

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: Victory Court Historic District

Other names/site number: _____

Name of related multiple property listing:

Residential Planning and Development in Indiana, 1943-1970

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

2. Location

Street & number: Each side of Victory Court, a semicircular loop road.

City or town: Clarksville State: IN County: Clark

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

I hereby certify that this 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 ____ B x C ____ D

Signature of certifying official/Title:

Date

Indiana DNR-Division of Historic Preservation and Archaeology

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

Victory Court Historic District
Name of Property

Clark County, IN
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☒

Public – State

☐

Public – Federal

☐

Victory Court Historic District

Name of Property

Clark County, IN

County and State

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

47

Noncontributing

12

buildings

2

0

sites

0

0

structures

0

0

objects

49

12

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

RECREATION AND CULTURE: outdoor recreation

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

Victory Court Historic District
Name of Property

Clark County, IN
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: American Small House

OTHER: Ranch

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

METAL: Aluminum

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.)

Summary Paragraph

Victory Court Historic District is a small suburban residential neighborhood developed under the 1941 plat "Victory Court." The neighborhood of three dozen homes features a semicircular loop drive named Victory Court with houses on the inside and outside of the loop. Most of the houses are simple side-gabled versions of the American Small House, some of which include dormers to give the appearance of Cape Cod style homes. Simple features such as windowpane configuration and door surrounds also exhibit the Colonial Revival style. There are also a few compact Ranch houses in the district from the same period.

Victory Court Historic District
Name of Property

Clark County, IN
County and State

Narrative Description

The Victory Court Historic District is located on the north side of Providence Way in the northwest corner of Clarksville. The development was platted in 1941 to include thirty-seven building lots on either side of a semicircular loop road first named Churchill Drive, but now known as Victory Court. The plat, generally triangular in shape, also features a small park in the northeast corner of the plat with a ten-foot-wide access path between 2715 and 2717 Victory Court from the street to the northeast corner (photo 18). This is better accessed from Hale Road to the north today but contains no features other than trees. The park, because of its intended purpose, is considered a contributing site, as is the plat, in its entirety.

Victory Court is an asphalt road connected to Providence Way at its southwest and southeast corners and is a parallel road, labeled an access drive on the plat, on the north side of Providence Way. Taylor Drive intersects Victory Court in its northwest corner but no homes front Taylor Drive in the district. There are no sidewalks or curbs in the district. Several homes have concrete, asphalt, or gravel drives leading to garages and front entries. The homes have moderately sized lots with lawns and simple landscaping. Several large shade and ornamental trees, likely planted at the time of the development, are scattered throughout the district and in the corner park.

Nearly all the houses are one or one-and-a-half stories with side gables and a variation of façade treatments to differentiate the houses. Some have dormers with gabled roofs, in the Cape Cod style (photo 03), others feature cross-gables on the façade at entries or over bays (photos 14, 16). Window sash configurations and doors and their surrounds also harken simply stated features of the Colonial Revival style. There are also three simple, one-story compact Ranch houses in the district (photo 05). Only one house, located at 2806 Victory Court, is considered non-contributing. The house was formerly a side-gabled home similar to others in the district but underwent a remodeling campaign to add a full second story (second from left side of photo 14). Garages that were constructed during the period of significance are generally considered contributing if they retain their overall historic proportions.

New Albany-Jeffersonville-Clarksville City Directories for 1949 and 1956 were referenced for residents associated with the homes. In 1949, twenty-eight houses had been constructed and by 1956, all thirty-seven lots had been developed with houses. One lot no longer contains a house.

Victory Court Historic District
Name of Property

Clark County, IN
County and State

A complete list of resources follows.

Victory Court, north side/inside loop, going east along the north side of Providence Way

2901 James Bell House

Victory Court. Cape Cod/Side Gable, 1948, Contributing
Left side of photo 02
Garage, 1958, Contributing.

The one-and-a-half story house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The front façade features a wood entry door centered on the façade and a concrete stoop. The stoop is sheltered by a gabled roof supported by wood braces with gable trim. Two dormers with gabled roofs and 1/1 windows are on the façade.

2903 Victory Court. Keith Beanblossom House

Ranch, 1948, Contributing
Right side of photo 02

The one-story house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the low-pitched hipped roof is covered with asphalt shingles. The front façade has a concrete porch with a hipped roof supported by wood posts on its eastern two-thirds. A wood entry door is in the west end of the porch's back wall, off centered to the west of the façade, and two large 1/1 windows are east of the door. A 1/1 window is in the west end of the façade and a three-sided bay with cutaway corners and 1/1 windows projects from the east end of the façade.

2905 Victory Court. Lester Key House

Cape Cod/Side Gable, 1947, Contributing
Left side of photo 03
Garage, 1950, Contributing

The one-and-a-half story brick house has a concrete block foundation, 1/1 wood windows, and asphalt shingles on its roof. The front façade features a projecting, lower front-gabled section, also brick, with a 1/1 window off-centered to the east. A wood porch extends from the front-gabled section to the east end of the façade. It has a low-pitched shed roof supported by wood posts. A wood entry door with a window in its top half is in the west end of the porch's back wall. A row of three large single-lite windows is east of the entry door. A dormer with vinyl siding, gabled roof, and 1/1 window is in the east half of the façade. A brick chimney is on the east façade.

2907 Victory Court. Paul Spellman House

Cape Cod/Side Gable, 1948, Contributing
Right side of photo 03
Shed, 1975, Non-contributing

The one-and-a-half story brick house has a concrete block foundation. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The front façade features a modern wood entry door centered on the façade and a concrete stoop. The stoop is sheltered by a gabled roof

Victory Court Historic District

Name of Property

Clark County, IN

County and State

supported by wood braces with gable trim. Two dormers with gabled roofs and 1/1 windows are on the façade.

2909 Victory Court. Norman Myers House

Ranch, 1948, Contributing

Shed, 1975, Non-contributing

The one-story, side-gabled house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows and asphalt shingles on its low-pitched roof. The façade features an entry centered on the wall with a pair of 1/1 vinyl windows west of the door. A group of three windows with a large single-lite sash flanked by narrow 1/1 windows is east of the door. The east end of the façade features a small 1/1 window in a section with a lower roof that appears to be a later extension of the house.

2911 Victory Court. Harry Jr. & Frances Phelps House

Side Gable, 1948, Contributing

Left side of photo 04

Garage, 1955, Contributing.

The one-and-a-half side-gabled brick house has a concrete block foundation and 1/1 wood windows. The roof is covered with asphalt shingles and a chimney is located on the east façade. The front façade features a projecting, gabled vestibule centered on the wall. It has a concrete stoop and a wood door with three small windows in the top half of the door. Rows of 1/1 windows enclose a sunporch west of the vestibule and a wide 1/1 window is east of the vestibule.

Harry and Frances Phelps were living in this home by 1956. Harry Phelps, Jr. was a building contractor in the region during the 1950s-1960s. It is unclear if he, along with other contractors who lived at Victory Court, were contracted to build homes in the development, but it seems likely they would have constructed their own homes.

2913 Victory Court. Dennis Mehringer House

Side Gable, 1948, Contributing

Middle of photo 04

Garage, 1950, Contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and vinyl siding. The house has 2/2 wood windows (with sashes divided horizontally) and the roof is covered with asphalt shingles. The entry features a historic six-panel wood door off-centered to the west on the façade. The entry has a concrete stoop and a gabled porch roof supported by two wood posts. The entry is flanked by 2/2 wood windows.

