



Background and Objectives

On October 4, 2103 ICF International was contracted to survey and assess the current status of the Civic Park Historic Residential District in Flint, Michigan. Specifically, ICF conducted a reconnaissance level survey to determine the number of extant contributors to the existing Civic Park Historic Residential District that was listed in the National Register of Historic Places (NR or National Register) in 1979. ICF's findings were mapped according to categories based on perceived exterior integrity and occupancy, including the identification of properties appearing individually eligible for listing in the NR or as contributors to newly delineated NR districts within the boundaries of the existing Civic Park district. ICF prepared a report that reviewed the original NR nomination and summarized the original significance of the district. Each block was photographed to document current conditions. Individual properties that are representative of current findings were photographed, including properties that exemplified levels of physical integrity (occupied and unoccupied), properties potentially individually eligible for NR listing and/or properties that contribute to newly delineated NR districts. The report also summarizes the survey findings, provides conclusions, and offers overall recommendations. If appropriate, ICF would also prepare the official NR forms to be submitted to the State Historic Preservation Officer (SHPO) and the Keeper of the NR necessary for decreasing the boundaries of the existing NR historic district.

Civic Park Historic Residential District

The Michigan History Division completed the NR nomination on November 1, 1978, and the Civic Park Historic Residential District was listed in the NR on September 7, 1979. At that time, Civic Park consisted of 950 original and 60 additional structures for a total of 1,010 properties (today there appear to be 1,015 parcels within the district). The historic district boundaries correspond to the original Civic Park development as first laid out in 1917 by Boston landscape architect William Pitkin. The National Register nomination text did not explicitly identify either a period of significance or eligibility criteria. However, the Michigan State Register listing for Civic Park (Site #P4280) identified a period of significance of 1901-1920, with significant dates of 1919-1920; the original development was built and completed within this two-year span.

A "self-contained workers community" according to the nomination text, Civic Park as built was funded by the Modern Housing Corporation (General Motors Corporation) and its controlling shareholder: the DuPont Company. The purpose of Civic Park was to house General Motors employees working at nearby factories. The New York architectural firm of Davis, McGrath and Kiesling designed the majority of original buildings, including 870 houses.¹ Aside from single family residences, Civic Park includes two small commercial areas, a large park, two churches, a Collegiate Gothic style school building adjacent to a large playing field, and a community center built shortly after the development itself. The original

¹ In 1917 a local consortium called the Civic Building Association originally hired William Pitkin and Davis, McGrath and Kiesling to design a 400-acre development that failed to materialize. As eventually built by the Modern Housing Corporation, Civic Park is the expanded, 680-acre version of this original plan.



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single family houses are based on 28 separate designs within 50' x 100' residential lots. House types were built in varying quantities. For example, the gambrel-roofed "Type A" residence was constructed 135 times – 13% of the housing stock. However, the Craftsman-inspired "Type W" residence was only constructed five times, or .5% of housing stock. Though similar in scale, the original homes consisted of a variety of styles that are essentially interpretations of Bungalow and Eclectic Colonial Revival designs. In addition to the 870 houses constructed by the Modern Housing Corporation, 80 houses were individually constructed at the same time by GM employees and others using their own plans. Another 40 dwellings post-date 1920, and were constructed as late as the 1940s. These combined 120 houses are interspersed throughout the development with styles including Tudor, Minimal Traditional, Spanish, Prairie, Four-Square, and Post-war Colonial. Size varies, with many of the individually built houses of a larger scale and standalone presence not seen with the original housing stock.

Civic Park appears to have been a thriving neighborhood from its creation through most of the 1970s. The threat of "deterioration as in most inner city neighborhoods" was acknowledged in the 1978 Civic Park NR nomination. Over the last twenty-five years, Civic Park building deterioration has greatly increased. This problem is exacerbated by the economic decline of the local automotive industry, the demolition of nearby GM factories, and subsequent population loss, leaving many Civic Park houses unoccupied and often abandoned.

Original Significance of Civic Park Historic Residential District

NR Criterion A: Although not explicitly referenced in the 1978 NR nomination significance statement for the Civic Park Historic Residential District, arguments within it point to the district's eligibility relative to NR Criteria A and C.² Therefore, it can be assumed that the Civic Park Historic Residential District (the Property) meets NR Criterion A for its important association with General Motors when, during the period 1919-1920, it constructed a residential tract of hundreds of dwellings specifically to house its factory workers. In meeting Criterion A, the original nomination states, "With the passage of time, Civic Park has gained significance as a well planned community that reflects the economic, political, and social power of a burgeoning automobile company in a turn-of-the-century industrial town."³ The nomination's significance statement concludes, "With its completion, Civic Park stood as an attractive and stable community of General Motors employees and as a reflection of the General Motors Corporation's powerful interest both in its own growth and the growth of Flint."⁴

NR Criterion C: As relates to architectural merit under National Register Criterion C, the relevant requirement is that the Property must embody the distinctive characteristics of a type, period, or

² National Register bulletin 16, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. NR Criterion A: "Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history."; Criterion C: "Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

³ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. 8. Statement of Significance.

⁴ Ibid. Continuation Sheet #20, Item Number 8, Page 10.



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method of construction.⁵ In meeting Criterion C, the 1978 nomination states, “Civic Park presents street after street of modest and well-built residences constructed in twenty-eight identifiable types [styles]. The residences are a visual reflection of a self-contained community with its own school, churches, community center, and small commercial areas.”⁶

In addition to the importance of Civic Park as emblematic of a large tract of worker housing conceived of and constructed by GM, in supporting the presence of a historic district the nomination states, “With twenty-eight types of homes repeated in Civic Park this continuous sense of rhythm, size, color, and texture is reinforced by the overall appearance of the residences. A strong visual statement is made, for example, by one type of Civic Park home that dominates the streetscapes [Architectural Style Type A].”⁷ It continues, “Within the District’s boundaries there is a visual continuity of rhythm, size, color and texture created by the 950 original homes”⁸ suggesting that the Property “possesses a significant concentration, linkage, [and] continuity ... of buildings ... united historically or aesthetically by plan or physical development.”⁹

Field Methodology

ICF architectural historians Peter Moruzzi and Daniel Paul surveyed, documented, and assessed the entirety of the Civic Park Historic Residential District over a three day period in October, 2013.

Day One (10/22/2013):

- PHOTO DOCUMENT EACH BLOCK IN CIVIC PARK
- PHOTO DOCUMENT REPRESENTATIVE BUILDINGS
- PHOTO DOCUMENT LANDSCAPE ELEMENTS

As per ICF's original scope of work, Peter Moruzzi and Daniel Paul began field work by photo documenting each block, preferably taken from an intersection looking down a given street. The overall character (as opposed to condition or integrity) of Civic Park appeared remarkably consistent, with the original house types, street layouts, and landscape elements visible throughout. Because of dense tree foliage, select groupings of houses and landscape design features were photographed along each block. ICF’s aim was to photo document streetscapes, house groupings, representative styles, levels of integrity, and condition levels for properties and landscape design elements on every street within the Civic Park Historic Residential District. In addition, instances of diverse design features such as the curving streets at the district’s southern portion, the two commercial corridors, and the horseshoe-type

⁵ National Register bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 17.

⁶ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. 7. Description.

⁷ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. Statement of significance. Continuation Sheet #1, Item Number 7, Page 2.

⁸ Ibid.

⁹ National Register bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 5.



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layout of Humboldt Avenue and Eastlawn streets near the school field, were photographed among other features. Please see photographs in Appendix C.

Day Two (10/23/2013):

- PHOTO DOCUMENT ADDITIONAL EXAMPLES
- DETERMINE OCCUPANCY
- EVALUATE INTEGRITY
- ASSIGN "STATUS CODES" TO EACH PROPERTY

ICF architectural historians are aware of the regional circumstance wherein abandoned buildings commonly beget more abandoned buildings. Therefore, a decision was made to note the presence of unoccupied and/or abandoned buildings on a parcel by parcel basis. Our assessment of what appears occupied versus unoccupied was strictly a curbside observation. We attempted to obtain electricity hook-up information to confirm the observations, but it was unavailable. Given the reconnaissance nature of our scope of work, observations were generally made via automobile and sometimes on foot.

In determining occupancy, we assumed that the property was unoccupied if a house was observed to be:

- 1) completely boarded-up;
- 2) partially covered with plywood but with multiple open windows;
- 3) missing entry features such as a porch or stairs leading to an elevated entrance;
- 4) substantially damaged due to fire or vandalism; or
- 5) a combination of any of the above.

We understand that houses within Civic Park exist at various levels of condition and it is not our intention to disrespect any Civic Park resident or homeowner if ICF mistakenly assumed vacancy.

Condition versus Integrity

Poor condition does not equate to poor integrity. This may be confusing as there is a common misconception that if a building is in poor condition then it has lost its historic significance. In fact, a neglected (or unoccupied) building in poor physical condition still might retain integrity. In Civic Park, missing siding, broken windows, sagging roofs, major concrete or masonry cracks, rotting wood members, sagging porches, peeling paint, or an unkempt landscape indicates a house in poor condition. Yet, if the shingles, window frames, porches, etc. are original and have not been replaced, then the house may still retain integrity. According to the National Register Bulletin, integrity is defined as "the ability of a property to convey its significance."¹⁰ Therefore, a building in poor condition that requires major structural repairs but nevertheless has experienced few alterations may continue to convey its significance.

¹⁰ National Register Bulletin 16, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Page 44.



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According to the NR Bulletin regarding how to evaluate the integrity of a property, “Historic properties either retain integrity (that is, convey their significance) or they do not.”¹¹ Following these guidelines, ICF architectural historians did not assess integrity using a sliding scale; integrity was either present or it was not.

Defining Integrity

The National Register Bulletin states “To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity.”¹² The Bulletin identifies seven aspects or qualities of integrity that, in various combinations, define integrity. They are: location, design, setting, materials, workmanship, feeling and association. “To retain integrity, a property will always possess several, and usually most, of the aspects.”¹³

The seven aspects are defined as follows:

Location: Location is the place where the historic property was constructed or the place where the historic event occurred.

Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting: Setting is the physical environment of a historic property.

Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling: Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time.

Association: Association is the direct link between an important historic event or person and a historic property.

According to the NR Bulletin, “a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).”¹⁴

¹¹ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 44.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid. Page 46.



Integrity, Occupancy, and Status Codes

On the second day of field work, ICF architectural historians traversed the entire Civic Park district in order to assign “status codes” to each property as follows:

V = Vacant

IO = Retains integrity, appears occupied

IU = Retains integrity, appears unoccupied

NIO = Does not retain integrity, appears occupied

NIU = Does not retain integrity, appears unoccupied

NRHPI = Appears individually eligible for National Register

NRHPC = Contributor to a National Register District

It should be noted that each assigned status code was based upon exterior, street side observation only. Through discussions with city and county officials, and random field observation of unoccupied and accessible dwellings by the ICF architectural historians in Civic Park, it was assumed that unoccupied houses have generally been stripped all of all metal, including pipes, wiring, furnaces, heaters, hardware, faucets, and light fixtures, among other elements.

As relates to house interiors, the loss of most or all metal has substantially compromised four of the seven aspects of integrity: *design, materials, workmanship, and feeling*. In addition, open or broken windows have allowed precipitation to penetrate many of the interiors of unoccupied houses, sometimes for many years, resulting in substantial damage to wood, plaster, and other materials. As a result, it is common to find houses where the exterior appears to retain physical integrity while the interior does not. Nonetheless, despite the presumed loss of interior integrity in such cases, ICF assigned the status code “IU” (Retains Integrity, Appears Unoccupied) to such dwellings based upon retention of exterior integrity.

The scope of work did not entail that a photograph be taken of each property. However, the architectural historians took photographs of many properties so as to document the wide variety of styles, condition, integrity, occupancy, individual significance, and potential contributors to newly delineated NR historic districts.

Evaluating Integrity in Civic Park

In 1981, a Home Preservation Manual was prepared for Civic Park by local architects and planners as part of the Flint Neighborhood Improvement and Preservation Project.¹⁵ The introductory letter by then-Mayor James W. Rutherford stated that the goal of the Civic Park Historic Preservation Manual (HPM) was “...to help retain the architectural character of this National Historic Community.”¹⁶ And, “The goal of the HPM is to define those architectural elements of Civic Park homes which must be

¹⁵ “Civic Park Home Preservation Manual,” prepared by Tomblinson, Harburn, Yurk & Associates Incorporated Architects and Planners and William Kessler & Associates for the Flint Neighborhood Improvement and Preservation Project, Inc. and the City of Flint. Funded by a grant from the Charles Stewart Mott Foundation. 1981.

¹⁶ Ibid. Introductory letter by Flint Mayor James W. Rutherford.



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preserved in order to maintain the visual and historic character and integrity of the neighborhood.”¹⁷ The 125 page HPM is exceptionally detailed in its technical description of how to maintain, repair, or replace exterior architectural elements for Civic Park’s houses. These recommendations are based upon the government’s standards for the preservation of historic neighborhoods as defined by the Secretary of the Interior (i.e. the Standards).¹⁸

A summary on page 9 of the Civic Park Historic Preservation Manual “defines the architectural and community elements of Civic Park which must be preserved in order to maintain the historic character and integrity of the neighborhood.”¹⁹

1. Neighborhood Identification such as signs, banners, street lights or individual home placards should be placed to mark the boundaries of Civic Park and increase the awareness of visitors and residents that they are in a historic neighborhood.
2. Open spaces originally planned as parks should not only be maintained, but enhanced. Tennis courts, walking paths, playlots and neighborhood garden plots could be built; streets, curbs and boulevards should be maintained.
3. Additions to a Civic Park house should be limited to the rear. This preserves the original rhythm of the street, which has houses equally spaced apart, and preserves three historically important facades.
4. Garages and building additions should be built in a design which is sensitive to the style of the house in scale, form, color and material.
5. Fences should be wood, not metal, and be located in the rear yard, not the front. Color should blend with the color and design of the house.
6. Driveways, sidewalks and any other paving should be well-maintained concrete or asphalt surfaces.
7. Architectural style as defined by proportion, scale, massing, and texture of each house is a fundamental determinant of the character of Civic Park.
8. Structural systems should be maintained dry and insect-free.
9. Roof forms, including dormers, exposed rafters and eave details should not be altered or covered up.
10. Slate roofs should be preserved and restored.
11. Brick chimneys should be maintained and preserved.

