

FINAL

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Morehous Residential Historic District

other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by East Indiana Avenue, Morehouse Avenue, East Hubbard Avenue, and the west side of Frances Avenue.

N/A not for publication

city or town Elkhart

N/A vicinity

state IN code IN county Elkhart code 039 zip code 46516

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

[Signature] 8/10/2011  
Signature of certifying official/Title Date

Indiana Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register

determined not eligible for the National Register  removed from the National Register

other (explain: \_\_\_\_\_)

Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
110	38	buildings
		sites
		structures
		objects
110	38	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed  
 in the National Register**

NONE

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- DOMESTIC/single dwelling
- RELIGION/religious facility
- EDUCATION/grammar school
- 
- 
- 
- 

**Current Functions**  
 (Enter categories from instructions.)

- DOMESTIC/single dwelling
- DOMESTIC/multiple dwelling
- RELIGION/religious facility
- 
- 
- 
- 

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

- LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/  
Mediterranean Revival
- LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/  
Collegiate Gothic
- LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/  
Other: English Cottage

**Materials**  
 (Enter categories from instructions.)

- foundation: CONCRETE
- BRICK
- STONE: limestone

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LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/  
 Other: Dutch Colonial Revival  
 LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN  
 MOVEMENTS/ Prairie School  
 LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN  
 MOVEMENTS/ Bungalow-Craftsman  
 LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN  
 MOVEMENTS/ Other: American Foursquare

walls: WOOD  
 BRICK  
 STONE: limestone  
 METAL: aluminum  
 STUCCO  
 SYNTHETICS  
 roof: ASPHALT  
 ASBESTOS  
 TERRA COTTA

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The Morehous Residential Historic District is a pre-World War II urban neighborhood located in the Morehous Addition on the south side of Elkhart, Indiana, the largest city in Elkhart County. This addition adhered to the established grid system to the west. Development to the east and north of the district did not strictly follow the street grid; plats were aligned diagonally to the perpendicular grid, following the angle of the railroad, streetcar, and interurban electric light rail lines. Blocks were subdivided into 16 lots with uniform setbacks and north-south alleys. The period of significance has been set at c.1910 to c.1950, the period during which 99% of the 148 structures identified within the district boundaries were built. Of these, 110 resources (74 percent) are contributing and 38 resources (26 percent) are non-contributing. All residences within the district were constructed as single-family detached residences, some of which have been subdivided into apartments and duplexes. The district contains one church and one former elementary school building. Garages and outbuildings have not been included in the district nomination as many were built or significantly altered after the period of significance. The Craftsman bungalow, American Foursquare, and Dutch Colonial Revival styles dominate the housing stock. Additionally, there are definable examples of the Prairie Style, American Foursquare, and various Period Revival styles. This district contains one of Elkhart's most notable concentrations of pre-World War II bungalows.

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### Narrative Description

The Morehous Residential Historic District is located in south Elkhart, entirely within the three Morehous Additions platted in 1910, 1919, and 1927.<sup>1</sup> The boundaries of the Morehous Addition were East Indiana Avenue on the north, East Lusher Avenue on the south, Prairie Avenue on the west and Greene Avenue on the east. In 1912 Greene Avenue was renamed Morehouse Avenue.<sup>2</sup> The majority of the district lies in the 1910 Morehous Addition that extended only to Wolf Avenue on the south. Five blocks of the district lie in the 1919 Morehouse 2<sup>nd</sup> Addition and one contributing residence is within the 1927 Morehous 2<sup>nd</sup> Subdivision. Traveling south from Indiana Avenue on Morehouse, Stevens, or Frances Avenues, the housing stock makes an abrupt change south of Hubbard Avenue. The houses in these adjacent blocks were built after World War II and represent a distinct change in character from the historic fabric of the district.

The district name is derived from Philo Morehous, a pioneer entrepreneur and businessman who is credited with making Elkhart a major rail center and world-renowned manufacturer of high value added goods. To clarify for the reader, the district name is spelled "Morehous" after Philo Morehous, the original owner of the land. The east boundary is spelled "Morehouse Avenue." Over time, the spelling of the avenue alternated between "Morehouse" and "Morehous."

Streets were aligned with the established grid pattern to the west of the district. Each block was divided into 16 uniform lots that measured 128' by 45', with alleys running north and south. Driveways and, in some cases, small garages appeared early on in the district's history. As automobile dependence grew during the middle decades of the twentieth century, many larger garages were built in the district. Residences on corners took advantage of the cross streets to construct their driveways, while those in between often constructed drives through side yards. One hundred forty-eight resources were identified within the district boundaries: one-hundred forty-six houses, one former school, and one church. Of the houses, 38 are considered to be non-contributing. These were evaluated as either having a significant loss of architectural integrity or were not constructed within the period of significance. There are 108 residences, the former school, and the church that total 110 contributing structures.

The district has a cohesive character despite its stylistic diversity, with most buildings built within a 30-year period. Sidewalks are lined with mature trees and in general, these structures are in good to very-good condition with a homeownership rate of 73 percent well above the city average of 51 percent.<sup>3</sup> Many of the residences retain their original form, design, windows, and doors, with few showing evidence of additions. The most common alterations are aluminum and vinyl siding and aluminum storm windows. All residences were constructed as single-family dwellings, most with detached garages. The houses feature uniform setbacks and regular spacing within their individual lot lines. A distinguishing feature of the Morehous Addition is that it set a precedent for lot orientation. Prior to its platting, house lots in Elkhart were typically oriented north-south with alleys running east-west. The Morehous Addition reversed this pattern with lots oriented east-west and alleys running north-south. This permitted deeper lots to allow the construction of garages and other outbuildings. It appears that all successive plats on the city's south side, south of Lusher Avenue and east of Benham Avenue, were platted in this manner.

Two institutions contributed to the development of this district and Elkhart as a whole. Civic leaders brought education to this part of Elkhart in 1884 when the Fifth Ward School was built.<sup>4</sup> This school was replaced with the Roosevelt School in 1921. Simpson Methodist Memorial Church located in the neighborhood in 1912, building the present building in 1923.<sup>5</sup> Both institutions contributed to the identity of Elkhart's south side and reflected the growth and economic development of the city as a whole.

The development of the district occurred between c.1910 and c.1950. The first residences in the district were constructed in 1910.<sup>6</sup> Located on the west side of the 1500 and 1600 blocks of Stevens Avenue, these are simple American Foursquare houses similar to those found in slightly earlier neighborhoods to the north, east, and west of the district.

<sup>1</sup> Elkhart County Record of Plats; *Atlas and Plat Book of Elkhart County* (Rockford, Illinois: Thrift Press Map Makers, 1929).

<sup>2</sup> Elkhart City Directories (New York: R. L. Polk & Co.).

<sup>3</sup> 2000 US Census Records. City of Elkhart Tract and Census Blocks.

<sup>4</sup> Lenna A. Neds, *Living in Elkhart* (1944) 99.

<sup>5</sup> Patricia L. Holcomb, *Trinity United Methodist Church* (Unpublished manuscript, 2010).

<sup>6</sup> Elkhart City Directories (New York: R. L. Polk & Co.); Elkhart County Vital Records: Date of Construction.

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Early occupants of these houses included employees of the New York Central Railroad, one of Elkhart's band instrument companies, and the city Fire Department. The Citizens' Street Railway of Elkhart provided regular service from the intersection of South Main Street and East Indiana Avenue to downtown Elkhart, one mile to the northwest, allowing easy access between the Morehous District and many workplaces. The interurban light rail line also provided rapid transit connections to nearby cities and towns.

During the 1910s, Craftsman bungalows and American Foursquare houses featuring more high-style architectural details were built. There was no construction in the district between 1917 and 1919, the years of American involvement in the First World War. Development resumed by 1920 with 65 percent of the district's housing stock built between 1920 and 1940. The Craftsman bungalow, American Foursquare, and Dutch Colonial Revival would dominate this period and would be augmented with examples of American Foursquare, Prairie, and Period Revival styles. By 1930, the district had been built to near capacity. The district contains one English Cottage Revival residence (1600 Frances Avenue), built in 1949, and eight post-1950 residences.

#### **REPRESENTATIVE AND DISTINCTIVE RESOURCES**

The original and subsequent occupants of houses in the district were determined by the names listed in Elkhart City Directories. The directories were published bi-annually from 1899 to 1957. The Directories also provided vital information as to the occupants and their relationships, jobs, education levels, and skills and abilities. Major gaps occurred from 1900 to 1904 and 1918 to 1921. It is assumed the first year a name was listed at the respective address was the original owner. Subsequent owners were noted if occupied within the period of significance. Date of Construction (DOC) was determined by construction dates maintained in the county's Vital Records or from physical evidence such as cornerstones or other markings on the building. Because of the less than efficient methods used to maintain building records and the gaps in the City Directories, the DOC and the first time an address is mentioned in a directory sometimes pose discrepancies. Both sets of dates are noted, and those residences whose DOC and Directory listing differ more than two years, the DOC was determined as to the degree of architectural detail or lack thereof, and relative to similar buildings within the district boundaries with confirmed construction dates.

#### **215 East Indiana Ave (Roosevelt Center) DOC-1919-21      CONTRIBUTING c. 1922-2004**

##### **PERIOD REVIVAL Photo #1**

The Roosevelt School is located on 2.9 acres bound by Indiana Avenue, Frances Street, Garfield Avenue and Prairie Street. Construction of the three-story red brick structure began in 1919 and was completed in 1921. The school is U shaped in plan and has a limestone water table, stringcourse, coping and Flemish gables. The school originally included 25 classrooms. Additions were made to the rear of the building during its tenure as an elementary and junior high school. A combination gymnasium/auditorium and ten classrooms were added in 1930 and with continued growth of the surrounding neighborhoods, a cafeteria was created within the building and the undeveloped space above the gym was renovated to create four new classrooms in 1948. A 1970s renovation included a new enclosed exit stair tower located behind the gymnasium as well as the interior renovation of finishes and classrooms. In 1993, a one-story kindergarten addition was built to the rear of the west wing.<sup>7</sup>

As a fine example of Tudor Revival design, the Roosevelt School exhibits a formal and symmetrical form and is characterized by the use of a crenellated parapet, arched recessed entrances and the use of decorative finials and cartouches. The main elevation has a central entry emphasized by a slight projection of the center bay. The recessed entrance is framed by a Tudor arch and decorated with limestone relief sculpture above. The two end bays extend forward approximately twelve feet and the upper walls of the end bays and are articulated with rectangular panels outlined in raised brick with limestone corner blocks. Secondary entries can be found on the east and west elevations and are similar

<sup>7</sup> Elkhart Community Schools Archive.

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to the front entrance but have less limestone detailing. The windows are tall and narrow one-over-one double-hung sashes. Banks of four, six, or twelve windows are joined by a continuous limestone sill. The main staircase upon entering the building is a double return terrazzo staircase leading to the second floor. A wide double loaded corridor allows classroom space on either side.

Rated as outstanding in the 2005 *Indiana Historic Sites and Structures Inventory: Elkhart County Interim Report*, this former neighborhood school is a defining structure that anchors the Morehous Residential Historic District and contributes to its unique identity. The Roosevelt School was designed by the firm of A.H. Ellwood & Sons in 1919.<sup>8</sup> A.H. Ellwood was a prolific Elkhart architect, leading a firm with his two sons, Willard and Cosmo. The firm was known primarily for church and school architecture and designed churches, schools, residences and commercial buildings in Wisconsin, Illinois, Iowa, Indiana, Michigan, Ohio, Pennsylvania, and Tennessee. A.H. Ellwood was himself active in education, serving as superintendent of public schools in Warsaw and Goshen, Indiana in the late 1860s and as the president of Harford College in Hartford, Kentucky. The Roosevelt School is an important building in the history of the City of Elkhart and the surrounding neighborhood. It contributes to both the architectural and historical significance of the Morehous Residential Historic District. The Roosevelt School was an essential part of the development of the neighborhood and characterizes its growth as a twentieth century residential neighborhood that retains much of its historic character.

<b>1601 Frances Ave.</b>	<b>DOC-c.1916</b>	<b>CONTRIBUTING</b>
<b>William Poyser House</b>	<b>c. 1917-1919</b>	
<b>Charles Yoder House</b>	<b>c. 1920-1921</b>	
<b>John Grieshaber House</b>	<b>c. 1922-1931</b>	

**AMERICAN FOURSQUARE**

This American Foursquare is clad in brown brick brick. It has a hipped roof, symmetrical façade, and a gabled dormer. A porch spans the front facade. The front porch appears to have been enclosed with one-over-one double-hung sash at an early date. The porch entrance door features divided-lite sidelights. Alterations include replacement windows in the roof dormer and an addition to the rear. It appears that the porch and rear addition were done at the same time and if not original, date to shortly after the original construction.

City directories list William and Sibyl Poyser at this address from 1917 to 1919. William worked as an engineer for the New York Central Railroad. Charles and Pauline Yoder lived at this address from 1920 to 1921. Charles worked as a mail clerk. John and Barbara Grieshaber lived at this address with their son Frederick from 1922 to 1931. John and Frederick both worked as foremen for the New York Central Railroad.

<b>1605 Frances Ave.</b>	<b>DOC-1926</b>	<b>CONTRIBUTING</b>
<b>Melville Webster House</b>	<b>c. 1926-1933</b>	

**DUTCH COLONIAL-Photo #2**

The Dutch Colonial Revival had two basic forms, having the gable either perpendicular or parallel to the street. The perpendicular designs suggest that the space limits of a narrow lot were maximized. This house was built in 1926 and has retained its original form and design. The perpendicular gambrel roof has shed dormers located on the north and south elevations. The original wood three-over-one double-hung wood sash windows have been retained. The exterior has been sided in vinyl. A small front porch and an enclosed sunroom form a single hipped-roof projection from the front facade.

Melville and Elinor Webster lived at this address with their son Melville, Jr., from 1926 to 1933. Melville worked as a clarinet maker for CGConn Ltd., a tester for H & A Selmer, Inc., and as a musician. Melville Jr. was a student while living at this address.

<sup>8</sup> Ibid.

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**1615 Frances Ave. DOC-1924 CONTRIBUTING**  
**Homer Dalrymple House c. 1926-1967**  
**BUNGALOW-Photo #3**

This residence is a fine example of a one-and-a-half-story, side-gabled bungalow that retains its original wood windows and doors. The windows are one-over-one, double-hung sash. Though original in form and design the exterior has been sided with vinyl. There is an extended square bay on the south elevation that defines the dining room. The eaves and porch feature knee braces typical of Craftsman bungalows. The front porch is marked further with flared posts supported by brick piers.

Homer and Olive Dalrymple lived at this address from 1926 to 1946. Olive continued to own the house until 1967. At this residence also lived Emma Warner, Homer's mother-in-law, widow of Charles Warner, and Kenneth and Wayne Dalrymple, Homer and Olive's sons. Homer worked as an engineer for the New York Central Railroad. Kenneth worked as a driver for Days Transfer Line.

