

SECTION 18

URBAN DESIGN AND HISTORIC PRESERVATION

URBAN DESIGN

The process and result of shaping the man-made environment to fulfill the needs and values of a community is called urban design. Urban design is used as a means of improving a community's quality of life as a place to live, work and recreate. The public spaces around buildings are as much of a concern in urban design as buildings themselves.

Good urban design is achieved when perception of the environment stimulates positive human thought/emotions through attractive appearance and when the design functions efficiently and effectively. The definition of good design will differ depending on the point of view, education and experience of the viewer. Design elements that are important to a pedestrian will be different from those that are important to a motorist commuting across town. Differences in the point view of these two viewers include elevation, speed of travel through the streetscape, orientation, and perspective.

The City's first plan, written in 1927, included a Section titled "The City's Appearance", which recognized the value of good urban design qualities. The affluence of today's society with its increased mobility, leisure time and education has heightened people's awareness of good urban design. Mobility and affluence have allowed people to exercise their right of choice in selection of a place to live, work, recreate, and shop. People increasingly choose areas that are well-planned and have good urban design. Because people make such choices, urban design has become extremely important to the economic well-being and visibility of a community.

LEVELS OF URBAN DESIGN

Urban design can be evaluated on three levels: the City/County, the neighborhood, and the individual project level.

City/County

Urban design at this level is concerned with elements of the City/County that will unify and provide a sense of physical and social community (i.e., skyline, variety of heights and architectural styles, layout and arrangement of streets, buildings, parks and open spaces, and distinctive riverfront).

Neighborhood

Numerous opportunities are provided by urban design at the neighborhood level with residential, institutional, industrial, and commercial use mixes. Several examples are design and construction of focal points, intersections, strengthening boundary features,

revitalization and the maintenance of the character of older neighborhoods.

Individual Projects

These projects can range from buildings and landscaping to streetscape (i.e., benches, trees, signs, etc.). This would apply to public and private buildings, and public spaces such as parks, streets, and exterior spaces around buildings.

STRATEGIES FOR IMPROVING URBAN DESIGN

Good urban design will be accomplished when all levels of design (City/County, neighborhood and individual project) are incorporated into a coordinated program that is adhered to. The following strategies should impact urban design at any or all of the levels:

Development of an Urban Design Plan

This strategy would require an inventory and assessment of existing natural and man-made physical features that can shape a positive and appealing city image, such as landscaping, street layout and architecture.

The plan would provide guidance by establishing a statement of urban design objectives at the City/County, neighborhood and project level; and would describe actions necessary for proper implementation. The 1927 City Plan's discussion in the section on "The City's Appearance" was the first discussion of such an approach. This document includes many elements that are still relevant today and could be used as a foundation for development of a new urban design plan.

Regulatory Measures

Urban design is fostered partially by the standards employed through the zoning, subdivision, and other regulatory codes, and in design standards for certain public and private improvements. These standards need to be periodically updated and improved to reflect current and future community needs. Revising the existing codes would provide several opportunities to incorporate standards for improved urban design. These revisions, as developed by the community, must be current, realistic and enforceable. These standards, which would apply to all types of development, would be implemented through Site Plan Review and Subdivision Review.

An initial step to determine what changes are needed would be to review the standards for features such as streets, plantings, lighting, signage, curbs, drainage, and sidewalks in light of urban design principles.

If code changes are determined to be needed, specific recommendations for modification of all applicable standards and design criteria will be developed.

Neighborhood and Subarea Planning

The development of subarea/neighborhood general plans should also include urban design recommendations. This level of design offers the most opportunities to affect an area and to relate individual projects to overall neighborhood and city objectives.

Public Awareness - Education

A program of focusing public attention on good urban design should be developed involving neighborhood associations, civic organizations and the community schools. Public education on these issues should increase awareness and encourage good design.

Maintenance

A positive and appealing City image is dependent upon good housekeeping. The design and selection of materials for construction has an impact on maintenance efforts. The desire is that well-maintained public and private property will inspire others to maintain their buildings and yards. The involvement of neighborhood associations and civic organizations in the design and care of public and private projects can also enhance maintenance and foster feelings of responsibility and pride.

