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TOWN OF ELEANOR HISTORIC RESOURCE SURVEY

FINAL SURVEY REPORT | MAY 2021

TOWN OF ELEANOR
PUTNAM COUNTY, WEST VIRGINIA

Previously Recorded Sites and PU-0007

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FINAL SURVEY REPORT | MAY 2021

TOWN OF ELEANOR
PUTNAM COUNTY, WEST VIRGINIA

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WV SHPO Survey No. PU-0007

May 2021

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PROJECT OVERVIEW

The Town of Eleanor and the West Virginia Department of Arts, Culture, and History/State Historic Preservation Office (WVSHPO) engaged Hill Studio, PC in 2020 to conduct an intensive survey of historic architectural resources in the town associated with the 1934 New Deal Homestead Project called Red House Farms, later renamed Eleanor for first lady Eleanor Roosevelt. Eleanor, located in Putnam County, West Virginia, is one of three planned New Deal resettlement communities in the state established under the Federal Emergency Relief Administration Act (FERA). The 150 families selected to live in the community were provided a house and about an acre of land for subsistence farming, a practice in which all the food crops raised sustain the needs of the farmer and his family. The homes were three to five bedrooms and came in twelve different styles. All homes were of cinder block construction. The community also included a school, a canning plant, a factory, a community farm, and several other buildings.

Eleanor was first identified as a potential historic district in 1976, when an HPI form was created for the Eleanor Historic District (PU-0007) by the West Virginia Antiquities Commission. A Survey of Union District of Putnam County conducted in 1995 documented 113 properties in Eleanor, almost all of which dated to the 1934 New Deal project (PU-0003). The 1995 survey report recognized Eleanor's potential for listing in the NRHP under Criterion A and recommended further study. None of the resources surveyed in 1995 are individually listed in the NRHP.

The goal of the 2020-2021 intensive architectural survey was to document historic resources within the original 1935 boundaries of the Red House Farms Project and explore its eligibility for listing as a historic district in the National Register of Historic Places (NRHP). The project scope included a survey of 125 properties in the 93-acre Phase 1 survey area that were a minimum of 50 years old. Hill Studio performed the fieldwork October 13-15, 2020. An Historic Property Inventory Form (HPI) was completed for each resource including two photographs, statement of significance, narrative description, and National Register evaluation. Hill Studio referred to previously completed HPI forms and incorporated relevant information into the new HPI forms. Properties less than 50 years old were not surveyed but are documented in this survey report with an address, date, and brief description. The Town plans to hire a consultant to survey the remainder of the properties within the 1935 boundaries of the Red House Farms Project as Phase 2. The following report outlines the survey.

PROJECT AREA DESCRIPTION AND HISTORIC CONTEXT

DESCRIPTION OF PROJECT AREA

The town of Eleanor is in Putnam County, West Virginia, approximately 30 miles northwest of Charleston on the north bank of the Kanawha River. State Route 62, once known as the Charleston-Point Pleasant Turnpike, is the main local artery. The Town of Winfield and the Winfield Lock and Dam are adjacent to Eleanor, to the southeast.

In 1934, the West Virginia Rural Rehabilitation Corporation acquired 2,200 acres to build the town, which was originally called Red House Farms. The platted area where the buildings and farmland were located was 800 acres in a halfmoon-shaped valley bordered to the south by the Kanawha River and to the north by steep, wooded hills. The valley is about a mile and a half long and a quarter to three-quarters of a mile wide depending on location.

This master planned community, or "new town," built under the President Franklin Roosevelt's New Deal had a cohesive street layout and designated lots for houses, community buildings, and farmland designed by Meanor and Handloser Architects of Charleston, West Virginia. The plan follows the topography with a distinctive hemispheric design at its east end. State Route 62/Roosevelt Boulevard bisects the town on its north-south axis with two semicircular streets radiating north toward the hills. The central administration building—the mid-19th century homestead of Joseph Ruffner that predates the town—stands at the midpoint of the semicircle axis.

The recommended historic district boundaries for the Eleanor Historic District correspond with the 1935 plat map for Red House Farms (Figure 1). Phase 1 of the project focused on the east end of the district and included buildings within a 93-acre area on Roosevelt Boulevard, Eleanor Circle, Fir Street, and Gum Street. The Town plans to have the properties in the remainder of the survey area documented in a future phase (Phase 2).

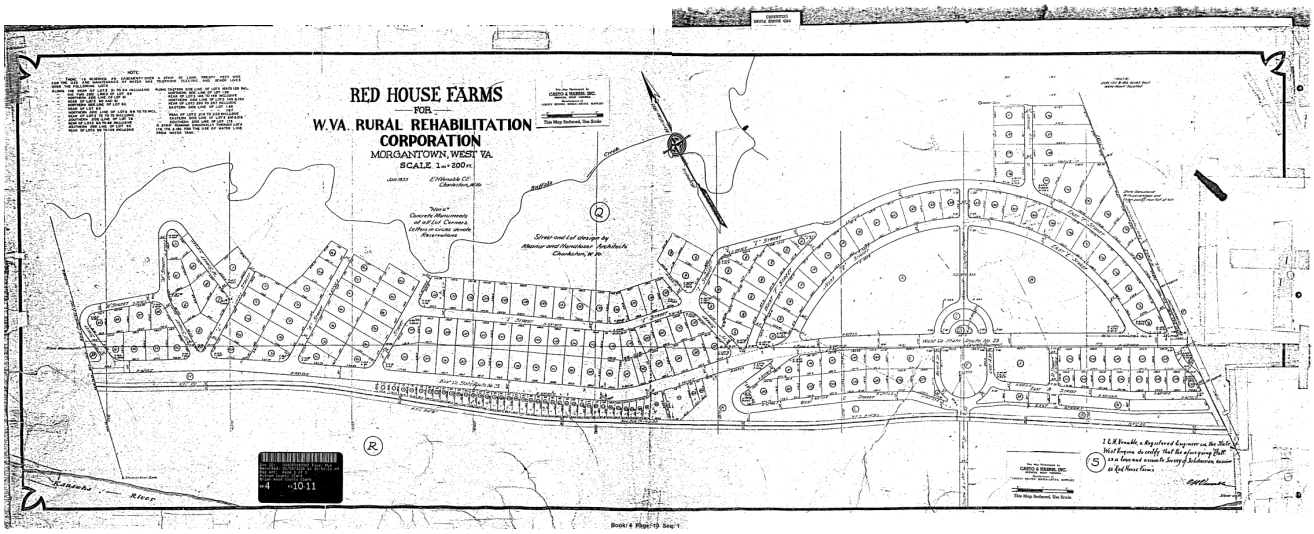


Figure 1: Red House Farms Plat Map

HISTORIC CONTEXT

The land on the north bank of the Kanawha River that would become the town of Eleanor is believed to have been occupied originally by indigenous people during the Archaic, Middle-Woodland, and Fort Ancient cultures, based on archeological investigations at the Buffalo Indian Village Site (NRHP# 71000883) located less than ten miles northwest of Eleanor. As recent as the mid- to late-17th century, the Shawnee occupied this area before abandoning their villages and the land was used as hunting grounds.[1]

King George III later granted the land to George Washington in 1773 as payment for his services in the French and Indian War. After Washington's death in 1799, the land remained in the family until 1807 before being sold several times. By 1840, the land was part of a large plantation owned by Benjamin Franklin Ruffner, grandson of Joseph Ruffner who founded Charleston, West Virginia. Ruffner built a large brick house for which the plantation became known as "Red House" and lived there with his family until 1883.[2] This brick house would later serve as the Administration Building (PU-0003-0432) for the subsistence homestead community established by the federal government originally known as Putnam County Farms, and then "Red House Farms" before being renamed "Eleanor" in honor of First Lady Eleanor Roosevelt in 1935.[3]

In the early 1920s, the land of the former Red House plantation along the north bank of the Kanawha River was subdivided by real estate speculators into lots and promoted by the Putnam Development Co., and later the Putnam Company, as "Putnam on the Kanawha."[4] The proposed development was well-situated across the river from the county seat of Winfield; however, the development was never fully realized and the land continued to change hands until the West Virginia Rural Rehabilitation Corporation purchased it for the federal government in 1934.[5]