**1701 Frances Ave. DOC-1920 CONTRIBUTING**  
**John Stiffler House c. 1928-1937**  
**CRAFTSMAN-Photo #5**

This residence is one of the larger Craftsman-influenced houses found in the district. It is a full two stories with a foundation and exterior chimney constructed of brick. The wood clapboard siding, windows, and doors are in original condition. A small front porch and an enclosed sunroom extend across the facade, forming a single hipped-roof projection. The roofline on the main facade is broken by a massive gabled bay or cross gable that rises from the main block. Craftsman style knee braces define the eaves and simple fretwork defines the gable peaks.

John and Ruth Stiffler lived at this address from 1928 to 1937. Their son Harold Stiffler and his wife Velma also lived at this address. John was a contractor, mason, and carpenter. Harold worked as a laborer and installer.

**1709 Frances Ave. DOC-1921 CONTRIBUTING**  
**Kathryn Smee House c. 1924-1925**  
**Earl Boyer House c. 1926-1946**  
**AMERICAN FOURSQUARE-Photo #5**

This American Foursquare represents one of the many variations of this form. The typical symmetrical hipped roof is broken by a protruding gabled block at the southwest corner of the house. The foundation and porch are constructed of brick. The first floor is covered with clapboards and the second floor with shingles. The house retains its original one-over-one double-hung wood sash windows.

Kathryn Smee, widow of A. Burr, lived at this address with her children Dale and Mildred Smee from 1924-1925. Dale was a driver and Mildred was a bookkeeper. After the Smees, Earl and Gladys Boyer lived at this address with their son Richard from 1926 to 1946. Earl worked for the New York Central Railroad as a yardmaster. Richard worked as a station attendant.

**1711 Frances Ave. DOC-1912 CONTRIBUTING**  
**Hervie Bohs House c. 1917-1919**  
**Harley Hecht House c. 1920-1981**  
**BUNGALOW-Photo #6**

Built in 1912, this bungalow is one of the earliest examples of the style in the district. It is a basic front-gable California Bungalow design in original condition with a brick foundation and porch trimmed with limestone and exterior walls covered with clapboards and shingles in the porch gable end. The eaves are broad and deep, the upper window sashes feature divided lites, and the window and doorframes feature surrounds with overhanging lintels and verticals that are flared at the base.

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Hervie Bohs and his wife, Nadine (daughter of John Baumgarten, owner of 1702 Frances Avenue) lived at this address from 1917 to 1919. Hervie worked as a cutter. Following the Bohs, Harley and Bernice Hecht lived at this address from 1920 to 1965. After Bernice's death in 1967, Harley remained at this address until 1981. Harley worked as an engineer and clerk for the New York Central Railroad, and as a chief clerk at NYC Systems.

**1919 Frances Ave. DOC-1928 CONTRIBUTING**  
**Fred Erb House c. 1928-1937**  
**Vacant c. 1936-1939**  
**Levi Arnold House c. 1940-1985**  
**BUNGALOW**

This side-gabled bungalow features many details characteristic of the style. The foundation and porch are of brick with limestone trim. The front-gabled porch appears to have been enclosed at an early date, retaining its divided-lite windows. The Craftsman ideal is expressed in the deep set eaves, supporting brackets and double hung sash with divided-lite upper sashes over single-lite lower sashes. A shed-roofed square bay defining the dining room projects from the south elevation. The exterior appears to be intact except for the addition of transite or masonry shingles and the replacement of the porch entry door.

Fred and Anna Erb lived at this address from 1928 to 1937. Fred was a sales manager for Lusher Motor Company, later working as a truck repairman for Quaker City Tank Line, Inc. His wife, Anna, worked as a stenographer. From 1936 to 1939 the house remained vacant. In 1940, Levi and Kathryn Arnold lived at this address, remaining there until 1985. Their daughter, Eloine, and son, Gary, also lived at this address. Levi was a teacher at Central and North Side Junior High Schools. Kathryn worked as a clerk at Mar-Lind Knit Shop, and both children, Eloine and Gary, were students.

**2001 Frances Ave. DOC-c.1929 CONTRIBUTING**  
**Mervin Moyer House c. 1930-1937**  
**David Hughes House c. 1936-1948**  
**BUNGALOW**

This residence is typical of those constructed in the district during the late-1920s: it has the scale and form of earlier Craftsman bungalows but has simpler details. The main house has a side-gabled roof and a front-gabled sunroom projection. The foundation, first floor, and porch are clad in brick while the gable ends are clad in shingles. The house appears to be substantially intact, with no major alterations.

Mervin and Theresa Moyer lived at this address from 1930 to 1937. Mervin was a conductor and brakeman for the New York Central Railroad. After the Moyers, David and Kathryn Hughes lived at this address from 1936 to 1948. David was a teacher at Elkhart High School, and became the Music Director for the Board of Education.

**1800 Frances Ave. DOC-c.1921 CONTRIBUTING**  
**Fred Oetting House c. 1922-1933**  
**AMERICAN FOURSQUARE-Photo#9**

This American Foursquare is the mirror image of the at 1709 North Frances Avenue. The hipped roof features an offset front gable. The original double-hung wood windows with divided-lite upper sashes over single-lite lower sashes have been retained as have the original front door and the fish scale shingles in the front gable end. The front porch is of red brick with limestone trim. Concrete urns atop the knee walls flanking the front steps appear to be original. The original clapboard siding has been covered with vinyl siding and artificial shutters have been attached to the siding.

Fred and Edith Oetting lived at this address with their daughter Emma from 1922 to 1933. Fred worked as a pipefitter and foreman for the New York Central Railroad. Emma was a student while she lived at this address.



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**1716 Frances Ave. DOC-c.1920 CONTRIBUTING**  
**Orville Sones House c. 1920-1921**  
**Russell Shupert House c. 1922-1927**

**BUNGALOW**

This gable-front frame bungalow rests on a brick foundation and features exposed rafter tails and a shed-roofed porch supported by two square porch posts on brick piers. The main block is divided by a cross gable that defines protruding bays on both the north and south elevations. The house retains its original wood windows, doors, clapboard siding, and wood porch railing.

Orville and Rose Sones lived at this address from 1920 to 1921. Russell and Bertha Shupert lived at this address from 1922 to 1927. Russell worked as a clerk.

**1710 Frances Ave. DOC-1926 CONTRIBUTING**  
**Charles Shaffer House c. 1926-1976**

**DUTCH COLONIAL-Photo #11**

This Dutch Colonial Revival house features a side-gabled gambrel roof broken on the front and rear elevations by large shed dormers. The foundation and front porch are of brick with limestone trim. The porch and a sunroom form a shed-roofed projection that extends the width of the front facade. The original four-over-one double-hung wood sash have been retained and aluminum storm windows have been added. On the south elevation two "greenhouse" windows have been installed over the face of the original wood window casing. The original clapboards have been covered with vinyl siding. Original wood bead-board remains exposed on the soffits.

Charles and Bonnie Shaffer lived at this address from 1926 to 1957. After Charles' death in 1957, Bonnie owned the house until 1976. Charles worked as a plater for CGConn Ltd, and later owned Elkhart Silver Plating and Manufacturing Co. Bonnie worked as a teacher at Roosevelt Elementary School.

**1702 Frances Ave. DOC-1914 CONTRIBUTING**  
**John Baumgarten House c. 1914-1963**

**BUNGALOW-Photo #12**

This house is the district's largest example of the Craftsman style. The foundation and porch are constructed of decorative concrete block components resembling rockface stone masonry. The first floor is clad in wood clapboards, while the second floor and attic walls are subdivided into rectangular panels by wood stickwork, a feature seen on other Arts and Crafts-influenced houses in Indiana during the 1910s. The house features a cross-gabled roof. The shed roof of the front porch flows down from the angle of the main roof, with two end sections enclosing a central balcony at the second floor level. This composition is repeated on the rear elevation. The original one-over-one double-hung wood sash windows are intact, along with their wood casings and crown moldings. The only changes to the exterior appear to be the addition of aluminum storm windows and storm doors.

John and Elizabeth Baumgarten lived at this address from 1914 to 1960. The couple's daughters Cecilia, Florence, Ruth, and Nadine Baumgarten were listed as boarders. Ownership passed to Cecilia Baumgarten in 1961, and she remained at the house until 1963. John was a tailor who had his business first at 605 ½ S. Main Street, then at 313 ½ S. Main Street, and at 401 ½ S. Main Street, and finally at 130 ½ W. Franklin Street. Elizabeth took in ironing and may have pressed the clothing from John's business. Cecilia was an artist who owned the China Art Shop (which later became Baumgarten China Shop) and also was a skilled seamstress. Later in life she was a phone operator and office worker at Elkhart General Hospital. Florence was an office worker who was employed by St. Joseph Valley Bank, Lamb Abstract Office, LaBour Pump, Miles Laboratories, and South Side State Bank. Ruth was a teller at St. Joseph Valley Bank. Nadine married Hervie Bohs and lived at 1711 Frances Avenue from 1917 to 1919.

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**304 E. Wolf Avenue DOC-c.1995 NON-CONTRIBUTING**  
**CONTEMPORARY-Photo #13**

This c.1995 house appears to be a mobile home set on a permanent foundation.

**1622 Frances Avenue DOC-c.1960 NON-CONTRIBUTING**  
**RANCH-Photo #14**

This Ranch style house dates to c.1960, after the district's period of significance.

**1600 Frances Ave. DOC-1949 CONTRIBUTING**  
**Russell Cripe House c. 1950-1960**  
**PERIOD REVIVAL**

This residence built in 1949 is reflective of the English Cottage Revival of the 1930s and 1940s. It is a one-story brick residence with a side gabled roof and sweeping front gabled entrance. It has the original six-over-six windows and front door with a small single window. This structure is included as a contributing structure because of its intact condition and its relation to styles popular during the later years of the period of significance.

Russell and Pauline Cripe and their son Russell, Jr., lived at this address from 1950 to 1960. Russell, Sr., worked at Hoosier Cleaners Laundry, first as an assistant manager and then as a plant manager. Pauline worked in the cafeteria of Roosevelt School, and Russell, Jr., served in the Army.

**305 E Indiana Ave. DOC 1920 CONTRIBUTING**  
**Charles Berryman House c. 1920-1929**  
**PRAIRIE-Photo #17**

The Berryman House is the district's only example of the Prairie style. Although similar in scale to the neighboring American Foursquare houses, this house is distinct in form. The two-story house is clad in stucco and features very deep, unornamented eaves characteristic of the Prairie style. The first floor is rectangular in plan, with an off-center entrance sheltered by a small gabled canopy resting on knee braces and a separate hipped-roof porch accessed only from the interior of the house. The second floor is a smaller rectangle in plan, with square bays projecting from the center of the east and west elevations. These bays are flanked by small hipped roofs that cover projections at the four corners of the first floor and extend around the perimeter of the house, accenting the line between the first and second floors. The original six-over-one double-hung wood sash windows remain intact, with aluminum storm windows. The most significant alteration to the house has been the removal of the original porch posts and their replacement with wrought iron lattice porch posts. The stucco knee wall that surrounds the porch remains intact.

Charles and Cora Berryman lived at this address from 1920 to 1927, then, after Charles' death, Cora owned the house until 1929. Their daughters Romayne and Helen Berryman also lived at this address. Charles worked as an engineer for the New York Central Railroad. Romayne was a student while she lived at the house.

**309 E Indiana Ave. DOC-1912 CONTRIBUTING**  
**John Hafer House c. 1920-1927**  
**Harry Shaffer House c. 1928-1929**  
**AMERICAN FOURSQUARE-Photo #17,18**

This American Foursquare house was constructed in 1912. The foundation is cast concrete designed to look like rusticated stone. It has a hipped roof with deep eaves and a central dormer with a pair of single-lite casement sashes. It retains its original wood clapboard siding and simple window trim with molded caps. Three wood Doric columns on rusticated concrete piers support the low shed roof of the front porch. Wood railings with plain rectangular balusters span between the concrete piers of the porch. The house retains its original one-over-one double-hung wood sash windows,

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several early wood storm windows, and wood storm doors.

John and Pearl Hafer lived at this address with their daughter Zetta from 1920 to 1927. John worked as an engineer for the New York Central Railroad. Harry and Nellie Shaffer lived at this address from 1928 to 1929. Harry was a salesman for Elkhart-Nash Company.

**1515 Stevens Ave. DOC-c.1913 CONTRIBUTING**  
**William Smith House c. 1914-1944**  
**Photo #19**

This c.1913 American Foursquare house is among the earliest in the district. It rests on a decorative concrete block foundation featuring a rockface stone pattern. The house has a hipped roof with a gabled dormer. The hipped roof porch features brick knee walls and columns with limestone trim. The porch appears to have been enclosed at an early date, with Craftsman style casement windows featuring three lites over a single larger lite below. The house retains its original one-over-one double-hung wood sash windows with wood casing and molded caps. The original clapboard siding has been covered with aluminum siding but the window casings remain exposed. The porch entrance door has been replaced. A solar hot water heater has been added to the south face of the roof, on a secondary elevation.

William and Nora Smith lived at this address from 1914 to 1944. William worked as a baggage man for L.S. & M.S. Railway.

**1517 Stevens Ave. DOC-c.1913 CONTRIBUTING**  
**Ford Holloway House c. 1914-1919**  
**Myron McDowell House c. 1920-1921**  
**Clyde Gault House c. 1922-1952**  
**Photo #19**

This c.1913 American Foursquare house is among the earliest houses in the district and is very similar to the adjacent Smith House at 1515 Stevens Avenue. It rests on a decorative concrete block foundation featuring a rockface stone pattern. The house has a hipped roof with a gabled dormer. The hipped roof porch features brick knee walls and piers with limestone trim. The porch has been enclosed with one-over-one double-hung windows. The house retains its original one-over-one double-hung wood sash windows with simple wood casing. The original clapboard siding has been covered with vinyl siding but the window casings remain exposed. The decorative shingles within the gabled dormer remain exposed.

Ford and Beulah Holloway lived at this address from 1914 to 1919. Ford worked as a clerk at the Railway Mail Service. Myron and Nellie McDowell lived at this address from 1920 to 1921. Myron worked as a meter man. Clyde and Blance Gault occupied the house with their son Edgar from 1922 to 1952. Clyde was a locomotive engineer for both the New York Central Railroad Company and NYC Systems, and Edgar worked as a teacher.

**1519 Stevens Ave. DOC-c.1913 CONTRIBUTING**  
**Otto Miller House c. 1914-1958**  
**Photo #19**

This American Foursquare house features a hipped roof with an offset gable, similar to several other houses within the district. The house rests on a concrete block foundation. The front porch features paneled brick knee walls and piers with limestone trim. The porch appears to have been enclosed at an early date with one-over-one double-hung wood sash windows. The house retains its one-over-one double-hung wood sash windows with simple wood casings. The original clapboard siding has been covered with asbestos shingles.

