



The Marktown Historic District East Chicago, Indiana

presented by the

Marktown Preservation Society

*dedicated to the
restoration and preservation of the*
Marktown Historic District

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405 Prospect Street
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Introduction

Born of steel and tempered in oil, the Mark Town Site (now known as the Marktown Historic District) has been referred to as the ***Eighth Wonder of the World*** and the ***Brigadoon of Industrial Housing Complexes - Rising out of the mists of industry every few years***. It is best known for having been included in ***Robert Ripley's Believe It or Not*** for being ***the only town in North America where the people park their cars on the sidewalk and walk in the street***.

Placed on the National Register of Historic Places in 1975 by Mayor Robert A. Pastrick and the residents of Marktown, the neighborhood is an outstanding example of pre-World War I worker housing designed to meet the needs of the rapidly expanding American work force and their families during the great industrial revolution.

Built in the English Tudor Revival style and designed in the classic English Garden City concept by renowned Chicago architect Howard Van Doren Shaw, Marktown draws hundreds of visitors each year for architectural tours being provided by the Marktown Preservation Society on a year-round basis. While there have been no books written at this time exclusively on Marktown, this quaint neighborhood has been included in dozens of books and hundreds of periodicals ever since its construction in 1917.

The Marktown Preservation Society is pleased to present this booklet for distribution through the East Chicago Public Library's noted East Chicago Room. For further information in relation to Marktown, we suggest that you contact the ***East Chicago Room of the East Chicago Public Library*** or the ***Marktown Preservation Society*** at 405 Prospect Street, Marktown, East Chicago, Indiana 46312 - or visit their web page at:

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INDEX

Mark Manufacturing & The Steel and Tube Company of America	1
The Rise, Fall and Resurrection of Indiana Harbor Works	5
Industrial Housing in the Early Years of the 20th Century	9
Howard Van Doren Shaw Marktown's Architect	13
Marktown By Design	17
The Future of Marktown Lies in Our Historic Past and the Realization that Historic Preservation Is The Key To Our Future	26
What Historic Preservation Is Truly All About And How it Works!	36
Epilogue: Daniel H. Burnham quote National Register of Historic Places	41
References	42

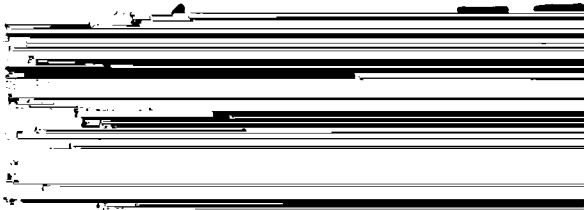
Mark Manufacturing & The Steel and Tube Co. of America

Clayton Mark first purchased the 190 acre tract of land from Henry Clay Frick in 1913 for the purchase price of \$250,000.00 on a ten year mortgage. Of this, only 21 acres were actually north of the rail tracks on what was known as "lake side." The purpose for the plant was to produce basic steel and then to further process it into Continuous Butt Weld Pipe. Mr. Mark was tired of being held hostage by his steel producers and the vast majority of the national tonnage yield was being produced in Ohio and Pennsylvania. It should be noted that the same year that he purchased the land for Indiana Harbor Works, he hired Chicago architect Howard Van Doren Shaw to design and build a 30,000 square foot home for him and his family on a bluff overlooking Lake Michigan in Lake Forest, Illinois.

Almost three years elapsed between the time he purchased the East Chicago site (North Harbor) and the actual date construction began in 1916. There were a number of reasons for the delay. The first was the outbreak of World War I with its accompanying conditions of shortages of supply, uncertainty in the money markets, and indifference on the part of the government regulatory agencies.

The actual construction of Indiana Harbor works did not begin until Mark Manufacturing had joined, early in 1916, a group

ing the brink of war and the U.S. Government which was formerly disinterested, now asked that a plant be built as quickly as possible. Permission was immediately granted to enclose and fill a section of lake along the shore line property, an area measuring approximately 3,000 ft. by 4,000 ft. (275 acres). On this fill, ultimately were to be the plant's boat unloading, ore dock, and blast furnaces facilities.



The Blast Furnace was the first step in the steel making process. Here, iron ore is mixed with limestone and coke. The end product is hot metal or pig iron which was then used in the open hearth operations.

By September 1916, pilings for the building foundations were being put in place, and by February 1917 structural steel was beginning to rise. The completion of each individual unit helped speed the construction of others. The following is the sequence in which the Mark Company's new facilities at Indiana Harbor began operating.

September 13, 1917	Billet Mill
October 15, 1917	10" Skelp Mill
April 1, 1918	Plate Mill
April 25, 1918	Blooming Mill
June 28, 1918	No. 4 Open Hearth
July 3, 1918	No. 3 Open Hearth
August 24, 1918	Blast Furnace
September 16, 1918	No. 1 Open Hearth

Simultaneously with the construction of the mill itself, building of a different sort was proceeding on a piece of property west of the steel plant at Dickey Place and 129th Street. This was the construction of a "model city" known at the time as the Mark Town Site.

In 1918, Clayton Mark and the Schlesinger brothers began to explore the possibility of merging their separate but compatible interests, the raw materials holding of the Schlesingers and the steel-producing and manufacturing operation of the Mark Corporation. The marriage was a natural one, and on June 14, 1918, the Steel and Tube Company of America was incorporated.