2915 Victory Court. Bert and June Slone House

Side Gable, 1945, Contributing

Right side of photo 04

The one-and-a-half story, side-gabled house has a concrete block foundation and aluminum siding. The house has 2/2 wood windows (with sashes divided horizontally) and the steep roof is covered with asphalt shingles. The entry features a wood door in the east half of the façade. The

Victory Court Historic District

Name of Property

Clark County, IN

County and State

entry has a concrete stoop and the east third of the roof's eave extends down slightly to form an overhang. A 2/2 window is east of the door and a 2/2 window is in the west half of the façade.

Bert and June Slone were some of the first residents of Victory Court, living in this house from as early as 1949 into the late 1950s. Bert Slone was a driver for Economy Furniture Company in Louisville.

2917 Victory Court. Ray McKaughan House

Ranch, 1948, Contributing

Left side of photo 05, right side of photo 06

Garage, 1950, Contributing.

The one-story house has a concrete block foundation and cement shingles on the walls except for the east half of the front façade which features random-coursed limestone ashlar. The house has 1/1 wood windows, and the low-pitched hipped roof is covered with asphalt shingles. The façade features a wood entry door with fan-lite in the top centered in the wall. A large pair of 1/1 windows is east of the door and a 1/1 window is centered in the west half of the façade. A section of pent roof extends across the east half of the façade at the top of the ashlar wall. The ashlar wall and pent roof wrap the southeast corner of the house.

Victory Court, inside loop, going around to the north/west from Providence Way

2704 Victory Court. Paul Pierce House

Side Gable, 1948, Contributing

Left side of photo 07

Garage, 1950, Non-contributing.

The one-and-a-half story house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a concrete stoop and gabled porch roof supported by posts centered on the wall. The entry has a wood door, and 1/1 windows flank the porch.

2706 Victory Court. Oram Wyrick House

Cape Cod/Side Gable, 1948, Contributing

Second from left side of photo 07

Garage, 1950, Contributing.

The one-and-a-half story, side-gabled house has walls covered with random-coursed ashlar and 1/1 vinyl windows. The roof is covered with asphalt shingles and two dormers with 1/1 windows and gabled roofs are on the façade. The façade features a porch with concrete floor and a low-pitched hipped roof supported by wood posts on the north half of the façade. A wood entry door is centered on the façade and a 1/1 window is north of the door. A group of three windows is in the south half of the façade and include a large single-lite sash flanked by narrow casements divided into four lites.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

2708 Victory Court. Paul Haas House

Side Gable, 1948, Contributing

Photo 08, second from right side of photo 10

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with clapboards. The house has 1/1 wood windows, and the roof is covered with asphalt shingles. The façade has a full-width concrete porch with a low-pitched shed roof supported by wood posts. The historic wood entry door is centered in the back wall of the porch. It is flanked by 1/1 windows.

2710 Victory Court. Wilber Swisher House

Side Gable, 1945, Contributing

Right side of photo 08, left side of photo 09, right side of photo 10

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with aluminum siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a historic wood entry door centered on the facade. It has a concrete stoop and is sheltered by a gabled roof supported by wood braces. The entry is flanked by 1/1 windows. A garage is attached to the north side of the house.

2712 Victory Court. Herbert Powell House

Side Gable, 1948, Contributing

Left side of photo 12

Garage, 1955, Non-contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with aluminum siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a historic wood entry door and concrete stoop centered on the façade. The entry is flanked by 1/1 windows.

2714 Victory Court. Earl Greene House

Side gable, 1948, Contributing

Second from left side of photo 12

Garage, 1970, Non-contributing.

The one-and-a-half story house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The north half of the façade features a projecting, front-gabled section with a modern entry door in its south half and a 1/1 window in its north half. A pair of 1/1 windows is in the south half of the façade. A modern wood deck is in front of the entry.

2800 Victory Court. James Biesel House

Side Gable, 1948, Contributing

Garage, 1989, Non-contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The north half of the façade features a front-gabled section with a modern entry door with oval window in its

Victory Court Historic District

Name of Property

Clark County, IN

County and State

south half and a 1/1 window in its north half. A concrete stoop is at the entry. A pair of 1/1 windows is in the south half of the façade.

2804 Victory Court. Frank & Mildred Shawler House

Side Gable, 1948, Contributing.

Left side of photo 14

The one-and-a-half story house has walls covered with limestone ashlar. The house has 3/1 Craftsman style wood windows, and the roof is covered with asphalt shingles. The gables are covered with vinyl siding. The north half of the façade features a projecting, front-gabled section with a modern entry door in its south half and a 3/1 window in its north half. A pair of 3/1 windows is in the south half of the façade. A modern wood deck extends from and covers a stone stoop in front of the entry.

Frank and Mildred Shawler were some of the first residents of Victory Court, living at this house as early as 1949 into the late 1950s. Frank Shawler is also listed at 2806 Victory Court in 1956, which may have been due to his occupation as a building and masonry contractor. It is unclear if Frank Shawler constructed homes in the Victory Court development, but he likely constructed his own home or other houses in the development. Given the home's masonry, Shawler likely at least completed the stonework on this home.

2806 Victory Court. Former Side Gable, 1945, Non-contributing

Garage, c. 1990. Non-contributing.

Second from left side of photo 14

The two-story, front-gabled house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a wood entry door and concrete stoop in the south half of the façade. A 1/1 window is north of the entry. The second story features two 1/1 windows. This house underwent a remodeling campaign to add a second story, rendering it non-contributing.

Victory Court, outside loop, going north/east from Providence Way

2813 Victory Court. Robert Ellnor, Jr. House

Side Gable, 1948, Contributing

Left side of photo 01

Garage, 1948, Non-contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a historic wood entry door centered on the facade. It has a concrete stoop and is sheltered by a gabled roof supported by wood braces. The entry is flanked by 1/1 windows.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

2811 Victory Court. Leroy & Naomi Carpenter House

Side Gable, 1948, Contributing

Middle of photo 01

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a modern entry door with oval window centered on the facade. It is fronted by a large wood deck and is sheltered by a curved fiberglass roof supported by ironwork braces. The entry is flanked by 1/1 windows.

Leroy and Naomi Carpenter were some of the first residents of Victory Court, living at this house by 1949 and into the late 1950s. Leroy Carpenter was a machine operator for International Harvester company in Louisville.

2809 Victory Court. Paul Scharrer House

Side Gable, 1948, Contributing

Right side of photo 01

Garage, 1958, Contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with aluminum siding. The house has 1/1 wood windows, and the roof is covered with asphalt shingles. The façade features a wood entry door centered on the facade. It has a concrete stoop and is sheltered by a metal canopy supported by ironwork braces. The entry is flanked by 1/1 windows.

2807 Victory Court. Hubert Paris House

Side Gable, 1950, Contributing

Garage, 1984, Non-contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features central gable and a modern entry door centered on the facade. The door has a concrete stoop and is flanked by 1/1 windows.

2805 Victory Court. Edwin Bell House

Front Gable, 1948, Contributing

Left side of photo 16

Garage, 1992, Non-contributing.

The one-and-a-half story side-gabled, brick house has 1/1 vinyl windows with metal canopies and the roof is covered with asphalt shingles. The north third of the façade features a projecting, front-gabled section with a 1/1 window centered in its wall. A concrete stoop with a metal canopy supported by ironwork is south of the projecting section. A modern entry door is located at the back of the stoop. A 1/1 window is in the south half of the façade. Rubblestone forms a wainscot and trim around the entry on the façade.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

2803 Victory Court. Clifford Stratton House

Side Gable, 1948, Contributing

Right side of photo 16, second from right side of photo 17

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a wood entry door centered on the facade. The door has a concrete stoop and is sheltered by a metal canopy. A pair of 1/1 windows is in the north half of the façade and a 1/1 window is in the south half.

