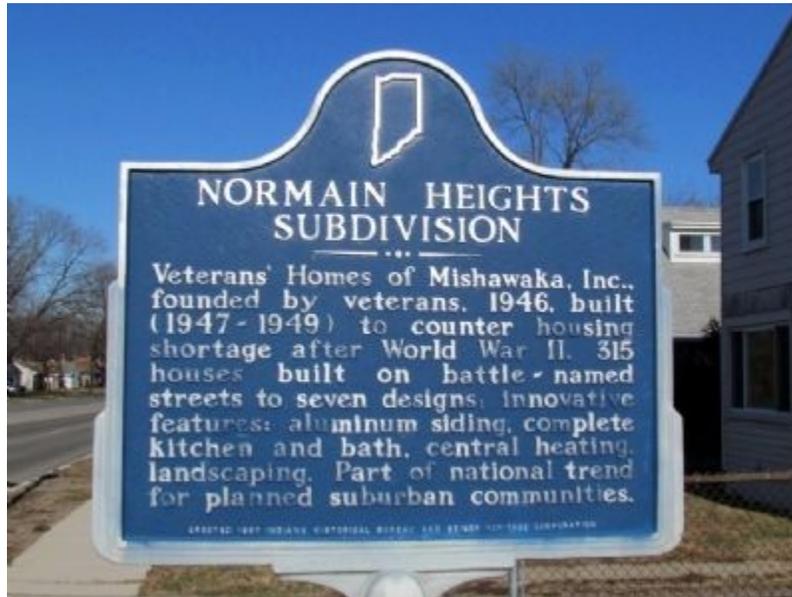


Normain Heights

Conservation District Guidelines



MISHAWAKA
HISTORIC
PRESERVATION
COMMISSION

Mishawaka Historic Preservation Commission
City of Mishawaka, Planning Department
600 East Third Street
Mishawaka IN 46544
Phone: (574) 258-1625

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INTRODUCTION

A Conservation District is not the same as a Historic District but, will protect our homes from being moved or demolished. In a Conservation District, only new construction (should the need arise), demolition and moving of buildings shall be reviewed by the Mishawaka Historic Preservation Commission. The Commission does not regulate modifications or additions to existing home structures, although voluntary suggestions are available within this ordinance.

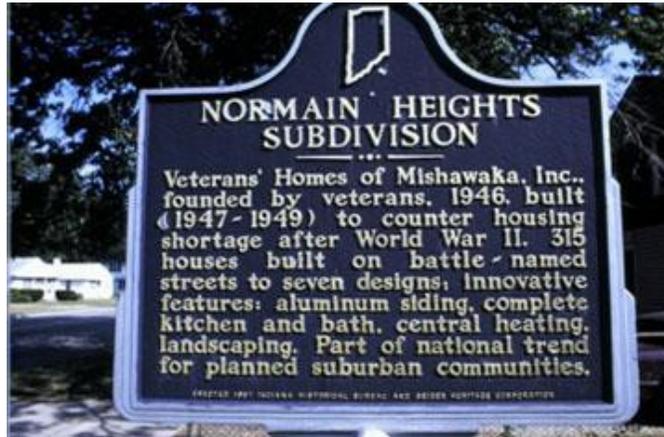
The goal is to harmonize new buildings and renovation with the historic fabric that remains. The guidelines are not meant to restrict creativity, but to set up a framework within which sympathetic design will occur. Within such a framework, there can be many different design solutions which may be appropriate. The intent of these design guidelines is to maintain the integrity of our mid-century neighborhood, as originally constructed; to protect property values for home owners; and to keep single family homes where they have been built traditionally; to regulate the building of new homes, assist with renovation and moving of existing homes. The following guidelines regulate new construction, should such a circumstance arise. They do not regulate modifications or additions to existing home structures, although we do suggest voluntary use of them as guiding principles.

The Normain Heights Neighborhood is zoned R-1 Single Family Residential which permits only single family style homes. Ideally, a new building in the Norman Heights Conservation District (NHCD) should fit seamlessly into the fabric of the neighborhood. The continuity of the streetscape, as seen from the road, should be consistent with the contributing buildings already on the street, maintaining existing scale, density, and atmosphere. The objective of the NHCD is to ensure the quality and compatibility of infill (new construction) by explaining the details that add value and reference in this historical neighborhood.

The Normain Heights Neighborhood Association has been active for many years, seeking to promote a safe and harmonious living environment for its residents, to protect this special place from incompatible development, and to preserve our valuable mid-century homes from destruction. The NHCD was implemented to help preserve our unique residential housing and to provide stability in a neighborhood where non-owner occupied homes are increasing. The distinctive makeup of our neighborhood should ensure that people are likely to purchase homes here and to work together for the enhancement of the neighborhood over time. With support from the Mishawaka Historic Preservation Commission (MHPC), we have established these design guidelines for any future changes in our NHCD, to preserve the historic character of this neighborhood. In Normain Heights, we value our history and the diverse families who live here and have pride in our neighborhood, all of which encourage us in this endeavor.