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Otto and Hazel Miller lived at this address with their children Otto, Jr., and Mary from 1914 to 1958. Otto worked as a fireman for both L.S. & M.S. Railway and the New York Central Railroad, and later as a locomotive engineer for the New York Central Railroad Company and NYC Systems. Otto Jr. worked as an attendant at Marvel Oil Co., Inc.

**1525 Stevens Ave. DOC-c.1913 CONTRIBUTING**  
**Albert Ort House c. 1914-1919**  
**John Jacobson House c. 1920-1927**  
**Harvey Crawford House c. 1922-1927; 1932-1944**  
**Leroy Rich House c. 1928-1931**  
**Photo #19**

This American Foursquare house rests on a concrete block foundation. It has a hipped roof with a hipped dormer containing a pair of single-lite casement windows. The hipped-roof porch is surrounded by a frame knee wall and appears to have been enclosed at an early date with one-over-one double-hung wood sash windows. The house retains its one-over-one double-hung wood sash windows, fitted with aluminum storm windows. The original clapboard siding has been covered with asbestos shingles.

Albert and Alma Ort lived at this address from 1914 to 1919. Albert worked as both a toolmaker and diemaker at Strubler Comp Scale Co. John Jacobson lived at this address from 1920 to 1927. John worked as a machinist. Jacobsen co-owned the house with Harvey and Ethel Crawford, occupants of the house from 1922 to 1927 and from 1928 to 1931. Harvey worked as an engraver at this address, as a driver, and later as an engraver for Buescher Band Instrument Co. Leroy and Louise Rich lived at this address in 1927. Leroy worked as a fireman.

**1605 Stevens Ave. DOC-1912 NON-CONTRIBUTING**  
**Charles Hunter House c. 1914-1941**  
**Photo #20**

This American Foursquare house rests on a decorative concrete block fountain imitating rockface stone. The house has a hipped roof and a gabled dormer. A hipped-roof front porch features a frame knee wall and a decorative concrete block foundation. The porch appears to have been enclosed with casement windows at an early date. Sashes flanking the porch entrance and the corners feature three lites over a large single lite. The fully glazed wood entrance door is flanked by wood sash sidelights. A side entrance features a hipped roof canopy supported by knee braces. The original clapboard siding has been covered with aluminum siding and the windows appear to be replacement vinyl sashes. Little historic fabric remains visible on the exterior of the house. Artificial shutters flank the windows.

Charles and Zora Hunter lived at this address from 1914 to 1935. At this time, Charles worked as a patternmaker for the New York Central Railroad. From 1936 to 1939, Charles lived at this address with his second wife, Clara. At this time, Charles worked as a district manager for Northern Indiana Publication Service Co. From 1940 to 1941, Charles lived at this address with his third wife, Orpha. Also living at this address was Charles' son Winfred.

**1609 Stevens Ave. DOC-c.1912 CONTRIBUTING**  
**John Camp House c. 1914-1923**  
**Arthur Marshall House c. 1924-1937**  
**Photo #20**

This American Foursquare house rests on a decorative concrete block fountain imitating rockface stone. The house has a hipped roof and a gabled dormer. A hipped-roof front porch rests on decorative concrete block piers. The original porch posts have been replaced with wrought iron lattice columns. The original clapboard siding has been covered with vinyl siding. The original one-over-one double-hung wood sash windows remain in place, with aluminum storm windows. The simple wood window casings remain exposed. The front door has been replaced.

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John and Myrtle Camp lived at this address from 1914 to 1923. John worked as a foreman for Winey Brother Manufacturing Co. Arthur and Nellie Marshall lived at this address with their sons Arthur and Harold from 1924 to 1937. Arthur worked as a telegraph operator and later employee of Monteith Bros. Co. Both of Arthur's sons worked as machine operators for Monteith Bros. Co.

**1621 Stevens Ave. DOC-c.1910 NON-CONTRIBUTING**  
**George Simmons House c. 1912-1921**  
**Edwin Craner House c. 1922-1929**

This American Foursquare House has been significantly altered with replacement windows, aluminum siding, and changes to the configuration of its front porch.

George Simmons and his wife, Anna, lived at this address from 1912 to 1921. George worked as a brakeman for L.S. & M.S. Railway. Edwin Craner and his wife Susie lived at this address from 1922 to 1929. Edwin worked as a fireman.

**1623 Stevens Ave. DOC-c.1965 NON-CONTRIBUTING**  
This split-level house dates to c.1965, after the district's period of significance.

**1625 Stevens Ave. DOC-1910 CONTRIBUTING**  
**Vacant c. 1912-1913**  
**Frederick Klick House c. 1914-1916**  
**Paul Kegg House c. 1917-1921**  
**Milton Chapman House c. 1922-1931**

This address was vacant from 1912 to 1913. Frederick and Olive Klick lived at this address from 1914 to 1916. Frederick worked as a plumber for Elkhart Water Co. Paul and Ruth Kegg lived at this address from 1917 to 1921. Paul worked as a polisher for Buescher Band Instrument Co. From 1922 to 1931, Milton and Ida Chapman lived at this address. Milton worked as a molder.

**1701 Stevens Ave. DOC-c.1920 CONTRIBUTING**  
**Alonzo Shively House c. 1930-1959**  
**BUNGALOW-Photo #22**

This house is one of the finest examples of a Craftsman Bungalow in the district. The foundation, chimney, and porch are constructed of brick with limestone trim. The design is a single side-gabled block with deep-set eaves and exposed supports with Asian-inspired decoration. The main façade is defined by a gabled projection covering a front porch and sun room. A gabled dormer with a bank of two square fixed windows flanked by double hung sash forming an upside-down "U" shape is centered on the main roof above the porch gable. The house retains its original double-hung wood sash windows. The upper sashes of these windows feature a distinctive Craftsman style muntin grid, sometimes called "tic tac toe." Window surrounds have entablature heads. On the south elevation there is a side entrance that with a small porch featuring a shed roof with exposed rafter tails. This residence appears to be in original condition with no major alterations of any kind.

Alonzo and Daisy Shively lived at this address from 1930 to 1933, then, after Alonzo's death, Daisy owned the house until 1956. Their daughter Agnes Shively owned the house until 1959. Alonzo worked in the retail clothing industry, working at various stores as a salesman. Daisy worked as a clerk at Dr. Miles Medical Co. Agnes worked at Miles Laboratories as a typist and as a clerk at Conn Limited and Finnell Systems.

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**1731 Stevens Ave. DOC-1922 CONTRIBUTING**  
**Mervin Moyer House c. 1926-1927**  
**Fred Voelkert House c. 1928-1983**  
**BUNGALOW-Photo #23**

This California Bungalow appears to be largely unaltered. The house features a gable-front form with a smaller projecting gable over the sunroom. The exterior is clad in brick laid in a Flemish bond, with stained shingles in the gables. The roof features exposed rafter tails. The house retains its original four-over-one double-hung wood sash windows. The sunroom is lined with casement sash featuring four small lites over one large lite, similar to the sunrooms of several other houses in the district.

Mervin and Theresa Moyer lived at this address from 1926 to 1927. Mervin worked as a brakeman. Fred and Maude Voelkert lived at this address from 1928 to 1968, and after Fred's death, Maude continued to live there until 1983. Fred worked as a yardmaster for the New York Central Railroad.

**1829 Stevens Ave. DOC-c.1935 CONTRIBUTING**  
**John "J.J." Smithers House c. 1936-1937**  
**Harold Miller House c. 1940-1955**  
**PERIOD REVIVAL-Photo #24, 25**

This house is pictured in Sears, Roebuck & Co.'s *Homes of Today*, published in 1932.<sup>9</sup> Sears customers could customize their house with a number of options including exterior and interior finishes, fixtures, and orientation. Listed as No. 3300, the "Lynnhaven," this residence differs in exterior finish from the catalog model. The catalogue model is clad in cedar shakes, whereas the Smithers House is clad in clapboard with brick and limestone at the front entrance. Another Sears model, No. 3345, the "Belmont," was a mirror image of the "Lynnhaven" and was clad in brick veneer.<sup>10</sup> The only difference other than the exterior finish was the estimated monthly payment; the former was \$50 to \$65 per month and the latter was \$60 to \$75 per month. The design evoked the popular English Cottage of the Period Revival. The house has a side gabled roof with a shed dormer and sloping front gabled entry. The gables are steeply pitched and flared at the side eaves. The original divided-lite wood casement windows are intact and the original wood window trim remains visible. The recessed segmental brick arch at the entrance has limestone springers and a limestone keystone. The original clapboard siding has been covered with vinyl siding and artificial shutters have been attached next to some windows. An exterior brick chimney with limestone trim rises from the north elevation.

John and Cecilia Smithers lived at this address with their children Eleanor and John, Jr., from 1936 to 1937. John worked for the New York Central Railroad. Harold and Isabelle Miller lived at this address from 1940 to 1955. Harold owned Harold's Mobil Service Station (formerly Myers and Miller Service Station, and Brad & Harold's Service Station) at 225 W. Lexington Avenue. Isabelle was an employee of Conn Ltd.

**1913 Stevens Ave. DOC-c.1927 CONTRIBUTING**  
**Boyd Mills House c. 1928-1971**  
**DUTCH COLONIAL Photo #26**

This Dutch Colonial Revival house is very similar to the "Puritan" model shown in Sears, Roebuck & Co.'s 1926 *Honor Bilt Modern Homes* catalog.<sup>11</sup> The house features a side-gabled gambrel roof and a brick foundation. Gabled canopies supported by knee braces extend over the front and side entrances. The house retains its original six-over-one double-hung wood sash windows, some fitted with aluminum storm windows. The original clapboard siding has been covered with vinyl siding and artificial shutters have been attached next to some windows.

<sup>9</sup> *Homes of Today* (Chicago: Sears, Roebuck & Co., 1932) 23.

<sup>10</sup> *Ibid* 47.

<sup>11</sup> *Honor Bilt Modern Homes* (Chicago: Sears, Roebuck & Co., 1926) 22-23.

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Boyd and C. Marie Mills lived at this address with their son John from 1928 to 1952. John Mills owned the house with his wife Ramona from 1953 to 1971. Boyd worked as a buffer, polisher, and metal worker for C.G. Conn Ltd. John worked for H. & A. Selmer, and as a fireman for NYC Systems and Penn Central.

**2001 Stevens Ave. DOC-1930 CONTRIBUTING**  
**Dr. Lloyd Elliott House c. 1930-1966**  
**PERIOD REVIVAL-Photo #27**

The Elliott House is the largest house in the district. Drawing upon Mediterranean Revival motifs, the house is clad in brick and is crowned with a low-rise hip roof covered with red terra-cotta tiles. The main façade is an asymmetrical design with the front entry to the right of center, recessed under a projecting rectangular one story bay of brick trimmed in limestone. This bay is topped with a wrought iron balcony rail. The windows are all original six-over-one double-hung wood sash, either single or grouped in banks of two and three. The windows have soldier brick lintels and limestone sills. The garage to the rear is original, but a clapboard-sided second story has been added on top of the garage parapet. The house is indicative of its original occupant, a leading healthcare professional in the community.

Dr. Lloyd Elliott and his wife Cora lived at this address from 1930 to 1956. Lloyd maintained his own practice as a physician and surgeon. His office moved from 120 W. Marion Street to 405 S. Second Street in 1924. During 1920s he became the first Elkhart County physician to become a member of American College of Surgeons. In 1951, his son Thomas joined the practice, and Lloyd established the Elkhart Clinic at 405 S. Second Street in 1954. In 1958, Lloyd helped found the Elliott Foundation for Medical Education and Research. After his death, a medical library was created at Elkhart General Hospital in his honor. Ownership of the house and the Elkhart Clinic passed to Elliott's son, Dr. Thomas Elliott. Thomas and Mary Elliott occupied the house until 1966.

**1804 Stevens Ave. DOC-c.1925 CONTRIBUTING**  
**Royal "Dick" Aldrich House c. 1926-1929**  
**Roy Cripe House c. 1930-1954**  
**BUNGALOW**

This frame bungalow rests on a brick foundation. An incised front porch with brick and limestone piers spans the front facade. The side-gabled roof features a shed dormer with a pair of casement windows. The house is clad in wood clapboards. The porch appears to have been enclosed at an early date with divided-lite wood casement windows and clapboard-sided knee walls.

Royal and Loretta Aldrich lived at this address from 1926 to 1929. Royal was an inspector for the New York Central Railroad. Roy and Iris Cripe lived at this address with their children Richard and Marcia from 1930 to 1954. Roy was a manager for Gafill Oil Co. Marcia worked as a clerk for Elkhart Credit Bureau, and Richard was a student.

**1700 Stevens Ave. DOC-c.1925 CONTRIBUTING**  
**George Simmons House c. 1926-1929**  
**Charles Ulery House c. 1930-1944**  
**BUNGALOW**

This bungalow has a side-gabled roof with a gable-front sunroom projecting from the front facade. The wide eaves are supported by knee braces. The main house has three-over-one and five-over-one double-hung wood sash windows while the sunroom has one-over-one double-hung wood sash windows. All windows have been fitted with aluminum storm windows. The exterior is clad in wide wood clapboards with mitered corners and simple window casings. The front gable over the sunroom features a pair of divided-lite casement windows. On the north elevation is a shed roofed bay that defines the dining room.

George and Anna Simmons lived at this address from 1926 to 1929. George worked as a brakeman. Charles and Eva Ulery lived at this address from 1930 to 1939. Their son, Howard Ulery and his wife, Hazel, lived at this address from

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1940-1944. Charles was the owner of Northern Indiana Storage Co., Banner Coal Co., and Ulery's Furniture Mart. Howard became owner of Banner Coal Co. and Ulery's Furniture Mart.

**1604 Stevens Ave.** **DOC-c.1913** **CONTRIBUTING**  
**Owen Oswalt House** **c. 1914-1959**  
**BUNGALOW-Photo #30**

As with the bungalows at 1602 Stevens, 1611 Morehouse Avenue, and 1702 Frances Avenue, this residence exemplifies the Craftsman style bungalows built in the district during the 1910s and early 1920s. Among the earliest houses constructed in the district, it exhibits a much higher degree of detail and architectural design than those built after the mid-1920s. Intersecting gables define the main block of the house and the front porch. The broad overhanging, flared eaves with exposed rafter tails are supported by knee braces. The exterior is clad in wood clapboards with simple corner trim and window casings. The original window sashes have been replaced with simulated-divided-lite double-hung replacement sashes in the original frames. The porch has a knee wall and piers of decorative concrete block simulating rockface stone. Square columns rise from these piers to support a beltcourse that wraps the entire house and signals the line between the first and second floors. The replacement sashes within the original window openings appear to be the only alteration to this house.

