

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 PropertyHistoric name: Francis Avenue 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. LocationStreet & number: Each side of Francis Avenue extending approximately 400 feet west of Bailey AvenueCity or town: Clarksville State: IN County: ClarkNot 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

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

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

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Francis Avenue 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

16

Noncontributing

10

buildings

0

0

sites

0

0

structures

0

0

objects

16

10

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

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: secondary structure

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: American Small House

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

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

The Francis Avenue Historic District is a compact, post-World War II development of brick American Small Houses constructed using the same plan with minor design variations associated with the eaves. Fourteen houses flank a one-block area of Francis Avenue west of Bailey Avenue and were constructed within about a twelve-year span, responding to the demand for working class housing in the region. A few period garages and sheds were also constructed in the district.

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

Narrative Description

The Francis Avenue Historic District is a one-block corridor lining Francis Avenue west of Bailey Avenue between Mill Creek to the north and the Ohio River to the south on Clarksville's west side. The compact district features fourteen houses; thirteen are nearly identical brick, one-story, side-gabled houses with ample front yards. Francis Avenue also extends east from Bailey Avenue, but house types and their designs do not match the uniform appearance of the west side. Francis Avenue extends about one block to the west from Bailey Avenue (photo 03) with housing before it continues west into a largely undeveloped grassy area and intersects Kenwood Avenue that leads to the south. Most houses also feature a gravel or asphalt driveway that leads to the rear of the property where garages are located. There are a few mature shade and ornamental trees in the front lawns and several shade trees in back lawns. All but one of the houses are contributing building, most of the garages were built after the period of significance and are non-contributing.

With one exception, the houses can be described as one-story, side-gabled homes with poured concrete foundations, reddish-orange-colored brick walls, side-gables with aluminum siding (historically, though some now have vinyl siding), and asphalt-shingled roofs. The front facades are all arranged with an entry door centered in the façade. A 2/2 wood window is on the left side of the door (historically, with horizontal divisions of the sashes). A group of three windows is on the right side of the door and features a large center sash, or picture window, flanked by narrow 2/2 wood windows. The side-gabled walls feature two 2/2 wood windows; the window furthest from the front facade on the right gabled wall is smaller than the other window. The windows feature brick sills. The tops of the windows are at the top of the first story walls and align with soffits extended from the wall to the eaves. See photos 05-07 for comparisons on facades.

Variation in the design is isolated to the front eave edge of the roof. Seven houses have simple, side-gabled roofs with no lower cross gables (photos 06, 09). Two houses have lower cross gables centered over the entry (left side of photo 04) and one house has a wide, lower cross gable that is located on the right half of the façade (right side of photo 04). Two houses have had extensions for porches placed on the front facades that feature a front gable, either added to or extended from the original design (photo 11). Variations from other remodeling campaigns have occurred on the houses to either replace 2/2 windows with 1/1 vinyl windows, or wood decks or ramps have been placed at the entry. Most entry doors have also been replaced. Several houses retain their short, brick chimneys off centered to the right on the ridge.

One exception to the standard design found in the district is a one-story, front-gabled Bungalow in the northeast corner (photo 10). The house features a concrete foundation, vinyl siding, and 3/1 Craftsman style windows. The house pre-dates the remaining houses in the development. Only the house at 1113 Francis Avenue has been altered to render it non-contributing. With the exception of the house located at 1118 Francis Avenue, listed as vacant, the other homes have residents listed in the 1960 New Albany-Jeffersonville-Clarksville Directory and have been included with the addresses that follow.

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

A complete list of resources follows.

Francis Avenue, south side, going west.

1104 Francis Avenue. Eugene & Francis Slattery House
Side-gable/American Small House, 1956, Contributing.
Right side of photo 01, left side of photo 04

The side-gabled, brick, one-story house has historic 2/2 wood windows and a wood door with three small windows in the top. The roof features a small lower front gable centered over the entry. The roof is covered with asphalt shingles. The façade has a concrete stoop overlaid with a wood deck and ramp. Ironwork supports a metal canopy, likely early, over the entry. The house retains its chimney and has vinyl siding in the gables.

Eugene and Francis Slattery resided in the house in 1960. Eugene Slattery worked for the city of Louisville as a smoke inspector.

