an awning currently covers the porch. The porch is a three step, cast concrete unit with decorative iron railings. The building has two bays with no picture window. Both standard windows were originally single hung wood or steel, and it is doubtful if current doors and windows are original. The chimney is internal and centrally placed in reference to the front elevation. The home originally came with a coal-fired boiler which has been updated to gas. The Howard home retains its original architectural coherence.

#### **Ridley Family Home: 708 W. 19<sup>th</sup> Place**

In the 1950's this American Small House home was owned by the Ridley family. Like the typical Phase One home, it sits on an approximately 50-foot x 100-foot lot, is of wood frame construction and comes with two bedrooms and one bath. It is based on an L-shaped floor plan with a front facing projecting bay covering 2/3 of the front elevation, which gives the house its L-shape. The house also rests on a full basement foundation.

Clad in brick veneer, this house was also one of three or four homes in the district where clinker, or burnt bricks, were used. Clinker bricks were popularized by architects of the U.S. Craftsman

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House movement during the 1910-1930 period; they appreciated these otherwise kiln rejects because their colors are usually richer than normal bricks; they also have exotic high temperature and glazed effects. The brick on this house is basically light brown but variations from deep black to glazed-over tans and yellows, catch the eye. The brickwork is in standard running bond courses, however, protruding headers, with their deep black interior exposed, are inserted at about 1/3 wall height, and repeated at regular intervals, around the entire house for decorative effect.

The house has a cross-hipped roof with no eave overhang. Its asymmetrical front elevation gravitates towards its centrally placed front door-porch area; the door was originally wooden, with glazed upper lites but the door has since been updated with a wrought iron outer door and a wooden, three quarter-lite inner door. Historically, all doors came with an external, wooden screen door. The front porch is made of cast concrete with five steps and decorative iron railing. The front porch was originally uncovered but is now covered with an aluminum awning.

The front façade is divided into three bays formed left to right by the living room, the front vestibule and the front bedroom. Fenestration was originally based upon a divided lite, wooden picture window with decorative wood shutters lighting the living room and a smaller wooden, single hung double sash, also with shutters, lighting the front bedroom. The remaining windows were steel, single hung sashes. A vertical two by three course of glass block on the west, or projecting, side of the central bay lights the front vestibule. The east façade came with three steel, single hung sashes and two steel hopper type basement windows. The same fenestration was found on the north and west façades. All windows came with brick sills, flat bar, steel lintels supporting the upper brickwork, and screens. The house was fitted with an oil burning furnace and ductwork as well as an internally placed brick chimney. With its south-facing front façade, the house was well sunlit year-round. With its screen doors and windows, it was well ventilated during the hottest summers, and with its oil furnace, it was well heated during the coldest winters.

Typical of Means Manor homes, this house was well constructed in terms of both materials and workmanship; it came with hardwood floors in all rooms except the kitchen and bath, which had linoleum floors. The kitchen also came with built-in Youngstown steel cabinets, interior walls were of painted, three coat plaster over rock lathe, while the bathroom came with a tub but no shower. Also typical of Means Manor houses, efficient use was made of interior spaces, all rooms, though relatively small, had just the right proportions for their assigned functions and the closet space was both adequate and well placed. The home also came with a concrete walkway extending from the front porch to the public sidewalk running along W.19<sup>th</sup> Place. This walkway also runs from the front porch, around the east side of the house to a rear concrete stoop at the backdoor and continues from the rear stoop to the backend of the lot bordering on the rear alleyway.

This house has since been updated with aluminum windows, awnings, iron security doors, a detached garage, a gas furnace and central air conditioning. But it largely maintains its original architectural cohesion.

**First Baptist Church: 626 W. 21<sup>st</sup> Avenue, photo 2**



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If there is a Means Manor building that can be considered a Gary and Means Manor landmark, the First Baptist Church is such a case; this Late Gothic Revival style building is also home to Gary's oldest African American Baptist congregation founded in 1908. By 1913, there were only 11 members but under the leadership of Reverend Charles Hawkins the church experienced exponential growth. A new edifice was built in 1918 and enlarged in 1925. The old church still stands a few blocks away at 2101 Washington Street.<sup>15</sup>

A cornerstone ceremony for the current church building, in Means Manor Phase One, took place in 1954 and was attended by local and church dignitaries. The highlight of that event was the walk down 21<sup>st</sup> Avenue from the old church led by then Pastor, Robert Penn; Builder Andrew Means, built the new church but waived his usual contractor's fee<sup>16,17</sup>, as chairman and trustee of the congregation. First Baptist celebrated its 115<sup>th</sup> anniversary in June of 2023.<sup>18</sup>

The First Baptist Church sits on an irregular lot that was purchased before Andrew Means acquired the land to build the first phase of Means Manor and is located at the southern boundary of Phase One.<sup>19</sup> The First Baptist lot has approximately 250 feet of frontage on W. 21<sup>st</sup> Avenue across from Roosevelt Park to the south. It extends northward about 240 feet to W. 20<sup>th</sup> Place. The lot is bounded to the east and west by a combination of private homes and public alleyways. The church complex is roughly centered on the lot with a large landscaped front lawn to the south, with trimmed evergreen shrubbery in front of the building and mature trees lining the frontage on W. 21<sup>st</sup> Avenue. The church is accessed from the public sidewalk along W. 21<sup>st</sup> Avenue by concrete walkways that lead to the main sanctuary front entrances and to the west wing. The church's main parking lot is located on its north side; an auxiliary parking area is located on the church's east side, with a wide driveway on its west side that connects the main parking lot to W. 21<sup>st</sup> Avenue. All parking areas and driveways are paved in asphalt with the front lawn areas separated from the asphalt by raised concrete curbs.

This two and a half story church building consists of two sections, the main sanctuary that faces south towards West 21<sup>st</sup> Avenue and the west wing that projects perpendicularly to the west from the rear, west side of the main sanctuary, giving the church an L-shaped floor plan. The building rests on a full basement foundation and is constructed of Indiana limestone<sup>20,21</sup>. Its gabled roofs are clad in gray asphalt shingles. The rectangular main sanctuary is oriented north to south with the front façade and its high-pitched gable looking south. The rectangular main sanctuary serves

<sup>15</sup> First Baptist Church: 50 Years of Service (First Baptist Church, 1958).

<sup>16</sup> Dick Gima, "Leading Negro Contractor Credits School Teacher for His Success," *Honolulu Star-Bulletin*, February 2, 1965.

<sup>17</sup> "Means Finishes 1,000th Home, Gets Citations," *Chicago Defender*, August 13, 1955, sec. Features, 4.

<sup>18</sup> Crusader Staff, "Gary's Oldest Church, First Baptist, to Mark 115-year Anniversary," *The Chicago Crusader*, May 26, 2023, <https://chicagocrusader.com/garys-oldest-church-first-baptist-to-mark-115-year-anniversary/>.

<sup>19</sup> First Baptist Church: 50 Years of Service (First Baptist Church, 1958).

<sup>20</sup> "Proud New Church Nearing Completion," *The Gary Post Tribune*, February 7, 1955, (From the Private Collection of Everett McDonald).

<sup>21</sup> Dr. Walter E. McDonald (retired Surgeon) interviewd by Y. Ekunkonye for SayYestoMeans.org, January 2021.

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as the main worship area, while the rectangular west wing contains offices and classrooms. Historically, the church basement was used for meetings.

The church's asymmetrical front façade is reminiscent of the old First Baptist church building with its front gable and large rose window flanked by towering stepped parapets. However, the new church is firmly in the Late Gothic Revival style with its high-pitched front gable and large pointed arch stained-glass window flanked by square, crenelated towers. The church is clad in beautiful, grey ashlar limestone (the old church is clad in red brick veneer), which features smooth ashlar stone cladding on the towers and rusticated ashlar stone cladding on the main sanctuary's front elevation. The remaining façades of the main sanctuary are clad in smooth ashlar stone.

The arrangement of doors and windows on the front façade consists of centered, double doors with matching doors on either side at ground level and a large, pointed arch stained-glass window directly above the doors at the second level. The flanking square towers are each fitted with centered, matching double doors at ground level and a single tall lancet window at the second level. The east tower terminates at the base of the main gable, whereas the west tower topped by the belfry, rises above the peak of the high-pitched main gable. The east elevation is divided into seven bays with the east tower occupying the southernmost bay. The next bay moving northward features a two over two arrangement of basement and sanctuary level windows. The third bay moving northward features a pointed arch tripartite stained-glass window at the sanctuary level and a three-window set at the basement level. Decorative buttresses separate each remaining bay which also features the same arrangement of stained glass and basement windows. This same fenestration is found on the main sanctuary's west façade, which is interrupted by the west wing at bays four through six to the north. The north, or rear, façade of the main sanctuary features a rear entrance at its west end, two sets of four windows at the basement level, a row of small square windows at the middle level, single lancet windows at the east and west ends at the sanctuary level and one tall lancet window flanked by shorter lancet windows forming a pointed arch at the gable level.

The west wing projects perpendicularly from the west side of the main sanctuary; it has a gabled roof with a lower ridge than the roof of the main sanctuary. The front elevation of the west wing faces West 21<sup>st</sup> Avenue to the south but is set back some distance from the main sanctuary front elevation. A two-story, crenelated stair tower with ground level entrance and lancet window above, marks the inside corner where the east end of the west wing meets the main sanctuary. The main, or south, elevation of the west wing is six bays in width featuring five sets of vertically aligned, metal, single hung triple windows for the first floor and the basement, with the stair tower occupying the sixth bay. A series of hipped dormers with metal single hung sashes are centered over each bay on this south elevation. Historically, doors and windows on the gabled west side of this wing consisted of the two exit doors for the basement and the second level and their accompanying stairways. There was also a triple window set at the gable level and a two over one window arrangement for the first floor and basement levels. The church has since added an additional crenelated, two and a half story square tower and a small one-story gabled annex to the northwest corner of the west wing. Fenestration for the north elevation of this wing is similar to the south; however, the north elevation also has a dormer addition clad in aluminum siding. On

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the north elevation there are six sets of triple windows for the first floor and the dormer addition. There is also a west facing metal fire escape for emergency egress from the dormer addition to the ground. There is also a concrete block wall at ground level with decorative openings concealing mechanical equipment. All of the foregoing additions are non-historic. The west wing's internally placed chimney vents a basement furnace.

The entire front elevation of the main sanctuary has great verticality, suggestive of reaching up to heaven or to the divine. This verticality is achieved by a proportional rise in height, starting at the parapet of the shorter, front tower to the right, rising to the ridge of the main gable in the center of the front façade and culminating at the parapet of the soaring belfry tower to the left, the apex of the rise. A large, pointed arch stained-glass window is set within the gable of the main sanctuary above the main entrance doors, which adds to the verticality of the front façade; this large stained-glass window is also trimmed in finished stone molding, which is also the case with the lancet windows on the towers that complement the large window. Three dark blue gabled awnings above the entrances, which contrast beautifully with the grey limestone cladding of the building, also point upward toward the sky. The horizontal front elevation of the one and one-half story west wing to the left of the main sanctuary contrasts with the verticality of its front elevation.

A standalone masonry sign near the public sidewalk along W. 21<sup>st</sup> Avenue, on the west side of the walkway leading to the west wing, serves as a two-sided sign. A built-in section at the south end gives the Order of Service, while "FIRST BAPTIST CHURCH" is displayed in large metal letters on the remaining stone clad areas. Over the years the church has made additions and various upgrades but continues to maintain its original architectural and historical coherence.

### **Phase 2 Description: Andrew Means Second Park Manor, photos 1 and 15-19**

Construction for Phase Two commenced in 1955 and was completed by 1959. Both Phase One and Phase Two locations have similar northern and southern boundaries, which is 19<sup>th</sup> Avenue to the north and 21<sup>st</sup> Avenue to the south, both streets running east to west. Within the land acquired for Phase Two, a large northern section along 19<sup>th</sup> Avenue extending all the way to Polk street was reserved for Phase Three, while an adjoining square lot, some 380-feet by 480-feet, at the corner of 19<sup>th</sup> Avenue and Harrison Street was previously purchased by other private interests and utilized for a gas station, which was built in 1955. This lot is non-contributing to the Means Park Manor development and is still used for a gas station today.

Though the land occupied by the exterior homes of Phase Two along Harrison Street to the east and 21<sup>st</sup> Avenue to the south is relatively flat, a marked rise in elevation is still found along Charles Hawkins Drive as it rises after making a 90-degree westward turn at its north end, continuing roughly 460-feet to meet Polk Street. This intersection faces the Split-Level Lincoln Elementary School building which makes effective use of an abrupt drop in elevation on the west side of Polk Street from about mid-block, with the lower-level continuing north to 19<sup>th</sup> Avenue. Means Manor runs along the east side of Polk Street in this area but the land on that side of the street was graded to take a more gradual downward slope towards 19<sup>th</sup> avenue to better accommodate the neat row of homes still facing the school.

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Phase Two continues the interior design concept, also found in Phase One, of a curving interior street utilizing landscaped traffic islands at either end. In Phase Two Charles Hawkins Drive originates at about mid-block on Harrison Street, the eastern boundary of this phase; it then runs west for a short distance turning north 90 degrees at its first traffic island. It then runs for about 460-feet to a second island where it makes another 90 degree turn west to meet Polk Street, roughly an equal distance away. Phase Two also features linear public alleyways which at the time were largely used for city garbage collection; however, the alleyways in Phase Two were unpaved.

Means Manor's second phase consists of 69 lots arranged across two blocks, with 69 contributing houses, 25 contributing detached garages and 18 non-contributing garages. Interior and exterior lots are primarily rectangular with irregular frontage found at the two bends of Charles Hawkins Drive. Residential lots were typically laid out with 50 to 60-foot frontage and 100-to-125-foot depth with houses set back 30-feet from the street.

### **Phase two Resource Descriptions**

#### **Nixon Family House: 958 Charles Hawkins Drive, photo 18**

In the late 1950's this house belonged to the Nixon Family; it is a Split-Level design and more specifically, a side Split-Level as well as the first home of this style built in Means Manor. The side Split-Level is characterized by a single story on one side of the house and two or more stories on the other side. This home was built upon a basement foundation, has a rectangular ground-level floor plan, an attached, sunken garage and is of wood frame construction. Its modern gable roof, with low pitch, short and long spans, is clad in asphalt shingles. The home is situated facing south on an irregular lot made so by the north cul-de-sac of Charles Hawkins Drive. In terms of its front elevation, the garage and upper level are on the left, or west, side of the home with the lower level on the right. The house is clad in a beige brick veneer on the lower level and a red, horizontal wood siding in the area under the roof gable, above the garage, as well as the triangle of siding in the area above the one story, or right side, of the home. The front porch has a single step with some protection provided by the wide roof overhang.

The home's asymmetrical front elevation is made more interesting by the projection of the upper level; it projects approximately two feet beyond the garage and appears to float above it; together, they form the one and one half story, or west side, of the home; this higher west side is balanced by the home's, longer but lower, east side. This interplay between the vertical and the horizontal in the front façade is accentuated by the low-pitched gable roof with its short and long spans, strongly delineated by its broad white fascia; all the foregoing elements draw attention to the front elevation in an attractive way.

Other interesting effects on the front façade are achieved via color contrasts between the red of the wood siding and garage door, the beige of the brick veneer, the white diamond pattern on the garage door coupled with the white lines of the fascia above. This is made even more interesting because the gable of the upper level clad in red siding combines with the triangle of siding above the lower level in such a way that the house stands out among the neighboring homes. The front

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façade's doors and windows also add interest; the front doors consist of an exterior, aluminum door with full lite jalousies and a wooden inner door with upper glazed lites. There is also a single, side-lite (to the left of the door) that is nearly as wide as the door itself. A huge three-part picture window with a white stone sill lights the living room of the home. A smaller double sliding window centered under the roof gable above the garage, probably lighting a bedroom, rounds out the front fenestration. All windows are aluminum and may be original. The chimney is internally placed and vents a furnace-water heater combination. The home has been well-maintained and retains its original siding and colors, so there's a good chance that at least some of the current doors and windows are also original. The home is landscaped by lawns, evergreen shrubbery and mature street-side trees; it has since passed to subsequent owners but maintains its original architectural cohesion.

### **Jackson Family House: 982 Charles Hawkins Drive**

In the late 1950's and 1960's, this house was owned by the Jackson family. Theodosia Jackson and her husband were prominent business owners during the period. This is another Ranch home semi-custom build. The house is situated with the front facing south towards Charles Hawkins Drive with an attached garage and full driveway at its west end facing Polk Street. The building rests upon a full basement foundation, is constructed of wood frame with a cross-hip roof configuration. The house has the horizontal massing common to Ranch homes and is clad in red brick veneer, interspersed with grey, while the roof is clad in reddish-grey asphalt shingles. The house has a largely rectangular footprint but a projecting bay that forms the east wall of the recessed front porch gives the home a shallow L-shape. The front porch is under a projecting hip roof with wide overhang, entirely covering the recessed front porch. The porch has decorative iron railings and roof supports. The front porch is of cast concrete with three steps; it also has a walkway leading to the public sidewalk.

Fenestration in this case adds some interesting elements. A large three-part picture window, reminiscent of the Geter Means house, gives a similar window wall effect at the front porch; the front door consists of an iron security outer door and a wooden inner door with glazed upper lites, neither of which are likely original. A strip of brick veneer flanks the front door on the left and a wider area of vertical white wood siding flanks it to the right. A low-lying planter clad in a beige stone veneer and capped in finished stone, runs the length of the front elevation, interrupted by the front steps.

