Edmonton Heights Historic Sites Survey

Overview

Surveyor:	Caroline T. Swope, M.S.H.P., Ph.D. Kingstree Studios, 3002 Brook Park Drive SE Owens Crossroads, AL 35763
Dates:	November 5, 2018 – February 28, 2019
Geographic Area:	Edmonton Heights Subdivision as delineated on the accompanying survey map 63.87 acres
Parcels Surveyed:	261 Contributing: 142 Non-Contributing: 119
Prepared for:	City of Huntsville and the Alabama Historical Commission
Previous Documentation:	National Register of Historic Places No Listings HABS/HAER No Listings

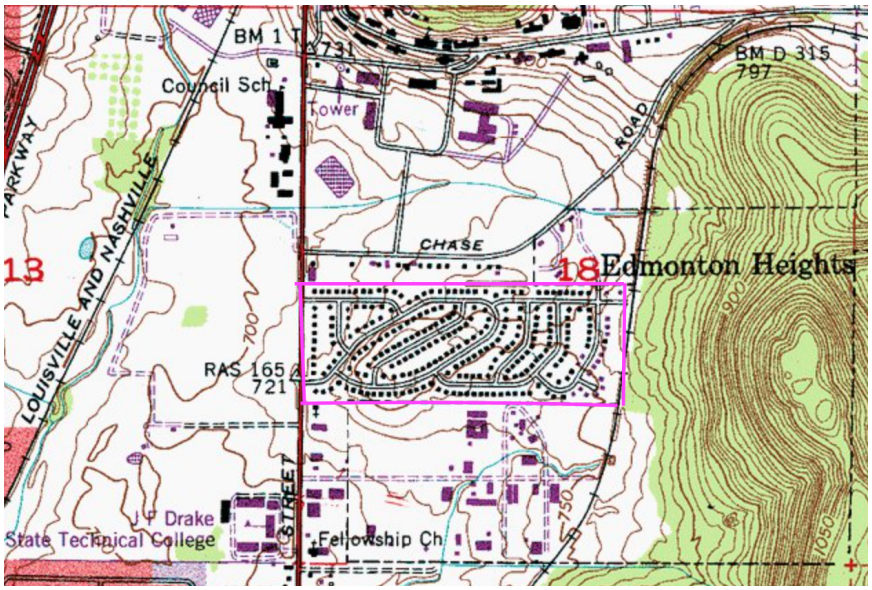
Location

Streets:	Bounded by Whitney Ave NE, Wilkenson Drive NE, Salem Drive NE, Melody Rd NE, Victory Ln NE, and Meridian St N
City:	Huntsville
U.S.G.S. Map:	Meridian Quadrangle

Acknowledgements: City of Huntsville, Katie Stamps; Alabama Historical Commission, Hannah Garmon and Collier Neeley; Alabama A&M, Librarian Veronica Henderson; and Madison County Records Office, Meghan Gomez. And those individuals who participated in the public hearing for this project and/or provided information about the history of Edmonton Heights.

This project is financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Alabama Historical Commission with the City of Huntsville. This program receives federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental federal assistance programs on the basis of race, color, national origin, age, or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C., 20013-7127.

Location Map



U.S.G.S. Topographic Map, Meridian Quadrangle

Top left:	34.77, -86.57	Top right:	34.77, -86.56
Bottom right:	34.77, -86.56	Bottom left:	34.77, -86.57

I: Survey Background & Methodology

Project Origins

This project was initiated by the City of Huntsville through their application for a CLG grant from the Alabama Historical Commission. The city had identified Edmonton Heights as a candidate for listing in the National Register of Historic Places and sought funding to complete a reconnaissance level survey to evaluate eligibility. Kingstree Studios was selected as the consultant for the project and placed under contract in October of 2018.

Literature and Records Review

Background historic research was completed by Kingstree Studios. Repositories contacted included: Huntsville Public Library, Special Collections at Alabama A&M, Alabama Department of Archives and History, and the Madison County Records Center. Contact was also made with a number of current and former residents of Edmonton Heights.

Field Inventory

Field work for the survey was completed between November of 2018 and January of 2019, with 261 single family houses surveyed in the project area. The inventory reviewed all above-ground buildings in the survey area. Data was entered onto the forms provided by the Alabama Historical Commission. Each address was given a unique inventory number, one to three photos accompany each form, and a GIS site map created by the City of Huntsville.

Public Education

A public meeting was held on November 4th in the *Edmonton Heights* neighborhood. The meeting introduced the project to the public and solicited public input. Approximately 20 people attended the meeting.

