

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Normain Heights Historic District
other names/site number _____

2. Location

street & number Roughly 2300-2900 North Main, 2300-2800 Normandy, and 100-200 N/A -- not for publication
city or town blocks of East Ardennes, Palau, Bastogne, Leyte, Saint Lo, & Guam N/A vicinity
Mishawaka
state Indiana code IN county St. Joseph code 141 zip code 46545

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 36CFR Part 60. In my opinion, the property
 meets does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

J. C. Galt 1-29-02
Signature of certifying official/Title Date
Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional
comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the
National Register
 See continuation sheet.
 determined not eligible for the
National Register
 removed from the National Register
 other, (explain:)

Signature of the Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building	224	92	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	1	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	1	objects
	<input type="checkbox"/> object	225	93	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
 (Enter categories from instructions)

DOMESTIC: Single Dwelling

Current Functions
 (Enter categories from instructions)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
 (Enter categories from instructions)

MODERN:

Materials
 (Enter categories from instructions)

foundation CONCRETE

walls SYNTHETICS: Vinyl

METAL: Aluminum

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING &
SOCIAL HISTORY

Period of Significance

1946-1951

Significant Dates

1947

1949

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schwartz, Karl

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Normain-Northway Neighborhood Association

10. Geographical Data

Acreage of Property 76 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	568050	4615210
	Zone	Easting	Northing
2	16	568450	4615210

3	16	568480	4614390
	Zone	Easting	Northing
4	16	568180	4614540

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Glory-June Greiff

organization for Normain-Northway Neighborhood Association date 07-16-2001

street & number 1753 South Talbott telephone _____

city or town Indianapolis state IN zip code 46225

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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.

Photographs

Representative **black and white** photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Various

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 5 Page 1

Normain Heights Historic District

St. Joseph County IN

LIST OF RESOURCES

North Main Street, west side

2333	C
2339	C
2343	C
2347	C
2353	C
2357	C
2361	C
2403	C
2407	C
2411	C
2417	NC
2421	C
2425	C
2503	C
2507	NC
2513	NC
2519	C
2603	C
2609	C
2617	C
2623	C
2703	C
2709	NC
2717	NC
2729	C
2733	NC
2739	NC
2743	NC
2747	C
2803	C
2807	C
2811	C
2817	NC
2821	NC
2825	C
2903	C
2907	C
2911	C

North Main Street, east side

2332 (fire station)	NC
2340	C
2344	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 2

Normain Heights Historic District

St. Joseph County IN

2348	C
2356	C
2406	C
2410	NC
2416	C
2422	C
2506	C
2510	C
2516	C
2522	C
2604 (faces Leyte)	NC
2610	C
2614	C
2620	C
2704	NC
2710	C
2716	C
2722	C
2732	C
2740	C
2806	C
2810	NC
2816	C
2822	NC
<u>Normandy, west side</u>	
2303	C
2309	NC
2313	NC
2319	C
2323	C
2327	C
2333	C
2337	C
2343	C
2347	NC
2353	NC
2359	NC
2409	C
2415	C
2419	C
2425	NC
2431	C
2505	C
2509	C
2515	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 3

Normain Heights Historic District

St. Joseph County IN

2519	C
2603	C
2609	NC
2615	C
2619	C
2709	C
2711	C
2721	C
2725	C
2803	C
2809	C
2817	C
2821	C
<u>Normandy, east side</u>	
2304	C
2310	C
2314	C
2320	NC
2324	C
2328	C
2334	C
2338	C
2344	NC
2348	C
2354	C
2358	C
2364	C
2404	C
2408	C
2414	C
2418	C
2424	NC
2428	C
2434	C
2504	C
2510	C
2514	C
2520	C
2524	C
2604	C
2608	C
2612	C
2616	C
2622	NC
2626	NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 4

Normain Heights Historic District

St. Joseph County IN

2704	C
2708	NC
2714	C
2722	NC
2728	C
2732	NC
2804	C
2808	C
2812	NC
2818	NC
2824	C

Ardennes, north side

104	C
108	C
114	C
116	C
122	NC
126	C
132	C
136	NC
140	NC
202	NC
208	NC
212	C
216	C
222	C
226	NC
230	C
236	C
240	C
244	NC
304	NC
308	NC
312	C
316	C

