Identifying Post WWII Housing /Historic Districts
Presenters

• Anthony Ross, INDOT
• Linda Weintraut, W&A
• Dan Miller, Parsons
Topics

• Clear Path 465 Overview
• Case Study: Clear Path 465
• Section 106 for Post-WWII Historic Districts
Clear Path 465
I-465/I-69 Interchange
Reconstruction & ATL
Project Overview

• **Clear Path 465 Projects in Marion County**
  • Modification of I-465/I-69 Interchange
  • Modification of interchange ramps at I-465/Allisonville Road and I-69/82nd Street
  • Added travel lanes on I-465 and I-69

• **Purpose and Need**
  • Improve overall traffic operations by increasing capacity
  • Improve safety
Project Area

End I-465 Added Travel Lanes at White River Bridge

Begin I-465 Added Travel Lanes at Fall Creek Road Bridge
I-465 Added Travel Lanes

Project Limits:
• White River bridge to Fall Creek bridge

Number of Lanes:
• Existing: 3 through-lanes + 1 auxiliary lane between interchanges
• Proposed: 4 through-lanes + 1-2 auxiliary lanes between interchanges
I - 69 Added Travel Lanes

Project Limits:
• 75th Street to north of 82nd Street

Number of Lanes:
• Existing: 4 through-lanes + 0-1 auxiliary lane between interchanges
• Proposed: 4 through-lanes + Collector/Distributor (C/D) roadway
I-465 and I-69
• Separating interstate from local traffic (i.e. Eastbound exit to I-69 separate from exit to 82nd Street C/D roadway).

I-69 and 82nd Street
• On-ramp from 82nd Street to SB I-69 splits to both I-69 and Binford before entering the interstate – Removes weave movement that degrades safety and mobility.

I-465 and Allisonville Road
• Minor ramp reconstruction
Environmental Concerns

- Environmental Assessment
  - Right-of-Way
    - New Right-of-Way/Relocations
  - Streams, Wetlands, and Other Waters
  - Section 4(f)
    - 71st St. Trail
    - Historic Properties/Districts
- Environmental Justice (low income & minority populations)
- Noise
- Cultural Resources (Historical/Archaeological)
Cultural Resources

• Initiated in Early 2017
• Historic Properties Report Prepared and Under Review
• In late 2017 we were notified of a new process...
Clear Path 465: A Case Study
Post-World War II Housing Development in Indianapolis
Johnson Road Historic District: Identified 2017
Modern Communities

- Tract Development: repetitive houses, smaller lots, distinct visual hierarchy
- Custom Development: moderate or high-end homes; natural environment and landscaping, varied setbacks
- Planned Urban Development: houses, apartments, shops integrated into the development
Challenges

• Massive amount of data
• Similar resources: custom built communities
• Naming conventions – similarity
• Comparative significance
• Whole is more important than the sum of the parts
Contributing Resources
Northeast Marion County (1956)
Data Collection Re-examined
Roland Park (1956)
Roland Park (1962)
NR-eligible: Roland Park (1955-1960)
Roland Park (1955-1960)

SCHMOLL 1955 MODEL
Just Off Allisonville Road at 81st St.
Roland Park Addition

25 New brick homes were sold from our model last year, and we are sure you will like this new, larger model. We will build a similar home for you in our new Roland Park Addition at 81st and Allisonville Rd. where 90 new custom homes will be built. Prices $18,500.00 to $25,000.00. Come out and visit us. We will be happy to discuss your future building plans without obligation. Call Bill Morrison, LI 6-3354 or ME 6-3309.

W. B. Schmoll, Builder

Weintraut & Associates
NR-Eligible: Ivy Hills (c. 1955-c. 1972)
Ivy Hills (c. 1955-1972)
Ivy Hills
Ivy Hills
Ivy Hills

lead the kind of life you love in...

Ivy Hills
7400 NORTH ON ALLISONVILLE RD.
“HOMES OF DISTINCTION”

OPEN TODAY and daily 12 NOON ’till 8 P.M.

About Ivy Hills:
It’s a brand new subdivision adjoining the Roland Park Addition. It's rolling... it's wooded... it's beautiful!
Good schools... large lots... concrete curbs... pleasing architecture. Near Road 100 and with an easy driving distance from the center of town.

2 Of The Model Homes are completely furnished, to give you the proper perspective as to room sizes and furniture arrangement. In addition to the homes shown below, other models are available as low as $25,900. Come out today!

“IT’S AN EASY DRIVE TO IVY HILLS”
NR-Eligible: Avalon Hills (c. 1955-1970)
Avalon Hills (c. 1955-1970)
Avalon Hills (c. 1955-1970)

OPEN 2:00-5:00—6832 MARMONT COURT—AVALON HILLS
(East on 71st Street to Johnson Road—Follow the OPEN signs)
NR-Eligible: Devonshire (1956-1972)
Devonshire
Avalon Hills (2018) - 6852 Marmont Court
Wynterway Estates (1962-1974)
Wynterway Estates

Phil Jones Builders Takes Over Wynterway Estates

TWO-STRY COLONIAL HOME BUILT BY PHIL JONES
Features Four Bedrooms, 2 1/2 Baths, Paneled Family Room, Fireplace