Building a History Together: Normain Heights

[Adapted from the National Register of Historic Places Nomination]



The subdivision acquired its name from a combination of its “northern” location along “main” street. The addition of “heights” was a common naming practice across the country for new housing developments.

The Normain Heights subdivision was born of a partnership between veterans, community organizations, government, and businesses. A housing shortage spread across the United States following World War II due to the decreased construction before and during the war and on the return of millions of veterans looking to start a family. As veterans flocked to the job-rich industries in Mishawaka and nearby South Bend, Mishawaka city government responded by appointing J.A. Riggs as Housing Coordinator in January of 1946 and the Chamber of Commerce formed a housing committee. It would be the veterans themselves, however, that would find an unprecedented solution to their housing needs.

The Plan

The American Legion Post 161 and the Veterans of Foreign Wars Post 360 both setup committees to overcome the housing challenge. These veterans’ organizations also enlisted the help of the United Rubber Workers of America Local 65, which was the labor union at the largest employer in the area, the United States Rubber Company. Together, they formed a non- profit organization called Mishawaka Vets’ Homes, Inc., which aimed at finding a collective use for the federally-backed home loans that veterans were guaranteed through the GI Bill.

According to the Veterans Administration, between 1944 and 1952, the federal government backed over two million home loans for World War Two Veterans. Normally at the time, veterans would seek loans individually and housing subdivision projects were privately developed. Instead, Mishawaka Vets’ Homes decided to develop a subdivision by veterans for veterans.

Preliminary plans from development engineer Robert L. Pine sketched a new housing subdivision that would include local businesses, churches, a park, and a school. The design included 315 houses for low to middle-income families that sat along six curved avenues, all named after World War II battles: Ardennes, Palau, Saint Lo, Bastogne, Leyte, and Guam. These avenues sat between Main Street, which was extended from the South, and the new Normandy Drive to the east. All of the pieces began to fall in place. Private investment companies funded the project loan totaling \$2,499,000, setting in motion the plans to purchase an eighty-acre farm plot from the Felton family and start

construction. Within a month of gaining non-profit status in August 1946, nearly one hundred veterans placed the required \$300 down payment on a home.

Every effort was made to cut costs and lessen the burden of buying a new home for each veteran. Organizers even invited community members to enter the property and harvest firewood for their own needs in hopes of clearing the land for free. The streets, curbs, sidewalks, sewer, and water lines were all in place and factored into the price of each home by the groundbreaking for the first house in November 1947. Within a year, over seventy houses were completed; landscaping and all. September 1949 marked the completion of all 315 houses, with nearly three quarters of them occupied. But what did the houses look like?

The Houses

The leadership of Mishawaka Vets' Homes wanted to provide the new homeowners in Normain Heights with a home that they could take pride in and would last. They made certain that these homes would not be prefabricated and would offer veterans the opportunity to customize their new homes. To do so, Architect Karl Schwartz created seven different designs that helped avoid the "cookie-cutter" look of most other post-war housing developments. The designs included four one-story variations, a one-and-a-half story, a split level, and a two-story house (See Design Guidelines for more details). Some were built to a mirror-image of the design or aligned differently on the lot to distinguish them from others. Among the designs, the one-story house with three bedrooms and a basement was the most popular.

Local labor and donated materials like aluminum siding from the Reynolds Company, allowed the veterans to build their fully-equipped homes on site while saving money and stimulating the local economy. The aluminum siding undoubtedly contributed to a modern, uniform appearance across the entire subdivision and became a dominant aesthetic in the neighborhood. Other detailing included double-hung wood windows and a signature picture window that provided light to the living rooms on several of the style options. Veterans and their families found their houses on move-in day fully-equipped with a kitchen and their choice of a gas, coal, or oil furnace.



Four Square, One and Half Story, 2 Bedroom

The Legacy

Normain Heights remains as a proud and patriotic working class neighborhood in Mishawaka. Homeowners have modified and adapted their houses as their needs changed over the years, but most of the houses remain and stand as a testament to the times. While the very construction of Normain Heights and its battle-named streets honor World War Two, the subdivision also retains its war memorial. The original engraved stone monument was dedicated in October of 1948 in memory of Pfc. John F. Nagy, who according to the *South Bend Tribune*, represented "all those in the armed

forces who made the supreme sacrifice.” After repeated collisions with automobiles at the intersection of Normandy and Guam Avenues, the first memorial was replaced with a new memorial consisting of four artillery shells in 1991.



World War Two Memorial at the Intersection of Normandy and Guam Avenues

Most importantly, the families who first moved there between 1948 and 1949 still have a presence in the neighborhood. By the time of the nomination to the National Register of Historic Places in 2002, 9% of residents were still the original veterans or their widows, and over twenty of their children returned to raise their own families.

For the complete history of Normain Heights, please see the National Register of Historic Places nomination form provided by the Indiana Department of Historic Preservation and Archaeology.