1106 Francis Avenue. Jack & Lavon Lawson House
Side-gable/American Small House, 1954, Contributing.
Right side of photo 04

The side-gabled, brick, one-story house has historic 2/2 wood windows and a wood door with diamond-shaped window in the top. The roof features a lower front gable centered over the west half of the facade. The roof is covered with asphalt shingles. The façade has a concrete stoop overlaid with a wood deck and ramp. The house retains its chimney and has vinyl siding in the gables. Metal awnings are on the east and west façade's windows.

Jack and Lavon Lawson lived in the house in 1960. Jack Lawson was a machine operator for the International Harvester company in Louisville.

1108 Francis Avenue. Mrs. Earmel Knaffl House
Side-gable/American Small House, 1954, Contributing
Left side of photo 05
Garage, 1966, Non-contributing.

The side-gabled, brick, one-story house has historic 2/2 wood windows and a wood door with a window in the top half. The roof features a small lower front gable centered over the entry. The roof is covered with asphalt shingles. The façade has a concrete stoop. Ironwork supports a metal canopy, likely early, over the entry. Metal canopies are also over the front windows. The house retains its chimney and aluminum siding in the gables.

1110 Francis Avenue. Marvin & Shirley Manning House
Side-gable/American Small House, 1950, Contributing
Middle of photo 05
Garage, 2019, Non-contributing.

Francis Avenue Historic District

Name of Property

Clark County, IN

County and State

The side-gabled, brick, one-story house has 1/1 vinyl windows and a wood door. The roof is covered with asphalt shingles. The façade has a concrete stoop at the entry. The house has vinyl siding in the gables.

Marvin and Shirley Manning lived in the house in 1960. Marvin Manning was a laborer at the Mengel Box Company in Louisville.

1112 Francis Avenue. William & Wanda Stanley House

Side-gable/American Small House, 1962, Contributing

Right side of photo 05, left side of photo 06

Garage, 1994, Non-contributing.

The side-gabled, brick, one-story house has a combination of historic 2/2 wood windows and 1/1 vinyl replacement windows. A wood entry door and concrete stoop is centered on the facade. The roof is covered with asphalt shingles. The house has vinyl siding in the gables.

1114 Francis Avenue. Wendell & Wanda Ford House

Side-gable/American Small House, 1958, Contributing.

Second from left side of photo 06

The side-gabled, brick, one-story house has 1/1 vinyl windows and a replacement door with a Craftsman style window in the top. The roof is covered with asphalt shingles. The façade has a concrete stoop. The house has aluminum siding in the gables.

Wendell and Wanda Ford lived in the home in 1960. Wendell Ford was employed as a welder with Porcelain Metals in Louisville.

1116 Francis Avenue. Henry & Mary Eddings House

Side-gable/American Small House, 1957, Contributing

Second from right side of photo 06

Garage, c. 1980, Non-contributing.

The side-gabled, brick, one-story house has historic 2/2 wood windows and a wood door with a window in the top half. The roof is covered with asphalt shingles. The façade has a modern wood deck on its west half. The house retains its chimney and has vinyl siding in the gables.

Henry and Mary Eddings lived in the home in 1960. Henry Eddings worked as an assembler for the General Electric plant in the Buechel neighborhood of Louisville.

1118 Francis Avenue. Vacant in 1960.

Side-gable/American Small House, 1956, Contributing

Right side of photo 06

Shed, 1975, Non-contributing.

Francis Avenue Historic District

Clark County, IN

Name of Property

County and State

The side-gabled, brick, one-story house has 1/1 vinyl windows and a wood door with a small window in the top. The roof is covered with asphalt shingles. The façade has a concrete stoop at the entry. The house retains its chimney and has vinyl siding in the gables.

Francis Avenue, north side, going west.

1105 Francis Avenue. Howard & Ruth Clephane House

Gable-front/Bungalow, 1945, Contributing

Photo 10

Shed, 1966, Non-contributing; garage, 2020, Non-contributing.

The one-story, front-gabled house has a concrete block foundation and vinyl siding. The house features modern 3/1 Craftsman style windows and asphalt shingles on the roof. The front façade has a wide concrete porch with gabled roof centered on the façade. The porch roof is supported by wood posts. The modern entry door is off-centered to the east in the back wall of the porch. The porch is flanked by 3/1 Craftsman style windows.