The house has a side entrance next to the garage door. This door setup is similar to the front with the exception of a glass block side lite that is nearly as wide and as tall as the door. A glass block transom the width of the doorway is also found above. Interestingly, this house has two chimneys which indicates the presence of a living room fireplace with the second chimney venting a bedroom fireplace. A 3x6 glass block window apparently lights a front-located bathroom at the front of the projecting bay to the right of the front door. All other exterior windows currently have off-white, decorative shutters and grilles, which may be of aluminum, concealing the actual windows but

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allowing occupants to see outside. These grilles have arches and scrollwork which gives and home a Spanish or Italian look. There is also a third entrance at the rear of the home, which provides access to the backyard. The home lacks a patio area for outside entertainment but is landscaped with grass lawns and mature evergreen shrubbery at the front planter and street side trees. The home continues to maintain its original architectural and historical coherence.

### **Attached Garage, Ranch Home: 2001 Polk Street**

This is another example of a Phase Two Ranch home, in this case there is also an attached garage, which is usually found on the larger homes. This home also has the usual specs: full basement foundation, wood frame construction and brick veneer external cladding. It has a hip-on-hip roof, clad in asphalt shingles. The house has a U-shaped floor plan due to the projection of the living room and bedrooms; this recesses the front door which is covered by the wide roof overhang. The home is also divided into four bays on its front elevation. From left to right, the first bay consists of the attached garage. The second bay consists of the living room with its large picture window. The third bay consists of the front door and the first front bedroom, while the fourth bay is the second front bedroom on the right, or south, end of the front façade. The front porch has decorative iron railings and roof support. This house is oriented facing west across from the Lincoln Elementary School grounds. The location of the attached garage to the north, or left side, of the building adds to the horizontal width of the front façade.

The picture window is the focal point of an asymmetrical front elevation. This window has one large central pane with two vertically aligned sashes on either side. The picture window appears to be in white aluminum in addition to the garage door in white. These elements join with the recessed front door also in white. The door appears to be a white aluminum storm door with half lite. A low grey stone clad planter also runs between the garage door and the front porch. The remaining front fenestration consists of two small bedroom windows which appear to be white aluminum awning sashes on the right side of the front elevation. There is also a handicap access ramp running from the driveway in front of the planter to the front porch to the right. Both the ramp and porch have decorative black iron railings with one decorative iron roof support on the right side of the front porch. The porch is made of cast concrete with only two steps. The asymmetry of the front elevation is enhanced by the two small aluminum awning windows on the right side of the front elevation.

A walkway runs from the public sidewalk along Polk Street to the front porch. This walkway also extends from the front porch south around the house to an uncovered rear concrete porch with double stairs, decorative iron railings and roof support, leading to the rear entrance and continuing to the rear garage door. The home has a detached patio area in the rear with a canopy and furniture. The living room and bedrooms occupy most of the front elevation, while bath and kitchen are found in the rear of the home. There are also front and rear lawns, trimmed evergreen shrubbery in front of the house. It is doubtful if the current windows and doors are original, however, the home retains its original architectural coherence.

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### **Kenneth Davis House: 2027 Polk Street**

This is another example of a Ranch style home in Means Manor Phase Two. For many years this home was owned by Kenneth Davis who helped build Means Manor as a young man working for his father, Bob Davis, of Davis and Son's Lathing—a Means Developer's Inc. lathing subcontractor during the 1950's and 60's. The house is oriented with its short façade as front elevation facing towards Polk Street. It has an L-floor plan and a full basement foundation, is of wood frame construction, clad in red brick veneer. It has a hip roof with moderate overhang. A centrally placed chimney vents a furnace-water heater combination. A projecting front section gives the home a double hip on the front elevation. The front door is centrally placed but renovations were made to the uncovered front porch. The porch was originally centered with the front door but has been expanded on both sides to the width of the entire front façade. The original porch was built of cast concrete and the additions appear to be cast concrete with stone exterior cladding. A white vinyl balustrade acts as railing for the expanded porch and steps. The steps and deck of the porch are now covered in Astroturf as is part of the walkway that runs to the back of the home.

Another addition to the home is a flat-roofed carport of CMU construction with a decorative block front. This carport runs the entire length of the home's north façade with decorative iron gates at the front and a detached, hip roofed garage at the rear. The colors black and white play major roles in the color scheme of the foregoing renovations. The entire north façade of the carport is painted in large black and white stripes. Black awnings with thin white borders cover the picture window and front bedroom window; both are monogrammed with the letter D in white. There are also decorative piers clad in black stone or painted black, approximately 1.5 feet square and 3 feet in height, topped with stone caps and decorative light fixtures on either side of the driveway entrance. The carport roof also serves as a deck for additional seating and other activities; it appears to be accessed via an internal stairway. A white vinyl balustrade also serves as safety railing for the carport roof-deck. It is doubtful if current windows and doors are original. The front lawn is well-landscaped with well-trimmed evergreen shrubbery in front of the home; a neat row of dwarf evergreen trees lines the north side of the driveway. The foregoing renovations have not altered the home's original architectural coherence as a contributing Phase Two Ranch home.

### **Ranch Home: 810 W. 21<sup>st</sup> Avenue**

This is another Ranch home, and it appears to be a semi-custom build. Certain features such as a small, covered patio area in the rear, an attached garage, stone veneer on the front elevation as well as a living room fireplace are consistent with other Means Manor semi-custom built Ranch homes. The house is situated looking south and has the horizontal massing common to the Ranch style home. It has a full basement foundation, wood frame construction and is clad in a red brick veneer; The roof is in a cross-hip configuration due to the hip roofed projecting section on the west side of the front façade. The roof is clad in reddish asphalt shingles, has wide overhang but doesn't completely cover the front porch area. The front door and living room form a central bay which features a three-part picture window without decorative shutters. Instead of shutters, the picture window is surrounded by a beige stone veneer, which serves as an attractive contrast to

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the red of the brick walls. The stone veneer rises from ground-level to the soffit above. The tall, multi-flue chimney indicates a living room fireplace; it is clad in the same stone veneer that surrounds the picture window, and the chimney's placement in line with the east, or right, of the stone veneer adds verticality to an otherwise horizontal front elevation. The stone veneer also runs to the front door and draws even more attention to the picture window.

The front door consists of an outer iron security door and an inner wooden door with glazed upper lites. The front porch is the usual cast concrete with three steps and decorative railings in white to match the windows. All windows have white sills that appear to be stone. The double window at the bedroom also has a corbelled stone shelf for flowerpots below it that is partially blocked by shrubbery. The home has an uncovered concrete porch at the rear entrance as well as a concrete parking area on the west side. There appears to be a walkway leading from the parking area to the rear porch.

There are three other windows on the front elevation, all with shutters. They include the double window lighting the west bay and the small window located on the garage to the right. This window is placed at the extreme edge of the home and seems to balance the asymmetry of the front elevation. The home has mature street-side trees and evergreen shrubbery landscaping and maintains its original architectural cohesion.

### **American Small House: 922 W. 21<sup>st</sup> Avenue**

This home is of the American Small House type and appears to be the only home of this style in Phase Two. It is similar to the parsonages in Phase One and fits in well with the Ranch style homes on this block due to it being one and a half stories. Like the parsonages, this home has full basement foundation, is of wood frame construction, with a front projecting section covering roughly 2/3 of the front elevation, giving this home an L-shaped footprint. This home is clad in a light brown brick veneer and has the high-pitched front facing gable roof with a small window on the projecting bay lighting the front vestibule. In Phase One homes this window was usually in glass block. The roof is clad in asphalt shingles that nearly match the color of the brick veneer, which makes for an attractive color coordination.

The front door is located at the front of the projecting bay with a three-part picture window located to the left of it in the main, side gabled section of the home. The front porch is part of the main projecting section and is of cast concrete construction, four stairs and unpainted. A front bedroom with double sashes and a small upstairs window in the gable rounds out the front fenestration. The east and west façades have gable windows and larger sashes for bedrooms, living room and dining room, respectively. The home also has a strip driveway but no garage.

This home also has a rear entrance that provides access to the kitchen and basement. It also has an internally placed chimney that vents a basement furnace-water heater combination. The home has trimmed evergreen shrubbery in front, a front lawn and mature trees on the frontage along 21<sup>st</sup> Avenue. This home also retains its original architectural cohesion.



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### **Phase Three Description: Andrew Means Third Park Manor, photo 20**

The Phase Three subdivision was recorded in March of 1958 with all homes being completed by 1959. Phase Three occupies the lot set aside when Phase 2 was being developed. It is bounded to the north by 19<sup>th</sup> Avenue, to the east by Harrison Street and the non-contributing gas station at the corner of 19<sup>th</sup> and Harrison. It is bounded by public alleyways to the south and west that also define the boundaries of the adjacent Phase Two.

Phase Three is focused on Tyler Court (north-south orientation) an interior street 60-feet in width running south from 19<sup>th</sup> Avenue ending in a cul-de-sac at the center of the development. Four lots, also part of Phase Three, have their front on Harrison Street (north-south orientation) to the east, between the non-contributing gas station to the north and Phase Two houses to the south. Six of the Phase Three houses are arranged around the cul-de-sac at the southern end of Tyler Court making their lots irregular with 36-feet of frontage and varying depths. The remaining lots are rectangular with 50 to 60-feet of street frontage and depths of 120-feet.

### **Phase Three Resource Descriptions**

#### **Ranch Home: 1901 Tyler Court, photo 20**

This is another Ranch style home set on a regular lot at the corner of 19<sup>th</sup> Avenue and Tyler Court. This home has full basement foundation, a rectangular floor plan, is of wood frame construction and clad in a red brick veneer. It also has a hip roof, with wide overhang and clad in reddish asphalt shingles. The house faces west towards Tyler Court. The home's asymmetrical front elevation is dominated by the front porch located at the extreme northern, or left-hand, side of the home.

The front porch is made of cast concrete and has an L-shape with decorative iron railings. Four concrete stairs face front, but the porch turns ninety degrees at the front door and runs the length of the three-part picture window located to the right of the front door. This forms a concrete deck which runs parallel to the front façade of the house. This part of the porch is finished with a wall clad in red brick veneer with a concrete cap. This wall also serves as a balustrade for the extended porch. The roof overhang provides some cover for the porch. The front door consists of an outer aluminum storm door with full lite and an inner wooden door with upper divided lites.

To get some idea of the interior spaces starting with the front door to the left, the three-part picture window locates the living room; moving to the right, a two by three vented, glass block window lights an internal corridor. On the right side of the front elevation, a double aluminum window locates a bedroom. Turning the corner to the south façade, two aluminum sashes locate front and rear bedrooms. This façade is divided into two bays by the chimney which is centrally placed on this side of the home; two vented glass block windows locate front and rear sections of the basement. Fenestration on the east and north elevations continue with the double and single aluminum windows, a rear entrance with a wooden deck addition with wooden railings. Vented glass block basement windows are also present at two per façade. The home also has a detached

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hipped roof garage located at the rear of the property. The garage faces 19<sup>th</sup> Avenue for rear access and exit.

The home has front and rear lawns, trimmed evergreen shrubbery and mature trees along the frontage on Tyler Court. The only external addition to this home appears to be the wooden deck in the rear. Doors and windows may not be original but overall, the home maintains its original architectural cohesion.

### **Split Level: 1924 Tyler Court**

This is the second split level home built in Means Manor. It is also an example of a side split where the single level is on one side of the home while the multi-level is on the other. The home sits on an irregular lot that is made so by the cul-de-sac at the south end of Tyler Court. The house is oriented facing east and rests on a basement foundation; it has a rectangular footprint and is of wood frame construction, clad in a beige brick veneer. It has a cross-hip roof clad in asphalt shingles with wide overhang and a front projecting bay on its northern end. This home has similar elements seen in the first split level home located in Phase Two. That home had a second story that projects approximately two feet past the lower level. That home had an attached garage but this home has a non-historical, detached, hipped roof garage at the rear of the lot. The garage is of concrete block construction, with a wood frame roof. It is clad in a buff brick veneer that matches the cladding of the home.

The projecting upper story is located on the right or north side of the house, while the horizontal, one story wing extends to the left or south. The projecting upper floor appears to float over the lower level of the home and the effect is even more pronounced by the horizontal red siding, cladding the upper level. An interesting color contrast is established with the beige brick veneer of the lower level. The front door is surrounded by red siding and located under the projecting upper floor. This door also has the wide side lite seen in the Nixon Family split level in Phase Two. This side lite is nearly as wide and nearly as tall as the front door itself. The home has no front porch nor does it have a front walkway leading to the public sidewalk. A wide driveway that incorporates about half of the front façade, including the front door, provides access to the front door as well as the detached garage at the rear northwest corner of the property. The garage also stands out due to its brightly colored door consisting of concentric red, beige, brown and white rectangles.

A three part picture window indicates that the living room is located in the horizontal wing on the left or south side of the home. A smaller window located higher up on the wall indicates a possible bedroom on the right side of the home, beneath the smaller windows in the upper story which also indicates the presence of bedrooms in that area of the front elevation. With a detached garage, this model would be larger than the split level in Phase Two; the width and location of the chimney also indicates a living room fireplace. The windows on the upper and lower levels appear to be of the sliding type. There's a double window on the left side of the upper level and a single window on the right side. The home has no trees but does have ample evergreen shrubbery

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before the house and a front lawn. It is doubtful if current windows and doors are original but the home maintains its original architectural cohesion.

#### **Phase 4 Description: Andrew Means Fourth Park Manor, photo 21**

The Phase Four subdivision was recorded in March of 1959 and fully developed by 1963. This phase marks Means Manor's extension to land lying east rather than west of Phase One. Phase Four sits on a triangular parcel of land that was once owned by railway interests. Its eastern boundary is defined by Madison Street running north to south while its southern boundary is defined by 21<sup>st</sup> Avenue running east to west. The northern boundary of Means Manor is defined by 19<sup>th</sup> Avenue running east and west; however, Phase Four's overall triangular shape comes from the railroad-right of-way that cuts off its northeastern corner and crosses 19<sup>th</sup> Avenue diagonally in a northwest to southeast direction. There are two 60-foot wide interior streets in Phase Four, Madison Lane and 20<sup>th</sup> Place. They extend from Madison Street westerly with Madison Lane curving southward to meet 20<sup>th</sup> place in a right-angled interior corner. These streets divide Phase Four into two main blocks. One forming the western boundary of the area with the other being triangular in shape occupying the western side of Madison Street. The interior of the triangular block was originally set aside as a private playground but has since become overgrown.

Phase Four consists of 51 contributing houses, 16 contributing detached garages and 11 non-contributing detached garages. There are 52 lots in addition to the large playground area. Homes are built on lots with 55 to 60 feet of street frontage and a depth of 110-feet. An original covenant called for a minimum house setback of 25-feet.

By the time Means Developers Inc. got to Phase Four, they were offering many of the latest house designs and amenities popular during the late 1950's and early 1960's such as Split-Level homes, attached garages, built-in kitchens and air conditioning.

#### **Phase Four Resource Descriptions**

##### **Ranch Home: 1970 Madison Lane**

This is a Ranch style home that faces east on Madison Lane. It has a cross-hip roof and, similar to the Kenneth Davis home, a carport with an attached garage in the rear. The house is situated so that its longest sides are lengthwise on the lot. This means that its shortest side is facing front. The house has a projecting section on the left side of the front elevation, which gives the house its L-shaped floor plan. The projecting section is on the left side of the front elevation. There is a front yard walkway to the sidewalk which goes around the south side and a full driveway. The front door is centered on the front façade. There appears to be a bedroom on the left. The doors are an iron security door and a wooden door with upper glazed lites. It has a cast concrete porch with decorative iron railings. The roof is cross-hip format with the hip on the projecting bay. The projection is on the south side of the front elevation. The brick is reddish brown. Means used a combination of colors in brick to get a more interesting effect. The brickwork is in stretcher bond courses. It looks as though there is an internally placed chimney. There is a three-part picture

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window on the living room, which is on the right side of the front elevation. The roof has wide overhang and is clad in beige asphalt shingles. Windows have white stone sills and maybe the original windows. The carport has a shed type roof and matches the slope of the hip roof but goes lower. The carport support wall on the opposite side is clad in brick matching the brick of the home; it has a white stone cap and metal posts serving as roof support. There is a triangular area of red siding over the carport opening. The house is landscaped with evergreen shrubbery and mature trees along the street and maintains architectural coherence.

### **Ranch Home: 1936 Madison Lane**

This is a Ranch style home occupying an irregular lot one hundred thirty feet in length and seventy-three feet at the front and thirty-six feet at the rear. The house faces east towards Madison Lane. The house rests on a full basement foundation, is of wood frame construction and clad in a red brick veneer. It has a cross-hip roof clad in reddish asphalt shingles with wide overhang all around the home. From its front elevation, the home has a projecting section on the left, or south, side. This is what gives the home its L-shaped floor plan. This projecting, or left-hand, section appears to house the living room because there is a three-part picture window on this bay. The picture window appears to be aluminum and is painted white. All windows on this house have brick sills and no other embellishments. The only other window on the front elevation appears to be for a bedroom on the right-hand bay of the home. This is a double window with what appear to be single hung sashes and probably aluminum as well. This smaller aluminum window is found on all remaining façades except for a smaller size window on the bathroom.

The front door is located on the north side of the projecting bay, so it isn't visible when directly facing the home. The front porch has wide roof overhang, so it is adequately covered. The front porch is of cast concrete, has four steps and decorative iron railings. There is also a walkway from the front porch to the public sidewalk. The front door consists of an outer iron security door and an inner wooden door with upper glazed lites.

We see extensive use of glass block in this home. On the front façade there is glass block lighting the front vestibule. This arrangement is different than the traditional 2x3 arrangement commonly seen in Phase One homes. In this case, the four blocks are used but they're spaced a block's width apart. Rather than the coherent glass block window, there is a diffused block pattern and apparently a diffused light inside.

The triple flue, side positioned chimney on this home indicates the presence of a living room fireplace. We also see 3x3 glass block windows placed on either side of the chimney which light the living room. The home has a side entrance rather than a rear entrance; in Means Manor homes these secondary entrances provide access to the kitchen and basement. The only window on the south elevation of this home appears to be a smaller, single hung sash for the kitchen. This window is adjacent to the side entrance. This appears to be a two-bedroom, one-bath model that maintains its original architectural cohesion.