Clayton Mark became Chairman of the Board of the Steel and Tube Company of America. Ferdinand Schlesinger was named Chairman of the Executive Committee, and Armin Schlesinger, another brother, was made President. The initial capitalization of the Steel and Tube Company of America was set at \$25,000,000, although newspapers of the day frequently referred to it as a "\$100,000,000 corporation." Some enthusiastic writers even headlined their articles "New Rival to U.S. Steel."

Due to financial losses suffered by the company during World War I and the most untimely death of Ferdinand Schlesinger, the decision was made by the two remaining owners to divest themselves of the Indiana Harbor Works. On June

29, 1923, Mr. Mark and James A. Campbell of the Youngstown Sheet and Tube Company consummated the sale of Indiana Harbor Works and a new chapter in the history of steel would soon be written.

About the illustration below: Mark Manufacturing Company had just merged with the Schlesinger brothers and formed the Steel and Tube Co. of America. This illustration first appeared in the March 20, 1920 edition of **Chicago Commerce** in an article titled: *Build Home Town to Benefit Employees: Steel and Tube Company of America at Work on Great Undertaking at Indiana Harbor - Plant Sets Speed Record.*

There are only two known copies of this work. This copy was retained by Mr. Addison Beale who had been in charge of construction of the original Mark Manufacturing Co. and then served as the first plant Superintendent of Operations. Mr. Beale remained with the company until the sale of Indiana Harbor Works in 1923 to the Youngstown Sheet & Tube Company. The other print is retained by the family of Clayton Mark.

Virtually everything constructed to the right of the rail line was built on land claimed by filling in Lake Michigan. Several thousand acres of land would be created for Inland Steel and what is now ISG Indiana Harbor between 1900 and 1970 when the U.S. Government finally prohibited further expansion into the lake.



The Rise, Fall and Resurrection of Indiana Harbor Works

Attempting to define the rise, fall and resurrection of the Indiana Harbor Works established by Mark Manufacturing is a difficult if not impossible task. After Mark Manufacturing merged with the Schlesingers to form The Steel and Tube Company of America, Ferdinand Schlesinger died. This was not a publicly traded company. The two families owned nearly all of the stock and the Schlesinger family wanted out. In 1923, Indiana Harbor Works was sold to the Youngstown Sheet and Tube Company which successfully operated it until it was acquired by the Lykes Steamship Co. of New Orleans, La.

It should be noted that during its heyday, Indiana Harbor Works had a peak employment of 14,000 workers. After the Lykes acquisition things started going poorly for Indiana Harbor Works. Lykes had gained permission from the government to depreciate the assets on an accelerated scale and in turn managed to transfer the bulk of the profit to the Lykes Corporation.

Having no other need for the facilities it was then sold to J&L Steel. From there it became LTV Steel which was followed by a merger with Republic Steel. For a very short time following this merger the company was known as LTV - Republic, a name that would soon revert to just LTV.

But what really happened to steel nationwide and most importantly to Indiana Harbor Works? Without discussing union/management problems or foreign imports, the question can be answered much easier: Modernization of the steel making process and the elimination of secondary product lines.

Let's start with product lines. Indiana Harbor Works had four basic divisions: Flat Roll, Seamless Tube, CBW and Merchant Mill. Each of the divisions had its own accounting division, maintenance department and management staff. Today only flat roll product is manufactured at the site. With the loss of diversity of product, so went literally thousands of jobs.

What about modernization? Everything produced at Indiana Harbor Works started with steel manufactured at the site.

At one time four separate Open Hearth Furnace Operations were fully functioning at Indiana Harbor. With the construction of the Basic Oxygen Furnace in the 1960's all of the Open Hearths were permanently closed. With the loss of the Open Hearths went a good number of jobs and a major reduction of energy cost per ton of steel. Later in the 1970's, when the Continuous Caster was put into operation, the No. 1 and No. 2 Slabbing Mills along with the soaking pits were also closed. But that wasn't the end of the story. If you are not using a Continuous Caster you have to pour the steel into molds. Without the need for the molds we also eliminated the pattern shop, the mold shop and the foundry operations. With each stage of modernization and with the elimination of each product line, fewer and fewer employees were needed for the manufacture of steel. With the modernization also came a saving in reference to energy consumption.

In 1984, the merger of Republic Steel and Jones &



On the left is Indiana Harbor Works No. 1 Open Hearth with the No. 1 Blast Furnace to the right. To the right of the Blast Furnace is the High Line and one of many ore dock cranes.

Laughlin Steel formed LTV Steel Company - the nation's second largest steel maker. But forecasted improvements in the steel industry failed to materialize. Steel orders throughout the industry deteriorated and on July 17, 1986, LTV filed for Chapter 11 protection. Management felt the move would provide opportunities to reduce operating costs, streamline operations and strengthen the company's position in the marketplace.

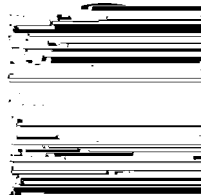
One of the first steps was to idle unprofitable plants and facilities that had served depressed market segments and contributed to operating losses. From 1984 to 1991, LTV Steel reduced its steelmaking capacity by 58 percent. LTV Steel also cut its work force by 58 percent.

In July 1993, LTV emerged from Chapter 11, however, in October 1998, a flood of unfairly traded steel imports began to pose major problems for most of the domestic steel industry. On December 29, 2000, the LTV Corporation once again was forced to file for Chapter 11 protection. Restructuring efforts began in April 2001 but extremely poor market conditions, coupled with the unfair trade practices were too severe and the company was unable to recover. Finally on November 20, 2001, LTV sought bankruptcy court approval to cease operations and sell its remaining integrated steel facilities.