Howard and Ruth Clephane were residents of the first house in the district and lived here prior to other homes being constructed, as early as 1956. Howard Clephane worked as a bookbinder for the E. H. Rhoderer Company. Though county records indicate the house dates to 1945, granted its type and style, that date seems unlikely. A date of c. 1935 seems probable, but cannot be confirmed.

1109 Francis Avenue. Henry Borders House

Side-gable/American Small House, 1950, Contributing

Second from right side of photo 03

Garage, 1960, Contributing.

The side-gabled, brick, one-story house has historic 2/2 wood windows and a modern wood door. The roof features a lower front gable on the east half of the facade. The roof is covered with asphalt shingles. The façade has a concrete stoop at the entry. The house has vinyl siding in the gables.

1111 Francis Avenue. Edward & Sandra Hayes House

Side-gable/American Small House, 1956, Contributing.

Right side of photo 12

The side-gabled, brick, one-story house has 1/1 vinyl windows and a modern metal entry door with a fan-lite window in the top. The roof is covered with steel. The façade has a concrete stoop overlaid with a wood deck and ramp. A gabled roof extends from the center of the façade over the ramp and is supported by wood posts. The house has aluminum siding in the gables.

Edward and Sandra Hayes lived in the house in 1960. Edward Hayes was a clerk in the DuPont Company in Louisville.

1113 Francis Avenue. Reeder & Dorothy Wood House

Side-gable/American Small House, 1956, Non-contributing

Francis Avenue Historic District

Name of Property

Clark County, IN

County and State

Left side of photo 12

Shed, 1995, Non-contributing.

The side-gabled, brick, one-story house has historic 2/2 wood windows and a modern door with a small window in the top. The roof is covered with asphalt shingles. The façade has a modern porch with a gabled roof on the east half. A dormer with gabled roof is in the west half of the façade. The house has vinyl siding and modern 1/1 windows in the gables. This house, despite its

historic windows, is most changed from the original design due to the porch and dormer additions.

Reeder and Dorothy Wood lived in the house in 1960. Reeder Wood was a postal carrier for the United States Post Office.

1115 Francis Avenue. Theo & Norma Harvey House

Side-gable/American Small House, 1951, Contributing

Second from left side of photo 09

Shed, 1981, Non-contributing.

The side-gabled, painted-brick, one-story house has modern Prairie Style windows and a modern entry door. The roof is covered with asphalt shingles. The façade has a concrete stoop at the entry. The house has vinyl siding in the gables.

Theo and Norma Harvey lived in the home in 1960. Theo Harvey was a driver for Midwest Transfer in Jeffersonville.

1117 Francis Avenue. Billy Robertson House

Side gable/American Small House, 1956, Contributing

Left side of photo 09

Barn, c. 1950, Contributing; shed, c. 1960, Contributing.

The side-gabled, brick, one-story house has historic 2/2 wood windows and a wood door with a diamond-shaped window in the top. The roof is covered with asphalt shingles. The façade has a concrete stoop at the entry. The house has wood siding in the gables.

Francis Avenue 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

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1945-1962

Significant Dates

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

Period of Significance (justification)

The period of significance is from 1945 through 1962, during which time the fourteen houses were constructed in the district. Contributing garages and sheds are considered to be constructed during this period. Modern garages or those that post-date the development of the uniform housing stock are considered non-contributing. One house, 1105 Francis, is dated to 1945 by county records, though it seems unlikely due to its bungalow type. It can only be confirmed that the house was on the lot by that time.

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.)

The Francis Avenue Historic District is eligible for inclusion in the National Register of Historic Places using criterion A/Community Planning & Development as the area of significance. The district's late build-out during the 1950s is significant as a response for the need to build affordable housing in post-War America. The one-block area was earmarked for the development of about a dozen homes of similar, compact design for Clarksville's quickly growing population. The district is also eligible under criterion C/Architecture as the area of significance. The housing type used, essentially all nearly identical American Small Houses, is compact in form. The repeating design patterns and use of similar materials, all brick, give the district a distinctive architectural quality.