Ardennes, south side

113	NC
115	NC
121	NC
125	NC
131	NC
135	NC
139	C
203	C
207	NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 5

Normain Heights Historic District

St. Joseph County IN

211	NC
215	C
221	C
225	NC
229	NC
<u>Palau, north side</u>	
112	C
118	NC
122	C
126	C
130	C
136	C
140	NC
202	C
208	C
212	C
216	C
222	C
226	NC
230	C
<u>Palau, south side</u>	
111	C
117	C
121	C
125	C
129	C
135	C
139	C
203	C
207	C
211	NC
217	C
221	C
225	C
231	NC
<u>Bastogne, north side</u>	
114	NC
120	C
124	C
130	C
134	C
138	C
142	NC
204	C
208	NC

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 6

Normain Heights Historic District

St. Joseph County IN

212	C
216	C
222	C
226	C
230	NC
<u>Bastogne, south side</u>	
111	C
117	C
121	C
127	NC
131	C
135	C
141	C
203	NC
207	NC
211	NC
217	NC
221	C
227	C
231	NC
<u>Leyte, north side</u>	
114	C
120	NC
124	NC
128	C
134	C
138	C
142	NC
204	NC
208	NC
212	C
218	C
222	C
226	C
230	C
<u>Leyte, south side</u>	
111	C
117	C
121	C
125	C
131	C
135	C
139	C
203	NC
207	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 7

Normain Heights Historic District

St. Joseph County IN

- 213 C
- 217 C
- 221 C
- 227 NC
- 231 C
- Saint Lo, north side
- 114 C
- 120 C
- 124 C
- 130 C
- 134 C
- 138 C
- 204 C
- 208 C
- 212 C
- 216 NC
- 222 C
- 226 C
- 230 C
- 234 C
- Saint Lo, south side
- 111 C
- 117 C
- 121 C
- 125 C
- 129 C
- 135 C
- 139 NC
- 203 C
- 207 C
- 213 NC
- 217 C
- 223 NC
- 227 C
- 231 C
- Guam, north side
- 114 C
- 118 C
- 124 C
- 128 NC
- 132 C
- 138 NC
- 204 NC
- 208 C
- 212 C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 5 Page 8

Normain Heights Historic District

St. Joseph County IN

218	NC
224	NC
228	C
232	C
<u>Guam, south side</u>	
109	NC
115	C
119	NC
123	C
129	NC
135	C
139	NC
203	NC
211	NC
217	NC
223	NC
229	C
237	C
243	NC

There is one contributing site--the entire subdivision--with its planned park and curving streets. There is one non-contributing object, the 1991 war memorial.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 9

Normain Heights Historic District

St. Joseph County IN

NARRATIVE DESCRIPTION

Normain Heights is a post-World War II subdivision built between 1947 and 1949 on what had been an eighty-acre farm on the north side of Mishawaka. Composed of 315 houses in seven different styles, Normain Heights lies along and east of Main Street and north of McKinley Avenue (US20). Its name is a shorthand reference to North Main, which, before the housing project was developed, had its north terminus at the federal highway. Between Main Street (photos 1,2) and Normandy Drive (photos 3,4) to the east, the houses line both sides of six essentially parallel avenues, some of them gently curved, all named for World War II battle sites. They are, south to north: Guam, Saint Lo (photo 5), Leyte (photos 6,7), Bastogne (photo 8), Palau (photo 9), and Ardennes (photos 10,11). These streets are a little over two blocks long, with no cross streets or alleys; all have sidewalks. There are numerous mature trees along the streets and in backyards, most of which were planted at the time of construction. At the south end of the subdivision, along McKinley Avenue, is a park (photo 12), a part of the original plan. The farm buildings that had been on the land when it was acquired had stood in this vicinity, east of the present site of the fire station. The L-shaped park, which was originally seven acres, contains playing fields on its north side and an area of mature trees in the part that lies adjacent to McKinley. The plan originally called for "an acre to God" to be set aside for a church--where today stands the New Apostolic Church (photo 13) on the west side of Main Street. The church is not included in the district. Later, an acre of the park was given to the city for a fire station, which was built on the east side of Main in 1963 (photo 14) on a site where originally there had been an entrance to the park.