¹⁷ Ibid. Manual Introduction, page 7.

¹⁸ Ibid.

¹⁹ Ibid. Manual Summary, page 9.



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12. Gutters and downspouts are important functional elements which should be maintained in order to protect the other building materials.
13. Wood, brick or stucco siding should be preserved or restored to its original conditions.
14. Aluminum or vinyl siding should not be installed. This is a cover-up of the original materials so important to the character of Civic Park. Often the installation of siding encourages such problems as moisture, rot and insect attack.
15. Windows should be preserved or restored and their original placement, design and material retained.
16. Storm windows and doors should be wood.
17. Awnings should be canvas and color coordinated with the house and trim paint.
18. Porches should be preserved or restored to their original materials and design including railings, columns, trellis work and color.
19. Concrete or concrete block foundations should not be painted or covered.
20. Paint colors should be selected from the palette of original colors.
21. Energy conservation measures should be used which do not alter the original design. This might include: planting trees for shade, attic insulation, sealing cracks and installing energy-conserving equipment.

In assessing the current integrity of buildings in Civic Park, ICF architectural historians were mindful of the guidelines and recommendations provided in the Civic Park Historic Preservation Manual, particularly the statement that "...the architectural and community elements of Civic Park which must be preserved in order to maintain the historic character and integrity of the neighborhood."²⁰

For the Civic Park tract as a whole, the general historic setting – single family houses in rows along tree-lined streets – was consistent and intact. In addition, the materials, workmanship, design, and feeling of the district's landscape features – street width, curbs, and medians – appear to retain integrity. In contrast, a pervasive loss of physical integrity for many of the dwellings within Civic Park is apparent at the individual property level.

Although a building's form and massing were perceived as essential physical features, their existence alone without considering other aspects of integrity did not convey significance. During the site visit, ICF did not observe a substantial number of alterations to overall form and massing of houses within Civic Park. But, to clarify, if room additions were visible on the front or the sides of a building (as opposed to the rear of a property), then such changes were considered a substantial alteration.²¹ To convey

²⁰ Ibid. Manual Summary, page 9.

²¹ Page 113 of the Civic Park HPM includes this guideline "...all building additions should be limited to the rear of the house. This preserves three of the four historic facades of the house as well as the rhythm of the streetscape."



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integrity, not only was the presence of form and massing required, ICF's architectural historians substantially relied on the presence or lack of smaller-scale design features that convey the design intentions of Civic Park's original architects in 1919 and 1920, and those that designed buildings after that period.

Understanding that replacing siding is common for the regional climate, substitute siding, if it appeared to simulate or match the building's original siding design, was considered to be an acceptable alteration, even if it was of a non-historic material. In addition, substitute siding was deemed acceptable if it appeared to have occurred over 50 years ago, the time frame typically associated with a design change having achieved significance in its own right. However, if new uniform siding was applied over the entirety of the building that did not simulate or match the original – such as asbestos or vinyl – then this was considered a loss of integrity.²² Similarly, if siding or other alterations appeared to have subsumed important design features such as extended rafter tails, brackets, surrounds, or ornamental detailing, then this was considered a significant integrity loss.²³

Because plywood-covered doors and/or windows are not historically accurate features, they are treated as alterations. But this by itself did not render loss of integrity. However, if plywood-covered openings were present in concert with other alterations such as insensitive recladding or the loss of a porch, then integrity of the building was deemed lost. And, if a porch was entirely missing, this was considered a substantial loss of integrity.²⁴

The original doors and windows of Civic Park houses were made of wood. Many of the windows were double-hung. According to the Civic Park HPM, "In Civic Park, the preservation of the doors and windows cannot be overstressed."²⁵ ICF's architectural historians observed the number of original versus non-original doors and windows in evaluating integrity. If a majority of windows visible from the public right-of-way were original, then integrity was generally assumed. However, if a majority of windows and the front door had been replaced, then this architectural element lacked integrity.

A building would be deemed to lack integrity by ICF architectural historians given a combination of various alterations that together substantially compromised integrity of design, materials, workmanship, and feeling. For example, a combination of altered/replaced windows, substitute siding, and enclosed/altered porch would result in a finding that a property lacked integrity.

²² Page 69 of the Civic Park HPM states "Aluminum and asbestos siding destroy the integrity of the exterior of the Civic Park house." Page 71 of the Civic Park HPM includes these statements "...the disadvantages of asbestos, vinyl or aluminum siding far outnumber their advantages. This is particularly true in historic buildings where the preservation of the original siding material is so important. Substitute siding is often installed in order to increase property values. This may be true in non-historic neighborhoods. In Civic Park, however, substitute siding decreases the historic value and therefore the property value of a home. Substitute siding should not be installed. The original siding should be restored. Substitute siding which is already in place should be removed and the original siding below repaired and restored."

²³ Page 9 of the Civic Park HPM "Roof forms, including dormers, exposed rafters and eave details should not be altered or covered up."

²⁴ Page 98 of the Civic Park HPM "Many of the porches have been enclosed; details removed; wood columns and railings have been replaced with 'wrought iron' or the porches removed.... Some porches have been enclosed which are sensitive to the original architecture (maintaining columns, rails and trellis work). Porch enclosures have been used to add floor area and recently to provide a buffer from winter cold. Such enclosures are practical and can maintain the original porch features...."

²⁵ Page 90 of the Civic Park HPM.



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The loss of standalone garages was not a factor against integrity because garages were not original to the original houses constructed in 1919-1920.²⁶ The visible presence of original slate roofs, which were once a feature of 60% of the early houses, was an important element in establishing integrity.²⁷

Day 3 (10/24/2013):

- IDENTIFY NR ELIGIBLE PROPERTIES
- IDENTITY POTENTIAL CONTRIBUTORS TO NEWLY DELINEATED NR HISTORIC DISTRICTS
- PHOTO DOCUMENT NR ELIGIBLE PROPERTIES AND DISTRICTS

On the third day of field work, ICF architectural historians drove the entire district for a third time to identify individually eligible NR properties and newly delineated NR historic district groupings.

ICF utilized the NR Bulletin guidelines in identifying properties appearing individually eligible for NR listing. The guidelines stipulate that properties listed in the NR possess historic significance and integrity. Although not explicitly stated in the original 1978 nomination, the relevant NR criteria associated with establishing significance for Civic Park appeared to be A and C. Civic Park met Criterion A for its important association with General Motors when, during the period 1919-1920, it constructed a residential tract of hundreds of dwellings specifically to house its factory workers.²⁸ In meeting Criterion C, the 1978 nomination stated that “with twenty-eight types of homes repeated in Civic Park [a] continuous sense of rhythm, size, color, and texture is reinforced by the overall appearance of the residences. A strong visual statement is made, for example, by one type of Civic Park home that dominates the streetscapes [Architectural Style Type A].”²⁹ It should be noted that the original NR nomination concludes with the statement, “With its completion, Civic Park stood as an **attractive** and **stable community** of General Motors employees and as a reflection of the General Motors Corporation’s powerful interest both in its own growth and the growth of Flint.” [Emphasis added.]

In addition to meeting at least one of the significance criteria necessary for listing in the National Register, “Integrity must also be evident through historic qualities including location, design, setting, materials, workmanship, feeling, and association.”³⁰ This is particularly important in assessing properties within Civic Park where ICF has assessed that four of the seven aspects of integrity (*design, materials, workmanship* and *feeling*) have been compromised in 41% of the properties (occupied and unoccupied), not including the 13% of properties now consisting of vacant parcels.³¹ In addition, 43% of the dwellings in Civic Park appear unoccupied, not including the vacant parcels.³²

²⁶ “Civic Park Home Preservation Manual,” prepared by Tomblinson, Harburn, Yurk & Associates Incorporated Architects and Planners and William Kessler & Associates for the Flint Neighborhood Improvement and Preservation Project, Inc. and the City of Flint. Funded by a grant from the Charles Stewart Mott Foundation. 1981. Page 12.

²⁷ Pages 75-80 of the Civic Park HPM.

²⁸ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. Statement of significance.

²⁹ Ibid. Continuation Sheet #1, Item Number 7, Page 2.

³⁰ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service.

³¹ See “Findings” section of this report.

³² Ibid.



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Therefore, in identifying individually eligible properties, the building must not only meet Criteria A or C, but also possess integrity. As described above, the interiors of the great majority of unoccupied properties in Civic Park have experienced the loss of most metal elements with many interiors also having been exposed to rain or snow, substantially compromising integrity of design, materials, workmanship, and feeling. As a result, it is common to find houses where the exterior appears to retain physical integrity while the interior does not. Given these circumstances, ICF's architectural historians chose to identify as individually eligible for the NR only those properties retaining both exterior and interior integrity suggesting a continuity of historic use, which, in practice, meant properties that were currently occupied. Further, for a property to qualify, ICF believed that it should represent an excellent example of its particular architectural style to ensure that only "the best of the best" were selected.

Under ICF's scope of work, its architectural historians also sought to identify significant concentrations of properties that would form smaller historic districts within the boundaries of the existing National Register Civic Park Historic Residential District. Given that the Civic Park properties are already contributors to the National Register District, these smaller groupings would retain their National Register status but within newly delineated boundaries.

In locating these smaller districts the National Register Bulletin requires the presence of a significant concentration of buildings united historically or aesthetically by plan or physical development.³³ In addition, the Bulletin requires that "the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole."³⁴ Therefore, in maintaining consistency with its approach in identifying individually eligible properties, ICF selected potential district contributors that retained not only exterior integrity but also interior integrity, necessitating current occupancy.³⁵

Please see Table 1 for a list of individually eligible properties and contributors to the newly delineated National Register historic districts.

Findings

Please refer to Figure A depicting the current status of Civic Park Historic Residential District in map form. Table 1 lists all of the properties within the National Register district and their status codes.

The following "status codes" were utilized in assessing properties in the field:

V = Vacant

³³ National Register Bulletin 16, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Page 5.

³⁴ National Register Bulletin 16, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Page 5.

³⁵ This requirement of occupancy did not apply to the newly delineated National Register District containing the entirety of the locally designated historic district that includes a number of unoccupied dwellings.



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NRHPI = Appears individually eligible for National Register
NRHPC = Contributor to a National Register District

The following are ICF's findings in numerical form:

Total properties = 1015

IO = 237 properties: 23% of total

IU = 229 properties: 23% of total

IO + IU (i.e. retain integrity) = 46%

NIO = 202 properties: 20% of total

NIU = 214 properties: 21% of total

V = 133: 13% of total

V + NIO + NIU (i.e. vacant, occupied, and unoccupied properties lacking integrity) = 54%

V + IU + NIU (i.e. vacant and unoccupied properties) = 57%

IO + NIO (i.e. occupied properties) = 43%

In summary, only 46% of the properties within the NR-listed district retain integrity. It is important to recall that the goal of the Civic Park Home Preservation Manual was "... to define those architectural elements of Civic Park homes which must be preserved in order to maintain the visual and historic character and integrity of the neighborhood."³⁶ If these were the stated goals of the City and HPM in 1981, it can be argued that the visual and historic character and integrity of Civic Park have been largely lost since that time.

According to the NR Bulletin, "For a district to retain integrity as a whole, the **majority** of the components that make up the district's historic character **must possess integrity** even if they are individually undistinguished." In addition, the relationships among the district's components must be substantially unchanged since the period of significance."³⁷ [Emphasis added.] Despite the retention of landscape features and the original tract plan, Civic Park Residential Historic District no longer appears to retain integrity as a whole because a majority of components (54%) that make up the district's historic character no longer possess integrity.³⁸ As relates to the relationships among the district's components, this report reveals that they have substantially changed since the 1901-1920 period of

³⁶ Ibid. Manual Introduction, page 7.

³⁷ National Register Bulletin 16, "How to Apply the National Register Criteria for Evaluation." U.S. Department of the Interior, National Park Service. Page 46.

³⁸ 41% of the buildings have lost integrity and 13% consist of now-vacant parcels, for a total of 54%.



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significance due to the loss of physical integrity of a majority of the original contributors to the National Register district.

The NR Bulletin continues, “A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment”³⁹ and, “A component of a district cannot contribute to the significance if it has been substantially altered since the period of the district’s significance or it does not share the historic associations of the district.”⁴⁰ While the components of Civic Park Historic Residential District continue to share the historic associations of the district, the current survey has shown, due to alterations, that over half (54%) of the properties in Civic Park Historic Residential District have lost integrity such that the district no longer conveys the sense of the historic environment that existed in 1901-1920, the period of the district’s significance.

The NR Bulletin related to amending national register forms under the heading “Removing a Property from the National Register” states, “Under very special circumstances, such as deterioration or loss of historic integrity, a property can be removed from the National Register. These circumstances are explained in 36 CFR Part 60.”⁴¹ NRHP Title 36 CFR Part 60.15 specifies “(a) Grounds for removing properties from the National Register are as follows: (1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed....”⁴² Upon completing its study of the current status of Civic Park, ICF concludes that due to deterioration and loss of historic integrity, the qualities which caused Civic Park Historic Residential District to be listed in the NRHP in 1979 appear to have been lost or destroyed.

In meeting NR Criterion C, the 1978 nomination states, and the current survey confirms, “Civic Park presents street after street of modest and well-built residences constructed in twenty-eight identifiable types [styles]. The residences are a visual reflection of a self-contained community with its own school, churches, community center, and small commercial areas.”⁴³ However, according to the Bulletin, “To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity.”⁴⁴ The Description section of the 1978 National Register nomination for Civic Park states, “Though faced with the constant threat of deterioration as in most inner city neighborhoods, Civic Park still is considered a highlight of Flint’s housing stock and remains a well-maintained community with few unsympathetic architectural intrusions.”⁴⁵ It appears sadly evident that the potential threat of Civic Park’s housing stock deteriorating as forewarned in 1978 has unfortunately been realized in 2013. Similarly, it can be argued

³⁹ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 46.

⁴⁰ Ibid.

