URBAN HOUSING IN INDIANAPOLIS

BY MARY ELLEN WOLF
URBAN HOUSING IN INDIANAPOLIS

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If appropriate amenities are met and a cohesive quarter utilizing an existing warehouse structure is established, young people would be more apt to move into a downtown area. My thoughts are that once the young people move downtown and establish themselves in a pleasant atmosphere they will feel secure enough to bring up a family.

One of the ways I am trying to attract the young people is by making it more affordable through self-help techniques, people can get involved in the creation of their environment, learn skills to maintain it and establish positive relations with their neighbors.

The vehicle or existing structure I am utilizing is a PiB RR. Freight Warehouse. The configuration of building and site along with the immediate surroundings adds complexity to the project. The site is in Indianapolis within the downtown center mile radius. It is bounded on the north by a railroad overpass, the south a scrap metal yard, the west Virginia Avenue and east, east street. North of the site a few blocks is monument circle and south the same distance is Fletcher Place a historical district. I am going to attempt to make a unified community quarter which will initiate interaction among the residents.
THE SITE IS LONG AND NARROW AS IS THE BUILDING. TO THE NORTH OF THE BUILDING 35 FEET IS A 20 FOOT TALL CONCRETE WALL SUPPORTING A SET OF ELEVATED RAILROAD TRACKS WHICH RUN INTO UNION STATION AND ARE PRESENTLY STILL IN USE. TO THE WEST OF THE SITE AND IN FRONT OF THE STRUCTURE IS VIRGINIA AVENUE A FAIRLY WELL TRAVELED THOROUGHFARE WHICH RUNS DIAGONALLY AWAY FROM MONUMENT CIRCLE. ACROSS THE AVENUE IS AN EMPTY, OVERGROWN LOT. TO THE SOUTH OF THE BUILDING IS A FURNITURE WAREHOUSE STORE, ALSO FOUR STORIES IN HEIGHT AND IN GOOD CONDITION. TO THE REAR OF THAT STRUCTURE IS A SCRAP METAL YARD, WHICH RUNS TO EAST STREET. THE FIRST TIME I VISITED THE SITE IT WAS A BRIGHT DAY AND THE SUN SHONE OFF THE RUSTING METAL LEAVING ME WITH A POSITIVE IMPRESSION. IF ONE DID NOT HAVE AN OPEN MIND TO THE THOUGHT OF DIFFERENT TYPES OF BEAUTY THEN THEY PROBABLY WOULD NOT HAVE THE SAME ATTITUDE. THE CRANES AND SUCH WERE IN OPERATION BUT THE ATMOSPHERE WAS VERY PEACEFUL. IT WAS AN UNOBTRUSIVE NOISE, JUST A DULL HUM.

THE EAST END OF THE SITE AT THE REAR OF THE BUILDING IS EMPTY AND OVERGROWN ACCEPT FOR PAVING. IT RUNS TO EAST STREET. ANOTHER BUILDING OF EQUAL LENGTH COULD FIT ON THE BACK LOT. PRESENTLY, BOTH SIDES OF THE BUILDING AND HALF OF THE REAR PROPERTY IS PAVED WITH ASPHALT. THE ONLY USE THE SITE AND BUILDING HAVE IS PARKING FOR DOWNTOWN COMMUTERS. THERE IS 98,000 SQUARE FEET OF ASPHALT ON THE SITE.