But the Indiana Harbor story did not end here. Instead, W.L. Ross and Co. LLC, a visionary investment company, purchased the remaining assets of LTV Steel including the Indiana Harbor plant in April 2002. The new company would become International Steel Group, Inc.

Today, ISG is one of the most competitive steel producing companies in America. ISG's Indiana Harbor facility operates with just 1,500 employees and is capable of producing 3.4

*The Steel and Tube Company
of America*



million tons of steel shipments a year. ISG Indiana Harbor continues to be an industry leader in technology, quality and customer satisfaction. ISG is here to stay!

Footnote: Did you realize that the three major steel manufacturing companies in the United States all have manufacturing facilities here in East Chicago? It's true! Ispat Inland, ISG Indiana Harbor and US Steel (the old YS&T Tin products) are all located within one mile of each other.

*Continuous cold reduction sheet and strip mill at Indiana Harbor Works
C.1950*



Industrial Housing in the Early Years of the 20th Century

We all know by now that the primary reason that Marktown was placed on the National Register of Historic Places was due to the fact that it was designed by one of the nation's most renowned architects, Howard Van Doren Shaw. Most of us also know that it was built as corporate or industrial housing for the employees of Mark Manufacturing (now ISG Indiana Harbor Works) and that both our neighborhood and the parent company were named after Clayton Mark, the founder and a Chicago industrialist.

What many may not know is that in 1917 when Marktown was built, there were three other industrial housing developments built here in the greater Calumet Region. One is Sunnyside in Indiana Harbor which was built for Inland Steel, the second was what is now known as the Pullman District located on Columbia Avenue in Hammond, and the third is a series of cast concrete homes and apartments in downtown Gary, Indiana which were built by none other than Thomas Alva Edison. Of these four outstanding examples of early industrial housing, only Marktown has been listed on the National Register of Historic Places.

The real question still remains: "*Why was industrial housing needed?*" For the answer to this and many other questions in reference to Marktown and the need for industrial housing we turn to a booklet first published in Boston, Massachusetts in 1916 by the Aberthaw Construction Company. It is titled "***Industrial Housing Problems***" and it not only details the need for quality industrial housing, but more importantly defines exactly what was needed to resolve the problems and why it was needed.

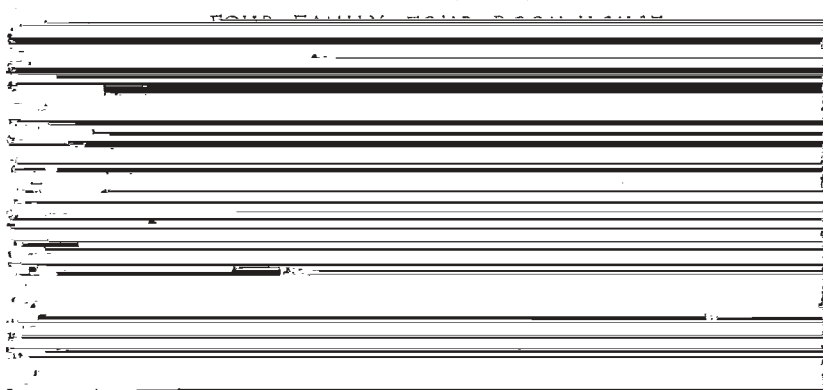
What we find in reviewing the text is that in 1915 nearly 60% of the residents of the United States were foreign born and that many of them had arrived in this country from Europe and the British Isles seeking better opportunities in employment and freedoms found only in the United States of America.

The U.S. was not yet involved in the Great War (later to be known as WWI) and many of the newly arrived immigrants came over to flee the ravages of war on the continent. The great industrial revolution was underway and good, hard working employees were needed to man the ever growing industrial plants that were rapidly expanding across this great nation.

In the three year period between 1913 and 1915, American corporations had a 400% to 1100% turnover of employees. What that meant was that every time they had a good employee trained to do his job, he moved on. A national survey was conducted to find the cause of this great internal migration of the work force. The sponsors of that survey were the Commercial Club of Chicago and a group called The Municipal Museum of Chicago. How does this tie into Marktown? Clayton Mark was a prominent member of the Commercial Club and Howard Shaw was a major force in the Municipal Museum of Chicago whose function it was to define the needs of worker housing for Chicago and the nation.

What their research showed was that the one constant factor for the turnover of the work force was a lack of quality and affordable housing not only for the employee, but more importantly for their families. It should also be noted that even when higher wages were offered, employees would leave a well established job for less paying job at which his family could be affordably housed.

FIRST FLOOR PLAN



So, what were some of the recommendations of the report? Here is a sample of the text:

Housing Essentials: *The essentials of a modern city house may be summarized as follows:*

- Watertight roof, walls and floors.
- Bedroom for parents.
- Bedroom for male children.
- Bedroom for female children.
- Living-room for cooking, eating and general day use.
- Private toilet-room with sanitary water-closet and sewer connection.
- Suitable heating arrangements.
- Running water supply fit for drinking.
- Uninterrupted daylight and ventilation through windows in every room.
- Sink in kitchen, with running water and waste.

Further additions required by the American family and considered necessary by them:

- Cellars.
- Closets.
- Bathtub with running water.
- Window screens.
- Separate parlor.

Desirable improvements which usually are added:

- Porches and piazzas.
- Lavatory bowl.
- Hot-water supply to bath and bowl.
- Window shades.
- Window blinds.
- Dining-room separate from parlor or kitchen.
- Electric lighting or gas piping.
- Wall-paper.
- Laundry tubs.