⁴¹ National Register Bulletin, “How to Complete the National Register Registration Form” VI. Amending National Register Forms. Page 72.

⁴² National Register of Historic Places Title 36 CFR 60.15(a)(1) Note 36 CFR 60.15(4)(b) “Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.” This specifically applies to Civic Park Historic Residential District, which was listed in the National Register in 1979.

⁴³ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. 7. Description.

⁴⁴ National Register Bulletin 16, “How to Apply the National Register Criteria for Evaluation.” U.S. Department of the Interior, National Park Service. Page 44.

⁴⁵ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. Description. Page 1.



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that despite the best efforts of Civic Park property owners and residents, the Genesee County Land Bank, the City of Flint and others, Civic Park no longer remains a well-maintained community. As a result, due to extensive exterior alterations, a majority of Civic Park's properties have lost integrity of materials, workmanship, design, and feeling. Therefore, due to the loss of physical integrity, Civic Park Historic Residential District no longer meets National Register Criterion C.

Returning to the 1978 nomination, it can be interpreted that Civic Park met NR Criterion A for its important association with General Motors when, during the period 1919-1920, it constructed a residential tract of hundreds of dwellings specifically to house its factory workers. In meeting Criterion A, the original nomination states, "With the passage of time, Civic Park has gained significance as a well planned community that reflects the economic, political, and social power of a burgeoning automobile company in a turn-of-the-century industrial town."⁴⁶ The nomination's significance statement concludes, "With its completion, Civic Park stood as an attractive and stable community of General Motors employees and as a reflection of the General Motors Corporation's powerful interest both in its own growth and the growth of Flint."⁴⁷

The current study finds that, under Criterion A, the majority (54%) of the properties within the district no longer convey the qualities that justified its inclusion in the NR in 1979. Because of substantial alterations over time and because of deteriorated conditions that resulted from lack of occupancy, most of the district no longer conveys "an attractive and stable community of General Motors employees" as it originally did during the period of significance and as it still did when the district was listed in the NR in 1979. It is also noteworthy, that with the demolition of GM's original factories, the direct association of the property with its significant event (Civic Park as purpose-built housing for GM factory workers) has been erased.

Conclusion

A property must not only be shown to be significant under the NR criteria, but it also must have integrity. As has been shown, due to the loss of five of the seven aspects of integrity (*materials, workmanship, design, feeling, and association*), Civic Park Historic Residential District no longer meets the criteria under which it was originally listed.

Recommendations

The current study has shown that the majority of properties located east of Forest Hill Avenue – with important exceptions – have lost integrity as depicted in Figure A. However, west of Forest Hill Avenue (inclusive) and south of W Dayton Street are found many examples of dwellings that retain integrity. In addition, most of the houses facing W Hamilton Avenue to N Chevrolet Avenue also retain integrity, and several small pockets of residences exist on W Paterson Street between N Chevrolet Avenue and Mount

⁴⁶ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. 8. Statement of Significance.

⁴⁷ Ibid. Continuation Sheet #20, Item Number 8, Page 10.



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Elliott, and on either side of W Dayton Street between Proctor Avenue and N Chevrolet Avenue with a cluster along the 2500 block of N Chevrolet Avenue that retain substantial integrity.

It happens that within the boundaries of the Civic Park Historic Residential District occurs a smaller concentration of properties locally designated by the City of Flint known as the “Civic Park Local District” that contains many of these properties. Located in the western half of the tract, the Civic Park Local District is bounded roughly by W Jackson Avenue, Humboldt Avenue, Forest Hill Avenue and Greenway Avenue and contains 137 properties. Based up its findings, ICF recommends that the Civic Park Local District plus the area south to Welch Boulevard west of Lloyd Street and Forest Hill Avenue, and including most of the properties on either side of W Hamilton Avenue Street east to N Chevrolet Avenue, become the new boundaries of a National Register district in Civic Park. It would be called “West Civic Park Historic District” and contain 212 properties representing a sufficient number of buildings to adequately illustrate the many architectural types and styles found throughout the original National Register Historic District.

The 1978 nomination emphasizes that Civic Park is “... a self-contained community with its own school, churches, community center, and small commercial areas.”⁴⁸ By including all of the building types represented in the original Civic Park NR district – the Civic Park Community School, The Master’s Church, Bassett Park, Haskell Community Center, and the commercial cluster along W Dayton Street Place – this newly delineated district would remain the self-contained community highlighted in the nomination.

The relevant legislation for formally changing boundaries of properties listed in the National Register is Title 36 CFR Part 60.14(a)(2) where it states “Four justifications exist for altering a boundary: Professional error in the initial nomination, **loss of historic integrity**, recognition of additional significance, additional research documenting that a larger or smaller area should be listed. ... No diminution of a boundary should be recommended unless the properties being removed do not meet the National Register criteria for evaluation.” [Emphasis added.] In the case of the Civic Park district, the relevant requirement is “loss of historic integrity” that has led to the district no longer meeting the National Register criteria under which it was originally listed.

Based upon its findings, ICF recommends that the boundaries of the West Civic Park Historic District identified above, and two other groupings, become the newly delineated boundaries of National Register historic districts as depicted in Figure B. Given that all of these properties are already contributors to the existing National Register-designated Civic Park Historic Residential District, a change in boundaries – following National Register guidelines – will accomplish such a goal.

The second newly delineated district contains properties on both sides of W Dayton Street between Proctor Avenue and N Chevrolet Avenue plus a row of houses on the east side of N Chevrolet Avenue between W Dayton Street and W Rankin Street. It would be called “Dayton Street Historic District.” This

⁴⁸ NRHP Nomination Form for Civic Park Historic Residential District. Summer, 1978. Description. Page 1.



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grouping of 14 properties includes the Joy Tabernacle Church. The third district, named “Paterson Street Historic District,” is a row of five houses on the south side of W Paterson Street between N Chevrolet Avenue and Mount Elliott.

Together, the three newly delineated groupings contain a majority of properties retaining integrity (154 out of 237, or 69%).

Another highlight of this study is the presence of 14 properties that appear individually eligible for National Register listing as identified by ICF’s architectural historians, seven of which are also contributors to the newly delineated districts. The remaining seven are scattered throughout Civic Park. See Table 1 for street addresses.

Based upon the findings of the survey, only a minority (46%) of Civic Park’s properties retain adequate integrity within the original NR district boundary. However, a majority of the properties (69%, or 154 out of 237) retain integrity within the recommended NR district boundaries, and would continue to demonstrate the qualities that justified the listing in the National Register in 1978.