SUBDIVISION STYLE AND DESIGN

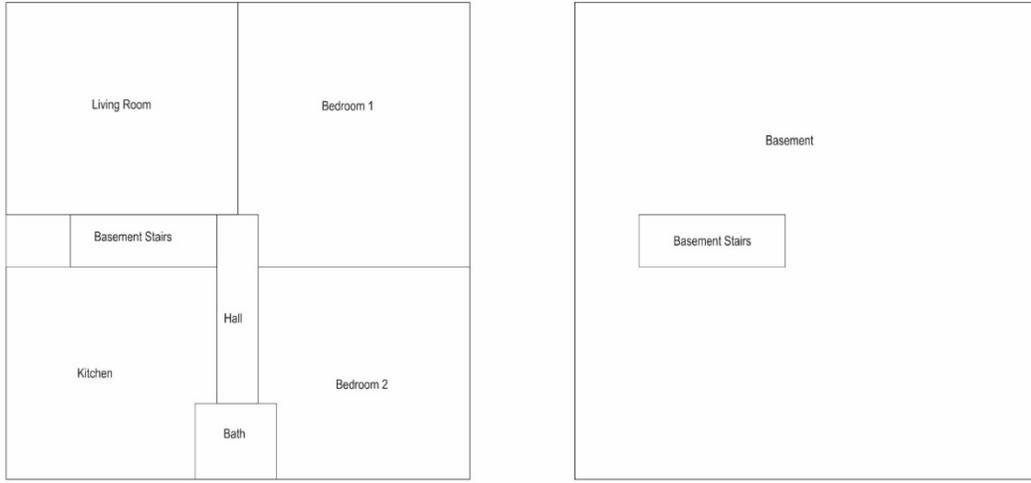
Traditional Post War Tract House Forms

The area included in the Normain Heights Conservation District displays housing forms and styles that were primarily constructed in the mid to late 1940's. These forms reflect the Tract Home style of development. Tract housing is a type of residential development in which many identical or nearly identical homes are built adjacent to one another. These "Cape Cod" style dwellings had a simple rectangular plan with a single gabled roof and a centered front door under a low eave. The high demand for housing for returning veterans prompted housing communities such as Normain Heights to spring up all across the country.

The contributing homes as –built during the Veterans Affairs program dates and located in the Normain Heights neighborhood are single family dwellings comprised of seven style variations with a basement or slab foundation design, which have not been significantly altered since being built, which underscores that these high-quality homes remain durable examples of their kind. There are a number of unique style characteristics of these homes. Many of the single family ranch homes were one story, had a low horizontal form, and had a concrete slab foundation or basement, had a low pitched hip roof constructed with asphalt shingle, wood double-hung or casement windows. Many had large single pane picture windows or window walls. The one and a half story houses were simple with modest details. They had a low or intermediate roof pitch, gable roof design, relatively small windows with a wood frame, and these typically did not have attached garages or carports.

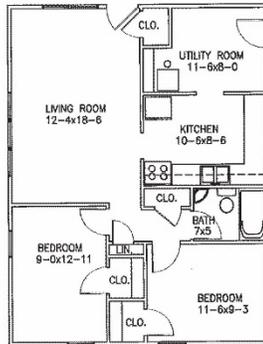
House Inventory

2 Bedroom With Basement



*Two-Bedroom with basement: Bastogne
(Photo Credit: Ruth Pavich)*

2 BEDROOM WITH SLAB



FLOOR PLAN

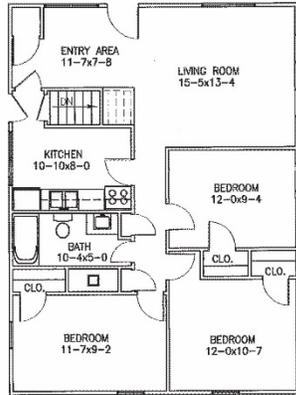
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MORMAIN HEIGHTS
VETERANS HOMES OF MISHAWAKA
BUILT IN MID 1940'S



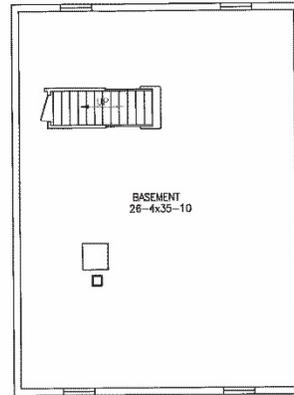
*Two-Bedroom slab: Palau
Photo Credit: Mary Beth Torma*

3 BEDROOM WITH BASEMENT



FLOOR PLAN

SCALE: 1/8" = 1'-0"



BASEMENT PLAN

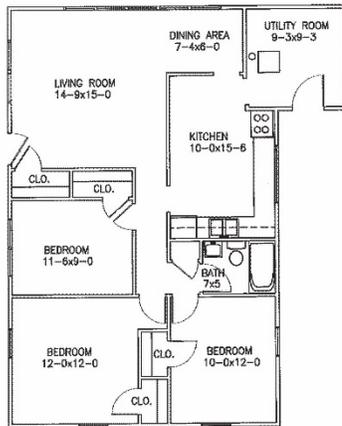
SCALE: 1/8" = 1'-0"

