

# Historic Worker Housing

---

**Investing in Historic Neighborhoods through Housing Collaborations**

Preserving Historic Places

Indiana's Statewide Historic Preservation Conference

September 2023

# Meet the SPEAKERS and their ROLES

---



**Jonathan Spodek**

Jonathan is the director of BSU's graduate program in historic preservation. He co-founded ecoREHAB of Muncie with Bill Morgan in 2009 to provide an alternative to housing demolition initiatives spearheaded by the City. Focus is on rehabilitating deteriorated housing into inviting affordable homes for our neighborhoods



**Jena Ashby**

A lifelong Muncie resident, was a program director with the Greater Muncie Habitat for Humanity for 16 years and the director of the 8twelve Coalition since 2022. The 8twelve Coalition is the backbone organizer for a collective impact community development model serving two neighborhoods on the south side of Muncie.

# Learning Objectives

---

Within core urban neighborhoods with large numbers of abandoned and deteriorating housing, demolition is often the first choice. History has shown this is not always the most beneficial strategy. These neighborhoods still have the potential to be safe, active, and sustainable communities. The rehabilitation of historic homes paired with appropriate infill is a feasible alternative to demolition. Taking a holistic approach to neighborhoods, reinvestment efforts have demonstrated the potential for sustainable, cost-effective recovery in these communities. Through collaborative partnerships and taking the long view on return-on-investment, organizations such as the 8Twelve Coalition, ecoREHAB of Muncie, Habitat for Humanity, Pathstone and others are working together to address the needs of Muncie's historically working class neighborhoods. Using by a mix of rehabilitation, sensitive infill, and thoughtful development of rental units, this work has resulted in neighborhood stabilization, increasing citizen participation, improved property maintenance, and betterment of quality of life.

- To gain an understanding of the challenges facing historic working class residential neighborhoods.;
- To explore how collaboration between community housing organizations can benefit residential communities;
- To explore how to evaluate the ROI of housing programs beyond individual project budgets;
- To demonstrate the how focused housing development programs can lead to neighborhood stability and growth.

 Automotive

Borg Warner  
Established 1901  
Closed 2009  
Peak Employment 6100

General Motors  
Established 1902  
Closed 2006  
Peak Employment 3400

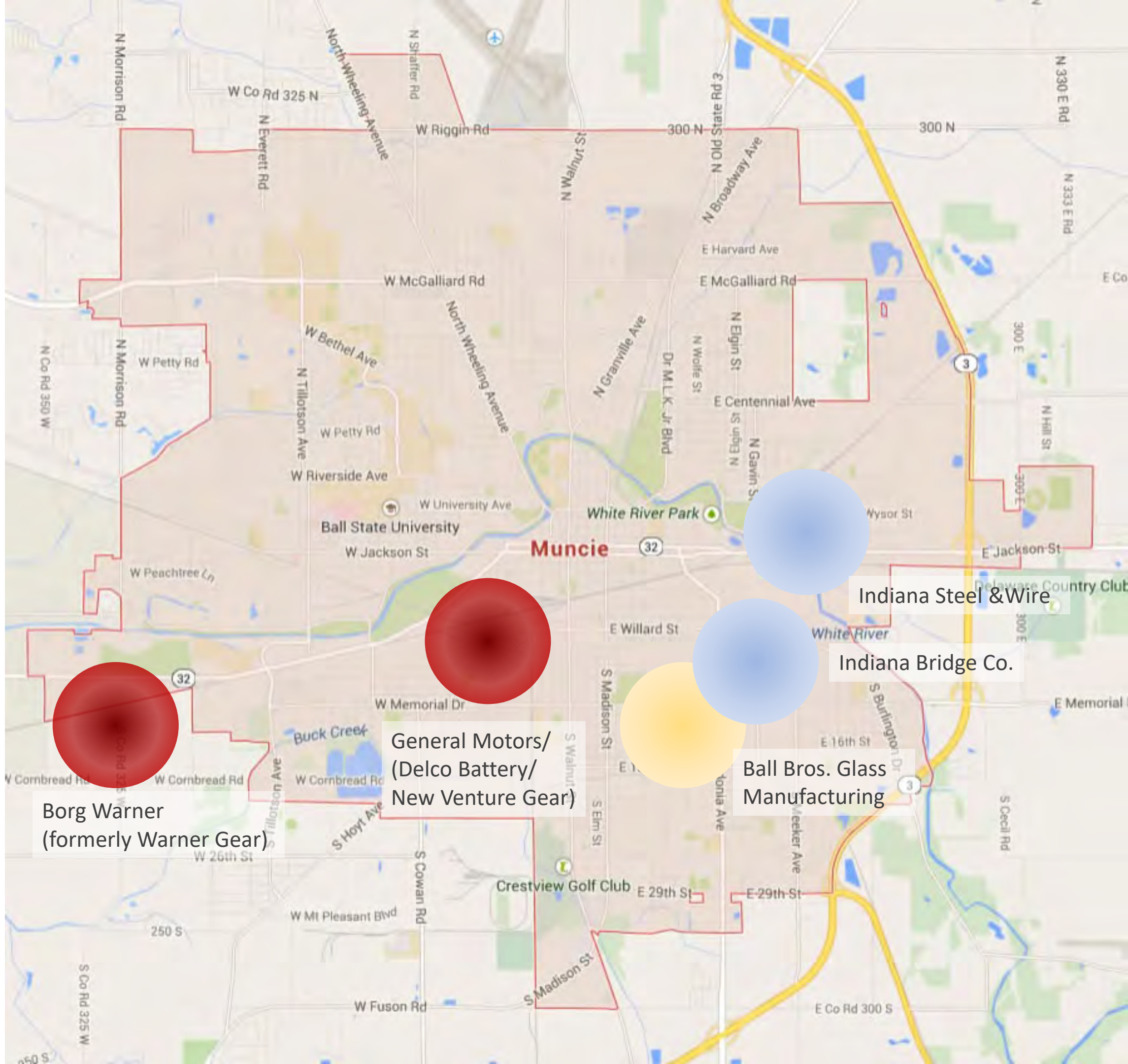
 Glass

Ball Bros Glass Mfg  
Established 1888 (Muncie)  
Plan Closed 1962  
Office Moved 1998  
Peak Employment 2275