THE BUILDING CONSISTS OF TWO PARTS WHICH I WILL DEFINE AS BUILDING A AND BUILDING B. BUILDING A WHICH FRONTS VIRGINIA AVENUE IS FOUR STORIES, 45 FEET IN HEIGHT, 45 FEET WIDE AND 190 FEET LONG. IT CONTAINS 34,200 SQUARE FEET IN FLOOR AREA. ITS STRUCTURE CONSISTS OF CONCRETE FRAMED FLOOR AND ROOF WITH CONCRETE COLUMNS. THE EXTERIOR IS COVERED WITH 12 INCH AND THE ROOF WITH SLATE TILE. THE PREVIOUS USE FOR THE BUILDING WAS OFFICES FOR THE BALTIMORE AND OHIO RAILROAD. PRESENTLY ALL THE WINDOW PANES ARE BROKEN BUT THE FRAMES AND MULLIONS ARE STILL IN TACT. THERE IS EVIDENCE OF LIMITED WATER DAMAGE BUT THE TOTAL EXTENT CANNOT BE DETERMINED WITHOUT MORE DETAIL ANALYSIS. SOME PREVIOUS INTERIOR DEMOLITION HAS OCCURRED BUT THE PRESENT OWNER HAS YET TO DETERMINE HOW TO UTILIZE THE BUILDING. A CENTRAL CORRIDOR RUNS THE LENGTH OF THE BUILDING.

BUILDING B IS CONNECTED TO BUILDING A. IT ALSO IS 45 FEET WIDE AND ADDS AN ADDITIONAL LENGTH OF 255 FEET TO MAKE THE COMBINED LENGTH 445 FEET PLUS A REAR LOADING DOCK OF 35 FEET RESULTING IN A TOTAL LENGTH OF 480 FEET. THE STRUCTURE OF THE REAR BUILDING CONSISTS OF LOAD BEARING BRICK WALLS WITH WOOD/METAL TIE ROD TRUSSES WHICH SPAN THE ENTIRE 45 FOOT WIDTH. THE FLOOR IS CONCRETE AND TOTALLY FREE OF ANY OBSTRUCTIONS. BUILDING B WAS THE FREIGHT WAREHOUSE FOR THE RAILROAD. ALONG THE ENTIRE LENGTH OF THE BUILDING ARE OVERHEAD DOORS SET UP IN A 16 FOOT BAY SYSTEM. BUILDING B CONTAINS 16 BAYS AND BUILDING A'S FIRST LEVEL CONTAINS 7 BAYS. THE HEIGHT OF BUILDING B TO THE BOTTOM OF THE TRUSSES IS 18 FEET THUS LEADING ONE TO BELIEVE THAT THERE IS A POSSIBLE FOR A SECOND LEVEL TO BE ADDED TO THE EXISTING STRUCTURE. BUILDING B HAS A HIP ROOF COVERED WITH SLATE TILE. BUILDING A HAS A FLAT ROOF.
THE NOTION OF FLEXIBILITY IS INTEGRAL TO MY PROJECT. ORIGINALLY IN THE IDEA OF SELF-HELP PROVIDED THAT FLEXIBILITY, THE OWNERS WOULD PURCHASE THE SHELL UNIT AND DECIDE WHERE THEY WANTED WALLS. ONCE WALLS ARE BUILT, ONE EITHER DEMOLISHES THEM OR ADDS MORE TO ALTHER A SPACE. IT SEEMS TO BE SELF-DEFEATING.

THE ANSWER IS MOVABLE WALLS. THE ISSUE OF STORAGE THEN ARISES. IF THE WALLS ARE MOVABLE HOW DOES ONE PROVIDE A PLACE FOR BELONGINGS TO BE STORED OUT OF SIGHT? THE SOLUTION IS MOVABLE STORAGE UNITS WHICH CAN BE USED AS SPACE DIVIDERS.

I HAVE UTILIZED TWO BASIC UNITS WHICH COULD VARY IN LENGTH. THEY ARE A CLOSET AND BOOKSHELVES. THE BACK OF THESE STORAGE MODULES COULD BE COVERED WITH A FABRIC WRAPPED REMOVABLE BOARD FOR A CLEANER LOOKY WALL, OR, A FINISH MATERIAL SIMILAR TO THE FRONT, OR, TWO UNITS COULD BE PLACED BACK TO BACK. THE OWNER CHOOSES HOW MANY MODULES THEY WANT. IN THE FOLLOWING PAGES I HAVE PRESENTED AT LEAST TWO DIFFERENT FURNITURE LAYOUT SCHEMES TO SHOW THE POSSIBILITIES OF EACH UNIT.
DESIGN IMPLICATIONS

One major design consideration must be flexibility. When these single people marry and start families they will change lifestyles. An ideal living unit will be able to adapt along with them. Proximity to nightlife, cultural events, and recreational activities is important to these single individuals with active social lives but as these people settle down to raise families parks and schools become more important. If the unmarried people enjoy their environment enough while they are single and see its possibilities for adaptability they may stay to bring up their families. A quarter has to be established. A neighborhood within the downtown is needed. A micro-community of people who know and interact with each other.