Owen and Emma Oswalt lived at this address with their son Milo from 1914 to 1933. After Owen died, Emma became the householder and continued to live there until 1959. Owen was a painter who worked for Elcar Motor Co. Milo also worked as a painter for Elcar Motor Co.

**1602 Stevens Ave.** **DOC-1916** **CONTRIBUTING**  
**Rev. John Metzner House** **c. 1917-1923; 1925-1995**  
**BUNGALOW-Photo #30**

This Craftsman Bungalow rests on a brick foundation. The exterior is covered with clapboards and retains all of its original window sash and doors. The main block is defined by a massive side gable that extends out to cover the front porch. The brick knee walls of the porch are trimmed with limestone and the roof is supported by Tuscan Style columns grouped in threes at the porch corners. A gabled dormer with a bank of divided-lite casement wood windows rises above the porch. The main house has six-over-one and four-over-one double-hung wood sash windows, some retaining early wood storm windows. Shed-roofed bays extend from the north and south elevations. The house appears substantially intact to its original appearance.

Rev. John Metzner and his wife Mary lived at this address from 1917 to 1923. After John's death, Mary continued to live at this address until 1944. John was a presiding elder for the Fort Wayne and then the Elkhart District Evangelical Church. After Mary died, the couple's daughter Gladys and son-in-law, Harold Longacre, became owners of the house. The Longactres occupied the house with their children Jack and Patricia. Harold was the superintendent of Monteith Brothers Inc., and then became a foreman for Finnell Systems. Gladys worked as an aide at Elkhart General Hospital. Jack was a student and also worked at Monteith Brothers Inc. Patricia worked as a waitress at Woody and Irma Snack Bar.

**1501 Morehouse Ave.** **DOC-1923, 1962** **CONTRIBUTING**  
**Simpson Memorial Methodist Church** **c. 1923-1993**  
**Faith United Methodist Church** **c. 1994-1996**  
**Faith Temple** **c. 2000**  
**Ambassadors for Christ Churches** **c. 2001-Present**  
**PERIOD REVIVAL-Photo #32**

This building was built for the Simpson Memorial Methodist Church in 1923. It is a tan brick Lombard Romanesque Revival church featuring round-arched openings with limestone sills and corbelled brick parapets. The building has a cross-gabled roof with a hipped roof tower rising from the northeast corner. The upper level of the tower features tripartite open arcades of three brick arches supported by two limestone columns with cushion capitals. The windows and transoms



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are of stained and leaded glass. The three front entrance doors are set in recessed round arched openings with limestone pilasters between. The entrance doors have been replaced by aluminum storefront and aluminum entrance doors. Two plaques with crosses are set into the wall above the entrance. A three-story education wing, reflecting the influence of the Modern Movement, was built in 1962 on the west (rear) side of the church. This wing is clad in tan brick with limestone trim and features fixed-sash aluminum windows. The west elevation of this wing has rows of ribbon windows with limestone spandrel panels and a brick frame.

The Simpson Memorial Methodist Church was established on this site in 1912. A frame Gothic Revival church was built at that time. Within ten years the congregation had grown to more than 300 persons, requiring a larger building. The present Lombard Romanesque Revival style church was dedicated in 1923. A three-story education wing was built in 1962 on the west (rear) side of the church. The name of the church was changed to Simpson United Methodist Church in 1969, following the 1968 merger of the Methodist Church and the Evangelical United Brethren Church.

**1517 Morehouse Ave. DOC-1926 CONTRIBUTING**  
**Emil Meyer House c. 1926-1971**  
**BUNGALOW Photo #33**

This bungalow resembles its next-door neighbor at 1523 Morehouse Avenue. Both display the same massing, scale and cross-gabled roof. Constructed entirely of brick and trimmed with limestone, the eaves are deep-set with exposed rafters and knee braces. The front gable end is covered with stained shingles. The porch is entirely enclosed by double-hung wood sash windows and the entry is framed by geometrically divided sidelights that are indicative of the Prairie School movement. The double-hung sash have geometrically divided upper sash featuring a Craftsman style "tic tac toe" muntin pattern over a single light. Early wood storm windows also remain in place.

Emil and Fannie Meyer lived at this address with their daughter Erla from 1926 to 1952. Following Emil's death, Fannie owned the house until 1971. Emil worked as a bookkeeper and manager for Wambaugh's Sanitary Milk Co., and then as chief clerk at the US Selective Service Building No. 3. Fannie worked for Wambaugh's Sanitary Milk Co. as a bookkeeper. Erla also was an employee of Wambaugh's Sanitary Milk Co.

**1523 Morehouse Ave. DOC-c.1925 CONTRIBUTING**  
**William Shaffer House c. 1926-1949**  
**BUNGALOW-Photo #33**

This bungalow exhibits Craftsman and Prairie School elements. It is designed with intersecting gabled blocks and is detailed with deep set eaves, exposed rafter tails, and knee braces. The windows feature unusual geometric muntin patterns reflecting the influence of the Prairie School in the five-over-one double-hung wood sashes. The front gabled projection contains a sunroom and an open porch with a clapboard knee wall supporting a square column. The wood clapboard siding and wood window trim with molded cap remain exposed.

William Shaffer and his first wife Carrie lived at this address from 1926 to 1942. After Carrie's death, William continued to live in the house until his death in 1944. Shaffer's second wife Bessie owned the house until 1949. William worked as a carpenter for Metal Forming Corp., and as a contractor.

**1611 Morehouse Ave. DOC-1912 CONTRIBUTING**  
**David Hostetler House c. 1914-1921**  
**August Wozniak House c. 1922-1977**  
**BUNGALOW-Photo #35**

This frame bungalow is very similar to Design No. 7067-B in *Radford's Artistic Bungalows*, published in 1908.<sup>12</sup> It features the same overall form and the same distinctive dormer as the Radford design. The house has a side-gabled roof

<sup>12</sup> *Radford's Artistic Bungalows* (Chicago: Radford Architectural Company, 1908) 64.

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featuring small roof returns at the gable ends. An incised front porch spans the length of the facade. The foundation, porch knee walls, and porch piers are of decorative concrete block in imitation of rockface stone. Square wood columns atop these piers support the porch roof. The house is clad in wood clapboards and features simple window casings with molded caps. A gabled dormer featuring flared walls rises above the porch. This dormer contains a bank of three one-over-one double-hung wood sash windows topped by a gable clad in fishscale shingles with a central triangular attic window. The first floor features six-over-one double-hung wood cottage windows.

David and Elizabeth Hostetler lived at this address from 1914 to 1921. David worked as a carpenter. August and Josephine Wozniak lived at this address from 1922 to 1969, and after August's death, Josephine continued to live there until 1977. Also living at this address was their son, August, Jr., and their daughter, Elizabeth. August, Sr., worked as an engineer and foreman, a machinist for NYC Systems, and a gardener for Metal Forming. August Jr. was a molder for Conn Ltd. Elizabeth worked as an office worker for Miles Laboratories.

**1701 Morehouse Ave. DOC-c.1915 CONTRIBUTING  
DUTCH COLONIAL-Photo #36**

This Dutch Colonial Revival style house appears to be an adaptation of Design 2121-B published in *Radford's Artistic Bungalows* (1908).<sup>13</sup> The one-and-one-half-story house features a cross-gabled gambrel roof. The house rests on a red brick foundation and the porch is lined with brick knee walls and a brick pier with limestone trim. The incised porch is recessed beneath the main gable. The adjacent section of the first floor facade is treated as a large bay window. The front gable contains a bank of three one-over-one double-hung windows. The house retains its original one-over-one double-hung wood sash windows, with later aluminum storm windows. The original clapboards have been covered in vinyl siding but the wood window trim remains exposed.

<sup>13</sup>Ibid. 64, 143.

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**INVENTORY OF CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS**

ADDRESS	INVENTORY
<b>East Indiana Avenue</b>	
215	C
301	C
305	C
309	C
315	NC
319	C
321	C
<b>East Wolf Avenue</b>	
304	NC
<b>Frances Avenue (west side)</b>	
1601	C
1605	C
1611	NC
1615	C
1621	C
1625	NC
1627	NC
1629	C
1701	C
1705	NC
1709	C
1711	C
1719	C
1721	C
1723	C
1729	C
<b>Frances Avenue (west side)</b>	
1801	C
1805	NC
1809	C
1813	C
1817	C
1823	NC
1827	NC
1829	NC
1901	C
1905	C
1909	NC
1913	C
1919	C
1921	C
1925	C
2001	C

ADDRESS	INVENTORY
<b>Frances Avenue (east side)</b>	
1926	C
1922	C
1918	C
1912	C
1908	C
1904	C
1900	C
1828	C
1826	NC
1816	C
1814	C
1812	C
1806	C
1800	C
1726	C
1722	C
1720	C
1716	C
1710	C
1702	C
1630	C
1622	NC
1610	C
1608	C
1606	NC
1604	C
1600	C
1528	C
1524	NC
1520	C

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<b>Stevens Avenue (west side)</b>	
1515	C
1517	C
1519	C
1525	C
1531	C
1605	NC
1609	C
1621	NC
1623	NC
1625	C
1627	C
1701	C
1709	C
1711	C
1713	C
1715	NC
1717	C
1725	C
1731	C
1801	NC
1809	NC
1815	NC
1817	C
1827	C
1829	C
1901	C
1909	NC
1913	C
1919	NC
1927	C
2001	C
<b>Stevens Avenue (east side)</b>	
1828	C
1822	NC
1820	NC
1816	C
1812	C
1810	C
1804	C
1800	NC
1730	C
1722	C
1708	C
1704	C

ADDRESS	INVENTORY
<b>Stevens Avenue (east side) con't</b>	
1700	C
1628	C
1626	C
1624	C
1616	C
1610	C
1606	C
1604	C
1602	C
1530	C
1522	NC
1518	NC
1516	C
1514	C
<b>Morehouse Avenue (west side)</b>	
1501	C
1515	C
1517	C
1523	C
1527	NC
1531	NC
1601	C
1607	NC
1611	C
1617	C
1621	NC
1625	NC
1631	C
1701	C
1703	NC
1707	C
1715	NC
1717	C
1727	NC
1729	NC
1731	C

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Community Planning and Development

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

c.1910-c.1950

\_\_\_\_\_

**Significant Dates**

N/A

\_\_\_\_\_

\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

\_\_\_\_\_

**Architect/Builder**

A.H. Ellwood & Sons

Sears, Roebuck & Co.

\_\_\_\_\_

**Period of Significance (justification)**

The period of significance has been established from c.1910 to c.1950. This period was selected based on the historical development of the district. The Morehous Addition was platted in 1910 and subdivided in 1910, 1919, and 1927. Nearly all structures within the district boundaries were constructed during this period and substantial development of the district seems to have ceased by c.1950.

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Criteria Considerations (explanation, if necessary)  
N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Morehous Residential Historic District is being nominated for local significance under Criteria A and C. **Architecture:** It contains fine examples of the Craftsman Bungalow and includes definable examples of American Foursquare, Craftsman, Dutch Colonial Revival, Period Revival, and Prairie styles. The former Roosevelt School and Simpson Memorial Methodist Church are notable examples of Period Revival public buildings from the 1920s. **Community Planning and Development:** At the turn of the twentieth century Elkhart was poised to assume its role as a major manufacturing and railroad center of national consequence. Philo Morehous was among the pioneers who significantly contributed to the development and advancement of Elkhart. Although he died in 1881, his heirs platted the Morehous Addition in 1910, naming the streets after members of the Morehous family. This addition provided a setting that appealed to many of the managers, skilled craftsmen, and professionals.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

#### ARCHITECTURE

The historic fabric of the Morehous Residential Historic District embodies the characteristics of middle class single-family housing in Elkhart during the period of significance, c.1910 to c.1950. The district's high degree of integrity provides examples of a variety of single-family houses of this period in a substantially intact context. The district contains examples of Craftsman, Dutch Colonial Revival, Period Revival, and Prairie style buildings. While these are more modest than many of the high-style residences built in these styles for wealthy Elkhart residents, the district's historic resources embody the middle class experience in early twentieth century Elkhart. The progression of the bungalow, from the more elaborate Craftsman style centered around the First World War to the less ornamented bungalows of the 1930s is evident within the district. American Foursquare houses ranging from simple, unornamented houses to those with more pronounced architectural detail are also found in the district. The diversity of stylistic options available to middle class budgets and middle class tastes during this period is clearly shown in the range of Dutch Colonial Revival, Prairie, and Period Revival styles found in the district.

While not as lavish as their counterparts found in the elite neighborhoods north of the St. Joseph River, houses in the Morehous Residential Historic District reflect many of the stylistic trends exhibited in high-style buildings in other parts of Elkhart. The Beardsley Avenue Historic District, located north of the St. Joseph River, features many large, high-style houses, several designed by prominent local architect E. Hill Turnock (1857-1926). While no buildings in the Morehous Residential Historic District approach this level of high-style detail, they do reflect the influence of the same national, local, and regional architectural movements.

#### Mail-Order Plans and Kit Houses

Several houses within the district may have been designed from mail-order plans or built from ready-cut house kits. 1611 Morehouse Avenue (1912) and 1701 Morehouse Avenue (c.1915) both appear to be adaptations of designs published in *Radford's Artistic Bungalows* (1908).<sup>14</sup> Sears, Roebuck & Co. published an annual catalogue of ready-cut kit houses from 1908 to 1940, producing an estimated 100,000 houses during the period in which the Morehous Residential Historic District developed.<sup>15</sup> 1913 Stevens Avenue (1928) is very similar to Sears, Roebuck & Co.'s "Puritan" model.<sup>16</sup> 1829

<sup>14</sup> Designs No. 7067-B and 2121-B, respectively; *Radford's Artistic Bungalows* (Chicago: Radford Architectural Company, 1908) 64, 143.

<sup>15</sup> *History of Sears Modern Homes*. [www.searsarchive.com/homes/history/htm..](http://www.searsarchive.com/homes/history/htm..)

<sup>16</sup> *Honor Bilt Modern Homes* (Chicago: Sears, Roebuck & Co., 1926) 22-23.

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Stevens Avenue appears to be a customized version of Sears, Roebuck & Co.'s "Lynnhaven" model.<sup>17</sup> Additional mail-order plan or ready-cut kit houses may remain in the district. These houses reflect the impact of mail-order plans, available since the late nineteenth century, as well as the movement toward customizable prefabricated housing. Aside from these mail-order plans and kit houses, no builders, designers, or architects were identified for the houses in the district. Building permits from this period do not exist in Elkhart.

