EVALUATING POST-WAR HOUSING IN INDIANA
OBJECTIVES

Document the history of housing and development practices in Indiana

Define and document the relationship of modern architectural trends and the state’s residential built environment

Identify different types and styles of housing

Document the geography of housing

What is the historical and architectural significance of housing from this period in Indiana?
City Building Near Record

100 Houses Constructed In 'Inner City'
Aimed At Low-Middle Income Group

25,000 New Citizens Officially Added to City

21st Parade Of Homes

Mayor Luksch, Mayor of Maplewood, Opens Maplewood Completed Two New

Continued Growth Seen for Evansville in Next 4 or 5 Years

The nation's economic growth is expected to continue and is likely to result in a significant increase in the population of Evansville. The city is poised to welcome thousands of new residents in the coming years, further enhancing its status as a vibrant and growing community.
### FHA-INSURED LOANS AND MORTGAGES IN INDIANA, 1935-1939

<table>
<thead>
<tr>
<th>Cumulative through...</th>
<th>1935</th>
<th>1936</th>
<th>1937</th>
<th>1938</th>
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<td>35,133</td>
<td>38,991</td>
<td>49,068</td>
<td>65,532</td>
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<tr>
<td>Section 203 Mortgages</td>
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<td>4,837</td>
<td>8,167</td>
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### FHA-INSURED LOANS AND MORTGAGES IN INDIANA, 1940-1945

<table>
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<tr>
<td>Section 203 Mortgages</td>
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<td>34,709</td>
<td>38,149</td>
<td>39,968</td>
<td>41,918</td>
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<tr>
<td>Section 603 Defense Homes</td>
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<td>1,016</td>
<td>5,249</td>
<td>6,162</td>
<td>7,772</td>
<td>8,781</td>
</tr>
</tbody>
</table>
THE VETERANS EMERGENCY HOUSING PROGRAM HAS BEEN PASSED

Which provides that HOUSE TRAILERS built with materials obtained with HII priority must be offered for 60 days to VETERANS, their widows or other Service people.

We will have SCHULT trailers built under the VEHP as well as trailers built with "free" materials. Place your order now.

SCHULT TRAILER, Deluxe Equip. ... $2,488.00
Foster Boats and Bantam Car Utility Trailers
ACCESSORIES

AUTO COACH SALES, INC.
P.O. BOX 51
PHONE 4897
ON U.S. 20 AT JUNCE, IND 43
MICHIGAN CITY, INDIANA
<table>
<thead>
<tr>
<th>County</th>
<th># of VA loans</th>
<th>Veteran population</th>
<th>% of veterans using VA loans</th>
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<td>Fayette</td>
<td>711</td>
<td>1,960</td>
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<td>Lake</td>
<td>15,280</td>
<td>42,600</td>
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<td>Howard</td>
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<tr>
<td>Union</td>
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<td>1,830</td>
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<tr>
<td>St. Joseph</td>
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<tr>
<td>Delaware</td>
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<td>Allen</td>
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<td>3,080</td>
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<tr>
<td>Jackson</td>
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<td>Vanderburgh</td>
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<td>770</td>
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<td>Morgan</td>
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<tr>
<td>Hancock</td>
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<tr>
<td>Huntington</td>
<td>374</td>
<td>2,800</td>
<td>20.5</td>
</tr>
</tbody>
</table>
LAND USE . . . . future

Objective: To maintain a balanced land use pattern in keeping with the socio-economic development of the community.

The proposed Land-Use Plan (see plan inside back cover) assimilates the basic land pattern designed for a well-balanced future community. The plan adequately provides area for all essential community needs and coordinates desirable population density.

The future Land-Use Plan differs from the existing Land-Use Study because it is based on a more accurate plan for future development and establishes a policy for intelligent land utilization as determined through objective analysis. The Socio-economic forces, population, and the existing Land-Use studies serve as a basis for the determination of the projected future needs. Thus, the future Land-Use Plan is a technically completed enhancement of planning and is not the result of guess work.

In anticipation of an expanding population and in an effort to maintain a firm economic base for the community, the Land-Use Plan proposes construction of over 400 acres of land reserved for high density multiple-family residence and an increase at 1,000 acres of land reserved for industrial research, industrial expansion, and new industrial development.
1 of 6 Hoosier Families Operates Two Automobiles

INDIANAPOLIS (AP) — More than one out of every six Hoosier families operates two cars.