Incentives for Providing Aesthetic Elements

Provide incentives for developers that contribute to urban design through: variations in architectural design elements such as roof features, height, facade details (e.g. windows, entrance, color and materials) and generic corporate building plans; more extensive landscaping than is required; establishing or enhancing public spaces by providing amenities such as pedestrian plazas with water features and seating; appropriate signage; and providing parking lots that are broken up by landscaping and located on the side and rear of buildings.

Coordination

Coordinate with public and private entities (such as the City Department of Urban Forestry and Keep Evansville Beautiful), community groups, and neighborhood associations to further efforts to obtain attractive landscaping and other urban design qualities.

In conclusion, a city's physical image is of paramount importance to the city's economic and social well-being. It should be remembered that good design must be implemented on all three levels. Public awareness/involvement and how urban design concerns are addressed, are critical to maintaining an attractive environment and a positive community image. This image and conclusion is nicely illustrated on Page 18-4, which was reproduced from a graphic in the 1927 City Plan.

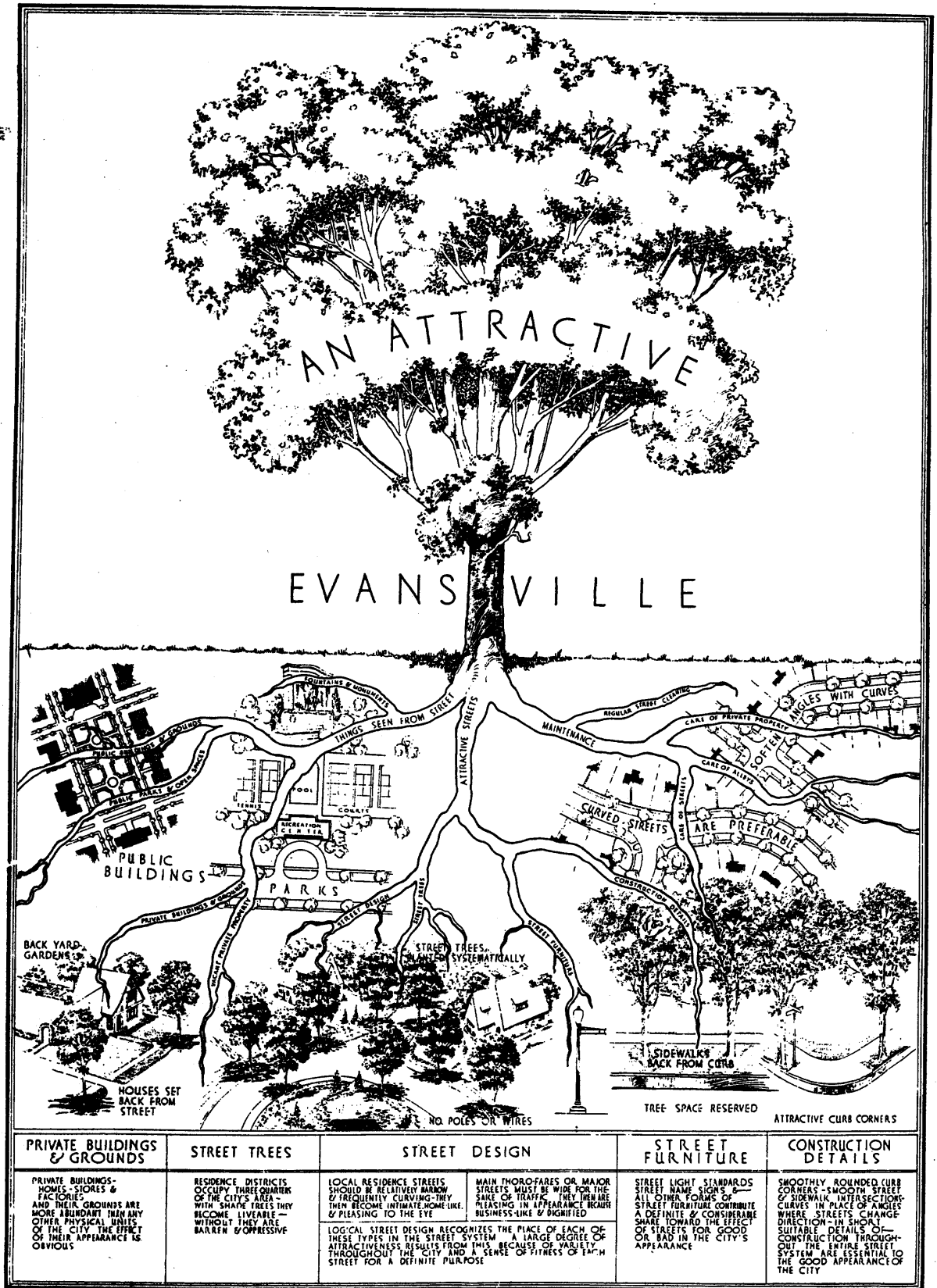


PLATE 1. In this diagram the city is likened to a beautiful tree. The beauty of a tree depends largely upon healthy roots and proper nourishment. Street design, street trees, buildings and grounds are among the basic elements on which the beauty of the city depends.

HISTORIC PRESERVATION

Historic resources reflect and record a community's cultural heritage. They help in giving the area a special character and identity. Preserving these resources must be considered in the community's plans for the future. The preservation of historic resources can generate significant social, economic, educational, and recreational benefits for a community. Since these resources symbolize an area's cultural heritage, preservation can strengthen sense of place and community pride.

This section discusses the importance of preserving historic resources, identifies nationally and locally recognized historic features, and recommends strategies for preservation action.

Historic preservation generates significant benefits for the community. Preservation offers an alternative to a deteriorating urban core and the high cost of new housing construction. Preservation makes good economic sense: for business, through the use of available tax credits; for energy conservation, because less energy is expended in restorations and rehabilitation than in new construction; for public services, by taking advantage of existing public utilities and established police and fire services (and in doing so, reducing costs and keeping taxes down); and for neighborhoods, by stabilizing the neighborhood and increasing property values, as well as creating a better sense of place and belonging.