The district also qualifies under the Multiple Properties Documentation Form: *Residential Planning and Development in Indiana, 1943-1970*. Although the area was part of a much earlier plat, all the resources (houses) were constructed between 1945 and 1962. This establishes the district under the MPDF property type: "World War II Era and Post-War Residential Development" under its subtype: World War II Era Housing Development, c. 1940-1949. The district meets specific registration requirements relating to the time period in which it was developed, and it retains a high level of integrity of largely unmodified houses of similar features, and without significant loss of houses to demolition, demonstrating cohesiveness. The district is one of just a few developments that occurred during this short time frame and is distinguishably separate from most developments in the town.

Francis Avenue 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 Francis Avenue Historic District is composed of fourteen compact houses constructed between 1945 and 1962 along Francis Avenue, west of Bailey Avenue, between Mill Creek and the Ohio River. The one-block section flanking Francis Avenue (photos 03, 08) was tapped for redevelopment for affordable housing in response to a demand for housing after floods in 1937 and 1945 and after World War II.

The portion of land on which the development was created is a small area of the original plat of Clarksville between the Ohio River and Mill Creek. Specifically, the Francis Avenue Historic District contains original town lots 53 through 56 and 83 through 86, or eight lots that were subdivided for fourteen house sites by 1950. Only lot 86 remains intact and has the oldest house in the district, constructed in 1945 (date given in county records, even though it is a bungalow), at 1105 Francis Avenue (photo 10). The original town lots flank a street originally known as Terrell Street (now Francis Avenue) between Bailey Street (now Avenue) on the east and Moore Street (abandoned) on the west.¹

After suffering from a devastating flood along the Ohio River in 1937, Clarksville lost much of its housing stock and many of the homes that once composed the neighborhood of original town lots in the Francis Avenue area. 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.² A few new subdivisions were created specifically for this purpose, like Victory Court and Fairlawn in the north part of the village. However, there were also previously platted neighborhoods in Clarksville that had gone undeveloped due to the onset of the Great Depression, or could be redeveloped after the flood, like this part of Francis Avenue and the nearby Clark-McKinley portion of the Greenacres plat. A second flood, called the second-worst flood of the Ohio River in the region, in 1945, further exacerbated the need for affordable housing.³

The rows of matching, compact house plans with identical materials on Francis Avenue responded to the need to make them affordable, and hence, a cohesive neighborhood emerged. The houses were subsidized through the Federal Housing Administration's loan program. A 1958 advertisement for new homes constructed in Clarksville featured three-bedroom brick and

¹ 1848 Map of Clarksville, Indiana Memory Archives accessed June 28, 2023

² "Clark & Floyd County Groups Recommend 200 More Housing Units" *Courier-Journal*, pg. 18. 08 March 1941

³ "Second Worst Ohio River Flood Passes into History" *The Charlestown Courier*. 15 March 1945. Pg. 1, col. 5

Francis Avenue Historic District

Clark County, IN

Name of Property

County and State

stone houses, only slightly more sophisticated in style than the housing stock in the district, qualifying for FHA loans marketed at \$13,700 with a down payment of \$900.00.⁴ See the section on housing development in Clarksville for further context on planning.

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."⁵ The Francis Avenue District is composed entirely of this type but with little reflection of colonial features. 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 1940-50s.

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 (1945-1962) and likely by the same contractor resulted in only slight variations in design related entirely to lower cross gables on the front facade. Of the fourteen one-story houses, half feature no added front gables (photos 06, 09). A few include a narrow gable centered over the entry (photo 05) or a wide gable over the right half of the façade (photo 04). Probably the most unusual feature of the district's houses, as compared to other American Small House or Minimal Traditional design, is the exclusive use of brick for construction and matching designs, down to fenestration on all facades described at the beginning of section 7 (see photos 04-07 for façade comparisons). The use of brick has likely led to the better-than-average condition of the district's homes than what is often experienced in neighborhoods composed of this architectural type.

One brick house has been painted (middle of photo 09) while several others have replaced windows or entry doors. It appears the historic window fenestration were 2/2 wood windows

⁴ Clarksville houses for sale. *Courier-Journal*, pg. 23. 03 March 1958

⁵ McAlester, pg. 587

Francis Avenue Historic District

Name of Property

Clark County, IN

County and State

with sashes divided horizontally by mullions (left side of photo 09). Historic entry doors were likely wood with a diamond-shaped window in the top (left side of photo 09) or a row of ascending, small windows in the top (left side of photo 01). A few houses retain these features. It appears that gable walls were originally covered with aluminum siding. Several homes have replaced this with vinyl siding, but given the horizontal coursing of both, the replacement does not substantially alter the historic appearance of the home. It also appears that the most basic, original entry included a small, simple concrete stoop and steps. A few homes feature ironwork railings or posts that support a metal canopy (left side of photo 05). These also appear to be either original or very early additions. Several houses have gone through remodeling campaigns to add wood decks, ramps, or porches (photo 04). Only one alters the facade to the extent to render it non-contributing; it also includes the addition of a dormer and second story living space which was not part of the original plans (left side of photo 12).