With an economy largely dependent on the coal and railroad industries, West Virginia suffered greatly during the Great Depression, especially the counties of the southern coalfields. As the industries dependent on coal to fuel production and the railroads to transport raw materials and finished products declined drastically, many residents of West Virginia lost their jobs and homes. Prior to establishment of subsistence homestead communities by the federal government, the West Virginia University Agricultural Extension Division worked with private agencies, such as the Salvation Army and the American Friends Service Committee, to promote subsistence home gardens to help families in need provide their own food.[6]

Following his election as president in 1932, Franklin D. Roosevelt initiated numerous relief programs under his "New Deal" platform to assist people who had lost their jobs and homes due to the economic hardships of the Great Depression. In May 1933, during the critical first one hundred days of the Roosevelt Administration, Congress passed the National Industrial Recovery Act. This legislation provided funding for the Department of the Interior to establish the Division of Subsistence Homesteads.[7] Under the direction of Milburn Wilson, the Subsistence Homestead program sought to provide housing and livelihood to displaced workers by establishing planned rural communities that combine subsistence agriculture with part-time employment at local industries and cooperatives. The success of the program depended on establishing viable local industries and convincing

[1] Chambers, "Buffalo Indian Village Site," https://sah-archipedia.org/buildings/WV-01-PT3. Accessed May 7, 2021; Buffalo Village Site" https://en.wikipedia.org/wiki/Buffalo_Indian_Village_Site#cite_ref-nris_1-0, accessed May 7, 2021.
[2] Ruffner House/Red House/Eleanor Town Hall, West Virginia Historic Property Inventory Form PU-0003-0432, 2019
[3] Platania, "Eleanor," 28-32.
[4] Town of Eleanor 1995 Calendar.
[5] Ruffner House/Red House/Eleanor Town Hall, West Virginia Historic Property Inventory Form PU-0003-0432, 2019
[6] Howe, "Arthurdale Historic District," Section 8:1.
[7] Howe, Section 8:2

people from the impoverished rural areas to move to the new communities.[8] The goal of the Subsistence Homestead program was to gradually move people from dependency on government relief programs to self-sufficiency.

The first of these experimental communities was Arthurdale (Ref# 88001862) in Preston County, West Virginia, completed in 1933-1934. Although Arthurdale was often criticized for its high cost and failure to sustain local industries beyond World War II, the federal government would go on to establish nearly one hundred Subsistence-Homestead communities throughout the country.[9] Initially developed under the supervision of either the Department of the Interior or the Federal Emergency Relief Administration (FERA), the newly formed Resettlement Administration became responsible for oversight of these projects in 1936.[10] Throughout the program, First Lady Eleanor Roosevelt took a special interest in the homestead settlements and personally visited many of them to report on their progress to the President.[11]

Eleanor, originally called "Putnam County Farms" and later "Red House Farms", was the third of these communities to be established by the federal government and the second such community located in West Virginia. Where Arthurville was a "labor of experimentation" as the first of its kind, lessons were learned and the Putnam County project was known as "one of experience, combining good planning with self-management by the homesteaders."[12] Financed through FERA, Red House Farms was planned and constructed by the Works Division of the West Virginia Emergency Relief Administration under the supervision of Col. Lawrence Westbrook, Assistant FERA administrator in the Rural Rehab Division.[13] The stated objectives of the Red House Farms project were "to reduce the relief rolls of nearby WV counties by 150 families by providing ways to earn a livelihood; to show that planned rural-industrial communities are practical; and to show that low-cost, sturdy, adequate housing for families of small income is a sound use for public or private capital."[14]

The federal government purchased 2200 acres of land (at a cost of approximately $29 an acre) along the north bank of the Kanawha River across from the Putnam County seat of Winfield for the homestead settlement of Red House Farms. The tract included approximately 800 acres in a semi-circular valley with 500 acres of flatlands for farming along the river and additional level land above for the houses. The community was planned for 150 families with houses located on sites ranging from three-quarter to one acre that would include a home garden, a small barn for equipment with an attached chicken house, and a landscaped lawn. Community facilities included a cooperative farm and barn, a canning plant, school, store (PU-0003-0428), and utilities. With the exception of the store, the other communal resources are no longer extant. Although originally built ca. 1840 as a plantation house, the Red House (PU-0003-0432) stood at the center of the new homestead settlement and served as the administration building for the Red House Farms Association. Residents referred to the Red House as "the capitol."[15] The steeply sloped wooded areas beyond provided for heating fuel, hog pens and pastureland that would be used cooperatively to support the community. The New York Central railroad and State Route 62, which would become the main town thoroughfare, run parallel between the bottomlands and the building sites on the higher level.[16] After construction was completed, it was expected that a community workshop and

[8] Wilson, 30.
[9] Howe, Section 8:1
[10] Wilson, 28-35.
[11] Wilson, 30.
[12] Wilson, 28-35.
[13] Long, "Red House"
[14] Resettlement Administration Management Division. "Red House Farms: Photographic History."
[15] Wilson, 30.
[16] Resettlement Administration Management Division. "Red House Farms: Photographic History."

canning plant as well as other local industries would provide part-time employment to the residents. Government work would also continue to be available on nearby road construction and public works projects.[17]

The Charleston firm of Meanor & Handloser, Architects designed the houses to be cost-efficient while providing for modern conveniences without appearing monotonous. The architects developed twelve basic house designs, ranging from three to five rooms, comprised of a living room, combined kitchen/dining room, a bathroom, and one to three bedrooms. Attics and partial cellars provided additional space for storage and extra bedrooms. These basic plans were also flipped to provide a total of twenty-four different house designs. Constructed of parged cinder blocks, the houses featured front and rear porches as well as weatherboard or board-and-batten siding in the gable ends. Variations in paint color and porch detailing provided additional diversity to the twenty-four house designs. Modern conveniences included electricity, indoor plumbing with hot and cold water, and heat provided by a combination of the living-room fireplace, the kitchen stove, and the hot-water heater in the bathroom.[18]

The FERA program employed displaced workers to build the Red House Farms settlement in exchange for the monthly government relief they received. Approximately 450 workers, including rotating weekly crews of fifty laborers and full-time "gang leaders" – who supervised the carpentry, masonry, plumbing and electrical work – lived on site in barracks or were bused from Charleston. Construction was reported at a rate of three to four houses a day. The cinder blocks were produced at a temporary plant on site and the wood came from the surrounding area for mass production in a workshop as porch components, siding, and interior trim.[19] Many of these workers included carpenters, electricians, plumbers as well as miners and farmers from the surrounding rural area that would remain as residents of the new community.[20]

Approximately 1000 families applied to live in the 150 homes planned for the new settlement. The Putnam County Relief Administration initially reviewed the application with the Red House Farms Supervisors making the final selections. Prior to final approval, the applicants were required to work in the settlement to understand the commitment and responsibilities. The selected families came from the surrounding rural area and southern coalfields with skills that would support the construction of the community as well as its continued operation as a subsistence homestead settlement that combined farming with industrial labor.[21]

First Lady Eleanor Roosevelt, accompanied by FERA Rehabilitation Department Chief Westbrook, inspected the project on a regular basis. On one such visit, Mrs. Roosevelt declared Red House Farms to be "the most promising" of its kind. She described the new settlement as "a marvelous thing and very well planned," Noting that "the community is well situated and it is beautiful."[22] The special interest the First Lady took in the development of Red House Farms would lead to the renaming of the community as "Eleanor" in 1935.

Red House Farms residents first occupied the new houses in April 1935. Upon completion, the Resettlement Administration Management Division described the houses "sturdy, comfortable, serviceable, economical, neat, and architecturally well-designed. The group now completed reveals a uniformity of good structural quality without architectural monotony. Mass production methods of construction have not interfered with a pleasing design."[23] The cost of the houses ranged between $1800 and $2500 with the average property (including landscaped yard, garden, barn, and chicken house) valued at $2150.[24] The government plan was to rent the

[17] Resettlement Administration Management Division. "Red House Farms: Photographic History."
[18] Resettlement Administration Management Division. "Red House Farms: Photographic History."
[19] Resettlement Administration Management Division. "Red House Farms: Photographic History."
[20] Resettlement Administration Management Division. "Red House Farms: Photographic History."
[21] Platania, 29.
[22] "Mrs. Roosevelt Visitor Here"
[23] Resettlement Administration Management Division. "Red House Farms: Photographic History."
[24] Resettlement Administration Management Division. "Red House Farms: Photographic History."

houses for the first year at a rate of nine to thirteen dollars a month with rent in the subsequent years going towards the purchase price of the house.[25] The community buildings and utilities would either be pro-rated for purchase by the residents or operate on a self-liquidating bases. The intention was for the federal government to initially fund the project; however, the government would be repaid for its investment as property transferred to private ownership over the years.