 Steel

Indiana Steel & Wire  
Established 1904  
Closed 2002  
Peak Employment 1000

Indiana Bridge Co.  
Established 1886  
Still operating



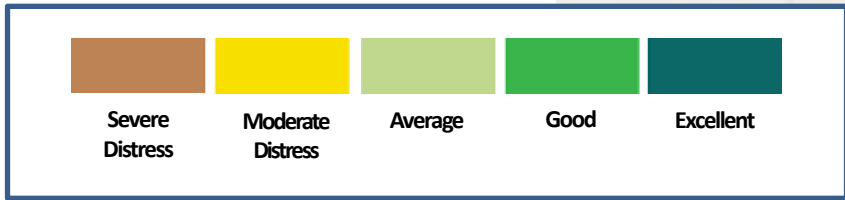
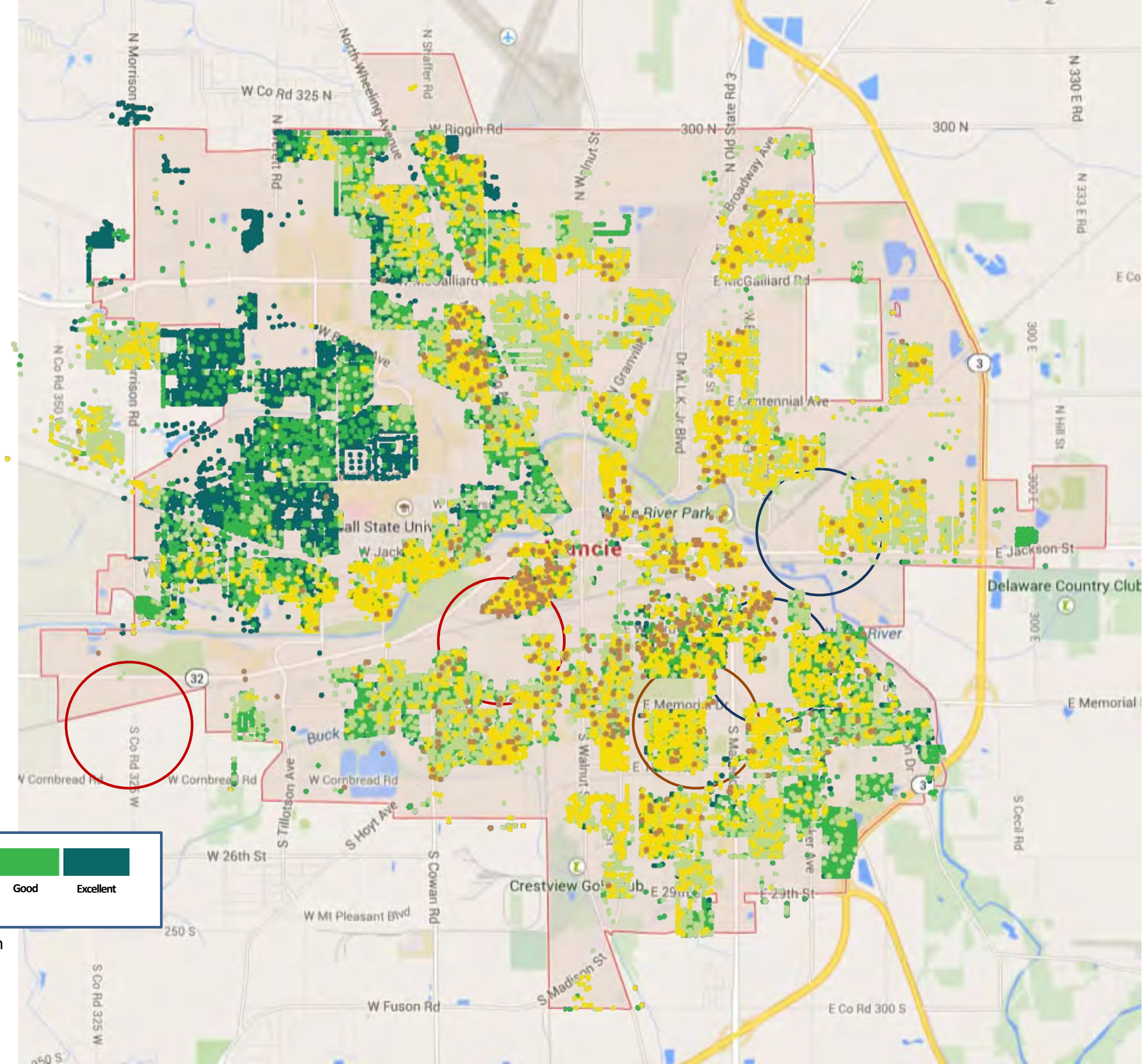
Borg Warner  
(formerly Warner Gear)

General Motors/  
(Delco Battery/  
New Venture Gear)

Ball Bros. Glass  
Manufacturing

Indiana Steel & Wire

Indiana Bridge Co.



Data compiled by Joe Fillenwarth  
With the Muncie Landbank



# Collaboration of Housing Organizations

## ecoREHAB of Muncie

ecoREHAB of Muncie emerged in 2009 from a Ball State University architecture studio designed to transform abandoned houses into sustainable homes. ecoREHAB works alongside students and community partners to rehabilitate many deteriorating structures into inviting, affordable homes for our neighbors.

