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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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Nat. Register of Historic Places
National Park Service

1. Name of Property

historic name California Apartments

other names/site number California Apartments, McNP-01, McNP-956

Related Multiple Property NA

2. Location

street & number 2900 Clay (multiple addresses) NA not for publication

city or town Paducah NA vicinity

state Kentucky code KY county McCracken code 145 zip code 42001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

__ national __ statewide _X_ local

Applicable National Register Criteria:

_X_ A __B __C __D

Signature of certifying official/Title Craig Potts/SHPO 12-18-15 Date

Kentucky Heritage Council/State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property __ meets __ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
__ determined eligible for the National Register
__ determined not eligible for the National Register
__ removed from the National Register
__ other (explain:)

2-11-2016

Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

	building(s)
X	District
	Site
	Structure
	Object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
36		buildings
		district
2		site
	5	structure
		object
38	5	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/multiple-dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple-dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

OTHER: Gunnison

Materials
(Enter categories from instructions.)

foundation: CONCRETE
WOOD/Shake
SYNTHETIC/Vinyl
walls: OTHER/Stressed Skin Panel

roof: ASPHALT Shingle; Metal
other:

Narrative Description

Summary Paragraph

California Apartments (MCNP-01) is a private neighborhood built of Gunnison Home Duplexes. It is located just west of Joe Clifton Drive in the Carson Park Neighborhood of Paducah, McCracken County. Constructed in 1952, the complex is comprised of 36 one-story duplex buildings, two vacant lots, and 4 non-contributing detached sheds. The complex was designed by developers, Omar Goetz, Prewitt Lackey and Heath Wells who created New Home Constructors, Inc. as approved builders through the Atomic Energy Commission and financed by the Federal Housing Authority specifically for the workers of the Paducah Gaseous Diffusion Plant. All 36 buildings and 5.58 acres historically associated with the original California Apartments complex are proposed for listing.

Ownership and Development of California Apartments

Joe Clifton Drive (28th Street) is a prominent north-south thoroughfare and primary transportation route connecting Mid Town to the north side of the city. The area west of 25th Street up to 38th Street, which includes our nominated property, was annexed into the City limits in 1927. This was the last large annexation of City Limits until 1951. California Apartments is located on the northwest end of the 1927 annexation and was not developed until 1952. The area surrounding California Apartments consists primarily of single family residential homes and multi-family apartment complexes located just to its north boundary. Commercial development is prevalent along 28th Street up to Noble Park.

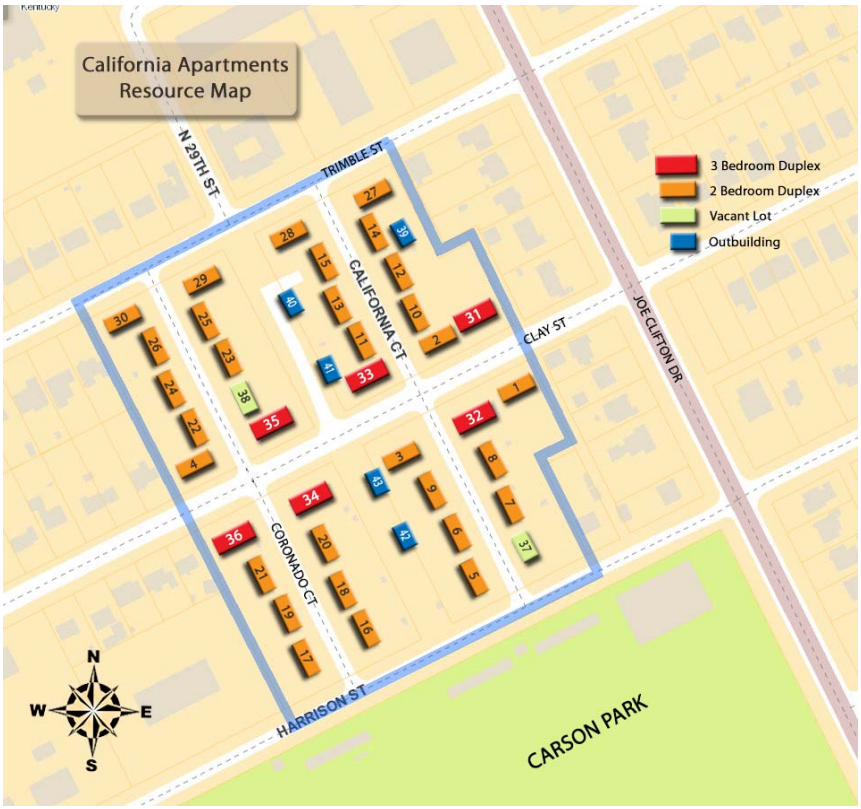
The nominated property originally consisted of three lots that were part of the Norton, Flournoy, Bird and Caldwell Plat in 1911. Lot 41 was deeded to Dr. James Thomas in the last will and testament of Blanche Gilbert in May of 1950. Dr. Thomas sold the tract of land containing 5.58 acres to New Home Constructors in December of 1951. Lot 40 in Blocks 11 and 12 of the Caldwell-Mallory Plat and a portion of Lot 39 of the Mallory Plat were acquired by Wells Heath in April of 1951from William Eaton. Heath sold his portion of the land to New Home Constructors in December of 1951 for $1.00. Wells Heath was one of the original members of the New Home Constructors Corporation and owner of several area sawmills. Along with Omar Goetz, a highly successful Gunnison Dealer from Evansville, Indiana, and Prewitt Lackey, a prominent Paducah real estate developer and businessman. New Home Constructors also built several single-family Gunnison homes along Madison Street, Minerva and Cardinal. They became a prominent Gunnison dealer for the area. An FHA loan was secured from Mid-West Savings and Loan out of Evansville, Indiana for the construction with a 4% interest rate for 40 years. The Panel, a monthly newsletter by Gunnison Homes, touted the California Homes project, "Erhart-Knopf Construction Co., a companion corporation to Town and Country Homes, Louisville, and Omar Goetz, Evansville Dealer, combined forces during June and July to erect and complete 76 Title 908 Defense Housing Units in Paducah, Kentucky." The duplexes were enclosed in less than thirty working days and were ready for occupancy in less than three months[i] (See Figure 1- Original Plat Map).

On May 22, 1952, New Home Constructors sold the property to California Apartments, Inc. for $1.00. The new officers were Prewitt Lackey, Director and Omar Goetz, Director. Wells Heath had just passed away ten days prior to the transfer. The property was taken over by the Federal Housing Authority in 1959, due to financial problems. Charles Lackey, Prewitt's son continued management of the units until 2003 when they sold. The current owners, Linn Grove Properties, purchased the units in August of 2015.

[i] The Panel, November/December, 1952; Albert Farwell Bernis Collection (AC 302). Institute archives & Special Collections MIT Libraries, Cambridge, Massachusetts .

Site Description of California Apartments

California Apartments was constructed as a private housing development to fulfill the rental housing need associated with the influx of Atomic Energy Commission workers and support employees such as contractors and operators. According to Prewitt Lackey's son, Charles, the Atomic Energy Commission highly encouraged the Paducah Planning and Zoning commission to approve the construction of the housing development."[ii]



The California Apartments development was entirely privately owned—including all of the streets—to expedite construction and to avoid delays by newly developed local zoning regulations. Other aspects of the development did not follow conventions in the development process. It was the only application found within the commission minutes from 1950 through 1952 to received special consideration and forwarded to Board of Adjustment for approval. Within one month, the agreements for sewer and water lines were approved and construction began.

The district is bordered on the north by Trimble Street, south by Harrison Street and Carson Park, east boundary is 28th Street and Coronado Court on west. It is has four sections that crisscross with Clay Street that runs through the middle of the complex and 29th Street and alley that provides parking behind the units. Clay Street is the primary thoroughfare into the development, with 50' width and concrete curbing, sidewalks and landscaping. The duplexes off of Coronado Court and California Court create a courtyard sense with narrower roads at 26' width. The original design of the complex has sidewalks that come out the rear of the units connecting them to adjacent units. The majority of these are still present. The interior yards create a secondary

[ii] Verbal Interview of Charles Lackey, son to original developer Prewitt Lackey. August 15, 2015.

space and feel exclusive to the tenants with mature trees and a few portable outbuildings. There are metal poles for clothing lines installed as part of the original development; most of theses are still in place. Parking is available to the tenants off of 29th Street.