Red House Farms also included "a community farm and barn, publicly owned gas and water works, school, greenhouse, canning plant, carpentry shop, brassiere factory, market, restaurant, filling station, garage and pool room." [26] The West Virginia Rural Rehabilitation Corporation held title to the buildings and operated the community farm, store (PU-0003-0428), and other communal activities. In addition to tending his own garden and animals, the head male of each household was to be paid an equal wage to work part time in the community with the number of work hours assigned proportionate to the size of his family. Any profits from the community operations would be distributed equally to each family in the form of credit at the community store.[27] A grade school was established in three of the former barracks built for the laborers and community trucks transported the schoolchildren. Putnam County provided eight teachers for the 244 children of Red House Farms. A community doctor and several nurses provided local healthcare services. A home economist, who taught the women to sew and weave, also oversaw the community cannery where residents were employed to can surplus produce from the gardens and community farm for sale. The social experiment of the homestead settlement also included adult education and craft classes while clubs, parties, dances, and other recreational activities provided an entertaining social life for the community.[28]

During World War II, the economy recovered, and the government shifted its focus and resources from social reform to military operations. Congress began liquidating the homestead projects – Including Arthurdale, Tygart Valley, and Eleanor—during this time. In May 1946, the government sold the Eleanor Administration Building (PU-0003-0432), known as the Red House, and the local utilities to the Washington Homesteads Inc. for one dollar.[29] Formed by the residents as a cooperative association, the Washington Homesteads Inc. operated as a town council. In 1947, residents completed the final payoff to the government for the 150 houses and celebrated with a figurative burning of mortgages.[30] Changes extended beyond the ownership and governance of the community as the war also prompted the development of industries in the area. A 1947 newspaper article notes that large sections of land in Eleanor were owned by the Diamond Alkali Company and the Carbide and Carbon Chemicals Corporation. Gotham Mills, also located in Eleanor, employed residents in the production of nylon hosiery. Rubber, rayon, and chemical plants, including the Hercules Powder Company in Nitro, located in Putnam County to take advantage of the abundant resources of the Kanawha River, available labor, and railroad access.[31] As more Eleanor residents began to own automobiles, they started working outside of the community with the ability to commute to the new industries in the surrounding area. With full-time employment, residents became less dependent on their home garden and many of the original one-acre lots were subdivided for new houses.[32] The population of Eleanor began to grow and change as original residents moved out and new residents moved to the community as mobility and employment opportunities increased. In spite of these changes, Eleanor continued to be a cooperative community owned, operated and governed by the residents as associates of the Washington Homesteads Inc. with the former Red House serving as the administration building.

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[25] "Red House is Ordered Open for Occupants by U.S. Official"; Platania, 31
[26] "Eleanor…An American Dream"
[27] "Red House is Ordered Open for Occupants by U.S. Official"
[28] "Eleanor…An American Dream"
[29] Town of Eleanor 1995 Calendar; Putnam County Deed Book 84: 197.
[30] "Noted Farm Area Sees Agriculture Taking Back Seat in Near Future"
[31] "Noted Farm Area Sees Agriculture Taking Back Seat in Near Future"
[32] Platania, 32.

By the early 1960s, the social experiment of Eleanor as a cooperative community became unsustainable. With no taxing powers and income limited to proceeds from the utilities and the sale of real estate, the Washington Homesteads Inc. was operating on an annual budget of approximately $1000.[33] The association decided to dissolve, and the Town of Eleanor was incorporated by Putnam County on March 11, 1966. Title to the remaining Washington Homesteads Inc. property, including the Red House Administration Building and the utilities, was transferred to the county by 1967.

[33] Eleanor—Putnam County

SURVEY METHODOLOGY

The Town of Eleanor Historic Resource Survey was conducted in accordance with the WVSHPO Survey Manual. Hill Studio performed the following tasks to complete the project:

Task 1: Project Initiation

The project manager and survey manager held a conference call with Town staff and WVSHPO representatives to establish project parameters, expectations, and deliverables. The survey manager and apprentice architectural historian conducted a windshield survey of the proposed historic district boundaries with Town staff prior to field survey.

Task 2: Background Research

The survey manager and apprentice architectural historian conducted a review of relevant documents and records concerning the project area. Hill Studio used materials available in the WV SHPO archives, as well as in local repositories to understand what documentation exists. Background data was reviewed prior to fieldwork to gain an understanding of the historic context and to identify known buildings, sites, and structures for further investigation during field survey. The survey manager and apprentice architectural historian also conducted an interview with Marlane Carr on October 14, 2020. The completed research was used to write a brief history of the survey area.

Task 3: Field Survey

The survey manager and apprentice architectural historian completed the field survey of approximately 125 properties in the survey area. The survey was conducted in accordance with the Secretary of the Interior's Standards for Identification and Evaluation and the WV SHPO survey manual. Prior to field survey, the survey manager consulted the WVSHPO Interactive GIS map to identify previously surveyed resources in the project area. Resources that were surveyed more than 5 years ago were resurveyed. Photographs were taken of each resource using a Canon Rebel for the primary and oblique views. Pertinent information including exterior materials, windows, alterations, and other features were recorded. To meet the project scope of 125 resources, surveyors prioritized the recordation of buildings 50 years or older on the east end of the Red House Farms plat map. An HPI form with the required photographic documentation was completed for each resource built prior to 1970, regardless of historic integrity.

Task 4: Mapping

Spatial data was provided in an ESRI shapefile or geodatabase for each resource with the unique site ID provided by WV SHPO staff. A USGS map was created that includes the boundaries of the proposed Eleanor Historic District as well as the location of all surveyed resources with their unique site ID numbers. A local map was also created that identifies the district boundaries, parcel lines, building footprints (with site ID numbers), road names, and other major features.

Task 5: Survey Report

In addition to the field survey and resource documentation, this survey report was created and includes: project description and background; project area and proposed district boundaries; project methodology; a brief historic context for the survey area; a summary of survey results; National Register criteria for evaluating eligibility and integrity; and formal recommendations for National Register listing and local landmark designation. The survey report also includes recommendations for completing the comprehensive survey of the proposed Eleanor Historic District to assist with the application for additional grant funding to complete the nomination process for the district.

HISTORIC INTEGRITY DETERMINATION

Houses built in Eleanor as part of the New Deal Homestead Project are characterized by their compact 1 ½ story rectangular forms, painted cinderblock walls, side gable roofs, central chimneys, multipaned windows, and general lack of embellishment. Most—but not all—houses had shutters and a small entry porch supported by square posts.

Houses built in Eleanor between 1946 and 1966, when the town was governed by a private organization of local citizens known as the Washington Homesteads Inc., reflect the continued growth of Eleanor. Houses built during this era are characterized by their 1- 1 ½ story rectangular forms, masonry veneer walls, gable roofs, and integrated garages. The houses feature a variety of windows including picture, sliding, and double-hung sash windows. Most houses reflect the Ranch or Split-Level styles.

Changes have been made to almost all houses in the district over time to modernize, differentiate, or add more living space. Despite changes to materials, design, and workmanship, the overall form, features, and detailing of most Eleanor houses continue to convey their historic and architectural significance.

Properties were labeled C (contributing) or NC (non-contributing) based on their date of construction and level of historic integrity. All contributing resources were constructed during the period of significance (1935-1966) and retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to contribute to the historic character of the district. The most common changes to buildings in the district include installation of synthetic siding, replacement windows or doors, replacement of original roof materials, removal of chimneys, replacement porch posts, enclosure of side or rear porches, and rear additions. These changes alone or in combination did not usually render a property non-contributing. If the building retained its original form, fenestration pattern, and significant architectural features, or if the changes fell within the period of significance, it was considered contributing to the district. Resources were considered non-contributing when: the main roofline had been altered; additions had been made to the front of the building; a rear or side addition extended above the main roofline or otherwise dominated the historic building; the fenestration pattern had been altered, or a porch had been significantly altered with a different roof form.