MORMAIN HEIGHTS
VETERANS HOMES OF MISHAWAKA
BUILT IN MID 1940'S



Three-Bedroom with basement: St. Lo
Photo Credit: Mary Beth Torma

3 BEDROOM WITH SLAB



FLOOR PLAN

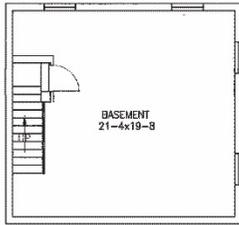
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MORMAIN HEIGHTS
VETERANS HOMES OF MISHAWAKA
BUILT IN MID 1940'S

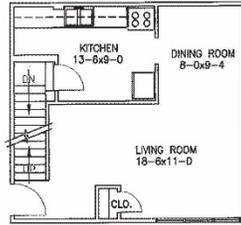


*Three-Bedroom slab: Normandy
Photo Credit: Mary Beth Torma*

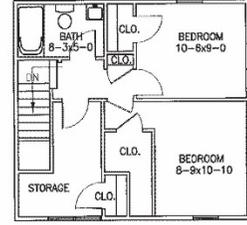
4 SQUARE WITH BASEMENT



BASEMENT PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



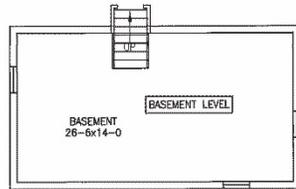
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

MORMAIN HEIGHTS
VETERANS HOMES OF MISHAWAKA
BUILT IN MID 1940'S



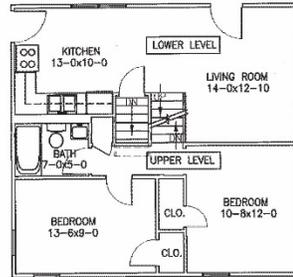
Four Square: Guam
Photo Credit: Mary Beth Torma

TRI-LEVEL



BASEMENT PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

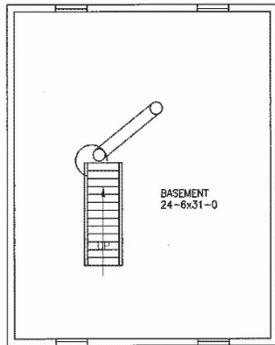
SCALE: 1/8" = 1'-0"

MORMAIN HEIGHTS
VETERANS HOMES OF MISHAWAKA
BUILT IN MID 1940'S



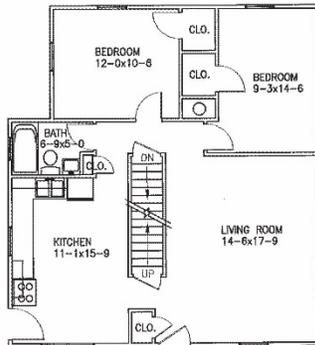
Tri-Level: Ardennes
Photo Credit: Mary Beth Torma

1 1/2 STORY WITH BASEMENT



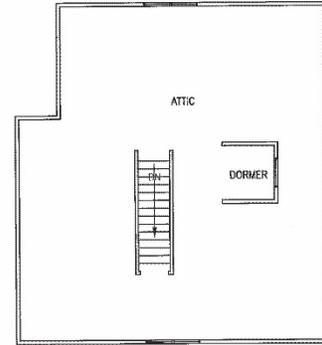
BASEMENT PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



ATTIC FLOOR PLAN

SCALE: 1/8" = 1'-0"

MORMAIN HEIGHTS
VETERANS HOMES OF MISHAWAKA
BUILT IN MID 1940'S



Story and a Half: Leyte

TERMINOLOGY AND DEFINITIONS

Historic District: A full Historic District regulates all exterior changes to a property, site or setting.

Conservation District: A Conservation District is a less regulated version of a historic district. In a Conservation District only new construction of a principal new building, demolition and moving buildings are reviewed by the Mishawaka Historic Preservation Commission.

NHCD: Normain Heights Conservation District

MHPC: Mishawaka Historic Preservation Commission

ARCHITECTURAL INTENT

PRIMARY BUILDINGS

Definition: A primary building is the single family dwelling occupying a single lot.

GUIDELINES

The following guidelines relate to the construction of any new primary building. Designs based on the floor plans and complementing articulation within this document are considered appropriate. Contributing buildings in the NHCD should be studied for their characteristic design elements, either directly or in the Norman Heights Neighborhood Inventory. Significant features define compatibility, such as rooflines, entryways, how a house is set on its foundation, chimneys, gables, overhanging eaves, and porches. When analyzing the design of contributing buildings, consider original materials and designs, rather than later modifications to the buildings.

MASS

Definition: The three dimensional outline of a building.

Depending on floor plan and building height, buildings in the NHCD may reflect one of the seven types of mid-century house form found within the neighborhood.

Recommended

The total mass and site coverage of a new building should be consistent with adjacent contributing buildings. The massing of the various parts of a new building should be characteristic of adjacent contributing buildings.

Consider the mass of all building parts (i.e., house, attached garage, integrated porch, and breezeway).

FOUNDATION/ FIRST FLOOR ELEVATION

Definition: The supporting base upon which a building sits and the finished elevation of the first floor living space.