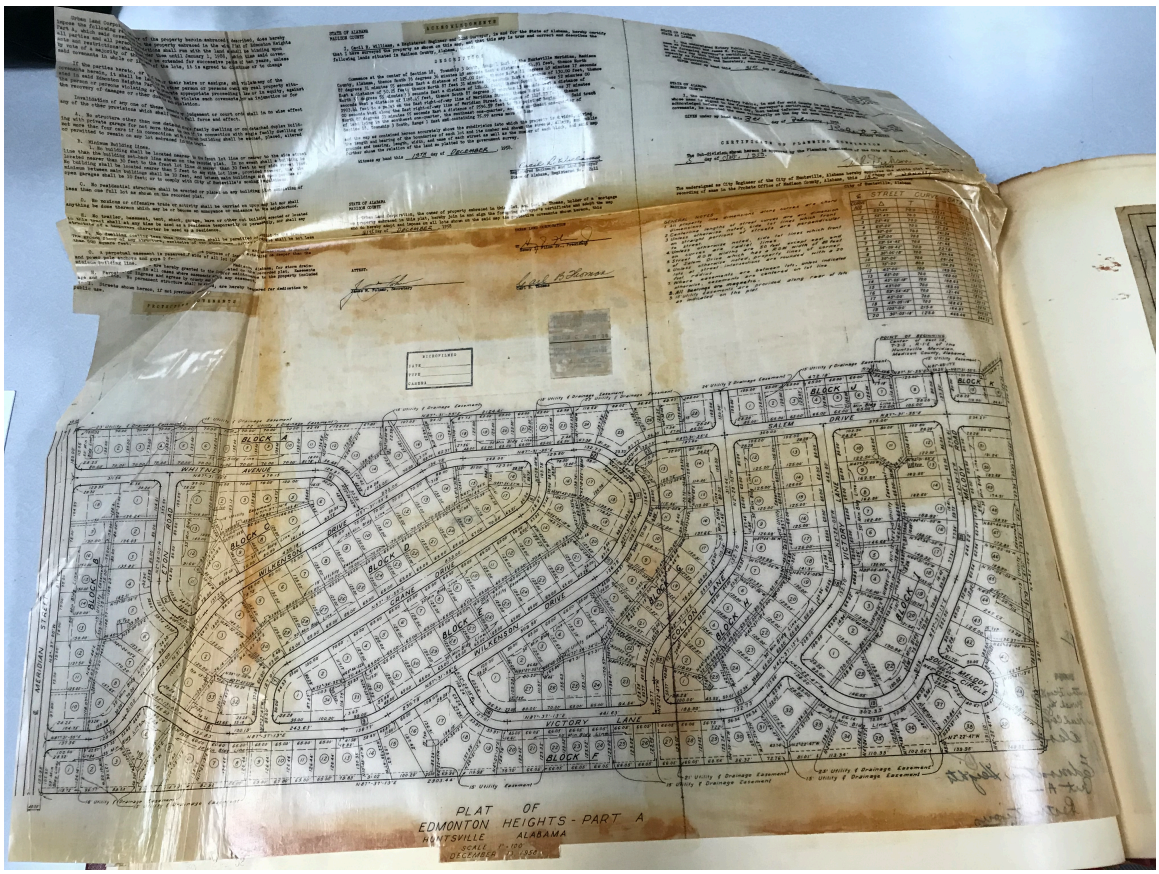
II: Historic Context

The area now encompassed by *Edmonton Heights* was owned by the State of Alabama prior to being sold to the Urban Land Corporation between 1958 and 1959. The parcel may have been part of an original land grant tract, since it abuts the campus of Alabama A&M.[1] Alabama Secretary of State records show the Urban Land Corporation was incorporated by Henry I. Flinn Jr., Jasper M. Folmar, and H. O. Davis in 1950, and dissolved in 1964. The company then sold off lots to several different construction companies, which built the houses in the newly platted neighborhood. The construction companies were Booker Homes, Carver Homes, and Stone Homes. All three of these were incorporated by Henry I. and Mary Flinn Jr., James M. and Mary B. Folmar.[2] These individuals all lived in Montgomery County and were Caucasian. They were involved with construction of another planned development in Huntsville around the same time; Lakewood Manor, which sits to the west of Highway 231, south of Medaris Road. It is not known if the Urban Land Corporation built other neighborhoods in Huntsville, or if they developed neighborhoods in Montgomery and other cities in the state as well.[3]

Edmonton Heights was platted with protective covenants on December 13, 1958.[4] The protective covenants, typical for the time, were:

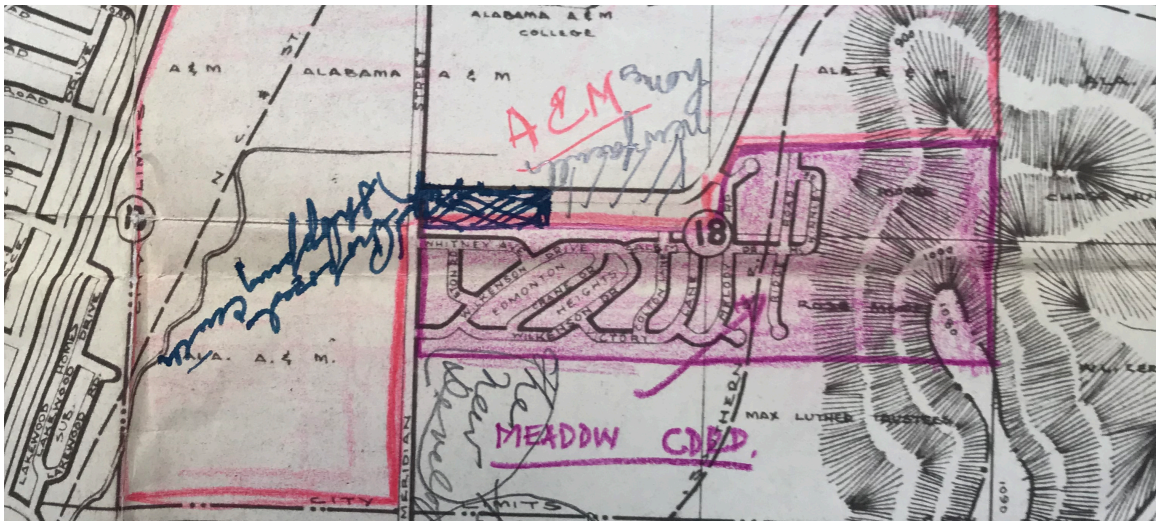
[1] Madison County, Index for Real Property and Reverse Index to Real Property, 10-01-1956 through 12-31-1966, pages 19 and 31.
[2] Alabama Secretary of State Business Entity Records, accessed online, 2/28/2019.
[3] Period advertisements from 1969 mention the Meadow Corporation as responsible for construction, but no additional information on that corporation or its relationship to the ones listed above has been located. (*Huntsville Mirror*, June 27, 1969, pg4.)
[4] Original Madison County Plat Book 2, Vol 1, page 51

A) Only detached single family or detached duplex buildings with private garages could be constructed.
B) Minimum building lines generally no closer than 30’ to the front lot line.
C) Residential structures could not be built on less than a full lot.
D) No noxious or offensive trade/activity was permitted.
E) No temporary residences (basement, trailer, shack, etc.) allowed
F) Minimum square footage of 600 square feet and minimum cost of $5,000.
G) Perpetual easement for telephone and power.
H) Perpetual easement for storm drainage and utilities.
I) Streets designated for public use.



Madison County Plat Book, 2, Vol 1, pg 51

Although the plat map recorded with Madison County shows the neighborhood streets as currently laid out, a City of Huntsville Map dated 1957 (and revised September of 1958) shows a slightly different layout for the streets in *Edmonton Heights*.[5] This topographic map shows two additional streets to the far east, Ridge Road and Hinney (? not entirely legible) Drive, neither of which were constructed. The reason for the discrepancy between the two maps is not known.



1957 City of Huntsville Map (revised September, 1958)

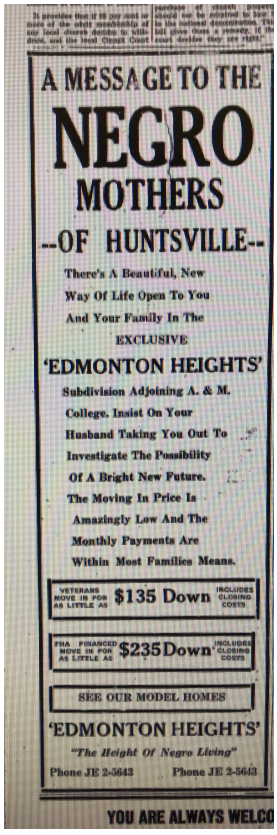
The neighborhood was advertised heavily in the Huntsville Mirror, starting in February of 1959. The Mirror was an African-American newspaper that served the entire state, and focused on issues of race and Civil Rights law along with more mundane commentary on sports and social events.

Ads for the subdivision often occupied a quarter of the page, and were titled with headlines ranging from "THIS is NEWS!" to "NEW, ROOMY, QUALITY HOMES FOR HUNTSVILLE'S DISCERNING NEGROS" or "YOUR LIFE WILL BE BEAUTIFUL IN EXCLUSIVE EDMONTON HEIGHTS!" Although race was often emphasized in the advertisements, another key selling point for the neighborhood was price. FHA buyers had the ability to move in for $235, veterans for $100. Advertisements focused on the superiority of home ownership vs renting were common. Homes were promoted as architect designed, with between 32 and 31 different home styles, and 5 different home plans. All houses had 3 bedrooms and 1 bathroom.