The various types of dwellings now in use are as follows:

- (A) Single houses of five to seven rooms.

- (B) Two-family houses of four to seven rooms.
- (C) Terrace or row houses of four rooms and up.
- (D) Apartment-houses or tenements, two rooms and up.
- (E)

Howard Van Doren Shaw Marktown's Architect

Mr. Shaw was an architect's architect. He was born in Chicago, however his father was originally from Rising Sun, Indiana. He received his undergraduate degree from Yale University and then went on to the prestigious Massachusetts Institute of Technology (MIT) for his architectural training. Upon graduation he married his childhood sweetheart Frances Wells in 1893. The couple then spent the summer touring Europe. Mr. Shaw always stopping along the way to sketch architectural features of notable buildings. Upon his return to Chicago he began his architectural career in the office of William LeBaron Jenny, widely known as the father of the modern skyscraper. A year later he established his own office on the third floor of his parents Calumet Avenue home near what is now R.R. Donnelley Lakeside Press at McCormick Place in Chicago.



Mr. Shaw worked in a clear, simple, straightforward style and concentrated on the development of a well oriented plan. This facet of his work is reflected in the overall plan of the Mark Town Site and in the design of its individual buildings.

In addition to Marktown and Clayton Mark's own home in Lake Forest, Mr. Shaw also designed Clayton Mark's father's home in Evanston, Illinois. He is probably best known for having designed town homes and estates for the Midwest's richest and most powerful people, including the Swifts, Donnelleys and Ryersons. Shaw's work also included collaborating with Ralph

Cram on the Fourth Presbyterian Church in what is known as The Gold Coast on North Michigan Avenue in Chicago. Mr. Shaw was responsible for the interior of the church, the fountain and courtyard and the stately three story home for the minister. Along with this Mr. Shaw designed the Tudor Revival wing of the church property that connects that home with the main church just north of the courtyard.

Mr. Shaw also redesigned the Second Presbyterian Church on South Michigan Avenue following a fire in the 1890's. Upon its completion the Second Presbyterian Church was referred to as the Jewel in the Crown of the Arts and Crafts Movement in Chicago.

nearest one is here in Hammond on the southeast corner of Knickerbocker Parkway and 171st Street. It was designed for Morris Dell Plain, the President of the United Gas Improvement

A partial list of Mr. Shaw's architectural work:

- ! R. R. Donnelley & Sons Co., Chicago
- ! Lakeside Press Building, Chicago
- ! Ginn & Co. Chicago - Publisher's Building
- ! B.F. Goodrich Office Buildings (2) New York
- ! Market Square, Lake Forest, Illinois
- ! Model Steel Town, Indiana Harbor
- ! Fourth Presbyterian Church - Chicago
- ! University Church of the Disciples of Christ
- ! Racine Memorial Hall, Racine, Wisconsin
- ! Goodman Memorial Theatre, AIC Chicago
- ! Quadrangle Club, Chicago
- ! Lake Shore Country Club, Glencoe, Illinois
- ! 2450 Lake View Avenue, Apartment Building - Chicago
- ! 1130 Lake Shore Drive, Apartment Building - Chicago
- ! W. B. Martin, Apartment Building, Chicago
- ! G. F. Swift, Town House, Chicago
- ! Edward Morris, Town House, Chicago
- ! Frederick D. Countiss, Town House, Chicago
- ! Fortune Houses (s) - Town Houses, Chicago
- ! W. O. Goodman, Town House, Chicago
- ! Morris Rosenwald, Town House, Chicago
- ! Lester Armour, Town House, Chicago
- ! John P. Wilson, Town House, Chicago
- ! C. C. Bovey, Esq. Town House, Minneapolis
- ! E. L. Ryerson, Country House, Lake Forest, Illinois
- ! Clayton Mark Estate, Lake Forest, Illinois
- ! Cyrus Mark Home, Evanston, Illinois
- ! Robert P. Lamont Estate, Lake Forest, Illinois
- ! Brown Estate, Crown Point, Indiana
- ! Warren Fairbanks Estate, Indianapolis
- ! Erskine Country Estate, South Bend, Indiana
- ! Shaffer Country Estate, South Bend, Indiana
- ! Dr. Borley Country Estate, South Bend, Indiana
- ! R. R. Donnelley Factory, Crawfordsville, Indiana
- ! Morris Dell Plain House, Hammond, Indiana

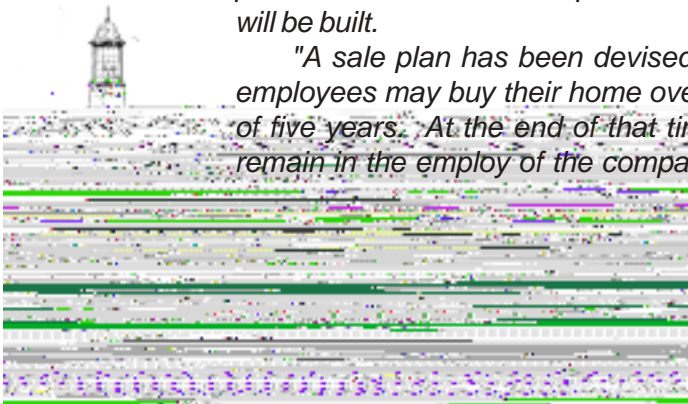
MARKTOWN BY DESIGN

The first article in reference to the Mark Town Site was published in the **Iron Trade Review** on March 17, 1917. Titled: **Model City Will be Started by Mark Mfg. Co., at East Chicago, Indiana** it reads...