## Greater Muncie Habitat for Humanity

Habitat for Humanity build and repairs houses in the greater Muncie area. Our partner families purchase these houses through no-profit, no-interest mortgage loans or innovative financing methods. They advocate for just and fair housing policy to eliminate the constraints that contribute to poverty housing.

## 8twelve Coalition

Since 2015 the 8Twelve Coalition works on neighborhood revitalization improving quality of life in focused neighborhoods. The quality of life framework is a compilation of this understanding how multiple elements work together to achieve improved quality of life

## Pathstone Indiana

Pathstone offers pre and post home education and counseling, rental counseling, landlord education, and mortgage delinquency/default resolution counseling. They have been involved in developing both housing renovation and new housing construction in east central Indiana.

## Muncie Homeownership & Development Center

Muncie Homeownership and Development Center is a HUD Housing approved housing assistance agency able to provide housing assistance to those in need. The have partnered to develop single family and apartment rehabilitation projects for income qualified residents.

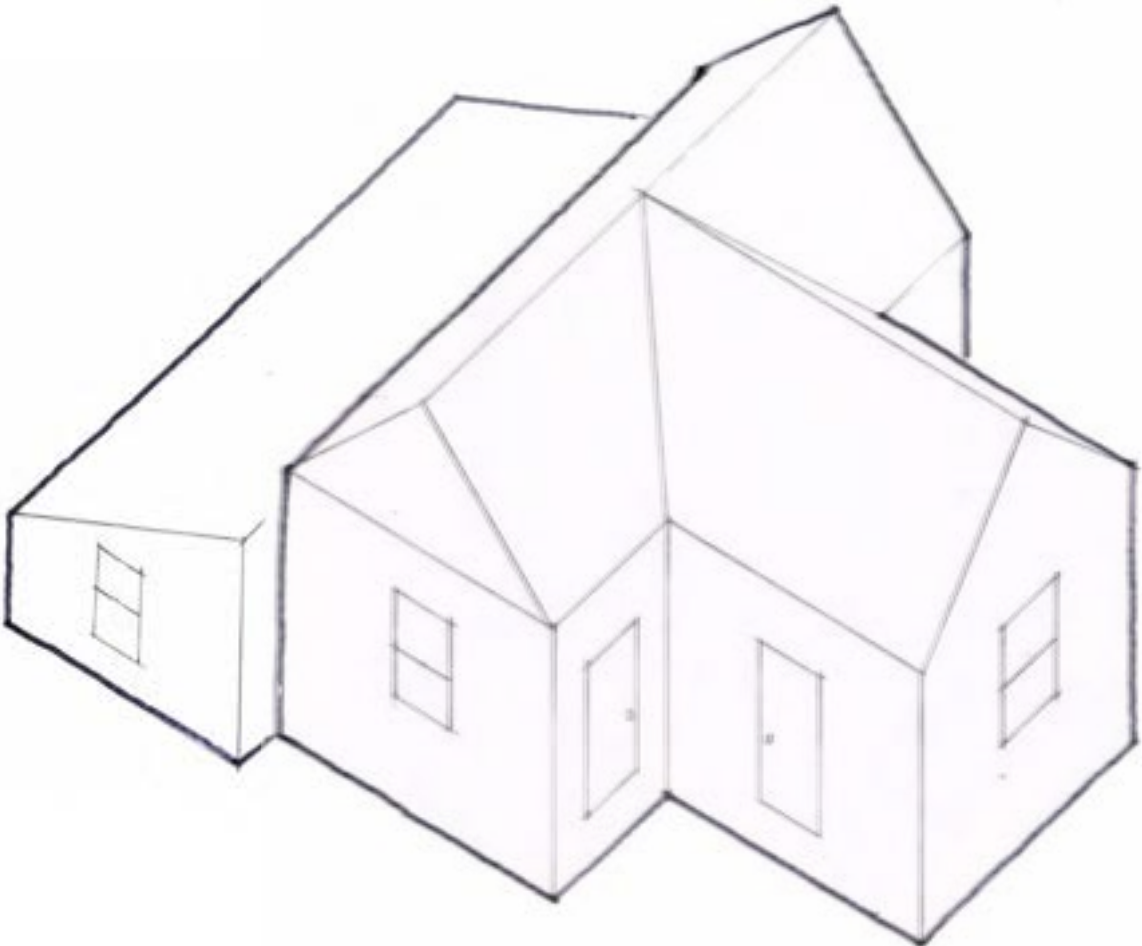
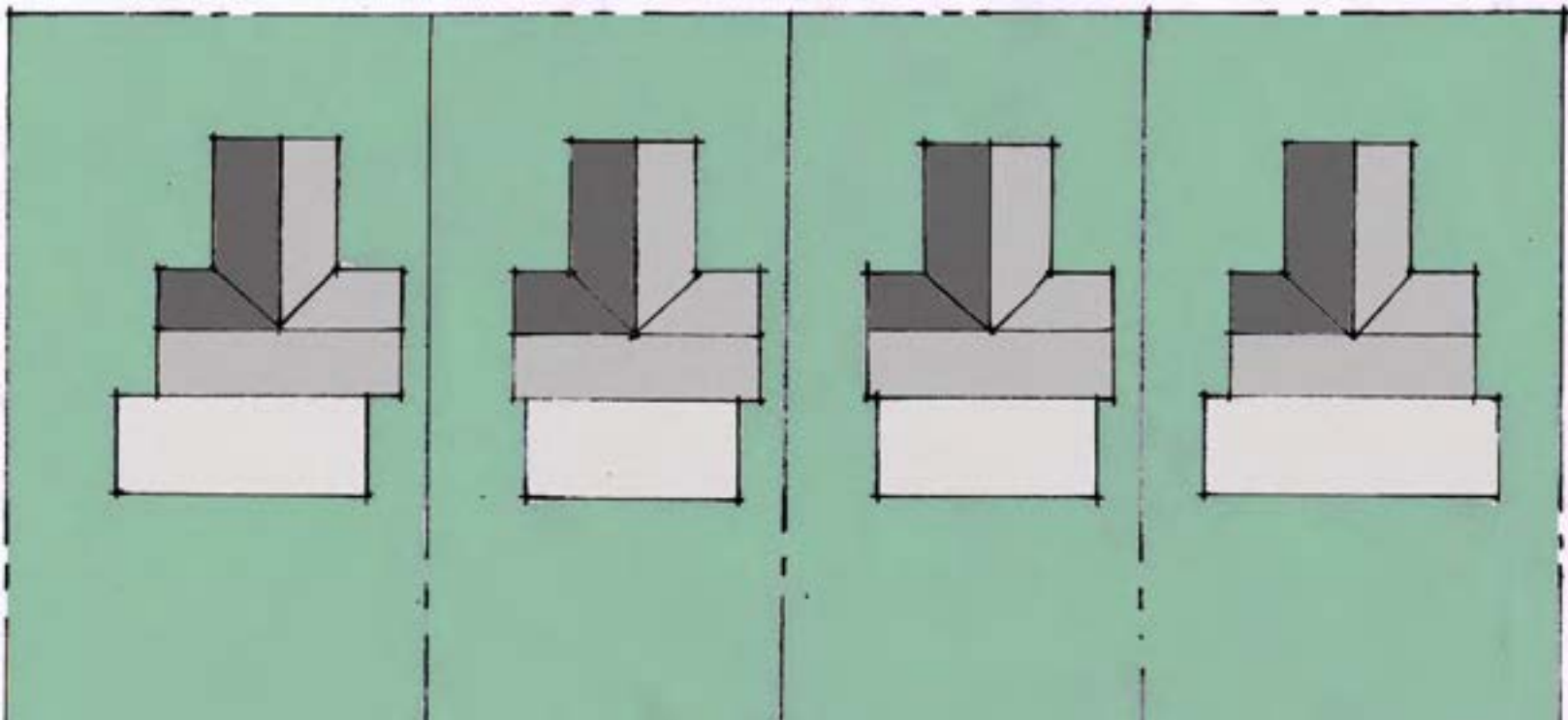
## Bridges Community Services