#### **American Foursquare**

The American Foursquare house was the first form to appear in the district after the first blocks of the Morehous Addition were subdivided in 1910. Several American Foursquare houses were built in the 1500 and 1600 blocks of Stevens Avenue between 1910 and 1914. The close proximity of the streetcar line made these lots particularly desirable. Other American Foursquares of note within the district include 309 East Indiana Avenue (1912) and 1601 Frances Avenue (1917). Although there are a number of variations in specific details, most of these houses feature a low hipped roof with a deep overhang and either a centered front dormer or an off-center gable dormer. The foursquare form provided roomy interiors and comfortable living spaces on narrow city lots. While similar in plan and overall form, the district's American Foursquare houses exhibit a range of customized features differentiating individual houses from their neighbors. Architectural expression is widely varied through the use of various types of dormers, porches, window muntin patterns, trim, siding and masonry veneer, and other features. These houses provided stable, affordable housing for the middle class workers who populated the district.

#### **Craftsman / Bungalow**

The district contains several notable Craftsman bungalows. 1611 Morehouse Avenue (1912) and 1702 Frances Avenue (1914) date from the district's earliest years and feature more elaborate details and a larger scale than other bungalows in the district. The former appears to be an adaptation of a design published in *Radford's Artistic Bungalows* (1908).<sup>18</sup> These two examples retain some of the characteristics of earlier Free Classic or Colonial Revival cottages in their overall form but represent a clear shift toward the side-gabled bungalow form.

Craftsman bungalows were built in the district throughout the 1910s and 1920s. Several, including 1604 Stevens Avenue (c.1913), 1602 Stevens Avenue (1916), 1701 Frances Avenue (1920), 1615 Frances Avenue (1924), 1523 Morehouse Avenue (c.1925), and 1517 Morehouse Avenue (1926) retain a high degree of historic integrity. 1711 Frances Avenue (1912) and 1731 Stevens Avenue (1922) are both intact examples of the California Bungalow form, with an off-center gable-front porch or sunroom extending from a gable-front facade. The bungalow at 1701 Stevens Avenue (1920) is the district's most high-style example of a Craftsman bungalow, with shaped rafter tails, eave brackets suggesting Asian influences, and upper sashes featuring geometric muntins in the "tic tac toe" pattern. The district includes many bungalows, particularly those built in the late-1920s and 1930s, that have less Craftsman detailing but still represent the bungalow type.

The district's large number of Craftsman bungalows reflects the appeal of this style and form to the tastes and pocketbooks of the middle class families that built them. Deep eaves, sheltering porches, and intimate scale gave these unostentatious dwellings up-to-date and homelike qualities sought out by the middle class and the petit bourgeois during the early decades of the twentieth century. The range of architectural detail and material on these bungalows also reflects the adaptability of this form to varied tastes and budgets. These houses reflect the influence of more high-style Arts and Crafts and Craftsman design, originating in California through the work of Greene & Greene and popularized through pattern books, magazines like Gustav Stickley's *The Craftsman*, and pre-cut-lumber house kits available from companies such as Sears, Roebuck & Co. Loosely inspired by traditional dwellings in India, the bungalow emerged shortly after the turn of the twentieth century in the American Midwest, becoming the dominant American house form by the 1930s. This development is reflected in the built fabric of the Morehous Residential Historic District.

<sup>17</sup> *Homes of Today* (Chicago: Sears, Roebuck & Co., 1932) 23.

<sup>18</sup> Design No. 7067-B; *Radford's Artistic Bungalows* (Chicago: Radford Architectural Company, 1908) 64, 143.

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### Prairie Style

A unique resource in the district is the Prairie style house at 305 East Indiana Avenue (1920). This house features many of the details associated with the Prairie School architects of the period, including a low-pitched hipped roof with deep eaves, simple ornament, horizontal emphasis, grouped window openings, and divided-lite windows. Although this is the only Prairie style house in the district, other houses feature divided-lite windows reflecting Prairie and Craftsman style influences in their geometric muntin patterns.

### Dutch Colonial Revival

Inspired by eighteenth century farmhouses erected by Dutch settlers, the Dutch Colonial Revival style is most commonly manifested in the use of a gambrel roof. The double-pitch of the gambrel roof helps to bring down the scale of these two-story dwellings, making them appear more in scale with the surrounding bungalows. In many cases, the steeper pitch of the gambrel roof was an illusion created by eaves tacked onto the gable ends of a two-story house, giving the sides of the second floor the appearance of full-width shed dormers.

The district contains several middle class Dutch Colonial Revival houses reflecting the range and flexibility of this style. Among the earliest examples in the district is 1701 Morehouse Avenue (c.1915), apparently an adaptation of a design published in *Radford's Artistic Bungalows* (1908).<sup>19</sup> 1605 Frances Avenue (1926), with a porch and sunroom projection across the front facade, is typical of the front-gabled houses of this style found in the district. 1710 Frances Avenue (1926) and 1913 Stevens Avenue (1928) are typical of the side-gabled houses of this style in the district. The latter is very similar to Sears, Roebuck & Co.'s "Puritan" model.<sup>20</sup> Although not as widespread as Craftsman bungalows and American Foursquare houses, Dutch Colonial Revival houses contribute to the unique historic character of the Morehous Residential Historic District.

### Period Revival

The Period Revival had a limited presence in the district and was more typical of the late 1920s and the 1930s. By the dawn of the Great Depression in 1929, all but eight of the district's 110 contributing resources had been built. Period Revival styles sought to replicate or reinterpret building styles from various periods and places in the past. Period Revival styles included the Classical Revival, Colonial Revival, Spanish Colonial Revival, Tudor Revival, and many others. These styles utilized elements from historic precedents to recreate the general aesthetic effect of a time or place (often an imagined or whimsical interpretation), typically utilizing contemporary forms and incorporating contemporary materials.

The district contains two exemplary residential examples of the Period Revival. The John "J.J." Smithers House (c.1935) at 1829 Stevens Avenue, Sears, Roebuck & Co.'s Design No. 3300, the "Lynnhaven," was designed in the English Cottage Revival style.<sup>21</sup> The design of this model attempts to reflect the appearance of a Cotswold cottage in form, roofline and materials. The house has a high peaked roof with a sweeping intersecting gable that defines the main entry and serves as the major design element of the front facade. The exaggerated roofline is typical of the whimsical or imaginative features often found on small Period Revival houses. The Dr. Lloyd Elliot House at 2001 Stevens Avenue (1930) was designed in the Mediterranean Revival style. The scale of this house suggests a person of above average means that could build such a fine home in the depths of the Great Depression. Although a much simplified design relative the homes of the elite, it features a number of refined details including a tile roof, ironwork, and limestone entrance surround.

The former Simpson Memorial Methodist Church (1923) and the former Roosevelt School (1921) are definitive examples of the Period Revival. The Roosevelt School is an expression of the Collegiate Gothic variant of the Tudor Revival, popularized by colleges and universities of the period. This is the only structure in the district for which an architect can be identified. Elkhart architects A. H. Ellwood & Sons incorporated Flemish and Craftsman details were into the design of

<sup>19</sup> Designs No. 7067-B and 2121-B, respectively; *Radford's Artistic Bungalows* (Chicago: Radford Architectural Company, 1908) 64, 143.

<sup>20</sup> *Honor Bilt Modern Homes* (Chicago: Sears, Roebuck & Co., 1926) 22-23.

<sup>21</sup> *Homes of Today* (Chicago: Sears, Roebuck & Co., 1932) 23.



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the building. Simpson Memorial Methodist Church designed in the Lombard Romanesque Revival, evoking the picturesque effect of the country churches of Lombardy through its round arches and campanile-like belltower.

## COMMUNITY DEVELOPMENT AND PLANNING

Elkhart was platted in 1832 and incorporated as a town in 1858. Philo Morehous, a pioneer entrepreneur, was one of the three original trustees of the town. The first railroad arrived in 1851. This was a milestone in Elkhart's economic development, facilitating rapid shipment of raw materials and finished goods to the surrounding region and the country as a whole. Early development was largely confined to the area within walking distance of the original plat. The first exclusive neighborhood developed west of the original plat along West Franklin Street, and working class neighborhoods along the lowlands of the Elkhart and St. Joseph Rivers to the north and east, and near the railroad tracks to the south.

Philo Morehous is credited in the establishment of Elkhart as a major rail and manufacturing center.<sup>22</sup> As director of the Lake Shore & Michigan Southern Railroad (LSMSRR),<sup>23</sup> Morehous convinced the trustees to move its car shops and roundhouse from La Porte to Elkhart in 1870.<sup>24</sup> He argued that Elkhart was mid-way between the line's east terminus at Toledo and its west terminus at Chicago. In 1889, the Cleveland, Cincinnati, Chicago & St. Louis Railway (CCC&StL, popularly known as the "Big Four") was formed by the merger of several regional railroads, with a major line passing through Elkhart. The consolidation of the LSMSRR into the New York Central Railroad in 1914 reinforced Elkhart's connection to both Chicago and New York.<sup>25</sup> The predecessors of the New York Central built what was then the world's largest car switching yards at Elkhart in 1869. Between the switch yards, repair shops, and roundhouses, more than 1,000 men were employed in railroad work at Elkhart by the 1910s. A number of related businesses including foundries and carpenter shops emerged in response to the needs of these railroad facilities.<sup>26</sup> By the early twentieth century, Elkhart enjoyed the advantages of a strategic location on the Big Four (CCC&StL), New York Central, and Wabash railroads. After 1898, the city was connected to South Bend, Mishawaka, Goshen, and other surrounding cities and towns via the Northern Indiana Railway Company's interurban electric light rail system.<sup>27</sup>

Due to its location and rail connections, Elkhart became a leading center for the manufacture of high value added goods. Conn-Selmer Band Instruments was established in 1875, and by the 1950s Elkhart contained more than 50 independent manufacturers of brass and wind instruments and pianos, earning it the nickname "Band Instrument Capital of the World." These band instrument companies required highly skilled artisans who could form, fit, and finish woodwind and brass instruments. The Northern Indiana Brass Company, established in 1904, was a leading manufacturer of domestic plumbing valves and fittings. Elkhart has been home to two major pharmaceutical laboratories. Miles Laboratories, established in 1884, developed Alka-Seltzer (first sold in 1931) and later produced items including Bactine, Flintstones Chewable Vitamins, and One-A-Day Vitamins. Whitehall Laboratories, established in 1926, manufactured Advil, Aleve, Dristan, and Anacin. Richardson Industries, established in 1946, and Skyline Corporation, established in 1951, produced manufactured homes at Elkhart during the postwar period.

The expansion of both local business and larger nationally-focused industries during the first half of the twentieth century created jobs, fueling population growth and demand for middle class housing in areas like the Morehous Residential Historic District. Many of Elkhart's growing companies required educated professional workers in fields such as finance, management, and research and development. These companies also required trained support staff with clerical, secretarial, and bookkeeping skills. These industries employed many of the district's original and subsequent occupants, sometimes including two and three generations of the same families. The emerging professional and skilled technical workers established a solid middle class population in Elkhart. This group had greater mobility than the working class and sought out safe and comfortable residential areas with desirable features such as good city schools and sanitation.

<sup>22</sup> *History of Elkhart County, Indiana* (Chicago: Chas. C. Chapman, 1881) 857-858.

<sup>23</sup> "Election of Directors of the Michigan Southern and Northern Indiana Railroad," *New York Times*, April 26, 1860.

<sup>24</sup> Chapman, 857.

<sup>25</sup> George K. Bradley, *Northern Indiana Railway: Elkhart County Street Railway History* (Chicago: Central Electric Rail trains Association, 1998).

<sup>26</sup> Abraham E. Weaver, ed., *A Standard History of Elkhart County, Indiana* (New York: The American Historical Society: 1916).

<sup>27</sup> George W. Hilton and John F. Due, *The Electric Interurban Railways in America* (Stanford, California: Stanford University Press, 1960) 276.

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The steady growth of Elkhart during the late nineteenth century and early twentieth century fueled demand for housing. From 1890 to 1930 the city's population increased by 3.1 percent annually, a significantly higher rate than the 0.8 percent annual growth from 1940 to the present.<sup>28</sup> Elkhart's population doubled between 1920 and 1930, in part due to the influx of Italian immigrants.<sup>29</sup> The Morehous Addition was platted in 1910, with additional subdivisions in 1919 and 1927, opening up lots for development during this period of rapid growth.

The Citizens' Street Railway Company of Elkhart began operation of a horse-drawn streetcar system in 1886.<sup>30</sup> One and one-quarter miles of lines were constructed on Main Street from the railroad tracks on the south to the St. Joseph River on the north. Lines also extended west along Franklin Street and east along Middlebury Street. The system underwent significant expansion during 1887. The Main Street Line was extended north across the St. Joseph River and routed west along West Beardsley Avenue to Michigan Street then south on various streets to Bridge Street and again across the St. Joseph River to join the west terminus of the West Franklin Street Line. This allowed the "privileged class" a continuous public transportation loop between the most fashionable neighborhoods of the period and downtown Elkhart.<sup>31</sup>

In 1898 the street railway was electrified, a new streetcar barn built, and a new line constructed along South Main Street to the city limits at East Lusher Avenue.<sup>32</sup> These improvements correspond with the electrification of other Indiana street railways during the decade following the introduction of electric traction at Lafayette in 1888. The South Main Street line was pivotal in the development of neighborhoods like the Morehous Residential Historic District. The first residents of the district settled within three blocks of the streetcar stop at East Indiana Avenue and South Main Street. The expansion of electric mass transit allowed skilled workers and professionals to live farther from the city center, in areas where they could afford to purchase lots and build single-family dwellings. This provided separation from the noise and pollution of industrial districts where many residents worked.

The advent of mass automobile ownership combined with the very low cost of petroleum led to rapid increases in automobile use during the 1920s and 1930s. Increasing dependence on the automobile lowered the ridership of the city street railway, leading to the abandonment of the electric system and introduction of gasoline-powered buses by 1934.<sup>33</sup> These changes led to the construction of residential garages and other related structures within the neighborhood while also fueling suburban sprawl.

Long-standing institutions such as Simpson Memorial Methodist Church and Roosevelt School contributed to the unique neighborhood identity of the Morehous Residential Historic District. The presence of these institutions helped to maintain property values, attracting middle-income families to build in the district. Research indicates that most of the original homeowners remained in the neighborhood well into the mid-1960s. Compared with adjacent neighborhoods, the district remains well-maintained and has a defined sense of place. Very few of the district's houses have been subdivided into apartments, a condition seen frequently in the surrounding neighborhoods. A number of the houses remain largely unaltered and there have been no major intrusions from demolition or unsympathetic new construction.

Overall, the Morehous Residential Historic District retains the unique historic character of an early twentieth century middle-class residential neighborhood. The district's single-family dwellings and two public buildings retain a high degree of historic integrity, providing a connection with the district's past and those who built and occupied its buildings. While many of the buildings are modest in scale and details, they communicate the values and aspirations of the middle class during the early twentieth century.

<sup>28</sup> US Census: Elkhart, Indiana

<sup>29</sup> US Census: Elkhart, Indiana.

<sup>30</sup> "Elkhart/Goshen Transit History." <http://web.me.com/willvdv/chirailfan/histielk.html>

<sup>31</sup> Ibid.