2801 Victory Court. Virgil Newton House

Side Gable, 1939, Contributing

Right side of photo 17

Garage, 1939, Contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with aluminum siding. The house has 1/1 wood windows, and the roof is covered with asphalt shingles. The façade features a wood entry door centered on the facade. It has a concrete stoop and is sheltered by a metal canopy supported by ironwork braces. A 1/1 window is located south of the entry and a row of three windows divided by diamond-shaped mullions is north of the entry.

**Taylor Drive intersects (photo 13)*

2721 Victory Court. David Boyd House

Side Gable, 1946, Contributing

Middle of photo 09, left side of photo 13

Garage, 1948, Non-contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a wide concrete porch with columns supporting a gabled roof. The entry door is centered at the back of the porch. The façade has 1/1 windows flanking the porch.

2719 Victory Court. Robert & Jessalyn Goetz House

Cross Gable, 1948, Contributing

Second from right side of photo 09, second from left side of photo 13

Garage, 1948, Contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The east half of the façade features a front-gabled section with a modern entry door with a window beside it. A concrete stoop is at the entry. A pair of wide sliding windows is in the west half of the façade.

Robert and Jessalyn Goetz were some of the first residents of Victory Court, living at this house by 1949 and through the late 1950s. Robert Goetz was employed as a machine accountant for United States Steel Homes in New Albany.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

2717 Victory Court. Edward & Sally Wulf House

Side Gable, 1945, Contributing

Right side of photo 09

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a wood entry door centered on the facade. The door has a concrete stoop and is sheltered by a small gabled roof that is supported by ironwork. The entry is flanked by 1/1 windows. An early shed-roofed garage is attached to the east side gable wall.

Edward and Sally Wulf lived in the house by 1949, only a few years after the house was constructed, and likely were some of the first residents of Victory Court. They continued to live in the home into the late 1950s. Edward Wulf was a credit manager for Central Furniture Company in Louisville.

**access path to park in northeast corner of development intersects (photo 18)*

2715 Victory Court. Side Gable, 1948, Contributing

Left side of photo 19

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 1/1 vinyl windows, and the roof is covered with asphalt shingles. The façade features a wood entry door with small windows in the top centered on the wall. The door has a concrete stoop and is sheltered by a metal canopy that is supported by ironwork. The entry is flanked by 1/1 windows. The west side has a shed-roofed carport, dating to about 1970.

2713 Victory Court. Louis Rucker House

Side Gable, 1947, Contributing

Right side of photo 19

Garage, 1957, Contributing.

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with aluminum siding. The house has 2/2 wood windows (sashes divided horizontally), and the roof is covered with asphalt shingles. The façade features a wood entry door with window in the top with a Colonial surround centered on the façade. The door has a concrete stoop. The entry is flanked by 2/2 windows.

2711 Victory Court. Side Gable, 1948, Contributing

Left side of photo 11

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with aluminum siding. The house has 1/1 wood windows, and the roof is covered with asphalt shingles. The façade features a wood entry door with window in the top half centered on the façade. The door has a concrete stoop. The entry is flanked by 1/1 windows.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

2709 Victory Court. Ralph Bullerdick House

Side Gable, 1948, Contributing

Garage, 1948, Contributing.

Second from left side of photo 11

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has modern 6/6 windows, and the roof is covered with asphalt shingles. The façade features a modern entry door centered on the façade. The door has a concrete stoop with a small gabled porch roof supported by wood posts. The entry is flanked by 6/6 windows.

2707 Victory Court. James Williar House

Side Gable, 1948, Contributing

Left side of photo 20

The one-and-a-half story, side-gabled house has a concrete block foundation and walls are covered with vinyl siding. The house has 3/1 Craftsman style wood windows, likely replacements, and the roof is covered with asphalt shingles. The façade features a wood entry door with fan-lite window in the top centered on the façade. The door has a concrete stoop and is sheltered by a small gabled roof supported by ironwork. The entry is flanked by 3/1 windows. The northwest (side) wall has a breezeway-attached garage, to which a carport has been added.

2705 Victory Court. Herman Forsythe House

Side Gable, 1945, Contributing

Middle of photo 20

The one-and-a-half story, side-gabled house has a concrete block foundation and walls that are covered with vinyl siding. The house has 8/8 and 6/6 wood windows, and the roof is covered with asphalt shingles. The façade features a wide concrete porch with four large wood posts that support a low-pitched shed roof. A modern entry door is centered in the back wall of the porch and is flanked by 8/8 windows.

2703 Victory Court. Thomas J. & Betty Dowd House

Side Gable, 1948, Contributing

Right side of photo 20

The one-and-a-half story, side-gabled house has a block foundation and walls that are covered with aluminum siding. The house has 8/8 and 6/6 wood windows, and the roof is covered with asphalt shingles. The façade features a wide porch enclosed with rows of screens between posts and an entry door centered on the front wall. The porch has a low-pitched shed roof.

Thomas and Betty Dowd were some of the first residents of Victory Court. They were living in this house by 1949 and continue to live here through the late 1950s. Thomas J. Dowd was an auditor for American Air Filter Company in Louisville.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

2701 Victory Court. George Hupp House

Side Gable, 1948, Contributing

Photo 21

Garage, 1948, Contributing.

The one-and-a-half story, side-gabled brick house has 1/1 wood windows, and the roof is covered with asphalt shingles. The façade features a wide porch enclosed with rows of 9/6 wood windows between brick posts and an entry door centered on the front wall. The porch has a low-pitched shed roof and aluminum siding on the partial gable wall created from the shed roof.

Victory Court Historic District
Name of Property

Clark County, IN
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

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

Victory Court Historic District

Name of Property

Clark County, IN

County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1939-1958

Significant Dates

1941

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Condra, Charles E.

Victory Court Historic District
Name of Property

Clark County, IN
County and State

Period of Significance (justification)

The period of significance begins in 1939 with construction of the first house that would later become part of the Victory Court plat when it was created in 1941. Most houses were constructed in just four years, from 1945 through 1948. The last house was constructed in 1950 at 2807 Victory Court. The period of significance is extended, however, to 1958 to include several early free-standing and architecturally compatible garages built between about 1948 and 1958.

Criteria Considerations (explanation, if necessary)

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.)

Victory Court Historic District is significant using criterion A/community planning and development and using criterion C/architecture. The district represents the suburban development boom brought on by post-WWII housing needs by returning GIs. This plat appears to be the earliest plat in Clarksville of post-war housing, in the American Small House movement, and is compact, and somewhat unusual, in its triangular design. The extant housing, though very simple, has good integrity and its siting on the angled and curved interior road provides visual interest not common in gridded plats. The park remains under public ownership, though it is simply a mowed area with a grove of trees that appear to have been planted at the time the development was created. The combination of a brief build-out period, an atypical plat for its date, and incorporation of a modest public park provide a high degree of cohesion and a modestly distinctive feel from similar areas in Clarksville.

The district also qualifies under the Multiple Properties Documentation Form: *Residential Planning and Development in Indiana, 1943-1970*. The area was platted in 1941, and all the houses were constructed between 1939 and 1950. This establishes the district under the MPDF property type: "World War II Era and Post-War Residential Development" under its subtype: World War II Era Housing Development, c. 1940-1949. The district meets specific registration requirements relating to the time period in which it was developed, and it retains a good level of integrity of largely unmodified houses of similar features, and without significant loss of houses to demolition, demonstrating cohesiveness. The district is one of just a few developments that occurred during this short time frame and is distinguishably separate from most developments in the town.

