

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: Lakeview Drive Historic District

Other names/site number: _____

Name of related multiple property listing:

Historic Residential Suburbs in the U.S., 1830-1960

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

2. Location

Street & number: West side of Lakeview Drive, addresses 3 through 17, and 8 Western Ave.

City or town: Clarksville State: IN County: Clark

Not For Publication: Vicinity:

3. State/Federal Agency Certification

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

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

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

national statewide local

Applicable National Register Criteria:

A B C D

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

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<hr/>	<hr/>
Signature of commenting official:	Date
<hr/>	<hr/>
Title :	State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper	Date of Action
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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>21</u>	<u>6</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>22</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

TRANSPORTATION: rail-related

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

LANDSCAPE: plaza

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

OTHER: Ranch House

OTHER: American Small House

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

WOOD: Weatherboard

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

The relatively short row of houses lining the west side of Lakeview Drive in Clarksville is the main portion of a small plat named Lakeview Place created in 1928. The development was part of a string of interurban suburban neighborhoods outside of Jeffersonville and New Albany, north of Clarksville. The homes are simple bungalows and cottages constructed between 1928 and 1960 and front a wide boulevard green through which the interurban was routed. The interurban connected several neighborhoods in the Falls of the Ohio Region.

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

Narrative Description

The row of about a dozen homes lining the west side of Lakeview Drive are simple bungalows and cottages from the first half of the 20th century, some in repetitive patterns and materials. The small plat named Lakeview Place was created in 1928, fronting Lakeview Drive and a wide green lawn of a boulevard between Lakeview and the Lincoln Heights subdivision, created a short time later. The interurban line was routed down the boulevard. Today, this wide lawn features mature shade and ornamental trees and provides character, as well as some privacy, to the Lakeview neighborhood (photos 01, 13). The boulevard green is considered a contributing site. Lakeview Drive is platted running northwest/southeast, therefore the homes face northeast, but descriptions are noted as east, for northeast, for their primary facades.

Both houses and garages are counted as resources. A number of garages are more modern in their construction dates and are therefore non-contributing. Few are contemporary with the construction of the home on the lot. Only one house is located on Western Avenue, which forms the back lot lines/boundaries of the Lakeview houses. The house on Western (1955) is considered non-contributing because of significant alterations to the front façade's fenestration. The lot on which it is located was divided from the original lot of the Lakeview plat.

Several resources were used to provide construction dates on homes in the district. No Sanborn Fire Insurance Maps were available for the area, however, census records between 1930 and 1950 and city directories between 1915 and 1960 were consulted and compared to Clark County's tax assessment records which include construction dates for the homes.

A complete list with general descriptions of the homes and their facade follows:

Beginning at the south end of Lakeview Drive, west side, heading north.

3 Lakeview. Bungalow, 1930. Contributing. Left side of photo 11
Garage, contributing.

The one-and-a-half story, side-gabled house has a rusticated cast block foundation and clapboards. The house features a full-width front porch with brick walls and large, tapered brick corner columns, square, that support a flared roof extension from the main roof of the house. The porch steps are on the north side of the façade. The back wall of the porch features an entry composed of Craftsman style door with full window and side-lites. A group of three windows is in the façade south of the entry and is composed by a wide 8/1 wood window flanked by 6/1 wood windows. A large gabled dormer is centered on the façade and feature a row of small 3/1 Craftsman style wood windows. Wood braces support the eaves and the roof is covered with asphalt shingles.

Anthony and Katherine Caradonna made this their home by the mid-1940s. Anthony Caradonna was born in Italy in about 1879 and immigrated to the United States where he established a fruit market in New Albany under the name Caradonna Fruit Store at 107 East Market Street by 1931.

Lakeview Drive Historic District

Clark County, IN

Name of Property

County and State

The couple lived at the house into the 1960s. The couple's daughter, Mary, and son-in-law, James Falkenstein, also lived in the home with their two children. James Falkenstein also worked for the Caradonna Fruit Store.

4 Lakeview. American Small House, 1960. Contributing. Right side of photo 11

The small, one-story house has walls composed of light orange-colored brick. The low-pitched hipped roof is covered with asphalt shingles. The front façade features a wide, low-pitched front-gabled section that projects forward and is composed of a 15-panel wood garage door with a row of windows near the top in the north half. The south half features a concrete stoop with metal railing and wood entry door with three small rectangular windows near the top. South of the projecting gabled section is a wide window composed of a wide, fixed middle sash flanked by narrow 1/1 wood windows. A tall chimney is on the south wall.

5 Lakeview. Tudor Revival, 1939. Contributing. Photo 10

Garage, non-contributing

The one-and-a-half story house features a rusticated cast block foundation and clapboards. The house has pairs of 6/1 wood windows with simple hoods. The home's wide gables are clipped and the roof is covered with asphalt shingles. The front façade features a projecting entry bay centered on the façade with gabled, saltbox-style roof with a deeply recessed wood entry door in a full-round arched opening. A small blind arch, full-round, composed of trim boards is centered in the bay's gable. The bay has a raised stoop composed of brick and metal railings. A wide red-brick chimney is south of the bay and is stepped-in and has a tall, tapered shaft. A 6/1 window is south of the chimney. A pair of 6/1 windows is north of the entry bay. The house matches Montgomery Ward's Kenwood kit house.