A series of micro-communities needs to be established in the downtown. They would become clusters of people who have daily contact with each other. One of the strong points of suburban living is the sense of community which establishes itself within neighborhoods. The ideal downtown would do that same thing. Neighbors depending on each other. Play area is abundant in suburbs, it needs to be provided for in urban areas as well. If adequate recreation area is incorporated into design then children can play close to their living units. This gives parents a sense of security to know they can keep an eye on their children with out difficulty.
To get people moved into an urban area one must provide as many of the creature comforts as possible. The suburbs are or seem to be the safest place in the city. They provide children areas and relieve parent stress for adults. For families to attach roots in the city they first have to appreciate what its strong points are. It is up to designers to provide the amenities as are available elsewhere but they must do so in a uniquely urban way. It is the obligation of the designer to create the possibility for community interaction. A challenge I would throw out to designers is the problem of establishing through design a feasible quarter or micro-community which in planning establishes the integral spaces for interaction and promotes the idea of neighborhood.
September 10, 1986

Mary Ellen Wolf
Jeep Hall
Ball State University
Muncie, Indiana 47306

Dear Ms. Wolf:

Please find enclosed the indemnification agreement between you and Southeast Development Partnership regarding your 3/4 thesis project. Please review, fill in the blanks, sign, and return to me. I will sign, notarize, and send you a copy.

If you should have any questions please call.

Sincerely,

Louis D. Pack

LDP/ab
Enclosure
AGREEMENT

This Agreement is by and between Southeast Development Partnership, a Missouri general partnership (hereafter "Partnership") and _______________ (hereinafter "Student");

WHEREAS, Partnership owns the property described in Exhibit A attached hereto and incorporated herein by reference ("Property");

WHEREAS, _______________ is a student at Ball State University who desires to gather information for an academic project which will analyze the feasibility of converting the Property from its current use to a multi-family residential use;

WHEREAS, Student needs access to Property to gather the necessary information and Partnership is willing to provide Student with access to the Property if Partnership is held harmless and indemnified; and

WHEREAS, Partnership will retain all rights to the work product of Student except the right of Student to comply with the academic requirements of Ball State University and Student agrees not to publish or sell any of Student's work product without the prior written consent of Partnership;

NOW, THEREFORE, in consideration of Partnership's permission to Student to have access to the Property the parties agree as follows:

1. I, _______________, of _______________, City of _______________, County of _______________, State of _______________, on behalf of myself and my heirs, legal representatives and assigns hereby release the Partnership and its agents, employees, assigns and all other persons, firms and corporations (hereinafter "Affiliates") from any and all damages, costs, liability, actions, claims, demands or suits whatsoever, which I (or my heirs, legal representatives or assigns) may hereafter, on account of, or arising out of injuries, death or damage to person or damage to property, or loss of value in property, or impairment of or damage to any right, or other damage sustained by or accruing to Student as the result of the Partnership allowing Student access to the Property whether or not due in whole or in part to any act, omission, or negligence of the Partnership or any of its affiliates.