Table 1 – Findings. Assessment of Civic Park Properties

Table 1 Findings - Assessment of Civic Park Properties

StreetAddress	APN	CurrentStatus	CurrentStatus2
2302 BASSETT PL	4002401017	IO	
2310 BASSETT PL	4002401016	V	
2314 BASSETT PL	4002401015	NIU	
2318 BASSETT PL	4002401014	NIO	
2322 BASSETT PL	4002401013	NIO	
2326 BASSETT PL	4002401011	IO	
2330 BASSETT PL	4002401010	NIO	
2402 BASSETT PL	4002401008	IO	
2406 BASSETT PL	4002401007	NIO	
2410 BASSETT PL	4002401006	NIO	
2414 BASSETT PL	4002401005	NIO	
2418 BASSETT PL	4002401004	IO	
2422 BASSETT PL	4002401003	NIO	
2426 BASSETT PL	4002401002	IO	
2430 BASSETT PL	4002401001	IO	
1680 N CHEVROLET AVE	4011227001	NIO	
1710 N CHEVROLET AVE	4002482010	IO	
1714 N CHEVROLET AVE	4002482009	IO	
1715 N CHEVROLET AVE	4002481023	IU	
1717 N CHEVROLET AVE	4002481021	NIU	
1718 N CHEVROLET AVE	4002482008	NIU	
1721 N CHEVROLET AVE	4002481020	IU	
1722 N CHEVROLET AVE	4002482007	NIO	
1801 N CHEVROLET AVE	4002481019	IU	
1802 N CHEVROLET AVE	4002482006	IU	
1805 N CHEVROLET AVE	4002481018	V	
1809 N CHEVROLET AVE	4002481017	NIU	
1916 N CHEVROLET AVE	4002478021	V	
1919 N CHEVROLET AVE	4002477030	NIU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1920 N CHEVROLET AVE	4002478020	IU	
2001 N CHEVROLET AVE	4002477029	NIO	
2002 N CHEVROLET AVE	4002478019	NIU	
2005 N CHEVROLET AVE	4002477028	V	
2006 N CHEVROLET AVE	4002478018	NIU	
2009 N CHEVROLET AVE	4002477027	NIU	
2010 N CHEVROLET AVE	4002478017	NIO	
2013 N CHEVROLET AVE	4002477026	NIO	
2014 N CHEVROLET AVE	4002478016	IU	
2017 N CHEVROLET AVE	4002477025	NIO	
2018 N CHEVROLET AVE	4002478015	IO	
2101 N CHEVROLET AVE	4002477024	NIO	
2102 N CHEVROLET AVE	4002478014	NIO	
2105 N CHEVROLET AVE	4002477022	V	
2106 N CHEVROLET AVE	4002478013	V	
2109 N CHEVROLET AVE	4002477021	IO	
2110 N CHEVROLET AVE	4002478011	IU	
2113 N CHEVROLET AVE	4002477020	IO	
2114 N CHEVROLET AVE	4002478010	IU	
2117 N CHEVROLET AVE	4002477019	NIO	
2118 N CHEVROLET AVE	4002478008	V	
2151 N CHEVROLET AVE	4002477018	IU	
2152 N CHEVROLET AVE	4002478007	NIO	
2155 N CHEVROLET AVE	4002477017	V	
2156 N CHEVROLET AVE	4002478006	NIU	
2213 N CHEVROLET AVE	4002427029	IU	
2214 N CHEVROLET AVE	4002428014	IU	
2217 N CHEVROLET AVE	4002427028	NIU	
2218 N CHEVROLET AVE	4002428013	IU	
2221 N CHEVROLET AVE	4002427026	V	
2224 N CHEVROLET AVE	4002428012	NIU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2225 N CHEVROLET AVE	4002427025	V	
2226 N CHEVROLET AVE	4002428011	IU	
2229 N CHEVROLET AVE	4002427024	V	
2230 N CHEVROLET AVE	4002428010	IO	
2233 N CHEVROLET AVE	4002427023	NIU	
2234 N CHEVROLET AVE	4002428009	NIU	
2301 N CHEVROLET AVE	4002427022	NIU	
2302 N CHEVROLET AVE	4002428008	IU	
2305 N CHEVROLET AVE	4002427021	NIU	
2306 N CHEVROLET AVE	4002428007	IU	
2309 N CHEVROLET AVE	4002427020	NIO	
2310 N CHEVROLET AVE	4002428006	IU	
2313 N CHEVROLET AVE	4002427019	V	
2314 N CHEVROLET AVE	4002428005	IO	
2400 N CHEVROLET AVE	4002428004	IO	
2401 N CHEVROLET AVE	4002427018	NIU	
2405 N CHEVROLET AVE	4002427017	IO	
2408 N CHEVROLET AVE	4002428003	NIU	
2409 N CHEVROLET AVE	4002427016	NIU	
2413 N CHEVROLET AVE	4002427015	NIO	
2416 N CHEVROLET AVE	4002428001	V	
2502 N CHEVROLET AVE	4002283017	IO	
2505 N CHEVROLET AVE	4002282018	IO	NRHPC
2506 N CHEVROLET AVE	4002283016	V	
2510 N CHEVROLET AVE	4002283015	NIU	
2514 N CHEVROLET AVE	4002283014	IO	NRHPC
2517 N CHEVROLET AVE	4002282017	IO	NRHPC
2518 N CHEVROLET AVE	4002283013	IO	NRHPC
2521 N CHEVROLET AVE	4002282016	NIO	
2522 N CHEVROLET AVE	4002283011	IO	NRHPC
2525 N CHEVROLET AVE	4002282015	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2526 N CHEVROLET AVE	4002283010	IO	NRHPC
2529 N CHEVROLET AVE	4002282014	IO	
2530 N CHEVROLET AVE	4002283008	IO	NRHPC
2533 N CHEVROLET AVE	4002282013	V	
2534 N CHEVROLET AVE	4002283007	IO	NRHPC
2539 N CHEVROLET AVE	4002282005	NIO	
2540 N CHEVROLET AVE	4002283001	NIO	
2602 N CHEVROLET AVE	4002279018	IO	
2603 N CHEVROLET AVE	4002276065	NIO	
2601 COLBY ST	4002181018	NIU	
2602 COLBY ST	4002251010	IO	
2605 COLBY ST	4002181017	NIU	
2606 COLBY ST	4002251009	V	
2609 COLBY ST	4002181016	V	
2610 COLBY ST	4002251008	NIU	
2613 COLBY ST	4002181014	NIU	
2614 COLBY ST	4002251007	NIU	
2617 COLBY ST	4002181013	NIU	
2618 COLBY ST	4002251006	V	
2621 COLBY ST	4002181012	NIU	
2622 COLBY ST	4002251005	IU	
2625 COLBY ST	4002181011	V	
2626 COLBY ST	4002251004	NIU	
2629 COLBY ST	4002181010	IU	
2630 COLBY ST	4002251003	NIO	
2633 COLBY ST	4002181019	IO	
2634 COLBY ST	4002251002	IU	
1109 W DARTMOUTH ST	4002255003	IO	
1201 W DARTMOUTH ST	4002254002	NIU	
1202 W DARTMOUTH ST	4002207026	V	
1206 W DARTMOUTH ST	4002207025	IU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1209 W DARTMOUTH ST	4002254001	IU	
1210 W DARTMOUTH ST	4002207024	NIO	
1214 W DARTMOUTH ST	4002207023	NIU	
1218 W DARTMOUTH ST	4002207022	NIO	
1222 W DARTMOUTH ST	4002207021	IU	
1301 W DARTMOUTH ST	4002253005	IO	
1302 W DARTMOUTH ST	4002207020	V	
1305 W DARTMOUTH ST	4002253004	IU	
1306 W DARTMOUTH ST	4002207019	NIU	
1309 W DARTMOUTH ST	4002253003	NIU	
1310 W DARTMOUTH ST	4002207018	IU	
1313 W DARTMOUTH ST	4002253002	IU	
1314 W DARTMOUTH ST	4002207017	NIO	
1317 W DARTMOUTH ST	4002253043	V	
1318 W DARTMOUTH ST	4002207016	IO	NRHPI
1322 W DARTMOUTH ST	4002207014	V	
1326 W DARTMOUTH ST	4002207013	IU	
1401 W DARTMOUTH ST	4002177018	IU	
1402 W DARTMOUTH ST	4002132033	NIO	
1405 W DARTMOUTH ST	4002177017	IU	
1406 W DARTMOUTH ST	4002132032	IO	
1409 W DARTMOUTH ST	4002177016	IO	
1410 W DARTMOUTH ST	4002132031	NIO	
1501 W DARTMOUTH ST	4002177015	IO	
1502 W DARTMOUTH ST	4002132030	NIU	
1505 W DARTMOUTH ST	4002177013	NIO	
1506 W DARTMOUTH ST	4002132029	NIO	
1509 W DARTMOUTH ST	4002177012	IU	
1510 W DARTMOUTH ST	4002132028	V	
1513 W DARTMOUTH ST	4002177011	NIU	
1514 W DARTMOUTH ST	4002132027	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1517 W DARTMOUTH ST	4002177038	NIU	
1518 W DARTMOUTH ST	4002132026	IO	NRHPI
1521 W DARTMOUTH ST	4002177009	NIO	
1522 W DARTMOUTH ST	4002132024	NIU	
1525 W DARTMOUTH ST	4002177008	IU	
1526 W DARTMOUTH ST	4002132034	NIO	
1529 W DARTMOUTH ST	4002177007	NIU	
1530 W DARTMOUTH ST	4002132022	NIU	
1533 W DARTMOUTH ST	4002177006	IO	
1534 W DARTMOUTH ST	4002132021	NIU	
1601 W DARTMOUTH ST	4002177005	V	
1602 W DARTMOUTH ST	4002132020	IU	
1605 W DARTMOUTH ST	4002177004	V	
1606 W DARTMOUTH ST	4002132035	NIO	
1609 W DARTMOUTH ST	4002177003	IO	
1610 W DARTMOUTH ST	4002132018	NIO	
1001 W DAYTON ST	4002426003	IU	NRHPC
1002 W DAYTON ST	4002281022	IU	NRHPC
1005 W DAYTON ST	4002426002	IO	NRHPC
1006 W DAYTON ST	4002281021	IO	NRHPC
1009 W DAYTON ST	4002426001	IO	NRHPC
1010 W DAYTON ST	4002281019	NIO	
1101 W DAYTON ST	4002405004	IU	
1102 W DAYTON ST	4002259025	IO	
1105 W DAYTON ST	4002405003	NIU	
1106 W DAYTON ST	4002259024	NIU	
1109 W DAYTON ST	4002405002	NIU	
1110 W DAYTON ST	4002259023	NIU	
1113 W DAYTON ST	4002405001	IU	
1114 W DAYTON ST	4002259022	NIU	
1201 W DAYTON ST	4002404004	V	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1202 W DAYTON ST	4002258021	IO	
1205 W DAYTON ST	4002404003	IU	
1206 W DAYTON ST	4002258022	IU	
1209 W DAYTON ST	4002404002	IU	NRHPC
1210 W DAYTON ST	4002258019	IU	NRHPC
1214 W DAYTON ST	4002258018	NIU	NRHPC
1216 W DAYTON ST	4002258017	NIU	NRHPC
1301 W DAYTON ST	4002403038	IU	NRHPC
1313 W DAYTON ST	4002403042	IU	NRHPC
1325 W DAYTON ST	4002403043	IO	NRHPC
1333 W DAYTON ST	4002403039	IO	NRHPC
1401 W DAYTON ST	4002402002	V	NRHPC
1402 W DAYTON ST	4002252001	IU	NRHPC
1510 W DAYTON ST	4002182017	IU	
1514 W DAYTON ST	4002182016	NIU	
1518 W DAYTON ST	4002182015	NIO	
1602 W DAYTON ST	4002182014	NIO	
1606 W DAYTON ST	4002182013	V	
702 W DAYTON ST	4002284026	V	
706 W DAYTON ST	4002284025	V	
710 W DAYTON ST	4002284024	NIU	
711 W DAYTON ST	4002429044	V	
713 W DAYTON ST	4002429003	NIU	
714 W DAYTON ST	4002284023	NIU	
717 W DAYTON ST	4002429002	IO	
718 W DAYTON ST	4002284022	NIU	
721 W DAYTON ST	4002429001	NIO	
722 W DAYTON ST	4002284021	IU	
801 W DAYTON ST	4002428019	NIO	
802 W DAYTON ST	4002283028	NIU	
806 W DAYTON ST	4002283027	IU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
807 W DAYTON ST	4002428018	NIU	
810 W DAYTON ST	4002283025	IO	
814 W DAYTON ST	4002283024	NIU	
815 W DAYTON ST	4002428017	NIO	
819 W DAYTON ST	4002428015	IU	
913 W DAYTON ST	4002427002	NIU	
917 W DAYTON ST	4002427001	IU	NRHPC
W DAYTON ST	4002404001	V	
2301 DELMAR AVE	4002402033	IO	NRHPC
2302 DELMAR AVE	4002403023	IU	NRHPC
2305 DELMAR AVE	4002402031	IO	NRHPI/C
2306 DELMAR AVE	4002403022	IO	NRHPC
2309 DELMAR AVE	4002402030	NIO	NRHPC
2310 DELMAR AVE	4002403020	IU	NRHPC
2313 DELMAR AVE	4002402028	IU	NRHPC
2314 DELMAR AVE	4002403019	IO	NRHPC
2317 DELMAR AVE	4002402027	IU	NRHPC
2318 DELMAR AVE	4002403017	IU	NRHPC
2321 DELMAR AVE	4002402026	IU	NRHPC
2322 DELMAR AVE	4002403016	IU	NRHPC
2325 DELMAR AVE	4002402025	IU	NRHPC
2326 DELMAR AVE	4002403015	IU	NRHPC
2329 DELMAR AVE	4002402024	IU	NRHPC
2330 DELMAR AVE	4002403014	IU	NRHPC
2333 DELMAR AVE	4002402023	IO	NRHPC
2334 DELMAR AVE	4002403013	NIO	NRHPC
2337 DELMAR AVE	4002402022	IO	NRHPC
2338 DELMAR AVE	4002403012	IU	NRHPC
2401 DELMAR AVE	4002402021	V	NRHPC
2402 DELMAR AVE	4002403011	V	NRHPC
2405 DELMAR AVE	4002402020	V	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
2406 DELMAR AVE	4002403010	IU	NRHPC
2409 DELMAR AVE	4002402019	NIU	NRHPC
2410 DELMAR AVE	4002403009	IU	NRHPC
2413 DELMAR AVE	4002402018	IU	NRHPC
2414 DELMAR AVE	4002403036	IO	NRHPC
1709 DUPONT ST	4002483020	IU	
1713 DUPONT ST	4002483019	IU	
1717 DUPONT ST	4002483018	NIO	
1721 DUPONT ST	4002483017	NIO	
1801 DUPONT ST	4002483015	IO	
1805 DUPONT ST	4002483014	NIO	
1913 DUPONT ST	4002479037	IO	
1917 DUPONT ST	4002479036	NIU	
2001 DUPONT ST	4002479035	IO	
2005 DUPONT ST	4002479034	IU	
2009 DUPONT ST	4002479033	NIU	
2013 DUPONT ST	4002479031	NIU	
2017 DUPONT ST	4002479030	NIO	
2101 DUPONT ST	4002479028	NIU	
2105 DUPONT ST	4002479027	IU	
2109 DUPONT ST	4002479026	IU	
2113 DUPONT ST	4002479025	IO	
2117 DUPONT ST	4002479024	NIO	
2151 DUPONT ST	4002479023	NIU	
2155 DUPONT ST	4002479022	NIU	
2213 DUPONT ST	4002429033	IU	
2217 DUPONT ST	4002429032	NIO	
2221 DUPONT ST	4002429031	IO	
2225 DUPONT ST	4002429030	NIO	
2229 DUPONT ST	4002429029	NIU	
2233 DUPONT ST	4002429028	NIU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2301 DUPONT ST	4002429027	V	
2305 DUPONT ST	4002429026	NIU	
2309 DUPONT ST	4002429025	NIU	
2313 DUPONT ST	4002429024	NIU	
2401 DUPONT ST	4002429023	NIU	
2407 DUPONT ST	4002429042	V	
2409 DUPONT ST	4002429043	V	
2411 DUPONT ST	4002429020	V	
2431 DUPONT ST	4002429018	V	
2437 DUPONT ST	4002429017	V	
2513 DUPONT ST	4002284020	IU	
2517 DUPONT ST	4002284019	NIU	
2521 DUPONT ST	4002284018	V	
2525 DUPONT ST	4002284017	V	
2529 DUPONT ST	4002284016	V	
2533 DUPONT ST	4002284014	V	
2617 EASTLAWN DR	4002253017	IU	
2621 EASTLAWN DR	4002253016	IU	
2625 EASTLAWN DR	4002253015	V	
2651 EASTLAWN DR	4002253014	IU	
2655 EASTLAWN DR	4002253013	IU	
2659 EASTLAWN DR	4002253012	NIU	
2663 EASTLAWN DR	4002253011	IU	
2664 EASTLAWN DR	4002254003	IU	
2667 EASTLAWN DR	4002253009	IU	
2671 EASTLAWN DR	4002253008	NIU	
2675 EASTLAWN DR	4002253006	NIU	
1901 FOREST HILL AVE	4002455018	NIU	
1902 FOREST HILL AVE	4002456008	NIO	
1905 FOREST HILL AVE	4002455017	NIU	
1906 FOREST HILL AVE	4002456007	V	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1909 FOREST HILL AVE	4002455016	IU	
1910 FOREST HILL AVE	4002456006	NIU	
1913 FOREST HILL AVE	4002455015	IU	
2001 FOREST HILL AVE	4002455014	IU	
2002 FOREST HILL AVE	4002456005	IO	
2005 FOREST HILL AVE	4002455013	IU	
2009 FOREST HILL AVE	4002455012	NIO	
2101 FOREST HILL AVE	4002451029	NIO	
2105 FOREST HILL AVE	4002451028	NIO	
2109 FOREST HILL AVE	4002451027	V	
2110 FOREST HILL AVE	4002452014	IO	
2113 FOREST HILL AVE	4002451026	IO	NRHPC
2114 FOREST HILL AVE	4002452013	IO	
2118 FOREST HILL AVE	4002452012	IU	
2122 FOREST HILL AVE	4002452010	IO	
2152 FOREST HILL AVE	4002452009	NIO	
2156 FOREST HILL AVE	4002452007	NIU	
2160 FOREST HILL AVE	4002452006	NIO	
2164 FOREST HILL AVE	4002452005	IU	
2200 FOREST HILL AVE	4002404047	IO	NRHPC
2251 FOREST HILL AVE	4002328001	IO	NRHPI/C
2301 FOREST HILL AVE	4002403034	IO	NRHPC
2302 FOREST HILL AVE	4002404018	V	NRHPC
2305 FOREST HILL AVE	4002403033	IU	NRHPC
2306 FOREST HILL AVE	4002404017	NIO	NRHPC
2309 FOREST HILL AVE	4002403032	IU	NRHPC
2310 FOREST HILL AVE	4002404016	IU	NRHPC
2313 FOREST HILL AVE	4002403031	IU	NRHPC
2314 FOREST HILL AVE	4002404015	IU	NRHPC
2317 FOREST HILL AVE	4002403030	IO	NRHPC
2318 FOREST HILL AVE	4002404014	NIO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
2321 FOREST HILL AVE	4002403029	NIU	NRHPC
2322 FOREST HILL AVE	4002404013	IU	NRHPC
2325 FOREST HILL AVE	4002403028	NIU	NRHPC
2326 FOREST HILL AVE	4002404012	IU	NRHPC
2329 FOREST HILL AVE	4002403027	NIO	NRHPC
2330 FOREST HILL AVE	4002404011	IO	NRHPC
2401 FOREST HILL AVE	4002403026	NIU	NRHPC
2402 FOREST HILL AVE	4002404009	IO	NRHPC
2405 FOREST HILL AVE	4002403025	IO	NRHPC
2406 FOREST HILL AVE	4002404008	IU	NRHPC
2409 FOREST HILL AVE	4002403037	IU	NRHPC
2410 FOREST HILL AVE	4002404006	IU	NRHPC
2414 FOREST HILL AVE	4002404005	NIU	NRHPC
2510 FOREST HILL AVE	4002258009	NIU	NRHPC
2514 FOREST HILL AVE	4002258008	NIU	NRHPC
2518 FOREST HILL AVE	4002258007	IU	NRHPC
2522 FOREST HILL AVE	4002258006	V	NRHPC
2610 FOREST HILL AVE	4002253032	NIU	NRHPC
2614 FOREST HILL AVE	4002253031	V	NRHPC
2618 FOREST HILL AVE	4002253030	IU	NRHPC
2622 FOREST HILL AVE	4002253029	V	NRHPC
2626 FOREST HILL AVE	4002253028	IU	NRHPC
2630 FOREST HILL AVE	4002253027	NIU	NRHPC
2634 FOREST HILL AVE	4002253026	IU	NRHPC
2638 FOREST HILL AVE	4002253025	V	NRHPC
2642 FOREST HILL AVE	4002253023	IO	NRHPC
2646 FOREST HILL AVE	4002253022	V	NRHPC
2650 FOREST HILL AVE	4002253021	V	NRHPC
2654 FOREST HILL AVE	4002253020	NIO	NRHPC
1311 GREENWAY AVE	4002451011	IO	NRHPC
1317 GREENWAY AVE	4002451010	NIO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
1323 GREENWAY AVE	4002451009	IO	NRHPC
1401 GREENWAY AVE	4002451008	IO	NRHPC
1407 GREENWAY AVE	4002451007	NIO	NRHPC
1413 GREENWAY AVE	4002451006	NIO	NRHPC
1419 GREENWAY AVE	4002451004	NIO	NRHPC
1425 GREENWAY AVE	4002451003	NIO	NRHPC
1425 GREENWAY AVE	4002451002	V	NRHPC
1437 GREENWAY AVE	4002451001	NIO	NRHPC
1601 GREENWAY AVE	4002377008	IO	NRHPC
1607 GREENWAY AVE	4002377007	IO	NRHPC
1613 GREENWAY AVE	4002377006	IO	NRHPI/C
1701 GREENWAY AVE	4002377003	NIO	NRHPC
1701 GREENWAY AVE	4002377005	V	NRHPC
1707 GREENWAY AVE	4002377002	IO	NRHPC
1001 W HAMILTON AVE	4002476004	IO	NRHPC
1002 W HAMILTON AVE	4002426031	IU	NRHPC
1008 W HAMILTON AVE	4002426030	IO	NRHPC
1009 W HAMILTON AVE	4002476002	IO	NRHPC
1013 W HAMILTON AVE	4002476001	NIO	NRHPC
1101 W HAMILTON AVE	4002453004	IO	NRHPC
1102 W HAMILTON AVE	4002405041	IO	NRHPC
1105 W HAMILTON AVE	4002453003	IO	NRHPC
1106 W HAMILTON AVE	4002405040	IO	NRHPC
1109 W HAMILTON AVE	4002453002	IO	NRHPC
1110 W HAMILTON AVE	4002405039	IO	NRHPC
1113 W HAMILTON AVE	4002453001	NIO	
1114 W HAMILTON AVE	4002405038	NIO	NRHPC
1201 W HAMILTON AVE	4002452004	IU	
1202 W HAMILTON AVE	4002404045	IO	NRHPC
1205 W HAMILTON AVE	4002452003	NIO	
1206 W HAMILTON AVE	4002404044	IO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
1209 W HAMILTON AVE	4002452002	NIU	
1213 W HAMILTON AVE	4002452001	IO	
701 W HAMILTON AVE	4002479006	IO	
702 W HAMILTON AVE	4002429039	IO	
705 W HAMILTON AVE	4002479005	NIO	
708 W HAMILTON AVE	4002429038	IO	
709 W HAMILTON AVE	4002479004	NIO	
713 W HAMILTON AVE	4002479003	NIO	
714 W HAMILTON AVE	4002429037	IO	
720 W HAMILTON AVE	4002429035	IU	
722 W HAMILTON AVE	4002429034	NIO	
801 W HAMILTON AVE	4002478005	IU	
802 W HAMILTON AVE	4002428036	NIO	
805 W HAMILTON AVE	4002478004	IO	
808 W HAMILTON AVE	4002428035	NIO	
810 W HAMILTON AVE	4002428034	IO	
813 W HAMILTON AVE	4002478002	IO	NRHPI
817 W HAMILTON AVE	4002478001	NIO	
826 W HAMILTON AVE	4002428032	V	
826 W HAMILTON AVE	4002428031	NIO	
901 W HAMILTON AVE	4002477004	IO	NRHPC
902 W HAMILTON AVE	4002427034	IO	NRHPI/C
907 W HAMILTON AVE	4002477003	NIO	NRHPC
908 W HAMILTON AVE	4002427033	IU	NRHPC
913 W HAMILTON AVE	4002477002	IO	NRHPC
914 W HAMILTON AVE	4002427032	IU	NRHPC
919 W HAMILTON AVE	4002477001	IO	NRHPC
920 W HAMILTON AVE	4002427031	IU	NRHPC
W HAMILTON AVE	4002478003	V	
2301 HUMBOLDT AVE	4002401037	IU	NRHPC
2302 HUMBOLDT AVE	4002402017	NIO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
2305 HUMBOLDT AVE	4002401036	IU	NRHPC
2306 HUMBOLDT AVE	4002402016	V	NRHPC
2309 HUMBOLDT AVE	4002401035	NIO	NRHPC
2310 HUMBOLDT AVE	4002402014	IU	NRHPC
2313 HUMBOLDT AVE	4002401034	NIO	NRHPC
2314 HUMBOLDT AVE	4002402013	NIU	NRHPC
2317 HUMBOLDT AVE	4002401033	IO	NRHPC
2318 HUMBOLDT AVE	4002402012	IU	NRHPC
2321 HUMBOLDT AVE	4002401032	IU	NRHPC
2322 HUMBOLDT AVE	4002402011	NIO	NRHPC
2325 HUMBOLDT AVE	4002401031	NIU	NRHPC
2326 HUMBOLDT AVE	4002402010	IO	NRHPC
2329 HUMBOLDT AVE	4002401030	NIU	NRHPC
2330 HUMBOLDT AVE	4002402009	V	NRHPC
2333 HUMBOLDT AVE	4002401029	NIO	NRHPC
2334 HUMBOLDT AVE	4002402008	NIU	NRHPC
2338 HUMBOLDT AVE	4002402007	NIU	NRHPC
2401 HUMBOLDT AVE	4002401028	NIU	NRHPC
2402 HUMBOLDT AVE	4002402006	IO	NRHPC
2405 HUMBOLDT AVE	4002401027	IO	NRHPC
2406 HUMBOLDT AVE	4002402005	IO	NRHPC
2409 HUMBOLDT AVE	4002401025	IO	NRHPC