[5] Map located at Alabama A&M Archives

The neighborhood was promoted as being modern, and "built for the ambitious, home-loving Negro families of Huntsville."[6] The proximity to Alabama A&M was noted as well. Amenities advertised included brick veneer, paved streets, curbs and gutters, forced air, heat and washer connections. 134 and 136 Wilkenson were model homes furnished by Mason Furniture, and were opened to the public with great fanfare in October of 1959.[7] Residents were given a choice of numerous house designs. The three main design categories identified in the survey were Compact Ranch, Minimal Traditional, and Contemporary, although each one of these categories has numerous subsets.

Early residents of the neighborhood worked in a variety of jobs. A review of the 1960 Polk Telephone Directory shows teachers at Councill High School, nurses at Huntsville Hospital, workers at Redstone Arsenal, brick masons, cab drivers, preachers, cooks, and janitors among the early neighborhood residents. Two property owners were listed as working at Alabama A&M, so clearly the majority of neighborhood residents worked further afield.





[6] *Huntsville Mirror* advertisements

[7] Although city records show almost all the homes in the neighborhood as being constructed in 1959, Polk phone directories show that the homes were constructed in waves. The 1960 directory has no listings for Colton Lane, Salem Drive, very few for Melody Road or Victory Lane. Specific construction dates and development patterns within the neighborhood are unknown.

III: Survey Findings & Registration Criteria

This project documented 261 homes within Edmonton Heights. The lots that have buildings on them are all occupied with single family homes, and all but one or two, which have undergone significant remodels, have one story. The final results for this survey had 142 of those homes (54%) listed as contributing.[8]

Architecturally, the modest houses have a rich variety of facades. Most either fit into the category of Minimal Traditional (predominately with gables and/or cross gables), Contemporary (with post and beam -or in this case, steel pipe and beam), or Compact Ranch construction (both traditional ranch detailings and an Early American subset). The decorative nuances that further identify each substyle tend to rotate between half-façade brick walls, extending brick fins, false facades, unusually large bay openings with paneling below and multi-light, double-hung windows above. The topography of the district is notable for its undulating landscape and the curved connecting streets. The developer was clearly aware of contemporary trends, and turned away from a strict grid system to create interconnected streets with a park-like setting.

Registration Criteria

Structures within a historic district fall into one of two categories: contributing or non-contributing. Contributing structures must pass a systematic evaluation of their integrity by meeting set criteria. Non-contributing structures can be historic buildings that have had substantial modifications and do not meet the integrity criteria or historic structures that have a high degree of integrity but are beyond the period of significance for the proposed district (buildings constructed from 1970 on).

The registration criteria for the district were developed to create a standardized and methodical system for determining eligibility. The integrity of a historic resource is of paramount importance to its status as a contributing or non-contributing building in a district, and the criteria reflect this.

[8] After reviewing completed field work and draft survey forms, the staff at the Alabama Historical Commission directed the following buildings to have their status recommendations changed from non-contributing to contributing: 3822 Crane Drive, 3808 Melody Road, 219 Salem Drive, 231 Victory Lane, 106 Whitney Avenue, 123 Whitney Avenue, and the following from contributing to non-contributing: 3802 Eton Road.

General Registration Criteria:

Only properties within the original Edmonton Heights plat contribute to the district. The historic significance of this development lies in the boundaries of this particular area, which was platted in 1958. Any of the mid-century residential styles have the potential to be contributing buildings within the district. The most prominent styles and substyles are described in "Residential Building Types and Styles."

The period of significance is from 1958 (the plat date) to 1969. For a building to be contributing, it must be from this period of construction.

Each individual contributing residence must retain integrity of its original architectural style. It must display integrity of its location and design.

Significant changes that have occurred to a building should be consistent with the Secretary of the Interior's Standards for Rehabilitation. An example illustrating inconsistency with the Secretary of the Interior's Standards would be the addition of Victorian-styled millwork to a Mid-Century Modern residence.

The following change/s rendered the property non-contributing to a potential historic district: Enclosing a historic garage or carport that is attached to the house. Adding an addition on the front of the house.

The following table identifies the integrity standards as applied in the individual AHC survey forms.

A building that had extensive alterations in any of the three integrity categories would be non-contributing.

A building that had moderate alterations in two or more of the three integrity categories would be non-contributing.

A building could potentially move from non-contributing status to contributing status if an exterior renovation adhered to the Secretary of the Interior's Standards for Rehabilitation.

	Plan/Massing	Cladding	Fenestration
Intact	No visible additions, or alterations are from within the period of significance. (1959-1969)	Cladding is historic or replaced with compatible materials as per the *Secretary of the Interior's Standards for Rehabilitation*.	All windows and doors are in original openings. All windows are historic. One or two can be historically sympathetic replacements as per the *Secretary of the Interior's Standards for Rehabilitation*. One or two non-historically sympathetic windows are acceptable in a secondary elevation. Front door is the original historic unit.
Slight	Additions to secondary elevations that are scaled smaller than the historic structure. Additions to roof (new dormers) that are compatible in scale and detailing to the original structure.	Vinyl or metal siding overlaid on historic cladding on some or all of the elevations.	One or two non-historic windows on primary elevations. Replacement windows must have the same or similar operating mechanisms as the originals (A single hung is an acceptable replacement for a double hung, but a sliding unit is not. Fixed picture windows are allowed). Front door is in original location, but is a replacement. New door openings have been added to secondary elevations.
Moderate	Significant additions to the secondary elevations are visible from the front. Additions to the front façade that alter historic rhythm. (Small deck in conjunction with original porch, replacement of original porch supports.)	False sense of historicism with moderate use of detailing from other periods.	The majority of the windows have been replaced but are within historic openings. Majority of new windows do not have the same or similar operating mechanisms as the original units.
Extensive	Non-historic additions that significantly alter the main elevation, and/or overwhelm the original scale of the structure (a second floor, extensive dormers added, etc.).	Roofing material is metal (standing seam, metal shingles, etc.) a material and style not seen during the period of significance. False sense of historicism with extensive use of detailing from other periods. Entirely new brick veneer cladding replacing historic cladding.	Windows on main elevation have changed and are either larger or smaller than the historic windows. Historic window openings or decorative paneling have been closed over. New door openings have been added to primary elevation/s. Attached garage/carport has been filled in.

IV: Survey Documentation

The following have been created as a part of this project:

1) Edmonton Heights Subdivision Survey Report (this document)
2) 261 Alabama Historical Commission survey forms
3) Photographs, one or more images of each resource surveyed and representative streetscape images
4) Edmonton Heights Subdivision Reconnaissance Level Survey map
5) Edmonton Heights Subdivision National Register Eligibility map

V: Recommendations for Further Research and Registration

Edmonton Heights appears to be eligible for listing in the National Register of Historic Places.

If the city proceeds with a nomination, additional research through period telephone directories could be used to more concretely pinpoint development dates for various streets and to determine the occupations of the original property owners.

