

COLLEGE COMMONS

An uncommonly nice place to live.



It's decorative gourd season!

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UPCOMING EVENTS

CCNA Neighborhood Game Night

NOVEMBER 4, 2017, 2-5PM
CCNA Neighborhood

We are planning a game night at homes throughout the neighborhood! Sign up your yard or home for your favorite game and invite your neighbors. Go to <http://bit.ly/CCNA-2017-game-night-host> or contact your block captain by October 28 to let us know if you are willing to host and list the game(s) that will be available at your site and your start and end time. After October 28, go to <http://bit.ly/CCNA-game-night> to find a game site and let your host know you'll be coming!

Halloween Trick or Treating

OCTOBER 31, 2017, 6-8PM
CCNA Neighborhood

We have an amazing neighborhood in which children and families can trick-or-treat! Let's go all out this year and let everyone know that College Commons is an uncommonly nice place to live! Orange luminary bags will show up in your mailbox that you can place at the end of your driveway to indicate your participation in trick-or-treating. Don't forget to buy plenty of candy!

CCNA Public Meeting: Annual Elections

NOVEMBER 14, 2017, 6:30PM
9247 N. Meridian Street,
2nd Floor Classroom

This is an important meeting as our annual board elections will take place. Please email ccna.collegecommons@gmail.com if you are interested in running for a position on the board or would like to volunteer in one of our special interest positions or as a block captain.



Local Reviews

Christian Garduño-Jax Concrete Services (317-333-4180) did the demolition and removal of old brick planter box. They also did the new front porch with railings and removed and replaced two concrete sidewalks. I also asked them to pour a pad for our trash container. Very convenient.

Tim Burch (317-846-4728) also did some removal and replacement of some brick work on the outside of the house where the planter box had been.

Both people and crews did an outstanding job and we are very pleased with both. Some minor clean up and all painting was done by my son and I. I would totally recommend both companies. Drive by and see for yourself. Two happy customers, Tom and Betty Stephans, 9231 N. Delaware.

Neighborhood Directory

Please check the directory that was distributed in the Spring and make sure that your information is included and up to date. We heard from a few residents that their information was omitted by mistake. Our apologies for the oversight!

Market Moves

The summer season is winding down and it was a good one in the College Commons. Of the ten houses that sold this summer, four of them sold for over \$200,000! Two properties were under \$100,000 but needed EXTENSIVE work and will hopefully be hitting the market next year after some updates and upgrades and a much higher price. Questions? Call or email James Williams at 317-478-3799 or james@jsquaredrealty.com

FOR SALE

9530 N Park	\$164,900	9206 N Park	\$164,900
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SOLD

9302 N College	\$204,500	9599 Central	\$98,500
9315 N Park	\$172,500	609 E 96th	\$80,000
9550 N Park	\$141,000		

College Commons: A Collection of Mid-Century Modern Homes by Ralph Fournier.

Could you be living in an early example of modernism and not even know it? Your current ranch may not display any of those characteristics, but it's very possible that once you start investigating the vinyl siding, faux shutters, converted carports and modified window dimensions of decades past, you may discover a rare mid-century modern artifact underneath! This could mean you have an uncommon and highly sought after architectural style here in Indianapolis. After all, that was pretty much my experience when I (Jan Michael Bennett) became your neighbor at 9251 Central Avenue in 2011.

See, modern architecture became popular after World World II out on the west coast thanks to developers like Joseph Eichler and Cliff May. But with regard to College Commons my curiosity was piqued, "who designed and built all these various modern ranches in conservative Indiana back in the 1950s?"



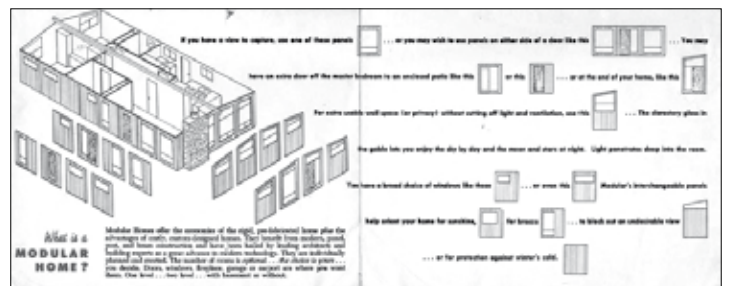
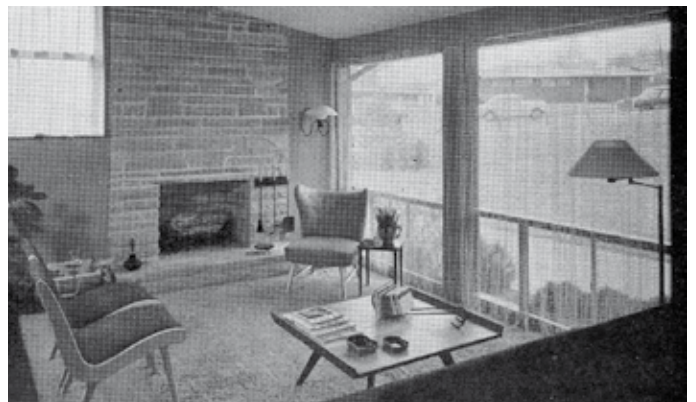
With no blueprints or documentation about my home, I assumed College Commons was just made up of generic copycat plans until I came across the January 1953 issue of *Better Homes and Gardens* magazine. The article highlights a modular prefab concept known as the "Five Star Home No. 2301" by a St. Louis architect, Ralph Fournier. These modern homes were way ahead of their time, even by today's standards, using post-and-beam construction and customizable wall and window configurations to suit the homeowner's preferences. This concept allowed homeowners to select wall and window configurations every 4 feet between construction

posts - same applies for door and carport placement. Now get this, once the homeowner tailor-made their future ranch, the 4 foot prefab panel configurations were built in a factory, shipped to location, and the entire home was erected in a matter of days. Try telling that to a Developer/Contractor in 2017 - they'll more than likely give you a 6-12 month timeline for the completion of a new build.



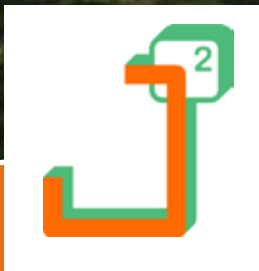
Fournier's concept wasn't unique to only College Commons - back in the early 1950s, a St. Louis developer, Burton Duenke, had 258 of these modern ranch homes built in Ridgewood for just \$14,400 each.

So anyway, the reason I decided to share this is to say, "Hey! You live in something special, important to modern architectural innovation and history. Not everyone can live in a Frank Lloyd Wright, but College Commons has Ralph Fournier."



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