Preservation trends favor the technique of adapting or maintaining historic structures for residential use wherever possible. In the past, historic structures were preserved only as museums. In addition to contributing to the community's assets, more widespread use of preservation allows historic buildings to continue as viable structures, whereas vacant structures only continue to deteriorate.

As early as 1975, the City of Evansville began to see the valuable role that historic resources can play within the community. In order to provide protection for the most important collection of 19th and 20th century homes in the near-downtown area, the Original Evansville Preservation Commission was created by City Ordinance in 1975. This action established a Historic Preservation District for Evansville. The Commission is directed to maintain the longstanding character of the area, while allowing for individual preferences. Within the district, no new structures can be constructed or any existing structure moved or altered without the approval of the Preservation Commission and the issuance of a Certificate of Appropriateness. The Commission is composed mainly of resident owners from the district and several historic preservation experts.

IDENTIFICATION AND PROTECTION OF HISTORIC RESOURCES

Historic resources are fragile, limited, and nonrenewable. To be of benefit, they must be carefully monitored and protected. Evansville's Historic Preservation Ordinance was passed by the City Council in order to designate, enhance, and protect outstanding elements of the

natural and man-made environment which make up the City's cultural heritage. The Historic Preservation Ordinance also was passed in order to: stabilize and improve property values in areas of cultural architecture, archaeological, or historic significance; foster civic pride; protect and enhance the City's appearance as a stimulus for business and industry; and promote and maintain productive use of land and buildings.

National Register of Historic Places

The National Historic Preservation Act of 1966 created the list known as the National Register of Historic Places. In Indiana, the register is administered by the Indiana State Division of Historic Preservation and Archaeology. The National Register is the official list of sites, buildings, structures, districts and objects which qualify by being at least 50 years old and by possessing significance in relationship to historic events, famous persons, architecture, or information.

Designation on the National Register, in general, provides a property some protection and official recognition. More specifically, the benefits of this designation include:

- prestige and publicity;
- protection for the property from adverse effects caused by federally funded projects;
- rehabilitation of historic buildings and investment tax credits to owners; and
- federal grants for preservation projects.