SURVEY RESULTS

The 93-acre area surveyed for this project (Phase 1) comprised 175 properties, 125 of which included primary resources 50 years or older that were documented with HPI forms as part of the project scope. The other 50 primary resources in the survey area were less than 50 years old and therefore were not documented with HPI forms or given site ID numbers but were included in the Appendix B: Resource Index. All surveyed resources were within the boundaries of the original Red House Farms development (see Figure 1). The project team concentrated on the east end of the Eleanor Historic District boundaries during Phase 1, surveying resources on Roosevelt Boulevard, Eleanor Circle, Fir Street, and Gum Street. Of the 175 total properties in the Phase 1 survey area, 99 are contributing and 76 are non-contributing.

Almost all historic resources within the Phase 1 survey area were single-family residential. There are 3 historic commercial resources and a church within the Phase 1 survey area, as well. Fifty-four (54) resources within the Phase 1 survey area were constructed in 1935 when Red House Farms was developed, all of which were residential except for a commercial building on Roosevelt Boulevard. Sixty-five (65) resources in the Phase 1 survey area were constructed between 1940 and 1966 as the Town of Eleanor continued to grow. Almost all resources are residential except for 2 commercial buildings and a church. Dates of construction were determined based on tax records and physical appearance.

The 54 resources in the Phase 1 survey area constructed in 1935 as part of the Red House Farms project were designed by Meanor and Handloser Architects, a prominent West Virginia firm with offices in both Charleston and Huntington. The most common architectural style/form in the Phase 1 survey area was Cape Cod, which was used for Eleanor houses. Other common styles dating to later development include the Ranch, Minimal Traditional, Contemporary, and Split-Level.

A total of 113 resources were previously surveyed in 1995; 36 were in the Phase 1 survey area. These 36 previously recorded resources were resurveyed during Phase 1. Three (3) of the historic resources surveyed in 1995 within the Phase 1 survey area have since been demolished.

Table 1: Building Type

Building Type	Number of Resources
Single-Family Residence	154
Commercial	7
School	3
Medical Office	2
Garage	2
Church	2
Fire Station	1
Library	1
Trailer	1
Apartments	1
Other	1

Table 2: Year Built

Year Built	Number of Resources
1840-1849	1
1930-1939	54
1940-1949	4
1950-1959	45
1960-1969	21
1970-1979	14
1980-1989	9
1990-1999	12
2000-2009	8
2010-2019	7

Table 3: Architectural Style/Form

Style/Form	Number of Resources
Cape Cod	57
Colonial Revival	1
Commercial Style	1
Contemporary	2
Federal	1
Minimal Traditional	1
No Style	63
Ranch	45
Split Level	4

NATIONAL REGISTER ELIGIBILITY

The Eleanor Historic District is recommended eligible for listing on the National Register of Historic Places under Criteria A and C as a New Deal homestead settlement established in 1934-1935 by the Franklin D. Roosevelt Administration. The federal government plan for these self-sufficient communities in rural areas was based on combining subsistence agriculture and local, cooperative industry to provide a solution to the many displaced workers on government relief following the Great Depression. These settlements were also a social experiment, as they sought to find a balance between capitalism and socialism by building and operating the planned communities – which included community buildings, utilities, industries, and farmland in addition to individual houses – through cooperative labor and ownership.

As the third of nearly one hundred homestead settlements established by the federal government across the nation, the Eleanor Historic District is significant under Criterion A on the national level in the areas of Community Planning and Development, Politics/Government, and Social History. The period of significance for these areas begins in 1934 when the community was established as a New Deal project by the Bureau of Subsistence Homesteads as part of the Federal Emergency Relief Act (FERA) under the Franklin D. Roosevelt Administration and ends in 1946 when the federal government began divesting itself from the homestead settlement projects nationwide. Although the initial plan was always to sell the homes to the residents, the federal government began to divest itself from the community after World War II with the transfer of public facilities, including the Administration Building, known as the Red House, and public utilities, to a private organization of residents known as the Washington Homesteads Inc. in 1946. By 1947, all residential lots were owned by the citizens of Eleanor. The period of significance in the area of Community Planning and Development begins in 1934 and extends to 1966 to include the period when the social experiment of cooperative ownership and self-governance continued under the Washington Homesteads Inc. This private association of citizens formed in 1946 to assume ownership of the communal facilities and utilities from the federal government and served as a town council overseeing the community operations. In 1966, the Washington Homesteads Inc. dissolved, and Eleanor became incorporated by West Virginia as a town.

Designed by the Charleston firm of Meanor & Handloser, Architects, the Eleanor Historic District is also eligible under Criterion C with significance on the local level in the area of Architecture for the period 1934-1935. During this period, Meanor & Handloser designed and oversaw the construction of a well-planned, self-sufficient community of 150 houses as well as community buildings and public facilities. In response to progressive-era efforts to improve rural life, the architects designed twelve different house plans that were cost-efficient while providing for modern conveniences without appearing monotonous.

The recommended boundaries for the proposed Eleanor Historic District are based on the 1935 plat map of Red House Farms and includes the original 800 acres that were platted for the buildings and farmland that comprised the plan of the new homestead settlement. Located in a halfmoon-shaped valley, the proposed district is bordered to the south by the Kanawha River and to the north by steep, wooded hills. The boundaries include the cohesive street layout and lots for houses, community buildings and farmland designated in the 1934-1935 master plan design by Meanor & Handloser, Architects. The boundaries also include a number of houses, a church, and other buildings that contribute to the district as they were built during the period from 1946 to 1966 when the town was operated by the Washington Homesteads, Inc. Although a number of new buildings have been constructed since 1966, some of the original community buildings have been demolished, and many of the houses have been altered with the addition of modern siding, reconfiguration of the porches, and the installation of replacement windows, the proposed Eleanor Historic District retains sufficient integrity to convey its significance as a New Deal subsistence homestead settlement that continued as a cooperative community under the private association of the Washington Homesteads Inc. during the period of significance from 1934 to 1966.

The only resource in the district recommended as potentially eligible for individual listing on the National Register is the Ruffner House/ Red House Administration Building (PU-0003-0432) at 401 Roosevelt Boulevard. Located at the center of the town, this ca. 1840 house was constructed in the Federal style as a plantation house by Joseph Ruffner. The house was later expanded to serve as the Administration Building for the subsistence homestead community established by the federal government known as "Red House Farms" and later named "Eleanor." After World War II, the property was sold by the federal government in 1946 to the Washington Homesteads Inc., a private organization of local citizens which served as a town council and administered the community owned facilities and utilities. The organization then sold the house to Dr. Moser. The house remained occupied by private owners until 1999, when the Town of Eleanor purchased the property to serve as the town hall. The Red House Administration Building is significant as a good example of a mid-19th century plantation house built in the Federal style that was later expanded in 1934-1935 by the federal government to serve as the centrally located Administration Building for the planned subsistence homestead settlement originally known as Red House Farms. The resource is recommended potentially eligible for individual listing on the National Register under Criterion A and C pending further investigation and evaluation.

Hill Studio recommends that a comprehensive survey be completed for the remainder of the Eleanor Historic District as Phase 2 of this project. The survey information will serve as the basis for the National Register of Historic Places nomination inventory. The future Phase 2 survey area will include the streets west and north of Roosevelt Boulevard, Eleanor Circle, Fir Street, and Gum Street within the 1935 Red House Farms plat map boundaries. Approximately 175-200 properties that are over 50 years old will need to be surveyed as part of this effort. Properties less than 50 years old at the time of the survey will not be surveyed or given site ID numbers.