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### **American Small House: 477 20<sup>th</sup> Place**

This is an American Small House and one of the few in Phase Four. It rests upon a full basement foundation, is of wood frame construction and clad in white, six-inch wood siding. The home has a side gable roof with no overhang, clad in black asphalt shingles. The home has a rectangular footprint and appears to be a two-bedroom, one-bath model. From the front elevation the home has a distinct horizontal massing because it is oriented lengthwise on the lot facing north towards W. 20<sup>th</sup> Place.

Fenestration divides the front elevation into three bays. The bedrooms appear to occupy the two left bays, while the living room occupies the right bay. The bedrooms appear to have single hung aluminum sashes trimmed in wood. There are black decorative shutters on both bedroom windows. The living room is identified by a five-part bay window. This window also seems to be aluminum or vinyl. The remaining façades have similar windows to the bedrooms. There are also small basement windows that may be of the hopper type on all but the front façade. There are generally two basement windows per façade. All upper-level windows are white. The front door consists of an outer iron security door in black and an inner wooden door with no lites. The front porch is cast concrete, also painted black with decorative iron railings.

The home has a full asphalted driveway and a detached garage with a gable roof. The garage is clad in white aluminum siding with asphalt shingles on the roof. The internally placed chimney vents a furnace-water heater combination. The home has a front lawn and evergreen shrubbery in the front of the house as well as mature trees lining the frontage on W. 20<sup>th</sup> Place. This home retains its original architectural cohesion.

### **Contemporary Home: 2016 Madison Lane, photo 21, left**

This home is in the Contemporary style, characterized by its gable roof, and attached car port. The house is oriented on the lot with its length running east to west and its width running north to south. The front and rear façades represent the width of the house, so the front façade faces east towards Madison Lane. The front elevation of this home is defined by a projecting bay on the right side of the home. This right bay projects about two feet beyond the main façade which gives the home an L-footprint. The home rests on a full basement foundation, is of wood frame construction and clad in tan brick veneer incorporating bricks of related colors, which breaks the monotony of a single color.

The home has double front facing brick gables with the roof clad in tan asphalt shingles. The double gable is formed by a second gable over the projecting right bay. The right bay gable shares the slope of the main gable but has a lower ridge line. This creates an offset right gable over the projecting right bay, which also covers the front porch. A metal pole roof support embedded in the front porch carries the weight of the roof overhang. The front porch is cast concrete, four

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steps, with decorative iron railings. The front door consists of an outer iron security door and an inner wooden door with glazed upper lites.

The main gable roof has minimal overhang except on the left side of the home where the carport is located. The main gable rake on this side also has an L-shape because the carport doesn't extend the entire length of the home. Where the carport ends on this side, the roof returns to its original minimal overhang. Over the carport, the roof extends enough to cover the driveway reaching approximately seven feet above the ground; three metal roof supports embedded in the concrete of the driveway, bear the load of the carport roof on the left side of the driveway.

Beginning with the front elevation fenestration consists of a three-part picture window on the right projecting bay. The window appears to be aluminum. There is a smaller single hung sash in what may be a bedroom in the left-hand bay. The front windows appear to have stone sills, whereas the remaining windows are also aluminum and have brick sills. Basement windows have been replaced by vented glass block. The home has a secondary side entrance, under the carport, that provides access to the kitchen and basement. The home also retains its original architectural cohesion.

### **Phase 5 Description: Andrew Means Fifth Park Manor, photo 22**

Phase Five consists of a single row of 11 lots along the east side of Madison Street (north-south orientation). Its subdivision was recorded in May 1962 and was fully developed by 1970. This Phase of Means Park Manor is bordered by Madison Street to the west and by Washington Manor, built in 2012 by the non-profit Broadway Area Community Development Corporation, to the south and east. It is bordered to the north by the Pennsylvania Railroad right-of-way which cuts a diagonal north-westerly to southeasterly path across Phase Five and 19<sup>th</sup> Avenue. This left a triangular extra-lot at the north end of Phase Five which was unsuitable for housing. It serves as a landscaped, tree shaded park area which also hosts a non-contributing cast iron plaque erected in 2019 honoring, deceased Phase Five resident and U.S. Congresswoman, Katie Hall.

There are 10 contributing houses and one contributing detached garage in Phase Five. Lots in this phase are typically 50-feet of front width with a depth of 130-feet. Per original covenant, Phase Five houses are also setback approximately 25-feet. Without the rear alleyway that characterizes other phases of Means Park Manor, Phase Five rear fence lines were set back 10-feet from the actual rear (eastern) lot boundary to allow access for public utilities. Phase Five was originally flat grassland, so this area was left in its natural state.

### **Phase Five Resource Descriptions**

#### **Split-Level Home: 1997 Madison Street**

This is another Split-level home; in this case we have the sunken garage. This house also sits on a regular lot roughly fifty feet by one hundred thirty feet. It faces west towards Madison Street. This home rests on a basement foundation, has a rectangular floor plan, is of wood frame

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construction and clad in white aluminum horizontal siding. It also has a side gable roof clad in gray asphalt shingles. The gable ends are clad in vertical aluminum siding. The roof has different ridge heights, so the northern half is lower than the southern half. This effectively divides the front elevation into two halves. This effect is enhanced by the wide overhang of the taller roof in addition to its three unadorned columns supporting the roof overhang on the southern half of the front elevation. These columns do have capitals and bases, but they are plain and purely functional. There is also a lintel or beam under this section of the roof that gives this part of the front elevation even more attention.

The house is in white siding and the columns are also in white. The garage door is also white, so this contrasts well with the windows and doors. There are two of what appear to be single hung sashes above the sunken garage. Both windows have black decorative shutters. The front door is also a black iron security door with a white inner door made of wood. There is no front porch but there is a concrete deck that serves as a front porch. It also serves as support for the three columns supporting the roof overhang in this area. This deck or porch is also painted black which fits in well with the existing color scheme. There is a picture window on the extreme right-hand side of the front elevation which also has black decorative shutters. The home has a small front lawn, well-trimmed evergreen shrubbery and mature trees along the frontage on Madison Street. This home doesn't have the usual walkway to the front door because the driveway serves this purpose. This home also maintains its original architectural cohesion.

### **Split-Level Home: 1967 Madison Street, photo 22, center**

This is also a Split-Level home with a sunken garage. The home rests on a basement foundation, has a rectangular floor plan, is of wood frame construction and clad in white horizontal aluminum siding. The home has a cross-gable roof which is clad in black asphalt shingles. The cross gable is created by the front facing gable above the projecting left, or north, bay of the home. There are two windows beneath this gable in what appears to be a bedroom above the garage. The roof has wide overhang over the front porch area; a plain white metal pole resting on a concrete pier serves as a roof support in this area. The house has a front facing gable and side gables, all of which are clad in vertical white aluminum siding.

The house faces west towards Madison Street. The upper level above the garage projects about a foot beyond the garage. Two single hung aluminum windows with maroon shutters are placed above the garage. A picture window on the extreme right-hand side of the front elevation is the only other window on this façade. There are smaller aluminum sliding windows used on the remaining façades. The front door consists of an outer aluminum storm door with  $\frac{3}{4}$  lites and an inner wooden door with upper glazed lites. The front doorway is trimmed in a vinyl or aluminum molding. There is also a single vinyl or aluminum railing on the right side of the front door. The front porch is a single step, concrete stoop, and there is a walkway from the front door to the public sidewalk along Madison Street.

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The home has a planting area, as opposed to a planter, under the picture window. It also has a front lawn and mature trees along the frontage with Madison Street. The home has great integrity and maintains its original architectural cohesion.

### **Split-Level Home: 1977 Madison Street**

This is a semi-custom Split-Level home built in 1963, with a ground level two-car garage, three bedrooms, and 1 and ½ bathrooms.<sup>22</sup> The home was originally owned by the McDonald family. Dr. McDonald was a prominent area surgeon. His wife, Sylvia, was the daughter of Andrew and Katie Means. The home sits on a regular lot that is approximately fifty feet by one hundred thirty feet. The house faces west on Madison Street; however, the houses of Phase Five sit closer to the street than in other Phases, so their front yards tend to be smaller than their back yards. This home rests on a basement foundation, has a rectangular floor plan and is of wood frame construction but clad primarily in a light brown aluminum siding with a dark brown brick veneer on the lower half of the front elevation. It has a side gable roof clad in gray asphalt shingles.

While some homes in Means Manor are Split-Level due to a sunken garage, this home is Split-Level due to an elevated front door. The front door is accessed via an L-shaped, cast concrete porch that has four steps rising towards the south; the porch then makes a ninety degree turn to the east with another four steps that terminate at the front door. The door consists of an iron security door and an inner wooden door with glazed upper lites. The door also has a decorative gable above that appears to be made of aluminum as well. The gable is white, while the siding is light brown in color. The door has a concrete sill. The entire upper level of the front elevation projects outward about a foot beyond the lower level, clad in the brick veneer. The projection also goes around the door, so it has a framing effect. This sets up an interesting contrast because the upper level appears to jump out at the viewer. The contrast in colors enhances this effect.

The front elevation is divided into two bays with the garage door at ground level and two vertically aligned single hung sashes with shutters at the upper level. The second bay consists of a bay window in the upper level and a smaller single hung sash, also with shutters, on the lower level. The smaller single hung sash appears on remaining façades but without shutters. Given the height of the front door and the fact that the lower-level window under the bay window is actually half as high as the front door, it would indicate a sunken room in the front left bay. This would also indicate that the basement in this home would most likely be partial.

All windows, shutters and the garage door are in white. The lower half of the front façade is clad in a dark brown brick veneer, whereas the upper level is clad in a light brown aluminum siding. The brick veneer only appears on the front façade, the rest of the house is clad in aluminum siding. A low-profile planter clad in stone runs to the front porch under the small lower-level window at the right side of the front elevation. The home is landscaped with a small front lawn, well-trimmed evergreen shrubbery in front of the home and mature trees along the frontage on Madison Street. The home maintains its original architectural cohesion.

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<sup>22</sup> Kevin McDonald (Andrew Means' Grandson) via text message to Y. Ekunkonye of SayYestoMeans.org.



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## Non-Contributing Buildings and Objects

### Major Alterations: 536 W. 19<sup>th</sup> Place, photo 12, far right

This home sits on the typical fifty by one-hundred-foot rectangular lot, facing south towards W. 19<sup>th</sup> Place. It was originally built according to a standard American Small House home design, based on an L-shaped floor plan with a projecting front bay on the right or east side of the front elevation. These homes are usually distinguished by the placement of the front door, the projecting front section and the roof configuration. Some homes have the projecting section on the left while some have it on the right of the front elevation. The front door is also placed on the left hand, center or right-hand side of the projecting bay. These homes rest on a full basement foundation, are of wood frame construction and largely clad in brick veneer. Roofs on these homes come in gable, hip, cross gable, cross-hip, front facing gable on hip and front facing hip on gable configurations. Means Manor roofs are also clad in asphalt shingles.

The original roof configuration of this home was a front facing gable, clad in asphalt shingles. The original design was divided into three bays on the front elevation. Moving from left to right, the first bay consisted of the living room with a picture window and decorative wooden shutters. The second bay consists of the front door-front porch, and the third bay consists of the front bedroom. The front porch is in cast concrete with four steps and wrought iron railings. The original front door consisted of an outer screen/storm door and an inner wooden door with upper glazed lites. The current front door consists of an outer aluminum storm door with full lite and an inner wooden door with quarter lite. The original picture window was a wooden unit with wooden shutters, whereas the current picture window is aluminum with vinyl shutters. The original front bedroom window was a double, single hung sash in wood also with decorative wooden shutters. The current front bedroom window is a double, aluminum single hung sash with vinyl shutters.

The east elevation, moving south to north, consisted of three bays: a front bedroom window-basement window in the first bay, a bathroom window in the second and a rear bedroom-basement window in the third bay. Moving from left to right, the rear elevation also consisted of three bays; a back bedroom-basement window in the first bay, the rear entrance-rear stoop and kitchen window in the second bay and a dining room-basement window in the third bay. The west elevation also consisted of three bays; a dining room-basement window in the first bay, blank space in the second bay and a living room-basement window in the third bay. Original windows were a combination of wooden windows in the front of the home and steel single hung sashes on all other elevations. The current windows appear to be aluminum, single hung sashes.

The first major alteration on this home took place in the 1960's; this was a pop up added story addition which converted the attic space into second-story bedrooms. An aluminum carport and a detached garage were also added but the date isn't known. Another alteration changed the original roof configuration by pushing the living room forward approximately six feet to match the line of the projecting front bay. The rear dining room wall was also pushed back approximately six feet. The home originally had an L-shaped floor plan where the living room was set back about six feet

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from the line of the projecting bay including the front door; the rear dining room wall was also extended about six feet as well; this also required moving the picture window; it also altered the original roof configuration. While there have been additions and upgrades made to other Means Manor homes, this is the only case where such extensive alterations have been made. The other non-contributing house also has a pop up added story, it stands at 552 19<sup>th</sup> Place.

### **Gasoline Station Built in 1955, Non-contributing**

This gas station at 1900 Harrison Street is also located at the northeast corner of Means Manor Phase Three. The land this station occupies was never owned by Means Developer's Inc. The station is set back approximately 55 feet from Harrison Street and approximately 42 feet from W. 19<sup>th</sup> Avenue. The lot is primarily covered in asphalt along the east side of the lot in accordance with its usage as a gas station. A parking area at the northwest corner of the lot also facilitated its use as an auto repair facility in the 1950's and 1960's. Historically, this building commenced business as a Phillips 66 Service Station.<sup>23</sup> This meant that its primary business was retailing gasoline as well as auto repair. The station's original footprint was smaller than it is today. It's now primarily a gas station and retail store ala 7-Eleven. There have been additions to the original building to accommodate this change in function. The additions have been to the rear and north side of the structure. This addition currently houses a secure cashier's station. The former service bays have been converted to retail shelf space, and a storage section has been added to the rear of the building. A non-contributing structure (gas pump canopy) is in front of the store.

The building has three contiguous sections; the original service station resided under the taller sections of the building. A new section was added at the north end of the taller section. A rectangular, shed-roofed storage area was added to the entire rear, or west side, of the building. The building was originally constructed of concrete block (CMU) with a flat roof with low, parapet walls. The front elevation appears to have a stucco finish; a strip of rusticated faux stone finish still separates the original taller section from the new but lower retail addition on the front elevation. The gas station now operates under the Amstar brand. This station has been significantly altered since it first opened under the Phillips 66 brand in the 1950's. The original gas pumps were not covered as they are today. Building fenestration as well as the current pump canopy are no longer historic.

### **Detached Garages-Built after 1973, Non-contributing**

Means Manor includes 49 non-contributing detached garages built after 1973 which was the year of Andrew Means' death. These buildings are primarily clad in siding and are similar to contributing garages in terms of look, feel and location relative to their associated homes. These garages significantly don't reduce the district's historical or architectural integrity as a post-WWII residential subdivision.

### **Dedication Plaque-2019, Non-contributing**

<sup>23</sup> Gylda William (retired) telephone interview with Y. Ekunkonye for SayYestoMeans.org.

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A cast metal dedication plaque in honor of Means Manor resident and Democratic Congresswoman, Katie Hall (April 3, 1938 – February 20, 2012), is located near the home of the Hall family at 1937 Madison Street in Means Manor Phase Five. The plaque is located on an outlying lot created by the proximity of the Pennsylvania Railroad right-of-way that cuts a diagonal path across the northeastern corner of the fifth phase of Means Manor. The lot now serves as a community park area. The dedication plaque for Congresswoman Hall is accessed via a concrete walkway leading from the public sidewalk along Madison Street. It was installed in 2019 to honor Katie Hall who played an important role in gaining approval of the Federal Holiday in honor of Dr. Martin Luther King Jr.

### **Lamp Posts added c. 1980's, not counted**

Decorative lamp posts can be found in the front yards of many Means Manor homes across all phases of the district. This was the result of a community effort by Means Manor homeowners at a time when many of the original owners were still living. These owners sought to reaffirm the solidarity and cohesion of their community by the deployment of these front yard lamps. The original lamp posts were five-foot plain black metal poles with plain white plastic globes which were originally installed in the same position in each front yard. These lamps were an impressive sight at night as they formed a uniform row of night lights throughout the neighborhood. These lamps were a demonstration of community spirit by Means Manor homeowners and their commitment to the preservation of their community. Over the years, many of these lamps have become inoperative and some of the globes have been changed or lost as the original owners have passed away. These lamp posts were erected after the period of significance but are inconsequential in scale.