Recommended

New construction first floor elevation and foundation height should be consistent with contiguous contributing buildings. New construction first floor elevation and foundation height should fit into the natural (not man-made) gradient of the land.

BUILDING MATERIALS

Definition: The visual, structural, and performance characteristics of the materials visible on a building exterior.

Recommended

Building materials, whether natural or man-made, should be visually compatible with surrounding contributing buildings. When hardboard, vinyl, or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood.

OPENINGS/FENESTRATION

Definition: The design, arrangement, and proportioning of windows, doors, and openings.

Recommended

Paying attention to the proportion of openings in a wall visible from the street can help blend new construction into the streetscape.

OTHER ARCHITECTURAL DETAILS

Definition: These items extend the mid-century house mass into the landscape.

PATIOS AND PORCHES

Definition: Flat constructed areas, adjacent to the house, which extend the living space into the exterior environment.

Recommended

Building materials include laid brick, concrete, stone, and wood.

ACCESSORY STRUCTURES

Definition: Any structure secondary to the principal building on the lot.

Recommended

If the new structure is a garage, every effort should be made to ensure a detached layout to an existing house. This is the most compatible solution. New structures accessory to primary buildings should be visually compatible in shape and materials with existing NHCD patterns.

PARKING & STORAGE ACCESS

Definition: Locations of driveways and access to storage of all vehicles, including but not limited to cars, RVs, boats, ATVs, etc.

Recommended

Driveways should be built with direct access to parking or storage structures and pass along the side or rear of the primary building. Oversized parking pads in view of the street are discouraged.

CONTEXT FOR NEW CONSTRUCTION AND REPAIR

CONTEXT FOR NEW CONSTRUCTION

SUBJECT TO REVIEW AND APPROVAL

Standards and guidelines serve as aids in designing new construction which reacts sensitively to the existing context. The most important first step in designing new construction in any conservation district, therefore, is to determine just what the context is. Contributing properties are important to the density and continuity of the NHCD. Every site possesses a unique influence, which comprises the contributing buildings immediately adjacent, the nearby area (often the surrounding block), a unique sub-area within the district, and the district as a whole. Generally, new construction will occur on sites which fall into the following categories. For each one described below, there is an indication of the influence to which new construction must be primarily related.

SITE CATEGORIES

Primary Site. A site upon which there is already an existing historic primary structure. New construction usually involves the construction of an accessory building such as a garage.

Context: New construction must use the existing historic building as the most important, perhaps only, context. It should not overwhelm in scale or proportion and should not exceed the height of the primary building.

Isolated Lot. This is usually a single vacant lot which exists in a highly developed area with very few if any other vacant lots in view.

Context. The existing contributing buildings immediately adjacent and in the same block and the facing block provide a very strong influence to which any new construction must primarily relate.

SETBACK

Definition: The distance a building is set back from a street or property line.

Recommended

A new building's setback should conform to the setback pattern established by the existing block context. On corner sites, the setbacks from both streets must conform to the context. Structures that are much closer or further from the street than the vast majority of houses in a given block should not be used to determine appropriate setback.

ORIENTATION

Definition: The direction a building faces.

Recommended

New buildings should be oriented toward the street in a way that is characteristic of surrounding contributing buildings.

BUILDING ENTRY

Definition: The actual and visually perceived approach and entrance to a building.

Recommended

New buildings should reflect a similar sense of entry to that which is expressed by surrounding contributing buildings.

SPACING

Definition: The distance between contiguous buildings along a block face.

Recommended

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

BUILDING HEIGHT

Definition: The actual height of buildings and their various components as measured from the ground's existing grade at the foundation, relative to the grade of the street that the building faces.

In NHCD, the topography of the subdivision is flat; therefore, new construction must blend and flow with the existing topography. The NHCD encourages uniform maximum building height found within the existing inventory of historic homes and subject to the City of Mishawaka, Land Development Code.

Recommended

Generally, the height of a new building should fall within a range set by the highest and lowest contiguous contributing buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range.

BUILDING OUTLINE

Definition: The silhouette of a building as seen from the street.

Recommended

The basic outline of a new building, including general roof shape, should reflect building outlines typical of NHCD. The outline of new construction should reflect the directional orientations characteristic of the existing contributing buildings in its context.

MISHAWAKA LAND DEVELOPMENT CODE

https://www.municode.com/library/in/mishawaka/codes/code_of_ordinances?nodeId=PTIILADECO

MISHAWAKA – HISTORIC PRESERVATION COMMISSION

Created in 1990, the Mishawaka Historic Preservation Commission is a group of citizens appointed by the mayor with the goal of educating city residents about the methods and merits of preservation, and safeguards the City's historic and cultural heritage by working to preserve sites of significance.

The main goals of the Mishawaka Historic Preservation Commission are to:

1. Work with Neighborhoods to create Historic Districts and Preservation Guidelines.
2. Help homeowners protect and preserve their properties.
3. Provide FREE professional advice to city residents.
4. Create public enthusiasm for the protection of the unique character of the community's past, present and for the future.