Victory Court Historic District
Name of Property

Clark County, IN
County and State

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

COMMUNITY PLANNING & DEVELOPMENT

The Victory Court Historic District is composed of about three dozen compact houses constructed after it was platted in 1941, between 1945 and 1950. The emerging suburban area was tapped for development of affordable housing in response to a demand for housing during and after World War II. This development appears to be the earliest post-World War II development in Clarksville. It was platted at the beginning of the war, but home construction did not begin until 1945. While the developers used terminology such as “victory” for the subdivision name and “Churchill Drive” for the original street name (now known as Victory Court), it is unclear if this is a reference to the hopeful victory by American forces in World War II, or a reference to the famous horse track in nearby Louisville, Churchill Downs. Regardless, the name Victory Court was applied to other post-War developments across the country.

After suffering from a devastating flood along the Ohio River in 1937, Clarksville lost much of its housing stock. Compelled with the expansion of industry in the area due to World War II, and then the need to house returning veterans after the war, a substantial demand for housing was realized in the town. A survey of existing housing and potential housing sites was completed in 1941 and it was recommended to the National Defense Commission that Clarksville was in need of 200 housing units.¹ A few new subdivisions were created specifically for this purpose, like Victory Court and Fairlawn in the north part of the village. There were also previously platted neighborhoods in Clarksville that had gone undeveloped due to the onset of the Great Depression, or could be redeveloped after the flood, like the small Francis Avenue development in the west part of town. Compact house plans represented in these neighborhoods responded to the need to make them affordable, and hence, a neatly cohesive neighborhood was born. See the section on housing development in Clarksville for further context on planning and subdivision development.

The Victory Court plat was a November 1941 revision of and addition to an earlier plat dating to the late 1930s. One house, located at 2801 Victory Court (right side of photo 17), has a construction date of 1939 and became part of the 1941 plat. No other homes were constructed in the district until 1945, at the end of World War II. Charles E. and Martha (Hopkins) Condra, of New Albany, were the owners and developers of Victory Court, along with financial backing from Floyd County Bank. Charles E. Condra (1903-1988) was a surveyor and civil engineer from New Albany who was elected Floyd County Surveyor by 1938 and served in that capacity into the 1960s. He was listed as a building contractor in the 1937 New Albany City Directory, but it is unclear if Condra himself constructed homes in Victory Court, but he likely completed

¹ “Clark & Floyd County Groups Recommend 200 More Housing Units” *Courier-Journal*, pg. 18. 08 March 1941

Victory Court Historic District

Clark County, IN

Name of Property

County and State

the civil engineering for the development. Two contractors lived in Victory Court, Frank Shawler and Harry Phelps, Jr. It is unclear if either constructed their homes, or other homes in the district.

Charles Condra served as an inspector for a second devastating flood that occurred along the Ohio River, affecting towns in the region, in 1945. Charles Condra was working as a U. S. Coast Guard Reservist and was put in charge of surveying damage to homes and businesses in New Albany from the flood, called the second-worst flood of the Ohio River (second to 1937). Condra reported that 735 families were evacuated, and 35 commercial establishments were temporarily abandoned due to high water. About one dozen of those commercial buildings sustained damage. Of the houses evacuated, 475 were inundated with water and 260 were abandoned due to fears that water would reach them.² No doubt, Condra would know the value of creating new housing stock removed from the Ohio River flood area.

The Victory Court plat included a small triangular-shaped park in its northeast corner that was accessible to Victory Court Drive (then Churchill Drive) by a ten-foot-wide access path (photo 18). It is unclear if the park featured anything other than what appears to be systematic planting of similar tree species on the site. The site is more accessible by Hale Street on the north as the path appears to be part of the adjoining residential lots. The plat also included an easement for utilities along its north boundary and access road bordering Providence Way (US 62).

There were several conditions placed on owners and residents of homes in Victory Court. These conditions, or covenants, were written directly onto the plat to be recorded as part of the development plan. Charles Condra and his wife comprised the committee for architectural oversight of houses built in the development. Aside from typical setbacks or build-to line requirements, no house was to be constructed at a cost of less than \$3000 and garages could not be for more than two cars. The covenants also prohibited conducting business or any activity that would be considered noxious or offensive, or anything that would become a nuisance or annoyance to neighbors. No fences were to be constructed closer to the street than the front wall of houses. A notable covenant was one involving racial requirements in the development. The plat included that "No person of any race other than the Caucasian race shall use, occupy, or own any buildings or any lot, except that this shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant."³ This restriction was similar to a racial restriction placed in the covenants for Centralia Court, which has an eastern boundary a mere four hundred feet west on Providence Way, then known as US Highway 62. Such racial covenants were rendered unenforceable by a series of court rulings, including Shelley vs. Kraemer (1948).

It is interesting to note the substantial turnover of residents in the district in a brief seven-year period. Of the twenty-eight homes constructed by 1949, only about six families recorded in the 1949 city directory remained living in Victory Court after all thirty-seven homes had been constructed in 1956. Many of the homeowners were blue collar workers, with many who

² "Second Worst Ohio River Flood Passes into History" The Charlestown Courier. 15 March 1945. Pg. 1, col. 5

³ Victory Court Plat, as recorded November 1941.

Victory Court Historic District

Clark County, IN

Name of Property

County and State

commuted to Louisville. One house that existed in 1956, located on lot 35, is no longer extant. The plat contained thirty-seven lots but only thirty-six houses remain.

ARCHITECTURE

During the late 1930s to about 1950, a housing type emerged in America due to the same economic and social factors that Clarksville realized. Not only was the demand for housing acute because of servicemen returning from World War II, a shift from farm/rural living to urban settings was growing more intense with expansion of the nation's industrial base. This created the need for quickly built economical housing for young families. The American Small House, also labeled Minimal Traditional, was born out of this need. Virginia McAlester, who defines the type as Minimal Traditional, describes the common side-gabled subtype as "being a beloved early New England folk-house form and symbol of colonial America, the Cape Cod provides some of the most economical cubic space that can be built."⁴ The Victory Court Historic District is replete with this subtype. McAlester further explains that the house was a preferred type for Federal Housing Authority loans, which frequently came into use in neighborhoods being developed in the 1940s.

Carolyn Loeb offers another explanation to this compact, minimally styled type that rose to popularity in the mid-20th century. In Loeb's *Entrepreneurial Vernacular*, she indicates that house builders who worked at scale were much more interested in providing the most curb appeal for the money, that would sell houses more quickly, than they were in emulating great pieces of architecture or even styles per se. The emphasis was on providing a familiar-looking product to the home buyer. By using roof pitch, simple plan variations, and stock moldings, builders hoped to reduce construction costs while maximizing curb appeal. Certain historical house types were convenient to adopt, not for architectural reasons, but for the reasons above. This small house idea was used through the Great Depression and war years.

The development of houses during the short time frame of the district (1945-1950) by the same developer who had architectural oversight with his wife resulted in minor variations of similar, compact designs. Most of the houses are one-and-a-half stories with concrete block foundations and side gables, though a few are single-story compact Ranch designs. Many of the one-and-a-half story houses feature a pair of dormers with gabled roofs on the front façade. These features help classify the homes in the Cape Cod category. A few side-gabled homes without dormers reflect Colonial architecture in their general proportions or architectural features. Several houses appear to have been built from similar or matching plans.

There are four houses that are examples of the Cape Cod design. These are located at 2706 and 2901 Victory Court and side-by-side examples at 2905 and 2907 Victory Court. While the remaining three feature a typical two-dormer design, the house at 2905 Victory Court features only one dormer but has a balanced façade with a projecting front-gabled section on its west half (left side of photo 03). The example at 2706 Victory Court features walls of limestone ashlar

⁴ McAlester, pg. 587

Victory Court Historic District

Clark County, IN

Name of Property

County and State

(middle of photo 07). The side-by-side examples at 2905 and 2907 Victory Court are brick construction (photo 03). The house at 2901 Victory Court has clapboards (left side of photo 02). It also features a small gabled roof supported by wood brackets over its entry. This feature, which has open stickwork in its gable wall, is seen on other houses in the district.