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Address	House Construction					Garage		Resource Count	
	Manor Phase	Year Built	Type: Style	Subtype in NR	Material	Garage	Garage Built	Garage	Building
521 W. 19th Ave	1	1951	American Small House	Am. Small House: Cape Cod	Frame	na	na		C
529 W. 19th Ave	1	1951	American Small House	Am. Small House: Cape Cod	Frame	Frame	2008	NC	C
537 W. 19th Ave	1	1951	American Small House	Am. Small House: Cape Cod	Frame	Frame	1965	C	C
545 W. 19th Ave	1	1951	American Small House	Am. Small House: Cape Cod	Frame	Frame	1962	C	C
553 W. 19th Ave	1	1951	American Small House	Am. Small House: Cape Cod	Frame	na	na		C
559 W. 19th Ave	1	1951	American Small House	A	Brick	Frame	1956	C	C
601 W. 19th Ave	1	1952	American Small House	A	Brick	Frame	1966	C	C
607 W. 19th Ave	1	1951	American Small House	B	Brick	na	na		C
615 W. 19th Ave	1	1951	American Small House	A	Brick	na	na		C
625 W. 19th Ave	1	1951	American Small House	A	Brick	Frame	1967	C	C
631 W. 19th Ave	1	1951	American Small House	A	Brick	na	na		C
637 W. 19th Ave	1	1951	American Small House	B	Brick	Frame	1973	C	C
701 W. 19th Ave	1	1951	American Small House	A	Brick	Attached	Addition		C
703 W. 19th Ave	1	1951	American Small House	A	Brick	Frame	1954	C	C
709 W. 19th Ave	1	1951	American Small House	A	Brick	Frame	1989	NC	C
717 W. 19th Ave	1	1951	American Small House	B	Brick	Frame	2002	NC	C
524 W. 19th Pl	1	1952	American Small House	A	Brick	Attached	Addition		C
528 W. 19th Pl	1	1952	American Small House	B	Brick	Brick	1960	C	C
536 W. 19th Pl	1	1952	American Small House	A	Brick	Frame	1970	C	NC
537 W. 19th Pl	1	1954	American Small House	D	Brick	Attached	1954		C
544 W. 19th Pl	1	1952	American Small House	B	Brick	Frame	2001	NC	C

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Address	House Construction					Garage		Resource Count	
	Manor Phase	Year Built	Type: Style	Subtype in NR	Material	Garage	Garage Built	Garage	Building
549 W. 19th Pl	1	1954	American Small House	A	Brick	na	na		C
552 W. 19th Pl	1	1952	American Small House	B	Brick	na	na		NC
560 W. 19th Pl	1	1952	American Small House	A	Brick	Frame	1965	C	C
561 W. 19th Pl	1	1954	American Small House	A	Brick	Frame	1961	C	C
600 W. 19th Pl	1	1952	American Small House	A	Brick	na	na		C
601 W. 19th Pl	1	1954	American Small House	B	Brick	na	na		C
608 W. 19th Pl	1	1952	American Small House	A	Brick	Frame	1965	C	C
609 W. 19th Pl	1	1954	American Small House	A	Brick	Frame	1963	C	C
616 W. 19th Pl	1	1952	American Small House	B	Brick	na	na		C
617 W. 19th Pl	1	1954	American Small House	A	Brick	Brick	1959	C	C
624 W. 19th Pl	1	1952	American Small House	A	Brick	Frame	1956	C	C
625 W. 19th Pl	1	1954	American Small House	A	Brick	CMU	1954	C	C
634 W. 19th Pl	1	1952	American Small House	B	Brick	Brick	1956	C	C
641 W. 19th Pl	1	1954	American Small House	A	Brick	Brick/CMU	1959	C	C
644 W. 19th Pl	1	1952	American Small House	A	Brick	Frame	1973	C	C
700 W. 19th Pl	1	1952	American Small House	A	Brick	Brick	1961	C	C
708 W. 19th Pl	1	1952	American Small House	A	Brick	CMU	1982	NC	C
716 W. 19th Pl	1	1952	American Small House	B	Brick	na	na		C
401 20th Pl	4	1960	Ranch	F	Brick	Attached	1960		C
409 20th Pl	4	1959	Ranch	I	Frame	Frame	1985	NC	C
417 20th Pl	4	1959	Ranch	M	Frame	na	na		C
420 20th Pl	4	1960	Ranch	F	Brick	na	na		C
425 20th Pl	4	1959	Ranch	I	Frame	Frame	1982	NC	C
435 20th Pl	4	1959	Ranch	M	Frame	na	na		C
440 20th Pl	4	1960	Ranch	I	Frame	na	na		C
443 20th Pl	4	1959	Ranch	I	Frame	Frame	2002	NC	C
448 20th Pl	4	1961	Ranch	F	Brick	na	na		C
451 20th Pl	4	1959	Ranch	K	Brick	Frame	2006	NC	C
456 20th Pl	4	1960	Ranch	M	Frame	Frame	1980	NC	C
459 20th Pl	4	1959	Ranch	I	Frame	Frame	1960	C	C

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Address	House Construction					Garage		Resource Count	
	Manor Phase	Year Built	Type: Style	Subtype in NR	Material	Garage	Garage Built	Garage	Building
466 20th Pl	4	1960	Ranch	I	Frame	na	na		C
469 20th Pl	4	1959	Contemporary	O	Frame	na	na		C
477 20th Pl	4	1960	Ranch	M	Frame	Frame	1987	NC	C
485 20th Pl	4	1959	Ranch	I	Frame	Frame	1965	C	C
493 20th Pl	4	1959	Ranch	E	Brick	Brick	1965	C	C
617 20th Pl	1	1954	Ranch	E	Brick	Brick	1954	C	C
619 20th Pl	1	1954	Ranch	F	Brick	Brick	1961	C	C
628 20th Pl	1	1955	Contemporary	O	Brick	Brick	1955	C	C
638 20th Pl	1	1955	Contemporary	O	Brick	na	na		C
448 W. 21st Ave	1	1954	Ranch	M	Brick	na	na		C
450 W. 21st Ave	1	1955	Ranch	F	Brick	Frame	1956	C	C
500 W. 21st Ave	1	1954	Ranch	N	Field Stone	Attached	1954		C
514 W. 21st Ave	1	1953	Ranch	G	Brick	Brick	1953	C	C
530 W. 21st Ave	1	1954	American Small House	D	Brick	Attached	1954		C
540 W. 21st Ave	1	1953	Ranch	F	Brick	Brick	1963	C	C
600 W. 21st Ave	1	1953	Ranch	F	Brick	Brick	1959	C	C
612 W. 21st Ave	1	1953	American Small House	D	Brick	Brick	1955	C	C
626 W. 21st Ave	1	1954	Gothic Revival	Church	Stone	Frame	1976	NC	C
720 W. 21st Ave	1	1952	Ranch	N	Brick	Attached	1952		C
810 W. 21st Ave	2	1956	Ranch	H	Brick	Attached	1956		C
826 W. 21st Ave	2	1956	Ranch	L	Brick	Frame	1977	NC	C
834 W. 21st Ave	2	1954	Ranch	M	Brick	na	na		C
842 W. 21st Ave	2	1956	Ranch	F	Brick	na	na		C
906 W. 21st Ave	2	1956	Ranch	F	Brick	na	na		C
914 W. 21st Ave	2	1956	Ranch	J	Brick	na	na		C
922 W. 21st Ave	2	1956	American Small House	D	Brick	na	na		C
930 W. 21st Ave	2	1956	Contemporary	O	Brick	na	na		C
942 W. 21st Ave	2	1955	Ranch	G	Brick	na	na		C
810 Charles Hawkins Dr	2	1956	Ranch	F	Brick	Frame	1987	NC	C
818 Charles Hawkins Dr	2	1956	Ranch	J	Brick	Frame	1982	NC	C
823 Charles Hawkins Dr	2	1956	Ranch	E	Brick	Frame	1958	C	C
830 Charles Hawkins Dr	2	1956	Ranch	E	Brick	na	na		C
831 Charles Hawkins Dr	2	1956	Ranch	E	Brick	Brick	1959	C	C
839 Charles Hawkins Dr	2	1956	Ranch	L	Brick	na	na		C
845 Charles Hawkins Dr	2	1956	Ranch	L	Brick	Frame	1976	NC	C
851 Charles Hawkins Dr	2	1957	Ranch	F	Brick	Brick	1966	C	C
857 Charles Hawkins Dr	2	1956	Ranch	L	Brick	na	na		C
860 Charles Hawkins Dr	2	1956	Ranch	L	Brick	Brick	1963	C	C
863 Charles Hawkins Dr	2	1956	Ranch	E	Brick	Permastone	1961	C	C
871 Charles Hawkins Dr	2	1956	Ranch	G	Brick	Attached	1956		C

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	Manor Phase	Year Built	Type: Style	Subtype in NR	Material	Garage	Garage Built	Garage	Building
880 Charles Hawkins Dr	2	1956	Ranch	G	Brick	Brick	1956	C	C
881 Charles Hawkins Dr	2	1957	Ranch	H	Brick	Brick	1964	C	C
902 Charles Hawkins Dr	2	1956	Ranch	L	Brick	Frame	2010	NC	C
903 Charles Hawkins Dr	2	1956	Ranch	F	Brick	Frame	1964	C	C
910 Charles Hawkins Dr	2	1957	Ranch	F	Brick	Brick	1976	NC	C
911 Charles Hawkins Dr	2	1956	Ranch	F	Brick	Frame	1970	C	C
918 Charles Hawkins Dr	2	1956	Ranch	G	Brick	Brick	1965	C	C
919 Charles Hawkins Dr	2	1956	Ranch	F	Brick	Brick	1975	NC	C
926 Charles Hawkins Dr	2	1957	Ranch	L	Brick	na	na		C
934 Charles Hawkins Dr	2	1957	Ranch	K	Brick	na	na		C
940 Charles Hawkins Dr	2	1957	American Small House	C	Brick	Brick	1964	C	C
946 Charles Hawkins Dr	2	1956	Ranch	M	Brick	Frame	1993	NC	C
947 Charles Hawkins Dr	2	1956	Ranch	E	Brick	Attached	1956		C
952 Charles Hawkins Dr	2	1957	Ranch	F	Brick	Attached	1957		C
958 Charles Hawkins Dr	2	1958	Split-Level	Q	Brick	Attached	1958		C
966 Charles Hawkins Dr	2	1957	Ranch	F	Brick	Frame	1997	NC	C
974 Charles Hawkins Dr	2	1957	Ranch	E	Brick	Brick	1968	C	C
975 Charles Hawkins Dr	2	1957	Ranch	F	Brick	Brick	1969	C	C
982 Charles Hawkins Dr	2	1956	Ranch	N	Brick	Attached	1956		C
1900 Harrison St	na	1955	Gas Station	Gas Station	CMU	na	na		NC
1901 Harrison St	1	1951	Ranch	J	Brick	Brick/Frame	1962	C	C
1907 Harrison St	1	1951	American Small House	A	Brick	Frame	1982	NC	C
1915 Harrison St	1	1951	American Small House	B	Brick	Frame	1961	C	C
1920 Harrison St	3	1959	Ranch	K	Brick	na	na		C
1921 Harrison St	1	1951	American Small House	A	Brick	Frame	1967	C	C
1927 Harrison St	1	1951	Ranch	J	Brick	Frame	1972	C	C
1928 Harrison St	3	1959	Ranch	F	Brick	na	na		C
1936 Harrison St	3	1959	Ranch	F	Brick	na	na		C
1943 Harrison St	1	1952	Ranch	J	Brick	Brick	1960	C	C
1944 Harrison St	3	1957	Ranch	L	Brick	Frame	2005	NC	C
1953 Harrison St	1	1952	American Small House	B	Brick	na	na		C
1956 Harrison St	2	1959	Ranch	E	Brick	na	na		C
1961 Harrison St	1	1953	American Small House	A	Brick	Frame	2002	NC	C
1962 Harrison St	2	1956	Ranch	F	Brick	Frame	1989	NC	C
1969 Harrison St	1	1952	American Small House	D	Brick	CMU	1954	C	C
1970 Harrison St	2	1956	Ranch	K	Brick	Brick	1966	C	C

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1977 Harrison St	1	1952	American Small House	A	Brick	Attached	Addition		C
1978 Harrison St	2	1956	Ranch	J	Brick	Brick	1966	C	C
1988 Harrison St	2	1956	Ranch	L	Brick	na	na		C
1993 Harrison St	1	1952	American Small House	B	Brick	na	na		C
1996 Harrison St	2	1956	Ranch	E	Brick	CMU	1961	C	C
2001 Harrison St	1	1952	American Small House	D	Brick	Brick	1967	C	C
2006 Harrison St	2	1956	Ranch	F	Brick	Frame	2010	NC	C
2007 Harrison St	1	1952	American Small House	A	Brick	Frame	1994	NC	C
2014 Harrison St	2	1956	Ranch	E	Brick	Frame	1963	C	C
2015 Harrison St	1	1952	American Small House	B	Brick	Frame	1999	NC	C
2021 Harrison St	1	1952	American Small House	A	Brick	Frame	1984	NC	C
2022 Harrison St	2	1956	Ranch	K	Brick	Frame	1966	C	C
2035 Harrison St	1	1952	American Small House	A	Brick	Attached	1952		C
2043 Harrison St	1	1952	American Small House	A	Brick	Frame	1964	C	C
2049 Harrison St	2	1952	American Small House	B	Brick	Frame	1973	C	C
2057 Harrison St	1	1952	American Small House	B	Brick	Brick	1956	C	C
2060 Harrison St	2	1956	Ranch	F	Brick	Attached	1956		C
2068 Harrison St	2	1956	Ranch	H	Brick	Frame	1989	NC	C
2071 Harrison St	1	1952	American Small House	B	Brick	CMU	1952	C	C
2076 Harrison St	2	1956	Ranch	G	Brick	Attached	1956		C
2077 Harrison St	1	1952	Ranch	H	Brick	Brick	1952	C	C
1936 Madison Ln	4	1961	Ranch	F	Brick	Frame	1961	C	C
1948 Madison Ln	4	1961	Ranch	E	Brick	Brick	1976	NC	C
1949 Madison Ln	4	1961	Ranch	F	Brick	Attached	1961		C
1954 Madison Ln	4	1961	Ranch	H	Brick	Attached	Addition		C
1957 Madison Ln	4	1961	Ranch	K	Brick	Frame	1985	NC	C
1958 Madison Ln	4	1959	Ranch	E	Brick	Frame	1964	C	C
1964 Madison Ln	4	1961	Ranch	F	Brick	Brick	1963	C	C
1970 Madison Ln	4	1961	Ranch	E	Brick	na	na		C
1975 Madison Ln	4	1961	Ranch	K	Brick	Frame	1981	NC	C
1976 Madison Ln	4	1961	Ranch	F	Brick	Brick	1961	C	C
1981 Madison Ln	4	1961	Ranch	E	Brick	Brick	1972	C	C
1982 Madison Ln	4	1961	Ranch	F	Brick	Attached	1961		C
1987 Madison Ln	4	1961	Ranch	K	Brick	na	na		C
1990 Madison Ln	4	1960	Ranch	M	Brick	Att'd & sep	1960	NC	C



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2000 Madison Ln	4	1961	Ranch	M	Frame	Frame	1969	C	C
2001 Madison Ln	4	1961	Ranch	F	Brick	Attached	1961		C
2008 Madison Ln	4	1961	Ranch	F	Brick	Frame	1973	C	C
2011 Madison Ln	4	1960	Ranch	M	Brick	Brick	1963	C	C
2016 Madison Ln	4	1960	Contemporary	O	Brick	na	na		C
2021 Madison Ln	4	1959	Ranch	K	Brick	Attached	1959		C
2024 Madison Ln	4	1961	Ranch	K	Brick	Frame	1990	NC	C
2032 Madison Ln	4	1960	Ranch	E	Brick	Attached	1960		C
1924 Madison St	4	1961	American Small House	C	Brick	na	na		C
1937 Madison St	5	1964	Ranch	G	Brick	Attached	1964		C
1947 Madison St	5	1969	Ranch	E	Brick	Attached	Addition		C
1957 Madison St	5	1964	Ranch	Unique	Frame	na	na		C
1967 Madison St	5	1964	Split-Level	Q	Frame	Attached	1964		C
1968 Madison St	4	1962	Ranch	F	Brick	Attached	1962		C
1977 Madison St	5	1970	Split-Level	Q	Brick	Attached	1970		C
1980 Madison St	4	1961	Ranch	E	Brick	Attached	1961		C
1987 Madison St	5	1963	Ranch	F	Brick	na	na		C
1988 Madison St	4	1961	Ranch	K	Brick	na	na		C
1997 Madison St	5	1963	Split-Level	Q	Frame	Attached	1963		C
2000 Madison St	4	1961	Ranch	E	Brick	Attached	Addition		C
2004 Madison St	4	1959	Ranch	H	Brick	Frame	1959	C	C
2005 Madison St	5	1963	Ranch	E	Brick	Brick	1969	C	C
2011 Madison St	5	1963	Split-Level	Q	Brick	Attached	1963		C
2012 Madison St	4	1963	Ranch	F	Brick	Frame	2020	NC	C
2017 Madison St	5	1963	Ranch	E	Brick	na	na		C
2022 Madison St	4	1962	Ranch	E	Brick	na	na		C
2032 Madison St	4	1962	Ranch	F	Brick	Brick	1969	C	C
2040 Madison St	4	1961	Ranch	M	Brick	Frame	1961	C	C
2050 Madison St	4	1961	Ranch	E	Brick	Brick	1961	C	C
2058 Madison St	4	1961	Ranch	K	Frame	Frame	1961	C	C
1900 Monroe Ln	1	1951	Ranch	J	Brick	na	na		C
1901 Monroe Ln	1	1955	Ranch	F	Brick	Frame	1991	NC	C
1912 Monroe Ln	1	1955	Contemporary	O	Brick	Frame	1980	NC	C
1913 Monroe Ln	1	1955	Ranch	E	Brick	Brick	1975	NC	C
1918 Monroe Ln	1	1952	American Small House	A	Brick	na	na		C
1921 Monroe Ln	1	1955	Ranch	F	Brick	na	na		C
1925 Monroe Ln	1	1955	Ranch	F	Brick	Brick-abuts	1961	C	C
1929 Monroe Ln	1	1955	Ranch	F	Brick	Frame	1956	C	C
1935 Monroe Ln	1	1955	American Small House	American Small House: Moderne	Brick	Frame	1957	C	C