The 1960 federal housing census figures, just released, showed 1,503,148 housing units in Indiana, with 870,772 of them having one automobile available, 268,327 with two cars, 28,786 with three or more, 219,988 none.

Ohio, Owen and Warren were the only counties credited with no three-car families. However, the housing data was compiled on a sampling basis, which is subject to possible error.

The census showed only 137,837 homes without television, while 261,988 had no telephone.

Other tabulations showed 120,858 had some air conditioning, while 334,958 had food freezers.
Area's Residential Builders Racing Toward Record Year

Economist Foresees Flight to Suburbs Will Continue

$80,755,000 In State Housing Doubles 1946 Postwar Boom
## Indianapolis Metropolitan Region Population, 1940-1970

<table>
<thead>
<tr>
<th></th>
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<td>.61</td>
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<td>Hamilton</td>
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<td>5</td>
<td>.72</td>
<td>28,491</td>
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<td>.72</td>
<td>40,112</td>
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<td>.86</td>
<td>54,762</td>
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<td>Morgan</td>
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<td>.60</td>
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### Population Change in Townships in the Indianapolis Metropolitan Region, 1940-1970

- **50% increase**: Dark blue
- **25% - 50% increase**: Medium blue
- **10% - 25% increase**: Light blue
- **5% - 25% increase**: Very light blue
- **0% - 5% increase**: Light gray
- **0% - 5% decrease**: Very light gray
- **5% - 10% decrease**: Light gray
- **10% - 25% decrease**: Medium gray
- **25% - 50% decrease**: Dark gray
- **50% - 100% decrease**: Very dark gray
- **100% - 200% decrease**: Dark gray
- **200% - increase**: Very dark gray

[Map showing population change in townships in the Indianapolis Metropolitan Region, 1940-1970]
## Allen County Population, 1940-1970

<table>
<thead>
<tr>
<th>County</th>
<th>Population</th>
<th>% change from previous decade</th>
<th>% of state population</th>
<th>Population</th>
<th>% change from previous decade</th>
<th>% of state population</th>
<th>Population</th>
<th>% change from previous decade</th>
<th>% of state population</th>
<th>Population</th>
<th>% change from previous decade</th>
<th>% of state population</th>
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<td>4.9</td>
<td>281,344</td>
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<td>5.4</td>
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### Population Change in Townships in Allen County, 1940-1970

- 501%+ INCREASE
- 251%-500% INCREASE
- 101%-250% INCREASE
- 51%-100% INCREASE
- 26%-50% INCREASE
- 0%-25% INCREASE
- 0%-25% LOSS
Calls Renewal New Ghettoes For Old

By PHILIP P. CLIFORD
Star Staff Writer

Fort Wayne's 146-block Urban League's executive secretary yesterday charged that Fort Wayne's neighborhoods also need new areas replacing old ghettos with new ghettos. Renewal officials discussed the issue.

Robert R. Williams, the League official, said that the city's planning commission had not yet held any public hearings on the issue of urban renewal. He said that the League was arguing for a compromise.

The League's Housing Committee, Williams said, believes that the city should consider the new ghettos as a potential solution to the city's housing problems.

IT WOULD MEAN the opening of a new area, in the city's traditional neighborhoods, for low-income groups.

By YOKO ONO

"Many of the people," Williams said, "have a long history of living in the same neighborhood."

"Many of them," Williams said, "have lived in the same neighborhood for many years."

"They have been part of the community for many years," Williams said. "They have been part of the city's history for many years."

"It's important that they be part of the community," Williams said. "It's important that they be part of the city's history."
TOGETHER WE WILL:

Construct a beautiful home designed by leading Indianapolis architect Alden Meranda valued at $12,500.

Secure a F. H. A. insured mortgage of about $9,000 to $9,500 (This loan is arranged for you by us. The average monthly payment will be $60 which includes principal and interest).

NEIGHBORHOOD:

We have proven over the years in this program that the neighborhood which develops as a result of people like you working together is a quiet, safe and congenial one. You can be assured of owning a home near transportation, shops, schools, playgrounds and churches. All public utilities are provided—no waiting for installation. There is adequate Fire Prevention and Police Protection.