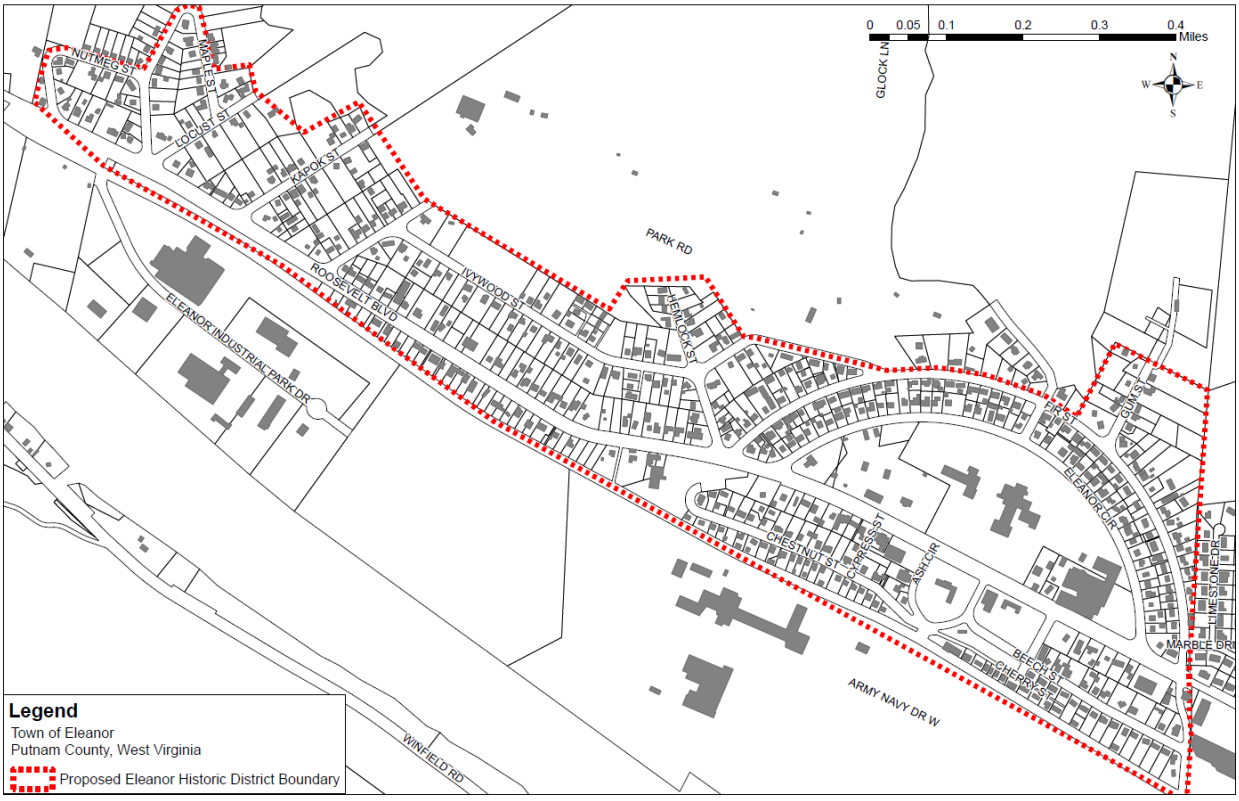


Figure 2: Proposed Eleanor Historic District NRHP Boundary

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APPENDIX A: PROJECT AREA MAPS

0 0.05 0.1 0.2 0.3 0.4 Miles

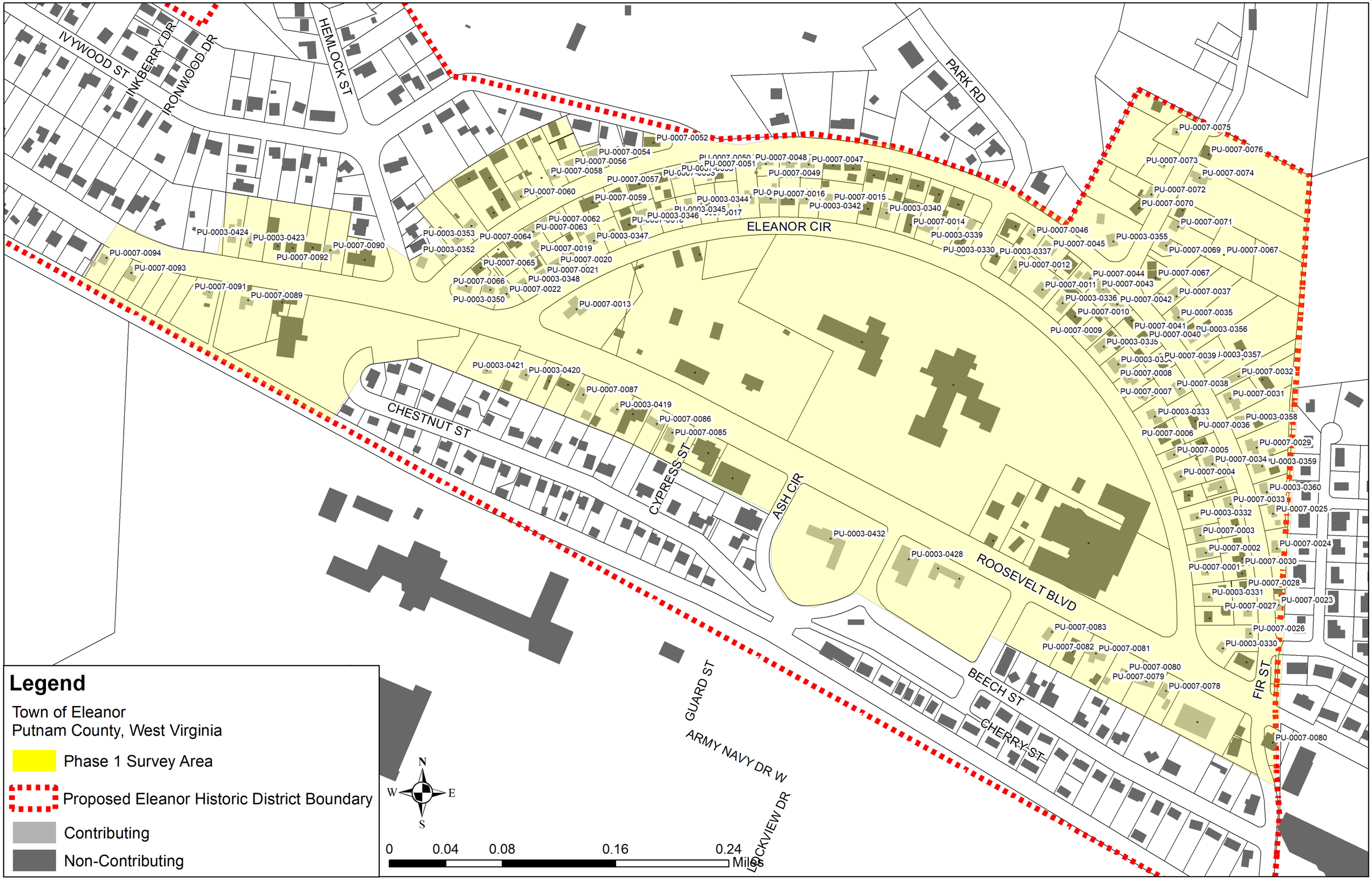
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HEMLOCK ST
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ELEANOR INDUSTRIAL PARK DR
FIR ST
GUM ST
ELEANOR CIR
CHESTNUT ST
CYPRESS ST
ASH CIR
LIMESTONE DR
MARBLE DR
BEECH ST
CHERRY ST
ARMY NAVY DR W
WINFIELD RD