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1937 Monroe Ln	1	1953	American Small House	A	Brick	Frame	1970	C	C
1941 Monroe Ln	1	1953	American Small House	B	Brick	Frame	1955	C	C
1944 Monroe Ln	1	1954	American Small House	B	Brick	Attached	1954		C
1945 Monroe Ln	1	1953	American Small House	A	Brick	Brick	1964	C	C
1949 Monroe Ln	1	1953	American Small House	B	Brick	Frame	1967	C	C
1952 Monroe Ln	1	1953	Ranch	J	Brick	Frame	1960	C	C
1953 Monroe Ln	1	1953	American Small House	A	Brick	CMU	1954	C	C
1959 Monroe Ln	1	1953	American Small House	A	Brick	na	na		C
1960 Monroe Ln	1	1953	American Small House	B	Brick	CMU	1970	C	C
1965 Monroe Ln	1	1953	American Small House	A	Brick	na	na		C
1968 Monroe Ln	1	1954	American Small House	B	Brick	Attached	1954		C
1971 Monroe Ln	1	1953	American Small House	B	Brick	na	na		C
1976 Monroe Ln	1	1954	Ranch	G	Brick	Brick	1971	C	C
1977 Monroe Ln	1	1953	American Small House	B	Brick	na	na		C
1980 Monroe Ln	1	1954	American Small House	B	Brick	Brick	1964	C	C
1984 Monroe Ln	1	1954	Ranch	J	Brick	Frame	1956	C	C
1988 Monroe Ln	1	1954	American Small House	B	Brick	Frame	1965	C	C
2000 Monroe Ln	1	1954	Ranch	F	Brick	Frame	1972	C	C
2001 Monroe Ln	1	1953	American Small House	B	Brick	Frame	1974	NC	C
2007 Monroe Ln	1	1953	American Small House	A	Brick	Frame	1972	C	C
2014 Monroe Ln	1	1954	Ranch	G	Brick	Frame	1966	C	C
2015 Monroe Ln	1	1953	American Small House	B	Brick	Frame	1976	NC	C
2021 Monroe Ln	1	1953	American Small House	B	Brick	na	na		C
2026 Monroe Ln	1	1954	American Small House	B	Brick	na	na		C
2027 Monroe Ln	1	1953	Ranch	F	Brick	na	na		C
2036 Monroe Ln	1	1954	Ranch	J	Brick	Brick	1971	C	C
2039 Monroe Ln	1	1954	American Small House	A	Brick	Brick	1954	C	C
2044 Monroe Ln	1	1954	Ranch	N	Permastone	Attached	1954		C

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2049 Monroe Ln	1	1954	Contemporary	P	Brick	Frame	1951	C	C
2054 Monroe Ln	1	1954	Contemporary	O	Brick	na	na		C
2055 Monroe Ln	1	1954	Contemporary	O	Brick	Attached	1954		C
2061 Monroe Ln	1	1954	Contemporary	O	Brick	na	na		C
2064 Monroe Ln	1	1954	Ranch	F	Brick	Brick	1954	C	C
2067 Monroe Ln	1	1954	Contemporary	P	Brick	na	na		C
2073 Monroe Ln	1	1954	Contemporary	O	Brick	na	na		C
2074 Monroe Ln	1	1954	Ranch	E	Brick	na	na		C
2079 Monroe Ln	1	1954	Ranch	E	Brick	Brick	1982	NC	C
2085 Monroe Ln	1	1952	Ranch	J	Brick	Frame	1956	C	C
1905 Polk St	2	1957	Ranch	E	Brick	Frame	1980	NC	C
1911 Polk St	2	1958	Ranch	K	Brick	Brick	1962	C	C
1919 Polk St	2	1958	Ranch	F	Brick	Brick	1967	C	C
1927 Polk St	2	1957	Ranch	F	Brick	Frame	1989	NC	C
1935 Polk St	2	1958	Ranch	F	Brick	Frame	1989	NC	C
1943 Polk St	2	1958	Ranch	G	Brick	Brick	1958	C	C
2001 Polk St	2	1957	Ranch	H	Brick	Attached	1957		C
2003 Polk St	2	1958	Ranch	F	Brick	Frame	1989	NC	C
2009 Polk St	2	1957	Ranch	F	Brick	CMU	1964	C	C
2019 Polk St	2	1958	Ranch	F	Brick	na	na		C
2027 Polk St	2	1957	Ranch	E	Brick	na	na		C
2035 Polk St	2	1957	Ranch	L	Brick	unknown	na	NC	C
2043 Polk St	2	1957	Ranch	F	Brick	Frame	1977	NC	C
2049 Polk St	2	1957	Ranch	E	Brick	Frame	1973	C	C
2059 Polk St	2	1957	Ranch	F	Brick	Brick	1965	C	C
2067 Polk St	2	1957	Ranch	L	Brick	Frame	1976	NC	C
1900 Tyler Ct	3	1959	Ranch	F	Brick	Brick	1969	C	C
1901 Tyler Ct	3	1959	Ranch	K	Brick	Frame	1963	C	C
1914 Tyler Ct	3	1959	Ranch	E	Brick	Brick	1967	C	C
1915 Tyler Ct	3	1959	Ranch	E	Brick	Frame	1966	C	C
1920 Tyler Ct	3	1959	Ranch	H	Brick	Brick	1973	C	C
1923 Tyler Ct	3	1959	Ranch	E	Brick	Brick	1965	C	C
1924 Tyler Ct	3	1959	Split-Level	Q	Brick	Brick	1967	C	C
1929 Tyler Ct	3	1959	Ranch	F	Brick	Brick	1966	C	C
1934 Tyler Ct	3	1959	Ranch	F	Brick	Brick	1972	C	C
1935 Tyler Ct	3	1959	Ranch	L	Brick	Brick	1963	C	C
1942 Van Buren St	1	1953	American Small House	A	Brick	na	na		C
1960 Van Buren St	1	1953	American Small House	A	Brick	CMU	1974	NC	C
1965 Van Buren St	1	1955	Ranch	H	Brick	Attached	1955		C
1966 Van Buren St	1	1953	American Small House	B	Brick	na	na		C
1973 Van Buren St	1	1954	Contemporary	P	Brick	na	na		C

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1974 Van Buren St	1	1953	American Small House	A	Brick	na	na		C
1981 Van Buren St	1	1954	Contemporary	O	Brick	na	na		C
1982 Van Buren St	1	1953	American Small House	A	Brick	Frame	1970	C	C
1989 Van Buren St	1	1954	Contemporary	O	Brick	na	na		C
1997 Van Buren St	1	1954	Contemporary	P	Brick	Frame	1954	C	C
2000 Van Buren St	1	1953	American Small House	A	Brick	Brick	1953	C	C
2006 Van Buren St	1	1953	American Small House	A	Brick	na	na		C
2007 Van Buren St	1	1954	Ranch	F	Brick	Frame	1954	C	C
2014 Van Buren St	1	1953	American Small House	B	Brick	Frame	1987	NC	C
2015 Van Buren St	1	1954	Contemporary	O	Brick	Frame	1954	C	C
2020 Van Buren St	1	1953	American Small House	A	Brick	Brick	1964	C	C
2021 Van Buren St	1	1954	Contemporary	P	Brick	na	na		C
2029 Van Buren St	1	1954	Contemporary	O	Brick	Frame	1977	NC	C
2036 Van Buren St	1	1953	American Small House	B	Brick	Frame	1956	C	C
2042 Van Buren St	1	1953	American Small House	A	Brick	Frame	1969	C	C
2048 Van Buren St	1	1953	American Small House	A	Brick	Frame	1972	C	C
2054 Van Buren St	1	1953	American Small House	B	Brick	Frame	1953	C	C
2062 Van Buren St	1	1953	American Small House	B	Brick	Attached	1953		C

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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 post 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.)

COMMUNITY PLANNING AND DEVELOPMENT

ETHNIC HERITAGE: BLACK

ARCHITECTURE

**Period of Significance**

1949-1973

1953-1973

**Significant Dates**

1953

1954

**Significant Person**

(Complete only if Criterion B is marked above.)

Means, Andrew

**Cultural Affiliation**

**Architect/Builder**

Means Developers

Means Brothers

Means, Andrew

Means, Geter

**Period of Significance (justification)**

Two periods of significance reflect the three criteria cited for Means Park Manor. The period 1949-1973 includes the implementation of the first phase of street construction and home building, starting in 1949, extending to the last phase of Means Manor (platted 1962, built out by 1969-70), and extending to the fifty year mark, to include the period when Means Manor was fulfilling its role as a premier housing addition for African Americans (Criteria A and C). The period 1953-1973 includes the time Andrew and Katie Means and their family occupied their new house in the development (Criterion B). Andrew Means (1893-1973) was a significant home builder and developer and the family used their home as a showpiece for the community, as explained below.

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

N/A

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

### **Narrative Summary Paragraph**

Andrew Means Park Manor (Means Manor) is the culmination of the life's work of building contractor and real estate broker, Andrew A. Means, who from humble beginnings formed a multi-million-dollar development company and whose phenomenal rise to prominence garnered national attention. Mr. Means spent his entire professional career tirelessly working toward the betterment of economic, social and living conditions of African Americans in Gary, Indiana and the nation, and built more than 1,000 homes and commercial buildings in Northwest Indiana. Mr. Means couldn't simply present his plan of building first-class homes for Blacks to potential investors or apply for FHA loans, instead it took over thirty long, excruciatingly hard years, of setbacks, struggles, patience, perseverance, sheer willpower and fearless determination for Mr. Means to overcome the insurmountable obstacles placed before him due to the Jim Crow era policies prevalent in the United States during that time. The period 1949-1973 was chosen because Mr. Means' crowning achievement, Park Manor, was planned and built during this time, and includes the continuation of his life's work while he resided there. Both periods occurred during a time when institutional racism was normalized in the U.S. and spans the Jim Crow and Civil Rights eras. During the Jim Crow period Black people were marginalized and treated unfairly; they were denied access to available resources that could help them succeed, which made life unnecessarily difficult.

Mr. Means designed and built Park Manor with his company, Means Developers, Inc. Park Manor is a carefully planned, custom development. The homes were built in American Small House, Ranch, Split-Level and Contemporary styles with winding curvilinear tree-lined streets, cul-de-sacs, traffic circles and a private playground for the resident's children. The development of Means Manor allowed middle-class Blacks to experience racial equity in housing at a time when they were commonly forced to live in substandard conditions and denied access to affordable housing and employment. Means Manor provided a space where middle-class Blacks could live the "American Dream," have pride of place and live in a safe, inclusive environment near local schools and downtown Gary, Indiana. 1953 is a year of significance as this is the year Mr. Means and his wife moved into their Park Manor "dream home". His younger brother, Geter Means, and wife Virginia, built their Means Manor dream home in year of significance, 1954. The Means brothers continued their professional and civil work while living in Means Manor until their respective passings. Their homes were considered showpieces and featured nationwide in several magazines, newsreels and newspaper articles.

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The district meets Criterion A for its significance to Gary and the Calumet area in community planning and ethnic heritage. Criterion B applies to the district because the home Andrew and Katie Means planned and built for themselves (completed 1952) still stands in the neighborhood. Mr. Means used his house and community to showcase his and his firm's accomplishments and vision for equal housing in Gary on many occasions. The district meets Criterion C for its remarkably complete suburban environment with well-designed houses of the period.

The district meets the registration requirements for "postwar residential developments," 1940-1973 as defined in the multiple property documentation form, Residential Planning & Development in Indiana, 1940-1973. The district shows elements of both tract and custom developments. Means Developers created a housing addition that utilized FHA planning conventions (several winding streets, consistent setbacks, cul-de-sacs). Home building was rationalized into variations of standard forms but with a wide latitude of materials and options.

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

### **A Brief History of Gary, Indiana**<sup>24</sup>

The City of Gary was founded by U.S. Steel and Incorporated in 1906. U.S. Steel needed to consolidate and streamline their business into a more cost-efficient, high production model using newly discovered manufacturing methods. The city is named after Judge Elbert H. Gary, a former judge and Steel company executive tasked with finding a location suitable for the Company's planned growth. With advice from A.F. Knotts and his brother Tom, Judge Gary chose an undeveloped location full of sand dunes at the southernmost tip of Lake Michigan, the location was ideal because the land was plentiful and cheap, and its proximity to Lake Michigan made it possible for importing and exporting products of manufacturing, thus Gary was the ideal location for U.S. Steel to execute their new vision.

Affectionally called the "Big Mill" by Gary residents, US Steel planned for its new plant, Gary Works, to have 16 blast furnaces (12 were built), open hearth furnaces and other facilities to yield 2,500,000 tons annually. Steel production of this magnitude meant huge profits and plentiful work. US Steel started recruiting mostly immigrants to start building their new facilities, and word also spread around the country as Gary being a place where one could work hard and have the opportunity to live a better life.

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<sup>24</sup> "Gary's Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive," Internet Archive Lake County Public Library, 1956, 5,6,8,9,12,21 and 29, accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.



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Gary Works was the largest steel mill in the world for decades. Gary's Steel production was not only a benefit to the City of Gary, but a benefit to the entire nation because its production helped improve the quality of life of America's citizens as well as supported the country in both world wars by providing crucial manufacturing for the United States Military.

### **The Black Experience in Gary<sup>25</sup>**

The completion of the "Big Mill" occurred during the Great Migration. The Great Migration describes a period in US history when millions of Blacks migrated from the rural South to the more industrialized North in search of a better life. Prior to the migration of Blacks, Gary's population consisted primarily of immigrants from Eastern and Southern Europe, however in the coming years the city also saw a significant influx of Southern Blacks. The huge influx of the Black population in Gary is attributed to WWI, the war compelled steel manufacturers and much of the American industrial sector to shift their focus from immigrant workers to the untapped resource of Southern African American labor, a trend that intensified after the U.S. joined the war. Steel companies provided accommodation for Gary's African American workers in barracks, and these workers were made to live in the city's less desirable southern outskirts, referred to as "the unlovely south side" by a social worker. The city, planned and constructed by U.S. Steel's Gary Land Company, lacked permanent housing solutions for African Americans; similarly, housing was not adequately provided for most unskilled immigrant workers. Consequently, African Americans were relegated to an unplanned area to the south of the city, initially known as "The Patch".

In the 1930s federal agencies in Gary perpetuated local racist policies then widely practiced throughout the nation, and despite providing assistance to minority groups through public relief agencies, they discriminated against them. Government entities, U.S. Steel, and local real estate agents collectively enforced the ghettoization of Gary's African American community as there was no protection under the laws against housing discrimination. Real estate agents in Gary would not sell properties outside the Central District (formerly known as the South Side) to African Americans. Furthermore, when White individuals purchased homes outside of the central area, their property deeds frequently included restrictive covenants that barred the resale of these homes to African Americans. U.S. Steel's policies reinforced those of the local real estate agents. The company, a significant employer in the city, established segregated housing as early as 1910, explicitly excluding African Americans from occupying company-built homes in the city's initial years. It was not until 1917 that U.S. Steel constructed housing specifically for African Americans, which was segregated.

In the 1930s, the federal government established two distinct housing developments in Gary, further entrenching racial segregation. The Gary Housing Authority maintained this separation

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<sup>25</sup> "The Evolution of Racism in an Industrial City, 1906-1940: A Case Study of Gary, Indiana on JSTOR." [Www.Jstor.Org](https://www.jstor.org/stable/2717140), n.d. <https://www.jstor.org/stable/2717140>.

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by allocating African Americans to housing projects in the Central District and placing whites in areas outside of Midtown. Notably, while the project designated for white residents sometimes had unoccupied apartments, there was a waiting list for the project intended for Black residents. Integration of public housing in the city didn't commence until a court mandated it in 1957. Blacks were largely restricted to the Central District, an area that expanded too sluggishly to accommodate the growing Black population. As the central area became overcrowded, Whites who grew up there either moved away from Gary or settled in nearby less-crowded, more affordable areas. This trend also applied to newly arrived white immigrants. Over the years, due to the natural decrease of the original White population and their relocation, the area predominantly became African American. The district retained some of its white inhabitants, including those who owned businesses, attended ethnic churches that remained even after the immigrants moved, and a few white city workers. With the increase in the African American population and the dynamics of supply and demand influencing absentee landlords, rent prices surged while spending on property maintenance dwindled. A housing survey from the early 1920s revealed that African Americans paid rents 20% higher than native-born Whites for significantly inferior housing and slightly more than foreign-born Whites. Consequently, similar to many immigrant groups, a third of Gary's African American households had to rent out rooms or cohabitate, sometimes under substandard conditions, such as multiple families sharing a single outside toilet and water faucet, to afford the high rents.

These conditions continued into the 1930s. A property inventory made in 1934 by two federal agencies (CWA and FERA) found Gary housing substantially overcrowded with many homes requiring repairs. In one area of the 1,446 homes examined, 290 required major repairs and 59 homes were declared unfit for use. In only 655 cases did one family reside in a single home. Six years later the housing authority conducted a survey and out of 305 Black Gary housing families, 212 previously had no bathroom facilities, 271 had no hot water and 147 had no gas for cooking. In this city of small houses, the 1940 census found that only thirty percent of Black families lived in one-family homes. The remainder resided in apartment houses or, more typically, in small homes converted into apartments, and extremely substandard compared to those of Whites. Like any city of the Deep South, discrimination and segregation permeated all aspects of Gary society.

### **Andrew Means: The Early Years (1922-1930)**

Andrew Means was born in Wetumpka, Alabama in August 1873.<sup>26</sup> In 1918 he graduated from Tuskegee Normal and Industrial Institute, Tuskegee, Alabama where he studied the building and

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<sup>26</sup> Many sources differ on the actual day of birth and no birth records were required during that time. According to (<http://archive.today/2024.05.06-005618/https://alabama.hometownlocator.com/al/elmore/new-bingham.cfm>, <https://www.mapquest.com/us/alabama/old-bingham-al-283426218>) Wetumpka is a small town in Elmore County Alabama, according to some sources Mr. Means was born in the Bingham neighborhood/section of Wetumpka. Note: Map links and explanation regarding the area of Wetumpka, Bingham, Elmore County provided by Kayla Scott Gurner, Reference Archivist, Alabama Department of Archives and History.