6 Lakeview. Dutch Colonial Revival, 1928. Contributing

Garage, contributing

The one-and-a-half story house is set far back from the street and has vinyl siding. The house has a one-story extension on its south end and the second story features a gambrel roof with side gables. The front façade has a modern porch composed of a concrete floor and iron columns that support a flat roof. The back wall of the porch has a wood entry door centered in the wall. It is flanked by 3/1 wood windows. The second story features a full-width dormer with two modern 6/6 vinyl windows. The one-story section features a pair of modern 1/1 vinyl windows.

This became the home of Charles W. and Laverne Brown by the mid-1940s. Charles was a salesman for a real estate company named Loftus LaDuc located in New Albany.

7 Lakeview. Bungalow, 1935. Contributing. Photo 09

Garage, contributing

The one-story, front-gabled house features a rusticated cast block foundation and clapboards. The Craftsman style 3/1 wood windows feature simple cornice hoods. The front façade features a full-width porch with brick walls and square corner columns that support a hipped roof. The entry to the porch is centered on the façade while the wood entry door with full window is off-centered to the north. Pairs of 3/1 Craftsman style wood windows flank the entry. The front gable

Lakeview Drive Historic District

Clark County, IN

Name of Property

County and State

features a pair of short Craftsman style windows, fixed, divided into three lites each. The roof is covered with asphalt shingles.

The home belonged to Roy L. and Marcia Scott by the 1940s. Roy Scott was a sales manager for Kurfee Paint in Louisville.

8 Lakeview. Bungalow, 1940. Contributing. Photo 08

Garage, non-contributing (right side of photo)

The one-and-a-half story red-colored brick house features a stone foundation and bottom brick coursework in a basket-weave pattern. The house has 1/1 wood windows with stone sills and lintels composed of soldier brick. The front-gabled roof is covered with asphalt shingles. The façade features a porch with gabled roof on its north half and formerly open terrace on its south half. The terrace is covered with a c. 1950 metal awning. The terrace and porch feature brick walls and the porch has corner columns that support the roof. The gable wall of the porch roof features a sunburst pattern in wood and both the porch roof and main gabled roof feature pent roofs across the bottom of the gable walls. The full-round arched wood entry door is in the north end of the façade. A row of three 1/1 windows is in the south half of the façade.

By the time Oliver and Anna Longest had purchased the home in the 1940s, the couple had retired. Oliver Longest was born in about 1874 and worked as a laborer for one of New Albany's lumber and wood veneer mills before retirement. They moved from their New Albany home to the Lakeview address, however, Oliver and Anna both died in 1954 not long after they had moved.

9 Lakeview. Bungalow, 1934. Contributing. Photo 07

Garage, non-contributing

This house is very similar to the house at 3 Lakeview. The one-and-a-half story, side-gabled house has a rusticated cast block foundation and vinyl siding. The house features a full-width front porch with brick walls and tapered brick corner columns, square, that support a flared roof extension from the main roof of the house. The porch steps are on the north side of the façade. The back wall of the porch features a wood door. A group of three windows is in the façade south of the entry and is composed by a wide 1/1 wood window flanked by narrow 1/1 wood windows. A large gabled dormer is centered on the façade and feature a row of three modern 1/1 wood windows. Wood braces support the eaves and the roof is covered with asphalt shingles.

Robert and Dorothy Richardson made this their home in the 1940s through the 1960s. Robert Richardson was a salesman for the Roy C. Wayne Company in Louisville. The company sold heavy duty road construction equipment. The couple had two sons and a daughter and Dorothy's father, Edward Bickel, lived with the family in 1950.

10 Lakeview. Bungalow, 1930. Contributing. Photo 06

Garage, non-contributing (right side of photo)

The one-story, front-gabled house has a rusticated concrete block foundation and vinyl siding. The house has 3/1 Craftsman style wood windows and the roof is covered with asphalt shingles. The façade features a wide, enclosed porch with gabled roof. The porch has red-colored brick

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

walls and corner piers that support a group of four wood posts that carry the roof. The porch is enclosed with screens and features a screen door off its north wall. An entry door is in the north end of the back wall of the porch. A row of three 3/1 Craftsman style windows is south of the entry.

William and Catherine Goforth, along with their son, Thomas, made this their home during the late 1940s into the 1960s. William Goforth was employed with the K & I Railroad as a mechanic and switchman. Goforth served with the United States Navy in World War II.

11 Lakeview. Bungalow, 1928. Contributing. Left side of photos 04-05

Garage, contributing

The one-and-a-half story, side-gabled house has a brick foundation and full-width front porch with brick walls and wide corner columns. The house has vinyl siding. The porch is enclosed with screens and features an entry centered on the façade composed of a pair of screen doors. The wood entry door is centered in the back wall of the porch and it is flanked by 1/1 wood windows with lattice-like mullions in the top sash. The second story features a dormer with gabled roof centered on the façade. The dormer features three 1/1 wood windows with diamond-paned lites in the top sashes. The roof is covered with asphalt shingles and a tall, slender chimney is centered in the north façade.

The home belonged to the John and Rella Miller family by 1930, probably making them among the first residents of the development. The couple owned and managed Miller Dry Cleaners in New Albany. They had three children and John's mother, Agnes, living with them in 1930.