STANDARDS FOR MOVING BUILDINGS AND DEMOLITION

Subject to Review and Approval

Demolition: The complete or substantial removal of any structure within the Normain Heights Conservation District.

A **Certificate of Appropriateness** must be issued by the MHPC before a demolition permit is issued by other agencies of the city and before work is begun on the demolition of any building within the NHCD. This section explains the type of work considered to be demolition, as well as the criteria to be used when reviewing applications for a Certificate of Appropriateness that include demolition. Review and approval is required for demolition of primary buildings within the boundaries of the NHCD or demolition of contributing accessory structures.

Guidelines: The following guidelines relate to the above actions and they are enforceable by the MHPC. These are the same guidelines as those for historic districts.

Criteria: When considering a proposal for demolition, the MHPC shall consider the following criteria for demolition as guidelines for determining appropriate actions. The MHPC shall approve a Certificate of Appropriateness for demolition in this chapter only if it finds one or more of the following:

1. The building poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
2. The historic or architectural significance of the structure is such that, upon further consideration by the Commission, it does not contribute to the historic character of the district.
3. The demolition is necessary to allow development which, in the Commission's opinion is of greater significance to the preservation of the district than is the retention of the building, or portion thereof, for which demolition is sought.
4. The building or property cannot be put to any reasonable economically beneficial use without approval of demolition.
5. In the case that the building is accidentally damaged by storm, fire, or flood, it may be rebuilt to its former configuration and materials without regard to these guidelines if work is commenced within 6 months.

With the exception of Criterion #5, all replacement of demolished properties should follow new construction guidelines. The MHPC may ask interested individuals or organizations for assistance in seeking an alternative to demolition.

Subject to Review and Approval

The moving of any building in the NHCD should only be done as a last resort to save the building. It may also be considered when to maintain the NHCD historical context. The following guidelines are meant to assist in determining the appropriateness of moving any building within, into, or out of the NHCD.

Guidelines: The following guidelines are enforceable by the MHPC and are less comprehensive and less restrictive than for an historic district.

Criteria: Recommendations (for movement)

1. The building to be moved should be compatible with the contributing architecture surrounding its new site relative to style, scale and era.
2. Small noncontributing storage buildings (under 80 square feet) in backyards may be moved without review.
3. Contributing accessory structures (over 80 square feet) require review according to guidelines for compatible new construction.

PROCESS FOR CONSTRUCTION APPROVAL

The final decision is made at a public hearing before the Mishawaka Historic Preservation Commission.

Procedures for the Revisions of the NHCD Design Guidelines:

NHCD guidelines will be reviewed every 5 years. In this event:

1. Changes to the guidelines, if desired, may be initiated only by the Normain Height Neighborhood Task Force.
2. The Task Force informs the MHPC of the proposed changes to the guidelines.
3. Actual revisions to the guidelines are finalized by the Mishawaka Historic Preservation Commission (MHPC).
4. All property owners in the NHCD are notified of the proposed changes in the guidelines. They are given copies of the proposed changes and notice of the time and place of the public hearing on the proposals.
5. The Normain Heights Neighborhood Task Force provides a system whereby all property owners have the opportunity to cast a vote on the proposals.
6. If a majority of the property owners who cast a vote to approve the changes, the new guidelines are sent to the MHPC for ratification.

It may become necessary to revise sections of the guidelines because of state enabling legislation. In this event:

1. The Normain Heights Neighborhood Task Force will draft the appropriate change.
2. The change will be advertised through the NHCD's traditional information methods: emails and newsletters.
3. After advertisement, the change will go to the MHPC meeting for a public hearing and approval.

Acknowledgements

Special Thank You to the Norman Heights Task Force including;