Three side-gabled houses that reflect Colonial design and appear to have been built using the same plans are located in a row at 2701, 2703, and 2705 Victory Court (photos 20-21). The one-and-a-half story houses are slightly broader than other side-gabled homes in the district and feature wide front porches with shed roofs. The house at 2701 Victory Court (photo 21) is brick with an enclosed front porch, though the enclosure appears to be a very early or original in design. The house at 2703 Victory Court has clapboards and also features an early porch enclosure. The house at 2705 Victory Court has vinyl siding and an open porch. Both 2703 and 2705 retain historic 8/8 and 6/6 wood windows (right side of photo 20).

Most of the side-gabled houses are narrower, and are one-and-a-half stories, and double-pile, or two rooms deep, in their floor plans (see photos 01, 17, 19). These make up about half of the district's homes. They feature clapboards, aluminum or vinyl siding, and an array of 1/1, 2/2, 3/1, and 6/6 sash configurations. The facades are mostly symmetrical with an entry centered on the façade flanked by a window in each side. An example with its features well-preserved is located at 2713 Victory Court (right side of photo 19). The house has aluminum siding and 2/2 windows (with sashes divided horizontally by mullions) flanking an historic two-panel wood door with window in the top. The window is divided into three panes and the door has a simple entry surround with crown. The door is fronted by a simple concrete stoop. A few of these houses have a row of two or three windows to one side, like the house at 2801 Victory Court (right side of photo 17) which has a row of three casements divided into diamond-shaped panes.

There are six variations of side-gabled houses that feature a front gable, either on a projecting section or rising from the eave on the façade. These are located at 2714, 2719, 2800, 2804, 2805, and 2911 Victory Court. The examples located at 2911 and 2805 Victory Court (left side of photo 16) are brick and the example located at 2804 Victory Court has walls of limestone ashlar (left side of photo 14). The remaining examples have either vinyl or aluminum siding. Both examples at 2713 and 2805 Victory Court feature a front-gabled projecting section to one side; 2713 Victory Court's projecting section also features the entry. The example at 2911 Victory Court features a projecting vestibule with gabled roof (left side of photo 04).

The emerging popularity of the Ranch style during the middle part of the 20th century is evident in three compact versions of the style in the district. These are located at 2903, 2909, and 2917 Victory Court, all facing south to Providence Way. Both 2903 and 2917 Victory Court feature low-pitched hipped roofs (see the right side of photo 02 for 2903 Victory Court) while the house at 2909 Victory Court has a low-pitched, side-gabled roof. The examples at 2903 and 2909 Victory Court have vinyl siding while the example at 2917 Victory Court (photos 05-06) creates asymmetry on its facade by the use of limestone ashlar that wrap its east half and southeast corner and cement shingles on the remaining walls. These three compact Ranch homes are the only one-story houses in the district, the rest are one-and-a-half stories.

Victory Court Historic District
Name of Property

Clark County, IN
County and State

Developmental History/Additional historic context information

HISTORY OF HOUSING DEVELOPMENT IN CLARKSVILLE

19th and Early 20th Century Housing

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

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

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

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

Victory Court Historic District

Clark County, IN

Name of Property

County and State

which destroyed a large amount of the town's early housing stock.⁵ The constant floods in the 1783 original part of town area hampered the usual pattern of growth, centering around river trade and commerce. Floods, like the destructive 1937 incident, reinforced housing development away from the river.

The 1937 flood eliminated a fair amount of the town's housing stock. By this time, the economy had begun to rebound and industry grew in the region along the Ohio River. This created a housing shortage in the late 1930s, which only grew with America's entry into World War II as factories expanded to supply products needed for the war effort. The nearby Jeffersonville Quartermaster Depot and Charlestown Army Ammunition Plant employed thousands of workers each. A survey of existing housing and potential sites was completed in 1941, and it was recommended to the National Defense Commission that Clarksville was in need of 200 housing units.⁶ Victory Court was an undeveloped portion of land well away from the river, which allowed its quick mid- and post-war housing development.

Clarksville's neighborhoods also benefited from an interurban line that was routed down Clark Boulevard (immediately southwest of Victory Court) and was positioned between two larger employment centers in New Albany and Jeffersonville, with easy connections to jobs in Louisville, Kentucky. While the interurban had ceased to operate by the time Victory Court was developed, a bus line was maintained on the same general routes.

Post-War Housing Boom

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

Other developments, with traditional plats but suburban in nature, were also constructed during this post-war time. These include an area along Carter and Bowne Avenues, which has a small palette of distinct house plans, Andalusia and Accrusia Avenues, which feature American Small House design, and Victory Court which clearly, by its name, celebrated post-war sentiment. These developments were created between about 1945-1950.⁷

According to Clarksville's 2015 Comprehensive Plan, approximately 8% of the town's extant housing dates to this period alone, outnumbering the housing stock constructed prior to 1940.⁸

⁵ Clarksville 2015 Comprehensive Plan

⁶ "Clark & Floyd County Groups Recommend 300 More Housing Units" *Courier-Journal*, pg. 18. 08 March 1941

⁷ Development Plats accessed through Clark County GIS

⁸ Clarksville Comprehensive Plan 2015

Victory Court Historic District

Name of Property

Clark County, IN

County and State

Mid-Century Suburban Development

True suburban residential development, which became the norm for American cities in the second half of the 20th century, began in Clarksville by the mid-1950s. There was some transition between traditional plats and more organic plats as housing development pushed northward. This also followed commercial strip development and reacted to routing of interstates in the region. One of the first mid-century suburban developments was Beechwood Manor, platted in 1955, tucked neatly between Lincoln Heights and Eastern Boulevard.⁹ This began a movement away from minimal, working class housing, to attract middle-class buyers who desired a more rural setting with ample lawns and designed for a mobile society.

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

According to Clarksville's 2015 Comprehensive Plan, about 12% of the housing stock was built during the 1950s, 21% was built during the 1960s, and 22% was built in the 1970s. Combined, that is 55% of the extant housing stock in the Town of Clarksville.¹⁰ These areas include the Blackiston subdivisions, Parkwood Subdivision, and into the 1970s, Crandon Park.

Late 20th Century Suburban Development

The development of housing subdivisions greatly waned in the 1980s-1990s. Only about 15% of the extant housing stock dates to this period.¹¹ The northward expansion of the town continued with these developments and as expansions of previous suburban plats. Housing of this period, again, was marketed to middle-class families and offered larger homes and a broad variety of late 20th century revival styles such as Tudor and Colonial, as well as more contemporary architecture of the 1990s.

⁹ Development Plats accessed through Clark County GIS

¹⁰ Clarksville Comprehensive Plan 2015

¹¹ Clarksville Comprehensive Plan 2015

Victory Court Historic District

Name of Property

Clark County, IN

County and State

9. Major Bibliographical References

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

Caron's New Albany & Jeffersonville City Directories: 1937, 1949, 1956, 1959. Cincinnati: Caron Directory Co., Publishers (dates noted above).

"Clark & Floyd County Groups Recommend 200 More Housing Units" *Courier-Journal* (Louisville), pg. 18. 08 March 1941

Clark County (IN) GIS website accessed June 28, 2023, for a variety of development plats and housing information.