See the section on housing development for further context related to types and styles.

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.

Francis Avenue Historic District

Name of Property

Clark County, IN

County and State

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.⁶ 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.⁷ Francis Avenue was either an underdeveloped, or ready for redevelopment, portion of land post-flood, which allowed its quick post-war housing development.

Clarksville's neighborhoods also benefited from an interurban line that was routed down Clark Boulevard 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 the Francis Avenue District was developed, a bus line was maintained on the same general routes, a walkable ten blocks east of the district.

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 1945-1950.⁸

⁶ Clarksville 2015 Comprehensive Plan

⁷ "Clark & Floyd County Groups Recommend 300 More Housing Units" *Courier-Journal*, pg. 18. 08 March 1941

⁸ Development Plats accessed through Clark County GIS

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

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 1940.⁹

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.¹⁰ 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.¹¹ 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.¹² 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 Clarksville Comprehensive Plan 2015

¹⁰ Development Plats accessed through Clark County GIS

¹¹ Clarksville Comprehensive Plan 2015

¹² Clarksville Comprehensive Plan 2015

Francis Avenue 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.)

1848 Map of Clarksville, Indiana Memory Archives accessed June 28, 2023

Caron's New Albany & Jeffersonville City Directories: 1956, 1959, 1960. 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.

Previous documentation on file (NPS):

_____ preliminary determination of individual listing (36 CFR 67) has been requested
_____ previously listed in the National Register

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

- ☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acres of Property Approximately 4 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 16 | Easting: 606934 | Northing: 4238864 |
| 2. Zone: 16 | Easting: 607103 | Northing: 4238860 |
| 3. Zone: 16 | Easting: 607096 | Northing: 4238684 |
| 4. Zone: 16 | Easting: 606938 | Northing: 4238688 |

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

Francis Avenue Historic District

Clark County, IN

Name of Property

County and State

The district is composed of original Clarksville town lots 53 through 56 and 83 through 86. Boundaries are as follows: beginning at the centerline of Francis Avenue, at its intersection with Bailey Avenue, face south and follow the east property line of 1104 Francis Avenue to its south property line. Turn west and follow the south property lines of 1104, 1106, 1108, 1110, 1112, 1114, 1116, and 1118 Francis Avenue to the west property line of 1118 Francis Avenue. Turn north and follow the west property line of 1118 Francis Avenue, crossing Francis Avenue, and the west property line of 1117 Francis Avenue to the north property line of 1117 Francis Avenue. Turn east and follow the north property lines of 1117, 1115, 1113, 1111, 1109, and 1105 Francis Avenue to the east property line of 1105 Francis Avenue. Turn south and follow the east property line of 1105 Francis Avenue to the centerline of Francis Avenue, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries described include only those houses constructed along Francis Avenue that are from a matching plan and use of materials, with construction dates within close proximity to each other. Little development is located west, north, or south of the district and development on the east side of Bailey Avenue, on Francis Avenue, was not part of a uniform redevelopment standard seen on the west side of Bailey Avenue. While one house that does not match the design of the other homes is included, it is located on a lot of consistent size and the house has a similar scale to the other houses.

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.

Francis Avenue Historic District
Name of Property

Clark County, IN
County and State

- **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 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: Francis Avenue 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 southwest from east end of the district.

1 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the south side of Francis Avenue from the east end of the district.

2 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west on Francis Avenue from near Bailey Avenue/east end of district.

3 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1104 and 1106 Francis Avenue

Francis Avenue Historic District

Name of Property

Clark County, IN

County and State

4 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 1108 and 1110 Francis Avenue

5 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 1112 and 1114 Francis Avenue

6 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from the west end of the district

7 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east on Francis Avenue from the west end of the district

8 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 1117 and 1115 Francis Avenue

9 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 1105 Francis Avenue

10 of 12.