2410 HUMBOLDT AVE	4002402004	IO	NRHPC
2413 HUMBOLDT AVE	4002401024	NIU	NRHPC
2414 HUMBOLDT AVE	4002402003	IO	NRHPC
2417 HUMBOLDT AVE	4002401023	IO	NRHPC
2421 HUMBOLDT AVE	4002401022	IO	NRHPC
2425 HUMBOLDT AVE	4002401021	NIO	NRHPC
2429 HUMBOLDT AVE	4002401020	NIO	NRHPC
2433 HUMBOLDT AVE	4002401019	IO	NRHPC
2437 HUMBOLDT AVE	4002401018	NIU	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
2501 HUMBOLDT AVE	4002182023	NIU	NRHPC
2505 HUMBOLDT AVE	4002182022	NIU	NRHPC
2509 HUMBOLDT AVE	4002182020	V	NRHPC
2513 HUMBOLDT AVE	4002182019	NIU	NRHPC
2601 HUMBOLDT AVE	4002251019	NIU	NRHPC
2605 HUMBOLDT AVE	4002251018	IU	NRHPC
2609 HUMBOLDT AVE	4002251017	IU	NRHPC
2613 HUMBOLDT AVE	4002251016	IU	NRHPC
2617 HUMBOLDT AVE	4002251014	IU	NRHPC
2621 HUMBOLDT AVE	4002251013	IO	NRHPC
2625 HUMBOLDT AVE	4002251012	IU	NRHPC
1402 W JACKSON AVE	4002177037	IO	NRHPC
1406 W JACKSON AVE	4002177036	V	NRHPC
1410 W JACKSON AVE	4002177035	NIU	NRHPC
1502 W JACKSON AVE	4002177034	IU	NRHPC
1506 W JACKSON AVE	4002177033	NIO	NRHPC
1510 W JACKSON AVE	4002177032	NIO	NRHPC
1513 W JACKSON AVE	4002251011	IO	NRHPC
1514 W JACKSON AVE	4002177030	IO	NRHPC
1518 W JACKSON AVE	4002177029	NIO	NRHPC
1522 W JACKSON AVE	4002177027	NIU	NRHPC
1526 W JACKSON AVE	4002177026	V	NRHPC
1530 W JACKSON AVE	4002177025	NIO	NRHPC
1534 W JACKSON AVE	4002177024	NIO	
1602 W JACKSON AVE	4002177023	IO	
1606 W JACKSON AVE	4002177022	IU	
1610 W JACKSON AVE	4002177021	IU	
1805 LAWNGDALE AVE	4002456016	NIO	
1818 LAWNGDALE AVE	4002457012	IO	
1821 LAWNGDALE AVE	4002456017	IO	
1822 LAWNGDALE AVE	4002457011	IO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1825 LAWNDAL AVE	4002456014	IO	
1826 LAWNDAL AVE	4002457010	NIO	
1830 LAWNDAL AVE	4002457009	IO	
1905 LAWNDAL AVE	4002456013	NIO	
1906 LAWNDAL AVE	4002457008	NIU	
1909 LAWNDAL AVE	4002456011	NIO	
1910 LAWNDAL AVE	4002457007	NIU	
1914 LAWNDAL AVE	4002457006	NIO	
2001 LAWNDAL AVE	4002456010	IU	
2109 LAWNDAL AVE	4002452023	NIU	
2110 LAWNDAL AVE	4002453013	NIU	
2113 LAWNDAL AVE	4002452022	IO	
2114 LAWNDAL AVE	4002453012	NIU	
2117 LAWNDAL AVE	4002452021	V	
2118 LAWNDAL AVE	4002453011	IO	
2121 LAWNDAL AVE	4002452020	NIU	
2122 LAWNDAL AVE	4002453010	V	
2125 LAWNDAL AVE	4002452019	IU	
2126 LAWNDAL AVE	4002453009	NIU	
2130 LAWNDAL AVE	4002453008	NIU	
2151 LAWNDAL AVE	4002452018	NIU	
2152 LAWNDAL AVE	4002453007	NIU	
2155 LAWNDAL AVE	4002452017	NIU	
2156 LAWNDAL AVE	4002453006	NIU	
2159 LAWNDAL AVE	4002452016	NIU	
2160 LAWNDAL AVE	4002453005	NIU	
2163 LAWNDAL AVE	4002452015	NIU	
2209 LAWNDAL AVE	4002404043	IU	
2213 LAWNDAL AVE	4002404042	IO	
2214 LAWNDAL AVE	4002405020	NIU	
2217 LAWNDAL AVE	4002404040	IU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2218 LAWNDAL AVE	4002405019	IU	
2221 LAWNDAL AVE	4002404039	IU	
2222 LAWNDAL AVE	4002405018	IU	
2225 LAWNDAL AVE	4002404037	NIO	
2226 LAWNDAL AVE	4002405017	NIO	
2301 LAWNDAL AVE	4002404036	IO	
2302 LAWNDAL AVE	4002405016	NIU	
2305 LAWNDAL AVE	4002404035	NIO	
2306 LAWNDAL AVE	4002405015	NIU	
2309 LAWNDAL AVE	4002404034	IU	
2310 LAWNDAL AVE	4002405014	NIO	
2313 LAWNDAL AVE	4002404033	IU	
2314 LAWNDAL AVE	4002405012	IO	
2317 LAWNDAL AVE	4002404032	IU	
2318 LAWNDAL AVE	4002405011	IU	
2321 LAWNDAL AVE	4002404031	IU	
2322 LAWNDAL AVE	4002405010	IO	
2325 LAWNDAL AVE	4002404030	NIU	
2326 LAWNDAL AVE	4002405009	IO	
2329 LAWNDAL AVE	4002404029	IU	
2330 LAWNDAL AVE	4002405008	NIU	
2333 LAWNDAL AVE	4002404028	NIO	
2401 LAWNDAL AVE	4002404027	NIO	
2402 LAWNDAL AVE	4002405007	NIO	
2405 LAWNDAL AVE	4002404026	IO	
2406 LAWNDAL AVE	4002405006	IO	
2409 LAWNDAL AVE	4002404025	V	
2410 LAWNDAL AVE	4002405005	IO	
2413 LAWNDAL AVE	4002404023	NIO	
2417 LAWNDAL AVE	4002404022	NIU	
2509 LAWNDAL AVE	4002258016	NIU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2510 LAWNDAL AVE	4002259012	IU	
2513 LAWNDAL AVE	4002258015	NIU	
2514 LAWNDAL AVE	4002259011	IU	
2517 LAWNDAL AVE	4002258013	IU	
2521 LAWNDAL AVE	4002258012	IU	
2522 LAWNDAL AVE	4002259026	NIO	
2525 LAWNDAL AVE	4002258011	NIO	
2526 LAWNDAL AVE	4002259008	IU	
2529 LAWNDAL AVE	4002258010	V	
2530 LAWNDAL AVE	4002259007	IU	
2534 LAWNDAL AVE	4002259006	NIO	
2609 LAWNDAL AVE	4002253019	V	
2610 LAWNDAL AVE	4002255017	V	
2613 LAWNDAL AVE	4002253018	V	
2614 LAWNDAL AVE	4002255015	IU	
2618 LAWNDAL AVE	4002255014	V	
2622 LAWNDAL AVE	4002255013	V	
2626 LAWNDAL AVE	4002255012	V	
2630 LAWNDAL AVE	4002255011	IU	
2634 LAWNDAL AVE	4002255010	V	
2638 LAWNDAL AVE	4002255009	NIU	
2642 LAWNDAL AVE	4002255008	IU	
2645 LAWNDAL AVE	4002254004	IO	
2646 LAWNDAL AVE	4002255007	IO	
2650 LAWNDAL AVE	4002255006	NIU	
2738 LAWNDAL AVE	4002255001	IO	
1906 LLOYD ST	4002455008	NIO	
1912 LLOYD ST	4002455007	NIO	
1918 LLOYD ST	4002455005	NIO	
1923 LLOYD ST	4002454011	IO	NRHPC
1924 LLOYD ST	4002455004	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1929 LLOYD ST	4002454010	NIO	NRHPC
1714 MILBOURNE AVE	4002481012	IU	
1715 MILBOURNE AVE	4002480020	IU	
1720 MILBOURNE AVE	4002481011	NIO	
1721 MILBOURNE AVE	4002480019	IU	
1726 MILBOURNE AVE	4002481009	NIO	
1727 MILBOURNE AVE	4002480017	NIU	
1732 MILBOURNE AVE	4002481008	IU	
1733 MILBOURNE AVE	4002480016	NIU	
1802 MILBOURNE AVE	4002481006	NIU	
1803 MILBOURNE AVE	4002480015	V	
1808 MILBOURNE AVE	4002481005	IU	
1809 MILBOURNE AVE	4002480014	NIO	
1814 MILBOURNE AVE	4002481004	NIU	
1815 MILBOURNE AVE	4002480013	NIU	
1820 MILBOURNE AVE	4002481003	IO	
1821 MILBOURNE AVE	4002480012	NIU	
1828 MILBOURNE AVE	4002481002	IO	
1908 MILBOURNE AVE	4002481001	NIO	
1909 MILBOURNE AVE	4002480002	NIU	
2002 MILBOURNE AVE	4002477031	V	
2005 MILBOURNE AVE	4002476027	V	
2012 MILBOURNE AVE	4002477016	NIU	
2018 MILBOURNE AVE	4002477015	IU	
2019 MILBOURNE AVE	4002476025	V	
2024 MILBOURNE AVE	4002477014	NIU	
2025 MILBOURNE AVE	4002476024	NIO	
2030 MILBOURNE AVE	4002477013	NIU	
2031 MILBOURNE AVE	4002476023	NIU	
2036 MILBOURNE AVE	4002477012	V	
2037 MILBOURNE AVE	4002476022	V	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2102 MILBOURNE AVE	4002477011	IO	
2103 MILBOURNE AVE	4002476021	NIU	
2108 MILBOURNE AVE	4002477010	NIU	
2109 MILBOURNE AVE	4002476019	NIU	
2114 MILBOURNE AVE	4002477009	NIU	
2115 MILBOURNE AVE	4002476018	NIO	
2120 MILBOURNE AVE	4002477008	NIO	
2121 MILBOURNE AVE	4002476016	NIU	
2126 MILBOURNE AVE	4002477007	NIU	
2127 MILBOURNE AVE	4002476015	NIU	
2132 MILBOURNE AVE	4002477005	NIU	
2133 MILBOURNE AVE	4002476014	IU	
2218 MILBOURNE AVE	4002427014	NIO	
2219 MILBOURNE AVE	4002426028	V	
2224 MILBOURNE AVE	4002427012	NIO	
2225 MILBOURNE AVE	4002426027	IU	
2228 MILBOURNE AVE	4002427011	NIU	
2229 MILBOURNE AVE	4002426026	IO	
2234 MILBOURNE AVE	4002427010	IO	
2235 MILBOURNE AVE	4002426025	NIO	
2238 MILBOURNE AVE	4002427009	V	
2239 MILBOURNE AVE	4002426023	NIU	
2244 MILBOURNE AVE	4002427008	NIO	
2245 MILBOURNE AVE	4002426022	NIO	
2302 MILBOURNE AVE	4002427007	NIO	
2303 MILBOURNE AVE	4002426021	IU	
2306 MILBOURNE AVE	4002427006	IO	
2307 MILBOURNE AVE	4002426020	NIO	
2312 MILBOURNE AVE	4002427005	IO	
2313 MILBOURNE AVE	4002426019	NIU	
2316 MILBOURNE AVE	4002427004	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2317 MILBOURNE AVE	4002426018	V	
2322 MILBOURNE AVE	4002427003	IU	
2323 MILBOURNE AVE	4002426017	IU	
2513 MILBOURNE AVE	4002281018	NIU	
2514 MILBOURNE AVE	4002282012	NIO	
2517 MILBOURNE AVE	4002281016	IU	
2518 MILBOURNE AVE	4002282011	IO	
2521 MILBOURNE AVE	4002281015	NIU	
2522 MILBOURNE AVE	4002282010	NIU	
2525 MILBOURNE AVE	4002281014	NIU	
2526 MILBOURNE AVE	4002282009	NIU	
2529 MILBOURNE AVE	4002281013	IU	
2530 MILBOURNE AVE	4002282008	IU	
2533 MILBOURNE AVE	4002281012	NIO	
2534 MILBOURNE AVE	4002282007	NIU	
2539 MILBOURNE AVE	4002281005	V	
2540 MILBOURNE AVE	4002282001	NIU	
2602 MILBOURNE AVE	4002276060	IO	
1702 MT ELLIOTT AVE	4002483021	IO	
1709 MT ELLIOTT AVE	4002482017	IU	
1712 MT ELLIOTT AVE	4002483013	NIO	
1713 MT ELLIOTT AVE	4002482016	NIO	
1716 MT ELLIOTT AVE	4002483012	NIO	
1717 MT ELLIOTT AVE	4002482015	NIU	
1718 MT ELLIOTT AVE	4002483011	NIO	
1721 MT ELLIOTT AVE	4002482014	NIO	
1722 MT ELLIOTT AVE	4002483010	IO	
1801 MT ELLIOTT AVE	4002482012	V	
1802 MT ELLIOTT AVE	4002483009	NIU	
1805 MT ELLIOTT AVE	4002482011	V	
1806 MT ELLIOTT AVE	4002483008	V	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1915 MT ELLIOTT AVE	4002478036	NIU	
1916 MT ELLIOTT AVE	4002479021	V	
1919 MT ELLIOTT AVE	4002478035	IU	
1920 MT ELLIOTT AVE	4002479020	IU	
2001 MT ELLIOTT AVE	4002478034	V	
2002 MT ELLIOTT AVE	4002479019	NIO	
2005 MT ELLIOTT AVE	4002478033	NIU	
2006 MT ELLIOTT AVE	4002479018	V	
2009 MT ELLIOTT AVE	4002478032	NIO	
2010 MT ELLIOTT AVE	4002479017	IU	
2013 MT ELLIOTT AVE	4002478031	IO	
2014 MT ELLIOTT AVE	4002479016	V	
2017 MT ELLIOTT AVE	4002478030	V	
2018 MT ELLIOTT AVE	4002479014	IU	
2101 MT ELLIOTT AVE	4002478029	IO	
2102 MT ELLIOTT AVE	4002479013	NIO	
2105 MT ELLIOTT AVE	4002478028	V	
2106 MT ELLIOTT AVE	4002479012	V	
2109 MT ELLIOTT AVE	4002478027	IU	
2110 MT ELLIOTT AVE	4002479011	IU	
2113 MT ELLIOTT AVE	4002478025	IU	
2114 MT ELLIOTT AVE	4002479010	NIO	
2117 MT ELLIOTT AVE	4002478024	NIU	
2118 MT ELLIOTT AVE	4002479009	IO	
2151 MT ELLIOTT AVE	4002478023	IU	
2152 MT ELLIOTT AVE	4002479008	V	
2155 MT ELLIOTT AVE	4002478022	IU	
2156 MT ELLIOTT AVE	4002479007	V	
2168 MT ELLIOTT AVE	4002479002	IO	
2214 MT ELLIOTT AVE	4002429016	NIU	
2215 MT ELLIOTT AVE	4002428030	IO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2217 MT ELLIOTT AVE	4002428029	IU	
2218 MT ELLIOTT AVE	4002429015	NIU	
2221 MT ELLIOTT AVE	4002428028	IU	
2222 MT ELLIOTT AVE	4002429014	IO	
2225 MT ELLIOTT AVE	4002428027	IU	
2226 MT ELLIOTT AVE	4002429013	V	
2230 MT ELLIOTT AVE	4002429012	V	
2231 MT ELLIOTT AVE	4002428026	IO	
2233 MT ELLIOTT AVE	4002428025	NIO	
2234 MT ELLIOTT AVE	4002429011	V	
2301 MT ELLIOTT AVE	4002428024	IU	
2302 MT ELLIOTT AVE	4002429010	V	
2305 MT ELLIOTT AVE	4002428023	NIU	
2306 MT ELLIOTT AVE	4002429009	V	
2309 MT ELLIOTT AVE	4002428022	IU	
2310 MT ELLIOTT AVE	4002429008	NIU	
2313 MT ELLIOTT AVE	4002428021	NIO	
2314 MT ELLIOTT AVE	4002429007	NIU	
2401 MT ELLIOTT AVE	4002428020	IU	
2402 MT ELLIOTT AVE	4002429006	V	
2513 MT ELLIOTT AVE	4002283023	NIU	
2514 MT ELLIOTT AVE	4002284013	NIO	
2517 MT ELLIOTT AVE	4002283022	IU	
2518 MT ELLIOTT AVE	4002284012	NIO	
2521 MT ELLIOTT AVE	4002283021	IO	
2522 MT ELLIOTT AVE	4002284011	IO	
2525 MT ELLIOTT AVE	4002283020	NIO	
2526 MT ELLIOTT AVE	4002284010	IO	NRHPI
2529 MT ELLIOTT AVE	4002283019	NIO	
2530 MT ELLIOTT AVE	4002284009	IU	
2533 MT ELLIOTT AVE	4002283018	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2534 MT ELLIOTT AVE	4002284008	NIU	
2539 MT ELLIOTT AVE	4002283006	NIO	
2540 MT ELLIOTT AVE	4002284002	V	
2603 MT ELLIOTT AVE	4002279023	IO	
1014 W PATERSON ST	4002476026	NIU	
1101 W PATERSON ST	4002457005	IO	
1102 W PATERSON ST	4002453027	NIO	
1105 W PATERSON ST	4002457004	IO	
1109 W PATERSON ST	4002457003	IU	
1110 W PATERSON ST	4002453029	NIO	
1113 W PATERSON ST	4002457002	NIO	
1114 W PATERSON ST	4002453024	NIO	
1201 W PATERSON ST	4002456004	IU	
1202 W PATERSON ST	4002452028	IU	
1205 W PATERSON ST	4002456003	NIU	
1206 W PATERSON ST	4002452027	NIU	
1209 W PATERSON ST	4002456002	V	
1210 W PATERSON ST	4002452026	NIU	
1213 W PATERSON ST	4002456001	IU	
1214 W PATERSON ST	4002452024	NIU	
1310 W PATERSON ST	4002451025	IO	NRHPC
1311 W PATERSON ST	4002455003	IO	
1314 W PATERSON ST	4002451024	IO	NRHPC
1317 W PATERSON ST	4002455002	IO	
1318 W PATERSON ST	4002451023	NIO	NRHPC
1322 W PATERSON ST	4002451021	IO	NRHPC
1325 W PATERSON ST	4002455001	IO	
1401 W PATERSON ST	4002454009	NIU	NRHPC
1402 W PATERSON ST	4002451020	IO	NRHPC
1406 W PATERSON ST	4002451018	IO	NRHPC
1407 W PATERSON ST	4002454008	IO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
1410 W PATERSON ST	4002451017	NIO	NRHPC
1411 W PATERSON ST	4002454007	IU	NRHPC
1414 W PATERSON ST	4002451016	IO	NRHPC
1501 W PATERSON ST	4002454006	IO	NRHPC
1502 W PATERSON ST	4002451015	NIO	NRHPC
1505 W PATERSON ST	4002454005	IO	NRHPC
1506 W PATERSON ST	4002451014	IO	NRHPC
1509 W PATERSON ST	4002454004	NIU	NRHPC
1510 W PATERSON ST	4002451013	IO	NRHPC
1513 W PATERSON ST	4002454002	IO	NRHPC
1514 W PATERSON ST	4002451012	IO	NRHPC
1518 W PATERSON ST	4002377016	IO	NRHPC
1522 W PATERSON ST	4002377015	NIO	NRHPC
1526 W PATERSON ST	4002377014	NIO	NRHPC
1530 W PATERSON ST	4002377013	IO	NRHPC
1534 W PATERSON ST	4002377012	IO	NRHPC
701 W PATERSON ST	4002483007	NIU	
702 W PATERSON ST	4002479043	NIO	
705 W PATERSON ST	4002483006	IU	
706 W PATERSON ST	4002479042	IU	
709 W PATERSON ST	4002483005	IO	
710 W PATERSON ST	4002479041	V	
713 W PATERSON ST	4002483004	IO	
714 W PATERSON ST	4002479040	V	
717 W PATERSON ST	4002483003	IU	
718 W PATERSON ST	4002479039	IU	
721 W PATERSON ST	4002483001	V	
722 W PATERSON ST	4002479038	NIO	
801 W PATERSON ST	4002482005	IO	NRHPI/C
802 W PATERSON ST	4002478042	V	
805 W PATERSON ST	4002482004	IO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
806 W PATERSON ST	4002478041	IU	
809 W PATERSON ST	4002482003	IO	NRHPC
810 W PATERSON ST	4002478040	NIU	
813 W PATERSON ST	4002482002	IO	NRHPC
814 W PATERSON ST	4002478039	NIU	
818 W PATERSON ST	4002478038	IO	
821 W PATERSON ST	4002482001	IO	NRHPC
822 W PATERSON ST	4002478037	IO	
901 W PATERSON ST	4002481016	NIU	
902 W PATERSON ST	4002477033	NIU	
909 W PATERSON ST	4002481013	NIO	
914 W PATERSON ST	4002477032	NIO	
1726 PROCTOR AVE	4002480011	IU	
1801 PROCTOR AVE	4002457022	IO	NRHPI
1804 PROCTOR AVE	4002480010	NIO	
1805 PROCTOR AVE	4002457021	IU	
1808 PROCTOR AVE	4002480009	IU	
1809 PROCTOR AVE	4002457020	NIO	
1812 PROCTOR AVE	4002480008	NIU	
1813 PROCTOR AVE	4002457019	NIU	
1816 PROCTOR AVE	4002480007	IU	
1817 PROCTOR AVE	4002457018	V	
1820 PROCTOR AVE	4002480006	IU	
1901 PROCTOR AVE	4002457017	IU	
1902 PROCTOR AVE	4002480005	NIU	
1905 PROCTOR AVE	4002457016	IO	
1906 PROCTOR AVE	4002480003	IU	
1909 PROCTOR AVE	4002457014	NIO	
1920 PROCTOR AVE	4002480001	V	
2014 PROCTOR AVE	4002476013	IU	
2018 PROCTOR AVE	4002476012	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2101 PROCTOR AVE	4002453023	NIU	
2102 PROCTOR AVE	4002476011	V	
2105 PROCTOR AVE	4002453022	NIU	
2106 PROCTOR AVE	4002476010	V	
2109 PROCTOR AVE	4002453021	IU	
2110 PROCTOR AVE	4002476009	NIU	
2113 PROCTOR AVE	4002453020	NIU	
2114 PROCTOR AVE	4002476008	NIU	
2117 PROCTOR AVE	4002453019	IU	
2118 PROCTOR AVE	4002476007	IU	
2121 PROCTOR AVE	4002453018	IU	
2151 PROCTOR AVE	4002453017	NIU	
2152 PROCTOR AVE	4002476006	NIU	
2155 PROCTOR AVE	4002453016	NIU	
2156 PROCTOR AVE	4002476005	NIU	
2159 PROCTOR AVE	4002453015	NIU	
2202 PROCTOR AVE	4002426029	IO	NRHPC
2213 PROCTOR AVE	4002405037	NIO	
2214 PROCTOR AVE	4002426016	NIU	
2217 PROCTOR AVE	4002405036	V	
2218 PROCTOR AVE	4002426015	IU	
2221 PROCTOR AVE	4002405035	IO	
2222 PROCTOR AVE	4002426014	IU	
2225 PROCTOR AVE	4002405034	NIO	
2226 PROCTOR AVE	4002426013	IU	
2229 PROCTOR AVE	4002405033	IU	
2230 PROCTOR AVE	4002426012	IU	
2233 PROCTOR AVE	4002405032	IU	
2234 PROCTOR AVE	4002426011	IO	
2237 PROCTOR AVE	4002405031	V	
2301 PROCTOR AVE	4002405029	IO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
2302 PROCTOR AVE	4002426009	NIU	
2305 PROCTOR AVE	4002405028	NIU	
2306 PROCTOR AVE	4002426008	NIO	
2309 PROCTOR AVE	4002405026	NIU	
2310 PROCTOR AVE	4002426006	IU	
2313 PROCTOR AVE	4002405025	NIU	
2314 PROCTOR AVE	4002426005	NIU	
2317 PROCTOR AVE	4002405024	IU	
2401 PROCTOR AVE	4002405023	V	
2402 PROCTOR AVE	4002426004	IU	
2405 PROCTOR AVE	4002405022	NIU	
2409 PROCTOR AVE	4002405021	IU	
2513 PROCTOR AVE	4002259021	IU	
2514 PROCTOR AVE	4002281011	NIO	
2517 PROCTOR AVE	4002259019	V	
2518 PROCTOR AVE	4002281010	NIO	
2521 PROCTOR AVE	4002259018	V	
2522 PROCTOR AVE	4002281009	IU	
2525 PROCTOR AVE	4002259016	IU	
2526 PROCTOR AVE	4002281008	NIU	
2529 PROCTOR AVE	4002259015	IU	
2530 PROCTOR AVE	4002281007	IU	
2534 PROCTOR AVE	4002281006	IO	
2535 PROCTOR AVE	4002259014	NIU	
2537 PROCTOR AVE	4002259013	NIU	
1002 W RANKIN ST	4002276059	IO	NRHPI
1005 W RANKIN ST	4002281004	V	
1006 W RANKIN ST	4002276057	V	
1009 W RANKIN ST	4002281023	IO	
1010 W RANKIN ST	4002276056	NIO	
1014 W RANKIN ST	4002276055	NIU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
1101 W RANKIN ST	4002259005	NIO	
1102 W RANKIN ST	4002255032	NIU	
1105 W RANKIN ST	4002259004	NIU	
1106 W RANKIN ST	4002255031	IU	
1109 W RANKIN ST	4002259002	IU	
1110 W RANKIN ST	4002255030	IU	
1113 W RANKIN ST	4002259001	NIU	
1114 W RANKIN ST	4002255029	NIU	
1201 W RANKIN ST	4002258005	V	
1202 W RANKIN ST	4002253039	IU	
1205 W RANKIN ST	4002258004	V	
1206 W RANKIN ST	4002253037	V	
1209 W RANKIN ST	4002258003	IU	NRHPC
1210 W RANKIN ST	4002253036	NIU	
1213 W RANKIN ST	4002258002	NIU	NRHPC
1214 W RANKIN ST	4002253035	V	NRHPC
1217 W RANKIN ST	4002258001	IU	NRHPC
1218 W RANKIN ST	4002253034	IU	NRHPC
1222 W RANKIN ST	4002253033	NIU	NRHPC
1509 W RANKIN ST	4002182012	NIU	
1513 W RANKIN ST	4002182011	NIO	
1517 W RANKIN ST	4002182010	V	
1521 W RANKIN ST	4002182024	IU	
1601 W RANKIN ST	4002182008	IO	
1605 W RANKIN ST	4002182007	NIO	
701 W RANKIN ST	4002284007	NIO	
707 W RANKIN ST	4002284006	IO	
711 W RANKIN ST	4002284005	IO	
717 W RANKIN ST	4002284004	NIO	
723 W RANKIN ST	4002284003	IO	
805 W RANKIN ST	4002283005	IU	