2. Student promises and covenants not to assert against Partnership, its agents, employees, assigns, and other persons, firms, corporations, and Affiliates in any court of law, any claim or claims that Student now has or may have in the future, known or unknown, based on injuries or death to person or damage
to property sustained by Student in any way, on account of, or arising out of Partnership allowing access to the Property. Student further agrees to indemnify and hold harmless the Partnership and Affiliates against any and all claims, liability, loss, damages and expense, including reasonable attorneys' fees that the Partnership and its Affiliates may incur whether or not due in whole or in part to any act, omission, or negligence of the Partnership, or any of its Affiliates, by reason of the Partnership allowing Student access to the Property, or in defending or prosecuting any suit, action or other proceeding brought in connection therewith, or in obtaining or attempting to obtain a release from or settlement or compromise of liability therefrom. Student further covenants that she will fully indemnify and reimburse the Partnership and its Affiliates for, and pay over to the Partnership and its Affiliates, all sums of money which the Partnership and its Affiliates shall pay or become liable to pay by reason of any of the foregoing, and will make such payments to the Partnership and its Affiliates as soon as the Partnership or its Affiliates shall pay, or become liable therefore, whether or not the Partnership or its Affiliates shall have paid out such sums or any part thereof.

3. Student agrees that except for satisfying Student's academic requirements, Partnership shall have all right, title and interest in Student's work product generated by the subject academic project and Student shall return all materials furnished to Student by Partnership and all copies thereof.

4. Student shall not allow any other person or persons to have access to the Property for any reason whatsoever without the prior written consent of the Partnership.

5. This Agreement shall be binding upon and shall inure to the benefit to all of the parties and their respective legal representatives and successors and assigns and may not be amended or modified, except in writing executed by both the Partnership and Student.

SOUTHEAST DEVELOPMENT PARTNERSHIP,
a Missouri general partnership

By: ____________________________
    Louis D. Pack, General Partner

STUDENT

By: ____________________________
    Print Name: ___________________
ACKNOWLEDGMENT

STATE OF ________________
COUNTY OF ________________

On this ___ day of ___________, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ________________________, known to me to be the person who executed the foregoing Agreement and acknowledged to me that she executed the same as her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in _______________________, the day and year last above written.

My Commission Expires: _______________________

Notary Public within and for said County and State

(Print or Type Notary's Name Here)
September 30, 1986

Louis D. Pack
8900 State Line
Suite 360
Leawood, Kansas 66206

Dear Mr. Pack:

Please find the enclosed indemnification agreement between the Southeast Development Partnership and myself, Mary Ellen Wolf an architecture student, College of Architecture and Planning, Ball State University. It is regarding a property at 220 Virginia Avenue, Indianapolis, Indiana. After reviewing the initial agreement which was sent on September 10, 1986 with the Dean of the College of Architecture and Planning and a university legal advisor, I found certain clauses which were contrary to university policy. There was a problem with a clause regarding the rights of the work product generated by myself. Perhaps it was a misunderstanding on my part. As it stands with university policy all thesis projects generated at Ball State University in the College of Architecture and Planning become the property of the University. I could not in good faith sign the initial agreement without clarifying that point.

I reviewed the document with the university legal advisor. There were 2 clauses changed. The first one being on page one the fifth paragraph regarding rights to the work product. The second change is on page two number three of the agreement also regarding rights to the work product.

I am still agreeing to furnish at no cost to yourself a copy of the work product and will also return any and all materials furnished by you. This project will be a feasibility study. It will only be a study. Any future plans for the building itself would still need to go through other channels. My thesis will include a booklet with written and drawn ideas but will not include any actual construction documents. It should help generate ideas for you.

I hope that you understand my position and see that an agreement would be beneficial to both parties concerned. This has become another step in my thesis project and I hope that I am approaching it in a professional manner.

Ball State University is an equal opportunity employer
September 30, 1986
Mr. Pack
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Enclosed is a revised agreement which is signed and notorized. If there are no problems with the agreement please sign, notorize and return a copy to me. I also will need to know who to contact in Indianapolis to gain access to the property. Thank you for your time and efforts on my behalf.