Numerous individual historic properties within Evansville and Vanderburgh County are listed on the National Register, many of which are located within the Downtown Evansville Multiple Resource Area. On this list, there are seven National Register Historic Districts and one National Historic Landmark (Angel Mounds State Memorial). Page 18-8 shows the locations of the National Register sites and historic districts and Table 18-9 has the National Register Listings and their addresses.

Indiana Register of Historic Sites and Structures

The State Register was created by law in 1981. All properties on the National Register are automatically listed on the State Register. The criteria and benefits of being listed on either or both of these Registers are virtually the same. However, there are properties that are only on the State list. The structures listed for Vanderburgh County are shown in Table 18-11A.

Indiana Historical Markers

Another State program to designate historical sites is the Historical Marker Program. There is a specific application and review process established by the Indiana Historical Bureau to determine the significance for placement of a marker. The Historical Markers in Vanderburgh County are listed in Table 18-11B.

STRATEGIES FOR PRESERVATION

Strong progressive actions are required if historic resources are to be preserved. An environment must be created in which historic preservation and rehabilitation can flourish and grow. It is recommended that the City and County coordinate efforts in developing additional strategies for historic preservation, as well as defining a program for implementation. This would insure the survival and enhancement of significant historic resources in the future. Recommended planning and programming efforts should:

Identify, catalog, and evaluate historic resources not already listed in the National Register in the City and County which have special architectural, historical, archaeological or cultural value and provide documentation that establish and verify their significance;

Maintain the above defined catalog of historic resources and monitor the list so that identified sites are considered as resources needing special attention or protection during review of proposed new developments in the City and County;

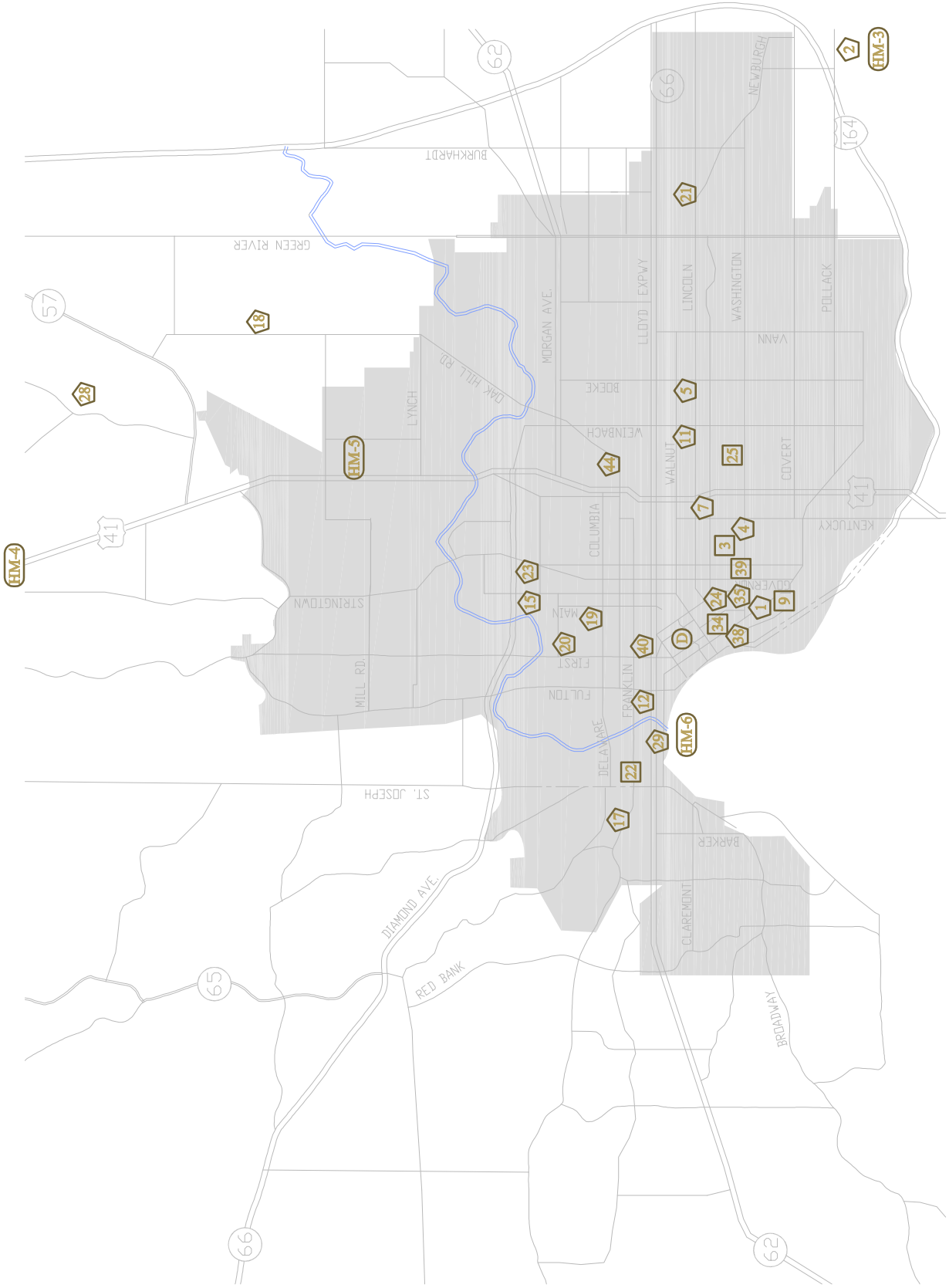
Continue to place the most significant resources on the National Register. Listing on the National Register adds strong impetus to preservation by calling attention to a significant historic resource;