HIGH QUALITY HOUSE:

Low Maintenance Cost

Because you work on the house too, you see what goes into its construction—first class materials. This means years of less maintenance cost to you.
MR. & MRS. WM. MASON
2919 N. Brouse
Says:

WE MADE MY HOME IN KINGSLY TERRACE

• Concrete Streets  • Paved Walks  • City Water
• City Sewers  • City Gas

KINGSLY TERRACE
2500 BROUSE AVENUE

$350 DOWN FHA and VA
FROM AS LOW AS $79.50 PER MONTH
Prices start at $1,300

THE BRIARCLIFF
Three bedroom, brick and aluminum ranch features a circular floor plan including a partially finished basement, with access to driveway separating connecting dining room.

RECREATION:
• Golfing
• Swimming
• Basketball
• Picnic Area

OPEN DAILY & SUNDAY
10 A.M. - 9 P.M.

SOLD BY MEDALLION HOME INC.

Meadows  Garber  Crouse

GOLD MEDALLION HOME INC.

DEALERSHIP NO. 71
3,500 SEE CONGRESS HOMES

Families Come From Four State Area

Women Delighted With Open Home Designs

Mansion Open Monday

Open House Sunday

NOW IS QUEEN OF DESIGNERS EVEN NEW VISITORS ADMIT

Crowds All Day at Munster White Oak Manor Showing

Women's Congress Homes

See The Most Talked About Homes In A Century

OPEN HOUSE

SUN. 10 a.m. and F. M.

Women's Congress Homes

Baldwin Realty Co.
What sells a House?
Announcing These New Models in...

Brendon Park

Entrance 63rd East 46th Street • Open 1 P.M. to Dark Daily

MODERN, GRACIOUS LIVING IN BEAUTIFUL SURROUNDINGS

THE BRENDON PRESIDENT

- 2 Car attached garage
- 3 bedrooms
- Full finished basement
- 1300 sq. ft. of living space
- All brick exterior
- Aluminum windows
- 3 bedrooms
- 2 bathrooms
- 2 walk-in closets
- $18,900
- Minimum down $900

THE BRENDON EXECUTIVE

- 1 Car attached garage
- 3 bedrooms
- Full finished basement
- 1300 sq. ft. of living space
- All brick exterior
- Aluminum windows
- 2 bedrooms
- 2 bathrooms
- 2 walk-in closets
- $16,900
- Minimum down $900

THE BRENDON CENTURY

- Full finished basement
- 1300 sq. ft. of living space
- All brick exterior
- Aluminum windows
- 2 bedrooms
- 2 bathrooms
- 2 walk-in closets
- $16,700
- Minimum down $900

THE BRENDON CONTINENTAL

- All purpose 4th bedroom
- Attached garage
- Combination kitchen family room
- 2 bathrooms
- 2 walk-in closets
- $16,500
- Minimum down $850

SCHMADEKE COMPANY—Realtors

Liberty 7-7846 Fleetwood 9-3331

TODAY IS FAMILY PORTRAIT DAY

at PLEASANT HILLS

TODAY ONLY, from Noon to Eight P.M., you can get that long needed family portrait taken at Pleasant Hills and get an 8 by 10-inch print FREE! Visit Pleasant Hills, today, with the whole family and, compliments of Rogers Studios and Pleasant Hills, get that always-put-off portrait of the whole family! Roger’s professional photographers will take the picture and send you an 8 x 10 print “on Pleasant Hills.”

SEE WHY PLEASANT HILLS DARE IS... COMPARE!

The beautiful homes in Pleasant Hills will, as you will see, stand comparison with any homes being offered today. All 3-bedroom, many with garages and both and a half, these homes are priced to save your money. ANN give you-after-your-happiness and an inflation proof investment. Stop dreaming... start living. Follow the map...

LOW, LOW FHA DOWN PAYMENTS!
EASY MONTHLY TERMS
OPEN 12 TO 8

BUILT & SOLD BY ABC CONSTRUCTION CO. CALL LI 5-0202, CL 5-7661, WA 3-7393, FL 9-7347
Home Show 'Minimum House,' Built On $5,000 Budget, Planned To Aid Vets With Small Incomes

Five thousand dollars was the limit of the building budget for the "Minimum House," which plays a stellar role in the 29th Home Show.

Its companion house, built in the pit of the Fairgrounds Exposition Building, costs approximately six times as much. Yet the "Minimum House" is thoroughly modern and handsomely furnished and appointed.

"Minimum House" is the idea of three young architects, members of the firm of Vonnegut, Wright & Yenger of Indianapolis. When they returned to civic life after overseas service during World War II, they saw the plight of many veterans and their families who were obliged to double up or live in sub-standard dwellings.