StreetAddress	APN	CurrentStatus	CurrentStatus2
806 W RANKIN ST	4002279022	IU	
809 W RANKIN ST	4002283004	IU	
810 W RANKIN ST	4002279021	IO	
813 W RANKIN ST	4002283003	IO	
814 W RANKIN ST	4002279020	NIU	
817 W RANKIN ST	4002283002	NIO	
818 W RANKIN ST	4002279019	NIU	
905 W RANKIN ST	4002282004	IU	
906 W RANKIN ST	4002276064	NIO	
909 W RANKIN ST	4002282003	IU	
910 W RANKIN ST	4002276063	V	
913 W RANKIN ST	4002282002	NIU	
914 W RANKIN ST	4002276062	NIO	
701 STOCKDALE ST	4011227020	NIO	
702 STOCKDALE ST	4002483026	NIO	
706 STOCKDALE ST	4002483025	NIU	
707 STOCKDALE ST	4011227019	IU	
710 STOCKDALE ST	4002483024	IU	
711 STOCKDALE ST	4011227018	IO	
714 STOCKDALE ST	4002483023	IO	
715 STOCKDALE ST	4011227017	IU	
718 STOCKDALE ST	4002483022	NIO	
719 STOCKDALE ST	4011227016	IO	
723 STOCKDALE ST	4011227015	V	
801 STOCKDALE ST	4011227013	NIO	
802 STOCKDALE ST	4002482023	V	
805 STOCKDALE ST	4011227012	NIU	
808 STOCKDALE ST	4002482022	NIU	
809 STOCKDALE ST	4011227011	IU	
812 STOCKDALE ST	4002482021	IO	
813 STOCKDALE ST	4011227010	NIO	