12 Lakeview. Colonial Revival Cottage, 1929. Contributing. Right side of photo 04

Garage, contributing (right side of photo)

The one-and-a-half story, side-gabled house features a rusticated concrete block foundation, vinyl siding, and 1/1 wood windows. The façade features a porch with gabled roof centered on the façade. The porch has a rusticated concrete block foundation and concrete floor. Pairs of Doric columns, wood, are on the corners and carry a wood beam that supports the roof. The entry is centered on the porch and features a segmental-arched opening above the porch steps. The entry door is wood with a full window divided into multiple lites. The porch is flanked by 1/1 windows and small gabled dormers in the second story. The dormers have small 1/1 wood windows in their front walls. The roof is covered with asphalt shingles and a red-colored brick, tapered chimney is in the east end of the south façade.

The home belonged to John and Betty Binder during the 1940s-1950s. The couple had two daughters and John was employed as a mechanic in the late 1940s, but then became employed with Vorgang Motor Sales, Inc., located in Jeffersonville, as a bodyman in 1955.

13 Lakeview. Bungalow, 1928. Contributing

Shed, non-contributing

The one-and-a-half story, side-gabled house features a parged foundation and clapboards. Gable walls are stuccoed. The house has wood Craftsman style 4/1 windows. The full-width front porch features brick walls and tapered corner columns that carry a bulkhead which supports the roof.

Lakeview Drive Historic District

Clark County, IN

Name of Property

County and State

The porch steps are centered on the façade and lead to the wood entry door centered in the back wall of the porch. Pairs of 4/1 Craftsman style wood windows flank the entry. A wide dormer with gabled roof is centered on the façade. Its walls are stuccoed and it has a row of three short wood windows centered in the gable wall. The middle window is wider and is 4/1; the flanking windows are 3/1. The roof has exposed rafter tails, wood braces, and is covered with asphalt shingles.

The home belonged to Ruth (Wagner) Phillips, the widow of Harry Phillips, who lived at the home during the 1940s-1950s. Harry and Ruth married in 1920; he died in 1946 and Ruth died in 1994. Her mother, Elva Wagner, lived at the home in 1950.

14 Lakeview. Bungalow, 1930. Contributing. Right side of photo 03

Garage, contributing

The one-and-a-half story tan-colored brick house features a parged foundation. The house has Prairie Style wood windows with stone sills. The side-gabled roof is covered with asphalt shingles; the gable walls are covered with clapboards. The façade features a porch with gabled roof on its north half and open terrace on its south half. The terrace is covered with a c. 1950 metal awning. The terrace and porch feature brick walls and the porch has corner columns that support the roof. The porch roof features a small wood window divided by mullions into two larger lites with a band of four small lites across the top. Open trusswork is in the top of the gable. The wood entry door and side-lites is in the north end of the façade. A 1/1 window is south of the entry and row of narrow 1/1 windows is in the south end of the facade. These windows have top sashes composed similar to the small windows in the gable. A dormer with a shed roof is in the south half of the façade. Its walls are covered with clapboards and it features a row of short wood windows.

The home was likely constructed for Belmont and Edna (Binder) Dierking by 1930. The couple married in 1916 and they appear in the 1930 census at this location, though the street name is listed as Dierking Avenue and noted as a private street. The couple had a daughter, Virginia, living with them in 1930 and 1940. By 1950, Edna was living alone at the home as a widow. Belmont, who operated a hardware store, died in 1950 and Edna died in 1993. She was the daughter of John and Louise Binder, and likely the sister of John Binder who lived at 12 Lakeview.

15 Lakeview. Bungalow, 1930. Contributing. Right side of photo 01

Garage, contributing

The one-and-a-half story house features a rusticated concrete block foundation and clapboards. The house has Craftsman style 6/1 wood windows with simple cornice headers. The house has a hipped roof with wide eaves supported by exposed rafter tails and wood braces. The roof is covered with asphalt shingles. The façade features a full-width porch with square columns and low wall parged with cement. The wood entry door is in the north end of the porch's back wall. A row of three narrow 6/1 Craftsman style windows is south of the entry. A row of three short windows with fixed sashes divided into four panes is in the south end of the façade. A dormer with hipped roof is centered on the façade. It has two Craftsman style windows, each featuring a fixed sash divided into six lites.

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

The house belonged to George N. and Anna Little during the 1940s-1950s. George Little was a dentist with an office in New Albany who appeared to have retired to this home. The home was occupied by Walter and Jane Maddox by 1955; they lived at the home into the 1960s.

17 Lakeview. Colonial Revival/Cape Cod, 1947. Contributing. Photo 02

The one-and-a-half story, side-gable house has clapboards and a full-width front porch. The porch features a shed roof supported by wood posts between which is a balustrade composed of simple wood balusters. The back wall of the porch features a wood entry door with window in its top half, off-centered to the north, and an 8/8 wood window north of the entry. A pair of 8/8 wood windows is in the south half of the porch wall. The second story features two small dormers with gabled roofs. The dormers have 6/6 wood windows. A brick chimney extends up the east half of the south façade. The house has an attached garage on its southwest corner. The garage faces south with a slightly lower gable and features two 8/8 wood windows in its east façade.

The house was constructed for Arthur F. and Anna B. Jones in 1947. Arthur Jones was a foreman with Fairmount Builders Supply but would retire by the early 1950s.

Western Avenue, east side.

8 Western. Ranch, 1955. Non-contributing

The one-story, gable-front house features a recessed entry in its northwest corner of the front façade, and a carport that steps further back along its north side. The house has modern vinyl siding and a dramatically-different, modern fenestration in its front façade. These combine, with the age of the home, to render it non-contributing.