The three veterans, who collaborated to offer a solution to the housing perplexities of these families with very limited incomes, are Charles T. Donegan, Alfred John Porteous, and Willard C. Wright, all graduates of the University of Illinois.

The over-all site of their modern frame house with a flat roof is 15 feet by 46 feet by 35 feet. There is a living room, 11 by 10 feet; a child's bedroom, 9 by 8 feet; a master bedroom, 10 by 8 feet; a kitchen-laundry area, 7 by 14 feet; and a bathroom. In addition, there is a storage closet 4 feet square, a guest closet of the living room, a clothes closet in each bedroom and a linen closet in the bathroom.

Like the large model house, "Minimum House" has no basement. It, too, is built upon a concrete slab. The ceiling height is 7.5 feet along one wall, raised to 8 feet along the opposite long wall. All interior walls and ceilings of the living room, dining room, and living room are of drywall construction. There is a front outside created entrance platform. There are no hallways or waste space areas.

The magnificent couple for which this house was planned has a 3-year-old child. Because of the modest income of the family, the rooms are designed to be as small as possible, with the aim of keeping the living quarters as small as possible.

THE LONG WALL of the living room is of far paneling and the other walls in yellow to make the room seem larger. Traverse curtains of yellow, brown, and other warm colors are hung on the windows. The floor here and in the other rooms is covered with black Kenville. A five-piece sectional sofa is chartreuse and the occasional chair in multi-colored striping. The dining table, located at the dining area, is square and a candlestick size. However, this table can be extended to seat six. There are two table chairs.

The kitchen, off the dining area, has a row of front windows above the sink, stove and cabinet and looks out upon the child's play yard. The windows have Venetian blinds but no curtains. An automatic clothes washer has a spot in the kitchen. The walls are cherry yellow. A window opens from the kitchen into the dinette for n Cellar service. Everything is washable in the children's room. The walls are in soft yellow and the window shade of a gray and red elephant print. A Shirred curtain on the closet above is of Roman-striped cotton. A hinged bed and shirt are of Chinese red and the bedspreads are yellow.

The master bedroom has yellow walls. The headboard is padded white Duran with removable gauze so that the color can be changed easily. The two chests match the living room chests.

VETS INSPECT DESIGNING JOB—The war veteran architects inspect construction work on the house they designed for the Home Show. It's a "Minimum House," with all up-to-date features for comfortable living at lowest possible cost for a young couple. (Left to right) Charles T. Donegan, 33 years old; William Caleb Wright, 32, and Alfred John Porteous, 29. Wright and Porteous were in the Navy and Donegan was in the signal field artillery.
Laughrey's Help National Firms Design Vinyl Siding

Home improvement is the business of Laughrey Brothers Roofing and Siding Company. Bob Laughrey has spent the past six years working in conjunction with B.F. Goodrich and the Mastic Corp. in designing the panels and accessories of the all-weather T-Lok solid vinyl siding.

Mr. Laughrey said his firm had installed the first vinyl siding in the United States, with the first panels that came off the plant in California. He has continued to work with B.F. Goodrich and Mastic Corp., on the improvement of the product and the ease of installation. The first installation job in this area by Laughrey was in Shirkville.

Bob Laughrey, associated with his brother, Al, in the business for the past 15 years, due to the illness of Al Laughrey, Bob purchased his interest in the firm. Al Laughrey, is now semi-retired and residing in Florida. Now associated with the firm is Mrs. Bob Laughrey, who is Secretary-Treasurer, and their son, Ted, is sales manager.

According to Bob Laughrey, vinyl plastic is a product from space-age chemistry that is tracking up a terrific record in durability, beauty and versatility unequaled by any other material.

Mastic Vinyl Plastic Siding Mr. Laughrey stated, makes it possible to transform a home with handsome siding that is practically maintenance free. It will not dent, warp or split. It does not absorb or retain moisture, it is easy to clean and it is not susceptible to cold and heat, even on the outside of the home. It is a solid core surface that will not split or crack.

Laughrey Brothers Roofing and Siding Company—The headquarters for modern home improvement products. Located at 3555 North Thirteenth Street.