Exterior Description of California Apartments Architecture

All of the buildings at California Apartments display a uniformity of basic form and materials, consistent with the Gunnison Home Design Models (Figure 2- Champion 1 and Champion 3 floor plans). The duplex design is an unique design of the original developers, Omar Goetz and Prewitt Lackey, who retrofitted two Gunnison designs to get the maximum occupancy for each lot. They had to have permission by Gunnison Home Parent Company to make this design. All of the units are constructed of prefabricated 4' x 8' panels with 1/4-inch plywood to 1½-inch thick framing members bonded with a heated press. Total wall thickness is approximately 2-inches including insulation. Each unit has a gable roof with asphalt shingles or metal roofing and two sheet metal chimney vents, a defining architectural feature of the Gunnison Home Model. Metal Doors and windows were pre-installed into the panels for each unit. Each façade continues to retain a large wood-framed picture window. Metal registration plates bearing the company name and house serial number are present in many of the units in the utility room. The exterior cladding consists of cedar shake wall shingles and wood clapboard siding on the front elevations. Metal flower boxes adorn most of the façade windows. The gable ends consist of vinyl siding with a metal louver vent. The rear is the exposed prefabricated panel with metal back door and metal windows. There are two types of duplexes within California Apartments- two-bedroom and three-bedroom. Each model rests upon a concrete foundation.

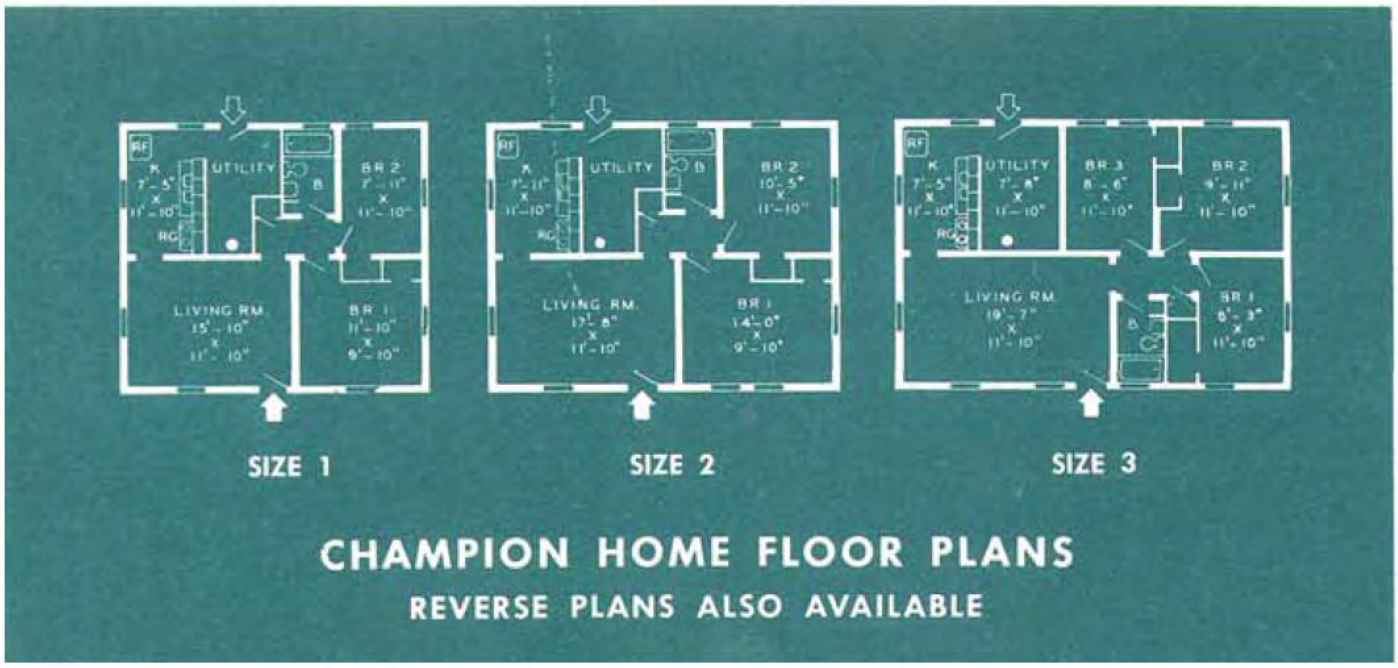


Figure 2

4 different houses in the California Apartments complex

The following Resource Inventory details each duplex by either Type I- Two-bedroom unit or Type II-Three bedroom unit. All duplexes are contributing structures to the district. There is also an inventory for non-contributing resources.

Type I- Two-Bedroom Unit Floorplan (MCNP1375)

Map #	Address	Description	Status
1	2818-2820 Clay	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. One window has been boarded. The rear wall cladding is the exposed wood panel.	C
2	2829-2831 Clay	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. One window has been boarded. The rear wall cladding is the exposed wood panel.	C
3	2842-2844 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding with original fabric. The side-gable asphalt shingle roof has been replaced with a metal roof, a sheet metal chimney and metal downspouts are still extant. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal	C

		shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows . The rear wall cladding is the exposed wood panel.	
4	2919-2921 Clay	The Eight Bay Gunnison Duplex has a side-gable metal roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. One window has been boarded. The rear wall cladding is the exposed wood panel.	C
5	501-503 California Court	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
6	513-515 California Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. One window has been boarded. The rear wall cladding is the exposed wood panel.	C
7	512-514 California Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of wood clapboard siding with cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal one window has been boarded. The rear wall cladding is the exposed wood panel.	C
8	520-522 California Court	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
9	521-523 California Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of wood clapboard siding with cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal one window has been boarded. The rear wall cladding is the exposed wood panel.	C
10	608-610 California Court	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles with a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is has a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C

11	609-611 California Court	The Eight Bay Gunnison Duplex has a side-gable metal roof, sheet metal chimney and metal downspouts. The façade treatment consists of wood clapboard siding with cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
12	616-618 California Court	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding. The side-gable asphalt shingle roof has been replaced with a metal roof, a sheet metal chimney and metal downspouts are still extant. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends havel vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
13	617-619 California Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel	C
14	624-626 California Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Façade has a single metal entry door flanked by a wood picture window and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows.	C
15	625-627 California Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of wood clapboard siding with cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
16	500-502 Coronado Court	The Eight Bay Gunnison Duplex has a side-gable metal roof, sheet metal chimney and metal downspouts. The façade treatment consists of wood clapboard siding with cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
17	501-503 Coronado Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of wood clapboard siding with cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
18	512-514 Coronado Court	The Eight Bay Gunnison Duplex has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal	C

		windows. The rear wall cladding is the exposed wood panel.	
19	513-515 Coronado Court	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding with original fabric. The side-gable asphalt shingle roof has been replaced with a metal roof, a sheet metal chimney and metal downspouts are still extant.. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
20	520-522 Coronado Court	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows . The rear wall cladding is the exposed wood panel.	C
21	521-523 Coronado Court	The Eight Bay Gunnison Duplex has a side-gable metal roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
22	609-611 Coronado Court	The Eight Bay Gunnison Duplex has a side-gable metal roof, sheet metal chimney and metal downspouts. The façade treatment consists of cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
23	616-618 Coronado Court	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding with original fabric. The side-gable asphalt shingle roof has been replaced with a metal roof, and a sheet metal chimney and metal downspouts are still extant. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
24	617-619 Coronado Court	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
25	624-626 Coronado Court	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
26	625-627 Coronado Court	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding with original fabric. The side-gable asphalt shingle roof has been replaced with a metal roof, a sheet metal chimney and metal downspouts are still extant.. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal	C

		shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	
27	2826-2828 Trimble Street	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding with original fabric. The side-gable asphalt shingle roof has been replaced with a metal roof, a sheet metal chimney and metal downspouts are still extant.. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows . The rear wall cladding is the exposed wood panel.	C
28	2842-2844 Trimble Street	The Eight Bay Gunnison Duplex is completely intact on the exterior wall cladding with original fabric. The side-gable asphalt shingle roof has been replaced with a metal roof, a sheet metal chimney and metal downspouts are still extant.. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows . The rear wall cladding is the exposed wood panel.	C
29	2900-2902 Trimble Street	The Eight Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
30	2920-2922 Trimble Street	The Eight Bay Gunnison Duplex has a side-gable metal roof, sheet metal chimney and metal downspouts. The façade treatment consists of vinyl siding covering the original wood clapboard siding and cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal shutters and metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C

Type II-Three-Bedroom Unit Floorplan (MCNP956)

Map #	Address	Description	Status
31	2819-2821 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood.	C
32	2826-2828 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior wall. The side-gable asphalt shingle roof has been replaced with a metal roof and a sheet metal chimney and metal downspouts are still extant. The façade treatment consists of wood clapboard siding and painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window.	C