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carpentry trades.<sup>27</sup> In 1920 with only \$6 in his pocket, he left his new bride, Katherine Williams (Katie)<sup>28</sup> behind in Birmingham, Alabama; he traveled North to seek a better life. At first, he traveled to Chicago but felt it was not suited for him, and enroute to another location he passed through Gary and saw the newly built city full of sand dunes as a land of opportunity. He decided to settle in Gary and took a job at the steel mill.<sup>29</sup>

Means witnessed the horrible living conditions of the Black population in Gary, and he decided to take action to alleviate the housing problem with only \$90 in capital borrowed from his wife, a borrowed typewriter and a borrowed table,<sup>30</sup> “in 1922 a 'Means Brothers Sign' was tacked over the door of a tar paper shack located on a sand lot at 2127 Washington Street.”<sup>31</sup> Means dreamed of building “fine neighborhoods”<sup>32</sup> for the Black people in Gary and opened his business to build homes and sell property.<sup>33,34</sup> However the prevailing Jim Crow racism of that period made Means’ dream impossible. Unable to secure proper financial backing due to racism, Means continued to work at US Steel full-time to financially support himself, his new bride back in Alabama and his new business.<sup>35</sup> He was only able to pursue his new business as a sideline and procured the services of another Gary Realtor for all the business' real estate transactions.

Means purchased a lot and his wife joined him from Alabama. According to the 1965 edition of *The Honolulu Advertiser*, Means said 'I bought a lot, and my wife and I went to see a lumberman, to see if he would let us have some boards each month to build a house with' "[They built]..a duplex with five rooms apiece, they lived in one side and rented out the other. “<sup>36</sup> 'Soon the lumber company gave me three houses to build...’<sup>37</sup> In 1923 Means built his first home for sale at 727 W. 25th Avenue,<sup>38</sup> and later in 1925 his younger brother, Geter, joined the firm.

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<sup>27</sup> Johnson Publishing Company, Inc., “Andrew Means: Steel City Builder: On Gary Sand Dunes He Built 1,000 Homes.”

<sup>28</sup> *Marriage License: State of Alabama*, July 4, 1918, *Ancestry.Com*, July 4, 1918.

<sup>29</sup> “Man Started With 6 Dollars Built Over 1,000 Homes,” *Atlanta Daily World*, November 26, 1956. : ProQuest Historical Newspapers: Atlanta Daily World

<sup>30</sup> Proquest. “Man Started With 6 Dollars Built Over 1,000 Homes,” November 26, 1956. Accessed April 6, 2020:6. <https://search.proquest.com/docview/491071784?accountid=12084>. Provided by Library of Congress

<sup>31</sup> “Gary’s Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive,” Internet Archive Lake County Public Library, 1956, 42 accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>32</sup> *ibid.*

<sup>33</sup> *ibid.*

<sup>34</sup> Johnson Publishing Company, Inc., “Andrew Means: Steel City Builder: On Gary Sand Dunes He Built 1,000 Homes.” page 56

<sup>35</sup> Gary's Golden Jubilee 1906-1956: Steel-O-Rama, June 9-17 1956: Histoical Souvenir Program (Gary, Indiana: UNK, 1956), page 42.

<sup>36</sup> Mike Bishop, “Andrew Means, a Legend of Succes,” *Honolulu Advertiser*, February 25, 1965, C–3.

<sup>37</sup> *ibid*

<sup>38</sup> J W Saunders, “Gary’s Greatest Home Builder, Andrew Means,” *The Chicago Defender (1921-1967)*, May 2, 1953, National edition edition, 6. ProQuest: Chicago Public Library

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Despite the hardships and struggles he and his family endured, Means, with sheer will, “nerve and perseverance” built about 30 modest homes around the Midtown area.<sup>39</sup> Toward the end of the 20’s marked Means’ recorded forays into the political arena. Some of his political activities were:<sup>40</sup>

*Table 1. Political Achievements*

<b>Year</b>	<b>Position</b>	<b>Party Affiliation</b>
1928	Election Inspector 43rd Precinct	Republican
1932	Delegate to State Convention City of Gary Ward 5	Republican
1934	Unsuccessful bid for councilman-at-large 5 <sup>th</sup> District	Republican
1935	Gary City Engineer of Sewer Surveys <sup>41</sup>	Democrat
1936	Vice Chairman of Lake County Democratic Central Committee	Democrat
1938	Bid for 29th Delegate District Precinct 40-41	Democrat

**Andrew Means: The Great Depression Years (1930-1940)**

The 1930’s was the era of The Great Depression, a devastating period of financial collapse that affected the entire nation and the world, times were tough for everyone. In spite of these difficult times Jim Crow racism persisted.

During this period Means Brothers had limited business opportunities and could only obtain contracting and remodeling work.<sup>42</sup> As a result of his political activities Means was appointed to the position of Gary City Engineer of Sewer Surveys.<sup>43</sup> This position allowed him to sustain himself and his family, and after work he sought H.O.L.C loans for people who had default

<sup>39</sup> “Gary’s Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive,” Internet Archive Lake County Public Library, 1956, 42 accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>40</sup> Newspapers.com. “Historical Newspapers From 1700s-2000s - Indiana State Library Archive,” n.d. <https://indianastatelibrary.newspapers.com/paper/the-times/5588/>.

<sup>41</sup> “Pioneer Developer Blazes New Trails,” Chicago Defender, April 30, 1960. From the Private Collection of Everett McDonald

<sup>42</sup> “Gary’s Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive,” Internet Archive Lake County Public Library, 1956, 42 accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>43</sup> See Table 1 previous page

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and/or foreclosure issues with their mortgages.<sup>44</sup> Means career as city engineer ended in 1938, however by this time he was known as a dominant political figure in Lake County.<sup>45</sup> In 1939 Means was elected President of the Central District Civic League whose sole mission, according to the Indianapolis Recorder, “was formed for the purpose of promoting better housing conditions in that section of the city.”<sup>46</sup>

### **FHA/H.O.L.C in Brief**

To illustrate how discriminatory housing policies were at the time of Means’ activity, policy analyst, La-Brina Almeida states: In 1933, the Home Owners’ Loan Corporation (HOLC) was founded to help homeowners who were struggling with mortgage defaults and facing foreclosure. HOLC introduced the concept of “redlining,” which perpetuated negative perceptions about neighborhoods predominantly inhabited by non-White populations and significantly restricted opportunities for home ownership and business growth within these communities. The Federal Housing Administration (FHA) was established a year later, in 1934, through an act of Congress. However, it exclusively insured mortgages in neighborhoods designated for White residents.<sup>47</sup>

In 1937 HOLC gave the Central District its lowest rating, D9.<sup>48</sup> This low rating prevented anyone from obtaining financing for any Central District-based real-estate projects.

### **Community Development**

#### **“Era of Big Business” 1940-1950**

The *Chicago Defender* called the decade of 1940 to 1949 “an era of big business”<sup>49</sup>, and it is the period which includes the development of Andrew Means' most ambitious project, Park Manor.<sup>50</sup> Mr. Means continued to endure all types of hardships and obstacles from the discriminatory social and business environment, yet he had nerves of steel and an unshakable resolve to fulfill

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<sup>44</sup> “Gary’s Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive,” Internet Archive Lake County Public Library, 1956, 42 accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>45</sup> “Means Ouster: At Gary Stirs State,” Indianapolis Recorder, August 13, 1938, Vol 42 Nol. 38 edition, sec. 2, 9.

<sup>46</sup> “Andrew Means Heads League of Garyites,” Indianapolis Recorder, November 4, 1939, 2.

<sup>47</sup> La-Brina Almeida, “A History of Racist Federal Housing Policies,” Mass. Budget and Policy Center, May 31, 2023, <https://massbudget.org/2021/08/06/a-history-of-racist-federal-housing-policies/>.

<sup>48</sup> “Mapping Inequality,” n.d., [https://dsl.richmond.edu/panorama/redlining/map/IN/LakeCoGary/area\\_descriptions/D9/#loc=11/41.5944/-87.3738&adview=full](https://dsl.richmond.edu/panorama/redlining/map/IN/LakeCoGary/area_descriptions/D9/#loc=11/41.5944/-87.3738&adview=full).

<sup>49</sup> Betty Edwards, “Gary Revisited-Sand Dunes Turn Into Fashionable Means Manor,” *The Chicago Defender*, January 6, 1962. From the Private Collection of Everett McDonald

<sup>50</sup> Gary Chamber of Commerce, “Explaining Our Business: Means Brothers Says...”It’s Good Business to Explain Your Business”, “Spotlighting Gary News, n.d., From the Private Collection of Everett McDonald.

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his dream. He fought very hard and tirelessly lobbied for the right to access FHA loans to develop first rate communities for Blacks. The *Baltimore Afro-American* quotes Means as follows: "But we kept the roads hot between Gary and Indianapolis and Gary and Washington. At that time, we had a very cooperative Senator in the person of the late Senator Van Nuys. He gave us a lot of assistance. We also got a lot of cooperation from Rep. Ray J. Madden and R. Earl Peters, head of Federal Housing Administration in Indiana, who have worked hard in helping us find an outlet for colored people."<sup>51</sup>

In spite of all his efforts, they still made him prove himself "worthy" of financing and forced him to build a white community before he could gain access to financing<sup>52</sup> This was a community consisting of 64 units and was built in the 40's.<sup>53</sup> In 1940-42 100 frame bungalows in the vicinity of 4th Ave and Arthur Street were built. In 1941-1943 semi-luxurious homes south of 25th Ave. on Harrison Street were constructed.<sup>54</sup> In 1943-45 Means built Means Model Community a tract of about 30 wood frame houses in the area of 26th and 27th Avenues between Jackson & Monroe Streets on the Old Gary Circus grounds. In 1946-1949 — 150 brick homes east of Virginia Street, south of 21st Ave were developed.<sup>55</sup>

Means also built for US Steel's Gary Land Division's First Subdivision project.<sup>56</sup> In 1945 Means broke ground for the Booker T. Washington Terrace Apartments.<sup>57</sup> The apartments were located on the northwest corner of 25th and Washington Street and consisted of 5 stores and two housing units.<sup>58</sup> When the project was completed in August 1949, it opened to much fanfare with a dedication attended by then Indiana Governor, Henry Schricker. Means also built Patterson Village on the east side of Gary. Patterson Village is bounded by Louisiana Street to the east,

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<sup>51</sup> "Million Dollar Housing Firm Started On \$90: Some 700 Homes, 100 Commercial Buildings In Gary, Ind., Built," *Afro-American*, August 13, 1949, A2B.

<sup>52</sup> "Community Prejudice Blocks Adequate Negro Housing: Delays Lie with Cities is Claim." *The Chicago Defender* (National Edition) (1921-1967), Apr 30, 1949.  
<https://chipublib.idm.oclc.org/login?url=https://www.proquest.com/historical-newspapers/community-prejudice-blocks-adequate-negro-housing/docview/492726497/se-2>.

<sup>53</sup> "Million Dollar Housing Firm Started On \$90: Some 700 Homes, 100 Commercial Buildings In Gary, Ind., Built," *Afro-American*, August 13, 1949, A2B.

<sup>54</sup> "Gary's Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive," Internet Archive Lake County Public Library, 1956, 42, accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>55</sup> "Gary's Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive," Internet Archive Lake County Public Library, 1956, 42, accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>56</sup> "Photo: 1907 Gary Land Co. Ad Selling Lots in the 'First Subdivision in the Town of Gary,'" n.d., <https://www.hmdb.org/PhotoFullSize.asp?PhotoID=732863>.

<sup>57</sup> "Where Apartments Will Rise," *Unk*, 1945, Private Collection of Everett McDonald.

<sup>58</sup> "New Gary Housing to Be Dedicated Early in August," *Indianapolis Recorder*, July 9, 1949, 27 edition, *Hoosier State Chronicles* ([https://newspapers.library.in.gov/?a=d&d=INR19490709-01.1.9 & srpos=1 & e=-----en-20--1--txt-txIN-\"New+Gary+Housing+To+Be+Dedicated+Early\"-----](https://newspapers.library.in.gov/?a=d&d=INR19490709-01.1.9 & srpos=1 & e=-----en-20--1--txt-txIN-\)).

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Georgia Street to the west, 21st and 24th avenues to the north and south and is still extant.<sup>59</sup> Means' hard-earned access to FHA funding created an explosion of community development and growth for Means Brothers in the 40's. They were finally able to build and develop projects on a larger scale.

### **1949-1973 "The Showplace of Gary" Era and Beyond**

In 1949 Means Developers was incorporated.<sup>60</sup> The incorporation of Means Developers marked the beginning of Mr. Means' most ambitious project, Park Manor, a dream finally realized.<sup>61</sup> This realization was no small feat, achieving his goal of building a first-rate neighborhood for Blacks, one equal in all respects to other first-rate neighborhoods. This goal motivated him to stay the course and overcome many personal and professional hardships. Park Manor is his crowning achievement, the culmination of all his hard work, and long fought battles.<sup>62</sup>

Andrew Means Park Manor was so impressive that the *Chicago Defender* deemed it "The Showplace of Gary" in a 1952 article.<sup>63</sup> Park Manor was by all accounts a beautiful subdivision; it's described by its inhabitants as a "suburb in the city." However, unlike a suburban subdivision where all the homes are exactly alike. Means Park Manor is custom built with a variety of homes, yet it maintains a balance and cohesiveness. Means' dream home, located at 720 W. 21st Avenue was built in 1952, and he moved into the home in 1953.<sup>64</sup>

By 1956 Means Brothers had built over 1000 homes, and local area banks finally became confident in lending him funds. With his newly acquired funds, like US Steel, Means became a source of business for many subcontractors and created job opportunities for the community.<sup>65</sup> Even though they continued to experience racism and discriminatory practices, Means Brothers and their companies were inclusive, equal opportunity employers, and did not subscribe to discriminatory practices; they hired contractors and sub-contractors of all races. King Rawlins was one of the firm's white employees and was employed as draftsmen-engineer during the

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<sup>59</sup> "Gary Contractors Set Home Building Pace: Housing Needs Met in 4 Building Programs," Indianapolis Recorder, September 25, 1948, 38 edition, 9. <https://newspapers.library.in.gov/>, "30 House Go up Weekly in Central Gary," The Gary Post Tribune, September 14, 1948, Page 11, column 1.

<sup>60</sup> "Pioneer Developer Blazes New Trails," Defender, April 30, 1960. From the Private Collection of Everett McDonald

<sup>61</sup> Gary Chamber of Commerce, "Explaining Our Business: Means Brothers Says..."It's Good Business to Explain Your Business", "Spotlighting Gary News, n.d., From the Private Collection of Everett McDonald.

<sup>62</sup> "Means Pushes Plans for Huge Gary Housing Unit," The Chicago Defender, 1949, sec. News and Comment on Business-Commerce-Industry, From the Private Collection of Everett McDonald.

<sup>63</sup> "Means Park' Manor Showplace of Gary: Means Brothers Make Gary a New-Haven for City-Wearry Chicagoans," The Chicago Defender, September 20, 1952, Chicago Public Library Chicago Defender Archive on Microfilm.

<sup>64</sup> "African American Businessman, Andrew Means, of Gary Indiana. He Is Successful in Real Estate and Construction.," n.d., [https://www.criticalpast.com/video/65675045071\\_Negro-Americans\\_Leslie-Builders-and-Contractors\\_construction-site\\_buildings](https://www.criticalpast.com/video/65675045071_Negro-Americans_Leslie-Builders-and-Contractors_construction-site_buildings).

<sup>65</sup> Gary's Golden Jubilee 1906-1956: Steel-O-Rama, June 9-17 1956: Historical Souvenir Program (Gary, Indiana: UNK, 1956), page 42.

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period Park Manor was built.<sup>66</sup> Rawlins and his wife once lived in Park Manor at 1968 Monroe Lane.<sup>67</sup> The company also had an apprenticeship program providing Black people an opportunity to learn the building trades, an opportunity previously denied to them by racist, white contracting/building firms.<sup>68</sup> Despite all of his great success, Mr. Means continued to work to improve the economic conditions of Black people. In 1947 the City of Gary formed a permanent Fair Employment Practices Committee (FEPC), and Means was chosen to be a part of the steering committee to organize the group.<sup>69</sup> Means remained a member of the group until he resigned for health reasons on 1 September 1963.<sup>70</sup> In 1948, Mr. Means was appointed a two year term to the Zoning Appeals Board by Mayor Eugene H. Swarta.<sup>71</sup> In 1959 Mayor George Chacharis appointed Mr. Means to the citizen Planning Committee,<sup>72</sup> and in 1961 the City Plan commission.<sup>73</sup> In 1949 he was selected by then US Secretary of commerce, Charles Sawyer , as an advisor for a committee to provide information about negro businesses enterprises.<sup>74, 75</sup> In 1963 he and his wife were invited by President Kennedy to the White House and served in a delegation for the arrival of India's President, Dr. Sarvepalli Radhakrishnan.<sup>76</sup> Mr. Means continued to have speaking engagements around the country to teach African Americans how to build better housing and neighborhoods to alleviate the nationwide housing crisis that affected them.

Mr. Means actively used his family home (completed 1952) and Means Manor to market his businesses, building projects, and his ideas of equal housing for African Americans. Means' home was host to national and international dignitaries and during this time, he frequently entertained political leaders, business figures, and other influential people. Though other properties associated with Means Developers exist, their office survives, (though it is deteriorated, and other Means-built communities still stand), the Andrew Means Park Manor community was and still is considered his greatest achievement.

*The Indianapolis Recorder* states: During his career Means was known as an outstanding civic leader. Some of the many positions of note he held were: "Director of the Gary Urban League, Gary Chamber of Commerce and the National Chamber and Midtown Business Men's

<sup>66</sup> "Andrew Means Steel City Builder: On Gary sand dunes he built 1,000 homes," *Ebony*, 1956, 52-56.

<sup>67</sup> Imaged in "U.S. City Directories, 1822-1995," database with images, Ancestry (<http://www.ancestry.com>) > Indiana > Gary > 1955 Gary, Indiana, City Directory, 1955), accessed 5 September 2023. Lake County Public Library

<sup>68</sup> J. Scott, H., Jr. (198 C.E., July 9). Developer built "monuments to people." Gary Citizen.. From the Indiana Room, Gary Public Library

<sup>69</sup> "Permanent FEPC Group Formed in Gary: Steel City Citizens Map FEPC Campaign," Indianapolis Recorder, November 29, 1947, 52nd Year Number 47 edition, 7 <https://newspapers.library.in.gov/>.