Legend

Town of Eleanor
Putnam County, West Virginia

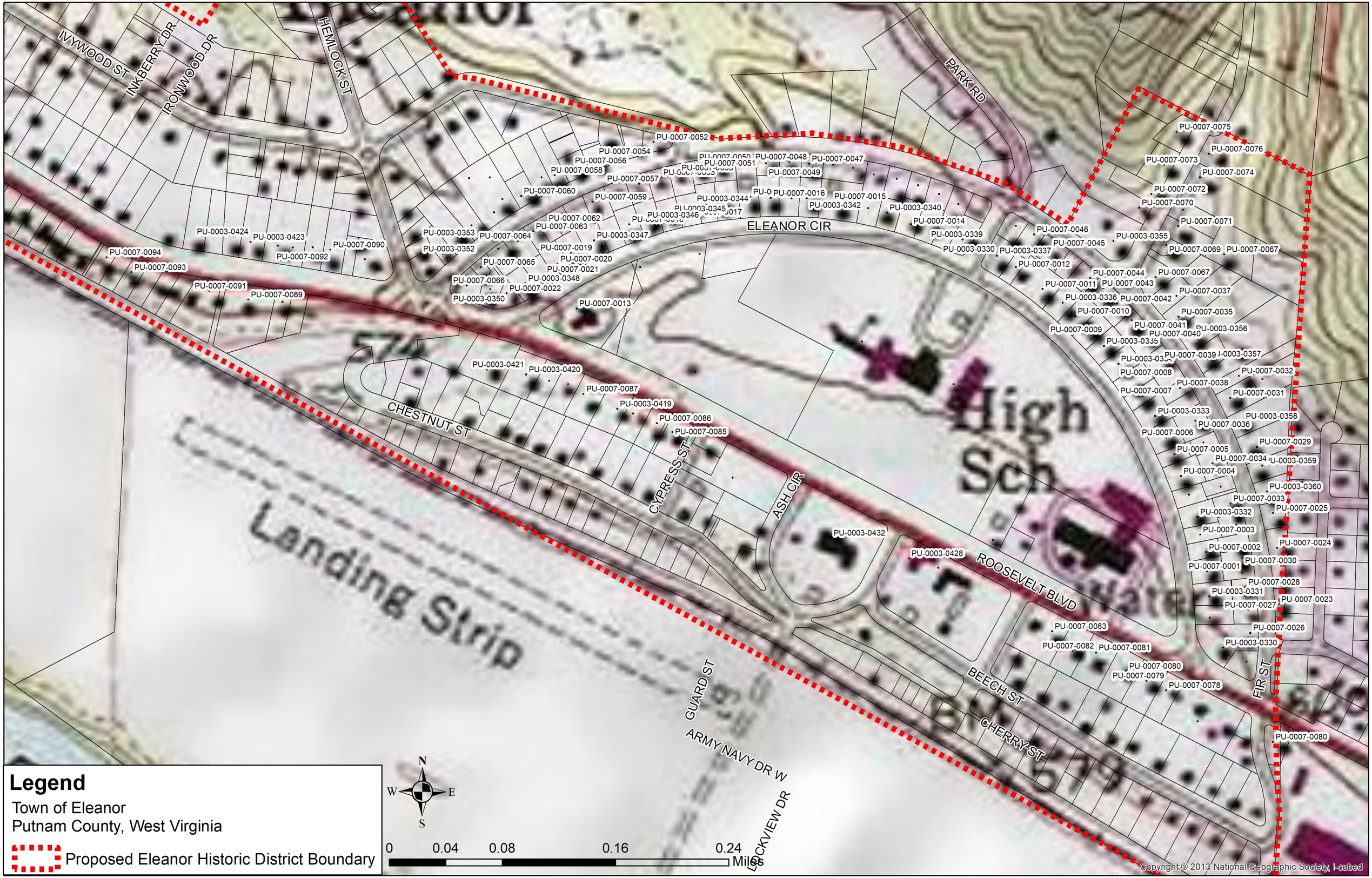
Proposed Eleanor Historic District Boundary



Legend

Town of Eleanor
Putnam County, West Virginia

- Phase 1 Survey Area
- Proposed Eleanor Historic District Boundary
- Contributing
- Non-Contributing


IVYWOOD ST
INKBERRY DR
IRONWOOD DR
HEMLOCK ST
PARK RD
ELEANOR CIR
CHESTNUT ST
CYPRESS ST
ASH CIR
ROOSEVELT BLVD
BEECH ST
CHERRY ST
FIR ST
GUARD ST
ARMY NAVY DR W
LOCKVIEW DR
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PU-0007-0026
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Miles
Legend
Town of Eleanor
Putnam County, West Virginia
Proposed Eleanor Historic District Boundary
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APPENDIX B: PHASE 1 SURVEY AREA RESOURCE INDEX

Address	Survey #	Year	Contributing Status	Building Type	Style/Form	UTM Coordinates	Prior Survey
ELEANOR CIR 100		1991	Non-Contributing	Residence			No
ELEANOR CIR 102	PU-0003-0331	1935	Contributing	Residence	Cape Cod	419642 E, 4265527 N	Yes
ELEANOR CIR 104	PU-0007-0001	1935	Contributing	Residence	Cape Cod	419638 E, 4265552 N	No
ELEANOR CIR 106	PU-0007-0002	1955	Contributing	Residence	Ranch	419635 E, 4265577 N	No
ELEANOR CIR 108	PU-0007-0003	1963	Contributing	Residence	Ranch	419632 E, 4265597 N	No
ELEANOR CIR 110	PU-0003-0332	1935	Contributing	Residence	Cape Cod	419626 E, 4265618 N	Yes
ELEANOR CIR 112		1986	Non-Contributing	Residence			No
ELEANOR CIR 114	PU-0007-0004	1935	Contributing	Residence	Cape Cod	419609 E, 4265664 N	No
ELEANOR CIR 116	PU-0007-0005	1945	Contributing	Residence	Cape Cod	419601 E, 4265689 N	No
ELEANOR CIR 118	PU-0007-0006	1935	Non-Contributing	Residence	Cape Cod	419592 E, 4265708 N	No
ELEANOR CIR 120	PU-0003-0333	1935	Contributing	Residence	Cape Cod	419577 E, 4265732 N	Yes
ELEANOR CIR 122	PU-0007-0007	1953	Contributing	Residence	Cape Cod	419564 E, 4265758 N	No
ELEANOR CIR 124	PU-0007-0008	1955	Contributing	Residence	Ranch	419551 E, 4265776 N	No
ELEANOR CIR 126	PU-0003-0334	1935	Contributing	Residence	Cape Cod	419539 E, 4265788 N	Yes
ELEANOR CIR 128	PU-0003-0335	1935	Contributing	Residence	Cape Cod	419521 E, 4265812 N	Yes
ELEANOR CIR 130	PU-0007-0009	1955	Contributing	Residence	Ranch	419507 E, 4265826 N	No
ELEANOR CIR 132	PU-0007-0010	1946	Non-Contributing	Residence	Ranch	419487 E, 4265848 N	No
ELEANOR CIR 134	PU-0003-0336	1935	Contributing	Residence	Cape Cod	419475 E, 4265857 N	Yes
ELEANOR CIR 136	PU-0007-0011	1935	Contributing	Residence	Cape Cod	419453 E, 4265878 N	No
ELEANOR CIR 140	PU-0007-0012	1952	Contributing	Residence	Ranch	419422 E, 4265899 N	No
ELEANOR CIR 142	PU-0003-0337	1935	Non-Contributing	Residence	Cape Cod	419400 E, 4265909 N	Yes
ELEANOR CIR 200	PU-0003-0330	1935	Non-Contributing	Residence	Cape Cod	419360 E, 4265931 N	Yes
ELEANOR CIR 201A-B		2007	Non-Contributing	Garage			No
ELEANOR CIR 203		2007	Non-Contributing	Trailer			No
ELEANOR CIR 204	PU-0003-0339	1964	Contributing	Residence	Ranch	419321 E, 4265946 N	Yes
ELEANOR CIR 205	PU-0003-0349	1953	Contributing	Church	No Style	418926 E, 4265857 N	Yes
ELEANOR CIR 206	PU-0007-0014	1935	Non-Contributing	Residence	Cape Cod	419303 E, 4265953 N	No
ELEANOR CIR 208	PU-0003-0340	1935	Contributing	Residence	Cape Cod	419273 E, 4265962 N	Yes
ELEANOR CIR 210		1973	Non-Contributing	Residence			No
ELEANOR CIR 210A		1973	Non-Contributing	Garage			No
ELEANOR CIR 214	PU-0007-0015	1935	Contributing	Residence	Cape Cod	419212 E, 4265972 N	No
ELEANOR CIR 216	PU-0003-0342	1935	Contributing	Residence	Cape Cod	419183 E, 4265975 N	Yes
ELEANOR CIR 218		1987	Non-Contributing	Residence			No
ELEANOR CIR 220	PU-0007-0016	1955	Contributing	Residence	Ranch	419139 E, 4265977 N	No
ELEANOR CIR 222	PU-0003-0343	1935	Contributing	Residence	Cape Cod	419121 E, 4265976 N	Yes
ELEANOR CIR 224	PU-0003-0344	1935	Contributing	Residence	Cape Cod	419089 E, 4265973 N	Yes
ELEANOR CIR 226		1990	Non-Contributing	Residence			No
ELEANOR CIR 228	PU-0007-0017	1960	Contributing	Residence	Ranch	419047 E, 4265965 N	No
ELEANOR CIR 230	PU-0003-0345	1935	Contributing	Residence	Cape Cod	419030 E, 4265960 N	Yes
ELEANOR CIR 232	PU-0003-0346	1935	Contributing	Residence	Cape Cod	418999 E, 4265954 N	Yes