		Original metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	
33	2841-2843 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior wall. The side-gable asphalt shingle roof has been replaced with a metal roof and a sheet metal chimney and metal downspouts are still extant. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
34	2900-2902 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C
35	2901-2903 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior with original fabric. It has a side-gable asphalt shingle roof, sheet metal chimney and metal downspouts. The façade treatment consists of painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood.	C
36	2918-2920 Clay	The Eight Bay Gunnison Duplex is completely intact on the exterior wall. The side-gable asphalt shingle roof has been replaced with a metal roof and a sheet metal chimney and metal downspouts are still extant. The façade treatment consists of wood clapboard siding and painted cedar shake shingles. Each duplex has a single metal entry door flanked by a large picture window framed in wood trim and a six-light metal window. Original metal flower boxes are extant. The gable ends have original vinyl siding with a louver vent in each end with a centered six-light metal window. The rear is symmetrically spaced with a single metal door for each unit flanked by two six-light metal windows. The rear wall cladding is the exposed wood panel.	C

Additional Resources

Map #	Address	Description	Status	Status
37	500-502 California	Vacant Lot	Contributing site	C
38	608-610 Coronado	Vacant Lot	Contributing site	C
39		Detached wood shed	Non-Contributing structure	NC
40		Detached wood shed	Non-Contributing structure	NC
41		Detached wood shed	Non-Contributing structure	NC
42		Detached wood shed	Non-Contributing structure	NC
43		Metal Parking Awning	Non-Contributing structure	NC

Exterior Alterations since the Period of Significance

The property was well maintained up until 2003 when the FHA sold to H. Wyatt Properties. The majority of the units on the south side of Clay have remained in fairly good condition due to many of the tenants have been part of the complex for over 50 years and have a commitment to the quality of their homes. Two of the units have been lost to fire after 2003 (500-502 California and 608-610 Coronado). Most of the original exterior fabric is still in place on the units. Exterior changes to the units include new metal roofs and

siding applied over the wood clapboard or cedar shake. All the units retain their identifying Gunnison features of the sheet meal chimney, metal shutters and metal flower boxes. The site plan has not been altered from its original configuration, and the sidewalks, interior courtyards and mature trees remain intact. The property and its street continue to be privately held and there are no inappropriate additions or dramatic changes in materials to dramatically impact the historic appearance of the duplexes.

Interior Alterations since the Period Significance

The interior of each duplex at California Apartments has retained its historic duplex layout. The electric was upgraded in the 1960s to meet local code requirements. Some modifications to the 1950s kitchens and baths have occurred as well.

Current Rehabilitation Plans

Linn Grove Properties, LLC, plans to renovate the California Apartments utilizing the Federal and State Historic Rehabilitation. Plans include retaining the original metal windows, repairing the existing cedar shake shingles and wood clapboard siding. The Owner also plans on removing the non-historic fabric on the front facades and repairing existing fabric if still intact or replace with materials that replicate the original fabric. All work will be completed according to the Secretary of the Interior's Standards for Rehabilitation.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

1951-1952

Significant Dates

1952

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

New Home Constructors Corporation (developer)
Erhart-Knopf Construction Co (builders)
Gunnison Homes (architects)

Period of Significance: The selected Period of Significance, 1951-1952, corresponds to the date of construction of the California Apartments.

Criteria Considerations: N/A

Statement of Significance

The California Apartments (MCNP-01) located in Paducah, McCracken County meets National Register Criterion A, and is significant within the historic context, "*Residential Housing Related to the Paducah Gaseous Diffusion Plant in Paducah Kentucky, 1950 to 1955*". Constructed during an unprecedented residential expansion of Paducah, the district is significant in local *Community Planning and Development.* In 1952, the California Apartments were approved and constructed as the first private neighborhood consisting of customized Gunnison Champion Home Duplexes, built specifically for defense workers of the Paducah Gaseous Diffusion Plant (PGDP). This residential district presented the City with a novel solution, one which helped address the great housing need, while at the same time satisfied the new Planning and Zoning provisions. Locals saw this apartment project as positive because it contributed to the vitality of the local economy. Nationally, the project was seen as a vital option to facilitate the construction of the PGDP, an undertaking that provided national defense against the perceived threat of Communism during the Cold War era. The collaboration by the Planning and Zoning Commission with a group of local developers to develop quality, efficient, and expedient housing opened a new path for other developers to address the ongoing housing need.

Historic Context: *Residential Housing Related to the Paducah Gaseous Diffusion Plant in Paducah Kentucky, 1950 to 1955*

Research Sources

A general understanding of local residential development, social and industrial history from 1950 to 1955 was built from the following sources: locally published history books, the informational book by Swift & Staley on the story of the Paducah Gaseous Diffusion Plant (PGDP), numerous verbal interviews by past and current tenants of California Apartments, previous workers at PGDP, local developers, City of Paducah Plat maps, extensive research within the City of Paducah Planning and Zoning Minutes, Board of Commissioners Minutes and Building permits, a local survey *House in A Box--Prefabricated Housing in the Jackson Purchase Cultural Landscape Region, 1900 to 1960*, and U.S. Census reports from 1940 to 1950. That latter source was accessed online through the Historical Census at Ancestory.com. The Congressional Papers on Defense Housing in the Congressional Quarterly Almanac were accessed online through the Library of Congress. Finally, this author consulted with Randy Shipp, a Kentucky expert on Gunnison Houses.

Becoming An Atomic City- The Atomic Energy Commission and Development of the Paducah Plant

The Paducah Gaseous Diffusion Plant in Paducah, Kentucky, is the only U.S.-owned uranium enrichment facility in the United States. The Paducah Gaseous Diffusion Plant was constructed from 1951 to 1956 as part of the United States Government program to produce highly enriched uranium to fuel military reactors and produce nuclear weapons. Uranium enrichment began in the early 1940s as a United States defense initiative to produce fissionable material for the atomic bomb. Almost a year after World War II ended, Congress established the United States Atomic Energy Commission to foster and control the peacetime development of atomic science and technology. Federal policy makers saw atomic energy as a vital part of the nation's defense, as a way to promote world peace which would improve the public welfare. After long months of energetic debate among politicians, military planners and atomic scientists, President Harry S. Truman confirmed the civilian control of atomic energy by signing the Atomic Energy Act on August 1, 1946.[3]

[3] Sect. 1(a), Atomic Energy Act of 1946 (Public Law 585) 78th Cong. 1st sess.

The enrichment program was eventually transferred to the Atomic Energy Commission (AEC), and the nation's first gaseous diffusion plant, K-25, at Oak Ridge, Tennessee, went on line in 1945.[4]

In July of 1950, policy makers viewed an attack by North Korean troops across the 38th parallel as an extension of Communism. President Truman ordered U.S. forces to the aid of South Korea. This military action added to the President's decision for this country to develop the hydrogen bomb. That new initiative threatened to exhaust the AEC's production capacity. Beginning in October 1950, the Commission embarked on a vast expansion program. During the next three years, the construction of huge plants increased capacity at each step in the production chain. The new facilities included a feed materials production center at Fernald, Ohio; a plant to produce large quantities of lithium at Oak Ridge; a gaseous diffusion plant at Paducah, Kentucky; a whole new gaseous diffusion complex at Portsmouth, Ohio; two "Jumbo" reactors and a separation plant for producing plutonium at Hanford; and five heavy-water reactors at the Savannah River site in South Carolina, for producing tritium from lithium, as well as plutonium.

Atomic weapons were developed as an urgent response to the bombing of Pearl Harbor and the threat that Japan might develop atomic weapons. Less than three months after the bombing on December 7, 1941, Paducah citizens heard of the plans to build a $30,000,000 munitions plant west of the city, known as the Kentucky Ordnance Works (KOW). For Paducah and its citizens, this was the beginning of a long chain of events that would impact every aspect of the city's mid-20th-century development.

The KOW was built on a 16,000-acre tract of land, primarily farmland and woodlands. The initial contract was for $4,128,490 with Rust Engineering Company to construct the new plant, and Atlas Powder Company, a subsidiary of DuPont, to operate the plant. Construction began on April 15, 1942 and was complete just a little over a year on April 30, 1943. It was one of eleven munition factories in the United States producing trinitrotoluene, or TNT, for the war effort.