Mr. Jerry Enders

Mrs. Rachel Fredenburg

Mrs. Ruth Pavich

Mr. Jim Penn

Mrs. Mary Beth Torma

Frederick and Teri Speiser

Mr. and Mrs. Bill Penn

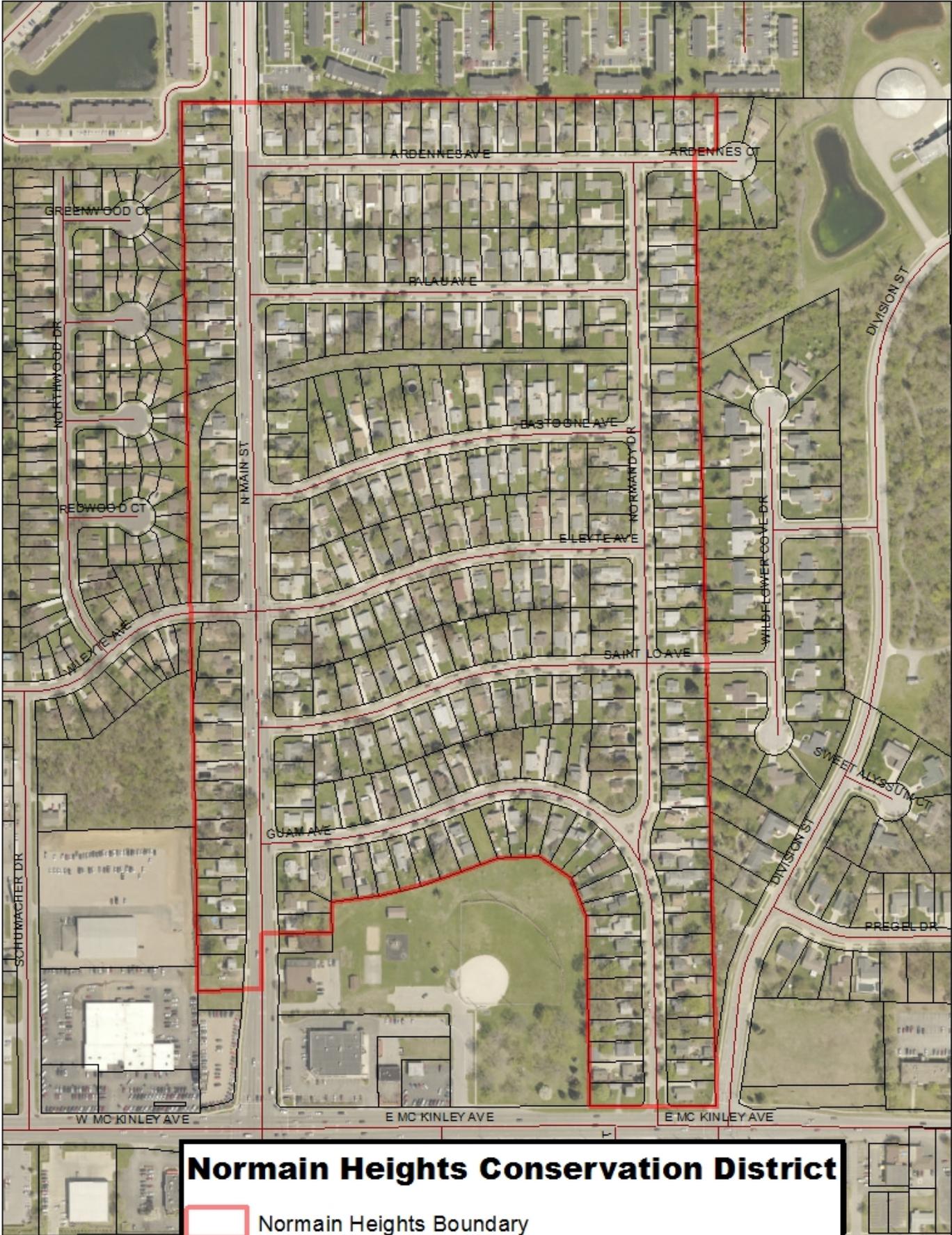
Dick and Betty Barnette

Roy and Dorothy Kronewitter

Matt and Joanne Crawford

Mishawaka Historic Preservation Commission

Indiana Landmarks



234 HOMES REMAINING IN "NORMAIN HEIGHTS"

VETERANS HOMES OF MISHAWAKA, INC.

(A Non-Profit Corporation)

Sponsored by V. F. W. Post 360—American Legion Post 161—Local 65 U. F. W. A.

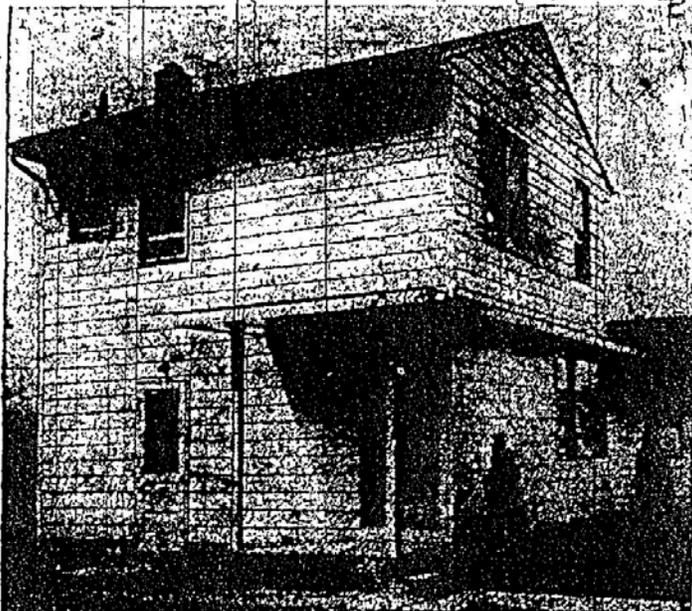
FOR SALE in seven different types and floor plans

AS LOW AS \$680⁰⁰ DOWN!

Balance \$50.00 to \$63.00 Per Month
Including Taxes and Insurance

BUILT OF BEST MATERIALS AVAILABLE

LOW UPKEEP



VETERANS

THIS

6-ROOM HOME

WITH FULL BASEMENT

\$680.00 Down

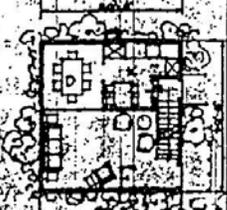
Bal. \$56.00 Per Month

OPEN TODAY

AND ALL WEEK

FOR INSPECTION

9:00 A. M. TO 7:00 P. M.