"Chicago, Sept. 8 -- A Model city to accommodate 8000 employees is being laid out and construction started at East Chicago, Indiana, by the Mark Mfg. Co., which is erecting a large steel plant at the Indiana Harbor. A site containing 190 acres has been bought and plans are being prepared by Howard Shaw, architect, to include the best features of similar housing efforts in other industrial communities. A park, 280 X 300 feet, will form the central square with business structures surrounding it. Street car lines from East Chicago and Whiting to Indiana Harbor will traverse the two principal streets. Work has been started on 200 modern houses of four to seven rooms, costing \$2500 to \$4000 each. They are of tile and of a slow burning type.

"Lots are 48 X 50 feet, giving garden space beside each house. Houses will be built at the lot line with a public lawn between the houses and the sidewalk and street. Boarding houses and club houses for unmarried men will be provided. A first class school will be established. A recreation building for general use will be built. One end of the tract has been reserved for higher paid officials where more pretentious homes will be built.

"A sale plan has been devised by which employees may buy their home over a period of five years. At the end of that time, if they remain in the employ of the company, a gen-



Exterior elevation of the original Market Square movie theater and arcade. Due to WWI this building was never constructed.

erous rebate on the price will be given as a bonus. Space is provided for about 800 persons on this tract. An initial investment of \$1,000,000 will be made in the buildings."

And so the first of literally hundreds of newspaper articles in reference to what is now the Marktown Historic District was published. But what of the actual plan for the Mark Town Site. The plan for Marktown was developed with the English Garden City concepts in mind. It required that the homes be well built and of sturdy, fireproof construction. While all of the homes would not be identical in design, the design of each home and secondary buildings would be compatible with the other properties in the neighborhood. The concept of vistas was important so that when a person was walking through the neighborhood they would look upon a pleasing structure at the end of each street as opposed to an open or industrialized area. Keeping this in mind, Mr. Shaw also included a berm at the perimeter of the parks so as to block the view of the oil refinery and steel mills that lay just beyond the boundaries of the neighborhood.

As noted, the houses were set on the lot line and each home had a covered and open front porch. This was integral in the design as the concept of being able to speak with your neighbors as they passed by was of paramount importance at the time. In the Architectural Review article printed in November 1918, it was noted that the houses were to be finished with a stucco exterior, each painted in a pastel color with a coordinated darker trim scheme.

The overall design of the Mark Town Site included more than thirty sections of housing and businesses. Due to financial problems incurred by the Mark Manufacturing Co. during World War I, only four of the thirty sections was ever completed. The original designs for Marktown included a Market Square with



Marktown's Market Square area was to include more than 20 shops and apartments, a bank, movie theater and post office.

approximately 28 separate store units, each having a luxury or deluxe apartment on the second floor. The center of the square had a recessed garden area complete with a fountain. This area was removed in 1936 due to traffic problems.

Also included in the original plan was a movie theater, a

struction. *"The houses have tile walls which will be covered with various tints of cement wash to give variety, color and gaiety.*

"While the houses are located on a uniform building line, generally about forty feet apart and cover from thirty-five to forty percent of the lot, they are nevertheless disposed upon a somewhat unusual pattern of arrangement. The lots are in most cases, square, and the buildings are sta,0orty



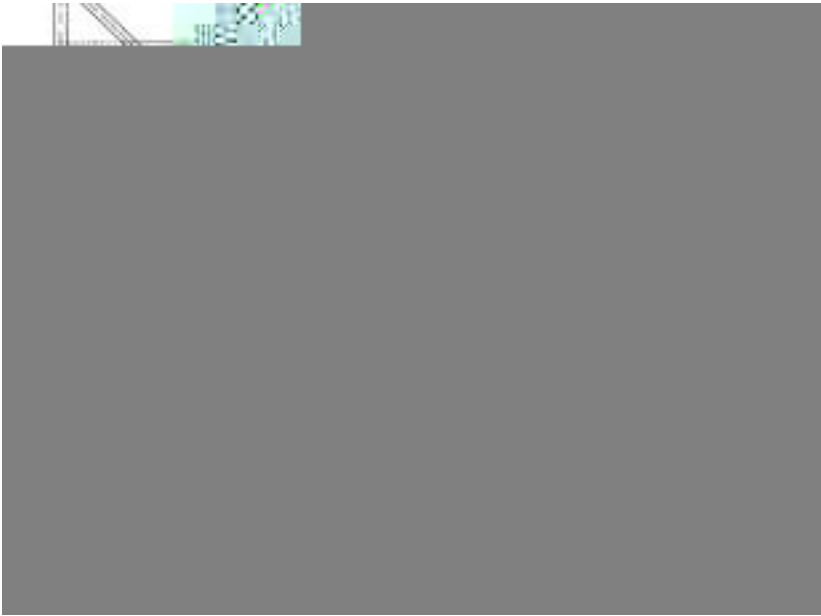
Howard Shaw's concept for the Mark Town Site included a Market Square area designed after his work in Lake Forest, Illinois just two years earlier. If completed, the Marktown's Market Square would have been one of the greatest architectural centers in North America. Unfortunately only one building was built.

and a pair of five-room homes in the center. The end units set upon a 40' (frontage) by 38' deep lot. The center units have a 20' frontage and span to the lot line on the back side of the block. It is easy to see the similarities between Mr. Shaw's Ragdale and the Marktown Quad.