<sup>70</sup> "Appoint Stephens New FEPC Member," Daily Defender, September 18, 1963, 4. Proquest:Chicago Public Library.

<sup>71</sup> "Mayor of Gary Reorganizes 2 Boards of City," Chicago Sunday Tribune, March 7, 1948. Part 3, p. 7

<sup>72</sup> "Andrew Means on Committee to Aid Gary," Chicago Daily Defender, August 31, 1959.

<sup>73</sup> "Means Appointed to City Plan Commission Post," Gary Post Tribune, February 16, 1961.

<sup>74</sup> "Gary Contractor talks for Detroit Realtor's Meet," Indianapolis Recorder, August 27, 1949.

<sup>75</sup> "Citizens of Steel City Host a Rockefeller," Daily Defender, March 10, 1958, 9 From the Private Collection of Everett McDonald.

<sup>76</sup> Official White House Invitation. Viewed October, 2022 from the private collection of Everett McDonald.



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Association. Member of the Gary Golden Jubilee committees' executive board, central group which all the planning for the city's 50th year anniversary observance a board composed of "LEADING GARY CITIZENS" Means [was] also member of the Northern Indiana Home Builders Association, the Gary YMCA and lifelong member of NAACP and as an active church chairman of the deacon board of First Baptist Church and a member of the general board of the National Council of Churches. co chairman of the local campaign committee of the United Negro College Fund (UNCF) and accepted membership on the national council of the UNCF.”<sup>77</sup> Means was also chosen by the United States Department of Commerce and International Department of Commerce to serve on a trade mission to Spain to foster business relationships between US businesses and Spanish Businesses.<sup>78</sup> He tirelessly worked nationwide championing the causes for the betterment of African Americans and developed properties to improve living conditions up until his death on August 11, 1973. His last project was a housing project on 12<sup>th</sup> and Broadway in Gary, Indiana.<sup>79</sup>

### **Younger Brother, Geter Means**

Andrew Means’ younger brother, Geter Means, was born in Wetumpka,<sup>80</sup> Elmore County, Alabama on August 8, 1905,<sup>81</sup> and graduated from Tuskegee Normal and Industrial Institute, Tuskegee, Alabama. In 1925 during the Great Migration, he joined older brother Andrew Means’ and sister-in-law Mrs. Katie Means’ struggling business, Means Brothers, and worked as a carpenter.<sup>82</sup> He sustained himself during these difficult times by operating a carwash. Throughout his career at Means Brothers and their various companies, he held positions such as secretary/treasurer and was described as an efficient superintendent of construction.<sup>83</sup> For many years he worked alongside his brother Andrew Means and by 1956 together they represented \$15,600,000 in investments with the development of five subdivisions, construction of 1800 homes and two commercial buildings, earning a reputation as one of Gary’s outstanding contractors.<sup>84</sup>

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<sup>77</sup> “Andrew Means Quits Gary FEPC Post,” Indianapolis Recorder, January 21, 1956.

<sup>78</sup> Means, Andrew . 1965. Review of Spain Builders Move at Fast Clip. Edited by Frederic Otis. International Commerce, January 4, 1965.

<sup>79</sup> “Gary mourns Andrew Means: Indiana’s First Black Home Builder Succumbs,” INFO Your Community Newspaper, August 15, 1973, Vol. XI-NO.9 edition, Private Collection of Everett McDonald.

<sup>80</sup> “Geter Means Is Dead; Was Indiana Builder,” *The Afro American*, March 3, 1970, 21, <https://books.google.com/books?id=FyEmAAAIBAJ&q=%22geter+Means%22#v=onepage&q=geter%20means&f=true>.

<sup>81</sup> State of Illinois, "Medical Certificate of Death", digital images, Ancestry.com: *Indiana State Library Research Department* (Retrieved September 2023) record for Geter Means 19 February 1970.

<sup>82</sup> *1927 US City Directory*, Ancestors.com, n.d., 408.

<sup>83</sup> “Means Finishes 1,000th Home, Gets Citations,” Chicago Defender, August 13, 1955, sec. Features, 4.

<sup>84</sup> *Gary’s Golden Jubilee 1906-1956: The Gary Post-Tribune* (The Gary Post Tribune, 1956), C9, <https://archive.org/details/garys-golden-jubilee-19061956-images/mode/2up>.

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Mr. Geter Means was a serial entrepreneur and owned multiple businesses<sup>85</sup> located at 1998 Broadway, some of his businesses include:<sup>86</sup> Geter's 24 Hour Bonds (a bail bond business); he was President of Geter Means' and Son Construction Company, a company he co-owned with his son John W. Means, Sr., who was also a well-known master carpenter, a dry-cleaning business,<sup>87</sup> and Geter's Speedy Car Wash and Service Station,<sup>88,89</sup> where according to former employee Ronald Jones, he not only employed many of the area's youth but he and his wife also mentored them.<sup>90</sup>

From March 5th, 1943, to October 2nd, 1945, he served his country during WWII as Sergeant, 420th Quartermaster Bakery in the US Army during World War II. He, along with his brother, Andrew, were members of First Baptist Church and the Gary Chamber of Commerce.<sup>91</sup>

Mr. Means was socially and civically active and his home on 2044 Monroe Lane was considered a showpiece home and garnered nationwide attention. He and his wife Virginia entertained guests around a custom-built, brick and stone BBQ grill located on the property.<sup>92</sup>The Means also entertained in their lavish basement, which featured a tiki style bar, a built-in sound system and the walls featured an exotic, jungle motif.

In 1959, he was elected to the Goodwill Board of directors and performed a host of civic and philanthropic duties. Mr. Means continued his professional and philanthropic work as a Means Manor resident until his passing on February 19, 1970.

## Significance Under Criterion C

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<sup>85</sup> "Interview with John Means, Jr.," by Y. Ekunkonye for SayYestoMeans.org, 2023, conducted via telephone.

<sup>86</sup> "Calumet Region Telephone Directory : With Yellow Pages for Gary and Nearby Communities : Illinois Bell Telephone Company : Free Download, Borrow, and Streaming : Internet Archive," Lake County Public Library Indiana Room, 1958, 45, <https://archive.org/details/calumet-district-directory-1958-images/page/44/mode/2up?q=geter>.

<sup>87</sup> "Interview with John Means, Jr.," by Y. Ekunkonye for SayYestoMeans.org, 2023, conducted via telephone.

<sup>88</sup> "Gary's Golden Jubilee 1906 1956 : Gary Golden Jubilee Committee : Free Download, Borrow, and Streaming : Internet Archive," Internet Archive Lake County Public Library, 1956, 46, accessed March 27, 2024, <https://archive.org/details/garysgoldenjubilee19061956>.

<sup>89</sup> Telephone interview with Ronald Jones, *Share Your Stories Project*, by O. Ekunkonye for SayYestoMeans.org.

<sup>90</sup> Telephone interview with Ronald Jones, *Share Your Stories Project*, by O. Ekunkonye for SayYestoMeans.org.

<sup>91</sup> "Geter Means Is Dead; Was Indiana Builder," *The Afro American*, March 3, 1970, 2, <https://books.google.com/books?id=FyEmAAAIBAJ&q=%22geter+Means%22#v=onepage&q=geter%20means&f=true>.

<sup>92</sup> "Interview with John Means, Jr.," by Y. Ekunkonye for SayYestoMeans.org, 2023, conducted via telephone.

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Andrew Means Park Manor is significant under Criterion C as a post-WWII residential subdivision that exemplifies the most popular single family home designs and best construction practices of this era. Means Manor is also significant as a well-preserved post-WWII residential subdivision. The post-WWII era was a time when the demand for affordable, easy to build, single family homes was greater than at any prior period of U.S. history. During this time the U.S. housing industry experienced a resurgence after a period of relative inactivity due to the demands of WWII. Returning G.I.'s as well as key government incentives like FHA home financing spurred a dramatic increase in the number of Americans seeking to realize the dream of home ownership. Means Developers Inc. was solely responsible for the development of Means Manor. They acquired the land, subdivided it, designed and built the homes, worked to make FHA financing available to African Americans, laid out the streets and installed the utilities. They also built the First Baptist Church which is recognized today as a Gary and Means Manor landmark. Means Manor was designed and built to provide well-built homes in the latest designs to primarily African American home buyers. Architecturally, the goal was to build a showplace development and avoid the cookie cutter look and feel common to major housing developments of that era. In Means Manor, this was achieved by providing popular home designs but differentiating homes by the configuration of the front elevation, roof types, external claddings and decorative details. Means Manor was developed as five Phases or Manors beginning in 1949 with work being completed on the fifth and final phase in 1970. The district consists of 286 homes with the overwhelming majority maintaining their original architectural cohesion.

### **Supporting Narrative**

In the post-WWII era American single family home design moved from traditionally oriented designs to more modern designs. Designs such as the American Small House characterized by its lack of roof overhang and absence of decorative details had been promoted by a number of public, semi-public, and private design initiatives across the country starting the 1920s. The small house idea gained in popularity prior to WWII, but the switch was completed by the early 1950's. A succession of modern home designs would dominate the U.S. housing industry until the 1970's when a revival of traditional styles occurred. The American Small House idea would be supplanted by the Ranch style with the latter's wide roof overhang and horizontal massing. The Ranch style would dominate the housing industry until the Split-Level style supplanted it in the late 1960's. At the time, Means Developers Inc. were not only offering Split-Level homes, but also the latest amenities such as central air conditioning and phone jacks throughout the house.

The impact of the automobile and the rise of suburban communities are also reflected in the development of Means Manor. Some Phase One homes came with attached and detached garages. Means Manor was also designed with at least one curvilinear street in each Phase in spite of its inner-city location. Means Manor was once billed as the "Showplace of Gary," which reflected Means Developers Inc.'s goal of improving the housing stock in the city of Gary as well as making affordable, well-built homes available to qualified African American home buyers at a time when Jim Crow segregation severely restricted their access to quality housing. In Means Manor one will

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not only find the most popular home styles of the Post-WWII era, i.e. American Small House, Contemporary, Ranch and Split-Level, one will also find that Means Manor is well preserved, so it maintains the look and feel of a residential subdivision of the 1950's and 1960's. Work in Means Manor began in 1949 with Phase One; this phase consists of Ranch, Contemporary and American Small House homes, however, the American Small House style is the most numerous design in Phase One. This reflects the realities of the housing market in the early 1950's because the American Small House type was most in demand at the time.

These homes are characterized by their lack of eave overhang and limited or complete lack of decorative details. These homes are small, compared to today's standards, but they came with full basements, are of wood frame construction and clad in various brick veneers or wood siding. Means Manor also represents the best construction practices of the post-WWII era. If we take the American Small House homes of Phase One as an example, these houses were well constructed in terms of both materials and workmanship; there was no plywood or composite board used as is common today. Walls and floors were framed in solid lumber; these homes came with hardwood floors in all rooms except the kitchen and bath, which had linoleum floors. The kitchen also came with built-in Youngstown steel cabinets, interior walls were of painted, three coat plaster over rock lath rather than dry wall, while the bathroom usually came with a tub but no shower. Also typical of Means Manor's American Small House houses of the 1950's, efficient use was made of interior spaces, all rooms, though relatively small, had just the right proportions for their assigned functions and the closet space was both adequate and well placed. The full basement, originally unfinished, with bare concrete block walls and a concrete slab floor, greatly enhanced the overall functionality of these buildings. The basement served as a ready play area for growing children and as space for additional bedrooms as the need arose, so residents of these homes rarely felt cooped up or out of space.

The brick veneer and aluminum siding of Means Manor, Phase Four and Five homes built in the 1960's compares favorably with the vinyl siding of Washington Manor homes built in the 2000's. Though the homes of both communities are of wood frame construction and vinyl siding is a newer construction material, Washington Manor homes lack the quality look and feel of the brick veneer and aluminum siding used to clad homes in Means Manor Phase Four and Five. Means Manor also compares well with other Means Developer's Inc. projects such as Patterson Village on Gary's East Side, which was built in the late 1940's. Patterson Village suffers from the general neglect and disrepair seen throughout the city of Gary since its decline as a major U.S. industrial center in the 1970's. Whereas, Means Manor continues to defy the urban blight and neglect that plagues Patterson Village.

Though homes have changed hands in the district and additions and upgrades have been made, only two Means Manor homes out of 286, have been altered to the point of no longer contributing to the historic and architectural cohesion of the district. The overwhelming majority of Means Manor homes maintain their original architectural cohesion. Therefore, Means Manor continues to reflect the architectural home styles of the post-WWII era. This can readily be seen in how Means Manor compares to older and newer subdivisions that surround it. As a community built in the 1950's and 1960's, Means Manor continues to defy the urban decay that has been so prevalent

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for many years throughout the city of Gary. Architecturally, the American Small House, Contemporary, Ranch and Split-Level homes of Means Manor maintain their original architectural cohesion as a well-preserved post-WWII residential subdivision.

Overall, Means Manor retains good integrity of location, design, setting, materials, workmanship, feeling and association. This can be attributed to the founding values of the community that were shared by Mr. Means and the original owners. There are alterations that can be found throughout the development, especially in the older Phase One. As the oldest phase of Means Manor, Phase One has also seen the most replacement of original windows, doors and siding. Phase One has also seen more replacement of original galvanized gutters for aluminum gutters.

Due to greater security concerns in Gary over the years, there has also been a move in all Phases of Means Manor to install iron security doors as well as more expensive wooden main doors with different glazing patterns. New windows throughout the district maintain the original fenestration pattern but may not retain historical muntin or sash bar patterns. Window and door replacement wasn't considered when evaluating the integrity of homes, but the extent of alterations and their impact on overall integrity was considered. For example, only two homes: 536 W. 19<sup>th</sup> Place and 552 W. 19<sup>th</sup> Place, both in Phase One, are considered no longer contributing due to the extent of alterations in the former and changing the original one-story profile in the latter. The house at 530 W. 21<sup>st</sup> Avenue has a rear shed dormer which is unobtrusive. A few other homes have replaced the original concrete front porches with wooden front porches, but their overall architectural coherence remains intact.

In addition to the two homes mentioned above that are currently non-contributing, the gas station at 1900 Harrison Street is non-contributing because it has no association with the development of Means Manor. Several garages are considered non-contributing because they were built after the period of significance. Another upgrade that is common in Phase One homes is the installation of aluminum or plastic shutters to replace the original wooden shutters. These shutters usually came with American Small House homes. Aluminum awnings are also another common upgrade in Phase One.

Means Manor remains in its original historical location. First Baptist Church is also where it was originally constructed. Means Manor is located in Gary's Midtown district and remains within the city's established street grid. Means Manor is a suburban style residential development with an inner-city location. Means Manor has remained a well-preserved development surrounded by areas suffering from urban blight and neglect since the 1970's. Means Manor maintains good integrity of design. All original buildings remain intact, and none have fallen due to neglect or decay. The development maintains its original design and usage, just as individual homes largely retain their original design and usage.

Many detached and attached garages have been constructed after the period of significance, which does affect historical integrity, but these buildings have been built with appropriate designs and materials which makes these garages compatible with original covenants and design criteria for the district. Other alterations include window and door changes over the years. There have also

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been changes to concrete porches such as application of AstroTurf, expansion of porch decks, construction of accessibility ramps in homes with disabled residents as well as replacement of original iron front porch railings with vinyl and wood railings. There have also been installation of aluminum awnings and construction of wooden porch enclosures. In spite of the foregoing alterations, the 408 contributing buildings in Means Manor maintain good integrity of design and architectural cohesion.

The district retains good integrity of materials because many alterations have employed similar or compatible materials that were originally used in the post-WWII era, materials such as glass block replacement of basement windows. Means Manor exhibits good integrity of workmanship as it exemplifies the highest materials and workmanship of the post-WWII period. The level of workmanship in the homes and the overall design of the district has withstood the test of time as Means Manor remains a good example of design standards established by the FHA in addition to being a post-WWII residential development.

Means Manor retains good integrity of feeling due to the strong affinity of the neighborhood with the period of significance. The houses as well as the original layout of the development remain intact and convey a strong affinity and feeling of a post-WWII residential development. Means Manor retains strong integrity of association. There is still a high degree of ownership by original owners, and this is among the main reasons the district has withstood the challenges of urban blight and decay. There are still children of original owners involved with the homes of their parents and grandparents. The Andrew Means Park Manor retains a high degree of integrity in all seven criteria which reflects significance under Criteria A, B and C.