THIS HOME WILL BE FURNISHED COMPLETELY DURING THE WEEK OF INSPECTION BY THE FOLLOWING CONCERNS: Furniture and Appliances by CHRISTIANSON'S FURNITURE, Draperies and Bed Spreads by GILBERT'S, Table Settings by BARNARD'S HOUSEWARE DEPT., Floral Arrangements by ARMSTRONG, THE FLORIST, Landscaping by THE ARROWHEAD LANDSCAPING CO., Homes designed by Karl Schwarz, A. T. A.

The home built complete with kitchen cabinets, asphalt tile floors, large closets, bath-rooms with both tub and shower, all copper plumbing, automatic water heaters, insulation throughout the house, coal furnaces in the basement, home-utility rooms with oil furnace in homes without basement, combination screen and storm doors.

LANDSCAPING for every home includes grading, top soil, seeding, foundation planting and two trees on each lot. NO ASSESSMENTS for IMPROVEMENTS — These include paved streets, sidewalks, sanitary sewers, storm sewers, gas, city water and electricity, all of which are included in sale price of home.

The entire project including a seven-acre park and adequate business district is located within the corporate limits of Mishawaka and your children will attend the City Schools, Parochial Schools nearby.

COME OUT TODAY

DRIVE OUT ON MAIN TO MCKINLEY (RT. 29) MISHAWAKA
FULL INFORMATION AT

233 N. MAIN ST.

MISHAWAKA

PH. 5-8298

VETERANS ARE ALSO ELIGIBLE PURCHASERS

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tuberculosis than previously be-
cause of the intensive program
that has been carried on here.
However, the work is far from
finished and cannot be without the

and shows how an allergy is track-
ed down. Read "Have You An Al-
lergy?" in the American Weekly,
the great magazine distributed
with SUNDAY'S CHICAGO HER-
ALD-AMERICAN. —Adv.N.17

1019 S. Michigan St., South Bend.
100 E. Fourth St., Mishawaka
2704 L. W. W., Mishawaka.

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VETERANS!

12, 14
21, 24, 47

VETERANS HOMES OF MISHAWAKA, INC.

(A Non-Profit Corporation)

Sponsored by V.F.W. Post 360—American Legion Post 161—Local 65, U.R.W.A.

Two and Three Bedroom Homes Ready

FOR SALE

In Seven Different Types and Floor Plans

Some Types Ready for Occupancy Within a Week

AT LOW AS \$680.00 DOWN

Balance \$50.00 to \$63.00 per month including Taxes and Insurance

Built of Best Materials Available---Low Upkeep

SALE PRICE INCLUDES:

The home built complete with kitchen cabinets, asphalt tile floors, large closets, bathrooms with both tub and shower, all copper plumbing, automatic water heaters, insulation throughout the house, coal furnaces in the basement homes—utility rooms with oil furnace in homes without basement.

LANDSCAPING for every home includes grading, top soil, seeding, foundation planting and two trees on each lot. NO ASSESSMENTS for IMPROVEMENTS—These include paved streets, sidewalks, sanitary sewers, storm sewers, gas, city water and electricity, all of which are included in sale price of home.

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Bus direct to South Bend—Bus to Mishawaka, both 7½c fare

COME OUT TODAY

SAMPLE HOUSES OPEN FOR INSPECTION

DRIVE OUT NO. MAIN TO MCKINLEY (Route 26) MISHAWAKA

FULL INFORMATION AT—

2333 N. MAIN ST.

MISHAWAKA

PH. 5-8298

NON-VETERANS ARE ALSO ELIGIBLE PURCHASERS!

Serving of hot lunches in the school began Monday with Mrs. Fred Carpenter and Mrs. S. Cooperrider in charge.

Osceola, and Mr. and Mrs. Hugh Stanton, Mishawaka, spent the week end at Lake of the Woods, near Manistee, Mich.

E. M. LONG — OSCEOLA, IND.
South of Osceola Furniture Mart.

ONLY 44 NEW
HOMES LEFT TO BUY IN
Beautiful
NORMAIN HEIGHTS

36
46

Most of them in the choice Wooded Section,
away from U. S. 20 Traffic

IT'S EASY TO OWN YOUR OWN FINE
2 OR 3 BEDROOM HOME!

**SPACIOUS
KITCHEN
WITH PLENTY OF
DINING SPACE**

ONLY
\$330⁰⁰
DOWN

**FULLY
AUTOMATIC OIL
FURNACES**
This same unit can be used during the summer as a cool air circulation system.

**EXTRA LARGE
CLOSETS
IN EVERY ROOM**

**BUILT-IN
FEATURES
IN THE KITCHEN**

**BEAUTIFUL
PICTURE
WINDOW**

MONTHLY PAYMENT
\$55 to \$63
INCLUDES TAXES
AND INSURANCE

**TILE
BATH**
WITH BUILT-IN TUB
AND SHOWER

2353 NORTH MAIN at MCKINLEY AVE. in MISHAWAKA