VI: Recommendations for Resource Preservation

The residences within the Edmonton Heights Subdivision survey generally retain sufficient integrity for the neighborhood to be read as a mid-century development. However, many individual residences have been altered, a number have lost their integrity, and some have either been demolished or replaced with new construction. The neighborhood would benefit from local designation which would prevent the further erosion of the area's historic character.

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Compliance with 36 CFR 61

Dr. Swope meets requirements for Professional Qualifications in A) History and C) Architectural History. She holds a B.A. in History, Salem College (1992), and a M.S.H.P. in Historic Preservation, Ball State University (1994). Her Ph.D. is in Art History, University of Washington, Seattle (2003), primary emphasis late 19th - 20th century American Architecture, with a secondary emphasis in Native American Architecture. Her professional experience includes serving on the board of the Ballard Historical Society, serving on the board of Historic Tacoma, serving as a Landmarks Commissioner for Tacoma, Washington, serving as a Landmarks Commissioner (Chair) for Pierce County, Washington, serving on the board of the Society of Architectural Historians (MDR Chapter), and serving on the board of the Alabama Trust for Historic Preservation. She has given conference papers at SAH regional, SAH national, IASTE, and VAF (Emerging Young Scholar of the Year award) and received a Luce Fellowship in American Art. She authored *Classic Houses of Seattle*, Timber Press, and numerous entries for both Alabama and Washington State Archipedia. Dr. Swope has overseen projects ranging from preservation planning and administration to design, research, mitigation, Section 106 Review, tax credits, survey work, and HABS/HAER documentation.

Appendix A: Property Status, Addresses, Build Dates, Styles

Pink shaded boxes = non-contributing properties

Edmonton Heights, Huntsville, AL			
= NC			
Survey #	**Property Address**	**Build Date**	**Style**
	Colton Ln. NE		
Ma01000	3800 Colton Ln. NE	1959	Compact Ranch
Ma01001	3801 Colton Ln. NE	1959	Compact Ranch (Early American)
Ma01002	3802 Colton Ln. NE	1959	Compact Ranch
Ma01003	3803 Colton Ln. NE	1959	Contemporary
Ma01004	3804 Colton Ln. NE	1959	Contemporary
Ma01005	3805 Colton Ln. NE	1959	Compact Ranch
Ma01006	3806 Colton Ln. NE	1959	Compact Ranch
Ma01007	3807 Colton Ln. NE	1959	Compact Ranch
Ma01008	3808 Colton Ln. NE	1959	Compact Ranch
Ma01009	3809 Colton Ln. NE	1959	Compact Ranch
Ma01010	3810 Colton Ln. NE	1959	Minimal Traditional
Ma01011	3811 Colton Ln. NE	1959	Compact Ranch
Ma01012	3812 Colton Ln. NE	1959	Compact Ranch
Ma01013	3813 Colton Ln. NE	1959	Compact Ranch
Ma01014	3814 Colton Ln. NE	1959	Minimal Traditional
Ma01015	3815 Colton Ln. NE	1959	Compact Ranch
Ma01016	3816 Colton Ln. NE	1959	Contemporary
Ma01017	3817 Colton Ln. NE	1959	Compact Ranch
Ma01018	3818 Colton Ln. NE	1959	Contemporary
Ma01019	3820 Colton Ln. NE	1959	Compact Ranch (Early American)
Ma01020	3822 Colton Ln. NE	1959	Compact Ranch (Early American)
	Crane Dr. NE		
Ma01021	3802 Crane Dr. NE	1959	Minimal Traditional
Ma01022	3803 Crane Dr. NE	1959	Compact Ranch
Ma01023	3804 Crane Dr. NE	1959	Compact Ranch (Early American)
Ma01024	3805 Crane Dr. NE	1959	?
Ma01025	3806 Crane Dr. NE	1959	Compact Ranch
Ma01026	3807 Crane Dr. NE	1959	Contemporary
Ma01027	3808 Crane Dr. NE	1959	Compact Ranch
Ma01028	3809 Crane Dr. NE	1959	Compact Ranch
Ma01029	3810 Crane Dr. NE	1959	Compact Ranch (Early American)
Ma01030	3811 Crane Dr. NE	1959	Minimal Traditional
Ma01031	3812 Crane Dr. NE	1959	Compact Ranch
Ma01032	3813 Crane Dr. NE	1959	Contemporary
Ma01033	3814 Crane Dr. NE	1959	Compact Ranch
Ma01034	3815 Crane Dr. NE	1959	Contemporary
Ma01035	3816 Crane Dr. NE	1959	Compact Ranch
Ma01036	3817 Crane Dr. NE	1959	Compact Ranch (Early American)
Ma01037	3818 Crane Dr. NE	2016	New or Remodel
Ma01038	3819 Crane Dr. NE	1959	Compact Ranch
Ma01039	3820 Crane Dr. NE	1959	Compact Ranch
Ma01040	3821 Crane Dr. NE	1959	Compact Ranch
Ma01041	3822 Crane Dr. NE	1959	Compact Ranch (Early American)
Ma01042	3823 Crane Dr. NE	1959	Minimal Traditional

Survey #	Property Address	Build Date	Style
Ma01043	3824 Crane Dr. NE	1959	Contemporary
Ma01044	3825 Crane Dr. NE	1959	Contemporary
Ma01045	3826 Crane Dr. NE	n/a	Vacant
Ma01046	3827 Crane Dr. NE	1959	Contemporary
Ma01047	3828 Crane Dr. NE	1959	Compact Ranch
Ma01048	3829 Crane Dr. NE	n/a	Compact Ranch
Ma01049	3831 Crane Dr. NE	n/a	Compact Ranch
	Eton Rd. NE		
Ma01050	3802 Eton Rd. NE	1959	Contemporary
Ma01051	3803 Eton Rd. NE	1959	Compact Ranch
Ma01052	3804 Eton Rd. NE	1959	Compact Ranch (Early American)
Ma01053	3805 Eton Rd. NE	1959	Minimal Traditional
Ma01054	3807 Eton Rd. NE	1959	Compact Ranch
Ma01055	3809 Eton Rd. NE	1959	Compact Ranch
Ma01056	3811 Eton Rd. NE	1959	Compact Ranch (Early American)
	Melody Rd. NE		
Ma01057	3800 Melody Rd. NE	1959	Compact Ranch
Ma01058	3801 Melody Rd. NE	1959	Compact Ranch (Early American)
Ma01059	3802 Melody Rd. NE	1959	Compact Ranch
Ma01060	3803 Melody Rd. NE	1959	Minimal Traditional
Ma01061	3804 Melody Rd. NE	1959	Minimal Traditional
Ma01062	3805 Melody Rd. NE	n/a	Vacant
Ma01063	3806 Melody Rd. NE	1959	Compact Ranch
Ma01064	3807 Melody Rd. NE	1959	Compact Ranch
Ma01065	3808 Melody Rd. NE	1959	Compact Ranch (Early American)
Ma01066	3809 Melody Rd. NE	1959	Compact Ranch
Ma01067	3810 Melody Rd. NE	1959	Minimal Traditional
Ma01068	3811 Melody Rd. NE	1959	Ranch
Ma01069	3815 Melody Rd. NE	1959	Compact Ranch
Ma01070	3817 Melody Rd. NE	1959	Compact Ranch
Ma01071	3819 Melody Rd. NE	1959	Compact Ranch
Ma01072	3820 Melody Rd. NE	1959	Compact Ranch
Ma01073	3821 Melody Rd. NE	1959	Compact Ranch
Ma01074	3822 Melody Rd. NE	1960	Compact Ranch
Ma01075	3823 Melody Rd. NE	1959	Contemporary
Ma01076	3824 Melody Rd. NE	1959	Compact Ranch
Ma01077	3826 Melody Rd. NE	1959	Compact Ranch
Ma01078	3828 Melody Rd. NE	1959	Compact Ranch (Early American)
Ma01079	3830 Melody Rd. NE	1959	Compact Ranch
Ma01080	3832 Melody Rd. NE	1963	?
Ma01081	3834 Melody Rd. NE	1963	Compact Ranch
Ma01082	3836 Melody Rd. NE	1963	Compact Ranch (Early American)
	Melody Circle NE		
Ma01083	3812 Melody Cir. NE	1959	?
Ma01084	3814 Melody Cir. NE	1959	Compact Ranch
Ma01085	3816 Melody Cir. NE	1959	Compact Ranch (Early American)
Ma01086	3818 Melody Cir. NE	1959	Compact Ranch