Weintraut & Associates
Wynterway Estates
Avalon Forest (1966-1975)
Avalon Forest

Van Harsh Home Has Dramatic Stone Fireplace

VAN HARSH HOME IN AVALON FOREST HAS FOUR BEDROOMS
Rustic Area Served By Paved, Curbed Streets

Weintraut & Associates
Avalon Forest
Avalon Estates (1966-1977)
Avalon Estates
East Avalon Hills (1966-1977)
East Avalon Hills
Challenges

• Massive amount of data
• Similar resources: custom built
• Naming conventions – similarity
• Whole is more important than the sum of the parts
• Comparative significance
Sycamore Hill, looking south, Avalon Hills—Outside APE
Section 106 for Post-WWII Historic Districts

Anthony Ross
INDOT Cultural Resources Office (CRO)

Road School, Purdue University, March 6, 2019
Resources from the Post-WWII Era

- Until recently, the historic importance of these resources has often been overlooked.
Increasingly, SHPOs, the ACHP, and historic preservations are recognizing the historical importance of postwar resources.

What once seemed everyday could now be historic under Section 106.
The Indiana SHPO recently released a new set of guidelines to evaluate postwar housing.

Guidelines can be found in an MPDF called “Residential Planning and Development in Indiana, 1940-1973.”
New Indiana MPDF for postwar housing

- One of the first of its kind in the nation

- Covers residential construction only

- Approved by the Keeper of the Register at the National Park Service in Feb 2018

- Can be found on INDOT-CRO website (www.in.gov/indot/2521.htm)
New Indiana MPDF for postwar housing

- Invaluable resource for Section 106 practitioners
- Wealth of archival data
- BUT challenges remain
- Still difficult to determine which postwar resources are historic
Challenges of Evaluating Postwar Housing

• Most of these challenges are with regard to potential historic districts

• Identifying individual houses isn’t as challenging because they’re easier to spot
• Identifying potential historic district is challenging because...

• They’re not as old so they haven’t been altered very much

• Their historic significance is often not readily apparent just by looking at them → often, research is needed
More challenges

• Identifying potential historic district is also challenging because...

• There’s so many postwar subdivisions (about 900k housing units constructed in Indiana between 1940 and 1973)...

• Often, they all look the same!
Level of effort required

- Despite challenges, the Section 106 process for postwar housing does not need to be onerous.

- Regulations call for a “reasonable and good faith effort.”

- Level of effort should “take into account...the magnitude and nature of the undertaking.”
Level of effort required to identify historic properties

• Clear Path 465 was a big project with big potential impacts so it required in-depth research

• Smaller projects don’t require that level of effort

• **Check with INDOT-CRO** early on to avoid falling down rabbit hole of potential eligibility
Comparative Research

Indian Heights

Ivy Hills
Comparative Research

• In general, the bar for significance in smaller cities will be lower

• Non-residential amenities/buildings, such as a pool or a school, can add to significance
Digging a little deeper

- At first glance, Independence Hill seems pretty typical development of the early postwar era

- Lots of American Small Houses and Ranches

- Fairly straightforward grid street pattern
A review of historical revealed that it was one of the earliest suburban developments in the area.

In the 1953 topo map (shown here) most of the surrounding area is undeveloped, except Merrillville to the east.
独立山

- 郊区开发使得难以区分独立山与其他区域的发展。
Association with ethnic or racial groups

- Subdivisions can be historic because they’re associated with specific social groups, such as African Americans or Jewish Americans.
Assessing effects

• Less likely to have non-modern transportation infrastructure (brick sidewalks, stone curbing, etc.)

• BUT street layout and landscaping are often important design elements
Assessing effects

• These neighborhoods were built during the automobile age.

• Highways are often part of their historic setting
Status of Clear Path 465 Section 106 Process

• INDOT recommended a “No adverse effect” finding

• Finalizing 800.11 documentation
• Good news: things will get easier

• Judging historic significance is a comparative process, SO....

• ...As we get more examples, identifying and evaluating postwar housing will become faster
Don’t forget about Section 4f

• A Section 4f use can cause significant delays in project timelines

• Requires all possible planning to avoid and minimize use

• Early acquisition of 4f properties will jeopardize federal funding
Things to remember about postwar housing

- Even though it looks ordinary, it could be historic
- If you don’t plan ahead, it can affect project timelines and design
- 50 year threshold
- Don’t forget about 4f
- Identification and evaluation efforts should be “reasonable” given the project scope
- Contact us!!!
<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony Ross</td>
<td>Historian</td>
<td><a href="mailto:aross3@indot.in.gov">aross3@indot.in.gov</a></td>
</tr>
<tr>
<td>Anuradha Kumar</td>
<td>CRO Manager</td>
<td><a href="mailto:akumar@indot.in.gov">akumar@indot.in.gov</a></td>
</tr>
<tr>
<td>Susan Branigin</td>
<td>History Team Lead</td>
<td><a href="mailto:sbranigin@indot.in.gov">sbranigin@indot.in.gov</a></td>
</tr>
<tr>
<td>Patrick Carpenter</td>
<td>Section 106 Specialist</td>
<td><a href="mailto:pacarpenter@indot.in.gov">pacarpenter@indot.in.gov</a></td>
</tr>
</tbody>
</table>