Lakeview Drive 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

Lakeview Drive 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

1928-1960

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

Period of Significance (justification)

The period of significance begins in 1928 when the Lakeview Place plat was created and the first few homes were constructed in the district. The period ends in 1960 when the last house at 4 Lakeview Drive was built, completing development of housing in the subdivision.

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

The Lakeview Drive Historic District is eligible to be listed on the National Register of Historic Places using criterion A under the area of Community Planning & Development. The plat, as recorded in 1928, is a locally significant early 20th century suburban housing development with certain amenities used to lure families away from urban centers to more fringe-of-town settings. In particular, the Insull family, owners of the interurban route that immediately bordered the district, filed the plat for the development. Therefore, there was a direct link between transportation and the suburbanization process. Lakeview was among the early plats that established the character of Clarksville as a residential area. 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 district is also eligible using criterion C under the area of Architecture. The development is primarily composed of simple, small homes of early and mid-20th century design including Colonial Revival cottages and Bungalows. A few houses in the district reflect the influence of catalogs or similar sources. The development is a microcosm of early-to-mid-20th century housing development in and around Clarksville because of its compact nature and variety of housing types and styles constructed over thirty years. The vast majority (11 of 15 primary buildings) were built within ten years of Insull's 1928 plat.

The district also qualifies under the multiple properties documentation form: *Historic Residential Suburbs in the U.S., 1830-1960*. The Lakeview Drive Historic District has a plat recorded in 1928 with residential lots marketed for suburban living outside of more urban areas of the region, namely New Albany, Jeffersonville, and Louisville. The location was central between Jeffersonville and New Albany and also had the added accommodation of an interurban line that fronted the development's south end. Therefore the district qualifies under both sub-types of the MPDF: Early Streetcar Suburbs, 1888-1928 (street cars equating to the interurban line in this context) and Early Automobile Suburbs: 1908 to 1945.

Lakeview Drive 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.)

ARCHITECTURE

Lakeview Drive's historic architecture is composed of simple, working class, middle-income homes of the 1920s-1940s divided into two general styles: Craftsman/Bungalow and Colonial Revival, the latter of which are predominantly cottages. A few of these appear to be based on catalog homes of the period or are contractor-builder homes similar in appearance or plan with slight modifications in the use of materials. Of the fifteen homes in the district, the majority (nine) are classified as bungalows, some of which have simple Craftsman features. Four homes are classified as Colonial Revival cottages with subtypes of Dutch Colonial and Cape Cod design. The remaining two houses are more modern plans, one being a gable-front Ranch (1955, 8 Western) and the other is an American Small House or compact Ranch design (1960, 4 Lakeview seen on the right side of photo 11). The Ranch example from 1955 has had significant fenestration modification on the front façade, along with new siding, which renders it non-contributing. It is also the only house that does not front Lakeview Drive.

Craftsman/Bungalow

A style that has a significant presence in the district is representative of the trend in residential design away from American or European precedents during the early 1900s. Craftsman/Bungalow architecture broke from revival styles, those the cottage versions of these followed bungalow construction in the district. The Craftsman style was inspired in part by the work of brothers Charles and Henry Greene in California. Their work spanned from 1893 to 1914; in 1903 they began applying Arts & Crafts details to simple bungalows that quickly became popularized by several home magazines of the period, including Gustav Stickley's The Craftsman. The term bungalow originates in India where it refers to a low house surrounded by porches. The American form of the bungalow was publicized in California. The Craftsman style spread quickly through the country as an acceptable and desirable style for the growing middle class in quickly developing suburbs. These homes were further popularized in pattern books and other home magazines, as well as in local newspapers. The vast expansion of Louisville's suburbs, where bungalows and period revival cottages lined the streets, was a strong precedent as well. The bungalow form and Craftsman style were popular from about 1905-1935.

Bungalows are the most popular housing type in the Lakeview Drive Historic District and were the first homes to be constructed in the development in 1928 at 11 and 13 Lakeview. Both homes are very similar with one-and-a-half stories, side-gables, front-facing gabled dormer, and full-width front porches. The fenestration pattern is also very similar, however, the house at 11 Lakeview (left side of photo 04) features windows that are more classically-inspired with lattice-like mullions in the upper sash over a sash with a single lite; the house at 13 Lakeview (left side of photo 03) has Craftsman-inspired windows with 3/1 and 4/1 sash configurations. Two other

Lakeview Drive Historic District

Clark County, IN

Name of Property

County and State

bungalows that would follow in 1930 and 1935 (located at 3 and 9 Lakeview) are nearly identical to 11 and 13 Lakeview except that the entry is in the north half of the façade versus centered like the 1928 houses. See photos 07 and left side of photo 11 for these examples.

The two bungalows located at 7 and 10 Lakeview Drive (1935 and 1930, respectively) are also similar to each other. The one-story, gable-front houses feature full-width front porches and projecting, three-sided bays with lower cross gables on their north façade. The house at 7 Lakeview (photo 09) has a hipped roof on the porch while the house at 10 Lakeview (photo 06) features a gabled porch roof. The bungalow at 15 Lakeview (1930, right side of photo 01) is similar to these previous examples, but features a hipped roof with front dormer instead of a front-gabled roof.