StreetAddress	APN	CurrentStatus	CurrentStatus2
817 STOCKDALE ST	4011227009	NIO	
820 STOCKDALE ST	4002482019	IU	
821 STOCKDALE ST	4011227008	NIO	
823 STOCKDALE ST	4011227007	IO	
824 STOCKDALE ST	4002482018	V	
825 STOCKDALE ST	4011227006	IO	
829 STOCKDALE ST	4011227039	IO	
831 STOCKDALE ST	4011227004	IO	
833 STOCKDALE ST	4011227043	IU	
902 STOCKDALE ST	4002481032	V	
908 STOCKDALE ST	4002481031	NIO	
914 STOCKDALE ST	4002481030	IO	
2502 TRUMBULL AVE	4002182006	IO	
2508 TRUMBULL AVE	4002182005	NIO	
2514 TRUMBULL AVE	4002182003	NIO	
2520 TRUMBULL AVE	4002182002	NIO	
2526 TRUMBULL AVE	4002182001	IU	
1002 WELCH BLVD	4002480024	IU	
1006 WELCH BLVD	4002480023	NIO	
1010 WELCH BLVD	4002480022	IO	
1102 WELCH BLVD	4002457026	IO	
1106 WELCH BLVD	4002457025	NIO	
1202 WELCH BLVD	4002457027	NIO	
1208 WELCH BLVD	4002457023	IO	NRHPI
1302 WELCH BLVD	4002455019	IO	
1312 WELCH BLVD	4002455011	IO	
1318 WELCH BLVD	4002455010	IO	
1324 WELCH BLVD	4002455009	NIO	
1402 WELCH BLVD	4002454019	IO	NRHPC
1410 WELCH BLVD	4002454018	NIO	NRHPC
1416 WELCH BLVD	4002454016	IO	NRHPC

StreetAddress	APN	CurrentStatus	CurrentStatus2
1502 WELCH BLVD	4002454015	IO	NRHPC
1508 WELCH BLVD	4002454014	IO	NRHPC
1514 WELCH BLVD	4002454013	IO	NRHPC
1520 WELCH BLVD	4002454012	IO	NRHPC
1624 WELCH BLVD	4002454001	IO	NRHPI/C
1702 WELCH BLVD	4002377011	V	NRHPC
1710 WELCH BLVD	4002377010	IO	NRHPC
1800 WELCH BLVD	4002377001	IO	NRHPI/C
702 WELCH BLVD	4011227038	IO	
712 WELCH BLVD	4011227037	IO	
718 WELCH BLVD	4011227036	NIO	
724 WELCH BLVD	4011227035	NIO	
728 WELCH BLVD	4011227034	NIO	
802 WELCH BLVD	4011227033	IO	
806 WELCH BLVD	4011227032	IO	
810 WELCH BLVD	4011227030	IO	
816 WELCH BLVD	4011227029	IO	
818 WELCH BLVD	4011227040	NIO	
826 WELCH BLVD	4011227025	IO	
830 WELCH BLVD	4011227024	NIO	
834 WELCH BLVD	4011227041	IO	
918 WELCH BLVD	4002481033	NIO	
922 WELCH BLVD	4002481027	IO	
950 WELCH BLVD	4002481026	IU	
954 WELCH BLVD	4002481025	V	



Civic Park Historic Residential District, Flint

Figure A – Current Status Civic Park Historic Residential District

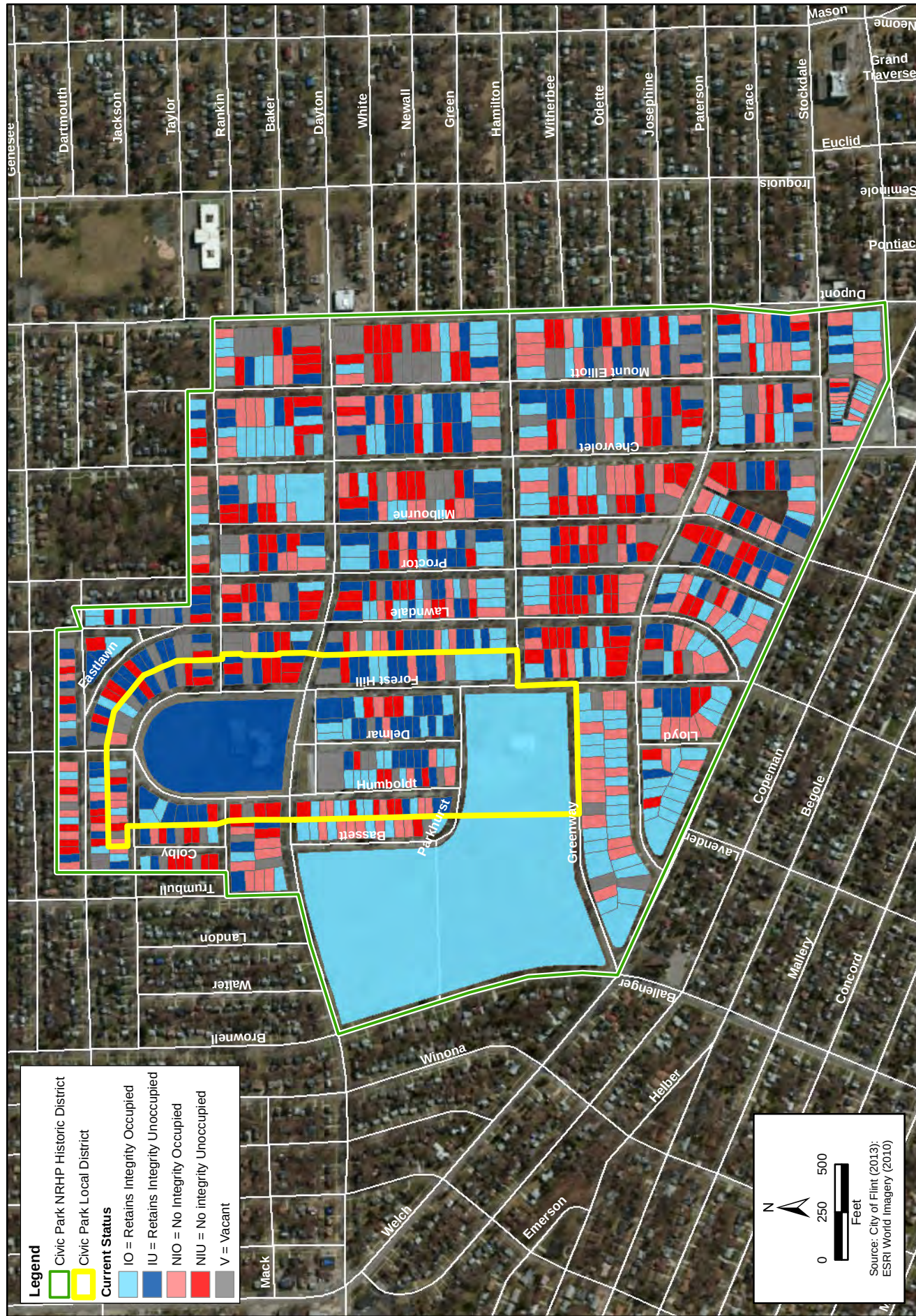
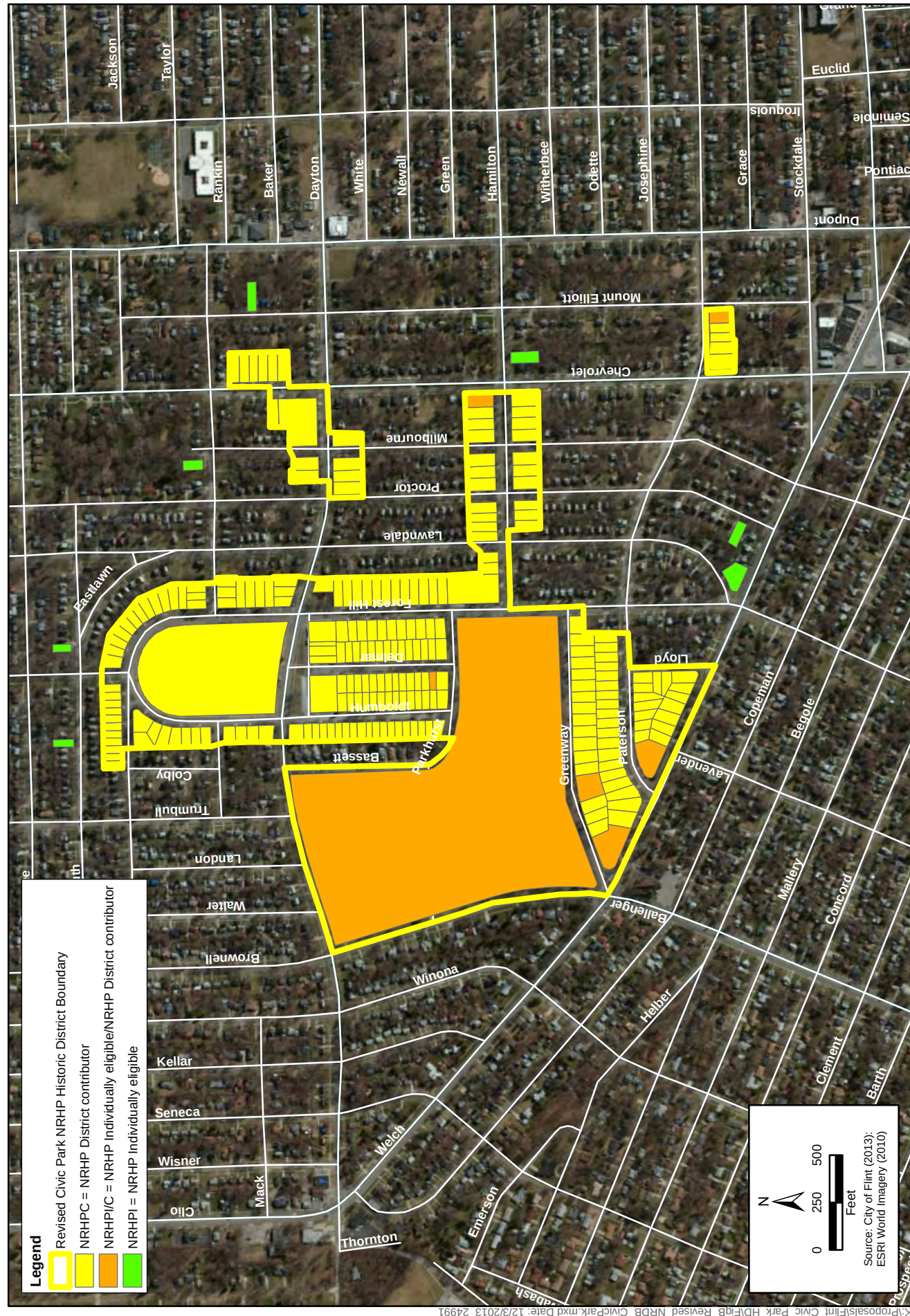