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

11 of 12.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 1111 and 1113 Francis Avenue

12 of 12.

Francis Avenue Historic District

Clark County, IN

Name of Property

County and State

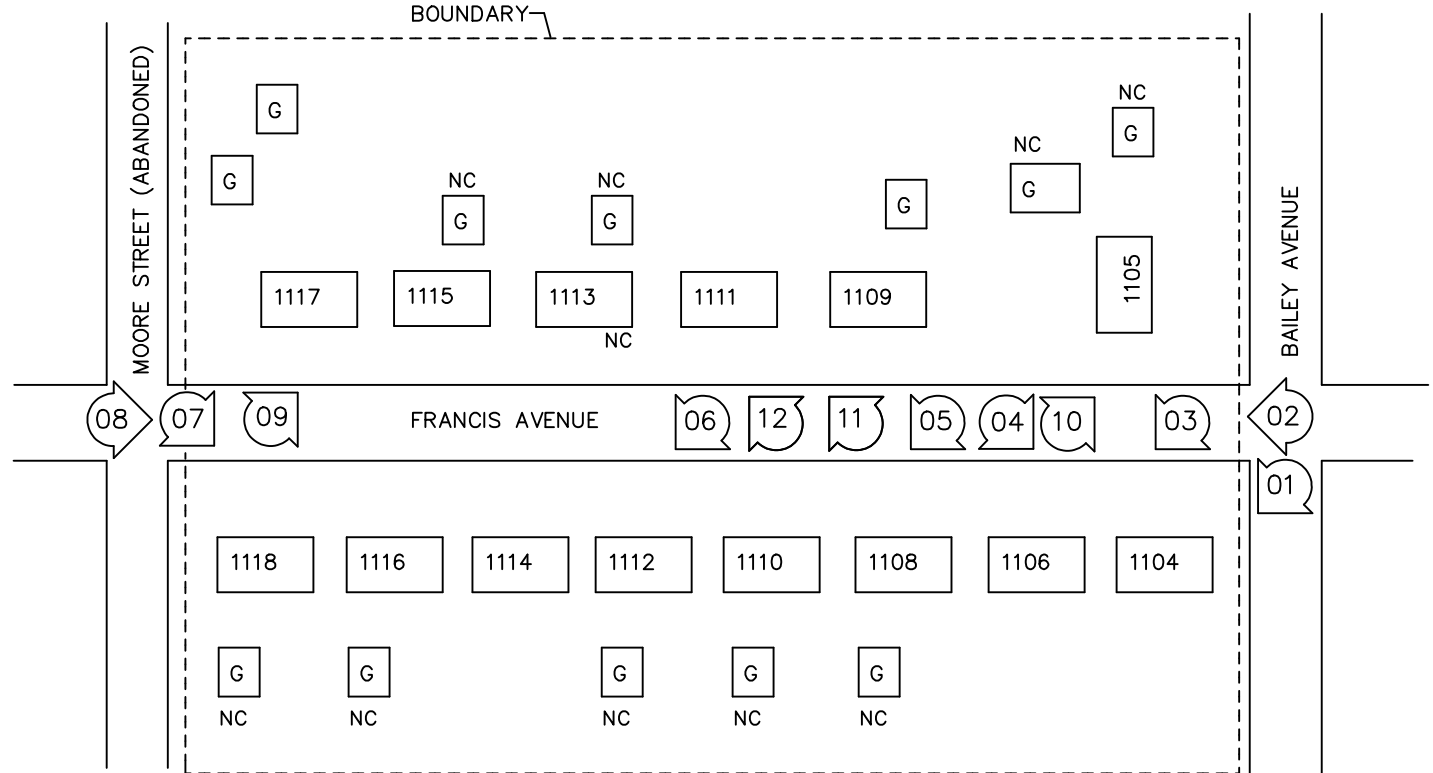
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain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