<https://www.co.clark.in.us/index.php/clark-county-indiana-resident-resources/clark-county-indiana-land-property>

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

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

Loeb, Carolyn. Entrepreneurial Vernacular. Baltimore: Johns Hopkins University Press, 2020

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

"Second Worst Ohio River Flood Passes into History" *The Charlestown Courier*. 15 March 1945. Pg. 1, col. 5

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

United States Federal Census for Clark County, IN: 1930, 1940, 1950

Victory Court Plat, as recorded November 1941

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 # _____

Victory Court Historic District
Name of Property

Clark County, IN
County and State

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):

10. Geographical Data

Acres of Property Approximately 13 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 606711 | Northing: 4240619 |
| 2. Zone: 16 | Easting: 606861 | Northing: 4240391 |
| 3. Zone: 16 | Easting: 606481 | Northing: 4240344 |
| 4. Zone: 16 | Easting: 606472 | Northing: 4240457 |

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

The boundaries of Victory Court Historic District shall be the Victory Court Plat created in 1941 to include all lots, 1 through 37, streets and small park included as part of the plat development. This is roughly a line extended northwest from a line extended east from the south edge of Victory Court (drive, north side of Providence Way) along the back (east) property line of 2701 Victory Court, extended northwest to the south side of Hale Road, following the rear lot lines of 2701-2713 Victory Court and the northeast line of the park.

Victory Court Historic District

Clark County, IN

Name of Property

County and State

Then turn southwest and follow the south side of Hale Road, crossing Taylor Drive, to the back (west) property line of 2809 Victory Court. Face slightly southwest and continue in a line with the back (west) property lines of 2809, 2811, and 2813 Victory Court to the north side of a line extended west from the south side of Victory Court (drive, north side of Providence Way). Then turn east and follow the south side of Victory Court (drive) to the east property line of 2701 Victory Court, or the place of beginning. No part of this description is intended to go beyond the boundaries of the 1941 Victory Court plat.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries described are limited to the Victory Court Plat created in 1941 and include all streets, lots, and features of the plat.

11. Form Prepared By

name/title: Kurt West Garner
organization: Clarksville Historic Preservation Commission
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-780-1423
date: June 30, 2023

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.)
-

Victory Court Historic District
Name of Property

Clark County, IN
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 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: Victory Court Historic District

City or Vicinity: Clarksville

County: Clark State: Indiana

Photographer: Kurt West Garner

Date Photographed: April 5, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest from the west entrance of Victory Court with Providence Way

1 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at the 2900 block of Victory Court from its west entrance off Providence Way

2 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 2907 and 2909 Victory Court

3 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from mid-block of the 2900 block of Victory Court

4 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 2917 Victory Court

5 of 21.

Victory Court Historic District

Name of Property

Clark County, IN

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 2900 block of Victory Court from its east entrance off Providence Way

6 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the 2700 block of Victory Court, west side of the road

7 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 2708 Victory Court

8 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west along Victory Court in the northeast corner of the development

9 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along Victory Court in the northeast corner of the development

10 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along Victory Court near the middle of the 2700 block

11 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the south/west end of the 2700 block of Victory Court

12 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast on Victory Court from just southwest of Taylor Drive

13 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest on Victory Court from just southwest of Taylor Drive

Victory Court Historic District

Name of Property

Clark County, IN

County and State

14 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast on Victory Court from near its west entry from Providence Way

15 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at 2803 and 2805 Victory Court

16 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west along the north side of Victory Court from Taylor Drive

17 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast down access path to park between 2715 and 2717 Victory Court

18 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 2713 and 2715 Victory Court

19 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 2703, 2705, and 2707 (right to left) Victory Court

20 of 21.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 2701 Victory Court

21 of 21.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding

Victory Court Historic District

Clark County, IN

Name of Property

County and State

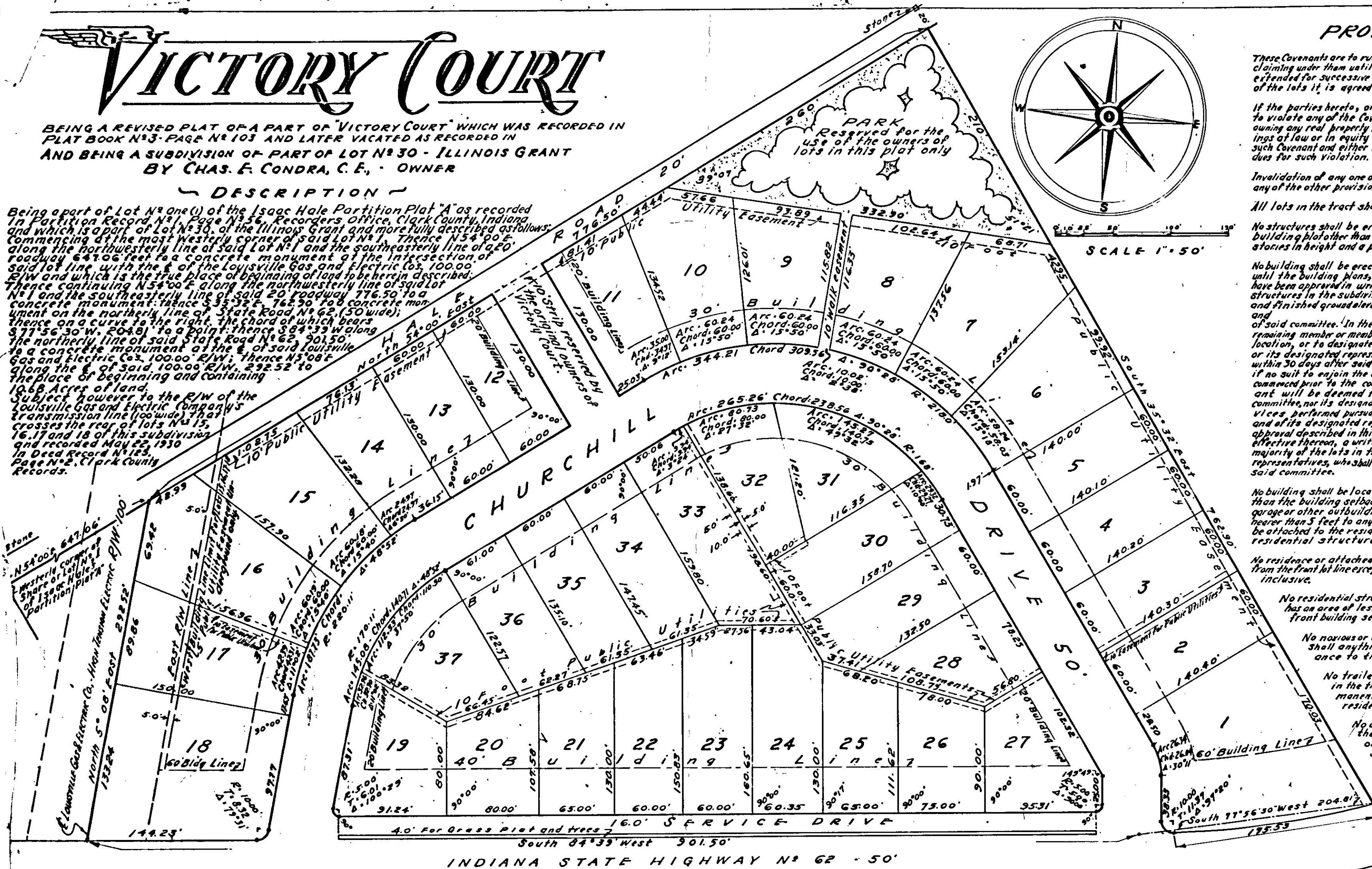
this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior,
1849 C. Street, NW, Washington, DC.