A NEW JEWEL FOR YOUR COLLECTION
MAKE YOUR OLD PORCH GLOW WITH
JALOUSIES FROM NATIONAL
- FINGER-TIP CONTROL
- ROTO-OPERATED
- COMPLETELY WEATHER STRIPPED
- PERFECT INSULATION
<table>
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<tr>
<th>Manufacturer</th>
<th>Location</th>
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<td>Allen Homes</td>
<td>Fort Wayne</td>
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<tr>
<td>Barlow &amp; Williams</td>
<td>Indianapolis</td>
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<td>Continental Homes</td>
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<td>General Fabricators, Inc.</td>
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<td>Indiana Demountable Housing, Inc.</td>
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<td>H.L. Cooper</td>
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<td>National Homes Corporation</td>
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<td>New Century Homes</td>
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<td>Place Homes, Inc.</td>
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<td>Bremen</td>
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<td>Union Homes Corporation</td>
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<td>Walter Bates Steel Company</td>
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Alcoa Model Home
To Open Nov. 24

10-26-1957

Evansville's model home which Aluminum Co. of America is
maturing as the house of the future is scheduled for unveiling here
on Nov. 24.

The new 2,000 square foot dwelling utilizes 1,900 pounds of alu-
minum in structural, mechanical, and other applications and
is constructed at the intersection of Taylor Ave. and Plaza
Drive in a recreation of Northside Park on the East Side. Illinois
Building Supply, Inc., is handling all Alcoa in Evansville.

Here is an overall view of the new Alcoa dwelling.

The first Alcoa Care-Free Home, designed by Architect
Charles M. Goodman, is not an aluminum wonder home. It com-
prises aluminum with wood, glass, and other building materials to
create a dwelling of beauty, health, and minimum mainte-
nance.

Alcoa's Care-Free Home is a three bedroom, two bath, single-
family structure. The interior solution is complete. The exter-
ior is of every aluminum. The interior is a blend of woods, alu-
minum, and stainless steel. It is a new concept in home design.

Here is your
Dream House
made real...

ALCOA Care-Free HOME
PROPERTY TYPES

WORLD WAR II ERA HOUSING DEVELOPMENTS, c. 1940-1949

Established during the war period and into the readjustment period in response to the need to house large numbers of military personnel, industry workers, and veterans.
PROPERTY TYPES

TRANSITIONAL DEVELOPMENTS, c. 1945-1955

Typically platted before 1955, usually located within or adjacent to the community core, and commonly employed traditional frameworks in layout and design.
PROPERTY TYPES

TRACT DEVELOPMENTS, c. 1945-1965

Employed a set range of housing models in response to business models and financing needs, which also reinforced the homogeneity and cohesiveness of the development.
PROPERTY TYPES

CUSTOM DEVELOPMENTS, c. 1950-1973

Evolved in response to the maturation of the homebuyer as a sophisticated consumer and typically employed more consideration in design, layout, and configuration.
PROPERTY TYPES

PLANNED DEVELOPMENTS, c. 1950-1973

Integrated housing alongside other amenities as part of a coordinated master
development plan designed to meet a particular need.
Focused on private, single-family housing

Covers period between 1940 and 1973, extends beyond 50 year period to provide longevity and address commonalities
HOW IS A MPDF USEFUL

DOCUMENTATION
• Allows for efficient organization of multiple histories and observations collected from survey work
• Can evaluate, nominate, and register thematically-related properties and establish requirements for future properties

EDUCATION
• Informs agencies, planners, property owners, and general public about the history and significance of particular historic properties
• Provides essential information for preservation planning

EVALUATION
• Clarifies importance and provides detailed information to help make informed planning decisions and provide consistent basis for evaluating NRHP eligibility
• Can be used to both address projects on a case-by-case basis and establish preservation priorities based on historical significance
PARTS OF A MPDF

SECTION E
- At least 1
- Thematic
- Geographic
- Chronological

SECTION F
- At least 1
- Description
- Significance
- Registration Requirements

SECTION G
- Description
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   B. World War II Years in Indiana, 1940-1945
   D. Evolving Landscapes in a Changing Society, 1945-1965
   E. Residential Growth and Development, 1945-1970
   F. Confronting Indiana’s Growth, 1965-1973
   G. Conclusion

3. ARCHITECTURE, HOUSING, AND THE CONSUMER, 1940-1973
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   B. The Modern House, 1940-1973
   C. The Modern Community, 1940-1973
   D. Conclusion
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   C. Speculative House, c. 1950-1973
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G. GEOGRAPHICAL DATA

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

I. MAJOR BIBLIOGRAPHICAL REFERENCES
EVALUATING POST-WAR HOUSING IN INDIANA