Survey #	Property Address	Build Date	Style
	Meridian St. N		
Ma01087	3800 Meridian St. N	1959	Compact Ranch
Ma01088	3802 Meridian St. N	1959	Contemporary
Ma01089	3804 Meridian St. N	1959	Compact Ranch
Ma01090	3806 Meridian St. N	1959	Compact Ranch
Ma01091	3808 Meridian St. N	n/a	Vacant
Ma01092	3810 Meridian St. N	1959	Contemporary
Ma01093	3812 Meridian St. N	1959	Compact Ranch (Early American)
Ma01094	3814 Meridian St. N	1959	Contemporary
	Salem Dr. NE		
Ma01095	200 Salem Dr. NE	1959	?
Ma01096	202 Salem Dr. NE	1959	Compact Ranch
Ma01097	203 Salem Dr. NE	1959	Compact Ranch
Ma01098	205 Salem Dr. NE	1959	Compact Ranch (Early American)
Ma01099	207 Salem Dr. NE	1959	Compact Ranch
Ma01100	209 Salem Dr. NE	1959	Compact Ranch
Ma01101	210 Salem Dr. NE	1959	Compact Ranch
Ma01102	211 Salem Dr. NE	1959	Contemporary
Ma01103	212 Salem Dr. NE	1959	Compact Ranch
Ma01104	213 Salem Dr. NE	1959	Compact Ranch
Ma01105	215 Salem Dr. NE	1959	Compact Ranch
Ma01106	217 Salem Dr. NE	1959	Minimal Traditional
Ma01107	219 Salem Dr. NE	1959	Minimal Traditional
Ma01108	221 Salem Dr. NE	n/a	Vacant
Ma01109	223 Salem Dr. NE	1959	Remodel
Ma01110	300 Salem Dr. NE	n/a	Vacant
Ma01111	301 Salem Dr. NE	1959	Compact Ranch
Ma01112	303 Salem Dr. NE	1963	Compact Ranch
	Victory Ln. NE		
Ma01113	202 Victory Ln. NE	1959	Compact Ranch
Ma01114	203 Victory Ln. NE	1959	Compact Ranch (Early American)
Ma01115	204 Victory Ln. NE	1959	Compact Ranch
Ma01116	205 Victory Ln. NE	1959	Compact Ranch
Ma01117	206 Victory Ln. NE	1959	Contemporary
Ma01118	207 Victory Ln. NE	2014	New or Remodel
Ma01119	208 Victory Ln. NE	n/a	Vacant
Ma01120	209 Victory Ln. NE	1959	Compact Ranch
Ma01121	210 Victory Ln. NE	1959	Remodel
Ma01122	212 Victory Ln. NE	1959	?
Ma01123	214 Victory Ln. NE	1959	Compact Ranch
Ma01124	215 Victory Ln. NE	1959	Remodel
Ma01125	216 Victory Ln. NE	1959	Compact Ranch
Ma01126	217 Victory Ln. NE	1959	Compact Ranch (Early American)
Ma01127	218 Victory Ln. NE	1959	Minimal Traditional
Ma01128	219 Victory Ln. NE	1959	Minimal Traditional
Ma01129	220 Victory Ln. NE	1959	Minimal Traditional
Ma01130	221 Victory Ln. NE	1959	Compact Ranch

Survey #	Property Address	Build Date	Style
Ma01131	222 Victory Ln. NE	1960	Compact Ranch
Ma01132	223 Victory Ln. NE	1969	Contemporary
Ma01133	224 Victory Ln. NE	1959	Minimal Traditional
Ma01134	225 Victory Ln. NE	1959	Minimal Traditional
Ma01135	226 Victory Ln. NE	n/a	vacant
Ma01136	227 Victory Ln. NE	1959	?
Ma01137	228 Victory Ln. NE	1959	Compact Ranch
Ma01138	229 Victory Ln. NE	1959	Compact Ranch
Ma01139	231 Victory Ln. NE	1959	Compact Ranch
Ma01140	233 Victory Ln. NE	1959	Compact Ranch
Ma01141	234 Victory Ln. NE	1959	?
Ma01142	235 Victory Ln. NE	1959	Compact Ranch
Ma01143	236 Victory Ln. NE	1959	Compact Ranch
Ma01144	237 Victory Ln. NE	1959	Compact Ranch
Ma01145	238 Victory Ln. NE	1959	Compact Ranch
Ma01146	239 Victory Ln. NE	1959	Compact Ranch
Ma01147	240 Victory Ln. NE	1959	Compact Ranch
Ma01148	242 Victory Ln. NE	1959	Contemporary
Ma01149	244 Victory Ln. NE	1959	Compact Ranch
Ma01150	246 Victory Ln. NE	1959	Contemporary
Ma01151	248 Victory Ln. NE	1959	Compact Ranch
Ma01152	250 Victory Ln. NE	1959	?
	Whitney Ave		
Ma01153	100 Whitney Ave. NE	1959	Compact Ranch
Ma01154	101 Whitney Ave. NE	n/a	vacant
Ma01155	103 Whitney Ave. NE	n/a	Compact Ranch
Ma01156	104 Whitney Ave. NE	1959	Minimal Traditional
Ma01157	105 Whitney Ave. NE	1959	Compact Ranch (Early American)
Ma01158	106 Whitney Ave. NE	1959	Compact Ranch
Ma01159	107 Whitney Ave. NE	1959	?
Ma01160	108 Whitney Ave. NE	1959	New or Remodel
Ma01161	109 Whitney Ave. NE	1959	Contemporary
Ma01162	110 Whitney Ave. NE	1959	Contemporary
Ma01163	111 Whitney Ave. NE	1959	?
Ma01164	112 Whitney Ave. NE	1959	New or Remodel
Ma01165	113 Whitney Ave. NE	1959	Contemporary
Ma01166	114 Whitney Ave. NE	1959	Compact Ranch
Ma01167	115 Whitney Ave. NE	1959	Contemporary
Ma01168	117 Whitney Ave. NE	1959	Compact Ranch
Ma01169	119 Whitney Ave. NE	1959	Ranch
Ma01170	121 Whitney Ave. NE	1959	Compact Ranch (Early American)
Ma01171	123 Whitney Ave. NE	1959	Compact Ranch
Ma01172	125 Whitney Ave. NE	1962	Contemporary
	Wilkenson Dr. NE		
Ma01173	100 Wilkenson Dr. NE	1959	Compact Ranch
Ma01174	102 Wilkenson Dr. NE	2011	New or Remodel
Ma01175	103 Wilkenson Dr. NE	1959	Compact Ranch