Sincerely,

Mary Ellen Wolf

MEW/jeh
AGREEMENT

This Agreement is by and between Southeast Development Partnership, a Missouri general partnership (hereafter "Partnership") and Mary Ellen Wolf (hereinafter "Student");

WHEREAS, Partnership owns the property described in Exhibit A attached hereto and incorporated herein by reference ("Property");

WHEREAS, Mary Ellen Wolf is a student at Ball State University who desires to gather information for an academic project which will analyze the feasibility of converting the Property from its current use to a multi-family residential use;

WHEREAS, Student needs access to Property to gather the necessary information and Partnership is willing to provide Student with access to the Property if Partnership is held harmless and indemnified; and

WHEREAS, Student agrees to provide Partnership with a complete copyset of Student's academic project for the sole use of Partnership, but all right, title and interest in the work product shall remain the property of Student and Ball State University according to BSU academic policy, and Partnership agrees not to publish, sell, or otherwise transfer any of Student's work product to any third party without the prior written consent of Student and BSU;

NOW, THEREFORE, in consideration of Partnership's permission to Student to have access to the Property of the parties agree as follows:

1. I, Mary Ellen Wolf, of Ball State University, City of Muncie, County of Delaware, State of Indiana, on behalf of myself and my heirs, legal representatives and assigns hereby release the Partnership and its agents, employees, assigns and all other persons, firms and corporations (hereinafter "Affiliates") from any and all damages, costs, liability, actions, claims, demands or suits whatsoever, which I (or my heirs, legal representatives or assigns) may hereafter, on account of, or arising out of injuries, death or damage to person or damage to property, or loss of value in property, or impairment of or damage to any right, or other damage sustained by or accruing to Student as the result of the Partnership allowing Student access to the Property whether or not due in whole or in part to any act, omission, or negligence of the partnership or any of its affiliates.

2. Student promises and covenants not to assert against Partnership, its agents, employees, assigns, and other persons, firms, corporations, and Affiliates in any court of law, any claim or claims that Student now has or may have in the future, known or unknown, based on injuries or death to person or damage to property sustained by Student in any way, on account of, or arising out of Partnership allowing access to the Property. Student further agrees to indemnify
and hold harmless the Partnership and Affiliates against any and all claims, liability, loss, damages and expense, including reasonable attorneys' fees that the Partnership and its Affiliates may incur whether or not due in whole or in part to any act, omission, or negligence of the Partnership, or any of its Affiliates, by reason of the Partnership allowing Student access to the Property, or in defending or prosecuting any suit, action or other proceeding brought in connection therewith, or in obtaining or attempting to obtain a release from or settlement or compromise of liability therefrom. Student further covenants that she will fully indemnify and reimburse the Partnership and its Affiliates for, and pay over to the Partnership and its Affiliates, all sums of money which the Partnership and its Affiliates shall pay or become liable to pay by reason of any of the foregoing, and will make the Partnership or its Affiliates shall pay, or become liable therefore, whether or not the partnership or its Affiliates shall have paid out such sums or any part thereof.

3. Student agrees to provide Partnership with a complete copyset of Student's academic project, and Partnership agrees not to sell, publish, or otherwise transfer any part of the work product to any third party for any purpose whatsoever without the prior written consent of Student and BSU, inasmuch as all right, title, and interest in the work product shall remain the exclusive property of Student and BSU, in accordance with the academic policy of BSU.

4. Student agrees to return all materials furnished to Student by Partnership and all copies thereof.

5. Student shall not allow any other person or persons to have access to the Property for any reason whatsoever without the prior written consent of the Partnership.

6. This agreement shall be binding upon and shall inure to the benefit to all of the parties and their respective legal representatives and successors and assigns and may not be amended or modified, except in writing executed by both the Partnership and Student.

SOUTHEAST DEVELOPMENT PARTNERSHIP,
a Missouri general partnership

By: Louis D. Pack, General Partner

STUDENT

By: ____________________________

Print Name: ____________________________
What type of environment are you from? If more than one how many years in each?
small town _____ suburbs _____ farm _____
large city _____ medium city _____ other _____

What type of environment would you prefer to live in upon graduation?
small town _____ suburbs _____ farm _____
large city _____ medium city _____ other _____

What type of housing unit would you prefer?
historic apartment _____ house _____ condo _____
new apartment complex _____ duplex _____ other _____

Do you plan to live with or marry someone in your life time?
yes _____ no _____

How soon after you graduate? ______

Do you plan to have children?
yes _____ no _____

How familiar are you with Indianapolis?
live there _____ visited once _____ a month _____
never visited _____ once a year _____ a week _____