Expand the present Historic Preservation Ordinance and Commission to include the County to assure a comprehensive historic preservation effort and program;

Seek available federal, state and private sources of funds for preservation and restoration activities and acquisitions; and

Recommend to the proper agencies and property owners incentives to encourage historical and cultural preservation.

Local Historic Sites



D Downtown (see multiple Listings tagged "D" on sites table).

HM-# Historical Markers

National Register District

Nation Register Sites

TABLE 18-9: HISTORIC PRESERVATION DISTRICTS, NATIONAL REGISTER SITES

Note: Each entry on the list is followed by the date each was placed in the National Register. (D) on the list refers to those that are downtown and are not shown on the map.

1. Alhambra Theatorium, 1913.
50 Adams Av. (10-1-79)
2. Angel Mounds State Memorial 8 miles S.E. of
Evansville (10-15-66) NHL
(National Historic Landmark)
3. Bayard Park Historic District, 1883-1935. Roughly
Bounded by Gum, Kentucky, Blackford, Garvin Streets (6-27-85)
4. William Bedford, Sr. House, 1874.
838 Washington Av. (11-28-78)
5. Bernardin-Johnson House, 1916.
17 Johnson Place (6-29-89)
- D6. Bitterman Building, 1923.
202-204 Main St. (9-22-80)
7. John W. Boehne House, 1913.
1119 Lincoln Av. (2-17-83)
8. Willard Carpenter House, 1849.
405 Carpenter St. (2-20-78)
9. Culver Historic District, 1890-1929.
Roughly bounded by Madison Av., Riverside Dr.,
& Venice Streets (6-1-84)
- D10. Downtown Evansville Multiple Resource Area,
1817-1943. Evansville (7-1-82)
 - Albion Flats, 1910.
701 Court St.
 - American Trust & Savings Bank, 1914.
524-530 Main St.
 - Auto Hotel Building, 1929.
111-115 S.E. 3rd St. (4-6-84)
 - Barret-Britz Building, c. 1875.
415 Main St. (4-6-84)
 - Buckingham Apartments, 1911.
314-316 S.E. 3rd St.
 - Building at 223 Main St., 1910
 - Busse House, 1901.
120 S.E. 1st St.
 - Cadick Apartments, 1917.
118 S.E. 1st St.
 - Central Library, 1931.
22 S.E. 5th St.
 - Citizens National Bank, 1916.
329 Main St.
 - Conner's Bookstore (Dallas Music) c. 1865.
611-613 Main St. (4-6-84)
 - Court Building, 1909.
125 N.W. 4th St.
 - Daescher Building, 1886.
12-12 ½ S.E. 2nd St.
 - Eagles Home, 1912.
221 N.W. 5th St.
 - Evansville Brewing Co., 1893.
401 N.W. 4th St.
 - Evansville Journal News, 1910.
7-11 N.W. 5th St.
 - Fellwock Garage Glass Specialty, 1908.
315 Court St.
 - Firestone Tire & Rubber Store, c. 1930.
900 Main St.
 - Fred Geiger & Sons National Biscuit Co. 1894.
401 N.W. 2nd St.
 - Gemcraft-Wittmer Building, 1892.
609 Main St. (4-6-84)
 - German Bank, c. 1883.
301-303 Main St.
 - Harding & Miller Music Co., 1891.
518-520 Main St.
 - Huber Motor Sales Building, 1916.
215-219 S.E. 4th St. (4-6-84)
 - Indiana Bell Building, 1929.
129-133 N.W. 5th St.
 - Ingle Terrace, 1910.
609-619 Ingle St.
 - Kuebler-Artes Building, 1915.
327 Main St. (4-6-84)
 - Charles Leich & Co., c. 1900.
420 N.W. 5th St.
 - Masonic Temple, 1913.
301 Chestnut St.
 - McCurdy Hotel, 1917.
101-111 S.E. 1st St.
 - Morris Plan (Hulman Bldg.), 1930
20 N.W. 4th St.
 - National City Bank, 1913.
227 Main St.
 - H.G. Newman Building, c. 1900.
211-213 S.E. 4th St.
 - O'Donnel Building, c. 1900.
22 N.W. 8th St.
 - Old Fellwock Auto Co., 1922.
Old Hose House #4, 1860.
623 Ingle St.
 - Orr Iron Company, 1912.
1100 Pennsylvania St.
 - Parson & Scoville Building, 1908.
915 Main St.
 - Pearl Steam Laundry, 1913.
428 Market St. (4-6-84)
 - L. Puster & Co. Furniture Mfg., 1887.
326 N.W. 6th St.
 - John H. Roelker House, c. 1860.
555 Sycamore Street
 - Rose Terrace, 1910.
310-313 N.W. 7th St.
 - Salem Baptist Church, 1873.
728 Court St.
 - Siegel's Department Store, c. 1903.
101-105 S.E. 4th St.
 - Skora Building, 1912.
101-103 S.E. 2nd St.
 - St. John's Evangelical Protestant Church, 1921.
314 Market St.
 - Van Cleave Flats, c. 1910.
704-708 Court St.
 - Victory Theater & Hotel Sonntag, 1921.
600-614 Main St.
 - Wabash Valley Motor Company, c. 1919
206-208 S.E. 8th St.
 - Montgomery Ward Building, 1934.
517 Main St. (10-6-82)
 - YMCA, 1913.
203 N.W. 5th St.
 - YWCA, 1924.
118 Vine St.
 - Zion Evangelical Church, 1855.
415 N.W. 5th St.