Ma01176	104 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01177	105 Wilkenson Dr. NE	1959	Compact Ranch
Ma01178	107 Wilkenson Dr. NE	1959	Contemporary
Ma01179	109 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01180	110 Wilkenson Dr. NE	1959	Compact Ranch
Ma01181	111 Wilkenson Dr. NE	1959	Contemporary
Ma01182	112 Wilkenson Dr. NE	1959	Contemporary
Ma01183	113 Wilkenson Dr. NE	1959	Contemporary
Ma01184	114 Wilkenson Dr. NE	1959	Compact Ranch
Ma01185	115 Wilkenson Dr. NE	1959	Compact Ranch
Ma01186	116 Wilkenson Dr. NE	1959	Compact Ranch
Ma01187	117 Wilkenson Dr. NE	1959	?
Ma01188	118 Wilkenson Dr. NE	1959	Compact Ranch
Ma01189	119 Wilkenson Dr. NE	1959	Compact Ranch
Ma01190	120 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01191	122 Wilkenson Dr. NE	1959	Compact Ranch
Ma01192	123 Wilkenson Dr. NE	1959	Contemporary
Ma01193	124 Wilkenson Dr. NE	1959	Contemporary
Ma01194	125 Wilkenson Dr. NE	1962	Compact Ranch
Ma01195	126 Wilkenson Dr. NE	1959	Compact Ranch
Ma01196	127 Wilkenson Dr. NE	2011	New or Remodel
Ma01197	128 Wilkenson Dr. NE	1959	Contemporary
Ma01198	129 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01199	130 Wilkenson Dr. NE	1959	?
Ma01200	131 Wilkenson Dr. NE	1959	Compact Ranch
Ma01201	132 Wilkenson Dr. NE	1959	Compact Ranch
Ma01202	133 Wilkenson Dr. NE	1959	Contemporary
Ma01203	134 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01204	135 Wilkenson Dr. NE	1959	Contemporary
Ma01205	136 Wilkenson Dr. NE	1959	Compact Ranch
Ma01206	137 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01207	138 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01208	139 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01209	140 Wilkenson Dr. NE	1959	Compact Ranch
Ma01210	141 Wilkenson Dr. NE	1959	Contemporary
Ma01211	142 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01212	143 Wilkenson Dr. NE	1959	Compact Ranch
Ma01213	144 Wilkenson Dr. NE	1959	Compact Ranch
Ma01214	145 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01215	146 Wilkenson Dr. NE	1959	Compact Ranch
Ma01216	148 Wilkenson Dr. NE	1959	Compact Ranch
Ma01217	149 Wilkenson Dr. NE	1959	Compact Ranch
Ma01218	150 Wilkenson Dr. NE	1959	Compact Ranch
Ma01219	151 Wilkenson Dr. NE	1959	Compact Ranch
Ma01220	152 Wilkenson Dr. NE	1959	Compact Ranch
Ma01221	153 Wilkenson Dr. NE	1959	Compact Ranch
Ma01222	154 Wilkenson Dr. NE	1959	?
Ma01223	155 Wilkenson Dr. NE	1959	Minimal Traditional

Survey #	Property Address	Build Date	Style
Ma01224	156 Wilkenson Dr. NE	1959	Contemporary
Ma01225	157 Wilkenson Dr. NE	1959	Compact Ranch
Ma01226	158 Wilkenson Dr. NE	1959	Compact Ranch
Ma01227	159 Wilkenson Dr. NE	1959	Compact Ranch
Ma01228	160 Wilkenson Dr. NE	1959	Compact Ranch
Ma01229	161 Wilkenson Dr. NE	1959	Compact Ranch
Ma01230	162 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01231	163 Wilkenson Dr. NE	1959	Contemporary
Ma01232	164 Wilkenson Dr. NE	1949	Compact Ranch
Ma01233	165 Wilkenson Dr. NE	1959	Compact Ranch
Ma01234	166 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01235	167 Wilkenson Dr. NE	1959	Compact Ranch
Ma01236	168 Wilkenson Dr. NE	1958	Minimal Traditional
Ma01237	169 Wilkenson Dr. NE	1959	Compact Ranch
Ma01238	170 Wilkenson Dr. NE	1959	Compact Ranch
Ma01239	171 Wilkenson Dr. NE	1959	Compact Ranch
Ma01240	172 Wilkenson Dr. NE	1959	Compact Ranch
Ma01241	173 Wilkenson Dr. NE	1957	Minimal Traditional
Ma01242	174 Wilkenson Dr. NE	1959	Compact Ranch
Ma01243	175 Wilkenson Dr. NE	1959	Contemporary
Ma01244	176 Wilkenson Dr. NE	1959	Compact Ranch (Early American)
Ma01245	177 Wilkenson Dr. NE	1959	Compact Ranch
Ma01246	178 Wilkenson Dr. NE	1959	?
Ma01247	179 Wilkenson Dr. NE	1959	Contemporary
Ma01248	180 Wilkenson Dr. NE	1959	Compact Ranch
Ma01249	181 Wilkenson Dr. NE	1959	Compact Ranch
Ma01250	182 Wilkenson Dr. NE	1959	Compact Ranch
Ma01251	183 Wilkenson Dr. NE	1959	?
Ma01252	184 Wilkenson Dr. NE	1959	Compact Ranch
Ma01253	185 Wilkenson Dr. NE	1959	Compact Ranch
Ma01254	187 Wilkenson Dr. NE	1959	Contemporary
Ma01255	189 Wilkenson Dr. NE	1959	Compact Ranch
Ma01256	191 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01257	193 Wilkenson Dr. NE	1959	Minimal Traditional
Ma01258	195 Wilkenson Dr. NE	1959	Compact Ranch
Ma01259	197 Wilkenson Dr. NE	1959	Compact Ranch
Ma01260	199 Wilkenson Dr. NE	1959	Compact Ranch (Early American)

Appendix B: House Styles by Category

NC = Non-Contributing

Minimal Traditional (1/3)

#1: broad cross gable, clipped end by porch, no eave on cross gable

3810 Colton Lane NE	
3811 Crane Drive NE	
3825 Crane Drive NE	(demolished)
3805 Eton Rd	(NC)
3804 Melody Road NE	
219 Salem Drive NE Drive NE	
220 Victory Lane NE	
225 Victory Lane NE	(NC)
109 Wilkenson Drive NE	
142 Wilkenson Drive NE	(NC)
173 Wilkenson Drive NE	(NC)
193 Wilkenson Drive NE	(NC)