The final two examples of bungalows are located at 8 and 14 Lakeview (1940 and 1930, respectively) and are also very similar to each other except the one at 8 Lakeview is constructed out of red-colored brick (photo 08) and the one at 14 Lakeview is constructed out of tan-colored brick (right side of photo 03). The example at 8 Lakeview has a more dominant front gable while the example at 14 Lakeview features a more dominant side-gable, however, both feature matching porches with a gabled roof on the north half of the façade and terrace-like extension of the porch on the south half. Both examples' terraces have c. 1955 early metal awning-like canopies supported by metal lattice-work columns. The example at 8 Lakeview has a full-round arched entry door and sunburst pattern in wood in the porch gable wall, which seem to evoke Colonial design, while the example at 14 Lakeview has unusual Craftsman/Prairie Style windows and a wide dormer with shed roof in the south half of the façade, which of course evoke the more Craftsman nature of the home.

Colonial Revival Style

The Colonial Revival style gained popularity after the Bicentennial Exposition in Philadelphia in 1876 where it was heralded as an expression of the American identity. Planners of the World's Columbian Exposition of 1893 in Chicago also called for pavilions that emulated American colonial architecture. The style became increasingly popular in the early 1900's and remained a desired style through the first half of the twentieth century. This early 20th century revival of the style borrowed directly from Colonial America's buildings in form and ornamentation. A few subcategories of the style emerged including Dutch Colonial Revival with gambrel roofs, Cape Cod, and simple Colonial Revival cottages.

The four examples of Colonial Revival architecture are varied in their approach to the style. The oldest example was built in 1928 and is a small example of Dutch Colonial design with a side-gabled gambrel roof and long second story dormer. The house is very compact and is set back from the street with a deep front yard, unlike any other home on Lakeview. The house at 12 Lakeview (1929, right side of photo 04) resembles the many kit house variants of its form. Bennet Homes, Sanford; Montgomery Ward, Mount Vernon; Gordon Van Tine, Stratford; and Sears, Crescent are a few examples of the type. The side-gabled house has a symmetrical front façade featuring a porch with pairs of Doric columns that support an entablature at the base of a

Lakeview Drive Historic District

Name of Property

Clark County, IN

County and State

gabled roof. The entablature has a “broken” appearance with a segmental-arched opening. The house includes two small dormers with gabled roofs.

The other probable catalog house in the style is located at 5 Lakeview (1939, photo 10). The tall one-and-a-half story house features a clipped side-gabled roof and a projecting entry bay with gabled roof and full-round arched entryway. A brick chimney extends up the front façade, south of the entry bay, and the home features 6/1 wood windows. It closely resembles Montgomery Ward’s Kenwood model. The last example of the Colonial Revival style was built in 1947 at 17 Lakeview Drive (photo 02). The house may be loosely categorized as a Cape Cod and is the largest house in the district. It features an attached garage on its southwest corner and long, full-width front porch. The house features large 6/6 and 8/8 wood windows and two front dormers with gabled roofs. A broad chimney on the south façade is flanked by small wood windows. It seems clear from this example, the builder was appealing to evolving tastes in home construction and for larger homes.

COMMUNITY PLANNING & DEVELOPMENT

Lakeview Place is locally significant as one of Clarksville’s early planned suburban plats. Indicative of the nature of development on the Indiana side of the Falls of the Ohio, numerous competing communities sprang up in this strategically located area. Even after the completion of the Louisville & Portland Canal (1830) ended the need to off-load ships in order to navigate the falls, river trade flourished on the Indiana side of the Ohio River. New Albany (est. 1813) and Jeffersonville (est. 1801) expanded on level terrain along the river in the 19th century. Clarksville (est. 1783) had predated both, but its location was too flood prone. The original plat was mostly abandoned by the mid-19th century. Essentially, Clarksville was already becoming a residential area to both New Albany and Jeffersonville, with neighborhood-level commerce to support its population. Lakeview was, in fact, outside of the limits of any of the towns and cities in the area when platted in 1928, but just inside the west edge of Clark County. By the early 1900s, the geographic location of the habitable, higher terrain away from the threat of flooding in old Clarksville left developers with limited options. The result was a quilt work of smaller plats that fit around the existing rail lines and main roads. Small pockets like Lakeview were the primary way housing could expand in Clarksville. Lakeview included all the traits for a suburb of the era: access to transportation (interurban line and a state route), provisions for neighborhood-scale retail in nearby developments, lane-like streets, single-family lots with ample space for lawns, deed restrictions to guide growth, and proximity to employment. The opening of Our Lady of Providence High School (1951) and interstate routes connecting to Louisville in the 1960s provided capstone amenities to the development of suburban plats in Clarksville. Lakeview and a few similar neighborhoods in Clarksville were harbingers of Clarksville’s role as a primarily residential community as the 20th century progressed.

Lakeview Place was platted early in 1928. With the quick success of the development, the adjacent Lincoln Heights development (listed on the National Register in 2019) was created later the same year. Lincoln Heights’ development spans about four blocks and four decades while the smaller Lakeview district, only about a city block, essentially filled in within 20 years. The

Lakeview Drive Historic District

Clark County, IN

Name of Property

County and State

development lined the west side of the Interstate Public Service Railroad, the interurban traction company line owned by Samuel Insull that was constructed between Indianapolis and Louisville between 1896-1907. Samuel Insull's brother, Martin Insull, oversaw his brother's interests in Indiana and promoted suburban development along the interurban line on farmland north of Clarksville. This resulted in development of both Lakeview and Lincoln Heights. Samuel Insull filed the plat. Clarksville had several stops on the line.