Bridget Community Services offers temporary and transitional housing to people experiencing homelessness and housing displacement. Sadly, after 25 year of service and advocacy, Bridges closed its doors in 2021.

## Muncie Area Career Center Construction Trades Program

Part of Muncie Community Schools, the Muncie Area Career Center is an area career and technical education school dedicated to the development of academic and career skills preparing high school students adult learners for careers and further education

# Worker Housing Typology





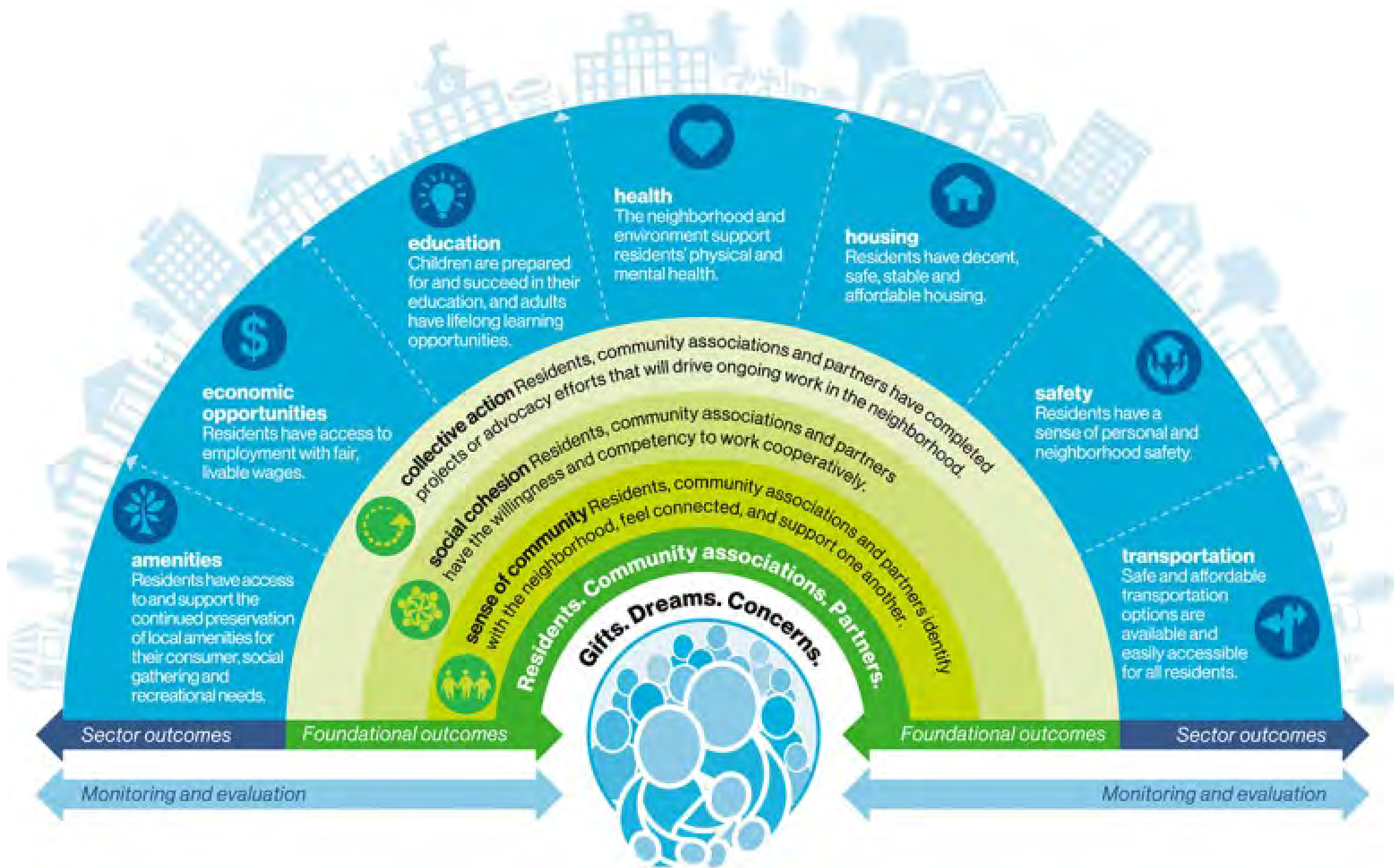


920 GROSS SQ FT





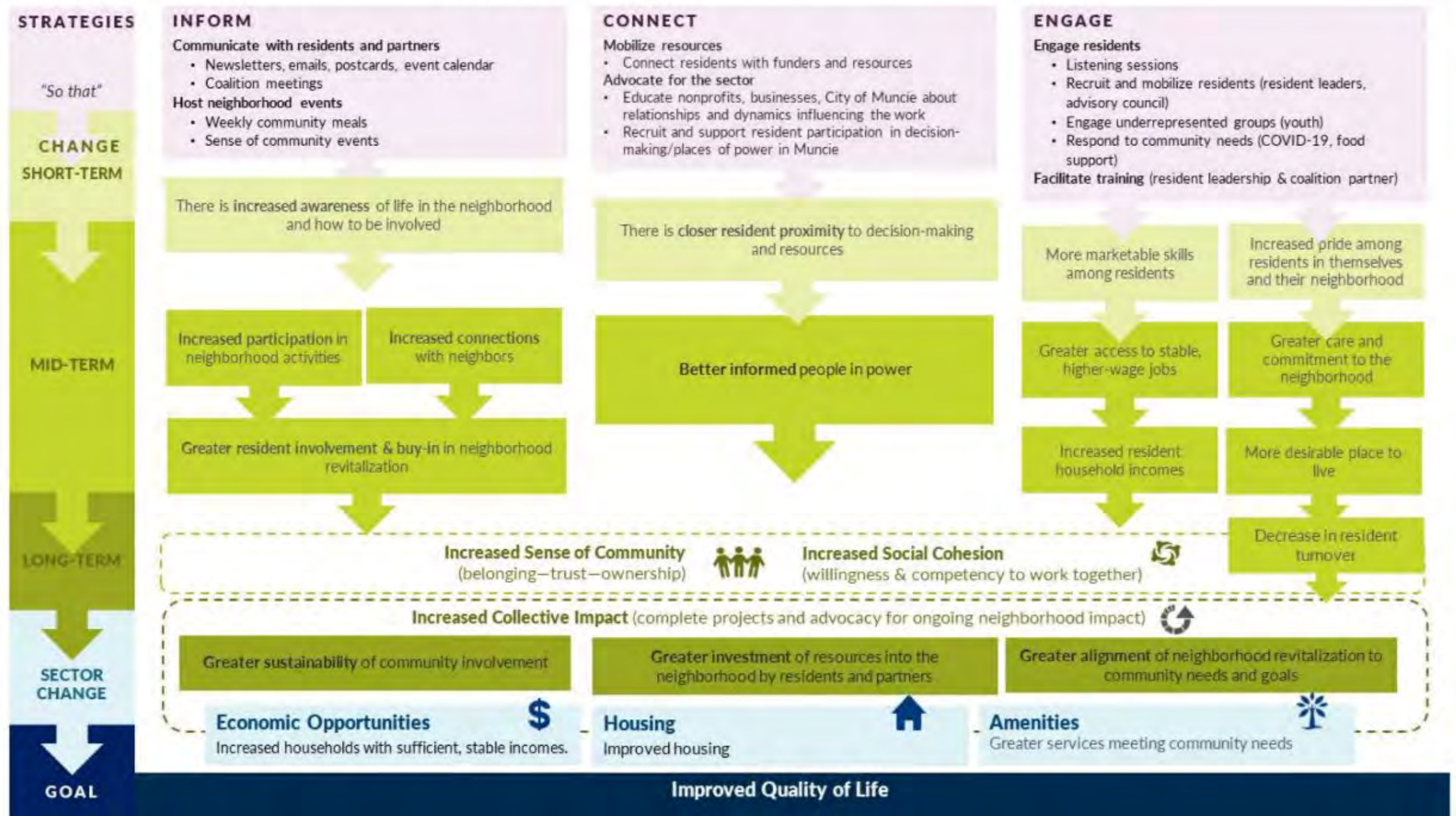


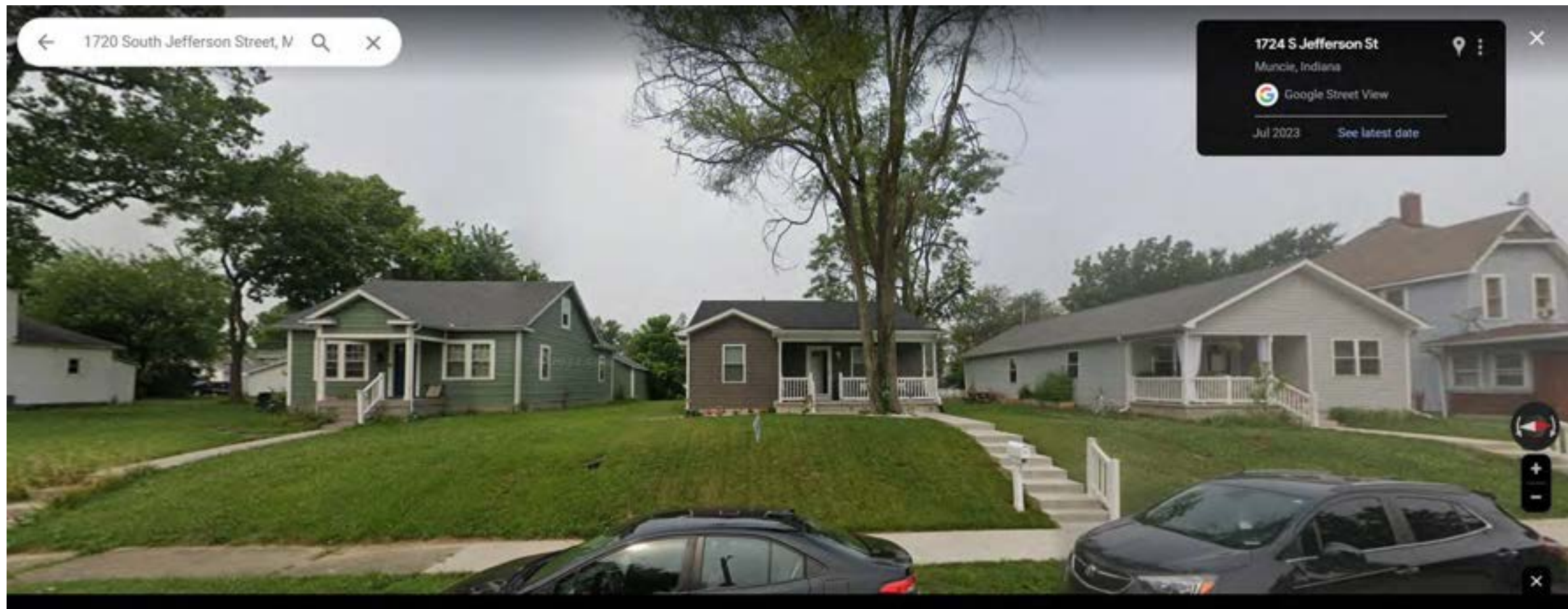


# Quality of Life Framework

FIGURE 1

# 8TWELVE COALITION | MUNCIE, INDIANA





# Engaged Residents



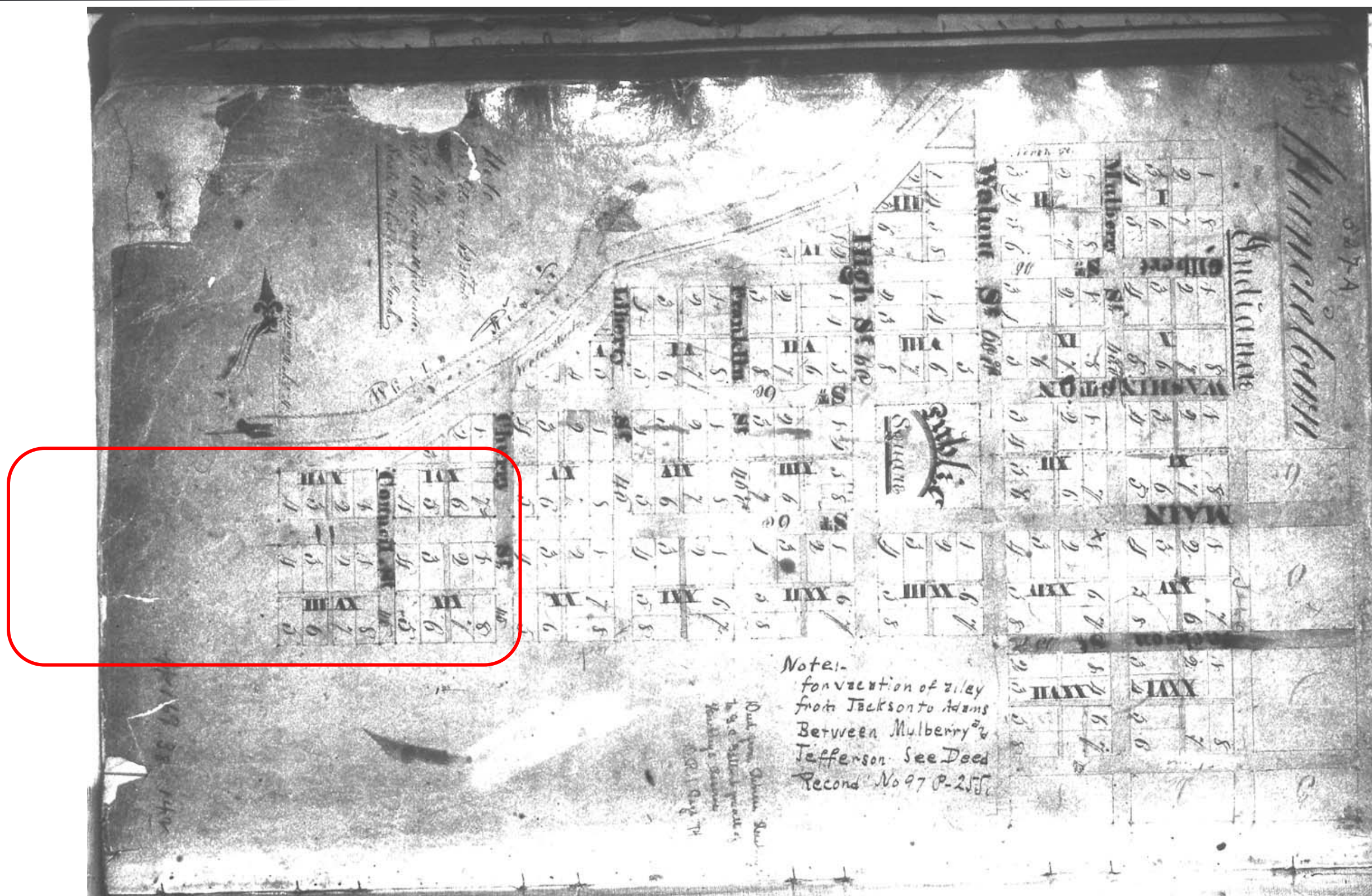
## Main Street (Old West End Neighborhood)

---





# Original Plat of Muncie (1827)



1896



1902



1911



## Neighborhood Stabilization Program

---

The Neighborhood Stabilization Program (NSP) was established for the purpose of providing emergency assistance to stabilize communities with high rates of abandoned and foreclosed homes.