So, where did the rest of the Marktown's Exterior elevations come from? If you take out the center section of the Marktown Quad and move the end units together, you have the four-room duplex. The four-room duplex comes in three roof elevations.

If you expand the four-room floor plan and move the front door back to the street side of the front porch, you have the six room duplex, again with three roof elevations.

If you take the center section of the Marktown Quad, you have the basic design for the seven-room duplex which comes complete with the second floor flower box rails just like Mr. Shaw's



The original plan for what was then known as the Mark Town Site included more than 30 sections of architecturally compatible homes, a shopping district, tree lined parkways, and a major park complex which was to include the development of an existing lake. Only four of the 30 sections were ever completed.

own Ragdale. It should be noted here that the plans referred to the seven-room duplex as an *in-house boarding residence* in which the host family would utilize the first floor bedroom and have between nine and twelve boarders utilize the second floor bedrooms. While this was his original intent, it is not thought to have ever been carried out after construction.

The only original Marktown Houses that are not based upon Mr. Shaw's Ragdale are the six room single cottages on Park Street and at scattered sites throughout the neighborhood. They are based upon the 1902 nationally award winning designs by Mr. Robert Work, a draughtsman working for Mr. Shaw at the time. The six-room single cottage also comes with two roof elevations and a left or right side living room.



BLOCK C

Showing Motor Rooms "M" in connection with a larger house also showing flexibility of the plan single houses or groups, forming effective garden courts.



BLOCK A

80' X 400' - 16 lots each 50' by 40' deep. 16 - 4 or 7 room houses. This plan works out to 15 houses to the acre. 10'0" parking - 4' concrete walk and 0" concrete roadway.

BLOCK A



Pine Ave. and the Old Marktown Park. The original park was designed by Jens Jensen, one of the nation's most renowned landscape architects. Note

Under the Garden City Concept the homes were placed at the lot line adjacent to the street. Each home had an open front porch facing the street so that neighbors could converse with one another as they passed by. The back windows of each home looked out onto the garden of the adjacent properties. The original plan called for the entire neighborhood to be painted in a unified color scheme, with buildings painted various pastel tints with coordinated trim schemes. The plan also called for the sale of the homes to the workers as opposed to the retention of the properties as rental units by the company.

As a result of the company's financial problems following WW I, the Mark Town Site along with the Indiana Harbor Works was sold to the Youngstown Sheet & Tube Company of Ohio in 1942. YS&T retained the housing as rental units for some of their skilled workers until 1942 when a U.S. Supreme Court decision against Ford Motor Company sounded the death knell for all such ventures.

In 1942 YS&T sold the property to the Riley Company.



Park Street at Pine Avenue. Note the original cast concrete light post at the corner. When Marktown was first built, the only fences were the two concrete fences on the 500 block of Lilac Street. Note the open porches which actually increased the level of security for each home. Circa 1920.



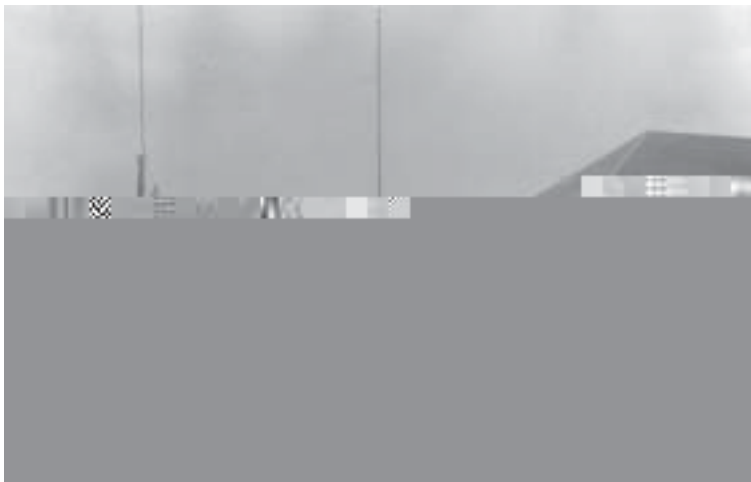
Marktown's Original Market Square included a recessed garden area and fountain. The garden and fountain area were removed in 1936 due to traffic problems on this corner. Plans for the New Marktown Community Center include a fountain and garden area. Circa 1920

sidewalk - and the people walk in the roadway." Sound bites and cliché do not do this community justice, nor can they give the reader the reality of the neighborhood. The Marktown Historic District is one of the most unique Industrial Housing communities in the United States.

Is it fully restored? No, not nearly. Is it restorable? Absolutely! In 1970, according to the U.S. Census, the property value in Marktown was approximately \$10,500 per house. That's right, only \$10,500. The same census reports that the average value of a home in the Pullman Historic District in 1970 was also \$10,500.

The 2000 U.S. Census shows that the average price of a home in Marktown is \$20,500, while at the same time the average price of a home in Pullman was \$110,000! That's right \$110,000.00!!!!

What happened to Marktown? Better yet, what happened in Pullman? The answer to both questions is the same -- HISTORIC PRESERVATION. In city after city and in town after town, with absolutely no exceptions, Historic Preservation of neigh-



The Mark Hotel in about 1920. The sidewalks and landscaping now complete, the Mark Hotel had one of the best restaurants in all of East Chicago. The second floor ball room was used for banquets and corporate parties throughout the year.

borhoods like ours has turned the tide in property values, crime and drugs. As the value of the homes increases, the criminal element disappears.