220 Victory Lane NE

Minimal Traditional (2/3)

#2: Deep side eaves on cross gable

3814 Colton Lane NE	(NC)	
3802 Crane Drive NE	(NC)	
3823 Crane Drive NE		
3803 Melody Road NE		
217 Salem Drive NE	(NC)	
218 Victory Lane NE		
219 Victory Lane NE		
224 Victory Lane NE		
120 Wilkenson Drive NE	(NC)	
134 Wilkenson Drive NE	(NC)	Model Home for the Development
138 Wilkenson Drive NE		
145 Wilkenson Drive NE		
155 Wilkenson Drive NE	(NC)	
168 Wilkenson Drive NE		
191 Wilkenson Drive NE	(NC)	



3803 Melody Road NE

Minimal Traditional (3/3)

#3: Hybrid (deep front eave)[9]

104 Whitney Ave NE (NC)



104 Whitney Ave NE

[9] Corner lot example, most corner lots houses are singular designs not repeated in the rest of the neighborhood.

Contemporary (1/6)

#1 Front Gable with Center Brick Accent[10]

3814 Meridian Street N[11]
110 Whitney Ave NE (NC)
127 Wilkenson Drive NE (demolished)



3814 Meridian Street N

[10] Post and beam carport and brick planter with both examples
[11] Unusual with side entry

Contemporary (2/6)

#2 Post and Beam, Off Set Front Gable Porch, Carport Under Main Roof

3804 Colton Lane NE	
3818 Colton Lane NE	
3824 Crane Drive NE	
3823 Melody Road NE	(NC)
3810 Meridian Street N	
206 Victory Lane NE	
109 Whitney Ave NE	
125 Whitney Ave NE	(NC)
107 Wilkenson Drive NE	
124 Wilkenson Drive NE	(NC)
133 Wilkenson Drive NE	(NC)
141 Wilkenson Drive NE	(NC)
187 Wilkenson Drive NE	



107 Wilkenson Drive NE

Contemporary (3/6)

#3 Post and Beam, Off Set Front Gable Porch with Integrated Carport

3815 Crane Drive NE	
3825 Crane Drive NE	(NC)
211 Salem Drive NE Drive NE	(NC)
242 Victory Lane NE	(NC)
156 Wilkenson Drive NE	(NC)
179 Wilkenson Drive NE	



179 Wilkenson Drive NE

Contemporary (4/6)

#4 Post and Beam, Small Front Gable with Pronounced Slope on Carport

3803 Colton Lane NE	(NC)
3816 Colton Lane NE	
3807 Crane Drive NE	(NC)
3813 Crane Drive NE	
3827 Crane Drive NE	
223 Victory Lane NE	
246 Victory Lane NE	(NC)
135 Wilkenson Drive NE	(NC)
163 Wilkenson Drive NE	
175 Wilkenson Drive NE	



3813 Crane Drive NE

Contemporary (5/6)

#5 Post and Beam, Cross Gable Carport/ Symmetrical Front Entry

3802 Eton Rd NE (NC)
3802 Meridian Street N
112 Wilkenson Drive NE



3802 Meridian Street N

Contemporary (6/6)

#6 Post and Beam, Front Gable, Full Posts

101 Whitney Ave NE	(demolished)
115 Whitney Ave NE	
113 Wilkenson Drive NE	
128 Wilkenson Drive NE	(NC)



115 Whitney Ave NE

Compact Ranch 1/6

#1 Side Gable with Partial Front Porch

3808 Crane Drive NE (NC)
3816 Crane Drive NE (NC)
3831 Crane Drive NE
3806 Melody Road NE (NC)
3810 Melody Road NE
3819 Melody Road NE
209 Salem Drive NE Drive NE (NC)
210 Salem Drive NE Drive NE (NC)
301 Salem Drive NE Drive NE (NC)
214 Victory Lane NE
231 Victory Lane NE
148 Wilkenson Drive NE
149 Wilkenson Drive NE (NC)
170 Wilkenson Drive NE (NC)
180 Wilkenson Drive NE (NC)

(Subset with a larger partial front porch)

3809 Colton Lane NE
215 Salem Drive NE Drive NE
185 Wilkenson Drive NE
112 Whitney Ave NE



3816 Crane Drive NE

Compact Ranch 2/6

#2 Side Gable, Centered Front Porch

3806 Meridian Street N (NC)



3806 Meridian Street N

Compact Ranch 3/6

#3 Side Gable with Front Gable Front Porch

3812 Melody Circle NE
3818 Melody Circle NE
303 Salem Drive NE Drive NE



3818 Melody Circle NE

Compact Ranch (4/6)

#4 Wide Cross Gable with Contemporary Style Brick Accents

3808 Meridian Street N	(demolished)
113 Whitney Ave NE	
111 Wilkenson Drive NE	(NC)
123 Wilkenson Drive NE	(NC)



113 Whitney Ave NE

Compact Ranch 5/6

#5 Hip on Hip

3812 Colton Lane NE	(NC)
3817 Colton Lane NE	
3803 Crane Drive NE	
3819 Crane Drive NE	(NC)
3821 Crane Drive NE	
3826 Crane Drive NE	(demolished)
3800 Melody Road NE Rd	(NC)
3832 Melody Road NE Rd	
202 Salem Drive NE Drive NE	
143 Wilkenson Drive NE	(NC)
160 Wilkenson Drive NE	(NC)
161 Wilkenson Drive NE	
195 Wilkenson Drive NE	



3821 Crane Drive NE

Compact Ranch 6/6

#6 Cross Hip with Raised Foundation (vertical emphasis)

3809 Melody Road NE
3820 Melody Road NE
3822 Melody Road NE
3824 Melody Road NE
3826 Melody Road NE
3834 Melody Road NE



3834 Melody Road NE Rd

Compact Ranch with Brick Lower Half (1/6)

#1 Lower ½ Brick, Side Gable Variation

212 Salem Drive NE Drive NE	(NC)
229 Victory Lane NE	(NC)
115 Wilkenson Drive NE	(NC)
150 Wilkenson Drive NE	(NC)



115 Wilkenson Drive NE

Compact Ranch with Brick Lower Half (2/6)

#2 Lower ½ Brick, Cross Gable Porch Variation

3814 Crane Drive NE
3828 Crane Drive NE
197 Wilkenson Drive NE



3828 Crane Drive NE

Compact Ranch with Brick Lower Half (3/6)

#3 Lower ½ Brick, Cross Gable Variation with porch on side gable façade

209 Victory Lane NE (NC)
171 Wilkenon Drive NE
181 Wilkenson Drive NE (NC)



209 Victory Lane NE

Compact Ranch with Brick Lower Half (4/6)

#4: Lower ½ Brick, Cross Gable Variation with porch on side gable façade, false front with planter at base