VICTORY COURT

BEING A REVISED PLAT OF A PART OF "VICTORY COURT" WHICH WAS RECORDED IN PLAT BOOK N° 13, PAGE N° 103 AND LATER VACATED AS RECORDED IN AND BEING A SUBDIVISION OF PART OF LOT N° 30 - ILLINOIS GRANT BY CHAS. E. CONDRAS, C.E., OWNER

DESCRIPTION

Being a part of Lot N° one (1) of the Isaac Hale Partition Plat "A" as recorded in Partition Record N° 1, Page N° 56, Records Office, Clark County, Indiana, and which is a part of Lot N° 30, of the Illinois Grant, and more fully described as follows: Commencing at the most westerly corner of said Lot N° 1, Thence N 34° 00' E, along the northerly line of said Lot N° 1, and the southeasterly line of said Lot N° 1, to the intersection of the line of said Lot N° 1 with the line of the Louisville Gas and Electric Co., 100.00' E/W, and which is the place of beginning of said plat herein described, thence continuing N 34° 00' E, along the northerly line of said Lot N° 1, to the intersection of the line of said Lot N° 1 with the line of the Louisville Gas and Electric Co., 100.00' E/W, thence on a curve to the right, the chord of which bears S 77° 36' 30" W, 204.81' to a point, thence S 84° 33' 30" W, 301.50' along the northerly line of said State Road N° 62, 301.50' to a concrete monument, thence S 33° 55' E, 142.50' to a concrete monument on the northerly line of State Road N° 62, (30 wide), thence on a curve to the right, the chord of which bears S 77° 36' 30" W, 204.81' to a point, thence S 84° 33' 30" W, 301.50' along the northerly line of said State Road N° 62, 301.50' to a concrete monument, thence S 33° 55' E, 142.50' to the place of beginning and containing 10.48 Acres of land, Subject however to the E/W of the Louisville Gas and Electric Company's transmission line (as shown) that crosses the rear of lots N° 15, 16, 17 and 18 of this subdivision, and recorded May 25, 1930 in Deed Record N° 115, Page N° 2, Clark County Records.



PROTECTIVE COVENANTS PAGE 104

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1961, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said Covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other relief for such violation.

Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

All lots in the tract shall be known and described as residential lots.

No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than 2 cars.

No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plat plan showing the location of such building have been approved in writing as to conformity and harmony of exterior design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Charles E. Condras, Martha E. Condras and of said committee. In the event of death or resignation of any member of said committee, the remaining member or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee or its designated representative fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this Covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this Covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1947. Thereafter the approval described in this Covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lines shown on the recorded plat. No building, except a detached garage or other outbuilding located 100 feet or more from the front lot line shall be located nearer than 5 feet to any side lot line. Garages on lots N° 15, 16, 17, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 shall be attached to the residential structure or porch, driveway or breezeway attached to said residential structure.

No residence or attached outbuilding shall be erected on any lot farther than 50 feet from the front lot line except that this shall be 60 feet as applicable to Lots N° 20 to 26 inclusive.

No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7500 square feet or a width of less than 60 feet at the front building setback line.

No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

No dwelling costing less than \$3000. shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 624 square feet in the case of a one-story structure, not less than 1248 square feet in the case of a two-story structure, and not less than 1248 square feet in the case of a one and one-half story, or two and one-half story structures.

An easement is reserved over the rear and side of lots as shown on the recorded plat and a 5 ft. easement is reserved over Lots N° 15, 16 and 17 within which all utilities including electric and telephone shall be underground.

Until such time as a sanitary sewer system shall have been constructed in the tract, a sanitary septic tank shall be installed for each dwelling erected in the tract, such septic tank shall be of type and construction and so located on the individual lot as to be approved in writing by the Indiana State Board of Health. No other sanitary provision or device for sewage disposal shall be installed or permitted to remain in the tract.

No fences of any type shall extend nearer the front lot line than the front building setback line shown on the recorded plat.

No person of any race other than the Caucasian race shall use, occupy or own any building or any lot, except that this shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

SURVEYORS CERTIFICATION

November 1st, 1941

I hereby certify that the survey for this Plat was made by me, and that the angular and linear measurements shown thereon are correct to the best of my knowledge and belief.

Chas. E. Condras, Civil Engineer
Mutual Trust Bldg., New Albany, Indiana.

DEDICATION

The Floyd County Bank, by Charles J. Dawkins, President, Charles E. Condras and Martha E. Condras, husband and wife, all of New Albany, Indiana, being the owners of the property shown on the foregoing Plat do hereby acknowledge the same to be the Plat of Victory Court and do hereby dedicate to public use all the Roads, Drives and Easements as shown on the foregoing Plat.

The Floyd County Bank
By Charles J. Dawkins, President

Chas. E. Condras, Owner by contract

Martha E. Condras, Owner by contract

State of Indiana J.S.S.
County of Floyd

Before me the undersigned, a notary public in and for said State and County personally appeared Charles J. Dawkins, Charles E. Condras and Martha E. Condras this 3rd day of November 1941, and acknowledged the execution of the foregoing Plat. My commission expires April 1945 James H. Hines Notary Public

PUBLIC UTILITY DEDICATION

An easement for Public Utility purposes is hereby reserved an, over, under and within the strips or spaces upon this Plat defined and bounded by dashed lines and marked "Public Utility Easements" including the right of the Utility Companies to remove and from the trees on said easements and the branches overlapping the same and to dispose of any other obstruction therein to the extent that it may be necessary for the proper installation, operation and maintenance of the public utilities within said strips or spaces.

The Floyd County Bank
By Charles J. Dawkins, President

Chas. E. Condras, Owner by contract

Martha E. Condras, Owner by contract

APPROVAL

Approved this 3rd day of November 1941.
The Louisville Gas and Electric Company
By William H. White Vice President

State of Kentucky J.S.S.
County of Jefferson

Before me, the undersigned, a notary public in and for said State and County personally appeared William H. White Vice President of The Louisville Gas and Electric Company this 3rd day of November 1941 and acknowledged the execution of the foregoing Plat.

My commission expires Dec 1943 Dan O'Leary Notary Public

Approved as to form, Robert M. Mearns Attorney.

EXAMINATION AND APPROVAL

Examined and approved this 3rd day of November 1941 at 1:30 P.M. in Jeffersonville, Indiana.
George E. Lewis President.
John A. Brown
Board of Commissioners, Clark County, Indiana.

ENTERED FOR TAXES

Received for transfer this 3rd day of November 1941 at 1:35 P.M. and entered in Transfer Book N° 17, Page 104, Jeffersonville Township.
Sh. H. Hines Auditor
Clark County, Indiana

FILED AND RECORDED

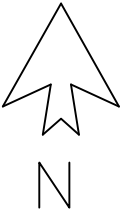
Received for record this 3rd day of November 1941 at 1:35 P.M. and recorded in Plat Book N° 13, Page 104 of the Clark County Record of Deeds.
W. H. Hines Recorder
Clark County, Indiana