Part of the Emergency Economic Stabilization Act of 2008 (Bailout Bill) following the collapse of the real estate market.

**NSP 1 & 2** – Focus on BLIGHT Reduction  
with few deliverables or direction given  
Muncie Action Plan – Community based  
planning initiative started in 2009 (1<sup>st</sup> MAP  
created in 2010) called for an increase in Blight  
Removal

=

Demolition, Demolition  
and more demolition

## Neighborhood Stabilization Program

---

### Round 3 of the NSP funding (or NSP 3)

- Needed to have measurable impact
- Required to target funds in a specific geographic area
- Needs to have measurable deliverables
- Assist households with up to 120% AMI

Muncie's Community Development office brought together stakeholders to ask

- 1) Where can this initiative have the most impact?
- 2) What should the measurable deliverables be?
- 3) How can we do more than just create vacant lots within some of the city's most under-resourced neighborhoods
- 4) Who can do this project?



Main Street in Muncie's Old West End Historic District was chosen as a target area

- Blight ridden area on major thoroughfare
- Residential neighborhood that hadn't received a lot of HUD resources
- Close to downtown and positive development would ripple into downtown adjacent areas
- 3 block area where all the projects could be located could have greater impact that spreading further out.

Unable to get single developer to take on coordination of these efforts, therefore

- Community Development created a consortium of independent organizations
- Projects were selected based on individual organization's strengths.
- Quantifiable outcomes could be easily identified
- Each project has an architect involved, did not rely solely on contractors and non-profits.

# FOCUS TURNS TO OLD WEST END

## A \$1 million-plus rehab of Main Street is under way

By Seth Slabaugh  
seths@muncie.gannett.com

MUNCIE — There have been no takers yet for a planned Habitat for Humanity home in a historic neighborhood where the city is investing more than \$1 million.

Jena Ashby, program director at Muncie Habitat for Humanity, expects that to change now that the public can see "some action happening" on the city's \$1-million-plus Neighborhood Stabilization Program 3 project in the 500-700 blocks of West Main Street.

"We've been telling families to think of it as the beginning of a bigger project," Ashby said. "It may have been hard for people to have a vision of it prior to work starting. Now that's happening."

It would be Habitat's first home in a historic district of Muncie.

Neighbors are glad that two of the city's four housing projects in the targeted blocks will be accessible to residents who earn more than the area median income.

"The Old West End has too many absentee landlords that rent to anyone just to fill the spaces, and in many cases that can lead to the kind of unsavory behavior that has become all too associated to this area," said Brad King, president of the neighborhood association. "Also promising is the new owner and property manager for Kimberly Court apartments. The

See REHAB, Page 2A

### HOW TO APPLY

To apply for ownership of Muncie Habitat for Humanity's planned Old West End home, contact program director Jena Ashby at [jashby@munciehabitat.org](mailto:jashby@munciehabitat.org), or 286-5739, or 1923 S. Hoyt Ave., Muncie, 47302.

This house at 511 W. Main St. is one three houses on this stretch of Main that will be rehabilitated by the city of Muncie. Habitat for Humanity is building a fourth.

KURT HOSTETLER / THE STAR PRESS







## Identifying Life on Main St.

What inspires a person to feel engaged with his or her community? How is a person's identity affected by their home, their neighborhood, their city, and their nation? This project seeks to ask the question, "Can a person whose identity is attached to their environment live a more sustainable life?" In order to explore this connection between identity and sustainability, we will pursue a holistic design strategy with the intention of understanding the full range of issues attached to the renovation of a single-family dwelling.



We believe that restoring identity to Muncie's existing urban neighborhoods is critical to the city's ongoing health and future development. Building upon the United Nation's definition of the Triple Bottom Line, our approach will consider design solutions under a criterion of economic prosperity, social equity, and environmental protection. Any proposed renovations to the property must be justified under this method of sustainable building practice in order to be considered a viable solution.

## For Whom Are We Designing and What Can We Contribute?

Methods of design, as defined within this project, are directed toward three specific recipients. Those recipients are: the user, the building, and the community. Each plays a significant role in their healthy revitalization of Muncie's urban core. As architects, we will attempt to understand and build upon the inherent value of each recipient. Design strategies will not only draw upon the unique needs of the individual, but will also seek to transcend scale and move toward the betterment of the collective whole.



## How Do We Measure Success?

Beginning the project with an approach of evidence-based design will allow us to build upon existing research in the field and provide a starting point from which to ask new questions. For example, research indicates that a building that has considered the principles of Universal Design will result in end product that is not only more appreciated by a diverse range of user groups, but will also result in a space that is well suited to change over the lifecycle of the building. Is it possible to imbue a struggling neighborhood with a fresh sense of identity through the completion of one or two completed renovations? Maybe, or maybe not... Perhaps what is important is the mental shift by which we begin to create dialog about the future of our downtown communities.