<sup>32</sup> Ibid.

<sup>33</sup> "Elkhart/Goshen Transit History." <http://web.me.com/willvdv/chirailfan/histielk.html>

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**Developmental history/additional historic context information (if appropriate)**

**Neighborhood Institutions**

The Fifth Ward School was one of five elementary schools constructed between 1879 and 1884 to meet the demands of Elkhart's growing population.<sup>34</sup> This was the first effort to decentralize grade school students from the original school buildings at South Second and High Streets. The 1868 Central School Building and its 1884 Annex served high school students until 1892 when the new high school was constructed at Vistula and Lexington (then Pigeon Street) Avenues. Still extant, this building then served as the Strong Elementary School after the new Elkhart Central School opened in 1911.<sup>35</sup> The construction of the Fifth Ward School and other suburban schools during the 1870s and 1880s reflects the expansion of Elkhart during the late nineteenth century. These schools contributed to the unique identities of their surrounding neighborhoods, reinforced by the construction of a second generation of school buildings on these sites during the 1920s.

Public school buildings erected in the late nineteenth century were torn down and replaced in the 1920s with larger school buildings designed in the Collegiate Gothic style. The present Roosevelt School was completed in 1921, replacing the Fifth Ward School.<sup>36</sup> The first classes were held in the fall of 1922, and the building served both elementary and junior high school students until 2004, when the school moved to a new building on West Wolfe Avenue, four blocks west of the district.

As in other cities throughout Indiana, mainline Protestant denominations established churches in Elkhart prior to the Civil War. These included Lutheran, Baptist, Congregational, Church of Christ, Presbyterian, Episcopalian, and Methodist churches.<sup>37</sup> Of these bodies, the Lutherans and Methodists grew most rapidly in Elkhart, establishing a series of "daughter" churches as the city expanded. Methodist circuit riders first appeared in 1829 and by 1832 the Trinity Methodist Episcopal Church had been formed. In 1890, the first "daughter church" was planted north of the St. Joseph River called St. Paul's Methodist Episcopal Church. Trinity and St. Paul's merged in 1955 to form the present Trinity United Methodist Church.<sup>38</sup>

The second Methodist "daughter" church, known as Simpson Memorial Methodist, was established in 1912 on property at East Indiana Avenue between and Morehouse (originally Greene) Avenue and Stevens Avenue. A frame Gothic Revival church was built at the west edge of the property facing Indiana Avenue. Within ten years the congregation had grown to more than 300 persons, requiring a larger building. The present Lombard Romanesque Revival style church was dedicated in 1923. Constructed of brick and limestone, it features a bell tower that rises above the main block on the northeast corner of the building. A three-story education wing, reflecting the influence of the Modern Movement, was built in 1962 on the west (rear) side of the church. The name of the church was changed to Simpson United Methodist Church in 1969, following the 1968 merger of the Methodist Church and the Evangelical United Brethren Church. Many residents of the Morehous Residential Historic District and other adjacent neighborhoods attended the Simpson Memorial Methodist Church. This congregation remained active until 1993, when it merged with three other congregations to form Faith Methodist Church. The new consolidated congregation relocated to the suburbs in 1996, leaving the building vacant until a new congregation occupied it in 2001.<sup>39</sup>

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<sup>34</sup> Neds, 99.

<sup>35</sup> Ibid.

<sup>36</sup> Elkhart City Directories (New York: R. L. Polk & Co.).

<sup>37</sup> *History of Elkhart County, Indiana* (Chicago: Chas. C. Chapman, 1881) 857-858.

<sup>38</sup> Patricia L. Holcomb, *Trinity United Methodist Church* (Unpublished manuscript, 2010).

<sup>39</sup> Ibid.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: **Elkhart Historic and Cultural Preservation Commission**

Historic Resources Survey Number (if assigned): 039-186-32001-0099

**10. Geographical Data**

**Acreage of Property** 36  
 (Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>586100</u>	<u>4613880</u>	3	<u>16</u>	<u>586540</u>	<u>4613200</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>586540</u>	<u>4613880</u>	4	<u>16</u>	<u>526140</u>	<u>4613220</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary begins at the northwest corner of East Indiana Avenue and Morehouse Avenue. Turn south along the west curb line of Morehouse Avenue to the north curb line of East Wolf Avenue, turn west along the north curb edge of East Wolf Avenue to the west edge of the alley between Morehouse and Stevens Avenues following this line one block south to the north curb edge of East Blaine Avenue. Turn west along this line to the west curb edge of Stevens Avenue. Turn south along this line to the edge of the south property line at 2001 Stevens Avenue. Turn west along this line to the east edge of the alley between Stevens and Frances Avenues. Turn north along this line to the north curb line of East Hubbard Avenue. Turn west along this line to the west curb edge of Frances Avenue. Turn south along the west curb line of Frances Avenue to the edge of the south property line at 2001 Frances Avenue. Turn west along this line to the east edge of the alley between Frances and Roys Avenues. Turn north along this line to the north curb edge of East Garfield Avenue. Turn west along this line to east curb edge of Prairie Avenue. Turn north along this line to south curb line of East Indiana Avenue. Turn east along this line to the point of origin at the northwest corner of East Indiana Avenue and Morehouse Avenue.

**Boundary Justification** (Explain why the boundaries were selected.)

District boundaries were limited to those within the Morehous Addition platted in 1910. Within this development the boundaries were defined to reflect the highest concentration of buildings constructed during the period of significance: c.1910-c.1950. Indiana Avenue was the north boundary of the addition and is a major east-west arterial. This creates both a visual and development boundary. Buildings on the north side of Indiana are largely pre-1900 and their massing and scale is reflective of the late nineteenth century. Morehouse Avenue was the east boundary of the addition, and the fabric to the east is the same as found north of Indiana Avenue. Morehouse Avenue is the east boundary south to East Wolf Avenue. As one moves south of Wolf Avenue, there is an abrupt change in the age and style of housing. The housing stock changes to post-World War II styles such as Cape Cod and Ranch, typical of postwar tract housing. The

Morehous Residential Historic District  
Name of Property

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south and east boundaries were determined based on this visual inspection. The west boundary was established by the field survey as reported in the 2005 Indiana Historic Sites and Structures Inventory, *Elkhart County Interim Report*. At East Garfield Avenue the south boundary is extended to Prairie Street to include the former Roosevelt School. Prairie Street is a major arterial and the north-south line that divides streets and house numbers into east and west, and it was the west boundary of the Morehous Addition.

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**11. Form Prepared By**

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name/title Robin Wenger, City of Elkhart Grant Administrator.  
Revised by Benjamin L. Ross, RATIO Architects, Inc.

organization Elkhart Historic and Cultural Preservation Commission/ date May, 2011  
RATIO Architects, Inc.

street & number 107 S. Pennsylvania Street, Suite 100 telephone 317-633-4040

city or town Indianapolis state IN zip code 46204

e-mail BRoss@RATIOarchitects.com

Morehous Residential Historic District  
Name of Property

Elkhart IN  
County and State

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Morehous Residential Historic District

City or Vicinity: Elkhart

County: Elkhart State: IN

Photographer: Jon Hunsberger

Date Photographed: March 2011

Description of Photograph(s) and number:

1 of 36 IN\_Elkhart-County\_Morehous\_01

215 East Indiana Avenue Roosevelt Center (Former Roosevelt Elementary School)

2 of 36 IN\_Elkhart-County\_Morehous\_02

1605 Frances Avenue

3 of 36 IN\_Elkhart-County\_Morehous\_03

1615-1601 Frances Avenue looking northwest

4 of 36 IN\_Elkhart-County\_Morehous\_04

!700 Block of Frances Avenue looking south at Cleveland Avenue

5 of 36 IN\_Elkhart-County\_Morehous\_05

1701-1729 Frances Avenue looking southwest

6 of 36 IN\_Elkhart-County\_Morehous\_06

1711 Frances Avenue

7 of 36 IN\_Elkhart-County\_Morehous\_07

1801-1817 Frances Avenue looking southwest

8 of 36 IN\_Elkhart-County\_Morehous\_08

1926-1904 Frances Avenue looking northeast



Morehous Residential Historic District

Name of Property

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- 9 of 36 IN\_Elkhart-County\_Morehous\_09  
1800-1814 Frances Avenue looking southeast
- 10 of 36 IN\_Elkhart-County\_Morehous\_10  
1722-1702 Frances Avenue looking northeast
- 11 of 36 IN\_Elkhart-County\_Morehous\_11  
1710 Frances Avenue
- 12 of 36 IN\_Elkhart-County\_Morehous\_12  
1702 Frances Avenue
- 13 of 36 IN\_Elkhart-County\_Morehous\_13  
304 Wolf Avenue Non-Contributing
- 14 of 36 IN\_Elkhart-County\_Morehous\_14  
1622 Frances Avenue Non-Contributing
- 15 of 36 IN\_Elkhart-County\_Morehous\_15  
1600 Block of Frances Avenue looking northeast
- 16 of 36 IN\_Elkhart-County\_Morehous\_16  
1500-1600 Blocks of Frances Avenue looking southeast
- 17 of 36 IN\_Elkhart-County\_Morehous\_17  
305 Indiana Avenue
- 18 of 36 IN\_Elkhart-County\_Morehous\_18  
309 Indiana Avenue
- 19 of 36 IN\_Elkhart-County\_Morehous\_19  
1500 Block Stevens Avenue looking southwest
- 20 of 36 IN\_Elkhart-County\_Morehous\_20  
1609 Stevens Avenue Non-Contributing
- 21 of 36 IN\_Elkhart-County\_Morehous\_21  
1700 Block Stevens Avenue looking south at Cleveland Avenue
- 22 of 36 IN\_Elkhart-County\_Morehous\_22  
1701-1713 Stevens Avenue looking southwest
- 23 of 36 IN\_Elkhart-County\_Morehous\_23  
1731-1717 Stevens Avenue
- 24 of 36 IN\_Elkhart-County\_Morehous\_24  
1829 Stevens Avenue looking southwest

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Name of Property

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25 of 36 IN\_Elkhart-County\_Morehous\_25  
1829 Stevens Avenue looking northwest

26 of 36 IN\_Elkhart-County\_Morehous\_26  
1913 Stevens Avenue

27 of 36 IN\_Elkhart-County\_Morehous\_27  
2001 Stevens Avenue

28 of 36 IN\_Elkhart-County\_Morehous\_28  
1800 Block Stevens Avenue looking northeast

29 of 36 IN\_Elkhart-County\_Morehous\_29  
1600 Block Stevens Avenue looking northeast

30 of 36 IN\_Elkhart-County\_Morehous\_30  
1602-1616 Stevens Avenue looking southeast

31 of 36 IN\_Elkhart-County\_Morehous\_31  
1500 Block Stevens Avenue looking northeast

32 of 36 IN\_Elkhart-County\_Morehous\_32  
1501 Morehouse Avenue Ambassadors for Christ Church (Formerly Simpson Memorial Methodist Church)

33 of 36 IN\_Elkhart-County\_Morehous\_33  
1523-1515 Morehouse Avenue looking northwest

34 of 36 IN\_Elkhart-County\_Morehous\_34  
1600 Block Morehouse Avenue looking southwest

35 of 36 IN\_Elkhart-County\_Morehous\_35  
1611 Morehouse Avenue

36 of 36 IN\_Elkhart-County\_Morehous\_36  
1700 Block Morehouse Avenue looking northwest

Morehous Residential Historic District  
Name of Property

Elkhart IN  
County and State

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**Property Owner:**

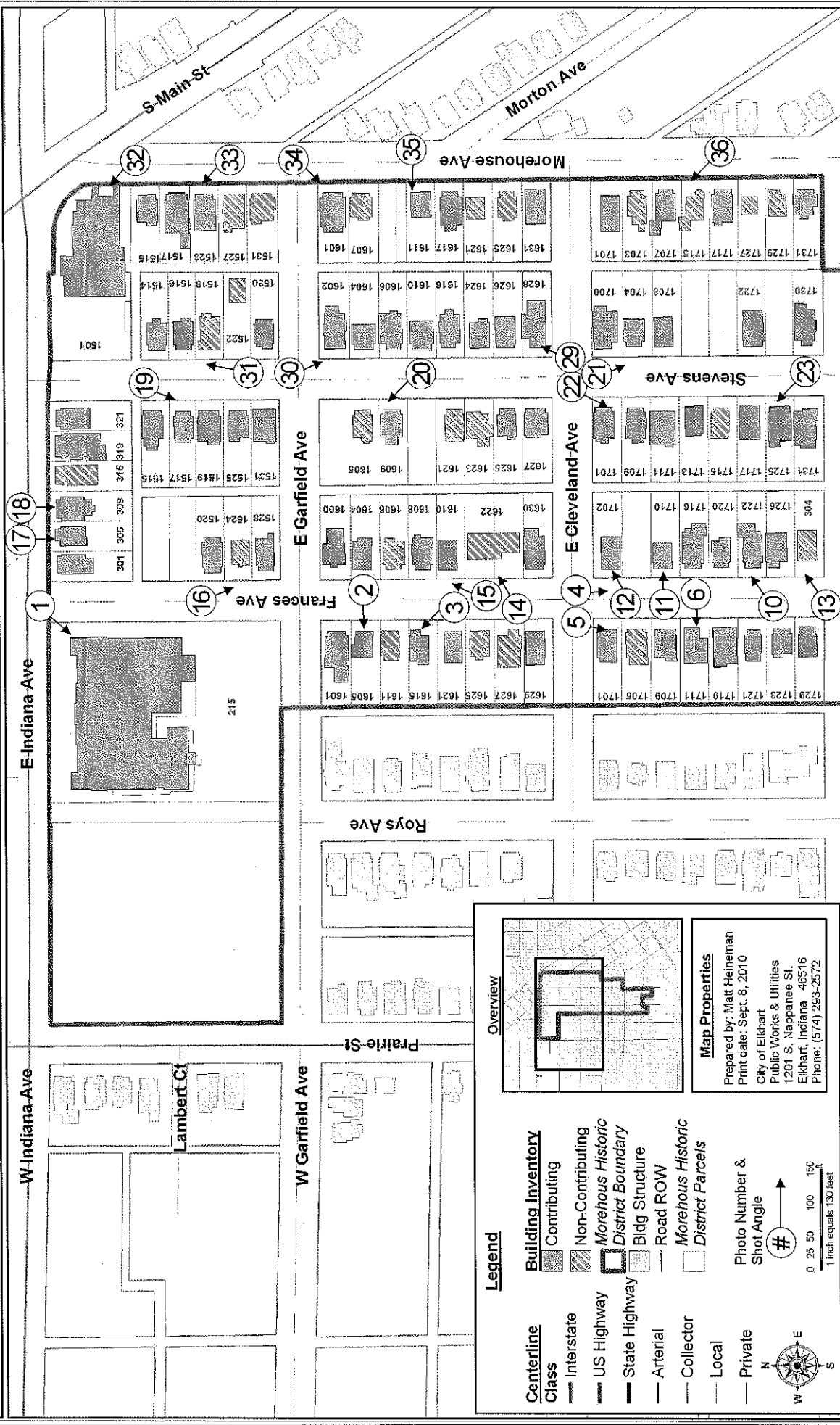
(Complete this item at the request of the SHPO or FPO.)

