

# LAPORTE

# KINGSFORD HEIGHTS



## 1. PROPERTY INFORMATION

**Subdivision:** Kingsford Heights

**City:** Union Township

**Streets:** Meadowbrook Blvd, Chatfield Road, Drummond Road, Evanston Road, Fairmount Road, Grenway Road, Hadley Road, Park Road, Belvoir Road, Carlton Road, Dartmoor Road, Exeter Road, Fernway Road, Grayton Road, Hamilton Road, Curtis Road, Wayland Road, Edgemoor Road, Kenilworth Road, Larchmere Road, Bryce Road, Cameron Road, Avon Court, Vernon Court, Upland Road, Tudor Road, Severn Court, Roanoke Road, Quentin Court, Knox Road, Paxton Road, Oxford Road, Chatfield Road, Malvern Road, Nordway Road, Jefferson Road, S. Ivanhoe Road



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1940-1973. These surveys are reconnaissance level. Boundaries are preliminary and may be revised upon receipt of additional information.

## 2. HOUSING STOCK

**No. of Units:** ~1000

**Construction Date(s):** c.1942-1943

**Primary Styles/Forms:** Ranch, American Small House

**Secondary Styles/Forms:**

**Stories:** 1-1.5

**Garages:** Attached, detached or  
none

**Porches:** Stoops

**Common Original Material(s):**

Wood windows; wood doors; asphalt  
shingle-clad roofs; asbestos, aluminum

**Common Alterations:**

Installation of vinyl and aluminum siding; Replacement of windows and  
doors with vinyl counterparts; additions

**Other Details/Additional Narrative:**

Houses in Kingsford Heights are primarily Compact Ranch or American Small Houses. While some exhibit original materials such as wood windows and aluminum or asbestos cladding, the majority exhibit replacement vinyl siding and windows. Many exhibit additions, usually creating an upper story or connecting the garage to the residence.

## 3. DESIGN AND LAYOUT

**Street Plan:** Curvilinear with cul-de-sacs

**Associated Non-residential Elements:** Kingsford Heights Elementary School, Kingsford Heights Library, Kingsford Heights Wesleyan Library, Kingsford Heights Fire Department, American Legion, Town Hall, Community Center, several other churches and businesses

**Landscaping Features:** Park area at center of development, several baseball diamonds south of park area. War memorial at intersection of Meadowbrook Blvd, Grenway and Grayton Roads

**Lot Shape:** Rectangular; Triangular

**Setback:** Uniform

**Curbs:** Yes/Concrete remnants

**Utilities:** Rear yards

**Street lights:** Yes/wood and metal

**Sidewalks:** Yes/Concrete

**Other Details/Additional Narrative:**

Kingsford Heights was established on a curvilinear arrangement, with numerous streets ending in cul-de-sacs. The entire southern third and the northeast corner of the development have been abandoned and are overgrown. All that remains are gravel remnants of streets and some concrete sidewalk fragments. Many vacant lots are located within the western portion as well. Houses are situated on small lawns, many of which have been turned into gravel parking spaces. Several front lawns are also enclosed with fencing.

**4. HISTORY/SIGNIFICANCE**

**Original Plat:** Kingsbury-LaPorte Housing Project – Indiana – 12057 (3/4/1941)

**Addition(s):** -

**Developer(s):** Federal Works Agency

**Architect(s):** A.D. Taylor & Associates

**Builder(s):** --

**Engineer(s):** A.D. Taylor & Associates

**Landscape Architect(s):** --

**Narrative:**

Kingsford Heights is a significant example of a World War II-Era Housing Development / Planned Development within the MPDF Residential Planning & Development in Indiana. Its uniformity in housing and its highly formal street grid, created by its Federally-backed master plan, is unmistakable. In the incorporation of public buildings and common areas, Federal planners anticipated the Planned Development type (which they later espoused in FHA guides) that would not become common until the 1970s in most of Indiana. Potential areas of significance are A/community planning & development, military.