Would you live in downtown Indianapolis if you were provided with free off-street parking?
yes _____ no _____
Would you live near railroad tracks if the grounds within your complex were well kept, trains were twice a day and it was near Union Station?
yes ____ no ____

Would you live in a walk-up apartment if it was on the fourth floor?
yes ____ no ____

Would close proximity to these places have a positive or negative affect on your choice of residence?
free parking for residents positive ____ negative ____
outdoor recreation facilities ____ ____
cultural events ____ ____
sporting events ____ ____
night life ____ ____
well kept park ____ ____
laundry facilities ____ ____
grocery ____ ____
work ____ ____

Would you live in Indianapolis approximately four blocks from the circle?
yes ____ no ____

Are you familiar with self-help programs?
yes ____ no ____
If so, how do you feel about them?
positive ____ negative ____ other ____

How do you feel about buying an apartment in an existing building and with other owners help to fix it up?
positive ____ negative ____ other __________________

Would you feel better if specific guidelines were stated as to how much time each person had to work and agreed on it in writing?
yes ____ no ____
Would freedom as far as interior finishes, placement and or non-placement of interior walls increase ____ or decrease ____ your interest in an apartment?

Are you handy at all in fixing things or knowing how things go together?
yes _____ no _____

Would you be willing to learn different skills that could help in fixing up an apartment?
yes _____ no _____

Would you be interested in a program which allowed you to pay less for an apartment in exchange for your own time and labor?
yes _____ no _____

Is knowing your neighbors an important issue for you?
yes _____ no _____

What other amenities or issues would you be concerned with when apartment hunting?

Thank You For Your Time.
CONCLUSIONS

The conclusions one can draw from the questionnaire have to do with housing types, family expansion, willingness to live in downtown Indianapolis, desired amenities and interest in the self-help programs. Most of the people surveyed had their roots in small towns and suburbs. Their first choice for future living are suburbs and second, large cities. The type of housing unit they would prefer is either a historic apartment or a house. Only one point separated the choices in the tabulations. These results lead one to believe that there is something about cities that these people like. They are willing to live close to but not necessarily in a city.

Of those surveyed twenty-four out of thirty plan to live with or marry someone and most will do so within five years of graduation. The same number who plan to marry plan to have children. These people are planning to start and expand families within five to seven years of graduation. When trying to provide housing for these people one needs to plan for expansion. It should be built into the initial design.

Only one person surveyed had never visited Indianapolis. When asked, 80% said they would not live downtown. That number changed to 70% definite no's when asked with regard to a four block radius from the circle. This tells one that the majority of people familiar with Indianapolis do not have a good impression of the downtown living experience. There seems to be a slightly better attitude toward the immediate circle vacinity but only a 10% improvement.

There is a very positive overall attitude toward living close to the type of activities that take place in the immediate downtown area. Close proximity to work, a grocery, cultural events and a well kept park scored in the 90% and
higher range in a positive response. 83% would like the free parking but a few comments made were based on security. Is it off street parking? Is it sheltered? Nightlife and sporting event proximity scored lower in the positive range, 77% and 66% respectively. One could conclude that the influencing factor in those two cases is possibly congestion and noise at closing and game times.

The last issue dealt with in the questionnaire was self-help. Only four out of thirty polled were familiar with self-help programs. Three of the four had positive attitudes regarding the programs and the fourth individual did not feel knowledgeable enough to comment either way. When one describes the theory behind it (i.e., helping each other to fix up units,) there is a positive response of about 67%, negative 26% and 7% are not sure. When a stipulation that specific guidelines are agreed upon then the positive response increases to 70%.

The choice in wall placement is a very intriguing question for most people. 93% said it would increase their interest in the program. 70% of those asked said they were somewhat handy and 63% said they were willing to learn. These results all tell one that if the program were assembled and promoted in the right manner self-help ideologies could be incorporated into a viable solution to today's housing dilemmas.