# NEIGHBORHOOD & SITE



site plan 1" = 10'



CORNER PERSPECTIVE



AERIAL SITE PERSPECTIVE



PERSPECTIVE LOOKING EAST

## social equity

- **spatial orientation** - bus shelter as anchor for the community
- **The individual & citizenship** - flexible plans & neighborhood collaboration
- **placemaking** - continuous urban wall with street trees creates an "outdoor room"
- **privacy & proxemics** - urban wall protects private backyard space
- **informal surveillance** - eyes on the street, bedrooms on second floor

## economic prosperity

- emphasis placed upon efficiency of passive and mechanical systems
- promotion of public transit
- granny flat apartments presented as investment opportunity for homeowners
- local economy strengthened by returned investment to the downtown
- development money redirected from suburban to urban areas

## environmental protection

- durability & life-cycle of products
- reduced carbon emissions
- protection of urban fabric against vacancy & blight
- Encourage reuse of existing building features & promote redirection of construction waste from landfills
- Promote "greening" of adjacent property to maintain clean streets and reduce heat island



1ST FLOOR INTERIOR



STAIRWELL



1ST FLOOR INTERIOR



FIREPLACE



NORTH ELEVATION



STAIRWELL

# 511 WEST MAIN

## ● opportunities

- second floor patio space/roof garden
- maximize natural light (strong south light; mild east/west light)
- potential for PV or solar hot water panels on south slope of roof
- passive ventilation aided by cooled in-between space on sides of house
- tankless water heaters
- locate plumbing fixtures on as few walls as possible (reduce material consumption and cost)
- well-insulated roof; sealed building envelope
- deciduous trees for sunlight management
- back yard space becomes shared
- easy access to basement
- moisture management

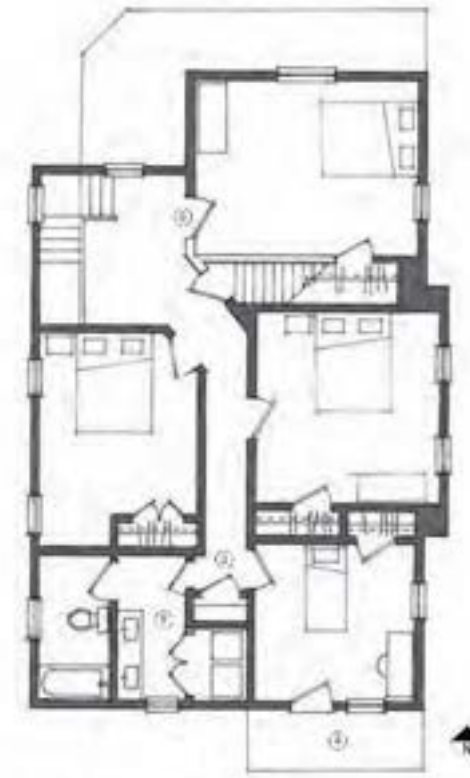
## ● unique characteristics

- proportions
- cast iron tub
- woodwork/trim
- wood floors
- solid wood doors
- transoms
- front porch

# 503 W MAIN ST.



- |                              |                                  |
|------------------------------|----------------------------------|
| ① REMOVE ADDITION            | ⑪ EFFICIENCY KITCHEN             |
| ② REMOVE CHIMNEY STACK       | ⑫ OPEN PLAN GRANNY FLAT          |
| ③ ELECTRICAL SERVICE         | ⑬ REPAIR/MATCH WOOD DOORS        |
| ④ STRUCTURAL DEFICIENCY      | ⑭ VISUAL ACCESS TO BACKYARD      |
| ⑤ EXISTING MASONRY FIREPLACE | ⑮ REPAIR TRANSOMS ABOVE DOORS    |
| ⑥ PARTIAL REMOVAL            | ⑯ ACCESS TO SHARED BACKYARD      |
| ⑦ STAIR TO ATTIC SPACE       | ⑰ COVERED REAR ENTRY             |
| ⑧ SUB-FLOOR MISSING          | ⑱ MECHANICAL ROOM                |
|                              | ⑲ DIVIDED BATH SERVES 4 BEDROOMS |



EXISTING FLOOR PLANS 1/8" = 1'-0"

PROPOSED 1ST FLOOR PLAN 3/16" = 1'-0"

PROPOSED 2ND FLOOR PLAN 3/16" = 1'-0"



INTERIOR PERSPECTIVE



NEIGHBORHOOD CONTEXT



PASSIVE SOLAR DIAGRAM



EXISTING CONDITIONS



## social equity

- Open side yard for public use such as a bus shelter or communal sitting area
- direct pass through from front porch to communal backyard space
- front porch links home & street
- baseline standard of living exceeded by offering adaequet spaces for typical families

## economic prosperity

- Granny flat/studio apartment will generate income for homeowners
- Utilize efficient appliances
- Utilize passive over active systems
- Potential for walkability/proximity to downtown necessities
- strategies for low initial cost to save first-time homeowners money

## environmental protection

- Restore wood surfaces
- Maximize daylight
- Use solar hot water
- Design for passive ventilation
- Plant trees to reduce solar gain
- Install efficient appliances
- communal garden space
- minimize onsite water usage





Initial Development Projects



Projects Completed after initial phase

# Take Aways

- ROI cannot solely be measured with dollars but also wealth creation, community investment, household stability, reduction of blight, etc.
- Community Input and Visioning is critical for success
- There a need to look beyond each individual project and create larger goals and objects for each initiative.
- Bringing together a coalition of different organizations each with unique expertise. Work with the organization that best suits each project as not all projects are the same and not all organization have the same strengths
- These efforts cannot be approach with a “Flipping” mentality. Decisions must be made that helps the project contribute to the larger objectives.
- Involve architects and design professionals to help with both a masterplan and individual components of the masterplan.
- Where you start will likely not be where you end up – flexibility is a necessity