Devastating accidents and sabotage of U.S. east coast munitions plants during World War I gravely concerned military planners in the late 1930s. Putting as many of these facilities as inland as possible was a high priority, as was the need to vastly expand output. Kingsbury Ordnance Plant, established 1940, was an important part of this effort. Housing the anticipated 10,000 workers and their families was a major hurdle; LaPorte County’s total population was 16,000 in 1940. Federal planners decided to create an entire village near the plant. Originally known as Victory City, Kingsford Heights was created as housing for workers at the nearby Kingsford Ordnance Plant in 1942. Original plans for the town included 3000 homes, several businesses, civic buildings, school, community center and a park. However, once WWII ended, so did the development of Kingsford Heights. The ordinance plant closed and many workers moved away for new jobs. Those remaining purchased the land from the government and incorporated the town to maintain town services. They also changed the name from Victory City to Kingsford Heights.

Kingsford Heights bears a marked similarity to other Federal projects, such as Penderlea Homesteads in North Carolina (begun 1933, Hugh MacRae and John Nolan, designers), and to a lesser degree, Greenbelt, Maryland (begun 1935); Greendale, Wisconsin (begun 1936); and Greenhills, Ohio (begun 1935). Whereas Kingsford Heights featured single houses, the “green” towns were built around multi-family units. Since the planning aspect of Kingsford is highly significant, the boundary includes the entire community, even lots which no longer have houses.

[http://www.heraldargus.com/special\\_features/don-t-get-tricked-on-those-k-heights-roads/article\\_de62cb1d-a02d-5dc9-b4c5-beaaa3c048e4.html?mode=jqm](http://www.heraldargus.com/special_features/don-t-get-tricked-on-those-k-heights-roads/article_de62cb1d-a02d-5dc9-b4c5-beaaa3c048e4.html?mode=jqm)





**Photo 1:** View of 365 Fairmount Road, facing southwest



**Photo 2:** View of 607 Fernway Road, facing east



**Photo 3:** Streetscape view of Roanoke Road from Larchmere Road, facing west



**Photo 4:** Streetscape view of Nordway Road, facing northeast



**Photo 5:** View of 452 Fairmount Road, facing north



**Photo 6:** View of 509 Tudor Road, facing southwest



# LAKE

# WHITE OAK MANOR



## 1. PROPERTY INFORMATION

**Subdivision:** White Oak Manor

**City:** Munster

**Streets:** MacArthur Boulevard,  
White Oak Avenue, Elliot  
Drive



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## 2. HOUSING STOCK

**No. of Units:** ~50

**Construction Date(s):** c. 1955-1965

**Primary Styles/Forms:** Ranch

**Secondary Styles/Forms:** Colonial Revival, Contemporary, split-level

**Stories:** 1-2

**Garages:** Attached or detached,  
carport

**Porches:** partial-width porches

**Common Original Material(s):** Wood windows; wood doors, Asphalt shingle-clad roofs; brick veneer; stone veneer, composite/aluminum siding

**Common Alterations:** Installation of vinyl siding; Replacement of windows and doors with vinyl counterparts; additions

### Other Details/Additional Narrative:

Houses in White Oak Manor are primarily Linear Ranch houses with Colonial Revival or Contemporary elements. Several two-story Colonial Revival houses are also present, as is one mid-century modern house. Edge of area has two story brick flat/apartments familiar to the Chicagoland area. The majority are clad with either a brick or stone veneer, although composite/aluminum siding or mixed materials are present. While many retain original cladding, windows and doors, several houses exhibit replacement vinyl windows.