After the war, as expansion of the nuclear programs becomes a national security initiative, President Truman instructed the National Security Resources Board to designate power areas within a strategically safe area of the United States (See Figure 3, next page). The potential sites had to meet very specific criteria due to the need for secrecy, so only lands already owned by the government were considered. The property needed to have readily available supply of coal or oil to meet the plant's energy consumption needs, needed to be nearby urban centers to provide a workforce, and needed transportation facilities able to deal with influx of materials. [5]

Paducah's native son, Alben Barkley, Vice President of the United States (1949-1953) was the biggest advocate to the Atomic Energy Commission (AEC) to select the old KOW site. Coupled by this political influence and the geographical advantages of Paducah's strategic location on the rivers and the hydroelectric plant at Kentucky Dam, the AEC approved the Paducah site for uranium enrichment operations on October 18, 1950. The new plant covered 750 acres and served as a feed facility of low level of uranium that was directed to Oak Ridge, Tennessee and Piketon, Ohio for further development. In November of 1952, the Paducah Gaseous Diffusion Plant (PGDP) was shipping product to the associated facilities.

[4] http://www.centrusenergy.com/gaseous-diffusion/paducah-gdp/paducah-history
[5] Durfee, Kristopher 2005. *Why Paducah?.: An Analysis of the Selection Site for the Gaseous Diffusion Plant in Paducah, KY,* manuscript on file at the McCracken County Public Library, Paducah, Kentucky, pp. 2 and 5-8.

Newspapers announced the arrival of the plant on December 15, 1950. The local support was enthusiastic, but oblivious of what impact this type of growth could have both socially and economically on the city.[6] Three days before Christmas, the AEC announced that F.H. McGraw and Company of Harford, Connecticut would be the prime contractor and Kenneth Dunbar would be the general Manager. In addition, three additional architecture and engineering firms were commissioned to help with the construction and design of the larger process buildings, power facilities and the sewer and water plants. Many of them had ties to the AEC as subcontractors who oversaw the construction supervision on several buildings with the Manhattan Project site. Construction began on January 2, 1951, with the first phase of the project complete in 1952.[7]

The Atomic Energy Commission announced a plant expansion on July 15, 1952, which include two additional enrichment facilities-C-335 and C-337. When completed, the production capacity of the plant had doubled. When the plant was fully operational in 1956, it was described as its own "city" [8] The plant had 25 acres of switchyards, a central administrative work force, hospital, fire department, police force, library, barracks, post office, laundry mat, laboratory, newspaper, and its own tax service. [9] (See Figures 5)

Figure 3

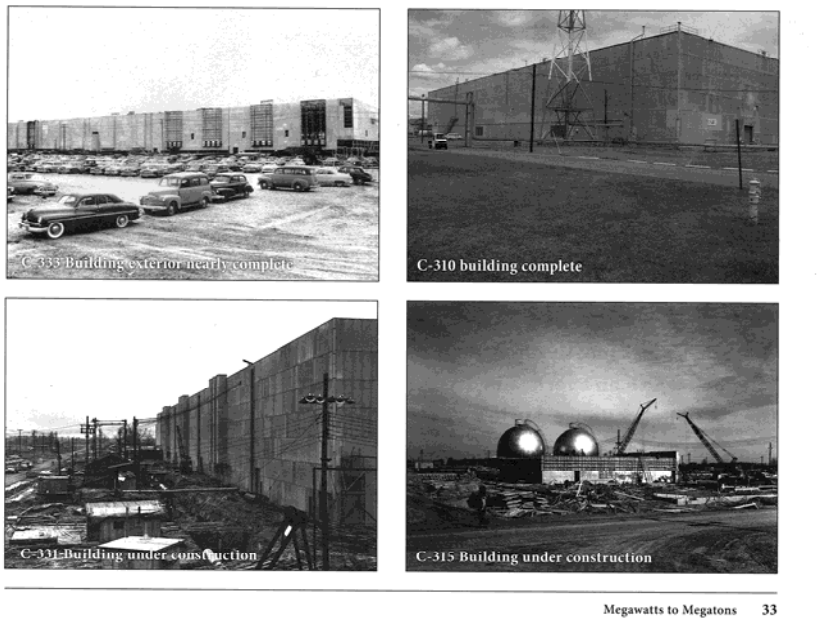


Figure 5

During the 1950s and 1960s, the plant performed additional non-enrichment services for Federal agencies. This aided in retaining highly skilled craftsman and maintaining employment levels. These activities included manufacturing missile components, superconducting electromagnets and fuel shipping casks. In addition, lunar lander parts for NASA, fabricated research reactor components and special component for the Jupiter missile were fabricated. When construction was completed in 1956, the total project cost was $800 million. [10]

[6] "AEC to Build A-Plant at DOW Site," The Paducah Sun. December 15, 1950. Page. 1.
[7] "Phase II Independent Investigation of the Gaseous Diffusion Plant Environmental, Safety, and Health Practices, 1952-1990."
[8] Swift and Staley. The Story of the Paducah Gaseous Diffusion Plant.
[9] Boom!, The Paducah Sun, August 4, 1956.
[10] BJC/PAD-691/R1,2006.

The local region was greatly impacted by the arrival of the Paducah Gaseous Diffusion Plant. Between 1950 to 1960, the population increased in McCracken County from 49,137 to 57,306, causing severe growing pains for the city and a severe housing crisis.[11] Over the five year construction period, the PDGP has employed approximately 23,000 construction workers and the associated Shawnee Steam Plant and Electric Energy, Inc. sites employed 6,000 workers. The permanent job force has varied from 1600 to 2000 during the total years of operation.[12] Not only was housing inadequate, but schools, churches, grocers, hospitals, banks, and restaurants could not handle the demand for services and necessities. The early consequences led to creative ingenuity by local citizens, business owners and new entrepreneurs to fill the void. Overall, the Paducah area benefited greatly with new expansion and economic growth of these service industries, making it a regional hub even into the current day. Roadways, utilities and water services were greatly improved, and new businesses were spawned. The path to accommodate the population boom was led by the efforts of AEC and supported by the entire community.

The mission of the PDGP changed in the 1960s from a military mission to commercial, when Paducah, along with its sister plant in Piketon, began to enrich uranium for use in commercial nuclear reactors to generate electricity. In January of 1975, the Nuclear Regulatory Commission and the Energy Research and Development Agency (ERCA) assumed AEC functions and control. In 1977, the government transfers ERDA functions to newly-created Department of Energy. In October of 1992, a new energy policy act created the United States Enrichment Corporation (USEC), a government formed corporation to take over the uranium enrichment enterprises. By July 1993, they had assumed responsibility of the Paducah plant. By July 1998, USEC became a privatized, investor-owned corporation. In May 2001, a plan was completed to consolidate Paducah's uranium enrichment operations. In June 2002, transfer and shipping operations at the Piketon plant were also consolidated. Operations continued at the PDGP until 2013, when uranium enrichment ceased.

Residential and Community Development in the City of Paducah 1927- 1955

Paducah's residential neighborhoods east of 25th street were well established by the turn of the century and the prospects of growth continued with the arrival of the I.C.C.R. railroad throughout the 1920s. In April of 1927, an additional 2011 acres were annexed into the Paducah city limits encompassing the areas west of 25th Street up to 39th Street, which includes the land that California Apartments now occupies. However, the majority of the newly annexed area north of Jefferson Street did not develop until the early 1950s, with the arrival of PGDP and many enthusiastic developers. The area south of Jefferson and west of 28th Street began to develop in late 1927, with upscale residential neighborhoods, such as Wallace Park, Colonial Heights, Afton, Arcadia and Avondale. After the landmark flood of 1937, this area became rapidly popular for commercial and residential development. The land for Carson Park was donated by Luther Carson, owner of the Paducah Coca-Cola Plant in 1937, which corresponds with the construction of his new plant at 3141 Broadway, only two blocks to the southwest. Carson Park is the southern border of the nominated district boundary.

Early efforts by the City to establish minimal community planning efforts began in 1928 with the creation of the City Planning and Zoning Commission. Residential development applications were reviewed based on the early standards by the City Planning and Zoning Commission on a per site basis up until 1945, when an ordinance was approved by the City Commission that designated a set of subdivision rules and regulations that included not only the city limits but three miles outside of the city limits. These rules required pre-submitted applications for new subdivisions prior to any development or sale of the tracts of land. The rules

[11] John E.L. Robertson, Paducah 130 to 1980: A Sesquicentennial History, p. 102-103
[12] Philip Thomason, "Cultural Resource survey and National Register Assessment C140 Complex Paducah Gaseous Diffusion Plant McCracken County, Kentucky,"p. 1

designated requirements on the street layouts and right of ways and mandated that the plan should adjust the street pattern to follow the contour of the land, for the best usage of the lots. This type of community planning strategy was ample while Paducah was achieving slow continual residential growth, but with announcement of the Atomic Energy Commission's Paducah Gaseous Diffusion Plant and the thousands of workers needed to construct the plant, the City soon realized that a focused comprehensive plan dealing with those elements of municipal responsibility and physical development for both the City and County were needed. In November of 1951, the city approved a long range public works program and hired a full time director to aid in coordinating resources for sewer, water and street services. In addition, a planning consultant was hired to initiate a study in August of 1951, resulting in the first Paducah Area-McCracken County Interim General Plan adopted by the city commission on April 8, 1952.