In 1997 plans were set in motion to fund a new community center in Marktown. In the spring of 2002 the neighborhood and city officials began working with the architectural firm of Detella, Planera & Paukner for the designs of that center. In the spring of 2004 construction was scheduled to begin on a \$2,700,000 - 15,000 square foot community center which would have included an indoor basketball court, a computer lab, neighborhood library and much, much more.

Today, the Marktown Preservation Society conducts guided tours of the neighborhood for hundreds of visitors each year. We have established a web page and now have e-mail service. We publish a 8-12 page monthly newsletter that is hand delivered to all of our residents and is mailed to more that 300 former residents, city officials and Friends of Marktown. We have provided literally thousands of walking tour maps to individuals and groups who have requested them.

In 1990 we hosted a major museum display entitled **"Marktown: The Architect the Builder and the People."** After the close of the exhibit at the East Chicago Main Library, the exhibit toured a number of museums and university libraries for the next three years before being retired. As a part of this first exhibition we printed a walking and driving tour map of our neighborhood. Since that first printing in 1990 we have moved forward with no less than three subsequent editions of the map. Today, with the aid of Bob Bender, a commercial artist from Michigan, the Walking Through Marktown map has been fully updated and redesigned and is distributed through the Marktown Preservation Society and the Lake County Convention and Visitor's Center in Hammond, Indiana.

Since our first exhibition we have been asked to include Marktown in two other exhibits. The first was the **"Frank Lloyd Wright and Colleagues: Indiana Works"** at the John G. Blank Center for the Arts in Michigan City, Indiana (1999). The second was as a part of the **"Steel Shores"** exhibit at the Lake County Welcome Center at Kennedy Avenue and I80/94 earlier this year.

The Marktown Preservation Society has also issued a number of video tapes, not only of archived items that were taped by others, but more importantly of major programs that have been developed for each of these exhibits. We are now looking into the aspect of reworking the information into the new DVD format.

Currently, a comprehensive history of the neighborhood along with a plan for the total restoration and preservation of the Marktown Historic District is being developed. The project titled "**Plan of Marktown**" will be released in the near future.

As we have noted, over the past thirty years the City of East Chicago has made numerous reinvestments in the infrastructure of our neighborhood. From the park redevelopment program of 1983, to the fourteen year project to restore the streets, sidewalks and lighting, to the New Marktown Community Center, the city administration has set the stage for the total restoration of the Marktown Historic District. But just what needs to be done?

In conducting a detailed survey of the homes in Marktown we have found that of the approximately 220 residential properties in the neighborhood, over 20% are currently vacant. In reviewing the new property reassessments conducted by Cole Layer Trumble on behalf of the Department of Local Government Finance in Indianapolis we find that, without exception, all of the properties in Marktown are depreciated by 50-65%.

To see Marktown preserved and hopefully restored we need several things. The first and foremost is a consolidated plan for the renovation and restoration of the neighborhood. The second is funding.

But just what needs to be done?

Virtually everything. Let's start with the basics. If we are to improve the quality of life for all of our residents and see that the neighborhood is once again fully occupied, anything that is done on a broad neighborhood or individual property approach must be done in accordance with the Department of Interior Standards for Historic Preservation. We will save the details of the

standard for the actual plan to be released later. But some of the overall concepts would be to see that all of the front porches be once again open. Another concept is that the original profile doors and windows should be reinstalled or replaced with identical units. Paint colors for homes should be uniform in nature and fences in the neighborhood should be parallel to the original design concept with height restrictions strictly enforced.

From a renovation standpoint there are a number of items that must be done which includes the stripping and replacement of many of the roofs. While the new architectural shingles are currently in vogue, the original three tab standard shingles should be utilized in virtually every case. In reference to the plumbing, if the entire piping system of any home has not been replaced, it should be. This must include the sanitary sewer pipes that run from the roof line through the bathroom and kitchen and exit the residences in the basement.

Electrical systems should be totally brought up to code with 100 amp service and GFI outlets and standard grounded outlets as required by current Electrical Code Standards should also be included. From a mechanical standpoint, homes should be equipped with emergency efficient furnaces and central air-conditioning units.

A standard fence style should be designed and implemented throughout the neighborhood. The fencing should be affordable and pleasant to the eye. Most importantly it should follow the standards established by Mr. Shaw when the neighborhood was initially designed in the first part of the last century. As Marktown was designed under the Garden City concept, gardens, both public and private must be included in the overall plan.

In order to accomplish these concepts, the city of East Chicago should begin a vigorous educational project to inform residents of the merits of historic preservation. The Common Council will need to pass an Historic Preservation Ordinance and in doing so, establish a Historic Preservation Commission which would oversee not only the Marktown Historic District, but more importantly the more than 500 other properties in East Chicago that merit inclusion on the National Register of Historic

Places.

Marktown needs work. While some owners have been able to reinvest in their property it is obvious that total reinvestment is needed on a much more broad basis if Marktown is to survive. If reinvestment funds are provided, their use will need to be closely monitored and will need to be done under a consolidated plan. If the property values are to ever improve in Marktown then the reinvestment must be compatible with the Department of Interior Guidelines for Historic Preservation.

Is Marktown restorable? Yes! Do the homes and commercial properties in our neighborhood need a great degree of reinvestment? Yes! Would you like to see every home in this neighborhood not only restored but more importantly occupied? Yes! What will it take to get this done? Cooperation with one another! We, the residents of the Marktown Historic District need to work together if we are to see a positive future for OUR neighborhood. It is not up to YOU, it is up to All of us to make a difference. Let's give Marktown and historic preservation a chance! Let's work together for a brighter future for all of us.