## 3. DESIGN AND LAYOUT

**Street Plan:** Grid

**Associated Non-residential Elements:**

**Landscaping Features:**

**Lot Shape:** Rectangular

**Setback:** Uniform

**Curbs:** Yes/Concrete

**Utilities:** Rear yards

**Street lights:** Yes/Wood and metal

**Sidewalks:** Yes

### Other Details/Additional Narrative:

White Oak Manor was established on a grid arrangement. The streets are lined with a treelawn with mature trees, creating boulevards. Lawns are wide and landscaped. The majority of the rear lawns are enclosed with fencing.

#### 4. HISTORY/SIGNIFICANCE

**Original Plat:** White Oak Manor 1<sup>st</sup> Addition (3/10/1955)

**Addition(s):**

**Developer(s):**

**Architect(s):** --

**Builder(s):** Lake Shore Builders

**Engineer(s):**

**Landscape Architect(s):** --

**Narrative:**

White Oak Manor a locally significant Tract Development within the MPDF Residential Planning & Development in Indiana. Its linear grid and relative uniformity of housing stock are emblematic of the Tract Development type. Other White Oak additions adjacent may merit inclusion in the boundary, if further research reveals sufficient integrity and connection to the original development. The development is specifically connected to the Women's Congress on Housing (1956); Lake Shore Builders designed and built three model homes in White Oak Manor. Potential criteria and areas of significance are A/community planning & development and C/architecture.

White Oak Manor is a small residential development in the center of Munster surrounded by residential areas to the north, south, east, and west. Schoon Ditch borders the northern neighborhood boundary.

Lake County had been a satellite community of Chicago since at least 1906, when U.S. Steel opened their Gary plant and platted Gary. Planned development also has a long history in the Calumet Region. For example, Howard Van Doren Shaw laid out Marktown in 1917. The planned industrial suburb housed factory workers for Mark Manufacturing Company. More remote parts of the Calumet/Dunes area saw exploitation before the 1930s, such as Beverly Shores, a Spanish-themed community in Porter County that had immediate South Shore Line interurban access. The industries of Gary and The Region brought multiple work shifts and sure times for workers and managers during the Second World War. They also brought pollution and a desire to live further from these sources of employment. Small towns further from Lake Michigan were poised for massive post-war expansion, and Munster is a prime example. Located on "the Ridge Road," one of the only useful east-west routes in the area, Jacob Munster had laid out a town and built a general store in 1907. In 1940, Munster's population was 1,751, but this more than doubled to 4,753 in 1950, and more than doubled again by 1960 to 10,313. Designation of U.S. 41 in 1926, just east of Munster, gave good auto connections to the town before the development of toll roads and interstate highways in the 1950s and 60s. Virtually every part of Munster suitable for development was built out by 1970.

White Oak Manor is an intact, locally important subdivision that documents this phenomenal growth. The housing of the area is a departure from the GI starter housing of the immediate post-war years, with two-story types predominating. Garrison Colonial, Spilt-Level, and Linear Ranch are common types. The housing is largely intact. Perhaps because of the need to maximize land usage, White Oak Manor is development on a linear grid, lacking the more typical winding street pattern that Federal planners had espoused before and after the war. Likely, pre-existing county roads also necessitated a more straight-forward approach to platting. The apartment units on the edge of the plat are common to Chicago's suburbs, where the pattern of development tends to include such buildings along major routes, with interior streets set aside for single-family lots.

In 1956, the Women's Congress on Housing chose Munster, Indiana, to make a statement about ideal residential design by soliciting comments from women around the country, teaming up with the FHA and architects, and building three ideal homes side-by-side. The three still stand at 1506, 1448, and 1442 MacArthur Boulevard (1506 is the first image on this form). The group opened the three houses for several days and over 3,000 people toured the

homes. The event spurred development of White Oak Manor and underscored Munster as leading suburb of the Calumet region.