The general plan gave direction to the Planning and Zoning Commission to help avoid chaotic development within the city and county. Land use was identified by type of use, such as residential, business, subdivision development, annexations, subdivision rules, and infrastructure requirements. Recommendations were developed for transportation, public facilities and capital improvements, to achieve the most efficient and orderly manner of planned growth. The Planning code attempted to address Paducah's anticipated housing shortage due to an increase in populations from construction of the AEC plant, and anticipated growth due to associated industries such as the Shawnee Power Plant and Electric Energy, Inc. plant in Joppa, IL. [13]

The plan accommodated approximately 8,900 existing residential dwelling units in the city of Paducah in 1951, with over 90% of them being single and two-family homes. The majority of the homes are scatted throughout the community, with the greatest density existing in the older neighborhoods closest to the downtown commercial district and the central business district around 16th Street. The plan indicated a need for the introduction of organized community districts, creating a more favorable type of neighborhood development to protect the residential character of the surrounding areas, and to eliminate the string type of commercial development along the principal thoroughfares. The plan also recommended that new zoning ordinances be established to differentiate the residential densities through the establishment of single family, two-family and multi-family districts. In addition, the plan identified the need for new multi-family dwellings that would be compatible with the existing residential neighborhoods. On April 8, 1952, the Board of Commissioners adopted the following planning and zoning requirements that were approved in February to regulate:

> height, number of stories and size of buildings and other structures, the erection, construction, reconstruction, alteration or repair of buildings and structures, the size of yards and other open spaces, the density of population and the location and purpose of buildings, structures and lands for trade, industry, residence and other purposes; dividing the city into zones or districts of such number, shape and area that may be best suited to carry out said regulations and restrictions.[14]

As the next year progressed and the commission was inundated with development proposals, these basic standards became important in channeling growth in the city and county. The commission began to see requests to subdivide well-established lots throughout the city, so that trailer houses or additional one-room apartment buildings. Many requests for expansions of existing motels throughout the city were submitted for approval. In mid- to late-1952, many large scale residential developments were proposed to the commission for approval. Building permits issued for this time period increased 74.7%, with a 354% increase in private investment

[13] Paducah Area-McCracken County Interim General Plan, 1952. City of Paducah, Planning and Zoning Department.
[14] Minutes of Board of Commissioners. February, 1952.

dollars. The busy effort to fill housing needs led to further restrictions being added to the original zoning ordinances, as well as an interim plan. These restrictions included:

1) All property shall be used for residential purposes only.
2) No building shall be erected on any lot nearer than 50 feet to the front lot line nor nearer than 5 feet to any side lot line. No detached garage or out building such be located nearer than 125 feet to the front lot line or 5 feet from the side lot line.
3) All residences shall front the streets in the manner in which the lots are laid out.
4) No house of "flat top" design shall be erected
5) No trailer, basement, tent, shack, garage, barn or other outbuilding erected or placed on the property shall at any time be used as a residence temporarily or permanently.[15]

The new restrictions were targeted specifically to reign in the attempts at weaving pre-fabricated construction into the established neighborhoods of the city, and especially to prevent trailer parks from being built within the newly-designated residential zones. The majority of the proposed applications for in-fill trailer development within the city limits were denied by the commission because it was not deemed compatible to the surrounding extant neighborhood. Not until the creative development offered by New Home Constructors for a neighborhood of the popular Gunnison Champion Home for California Apartments did such a neighborhood acquire approval. On May 29, 1952 the application of California Apartments was received and passed by city Planning and Zoning Commission for a special exception in the nature of approval of an apartment project in vicinity of 29th and Harrison Streets.[16] That action called for the closure of an alley closure at 29th Street, Trimble, Harrison and Joe Clifton Drive. The commission approved the application for the California Apartments on May 20, 1952. Shortly, thereafter the city assisted the development with approval of an extension of a 6" water main on Clay Street, westward, to provide water service to the property. The endorsement by the Board of Commissioners for the project stated that the applicant had complied with all rules and regulations as approved. The City also approved to lay the fire hydrant and water main rental to the area.[17]

The Housing Crisis In Paducah Related to the Atomic Energy Commission

The Paducah Sun reported that the Christmas season of 1950 was one of the most profitable in memory. All over town, empty rooms began to fill up and an increasing number of house trailers came rolling in from all over the nation. The hundreds of construction workers found emergency accommodations as boarders in local residents' homes—even in converted chicken coops, smoke houses and coal sheds.[18] Area farms allowed trailers and tents in the yard. Charles Lackey remembers people sleeping in the hallways of the Irvin Cobb Hotel on Broadway Street.[19] Rents skyrocketed. Before 1950, a good sleeping room could be rented for four or five dollars a week. This soon doubled, and then tripled, to $15 a week. The government stepped in on October 17, 1951, and ordered rent control.[20]

The Public Papers of President Harry Truman from January 1951 identify the additional housing and community facilities that were needed to take care of the influx of defense workers. Policy makers hoped to

[15] Minutes of City Planning and Zoning Commission. March 21, 1952.

[16] Minutes of Paducah City Planning Zoning Commission. May 29, 1952.
[17] Minutes of Board of Commissioners. June 24, 1952.
[18] Swift and Staley. The Story of the Paducah Gaseous Diffusion Plant.
[19] Verbal interview with Charles Lackey. August 15, 2015.
[20] John E.L. Robertson, Paducah, Kentucky: A History. The History Press, April 29, 2014 pg. 61-62.

rely primarily upon private builders and local communities to provide the new construction. When that local capacity was exhausted, changes in legislation were required. The legislation Truman proposed provided more liberal insurance for construction loan financing that would result in a limited number of rental units in critical defense areas. The President also recognized the adaptability of prefabricated housing to defense housing requirements. He also stated that in small communities that serve critical defense areas, to prevent delays in recruitment of builders and to assure a reasonably stable labor supply, the Federal Government should have authority as in World War II, to construct housing units and to make loans and grants. This authority should be the purpose of necessary expansion of defense-related private housing aid.[21] On August 15th, the House approved legislation providing $15 million to assist on several construction fronts. They earmarked $15 million to prefabricated housing builders for defense housing. They also dedicated $500 million for FHA mortgage insurance to underwrite privately constructed housing. Those FHA funds would insure mortgages on multi-family rental projects at 90 per cent of value, or $7,200 a unit. For units larger than four rooms, the FHA would insure loans at $8,100 a unit. These mortgage guarantees enabled developers and bankers to undertake a relatively low risk to construct the apartments; without the FHA support, the risk would have made those constructions prohibitive.[22]

The AEC built a 1,000-room temporary dormitory at the plant site in early 1951 to house construction workers. Once the AEC stabilized the housing of construction workers, the commission focused on housing for the plant's permanent workers. In June 1951, local entrepreneur, Forrest Harman, purchased 250 portable flattop houses that had originally been used at Oak Ridge, Tennessee and had them shipped to Paducah and set up on land adjacent to the plant construction site. The village was originally known as Flat-top and later Forrestdale[23] (See Figure 4). With the new legislation paving the way for new government constructed housing, the AEC financially backed 300 traditional apartment units at Elmwood Court and 100 units at Anderson Court, as well as 162 houses in the River Oak subdivision.

Figure 4 Flat-top Village

Pre-Fabricated Architecture in Paducah's Residential Landscape

Prefabricated housing has been a part of the architectural landscape since the early twentieth century. Renowned companies that produced the early precut house types are Sears, the Aladdin Company, Gordon-Van Tine, Wardway and Lewis-Liberty. These designs began to lose popularity during the Great Depression.[24]

[21] Public Papers of the President's of the United Sates: harry S. Truman, 1951, Volume 7, pp. 92-93.
[22] CQ Almanac 1951. Defense Housing- Senate-House Conference Group Stands S349-P.L. 139
[23] Boom!, *The Paducah Sun*, August 4, 1956.
[24] Camille Wells, "A History of Paducah and McCracken County" p. 13.