The land that was platted for Lakeview Place has a connection to the Dierking family, who had many members of their family living in the immediate vicinity in 1910-1915. Lakeview Drive was originally known as Dierking Avenue and was a private drive early in its development. The following Dierking households were located in the area of the plat in 1915 (an area south of McCulloch Pike and east of Gutford Road): Martin Dierking, Lawrence Dierking, and Malinda Dierking who was the widow of William Dierking. Malinda was the mother of Martin and Lawrence. By 1930, after the plat had been developed, the following Dierking family members lived in the same area or had homes on the west side of Dierking Drive (Lakeview): Lawrence, Elba, Belmont, Chester, and Malinda. It seems likely the William Dierking farm was purchased for development and members of the family were able to build homes on lots in Lakeview Place.

The plat's Lakeview Drive lots extend from the west side of the drive, through the drive, to the east side of the drive where a landscaped lawn or boulevard-like green is located (photos 01 and 13). This green is situated between Lakeview Drive and Lincoln Street bordering Lincoln Heights on the west. This allowed both plats to take advantage of the interurban line routed between them on the green. After the interurban line discontinued, the area became a landscaped green. Whether it was intentional or not, the small district includes a few home plans that appear to have been repeated by the builder, but alternated along Lakeview Drive so to not repeat the pattern immediately next to each other (see photos 05, 12, 14). This gave variety to the styles and general appearance of the neighborhood. Two or three bungalow types are repeated along Lakeview Drive, but spaced apart from each other by a few lots. This demonstrates thoughtful planning in order to avoid a potentially-monotonous streetscape of matching houses.

The development was marketed to people who could enjoy a suburban setting with easy access to the region's industry and markets along the Ohio River with Louisville at its center. This is evident in the occupations of those who first lived in the district, many representing white-collar workers in New Albany, Clarksville, Jeffersonville, and Louisville. A few were business owners, such as the Millers who were drycleaners and the Coradonnos who owned a fruit market, both in New Albany. Other residents were salesmen for companies or real estate offices located in Louisville and New Albany. Some were blue-collar workers for the Kentucky & Indiana Railroad, which operated the massive bridge across the Ohio River, or automobile service stations in Jeffersonville. As originally envisioned, the development offered large lots and house styles found in trade publications and featured in popular magazines. The development followed Centralia Court (1926, listed on the National Register, 2021) northwest of Lakeview and was the immediate forerunner of Lincoln Heights, to be one of the earliest of its kind, bespeaking the importance of suburbanization outside of more urban areas of New Albany and Jeffersonville, though ultimately it would be annexed by Clarksville.

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

HISTORY OF HOUSING DEVELOPMENT IN CLARKSVILLE & *Comparable Subdivisions*

19th and Early 20th Century Housing

While the history of European settlement in Clarksville makes it the oldest village of 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 repeated flooding, particularly the historic flood of 1937, which significantly changed the character of the town. Long before 1937, most landowners had left the original Clarksville plat. By the 1870s, plats for housing had been organized further back from the banks. Clarksville had become a town without a downtown. 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 late 1920s. These include Centralia Court in 1926, and Lincoln Heights and Lakeview at the north end of town in 1928. 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. Lincoln Heights is most comparable to Lakeview Drive. Its plat was filed the same year, 1928. Like Lakeview, Lincoln Heights saw some initial construction, but most of its housing starts came over a broad span of time.

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

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

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

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.

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. 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.

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. This began a movement away from minimal, working class housing, to attract middle-class buyers who desired a more rural setting with ample lawns. Commuter suburbs were also 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 street plans that conformed to the rolling terrain 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 split-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. 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. 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.

Developmental History/Additional historic context information

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

Lakeview Drive 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.)

Banchant-Bell, Danielle. *Lincoln Heights Historic District National Register of Historic Places nomination form*. 2018.

Caron's New Albany & Jeffersonville City Directories: 1915, 1929, 1941, 1949, 1955, 1960. Cincinnati: Caron Directory Co., Publishers (dates noted above).

Clark County, Indiana GIS, accessed June 26, 2022: www.co.clark.in.us/index.php/clark-county-indiana-resident-resources/clark-county-indiana-land-property

Flint-McClelland, Historian, National Park Service; Ames, David L. University of Delaware; Dillard Pope, Sarah, Historian, National Park Service. *Historic Residential Suburbs in the United States, 1830—1960 Multiple Properties Documentation Form*. National Park Service, 2002.

Indiana Department of Natural Resources-Division of Historic Preservation & Archaeology SHAARD database, accessed July 1, 2022: www.in.gov/dnr/historic-preservation/help-for-owners/national-and-state-registers/shaard-database/

Jeffersonville Township, Clark County, Indiana Plat Map, 1918 (Clark County State Bank).

McAlester, Virginia. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2006.

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

United States Federal Census for Clark County, IN: 1910, 1920, 1930, 1940, 1950.