ELEANOR CIR 234	PU-0007-0018	1955	Non-Contributing	Residence	Ranch	418983 E, 4265948 N	No
ELEANOR CIR 236		1981	Non-Contributing	Residence			No
ELEANOR CIR 238	PU-0003-0347	1935	Contributing	Residence	Cape Cod	418943 E, 4265930 N	Yes
ELEANOR CIR 240	PU-0007-0019	1935	Contributing	Residence	Cape Cod	418916 E, 4265915 N	No
ELEANOR CIR 242	PU-0007-0020	1965	Contributing	Residence	Ranch	418899 E, 4265903 N	No
ELEANOR CIR 244	PU-0007-0021	1959	Contributing	Residence	Split-Level	418883 E, 4265891 N	No
ELEANOR CIR 246	PU-0003-0348	1935	Contributing	Residence	Cape Cod	418864 E, 4265883 N	Yes
ELEANOR CIR 248	PU-0007-0022	1959	Contributing	Residence	Ranch	418842 E, 4265869 N	No
FIR ST 100	PU-0007-0023	1955	Contributing	Residence	Ranch	419719 E, 4265516 N	No
FIR ST 102	PU-0007-0024	1950	Contributing	Residence	Ranch	419716 E, 4265580 N	No
FIR ST 104	PU-0007-0025	1935	Contributing	Residence	Cape Cod	419714 E, 4265623 N	No
FIR ST 105	PU-0007-0026	1955	Contributing	Residence	Ranch	419688 E, 4265484 N	No
FIR ST 106	PU-0003-0360	1956	Contributing	Residence	Ranch	419704 E, 4265649 N	Yes
FIR ST 107	PU-0007-0027	1962	Contributing	Residence	Ranch	419687 E, 4265511 N	No
FIR ST 108	PU-0003-0359	1935	Contributing	Residence	Cape Cod	419695 E, 4265673 N	Yes
FIR ST 109	PU-0007-0028	1955	Non-Contributing	Residence	Ranch	419683 E, 4265536 N	No
FIR ST 110	PU-0007-0029	1951	Contributing	Residence	Ranch	419688 E, 4265697 N	No
FIR ST 111		1999	Non-Contributing	Residence			No
FIR ST 112	PU-0003-0358	1935	Contributing	Residence	Cape Cod	419675 E, 4265725 N	Yes
FIR ST 113	PU-0007-0030	1952	Non-Contributing	Residence	Ranch	419679 E, 4265572 N	No
FIR ST 114	PU-0007-0031	1956	Non-Contributing	Residence			No
FIR ST 115				demolished			
FIR ST 116		1977	Non-Contributing	Residence			No
FIR ST 117		1992	Non-Contributing	Residence			No
FIR ST 118	PU-0007-0032	1954	Contributing	Residence	NA	419669 E, 4265775 N	No
FIR ST 119	PU-0007-0033	1960	Contributing	Residence	Ranch	419666 E, 4265633 N	No
FIR ST 120		1977	Non-Contributing	Residence			No
FIR ST 121		2000	Non-Contributing	Residence			No
FIR ST 122	PU-0003-0357	1935	Contributing	Residence	Cape Cod	419636 E, 4265797 N	Yes
FIR ST 123	PU-0007-0034	1961	Contributing	Residence	Ranch	419646 E, 4265676 N	No
FIR ST 124	PU-0003-0356	1935	Contributing	Residence	Cape Cod	419620 E, 4265821 N	Yes
FIR ST 125		1995	Non-Contributing	Residence			No
FIR ST 126	PU-0007-0035	1955	Contributing	Residence	Ranch	419605 E, 4265843 N	No
FIR ST 127	PU-0007-0036	1967	Non-Contributing	Residence			No
FIR ST 128	PU-0007-0037	1960	Contributing	Residence	NA	419601 E, 4265867 N	No
FIR ST 131	PU-0007-0038	1960	Contributing	Residence	Ranch	419609 E, 4265764 N	No
FIR ST 133		2013	Non-Contributing	Residence			No
FIR ST 135	PU-0007-0039	1967	Non-Contributing	Residence	Ranch	419589 E, 4265795 N	No
FIR ST 137	PU-0007-0040	1968	Non-Contributing	Residence			No
FIR ST 139	PU-0007-0041	1953	Non-Contributing	Residence	Ranch	419555 E, 4265839 N	No
FIR ST 141	PU-0007-0042	1953	Contributing	Residence	Ranch	419536 E, 4265861 N	No
FIR ST 201	PU-0007-0043	1953	Contributing	Residence	Ranch	419522 E, 4265878 N	No
FIR ST 203	PU-0007-0044	1953	Contributing	Residence	Minimal Trad.	419506 E, 4265890 N	No

FIR ST 205		1971	Non-Contributing	Residence			No
FIR ST 207	PU-0007-0045	1959	Contributing	Residence	Ranch	419462 E, 4265922 N	No
FIR ST 209	PU-0007-0046	1952	Contributing	Residence	Ranch	419443 E, 4265938 N	No
FIR ST 211		1993	Non-Contributing	Residence			No
FIR ST 303		1981	Non-Contributing	Residence			No
FIR ST 305		1979	Non-Contributing	Residence			No
FIR ST 307		1999	Non-Contributing	Residence			No
FIR ST 309		1973	Non-Contributing	Residence			No
FIR ST 311		1973	Non-Contributing	Residence			No
FIR ST 313		1988	Non-Contributing	Residence			No
FIR ST 315		1988	Non-Contributing	Residence			No
FIR ST 317	PU-0007-0047	1955	Contributing	Residence	No Style	419186 E, 4266019 N	No
FIR ST 319	PU-0007-0048	1954	Contributing	Residence	Ranch	419165 E, 4266020 N	No
FIR ST 321	PU-0007-0049	1958	Contributing	Residence	Ranch	419142 E, 4266021 N	No
FIR ST 325	PU-0007-0050	1965	Contributing	Residence	Ranch	419088 E, 4266018 N	No
FIR ST 327	PU-0007-0051	1963	Contributing	Residence	Ranch	419065 E, 4266013 N	No
FIR ST 400	PU-0007-0052	1967	Non-Contributing	Residence	Split-Level	419006 E, 4266042 N	No
FIR ST 401	PU-0007-0053	1959	Contributing	Residence	Ranch	419039 E, 4266008 N	No
FIR ST 402	PU-0007-0054	1953	Non-Contributing	Residence	Split-Level	418942 E, 4266024 N	No
FIR ST 403	PU-0007-0055	1959	Non-Contributing	Residence	Ranch	419016 E, 4266003 N	No
FIR ST 404	PU-0007-0056	1935	Contributing	Residence	Cape Cod	8919 E, 4266014 N	No
FIR ST 405	PU-0007-0057	1962	Non-Contributing	Residence	Ranch	418990 E, 4265995 N	No
FIR ST 406	PU-0007-0058	1950	Contributing	Residence	Cape Cod	418899 E, 4266005 N	No
FIR ST 407		2006	Non-Contributing	Residence			No
FIR ST 408		2011	Non-Contributing	Residence			No
FIR ST 409	PU-0007-0059	1959	Non-Contributing	Residence	Ranch	418937 E, 4265972 N	No
FIR ST 410	PU-0007-0060	1950	Contributing	Residence	Colonial Revival	418862 E, 4265986 N	No
FIR ST 410A	PU-0007-0061	1935	Non-Contributing	Residence	Cape Cod	418836 E, 4266027 N	Yes
FIR ST 412		1985	Non-Contributing	Apartments			No
FIR ST 413	PU-0007-0062	1959	Contributing	Residence	Ranch	418890 E, 4265953 N	No
FIR ST 414		1973	Non-Contributing	Residence			No
FIR ST 415	PU-0007-0063	1959	Contributing	Residence	Contemporary	418873 E, 4265943 N	No
FIR ST 416	PU-0003-0353	1935	Contributing	Residence	Cape Cod	418788 E, 4265934 N	Yes
FIR ST 417	PU-0007-0064	1959	Non-Contributing	Residence	Ranch	418855 E, 4265931 N	No
FIR ST 418	PU-0003-0352	1935	Contributing	Residence	Cape Cod	418771 E, 4265914 N	Yes
FIR ST 419		2005	Non-Contributing	Residence			No
FIR ST 421	PU-0007-0065	1951	Non-Contributing	Residence	No Style	418812 E, 4265900 N	No
FIR ST 423	PU-0007-0066	1960	Contributing	Residence	Contemporary	418796 E, 4265880 N	No
GUM ST 52		2014	Non-Contributing	Residence			No
GUM ST 100	PU-0007-0067	1935	Non-Contributing	Residence	Cape Cod	419574 E, 4265890 N	No
GUM ST 101	PU-0003-0355	1935	Contributing	Residence	Cape Cod	419534 E, 4265927 N	Yes
GUM ST 102	PU-0007-0069	1953	Contributing	Residence	Ranch	419591 E, 4265928 N	No
GUM ST 105	PU-0007-0070	1968	Non-Contributing	Residence	Ranch	419563 E, 4265969 N	No