During World War II, we saw a slight comeback of the manufacturing of pre-fabricated housing for defense industry housing. The primary insurgence of prefabricated housing came between 1940 and 1960 with the onslaught of mass-produced materials, and assembly line methods of production. The prefab house became a viable solution to a growing American population and housing shortages in rural communities or in critical defense areas. [25]

One of the earliest prefabrication companies to rise just prior to World War II was the Gunnison Magic Home. The company was founded by Foster Gunnison in 1935, which helped to pioneer the panelized stressed-skin plywood production. The panels were produced in 4-foot by 8-foot units by bonding the 1/4-inch plywood to 1 1/2-inch thick framing members with a heated press with a total wall thickness of only 2-inches, including insulation. Doors and windows were preinstalled into the panels. Metal registration plates bearing the company name and house serial number were installed in the utility room of most Gunnison homes. By the start of World War II, Gunnison had sold 5,000 prefab houses. U.S. Steel purchased the company in 1944. After the war, Gunnison continued prefab production, and by 1950, offered fourteen basic models. Gunnison Homes ceased production in 1974. Gunnison houses were distributed nationwide.[26]

Paducah's residential landscape is dotted with pre-fabricated houses from the late 1920s through the 1950s. The most significant growth of pre-fabricated homes came along with the PDGP development. Without understanding the efforts of the AEC and Truman administration to define critical defense areas, and their measures to promote financial incentives for rapid residential development, it makes one wonder why Paducah would have so many outcroppings of these types of homes. Paducah became a prime new market for the pre-fabrication industry, spurring an influx of new companies in Paducah. By 1952, six prefab dealers were listed in city directories.

In Paducah, a survey by the Kentucky Heritage Council identified two types of panelized prefab homes, the Gunnison Home and the National Home. Surveyors identified five high-end Gunnison houses within upper-middle-class neighborhoods and three additional upper- and middle-class neighborhoods which had 100 Gunnison Homes. Two residential concentrations of single family homes were identified – one area was by Noble Park just to the north of California Apartments and a more contiguous concentration is located on Madison Street between 26th and 28th Street. Approximately 50 single-family Gunnison homes were identified in this area. This survey also included the 38 Gunnison Duplexes of the California Apartments. This style was noted by surveyors as a type unknown to them. Randy Shipp, Historic Preservation Specialist in Lexington Kentucky and an authority on the Gunnison Home, stated that the only other Gunnison Duplexes he is aware of were built in Charlestown, IN during WWII in Pleasant Ridge Housing. One other unit is found in Nashville, TN but it consists of two free-standing houses connected by a breezeway.

Evaluating the Significance of California Apartments in the Historic Context "Residential Housing Related to the Paducah Gaseous Diffusion Plant in Paducah Kentucky, 1950 to 1955"

Paducah has faced typical population influxes and growth due to industrial expansion throughout its history. As the mid-20th century began, residential environment had stabilized with steady slow growth. However, the City was unprepared for the housing challenges posed by the Paducah Gaseous Diffusion Plant.

[25] John E.L. Robertson, *Paducah, 1830 Ð 1980: A Sesquicentennial History,* p. 102-103
[26] Randy Shipp, " Gunnison Houses: A Brief History, p. 2.

Less than a year after the announcement of the new plant, the City rushed to implement a first-ever General Interim Plan, to gain some control over the response by house builders. The California Apartments became a significant response among the many housing options. As an entire pre-fabricated neighborhood, it provided a quick path to erecting numerous housing units. It satisfied the Board of Commissioners at the dawn of comprehensive planning within the City and County. California Apartments provided a solution that aligned with the goals of the City's general plan. The customization of the Gunnison Champion Home Floor Plan into duplexes helped to provide maximum occupancy on the city lots while doubling the rental units for the defense workers, therefore making the neighborhood highly attractive to the workers and critically useful to the AEC.

Evaluating the Integrity of the Historic Significance of the California Apartments

With the exception of some exterior material changes to a few of the duplexes and the tragic loss to fire of two of the resources, the district remains in excellent condition, unchanged from the original vision of the developers, New Home Constructors, LLC. The California Apartments meets National Register Criterion A, for its association with industry and for its association with the Paducah Gaseous Diffusion Plant. It stands as the only example of the Gunnison Home Duplex Design in the city of Paducah. In order to possess integrity of associations—necessary for meeting National Register eligibility Criterion A—a nominated district must possess the following integrity factors: location, setting, design, and materials. If the district possesses integrity of association, it will thus be eligible for listing in the National Register of Historic Places.

The California Apartments possesses integrity of both **Location and Setting** in that the structures have not moved and the district's historic setting remains intact with no additions. It possesses integrity of setting because the district and its adjacent streets still remain under private ownership as originally designed and the relationship remains the same: setbacks, traffic flow, etc.

A district within Paducah will possess integrity of **Design** if it retains the majority of its composition of elements comprising the form, plan, and spatial organization of a historic neighborhood. These can be affected by changes to the size of housing lots and alterations to individual resources exterior features that form the style or design. The California Apartments retains the original lot sizes, streetscape, size, and the internal courtyard features of the original plat since its 1952 construction.

A district within Paducah will possess integrity of **Materials** if it retains the majority of its key exterior materials that mark their identity during the historic period. The majority of the dwellings in the California Apartments retain original finishes. Where non-historic siding is present, it is horizontal and narrow in form and covering much of the original fabric which is still intact.

A district retains integrity of **Workmanship** more evidently in the features that identify its design. The California Apartments have a high degree of integrity as a complex of Gunnison Home Duplexes. All the dwellings in the district continue to retain the identifying features of this design, such as the sheet metal chimney, metal flower boxes, metal shutters, metal windows and the overall design of the duplex.

The California Apartments possess integrity of location, setting, materials, and design, and so, the property possesses integrity of **associations**, and is therefore eligible for National Register listing.

9. Major Bibliographical References

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Swift and Staley. *The Story of the Paducah Gaseous Diffusion Plant*.

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Randy Shipp, Historic Preservation Specialist, Historic Preservation Office, Lexington, Kentucky.

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Maps

Sanborn Fire Insurance Maps: Paducah, Kentucky Sanborn Map Company, 1901, 1908, 1951

City of Paducah, Engineering Services Plat Maps.

National Register Nominations

Jefferson Street-Fountain Avenue Residential District Nomination to Historic Places, 1984
Wallace Park Historic District Nomination to Historic Places, 2010.

Interviews

Verbal interview with Charles Lackey, son of original developer Prewitt Lackey. August 15, 2015.
Verbal interview with Mrs. Mary Holley, resident at 501 California for fifty-nine years.

Online Resources

CQ Almanac Online Edition.1951. Defense Housing- Senate-House Conference Group Stands S349-P.L. 139 (http://kubrart,cqoress,icn.cqalmanac/document.php?id=cqal51-1406421/

http://www.centrusenergy.com/gaseous-diffusion/paducah-gdp/paducah-history

Public Papers of the Presidents of the United Sates: Harry S. Truman, 1951, Volume 7.(http://play.google.com/store/books/

Sect. 1(a), Atomic Energy Act of 1946 (Public Law 585) 78th Cong. 1st sess.
http://energy.gov/sites/prod/files/AEC%20History.pdf/

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____McNP-01_____

10. Geographical Data

Acreage of Property Approximately 5.58 ac

UTM References
Calculated via ArcGIS Explorer
Paducah West quad
Coordinates according to NAD 83:

	Zone	Easting	Northing		Zone	Easting	Northing
1	16S	354623.30	4104915.17	3	16S	E354519.94	N4104580.72
2	16S	354417.05	4104812.36	4	16S	E354745.74	N4104691.41

Verbal Boundary Description
The area proposed for listing is a 5.82 acre parcel of land recorded in 1952 in Paducah Kentucky Deed Book 312, page 399 and all the land historically associated with it is proposed for listing. This area is graphically displayed below in **the district sketch map**, defined by points 1-4.

Boundary Justification
The area proposed for National Register listing includes the entire 5.82 acre parcel which was historically associated with the California Apartments property. This area has integrity of setting. Within this boundary stand the historically important buildings and land associated with the Period of Significance. The entire parcel is proposed for listing because not only the buildings but also the landscape surrounding the buildings form the resource that was an important new development in local planning and zoning.

11. Form Prepared By

name/title Melinda Winchester
organization Winchester Preservation date 8/31/2015
street & number 770 Jake Dukes Rd. telephone 270-210-2553
city or town Paducah state KY zip code 42001
e-mail melindawinchester@windstream.net

Photographs:

Name of Property: **California Apartments**
City or Vicinity: **Paducah**
County: **McCracken**
State: **Kentucky**
Photographer: **Melinda Winchester**
Date Photographed: **August 15, 2015**

Description of Photograph(s) and number:

The following photographs are keyed to the Photo ID map by Photo ID#, numbered within a circled arrow and showing camera direction. These are the **Official Image files** on the image disc.