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 # _____

Lakeview Drive 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): 019-446-62005-009, 019, 056-060, 069, 073-075

10. Geographical Data

Acreage of Property Approx. 6 acres

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 606794 | Northing: 4240268 |
| 2. Zone: 16 | Easting: 606946 | Northing: 4240057 |
| 3. Zone: 16 | Easting: 606835 | Northing: 4239982 |
| 4. Zone: 16 | Easting: 606692 | Northing: 4240197 |

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

Beginning on the northwest corner of Lakeview Drive and Western Avenue, on the southeast property corner of 3 Lakeview Drive, face southwest and follow a line on the north side of Western Avenue approximately 300' until Western Avenue turns and follows a northwest line. Follow the east side of Western Avenue in a northwesterly direction approximately 700' to the northwest property corner of 17 Lakeview Drive. Turn northeast and follow the north property line of 17 Lakeview Drive approximately 375', crossing Lakeview Drive, to the west side of Lincoln Drive. Turn southeast and follow the west side of Lincoln Drive approximately 700' to a line extended northeast from the south property line of 3 Lakeview

Lakeview Drive Historic District
Name of Property

Clark County, IN
County and State

Drive. Turn and follow the line southwest approximately 75' to the west side of Lakeview Drive, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the most intact portion of the Lakeview Place plat. Areas to the north, south, and west were altered during infrastructure improvements of Brown's Station Way, McCulloch Pike, and Lewis & Clark Parkway. The boundaries include extensions of the lots, crossing Lakeview Drive, to the west side of Lincoln Drive. This area is a wide landscaped boulevard-like green.

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: 574-936-0613
date: July 5, 2022

Additional Documentation

Submit the following items with the completed form:

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

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer,

Lakeview Drive Historic District

Clark County, IN

Name of Property

County and State

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: Lakeview Drive Historic District

City or Vicinity: Clarksville

County: Clark State: Indiana

Photographer: Kurt West Garner

Date Photographed: May 18, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera: North end of the district, looking south down Lakeview Drive

1 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at 17 Lakeview Drive (northernmost house in district)

2 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 14 and 15 Lakeview Drive

3 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 11 and 12 Lakeview Drive

4 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at Lakeview Drive (from about the middle of the district)

5 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 10 Lakeview Drive

6 of 14.

Lakeview Drive 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 southwest at 9 Lakeview Drive

7 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 8 Lakeview Drive

8 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 7 Lakeview Drive

9 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 5 Lakeview Drive

10 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 3 and 4 Lakeview Drive (southernmost houses)

11 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north up Lakeview Drive

12 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north up Lakeview Drive and the boulevard green

13 of 14.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north along Lakeview Drive from the south end of the district

14 of 14.