VICTORY COURT HISTORIC DISTRICT

CLARKSVILLE, INDIANA

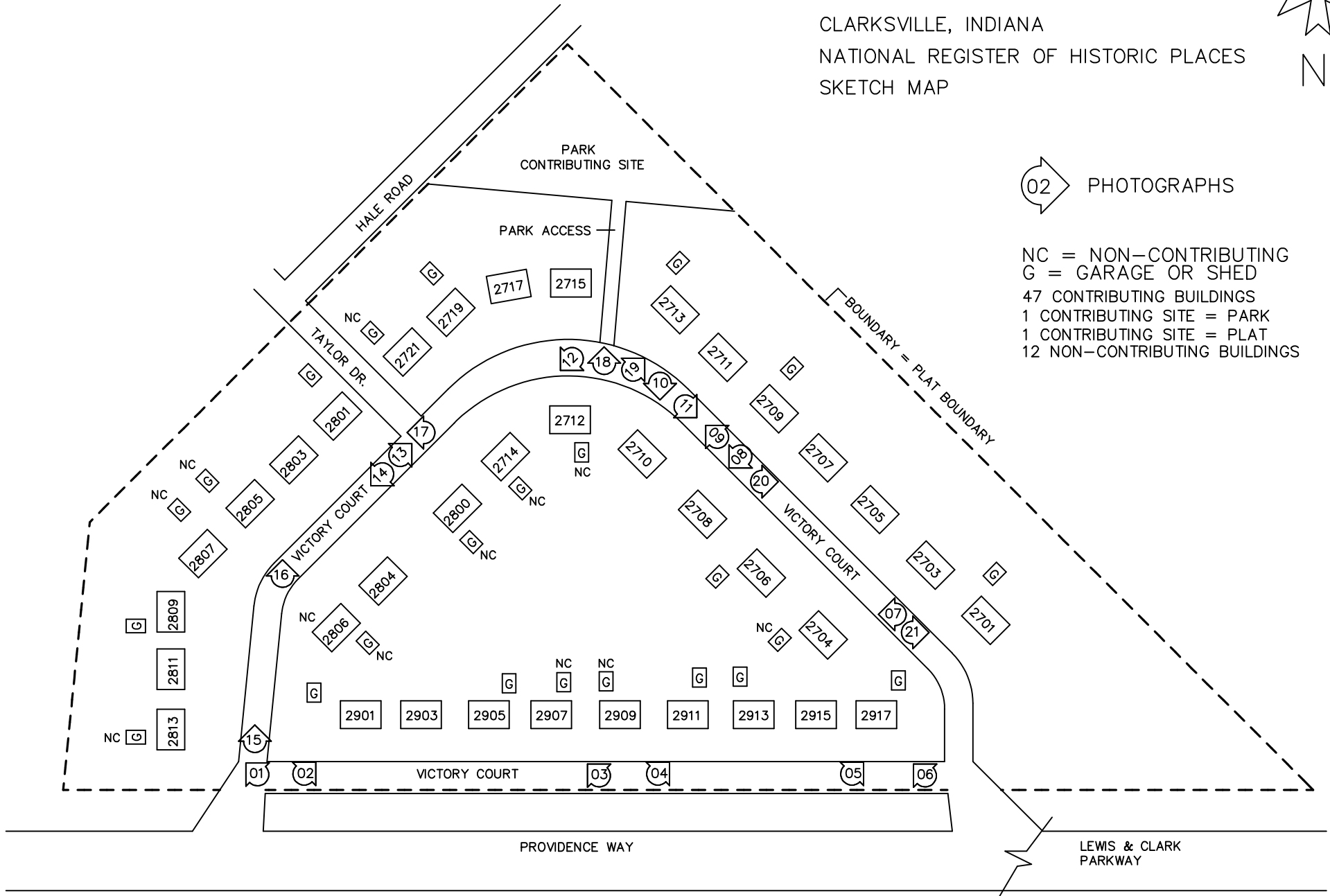
NATIONAL REGISTER OF HISTORIC PLACES

SKETCH MAP



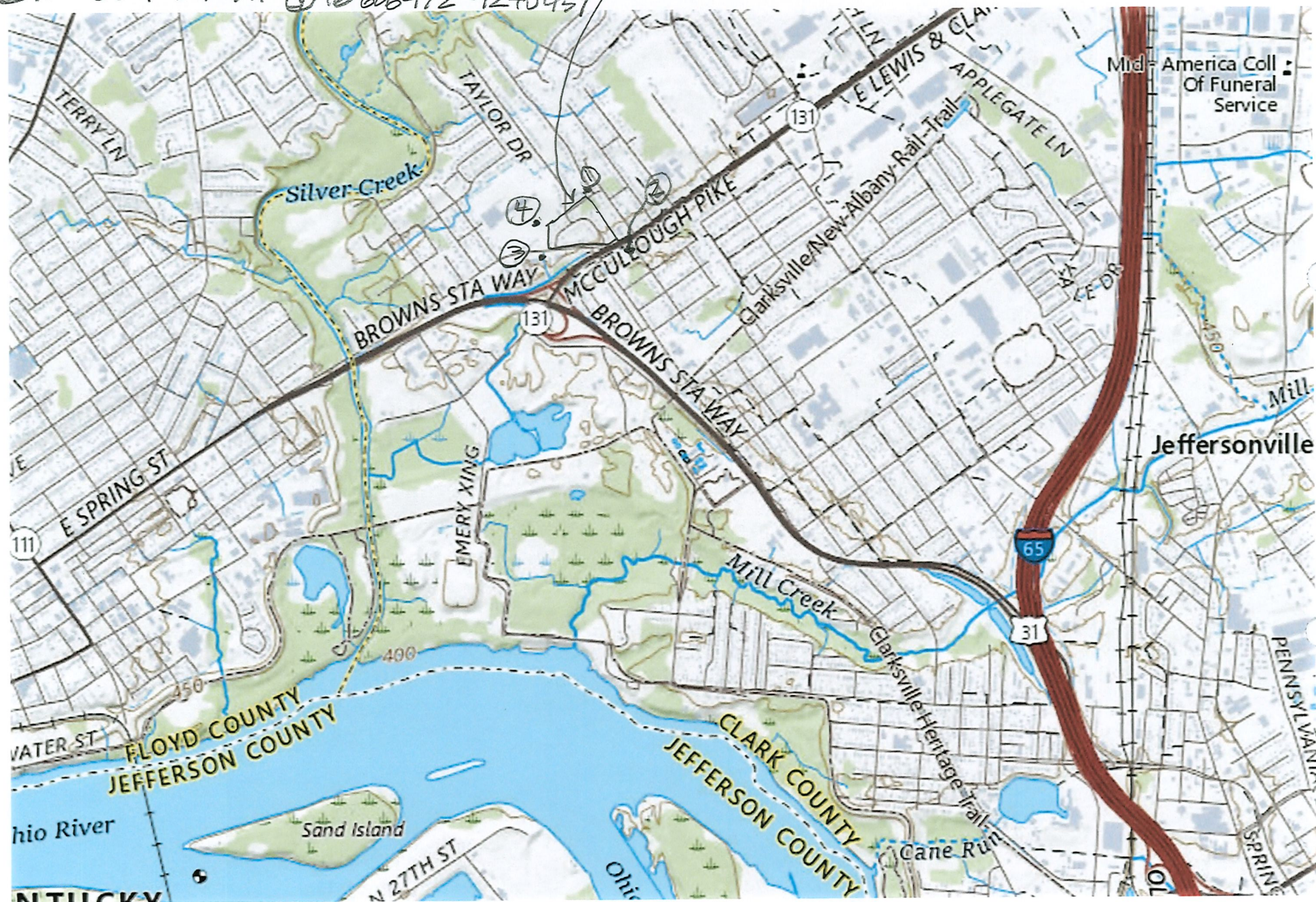
PHOTOGRAPHS

NC = NON-CONTRIBUTING
G = GARAGE OR SHED
47 CONTRIBUTING BUILDINGS
1 CONTRIBUTING SITE = PARK
1 CONTRIBUTING SITE = PLAT
12 NON-CONTRIBUTING BUILDINGS



NAD 83 UTM's
 ① 16 606711 4240619 ③ 16 606481 4240344
 ② 16 606861 4240391 ④ 16 606472 4240457

VICTORY COURT HISTORIC DISTRICT
 NATIONAL REGISTER OF HISTORIC PLACES
 CLARKSVILLE - CLARK CO. IN





IN_ClarkCounty_VictoryCourtHistoricDistrict_0001



IN_ClarkCounty_VictoryCourtHistoricDistrict_0003



IN_ClarkCounty_VictoryCourtHistoricDistrict_0004



IN_ClarkCounty_VictoryCourtHistoricDistrict_0007



IN_ClarkCounty_VictoryCourtHistoricDistrict_0009



IN_ClarkCounty_VictoryCourtHistoricDistrict_0010



N_ClarkCounty_VictoryCourtHistoricDistrict_0014