Left: Rafael Bejar opens up the front porch of a recently acquired property and in doing so increases the security of the building and guarantees a property tax reduction for the home.

Right: Roofers strip off three layers of roofing to make way for the original style 3-tab shingles used in 1917. An historic easement will result in a permanent 15% reduction of the property tax.

WHAT HISTORIC PRESERVATION IS TRULY ALL ABOUT... AND HOW IT WORKS!

Did you know that the concept of historic preservation has been around for decades? Did you know that it is an international and national movement that increases property values and improves the quality of life for all of the citizens in a city or town where a historic preservation commission exists? Did you know that the most progressive cities and towns have Historic Preservation Commissions? Did you know that cities in Indiana like Valparaiso, Bloomington, Elkhart, Fort Wayne, Jefferson, Kokomo, Lafayette, La Porte, Logansport, Madison, Indianapolis, South Bend and yes Hammond and Crown Point all have Historic Preservation Commissions? Did you know that there are more than forty Historic Preservation Commissions in Indiana alone? Did you realize that there is more misinformation on this subject being provided to you than you can imagine, and usually by people who know absolutely nothing about historic preservation and just don't want to give it a chance in East Chicago?

Setting the Record Straight!

In 2003 when developers announced their plan to raze (bulldoze) the First National Bank building on the corner of Indianapolis Blvd. and Chicago Avenue, Mayor Robert A. Pastrick announced that he not only wanted the building preserved, but to facilitate that concept, he had called upon a local attorney to draft an historic review board ordinance. The initial draft of that ordinance came from the Historic Landmarks Foundation of Indiana and has already stood the test of the Indiana Supreme Court.

The Department of Planning and Business Development, under the direction of Kimberly Julkes, felt that the passage of this ordinance was so important to the city of East Chicago that she placed it on her list of goals for that department for 2004. Earlier this year the Planning Commission unanimously approved

the draft of the ordinance and forwarded it to the Common Council for consideration.

Just who will be members of the Commission? Your guess is as good as ours. But this is what the ordinance calls for. There will be more than three members but no more than nine members. All of the members will be appointed by the Mayor and approved by the Common Council of East Chicago. All of the voting members of the Commission must be residents of East Chicago.

Preservation & Property Values

Does official designation as a local historic district hurt or help property values in those districts? A study conducted by the Historic Landmarks Foundation of Indiana confirms what preservationists have long suspected: historic district regulations improve the quality of neighborhoods, in turn boosting property values. In a nutshell, the study found:

! **Local historic district designation** has a positive effect on property values, despite the common misconception that regulation damages property values. According to the study, the value of properties in locally designated historic districts appreciated as much or more than properties in other parts of the community, including new subdivisions and non-regulated historic neighborhoods.

! **Designation as a local historic district** does not discourage reinvestment in existing buildings.

! **Listing in the National Register of Historic Places**, which is largely honorary and not protective, does not boost a neighborhood's property values as much as being designated as a local historic district.

! **Buyers** in historic districts usually have broader choices in building style, size, and features, and get more house, dollar for dollar, for their money.

! **Local historic districts** contain racially and economically diverse populations that mirror their community's mix of people.

! **Historic districts** do not push out old and poor residents; in fact, local historic districts typically provide affordable housing at many price points for both homeowners and renters.

!

Local designations *will not*:

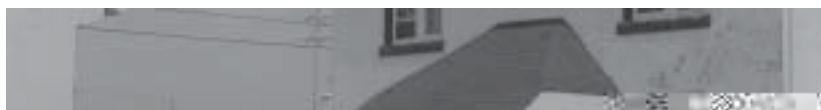
- " require owners of historic property to automatically make repairs to their houses.
- " require owners of historic property to undo past changes.
- " create funds for preserving historic properties.
- " increase property taxes.
- " be as restrictive as most new subdivision deed restrictions (which are also concerned with the protection of investments and aesthetics).

Steps in Creating a Local Historic District

Once a community has passed a local enabling ordinance creating a Historic Preservation Commission or Review Board, a commission is authorized to designate local historic districts through a separate ordinance passed by the Common Council. This can be as small as a single building, site, or structure but

ward. Together, all things are possible!

If you would like more information on historic preservation we suggest you contact the Calumet Regional Office of Historic Landmarks Foundation of Indiana. Call 938-2200.



Top: Original 1917 concrete fence on the 500 block of Lilac Street. Note the concrete filled planter between the fence and the sidewalk.

Bottom: Newly installed fence and garden executed under the 1990 Coastal Redevelopment Plan. The concrete was removed and an outstanding garden was installed. Prospect Street will be the first street utilizing this plan. This section was completed in 2004.

Note: This is but one example of private citizens working together for the betterment of the entire community. Historic Preservation, whether legislated or voluntary, is the key to the future of the Marktown Historic District.

EPILOGUE

"Make no little plans: They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty."

*Daniel H. Burnham, Architect and Author of
The Plan of Chicago C. 1909*

"...Marktown presents a living lesson in history and culture from the pioneer growth period of the Calumet Region. This region, which is America's industrial heartland, is quite young compared to other great regions of this nation. Sometimes in such areas the concern for history is lost. But here there is the opportunity to preserve the Marktown community as a living and useful landmark of genuine architectural and cultural significance for the Calumet Region, the state and the Country. The Marktown area is an important cultural resource which should be restored to accurately present the intentions of the original

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