Lakeview Drive Historic District
Name of Property

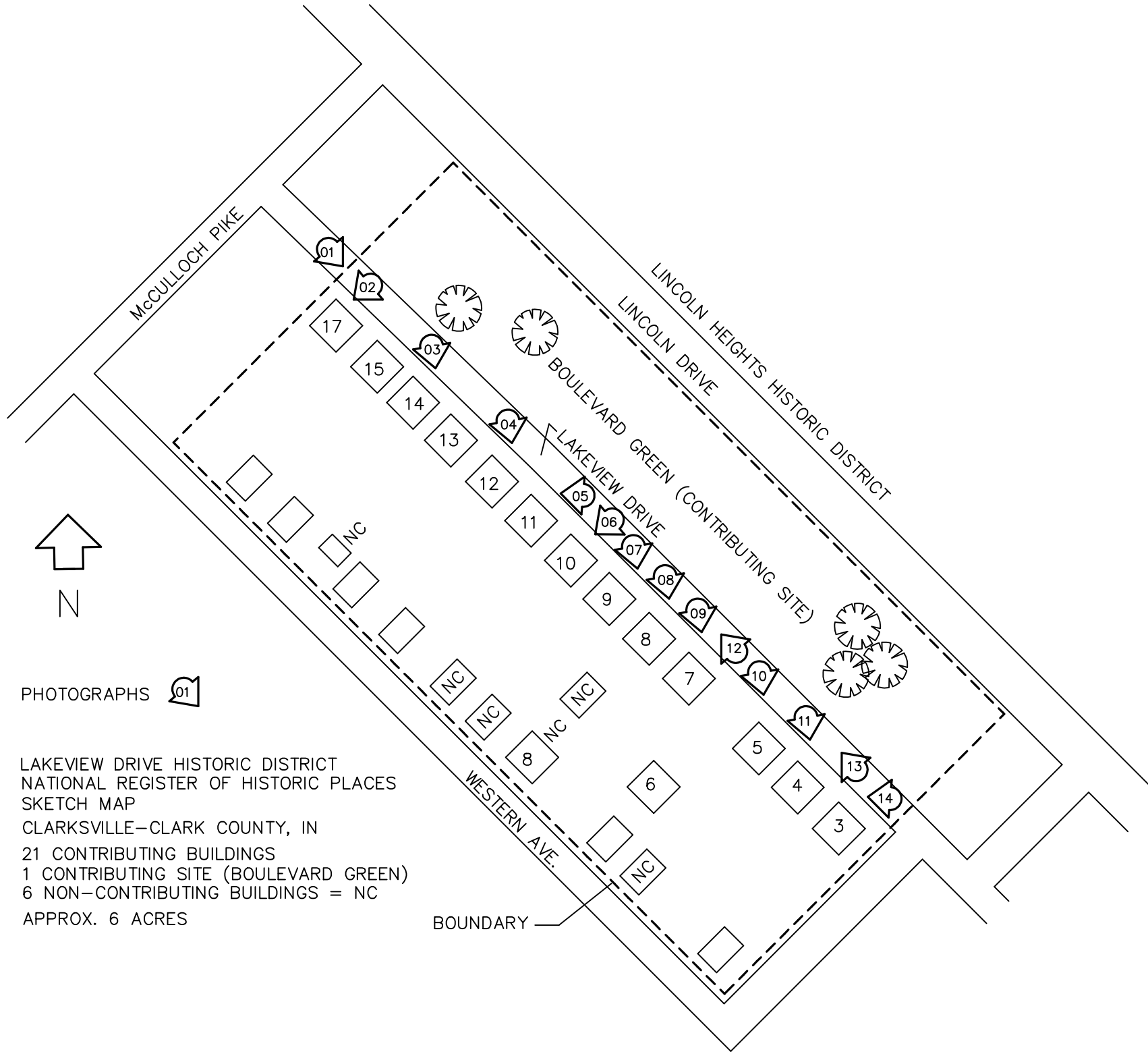
Clark County, IN
County and State

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

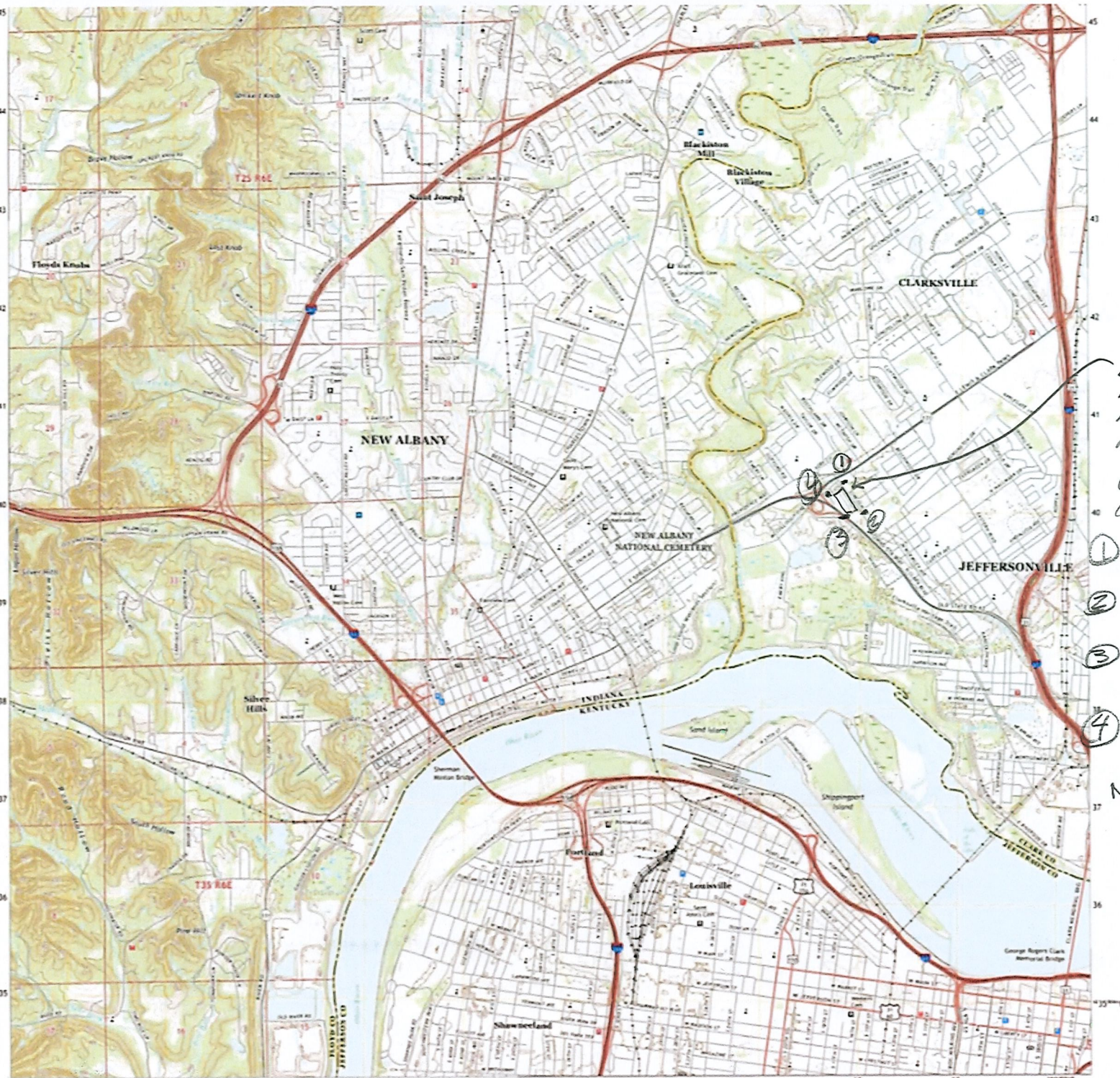
The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201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



PHOTOGRAPHS 

LAKEVIEW DRIVE HISTORIC DISTRICT
 NATIONAL REGISTER OF HISTORIC PLACES
 SKETCH MAP
 CLARKSVILLE-CLARK COUNTY, IN
 21 CONTRIBUTING BUILDINGS
 1 CONTRIBUTING SITE (BOULEVARD GREEN)
 6 NON-CONTRIBUTING BUILDINGS = NC
 APPROX. 6 ACRES

BOUNDARY 



LANEVIEW DRIVE
 HISTORIC DISTRICT
 NATIONAL REGISTER OF
 HISTORICAL PLACES

CLARKESVILLE
 CLARK CO. IN

- ① 16 606 794
42 40 268
 - ② 16 606 946
42 40 057
 - ③ 16 606 833
42 39 982
 - ④ 16 606 692
42 40 197
- NAD 83 UTM6



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0003



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0005



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0008



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0009



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0010



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0011



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0012



IN_ClarkCounty_LakeviewDriveHistoricDistrict_0014