0001	2842-2844 Clay	MCNP1375-3	Representative Three Bedroom Duplex
0002	2842-2844 Clay	MCNP1375-3	Representative Three Bedroom Duplex
0003	501-503 California Court	MCNP1375-5	Representative Two Bedroom Duplex
0004	501-503 California Court	MCNP1375-5	Representative Two Bedroom Duplex
0005	617-619 Coronado Court	MCNP1375-16	Representative Two Bedroom Duplex
0006	617-619 Coronado Court	MCNP1375-16	Representative Two Bedroom Duplex
0007	2900-2902 Trimble Street	MCNP1375-29	Representative Two Bedroom Duplex
0008	2900-2902 Trimble Street	MCNP1375-29	Representative Two Bedroom Duplex
0009	2901-2903 Clay	MCNP956-33	Representative Three Bedroom Duplex
0010	2901-2903 Clay	MCNP956-33	Representative Three Bedroom Duplex
0011			Streetscape Clay Street, Facing East
0012			Streetscape Clay Street, Facing West
0013			Streetscape California Court, Facing North
0014			Streetscape California Court, Facing South
0015			Streetscape Trimble Facing East
0016			Streetscape Trimble Facing West
0017			Streetscape Coronado Court, Facing North
0018			Streetscape Coronado Court, Facing South
0019			Streetscape Harrison Facing West
0020			Interior Courtyard
0021			Interior Courtyard
0022			29th Street Facing North
0023			29th Street Facing South

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

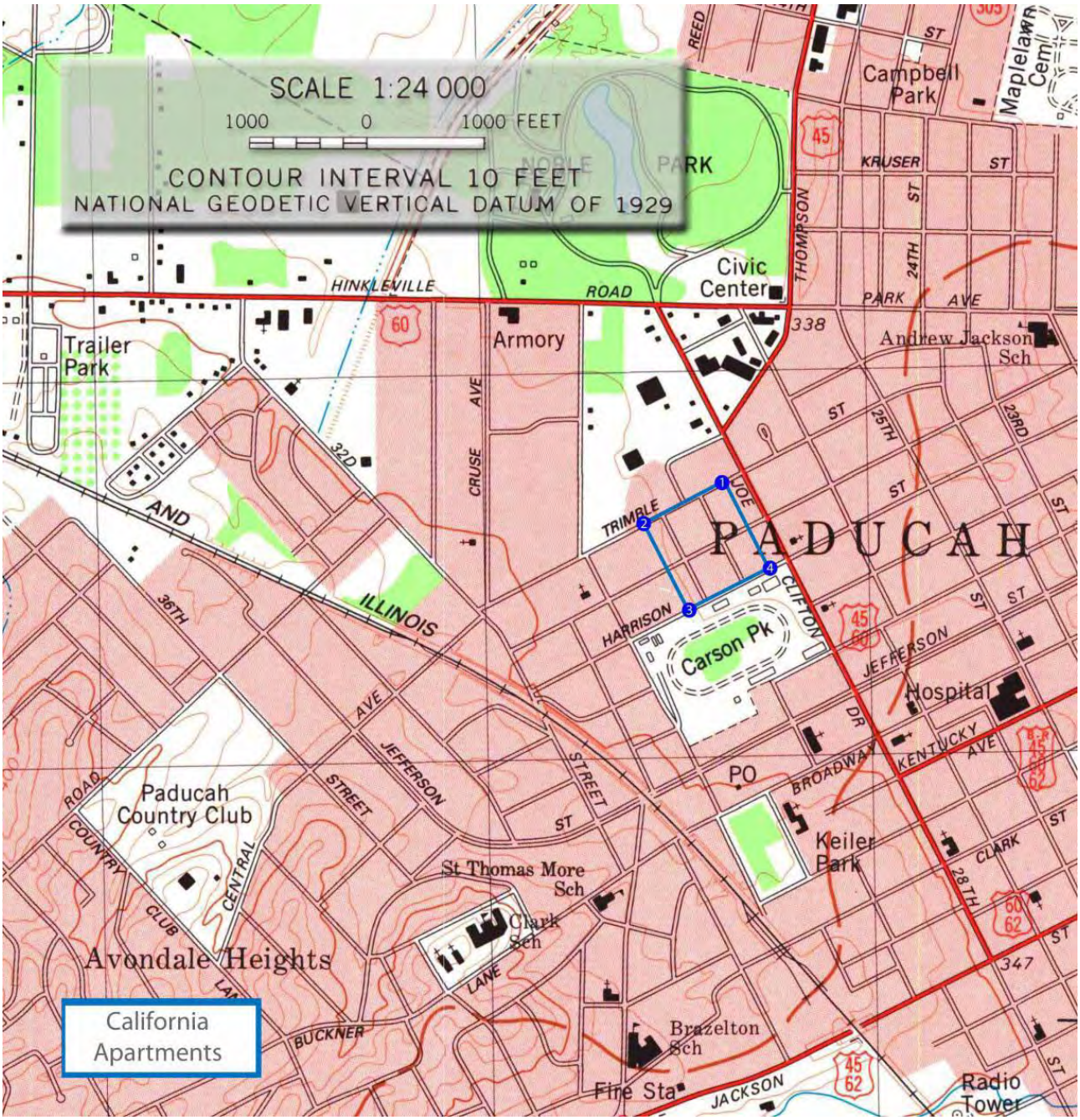
name Linn Grove Properties

street & number 2900 Clay Street telephone 270-331-4554

city or town Paducah state KY 42001

California Apartments
Name of Property

McCracken, Kentucky
County and State



Paducah West quad. UTM Coordinates (NAD 83):

	Zone	Easting	Northing		Zone	Easting	Northing
1	16S	354623.30	4104915.17	3	16S	E354519.94	N4104580.72
2	16S	354417.05	4104812.36	4	16S	E354745.74	N4104691.41