name Multiple  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Morehous Historic District - Elkhart, IN Map 1 of 2



**Centerline Class**

- Interstate
- US Highway
- State Highway
- Arterial
- Collector
- Local
- Private

**Building Inventory**

- Contributing
- Non-Contributing
- Morehous Historic District Boundary
- Bigd Structure
- Road ROW
- Morehous Historic District Parcels

**Legend**

Photo Number & Shot Angle

#

0 25 50 100 150

1 inch equals 130 feet

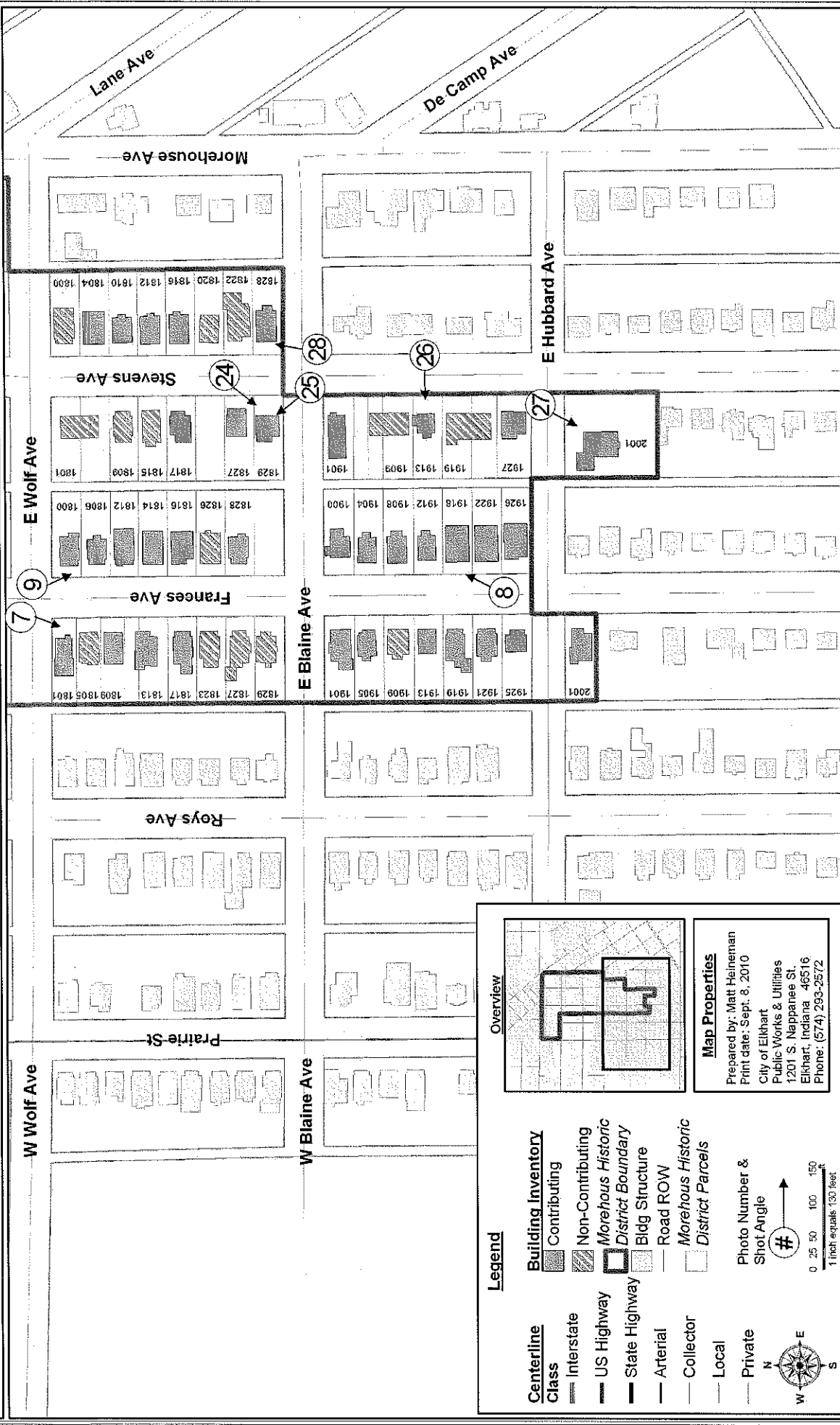
**Map Properties**

Prepared by: Matt Heineman  
 Print date: Sept. 8, 2010  
 City of Elkhart  
 Public Works & Utilities  
 1201 S. Nappanee St.  
 Elkhart, Indiana 46516  
 Phone: (574) 293-2572

**Overview**

The graphic data provided by the City of Elkhart, Indiana ("City") herein may be inaccurate or out of date. Any person or entity who relies on said information for any purpose, with the exception of the City's historic preservation efforts, is advised that the City, its boards, committees, officials, or employees warrant neither the reliability, or the fitness of any of the data provided herein. The City, its boards, committees, officials, or employees warrant neither the reliability, or the fitness of any of the data provided herein. The City, its boards, committees, officials, or employees warrant neither the reliability, or the fitness of any of the data provided herein. The City, its boards, committees, officials, or employees warrant neither the reliability, or the fitness of any of the data provided herein.

Morehous Historic District - Elkhart, IN Map 2 of 2



**Centerline Class**

- Interstate
- US Highway
- State Highway
- Arterial
- Collector
- Local
- Private

**Building Inventory**

- Contributing
- Non-Contributing
- Morehous Historic District Boundary
- Bldg Structure
- Road ROW
- Morehous Historic District Parcels

Photo Number & Shot Angle

#

0 25 50 100 150

1 inch equals 130 feet

**Overview**

**Map Properties**

Prepared by: Matt Heineman  
 Print date: Sept. 8, 2010  
 City of Elkhart  
 Public Works & Utilities  
 1201 S. Nappanee St.  
 Elkhart, Indiana 46516  
 Phone: (574) 293-2572

The property data provided by the City of Elkhart, Indiana ("CER") herein may be inaccurate or out of date. Any person or entity who relies on said information for any purpose other than informational purposes does so at their own risk. Neither the City of Elkhart, nor its board, commissioners, officials, or employees warrant accuracy, reliability, or the fitness of any of the data provided herein. This data is provided "as is" without warranty of any kind, and all warranties of merchantability and fitness for a particular purpose are hereby disclaimed. Further, information shown on any map or other data provided to you is not warranted for accuracy or timeliness by Elkhart County.

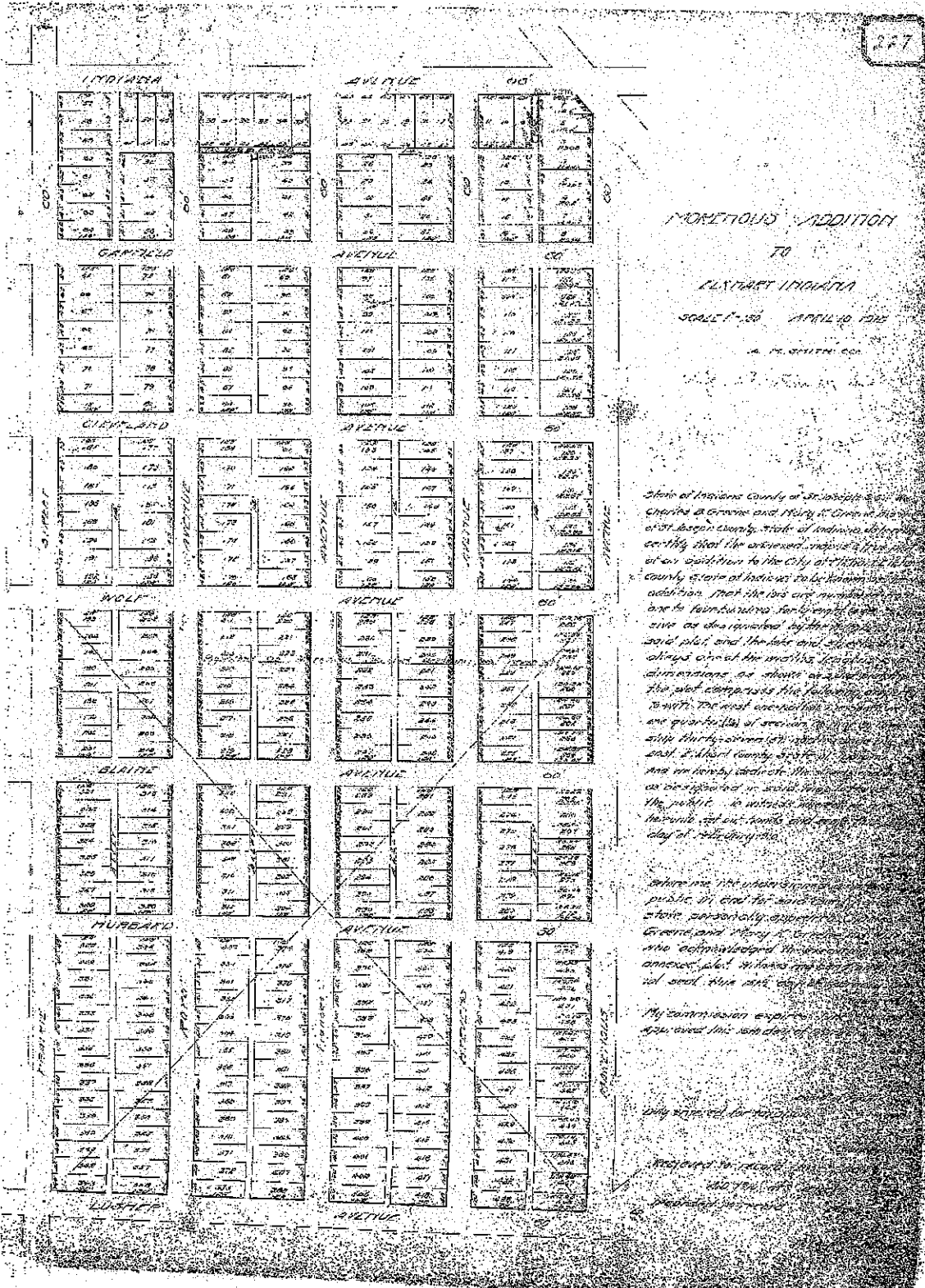
Morehaus Residential Historic District  
Name of Property

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County and State



Morehaus Residential Historic District  
Name of Property

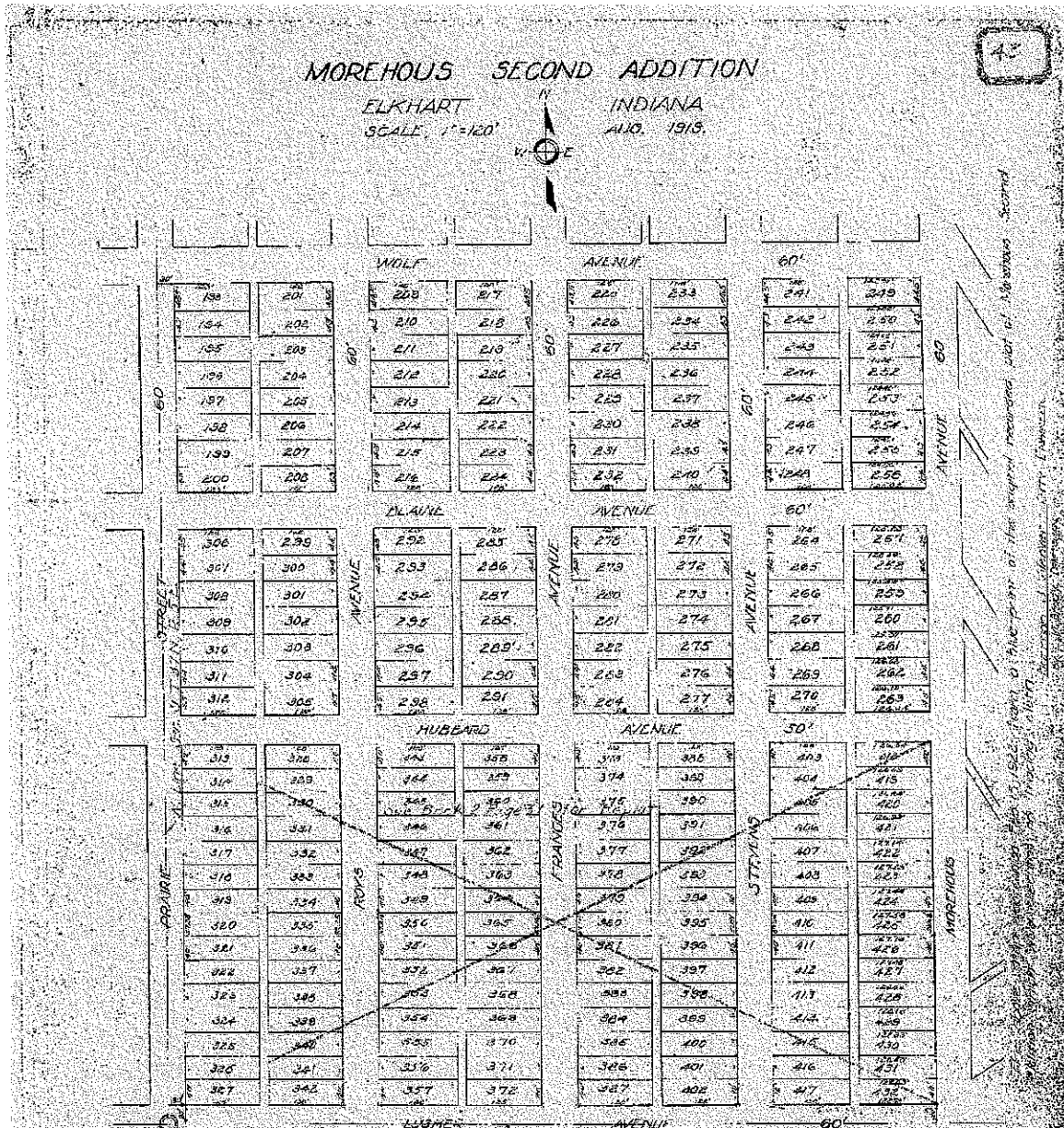
Elkhart IN  
County and State





Morehous Residential Historic District  
 Name of Property

Elkhart IN  
 County and State



State of Indiana ss. We, Seburt, Schultz & Greene Company, by Eli J. Seburt, President and Daniel H. Schultz, Secretary and Treas. and Mary L. Kelley and Joseph E. Kelley, her husband and Nelson Deltava and Lucy Deltava, his wife, do hereby certify that the above map is a true and correct plat of an Addition to the City of Elkhart, State of Indiana to be known as Morehous Second Addition.