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**SUPPLEMENTAL PHOTOGRAPHS**

Photo Credits: Brad Miller, Indiana Landmarks (View of homes 19<sup>th</sup> Place facing west)



Photo Credit: Private Collection of Everett McDonalds(Model Community southbound view)



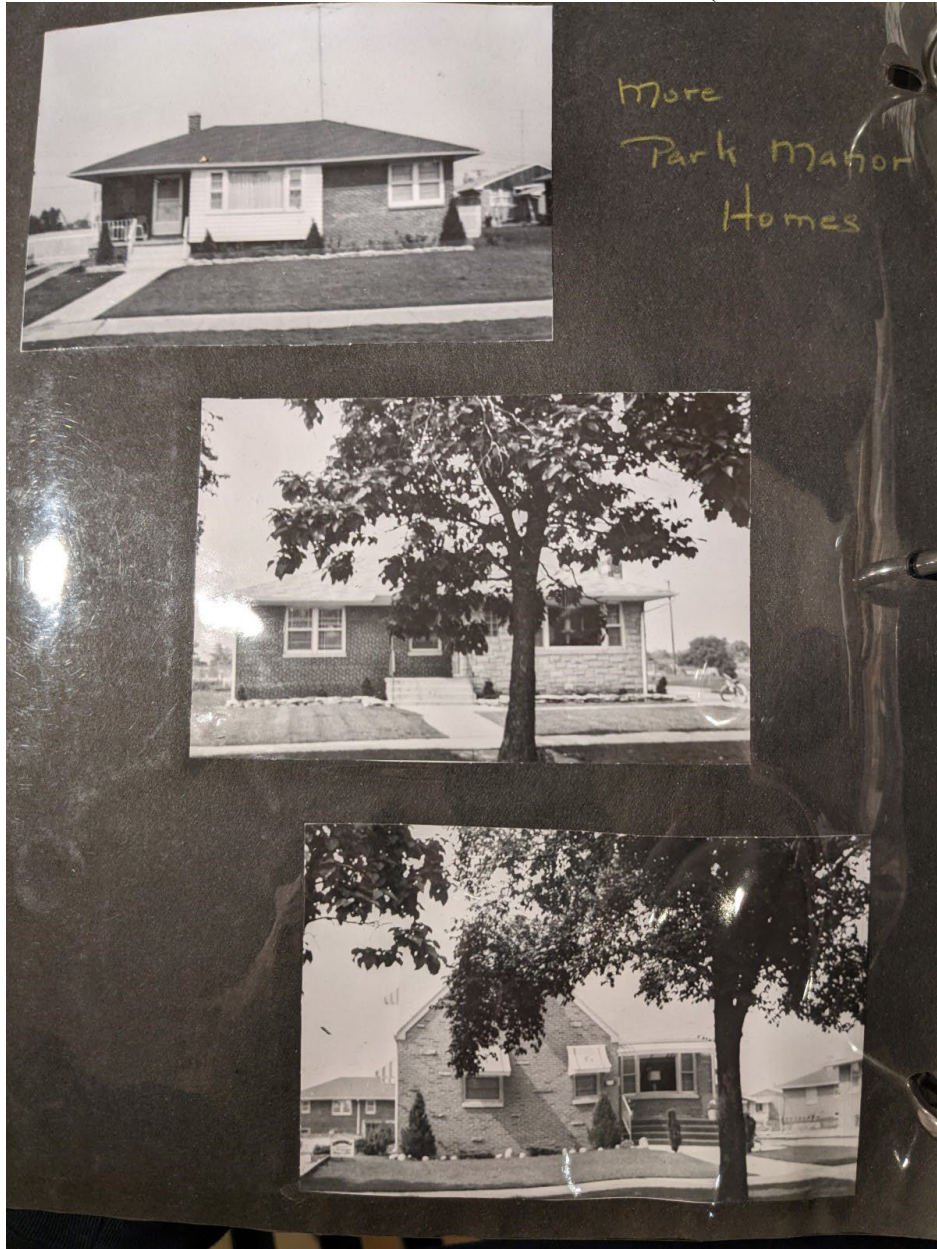
A view of the MEANS MODEL COMMUNITY looking south on Jackson Street.



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Photo Credit: Private Collection of Everett McDonald (Park Manor Homes in the 50's)





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State of Illinois, "Medical Certificate of Death", digital images, Ancestry.com: Indiana State Library Research Department (Retrieved September 2023) record for Geter Means 19 February 1970.

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The Chicago Defender. "Means Park' Manor Showplace of Gary: Means Brothers Make Gary a New-Haven for City-Wearry Chicagoans," September 20, 1952. *Chicago Defender Archives*. Microfilm. Chicago Public Library, Chicago, Illinois.

The Chicago Defender. "Means Pushes Plans for Huge Gary Housing Unit," 1949, sec. News and Comment on Business-Commerce-Industry.

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*Yesterday in Gary: History of the Negro in Gary 1906-1967 : Dorothy Millender : Free Download, Borrow, and Streaming : Internet Archive*. Uploaded by Lake County Public Library. *Internet Archive*, 1967. <https://archive.org/details/yesterdayin-gary-historyofthe-negroin-gary-images> page 44

### **Additional Sources:**

Collection of Andrew Means Photos and Documents. Privately held by Everett McDonald

Library of Congress

Indiana State Library



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Gary Public Library, Indiana Room

Lake County Public Library, Indiana Room. Reference Services

Chicago Public Library

Chicago Public Library, Harold Washington Branch: Chicago Defender Archives  
(Microfilm)

Chicago Public Library, Woodson Regional: Vivian G. Harsh Research Collection

Indiana State Archives

Indiana Historical Society

Booth Library, Eastern Illinois University

Amistad Research Center, Tulane University

Alabama Department of Archives and History, Montgomery Alabama

SayYestoMeans.org. Share Your Stories Project Interviewees:

Ronald Jones

Bernetta Patikas-Bryant \*\*

Maryl Stanley Joyner ®Δ

Brenda Thomas Thomas ®Δ

Ruthanne Cole-Jones ®Δ

Linda Brookes-Miles ®Δ

Sharmin Evans-Brown ®Δ

Gylda Thomas Williams ®Δ

Loretta Dickerson\*

James Brown\*\* Δ

George Hasenjaeger ®Δ

Kay McCrary Carter ®Δ

Alicia James Cotton ®Δ

Claudia Wells ®Δ

Marcus Brooks ®Δ

Delores Hardin ®Δ

Sheila James ®Δ

Michael Cody ®Δ

Shanita Brooks \*\*®

The Carvers \*

Carolyn Brown ®Δ\*

Dr. Bobby Gillespie ®Δ

Sheryl James Epps ®Δ

Key:

O Original Owner

® Related to Original Owner

Δ Resident during Period of  
Significance

\* Second or later owner

\*\* Related to 2nd or later owner

Andrew Means Park Manor Historic District  
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Matthew Pepol \*<sup>®</sup>  
Joseph Buster Wilkinson <sup>®</sup>Δ  
Al & Bernie Blackwell\*  
Agnes Roberts <sup>®</sup>Δ  
Jerome Ridley <sup>®</sup>Δ

Andrew Means' Family:

Dr. Walter E. McDonald, Means Manor Resident during Period of Significance  
Kevin McDonald, Means Manor Resident during Period of Significance  
Everett McDonald, Means Manor Resident during Period of Significance  
John Means, Jr., Means Manor Resident during Period of Significance

Mamon Powers, Jr, *CEO, Powers Construction Company*. Means Manor Resident during Period of Significance

Joseph G. Ridley, Sr. & Tometta B. Ridley. *Original Deed, and Covenants* 1952. Original Owners.

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

Andrew Means Park Manor Historic District  
Name of Property

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**Acreage of Property** 64.5

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                  |                   |
|-------------|------------------|-------------------|
| 1. Zone: 16 | Easting: 4709922 | Northing: 4603672 |
| 2. Zone: 16 | Easting: 471657  | Northing: 4603676 |
| 3. Zone: 16 | Easting: 471670  | Northing: 4603227 |
| 4. Zone: 16 | Easting: 472872  | Northing: 4603230 |

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

The district is located in Gary, Lake County, Indiana. Beginning at a point where the east curb line of Polk Street meets the south curb line of 19<sup>th</sup> Avenue, proceed east along the south curb line of 19<sup>th</sup> Avenue to a point on the west/southwest right-of-way line of the CSXT Railroad, then turn southeast and proceed along said right-of-way to east curb line of Madison Street, then follow the east curb of Madison Street southward to the north lot line of 1937 Madison Street. Turn east along said north lot line and proceed to the rear lot lines of 1937-2017 Madison Street. Turn south along said rear lot lines. Turn west along the south lot line of 2017 Madison Street and follow said line to the west curb line of Madison Street. Proceed south along the west curb of Madison Street to the north curb of 21<sup>st</sup> Avenue. Turn east and proceed along the north curb of 21<sup>st</sup> Avenue to the east curb of Polk Street. Turn north and follow the east curb of Polk Street to the point of origin.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary for the Andrew Means Park Manor Historic District includes houses and other buildings completed within the five original subdivisions. The original subdivisions cover a rectangular area that is bounded on the north by 19<sup>th</sup> Avenue, on the south by 21<sup>st</sup> Avenue, on the east by Madison Street, and on the west by Polk Street.

Andrew Means Park Manor Historic District  
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## 11. Form Prepared By

name/title: Yejide Ekunkonye, Director, Project Lead; Olakunle Ekunkonye, Director, Project Manager; O.S. Ekunkonye, Senior Consultant

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telephone: (773) 259-9378

date: 3/29/2024

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city or town: Chicago state: IL zip code: 60606

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telephone: 312-980-1156

date: 3/29/2024

## 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.)

Andrew Means Park Manor Historic District  
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## 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:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

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

Andrew Means Park Manor Historic District  
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**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0001.TIF**

1. West 21st Ave thru Harrison Street, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing west down W. 21<sup>st</sup> Avenue towards Harrison Street. Phase one is on the right side of the street.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0002.TIF**

1. 626 W. 21<sup>st</sup> Avenue, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. First Baptist Church which is also down the street from the area displayed in photo number 1. First Baptist is also a contributing structure in Means Manor Phase One. First Baptist Church is also described in our architectural narrative.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0003.TIF**

1. 720 W, 21<sup>st</sup> Ave, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Home of Andrew Means, designer and builder of Means Manor. It is located next door to the First Baptist Church, which he also built. The Andrew and Katy Means home is also covered in our narrative.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0004.TIF**

1. 720 W, 21<sup>st</sup> Ave thru Harrison Street, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing south and heading north on Harrison Street, stopped to look back at some of the passing homes.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0005.TIF**

1. Van Buren St. to W. 19<sup>th</sup> Place, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing southeast where W 19<sup>th</sup> Place meets Van Buren St. Here we see the traffic circle where W. 19th Place meets Van Buren Street, which runs north to south.

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**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0006.TIF**

1. 20<sup>th</sup> Place to North cul-de-sac, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing north, shows that after turning south on Van Buren, we've arrived at the cul-de-sac where Van Buren Street meets W. 20th Place.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0007.TIF**

1. Van Buren and 20<sup>th</sup> Place, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Travelled east from cul-de-sac at 20<sup>th</sup> Place and Van Buren St. Facing southwest to view the rear of First Baptist Church and a house on 20<sup>th</sup> Place.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0008.TIF**

1. Monroe Lane and 21<sup>st</sup> Avenue, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing southeast, shows Monroe Lane as it makes it way to 21<sup>st</sup> Avenue where we started this journey. We're not going to take this route, but the photo gives some views of the Phase One homes in this area.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0009.TIF**

1. Monroe Lane and 20<sup>th</sup> Place, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. We made a left turn and travelled north on Monroe Lane. Facing southeast by looking back at some of the phase one homes.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0010.TIF**

1. Monroe Lane and cul-de-sac, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund

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4. October 19, 2022
5. Faces north and shows that after turning left on Monroe Lane and passing the Geter Means house we're approaching the cul-de-sac near the middle of Monroe Lane as we continue northward towards the traffic circle where Monroe Lane meets W. 19<sup>th</sup> Place.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0011.TIF**

1. Monroe Lane and W. 19<sup>th</sup> Place – traffic island, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. We are facing southwest and are about to make a left turn at the traffic circle and head to W. 19<sup>th</sup> Place.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0012.TIF**

1. W. 19<sup>th</sup> Place and Van Buren Street, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing east and shows that we've traveled down W.19<sup>th</sup> Place back to where we were before, at the traffic circle where W. 19<sup>th</sup> Place meets Van Buren Street. We've passed the traffic circle and are almost to Harrison Street.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0013.TIF**

1. Harrison Street, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing south on Harrison Street as we make our way to Means Manor Phase Two. The Houses on the right side of Harrison Street are Phase Two houses, while those on the left are Phase One houses.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0014.TIF**

1. Harrison Street and Charles Hawkins Drive – East side, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing north and shows that we've traveled south down Harrison Street and are now approaching Charles Hawkins Drive to take a look at the interior of Means Manor Phase



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Two. In this photo we've also switched to the east side of Harrison to get a better view of the Phase Two houses along Harrison Street.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0015.TIF**

1. Charles Hawkins Drive – NE view, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing east and shows that we've made a left turn from Harrison to Charles Hawkins Drive which takes us into the interior of Means Manor Phase Two. We're now heading west on Charles Hawkins Drive.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0016.TIF**

1. Charles Hawkins Drive and traffic circle, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing north and shows that we've made our way into the interior of Means Manor Phase Two. We've arrived at the first traffic circle where Charles Hawkins Drive makes a 90 degree turn towards the next traffic circle to the north.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0017.TIF**

1. Charles Hawkins Drive – North view, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing north, heading north. Along the way we'll take a look at some Phase Two Homes to our right.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0018.TIF**

1. Charles Hawkins Drive and Polk Street traffic circle, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing west and shows the next traffic circle where Charles Hawkins drive makes another 90 degree turn to make its way to Polk Street to the west.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0019.TIF**

1. Charles Hawkins Drive and Polk Street, Andrew Means Park Manor Historic District

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2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Faces north again but it also shows that we've also made a right turn off Charles Hawkins Drive to Polk Street; We're making our way to Means Manor Phase Three around the corner on Tyler Court.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0020.TIF**

1. Tyler Court and W. 19<sup>th</sup> Avenue, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing south on the east side of Tyler Court and showing that we've also turned right at the corner of Polk Street and W.19<sup>th</sup> Avenue. We've made it to Means Manor Phase Three, which has only one street, which is Tyler Court. The homes shown here are on the east side of Tyler Court which runs for a short distance north and south.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0021.TIF**

1. Madison Lane and W.19<sup>th</sup> Place, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing southeast from the cul-de-sac where Madison Lane meets W. 20<sup>th</sup> Place.

**IN\_LakeCounty\_AndrewMeansParkManorHistoricDistrict\_0022.TIF**

1. Madison Lane and Madison Street – Southeast view, Andrew Means Park Manor Historic District
2. Lake County Indiana
3. Photographer: Matthew M. Wicklund
4. October 19, 2022
5. Facing southeast at the corner of Madison Lane and Madison Street. The homes on the east side of Madison Street are Phase Five homes.

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**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.

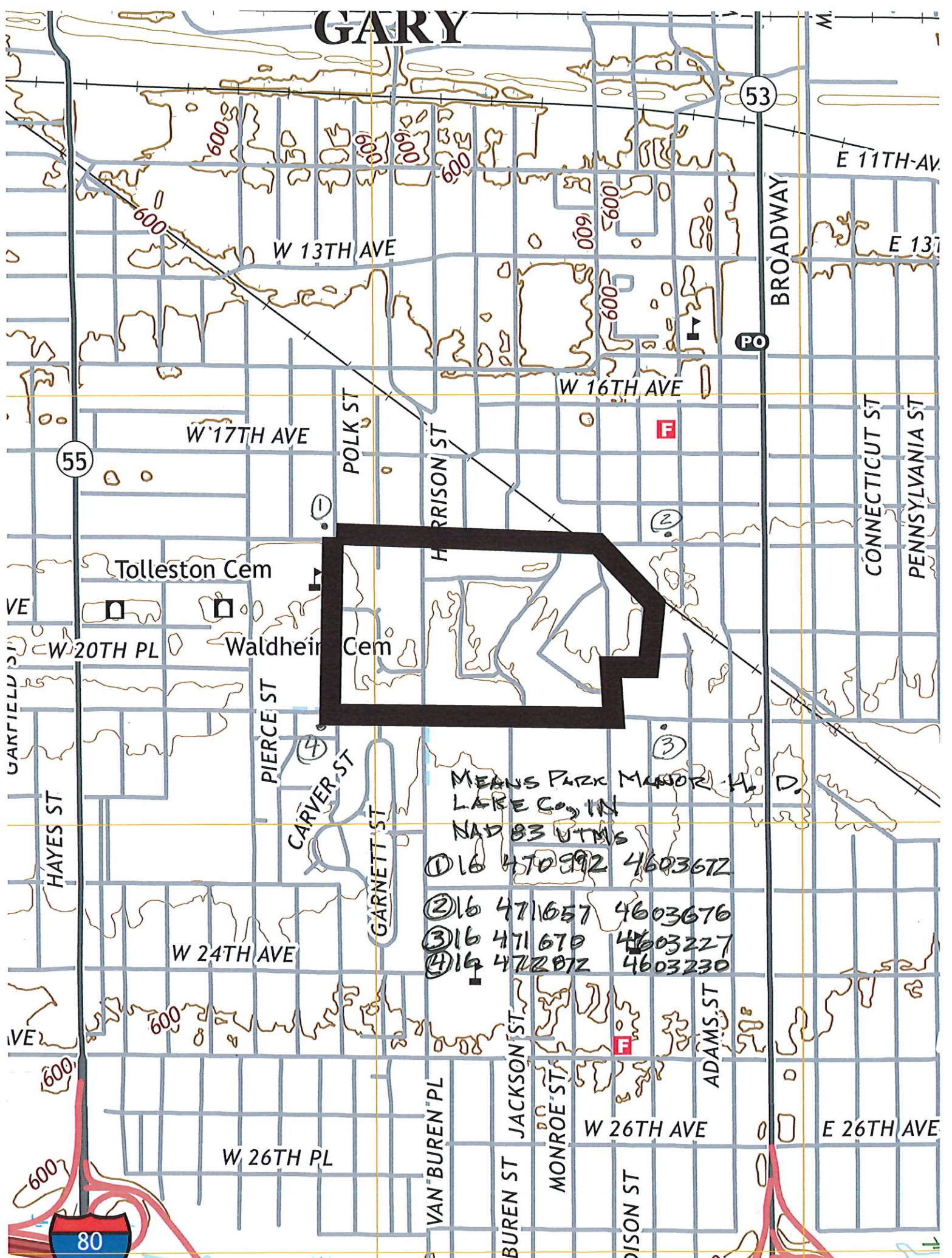
# Andrew Means Park Manor Historic District Map: Year Built



Each house is identified with its year of construction.



# GARY



MEANS PARK MAJOR H. D.  
LAKE Co, IN  
NAD 83 UTM's

①	16	470992	4603672
②	16	471657	4603676
③	16	471670	4603227
④	14	472072	4603230





IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0001



IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0002





IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0003



IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0004





IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0010



IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0013





IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0015



IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0017





IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0018



IN\_LakeCounty\_MeansParkManorHistoricDistrict\_0022