GUM ST 106	PU-0007-0071	1935	Contributing	Residence	Cape Cod	419599 E, 4265949 N	No
GUM ST 107	PU-0007-0072	1957	Contributing	Residence	Ranch	419578 E, 4265985 N	No
GUM ST 108		1988	Non-Contributing	Residence			No
GUM ST 109	PU-0007-0073	1935	Contributing	Residence	Cape Cod	419592 E, 4266018 N	No
GUM ST 110	PU-0007-0074	1935	Contributing	Residence	Cape Cod	419629 E, 4266003 N	No
GUM ST 111	PU-0007-0075	1935	Contributing	Residence	Cape Cod	419607 E, 4266056 N	No
GUM ST 112	PU-0007-0076	1935	Non-Contributing	Residence	Cape Cod	419639 E, 4266031 N	No
ROOSEVELT BLVD 198		1999	Non-Contributing	Medical Office			No
ROOSEVELT BLVD 200	PU-0007-0077	1935	Contributing	Residence	Cape Cod	419658 E, 4265468 N	No
ROOSEVELT BLVD 203		1997	Non-Contributing	Commercial			No
ROOSEVELT BLVD 205	PU-0007-0078	1961	Contributing	Residence	No Style	419593 E, 4265421 N	No
ROOSEVELT BLVD 207	PU-0007-0079	1954	Contributing	Residence	Ranch	419570 E, 4265432 N	No
ROOSEVELT BLVD 209	PU-0007-0080	1935	Contributing	Residence	Cape Cod	419550 E, 4265443 N	No
ROOSEVELT BLVD 211	PU-0007-0081	1935	Contributing	Residence	Cape Cod	419513 E, 4265462 N	No
ROOSEVELT BLVD 213	PU-0007-0082	1950	Non-Contributing	Commercial	No Style	419487 E, 4265467 N	No
ROOSEVELT BLVD 215	PU-0007-0083	1935	Contributing	Residence	Cape Cod	419462 E, 4265488 N	No
ROOSEVELT BLVD 300		1974	Non-Contributing	School			No
ROOSEVELT BLVD 301	PU-0003-0428	1935	Contributing	Commercial	Commercial	419345 E, 4265554 N	Yes
ROOSEVELT BLVD 302		1971	Non-Contributing	Commercial			No
ROOSEVELT BLVD 302A							
ROOSEVELT BLVD 400		2015	Non-Contributing	School			No
ROOSEVELT BLVD 401	PU-0003-0432	1840	Contributing	Other	Federal	419210 E, 4265595 N	Yes
ROOSEVELT BLVD 402		2015	Non-Contributing	School			No
ROOSEVELT BLVD 500		2007	Non-Contributing	Library			No
ROOSEVELT BLVD 501		1996	Non-Contributing	Commercial			No
ROOSEVELT BLVD 503		1999	Non-Contributing	Medical Office			No
ROOSEVELT BLVD 600		2007	Non-Contributing	Fire Station			No
ROOSEVELT BLVD 601	PU-0007-0085	1935	Contributing	Residence	Cape Cod	419031E, 4265714 N	No
ROOSEVELT BLVD 603	PU-0007-0086	1951	Contributing	Residence	Split-Level	419012 E, 4265725 N	No
ROOSEVELT BLVD 605		1972	Non-Contributing	Residence			No
ROOSEVELT BLVD 607	PU-0003-0419	1935	Contributing	Residence	Cape Cod	418970 E, 4265742 N	Yes
ROOSEVELT BLVD 609	PU-0007-0087	1935	Contributing	Residence	Cape Cod	418930 E, 4265760 N	No
ROOSEVELT BLVD 611		1975	Non-Contributing	Residence			No
ROOSEVELT BLVD 613		1990	Non-Contributing	Residence			No
ROOSEVELT BLVD 615	PU-0003-0420	1935	Contributing	Residence	Cape Cod	418864 E, 4265782 N	Yes
ROOSEVELT BLVD 617	PU-0003-0421	1935	Contributing	Residence	Cape Cod	418821 E, 4265786 N	Yes
ROOSEVELT BLVD 700	PU-0003-0350	1935	Contributing	Residence	Cape Cod	418821 E, 4265875 N	Yes
ROOSEVELT BLVD 800	PU-0003-0351	1935	Contributing	Residence	Cape Cod	418745 E, 4265904 N	Yes
ROOSEVELT BLVD 900		2003	Non-Contributing	Commercial			No
ROOSEVELT BLVD 901		1989	Non-Contributing	Church			No
ROOSEVELT BLVD 903	PU-0003-0429	1959	Contributing	Commercial	No Style	418548 E, 4265863 N	Yes
ROOSEVELT BLVD 904	PU-0007-0090	1935	Contributing	Residence	Cape Cod	418638 E, 4265913 N	No
ROOSEVELT BLVD 905	PU-0007-0091	1935	Contributing	Residence	Cape Cod	418502 E, 4265873 N	No

ROOSEVELT BLVD 906	PU-0007-0092	1965	Non-Contributing	Residence	Ranch	418621 E, 4265924 N	No
ROOSEVELT BLVD 908		2012	Non-Contributing	Residence			No
ROOSEVELT BLVD 910		2012	Non-Contributing	Residence			No
ROOSEVELT BLVD 911	PU-0007-0093	1946	Contributing	Residence	No Style	418414 E, 4265893 N	No
ROOSEVELT BLVD 912	PU-0003-0423	1935	Contributing	Residence	Cape Cod	418549 E, 4265928 N	Yes
ROOSEVELT BLVD 913	PU-0007-0094	1935	Contributing	Residence	Cape Cod	418384 E, 4265911 N	Yes
ROOSEVELT BLVD 914	PU-0003-0424	1940	Contributing	Residence	No Style	418530 E, 4265924 N	Yes

APPENDIX C: REPRESENTATIVE PHASE 1 PHOTOGRAPHS



1. Roosevelt Boulevard, view SW



2. 401 Roosevelt Boulevard (PU-0003-0432), Administration Building/19th Century House view south



3. Eleanor Circle, View NE



4. Fir Street, View NE



5. Gum Street, view NE



6. 617 Roosevelt Boulevard (PU-0003-0421), view south



7. 617 Roosevelt Boulevard (PU-0003-0421), view southwest



8. 617 Roosevelt Boulevard (PU-0003-0421), interior view, living room



9. 617 Roosevelt Boulevard (PU-0003-0421), interior view, kitchen



10. 617 Roosevelt Boulevard (PU-0003-0421), interior view, enclosed rear porch



11. 617 Roosevelt Boulevard (PU-0003-0421), interior view, attic