Seburt, Schultz & Greene Company      Nelson Deltava      Mary L. Kelley  
 By Eli J. Seburt, President      Lucy Deltava      Joseph E. Kelley  
 By Daniel H. Schultz, Secy. Treas.

Personally appeared before me, Mary L. Kelley and Joseph E. Kelley, her husband, and Nelson Deltava and Lucy Deltava, his wife and Eli J. Seburt, President of and Daniel H. Schultz, Secy and Treas. of the Seburt, Schultz & Greene Company for and in behalf of said company, acknowledged the execution of the above plat this 10<sup>th</sup> day of November 1919.

David G. Pittman, Notary Public, St. Joseph Co. Ind.

My Commission expires the 26<sup>th</sup> day of Aug. 1920.

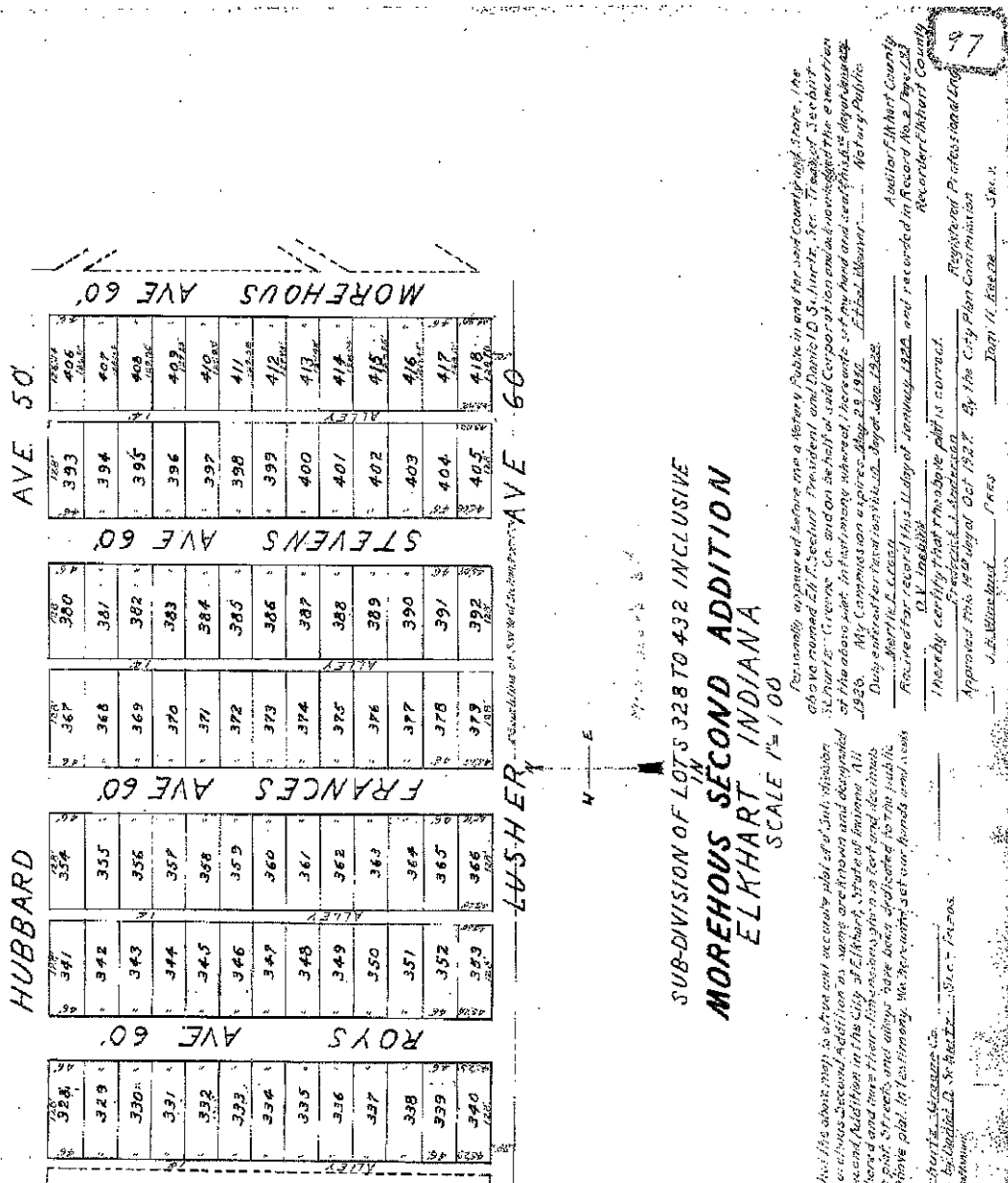
This above plat is hereby approved this 11 day of Nov. 1919  
 Homer V. Weaver, City Engineer, Elkhart, Democrat      John Zimmet, Board of Public Works

Approved and recorded this 2<sup>nd</sup> day of March 1920, and recorded in Record 1, page 175. Daniel F. Miller



Morehaus Residential Historic District  
 Name of Property

Elkhart IN  
 County and State



SUB-DIVISION OF LOTS 328 TO 432 INCLUSIVE  
 IN  
**MOREHAUS SECOND ADDITION**  
**ELKHART INDIANA**  
 SCALE 1" = 100'

I, the undersigned, being a duly qualified and sworn Surveyor of the State of Indiana, do hereby certify that the above map is a true and accurate plat of a subdivision of lots 328 to 432 inclusive in the Morehaus Second Addition as shown on the plat of the recorded plat of Morehaus Second Addition in the City of Elkhart, State of Indiana. All lots in said subdivision are numbered and more their dimensions are shown on feet and inches thereon as designated on the above plat. Streets and alleys have been designated to the public and are located as shown with the above plat. In testimony whereunto, I have hereunto set my hand and seal this 6th day of January 1920.

State of Indiana) St. Joseph County)  
 by E. F. Schmitt, Surveyor

Approved by the City of Elkhart, Indiana, this 11th day of October 1927. By the City Plan Commission: J. F. Schmitt, Mayor

Approved by the State of Indiana, this 11th day of October 1927. By the State Plan Commission: J. F. Schmitt, Mayor

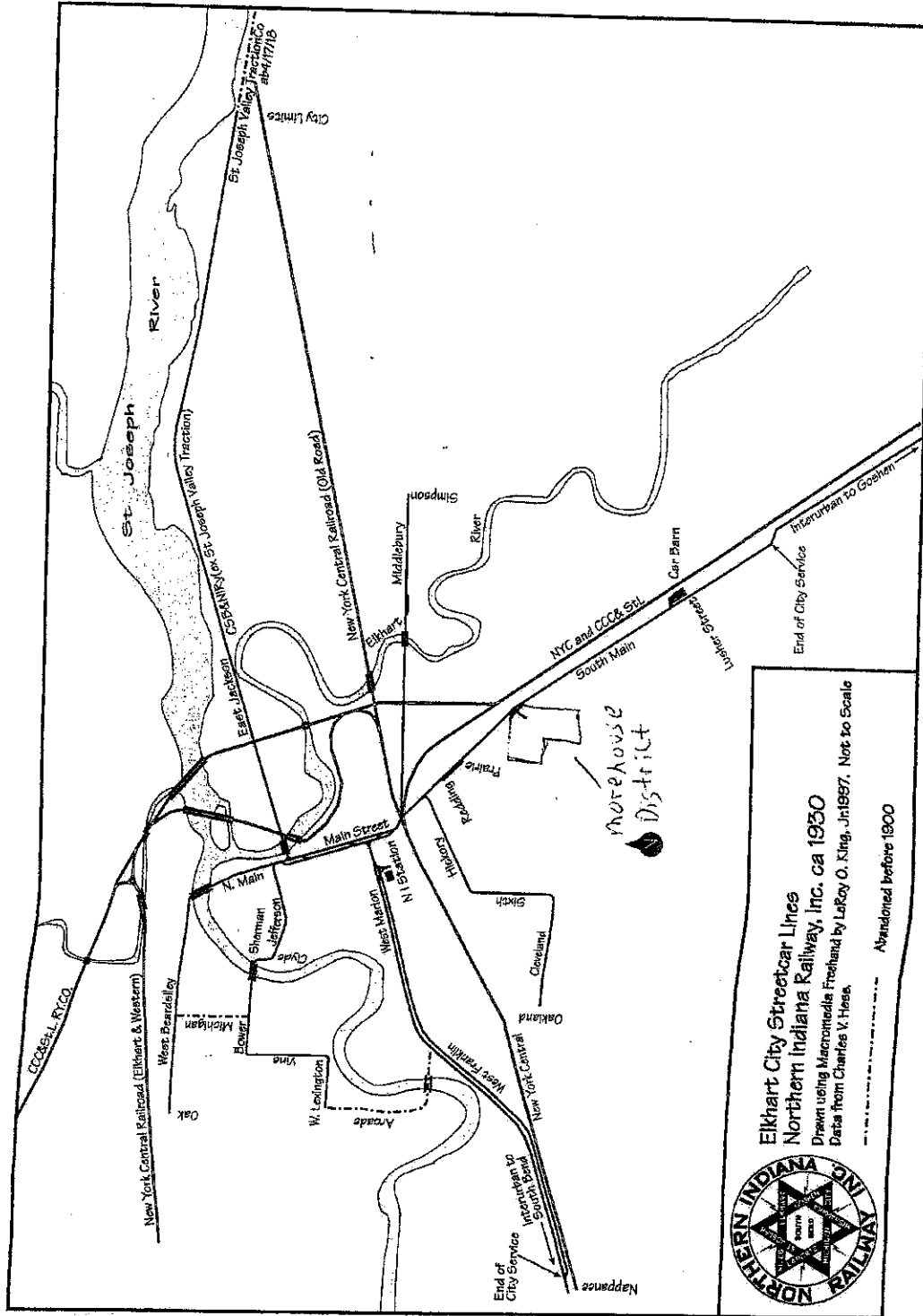
Notary Public in and for said County and State, the above named E. F. Schmitt, President and David D. Schmitt, Sec. Treasurer, Secretary of the Elkhart Co. and on behalf of said City of Elkhart, do hereby certify that the execution of this plat is in full compliance with the laws of the State of Indiana and that the same is a true and correct copy of the original as filed with the County Clerk of Elkhart County, Indiana, on the 6th day of January 1920.

Notary Public: Arthur Phillips  
 Assistant Elkhart County Recorder Elkhart County, Indiana  
 Recorded in Record Book 2, Page 233

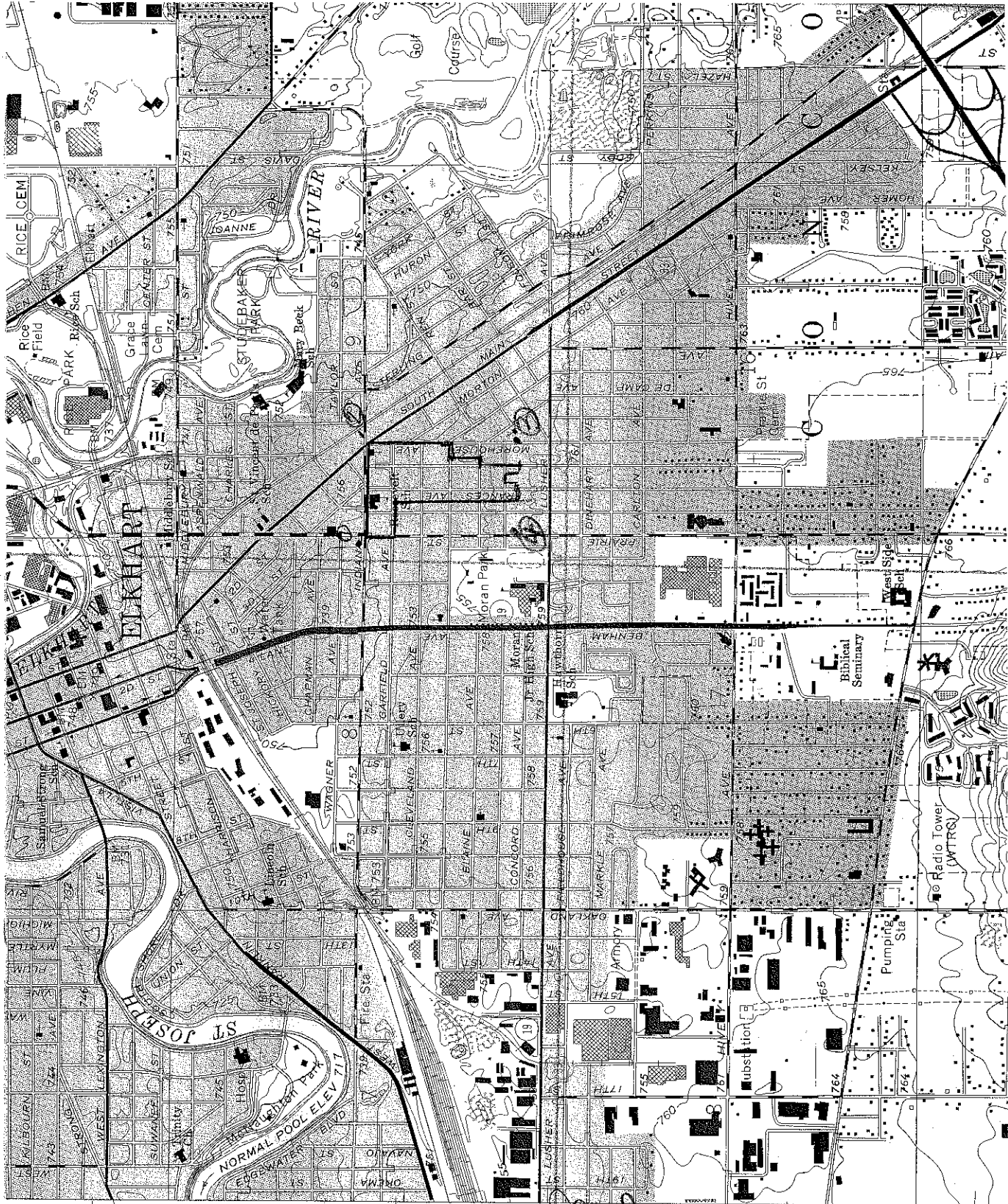
77

Morehous Residential Historic District  
 Name of Property

Elkhart IN  
 County and State



Section 2: Elkhart County Street Railway History



4615 SOUTH BEND 13 MI. (20)

4612 SOUTH BEND (VIA U.S. 33) 13 MI. COOLA (VIA U.S. 83) 4 MI.

MOREHOUS KEYS,  
 HISTORIC DIST.  
 ELKHART CO., MO  
 UTHS ZONE 16  
 ① 586100 4613880  
 ② 586540 4613888  
 ③ 586540 4613220  
 ④ 586140 4613220