Figure A
Current Status Civic Park Historic Residential District



Civic Park Historic Residential District, Flint

Figure B – Revised National Register District Boundaries and Individually Eligible Properties





Civic Park Historic Residential District, Flint

Appendix - Photographs

Block and Context Images:



N. Chevrolet Ave. looking north between W. Paterson St. and W. Hamilton Ave. The overall planning scheme and shared landscape elements such as medians are still intact. Viewed from a distance such as this, Civic Park appears to be a cohesive neighborhood of intact houses.



Corner of Mt. Elliott Ave. and W. Rankin St., looking northwest. Block shots were challenging to take in part because of foliage. From a distance, as seen in this picture, too, Civic Park is akin to many older Michigan neighborhoods.



Northeast corner of Forest Hill Ave. and W. Dayton Ave. Although there appears to be design consistency in various parts of Civic Park, as one looks closer, unoccupied properties are present.



North side of W. Dartmouth St. between Trumbull Ave. and Forest Hill Ave. Many sections of Civic Park feature multiple unoccupied houses in one row.



Mt. Elliott Ave. looking NW between W. Hamilton Ave. and W. Dayton Ave. From a distance design consistency appears to be present, but many of the houses are now unoccupied, including the above-pictured Craftsman-inspired houses.



Lawndale Ave. looking southwest between W. Paterson St. and W. Hamilton Ave. Another example of multiple unoccupied houses.



Mt. Elliott Ave. looking northwest between Stockdale St. and W. Paterson St. In various instances a perfectly maintained and occupied house is encroached upon by unoccupied houses.



Proctor Ave. looking southwest between W. Dayton St. and W. Hamilton Ave. Many of the unoccupied houses appear to have been empty for some time. One unoccupied house begets more.



W. Paterson St. looking west between Dupont St. and Mt. Elliott Ave. Anecdotal evidence and visual inspection indicate that unoccupied houses in Civic Park have been stripped of all interior metal components including piping, electrical wiring, hardware, radiators, and light fixtures. Interior and exterior damage from exposure to extremes in weather have taken a severe toll on unoccupied properties.



From Forest Hill Ave. across Civic Park School field looking southwest toward Humboldt Ave. As previously mentioned, from a distance Civic Park appears to have consistency at various locations. Here there is a consistency of gambrel roofed houses.



2513 Humboldt Ave. At close range, the damage and deterioration to many unoccupied houses is obvious. This house is second from left in the previous image.



W. Jackson Ave. looking northwest between Colby St. and Trumbull Ave.



Civic Park local historic district: Delmar St. looking northeast between Parkhurst Ave. and W. Dayton Ave.



Civic Park local historic district: Delmar St. looking northeast between Parkhurst Ave. and W. Dayton St.



Civic Park local historic district: looking northwest on Delmar St. between Parkhurst Ave. and W. Dayton Ave.



East side of Bassett Pl. looking north from Parkhurst Ave.



Welch Blvd. looking northeast between N. Chevrolet Ave. and Dupont St.



Dupont St. looking northwest between Josephine St. and Odette St.



W. Hamilton Ave. looking east between Proctor Ave. and Milbourne Ave.



South side of Eastlawn Dr. immediately east of Forest Hill Ave.

National Register of Historic Places Eligible Properties

Despite the abandonment and deterioration of multiple Civic Park properties, there are certain individual properties and groupings that retain National Register of Historic Places (NRHP) eligibility. This includes the local Civic Park district. Below are images of various properties outside of the local district that appear to retain NRHP eligibility as either standalone properties or contributing resources to NRHP eligible historic districts.



West Civic Park Historic District: 920 W. Hamilton Ave. Although this property is unoccupied, the eyebrow dormer, larger scale, highly intact carriage house, and presence of seemingly every original feature (upon the exterior) together render this property an NRHP eligible district contributor.



West Civic Park Historic District: 1002 W. Hamilton Ave. A larger-scale, highly distinctive example of a contributor to a newly delineated historic district.



West Civic Park Historic District: 914 W. Hamilton Ave. A boxed massing house that is not individually eligible but a contributor to a newly delineated historic district for its integrity and its proximity to other district contributors.



West Civic Park Historic District: 913 W. Hamilton Ave. Yet another contributor to a newly delineated historic district along Hamilton Avenue.



1801 Proctor Ave. This Colonial inspired property exhibiting high integrity was found to be individually NRHP eligible by the consultants during the field survey.



1002 W. Rankin St. A bungalow-styled house with high integrity that is an individually eligible NRHP property.



Paterson Street Historic District: 801 W. Paterson St. Both individually eligible for the NRHP and a contributor to a newly delineated historic district of five single family properties along Paterson Avenue.



Paterson Street Historic District: 805 W. Paterson St. Contributor to a newly delineated historic district.



Paterson Street Historic District: 821 W. Paterson St. Another contributor to a newly delineated historic district along Paterson Avenue located within a row of similar colonial-inspired district contributors.



1800 Welch Blvd. Peculiar to the Civic Park Historic District, this Wrightian -inspired property constructed in 1951 is a Modern Prairie house with high integrity that appears to be individually eligible for the NRHP and a contributor to a newly delineated historic district.



1208 Welch Blvd. A custom built house from 1926 with Italian Renaissance elements that appears to be individually NRHP eligible.



West Civic Park Historic District: 1407 W. Paterson St. Paterson Street between Lloyd and Welch contains multiple properties of a wide range of styles and houses exhibiting high integrity. Constructed between 1926 and 1929, this grouping strongly conveys 1920s Civic Park.



1318 W. Dartmouth St. Despite the presence of the new access ramp, this property, constructed in 1919, appears to have near perfect historic integrity and is individually eligible as a prototypical Civic Park property.



1613 Greenway Ave. An individually eligible custom built house from 1931.



Dayton Street Historic District: 1002 W. Dayton St. An unoccupied house with garage exhibiting high integrity. Property is a contributor to a newly delineated historic district.

Retaining Integrity and Occupied (IO)

Of the houses within Civic Park that retain their design integrity, the majority are occupied. Below are images of occupied houses retaining integrity that are not contributors to newly delineated historic districts or individually eligible properties. Because Civic Park as a whole no longer retains historic integrity due to multiple substantially altered properties, not every property retaining integrity appears to be a contributor to a newly delineated historic district.



2402 and 2330 Forest Hill Ave.



2301 Proctor Ave.



2109 N. Chevrolet Ave.



1202 W. Dayton St.



2018 Milbourne Ave.



2202 Proctor Avenue



701 W. Hamilton Ave.



810 W. Hamilton Ave.



Forest Hill Ave.



Mt. Elliott Ave.

Not Retaining Integrity and Occupied (NIO)

Some houses within Civic Park continue to be occupied but have lost design integrity. Quite often the loss is due to new siding applied over the entirety of the building that does not simulate or match the original – such as asbestos or vinyl. Similarly, if siding or other alterations appeared to have subsumed important design features such as extended rafter tails, brackets, surrounds, or ornamental detailing, then this was considered a significant integrity loss. Other common changes include reconstructed or enclosed porches that affect massing, and boxed eaves that appear to be a change from original design. A building would be deemed to lack integrity given a combination of various alterations that together substantially compromised integrity of design, materials, workmanship, and feeling. For example, a combination of altered/replaced windows, substitute siding, and enclosed/altered porch would result in a finding that a property lacked integrity.



1505 W. Dartmouth St. Non-original siding, enclosed porch, vinyl or metal frame windows.



1720 Milbourne Avenue. All-over siding that appears to have undone smaller scale details such as eaves.



1906 Lloyd St. Porch appears to be reconstructed; boxed eaves appear to be more recent.



2414 Bassett Pl. New siding that appears to be synthetic or metal; vinyl or metal frame windows, elevated entry appears compromised with new materials.



1317 Greenway Ave. Vinyl or metal windows, entry appears altered, upper balcony appears to be recent.



1713 Mt. Elliott. All-over siding; enclosed entry appears to be a later alteration.



2302 Milbourne Ave. Recent siding is insensitive to original design; latticework at entry is recent; loss of smaller-scale design features upon elevations.

Retains integrity but unoccupied (IU)

Various houses within Civic Park retain exterior historic design integrity, but are presently unoccupied. Such houses exist in varying ranges of condition. The consultants did not conduct historic integrity analysis of unoccupied house interiors. Anecdotal evidence and random visual inspection suggests that unoccupied houses in Civic Park have been stripped of all interior metal features and infrastructure including piping, wiring, and fixtures, among other elements.



909 W. Rankin St.



1732 Milbourne Ave.



1001 W. Dayton St. Note that ground floor fenestration features faux windows painted on canvas affixed to plywood that covers original windows.



917 W. Dayton St. Faux ground floor windows.



908 W. Hamilton Ave.



715 Stockdale St.



2226 N. Chevrolet Ave.



1222 W. Dartmouth St.



2517 Milbourne Ave.



1326 W. Dartmouth St.

No Integrity Unoccupied (NIU)

Multiple properties throughout Civic Park have lost integrity. Many such properties are also unoccupied. Over time, deterioration that often accompanies vacancy leads to integrity loss. Others of these properties appear to have lost integrity due to changes during their former occupancy. The loss of porches, stripped design elements, missing fenestration, collapsed building elements, or arson are some of the changes observed to unoccupied houses that have lost their historic integrity.



2638 Lawndale Avenue. Missing porch, missing steps, missing fenestration and door.



2321 Forest Hill Ave. Insensitive porch enclosure with T1-11 type siding at the front elevation.



2314 Proctor Ave. Insensitive porch enclosure with incorrect siding; vinyl windows.



2338 Humboldt Ave. Missing porch supports; missing fenestration; damage to roof is substantial to becoming an integrity issue.



2114 Proctor Ave. Insensitive siding, missing siding, porch alterations, missing fenestration and door.



2132 and 2126 Milbourne Ave. 2132: missing entry, missing stairs, missing fenestration and door. 2126: collapsed porch, missing fenestration.



2121 Milbourne Ave. Insensitive siding, missing fenestration, entry bay appears to be substantially altered.



810 W. Paterson St. Missing porch, missing siding, missing fenestration, missing door.



901 W. Paterson St. Missing fenestration, altered eaves, siding appears to be incorrect in conjunction with stucco entry, which itself may be an alteration.



2122 Lawndale Ave. Substantial fire damage has severely compromised integrity.



1222 W. Rankin St. Substantial fire damage has severely compromised integrity.

Miscellaneous Elements and Features



Commercial buildings: Welch Blvd. looking northeast between N. Chevrolet Ave and Dupont St.



Commercial buildings: Stockdale St. looking southeast between N. Chevrolet Ave. and Mt. Elliott Ave.



Commercial buildings: southeast corner of Dayton Pl. and Delmar St.



Civic Park School, 1402 W. Dayton St. front elevation.



Haskell Community Center. 2251 Forest Hill Ave. Looking west.



Joy Tabernacle Church 2505 N. Chevrolet Ave. Looking northwest at corner of W. Dayton St. and N. Chevrolet Ave.



The Master's Plan Church, 2200 Forest Hill Ave. Looking northeast.



Split-street and median: W. Hamilton Ave. looking west between N. Chevrolet Ave. and Milbourne Ave.



Split-street and median: N. Chevrolet Ave. looking south from below W. Dayton St.



Curvilinear streets at Civic Park's lower portion; Lawndale Ave. looking northeast between Forest Hill Ave. and W. Paterson St.