3802 Colton Lane NE (NC)
3817 Melody Road NE
236 Victory Lane NE
151 Wilkenson Drive NE
165 Wilkenson Drive NE



165 Wilkenson Drive NE

Compact Ranch with Brick Lower Half (5/6)

#5 Lower ½ Brick, Cross Gable Variation with stacked decorative windows by door

100 Whitney Ave NE
100 Wilkenson Drive NE (NC)
125 Wilkenson Drive NE (NC)



100 Whitney Ave NE

Compact Ranch with Brick Lower Half (6/6)

#4 Hip on Gable with Cross Gable Entry with Brick Planter[12]

3813 Colton Lane NE
3806 Crane Drive NE
3830 Melody Road NE
212 Victory Lane NE (NC)
240 Victory Lane NE
167 Wilkenson Drive NE
177 Wilkenson Drive NE (NC)



212 Victory Lane NE

[12] Brick on lower half of front façade

Compact Ranch with Extended Wall (1/5)

#1 Side Gable

205 Victory Lane NE
103 Whitney Ave NE (NC)
119 Whitney Ave NE (NC)
140 Wilkenson Drive NE



119 Whitney Ave NE

Compact Ranch with Extended Wall (2/5)

#2 Cross Gable

248 Victory Lane NE[13]
110 Wilkenson Drive NE
113 Whitney Ave NE (demolished)
126 Wilkenson Drive NE (NC)



110 Wilkenson Drive NE

[13] Unique side entry side gable

Compact Ranch with Extended Wall (3/5)

#3 Hip

228 Victory Lane NE	(NC)
123 Whitney Ave NE	
105 Wilkenson Drive NE	(NC)
122 Wilkenson Drive NE	(NC)



123 Whitney Ave NE

Compact Ranch with Extended Wall (4/5)

#4 Hip on Gable

3803 Eton Rd NE
106 Whitney Ave NE



106 Whitney Ave NE

Compact Ranch with Extended Wall (5/5)

#5 Hip on Hip

3806 Colton Lane NE
239 Victory Lane NE
159 Wilkenson Drive NE



3806 Colton Lane NE

Compact Ranch with Extended Wall & Brick Planter (1/3)

#1 Brick Planter by Front Door, Extended Wall

3805 Colton Lane NE
3808 Colton Lane NE
3829 Crane Drive NE
3809 Eton Rd NE
207 Salem Drive NE Drive NE
235 Victory Lane NE
103 Wilkenson Drive NE (NC)
118 Wilkenson Drive NE (NC)
132 Wilkenson Drive NE
146 Wilkenson Drive NE



207 Salem Drive NE Drive NE

Compact Ranch with Extended Wall & Brick Planter (2/3)

#2 Hip with Cross Gable Front Porch Extended Wall

3807 Colton Lane NE	
3802 Melody Road NE	
202 Victory Lane NE	
216 Victory Lane NE	
221 Victory Lane NE	(NC)
226 Victory Lane NE	(demolished)
136 Wilkenson Drive NE	(NC) (Model Home for the Development)
153 Wilkenson Drive NE	
158 Wilkenson Drive NE	
182 Wilkenson Drive NE	



3802 Melody Road NE

Compact Ranch with Extended Wall & Brick Planter (3/3)

#3 Hip on Gable with Double Planter

3807 Eton Rd NE
3804 Meridian Street N
114 Whitney Ave NE (NC)
131 Wilkenson Drive NE
184 Wilkenson Drive NE



131 Wilkenson Drive NE

Compact Ranch with Brick Planter (1/1)

#1 Side Gable[14]

3800 Colton Lane NE
3815 Colton Lane NE
3809 Crane Drive NE
3821 Melody Road NE
213 Salem Drive NE Drive NE
204 Victory Lane NE
237 Victory Lane NE
144 Wilkenson Drive NE
157 Wilkenson Drive NE
164 Wilkenson Drive NE
174 Wilkenson Drive NE (NC)



3800 Colton Lane NE

[14] Brick on lower half of front façade with some of these, but vinyl siding on some examples makes it impossible to know if they have brick on the front façade or not.

Compact Ranch with Brick Fin (1/3)

#1 Side Gable with Decorative Cut Outs

3811 Colton Lane NE
3812 Crane Drive NE
3820 Crane Drive NE
3807 Melody Road NE
3815 Melody Road NE
203 Salem Drive NE Drive NE
222 Victory Lane NE (NC)
238 Victory Lane NE
244 Victory Lane NE
116 Wilkenson Drive NE
152 Wilkenson Drive NE
172 Wilkenson Drive NE (NC)



244 Victory Lane NE

Compact Ranch with Brick Fin (2/3)

#2 Cross Hip with Decorative Cut Outs, U-Brick Front

3800 Meridian Street N
117 Whitney Ave NE
130 Wilkenson Drive NE



117 Whitney Ave NE

Compact Ranch with Brick Fin (3/3)

#3 Side Gable with Solid Fin

233 Victory Lane NE
169 Wilkenson Drive NE (NC)
189 Wilkenson Drive NE[15] (NC)



169 Wilkenson Drive NE

[15] Stone veneer added later, could possibly hide original cut outs

Early American Compact Ranch (1/6)[16]

#1 Side Gable with Deep Eave

3801 Colton Lane NE
3822 Colton Lane NE
3810 Crane Drive NE
205 Salem Drive NE Drive NE (NC)
217 Victory Lane NE (NC)
227 Victory Lane NE (NC)
137 Wilkenson Drive NE Dr. (NC)
166 Wilkenson Drive NE (NC)
176 Wilkenson Drive NE (NC)



3810 Crane Drive NE

[16] The term "Early American" comes from Michael Houser, Architectural Historian at the Washington State SHPO, and active member of DOCOMO. Michael has noted that period literature from this era gave this name to houses with the multi-light windows, full length shutters, deep overhangs, and decorative panels under the windows.

Early American Compact Ranch (2/6)

#2 Side Gable with Centered Porch

3820 Colton Lane NE
3804 Crane Drive NE
3817 Crane Drive NE
3822 Crane Drive NE
3804 Eton Rd NE
3801 Melody Road NE
203 Victory Lane NE (NC)
139 Wilkenson Drive NE
162 Wilkenson Drive NE
199 Wilkenson Drive NE (NC)



139 Wilkenson Drive NE

Early American Compact Ranch (3/6)

#3 Side Gable with Off-Centered Porch

3811 Eton Road NE (NC)
3808 Melody Road NE
129 Wilkenson Drive NE (NC)



3808 Melody Road NE

Early American Compact Ranch (4/6)

#4 Cross Gable

3812 Meridian Street N	(NC)
121 Whitney Ave NE	(NC)
105 Whitney Ave NE	(NC)
104 Wilkenson Drive NE	(NC)



105 Whitney Ave NE

Early American Compact Ranch (5/6)

#5 Hip on Gable

3836 Melody Road NE



3836 Melody Road NE Rd

Early American Compact Ranch (6/6)

#6 Hipped roof and full length windows (windows may be larger replacements with panels originally below, not enough examples to compare)

3816 Melody Circle NE
3828 Melody Road NE



3828 Melody Road NE Rd