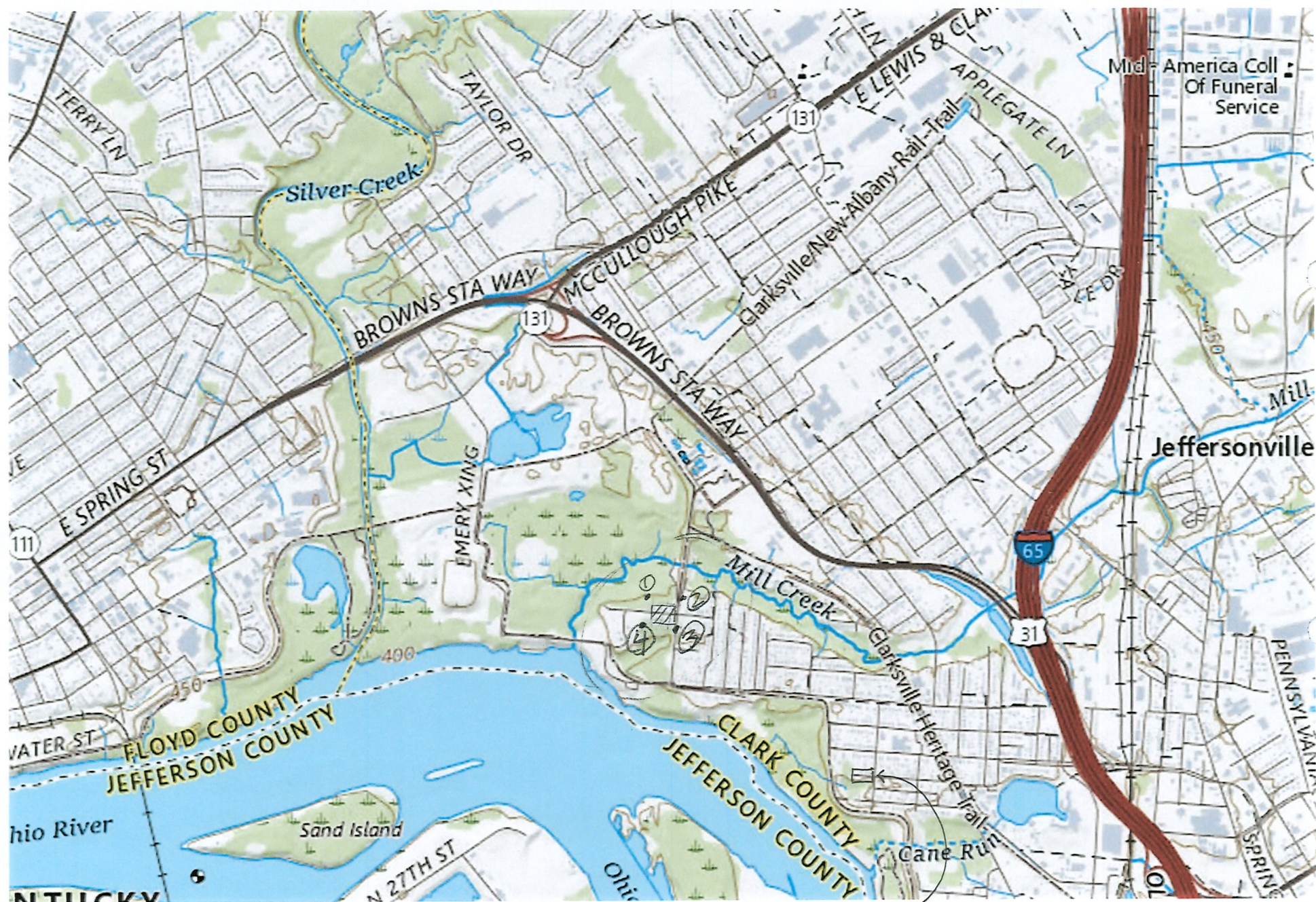
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

FRANCIS AVENUE
HISTORIC DISTRICT
CLARKSVILLE, INDIANA
NATIONAL REGISTER OF HISTORIC PLACES
SKETCH MAP



NC = NON-CONTRIBUTING
G = GARAGE, BARN, OR SHED
16 CONTRIBUTING BUILDINGS
10 NON-CONTRIBUTING BUILDINGS





NAD 83 UTM's
 ① 16 606934 4238864 ② 16 607103 4238860 NATIONAL REGISTER OF HISTORIC PLACES
 ③ 16 607096 4238864 ④ 16 606938 4238868 CLARKSVILLE - CLARK CO. IN



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0001



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0005



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0007



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0009



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0009



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0010



IN_ClarkCounty_FrancisAvenueHistoricDistrict_0012