5. PHOTO KEY AND ADDITIONAL PHOTOGRAPHS





**Photo 1:** View of 1506 MacArthur Boulevard, facing south



**Photo 2:** View of 1429 MacArthur Boulevard, facing north



**Photo 3:** View of 1447 MacArthur Boulevard, facing north



**Photo 4:** View of 1418 MacArthur Boulevard, facing south



**Photo 5:** Streetscape view of White Oak Avenue, facing northwest



# LAPORTE

# WOOD ACRES



## 1. PROPERTY INFORMATION

**Subdivision:** Wood Acres

**City:** Michigan City

**Streets:** Kenwood Place,  
Maple Street



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## 2. HOUSING STOCK

**No. of Units:** 9

**Construction Date(s):** c.1954-1970

**Primary Styles/Forms:** Ranch, split-level

**Secondary Styles/Forms:** Contemporary, Mid-century Modern, Mission

**Stories:** 1-1.5

**Garages:** Attached; Carport

**Porches:** Partial-width porches

**Common Original Material(s):**

**Common Alterations:**

Wood windows; wood doors, plate glass windows; wood siding; vertical siding; brick veneer; stone veneer

**Other Details/Additional Narrative:**

Small enclave of almost entirely mid-century Modern Ranch and split-level houses. The majority exhibit gable roofs with wide eaves or flat roofs. All are clad with a mixture of materials, primarily a brick/stone veneer and wood siding. Many also exhibit large brick or stone exterior or interior chimneys. Windows are comprised of wood or metal.

## 3. DESIGN AND LAYOUT

**Street Plan:** Linear

**Associated Non-residential Elements:** Edgewood Elementary School

**Landscaping Features:**

**Lot Shape:** Rectangular

**Setback:** Uniform

**Curbs:** None

**Utilities:** Front yards

**Street lights:** Yes/Wood and Metal

**Sidewalks:** None

**Other Details/Additional Narrative:**

Wood Acres was established on a linear plan. Houses are set back far from the street on large, landscaped lots with mature trees. Curved driveways lead to each residence.

**4. HISTORY/SIGNIFICANCE**

**Original Plat:** c.1950

**Addition(s):**

**Developer(s):** --

**Architect(s):**

**Builder(s):**

**Engineer(s):**

**Landscape  
Architect(s):**

**Narrative:**

Wood Acres is a locally significant Custom Development within the MPDF Residential Planning & Development in Indiana. Wood Acres is a small residential enclave in the southern portion of Michigan City. Construction of housing was handled by each owner, resulting in a varied streetscape, unified to a degree by the tendency for owners to select Modernism for their house designs. The use of relatively high-style Modernism for a good portion of the housing of Wood Acres sets it apart locally. Potential criteria and areas of significance are A/community planning & development and C/architecture.

Michigan City in LaPorte County is at the east edge of the Calumet Region. Linkage to Chicagoland via the South Shore Line (interurban commuter line) was in place in the early 1900s. The natural attraction of the Indiana Dunes made suburbanization desirable. Long Beach, north of Michigan City, was incorporated in 1921, taking advantage of the scenic potential of its Lake Michigan shorefront line. South was the only other way for Michigan City to grow. Wood Acres was platted near U.S. 20, the major east-west route before interstates, yet, it was convenient to downtown Michigan City. U.S. 421 was also just blocks away, connecting to points north (downtown) and south. In broader terms, Wood Acres was still a reasonable commute to Chicago, certainly, it was within reach for non-essential recreational trips.

Though it lacked the scenic terrain, the heavily wooded site offered both seclusion and very quick access to town-scaled services. Custom housing in Wood Acres shows a good degree of individualization, several are almost Wrightian in quality. Others are custom derivations of Split-Level or Linear Ranch types. The wooded lots and lack of sidewalks unites the small enclave.



5. PHOTO KEY AND ADDITIONAL PHOTOGRAPHS





**Photo 1:** View of 302 Kenwood Place, facing northeast



**Photo 2:** View of 301 Kenwood Place, facing southwest



**Photo 3:** Streetscape view of Kenwood Place, facing east



**Photo 4:** View of 307 Kenwood Place, facing south



**Photo 5:** View of 311 Kenwood Place, facing south