11. Evansville College, 1916-1940.
1800 Lincoln Av. (2-3-83)
12. Evansville Downtown Historic District 1855-1952.
Roughly Main St. between 2nd and Martin Luther King Jr.
Blvd.; & 4th St. between Sycamore & Chestnut Sts.
(3-15-00)
13. Evansville Municipal Market, 1918.
813 Pennsylvania St. (12-22-83)
- D14. Evansville Post Office, 1879.
100 block of N.W. 2nd St. (7-2-71)
- D15. Former Vanderburgh Co. Sheriff's Residence, 1891. 4th
St. between Vine & Court St. (10-6-70)
16. Garvin Park, 1915.
N. Main St. & Morgan Av. (8-29-80)
17. General Cigar Company, 1902, 1923, 1929.
223 N.W. 2nd St. (3-15-00)
18. Greyhound Bus Terminal, 1939.
102 N.W. 3rd St. (10-1-79)
19. Michael Helfrich House, 1920.
700 Helfrich Lane (5-24-84)
20. Hooker-Ensle-Pierce House, 1839.
6531 Oak Hill Rd. (4-28-77)
21. Hose House #10, 1888.
119 E. Columbia St. (2-11-82)
22. Hose House #12, 1908.
1409 First Av. (6-17-82)
23. Edgar Igleheart House, 1932.
5500 Lincoln Av. (12-18-90)
24. Independence Historic Dist. 1857-1920.
Roughly bounded by Iowa & Illinois Streets,
& Wabash & St. Joseph Av. (2-1-82)
25. Koester-Patbert House, 1974.
504 Herndon Dr. (3-3-83)
26. Liberty Baptist Church, 1886.
701 Oak St. (12-8-78)
27. Lincolnshire Historic Dist., 1913-1940.
Roughly bounded by Lincoln, Bennighof,
Bellemeade, Lodge, Washington, Harlan,
E. Chandler, & College Hwy. (10-2-89)
- D28. Peter August Maier House, 1873.
707 S.E. 6th St. (10-29-82)
- D29. McCurdy Building (Sears, Roebuck & Co.)
1920, 1937, 1943.
101 N.W. 4th St. (10-1-79)
30. McJohnston Chapel & Cemetery, 1880.
Kansas Rd. & Erskine Lane, McCutchanville
(1-18-79)
31. Mead Johnson River-Rail-Truck Terminal &
Warehouse, 1931.
1830 W. Ohio St. (12-27-84)
32. Ohio Street Bridge, 1891.
Ohio St. over Pigeon Creek (12-17-98)
- D33. Old Bitterman Building, c. 1885.
200 Main St. (9-22-80)
- D34. Old Vanderburgh Co. Courthouse, 1891.
Block bounded by Vine, 4th, Court, 5th Streets
(9-4-70)
- D35. John Augustus Reitz House, 1872.
224 S.E. 1st St. (10-15-73)
36. Ridgeway Building, 1895.
313-315 Main St. (1-3-80)
37. Riverside Historic District, 1818-1920.
Roughly bounded by Southlane Dr., Walnut St.,
3rd & Parrett Streets. (11-14-78)
38. Michael Schaeffer House, 1894.
118 E. Chandler Av. (2-11-82)
- D39. Robert Smith Mortuary, 1930.
118-120 Walnut St. (9-22-80)
- D40. Soldier & Sailors Memorial Coliseum, 1917.
350 Court St. (5-10-79)
41. Sunset Park Pavillion, 1912.
411 S.E. Riverside Dr. (6-17-92)
42. Washington Av. Historic District 1880-1920.
Roughly bounded by Madison & Grand Avenues,
& E. Gum & Parrett Streets (11-28-80)
43. Willard Library, 1888.
21 1st Av. (9-28-72)
44. Oak Hill Cemetery 1853-1953.
1400 E. Virginia Street (3-22-04)

TABLE 18-11A: INDIANA STATE REGISTER SITES ONLY

Note: Each entry on the list is followed by the date each was placed in the National Register. (D) on the list refers to those that are downtown and too numerous to place on the map.

- D 1. Downtown Evansville Multiple Resource Area (3-2-82)
- D 2. Old Peerless Laundry Building, c. 1930 420 Southeast Eighth St. (12-15-82)
- D 3. St. Mary's Catholic Church, 1867 605 Cherry St.

TABLE 18-11B: INDIANA HISTORICAL MARKERS

Note: (D) on list refers to those that are downtown and too numerous to place on the map.

Title	Location, Erected
D 1. Wabash and Erie Canal	Courthouse, 5th & Vine Streets, 1947
2. U.S. Marine Hospital	W. Indiana Street & N. Marine Avenue, 1963
3. Angel Mounds	Angel Mounds State Historic Site, 1966
4. First Soil and Water Conservation District in Indiana	Vanderburgh County 4-H Center, 1976
5. P-47 Thunderbolt Factory	In front of Whirlpool on U.S. 41 North, 1995
6. Evansville Cotton Mill	St. Joseph Avenue south of Ohio Street, 1996
D 7. McCurdy-Sears Building	101 N.W. 4th Street, 1999
D 8. Ohio River Levee	Eastern portion of Dress Plaza, near the intersection of Walnut Street and Riverside Drive, 2003