District Sketch Map

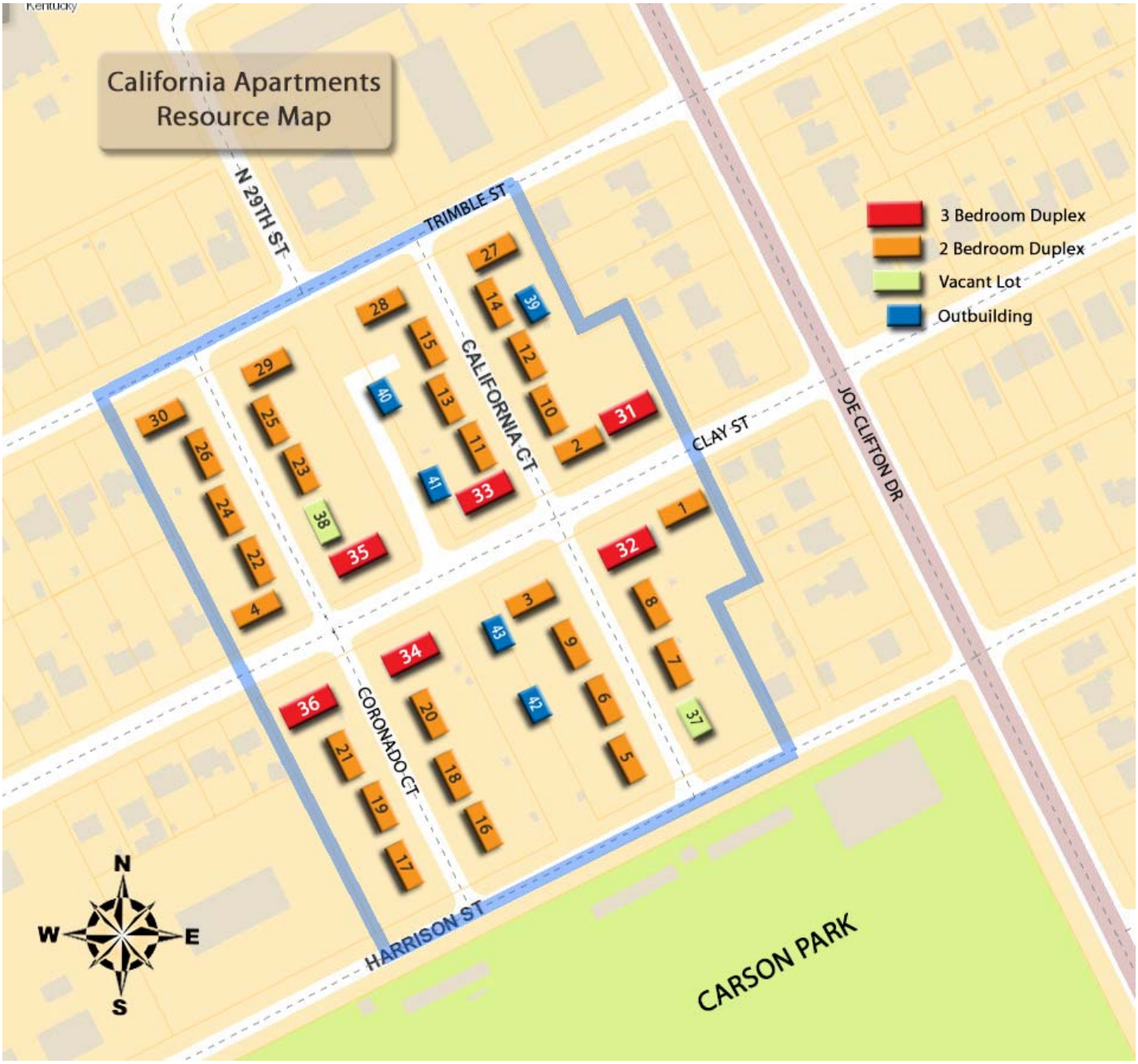
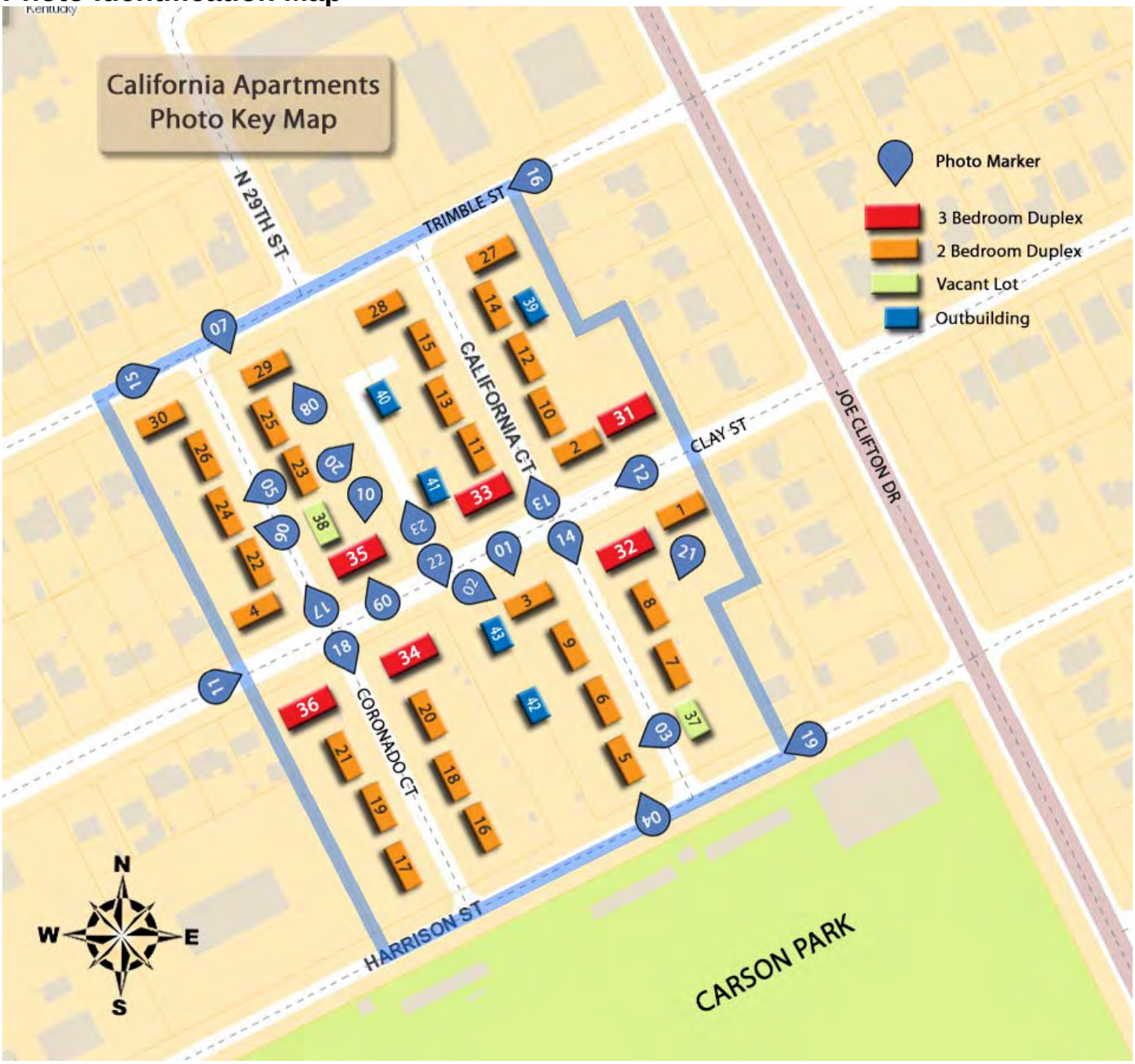
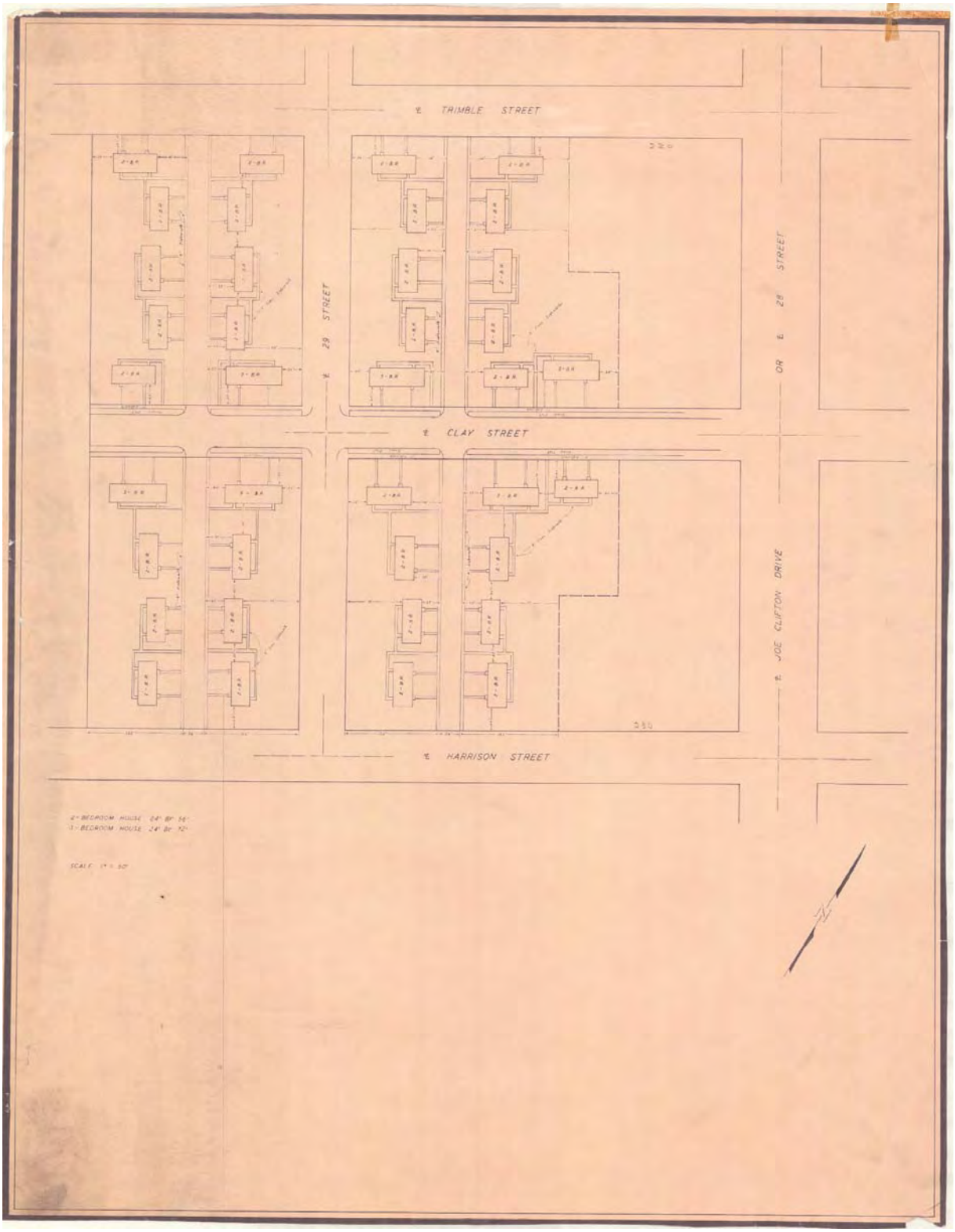


Photo Identification Map



Original Plat Map



501

073 LWL

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SPEED
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fornia

SPEED
BUMP

Kentucky
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NO
OUTLET
NO