The southwest corner of the subdivision, along McKinley, was set aside for commercial development in the original plan. Commercial enterprises do occupy this space today, but the earliest businesses there were a Texaco station on the northwest corner of Main and McKinley, and a cafeteria on the northeast, both of which are long gone. These parcels were sold off in 1955 and at that point were no longer part of Normain Heights, thus are not included in the nomination.

While in a very real sense the entirety of Normain Heights is a

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 10

Normain Heights Historic District

St. Joseph County IN

memorial to veterans, a marker commemorating Marine Pfc. John F. Nagy "and all those who made the supreme sacrifice" was placed in the intersection of Normandy and Guam in 1948. At some point, the marker, struck by vehicles too many times and broken, was removed. After years of clamor for a replacement, a Veterans Memorial was dedicated in 1991 toward the south end of Normandy Drive at the east terminus of Guam in a small traffic island. The memorial was removed temporarily during major street and sewer repairs, but was rededicated on Veterans Day 2000. The memorial (photo 15) is composed of a flagpole and four projectile shells from World War II battleship guns; each shell is on a separate concrete base and pointed upward in a different direction. Facing south is an inscribed tablet of red granite on a concrete base. The inscription reads: THIS MEMORIAL IS/ DEDICATED TO/THOSE WHO GAVE/THEIR LIVES IN/ALL THE WARS.//AUGUST 5, 1991.

The seven house types in Normain Heights are randomly scattered throughout the district. All were built with gabled roofs and all were sided originally with aluminum donated by Reynolds. While many of the houses have been remodeled over the years, a goodly number retain the original siding, advertised at the time as "durable and soundproof." By providing potential buyers a choice among seven house types with different interior layouts, Veterans Homes of Mishawaka hoped to avoid the "cookie-cutter" look of Levittown and other similar postwar housing tracts. Even houses built to the same plan did not always look alike; some were constructed to a mirror image of the house plan (compare photos 20 and 21, for example), and some were turned ninety degrees on the lot. All 315 of the original houses remain in place, save one that formerly stood at 207 Guam, bordering the north edge of the park. In 1999 it was threatened by a major storm sewer project, but the neighborhood rallied to prevent its demolition and the city instead moved the house to an appropriate site in the far northeast corner of the subdivision. Its address is now 316 Ardennes (photo 16), at the east end of that street, the last in the line of houses on the north side of Ardennes. The site that was formerly 207 Guam (photo 17) is now an easement giving access to the sewer main and is sown in grass.

The houses were all designed to accommodate families with low-to-moderate incomes and were either two- or three-bedroom: some with poured-concrete basements, some built on a concrete slab. There

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7,8 Page 11

Normain Heights Historic District

St. Joseph County IN

is no pattern to their distribution; families chose the houses based on their own needs and desires. Among the seven styles are four variations of one-story dwellings, all clearly derivatives of the popular Cape Cod style, a one-and-a-half story, a split level, and a two-story "foursquare." Characteristic of several of the styles is a large mullioned wood-frame picture window (twelve panes) in the living room. Apart from this, the remaining windows in all seven of the house types were one-over-one wood-frame double-hung sashes, sometimes paired.

The seven styles offered--differentiated here by letters for convenience--were A) a tri-level (two bedrooms, with a basement--see photo 18); B) a one-and-a-half story with basement (two bedrooms--see photo 19); C) a "foursquare" with basement (two bedrooms--see photos 20 and 21); D) a two-bedroom on a concrete slab (one story--see photo 22); E) a two-bedroom with basement (one story--see photo 23); F) a three bedroom on a slab (one story--see photos 24 and 25), and G) a three bedroom with basement (one story--see second house, photo 6). About one-fourth of the houses are the three bedroom with basement style (G), closely followed by the two bedroom with basement style (E). The least prevalent style is the tri-level (A), which represents only about seven percent of the houses. They are widely and randomly distributed. All seven styles can be found on Main and Normandy, the west and east boundary streets, respectively. But the mix varies dramatically from street to street. Overall, the most popular house type was apparently the one-story, three-bedroom with basement--about one-fifth of the houses--followed by the one-story, two-bedroom with basement. The tri-level was the least popular, with but 21 examples scattered throughout the district.

NARRATIVE STATEMENT OF SIGNIFICANCE

As an especially fine example of a cohesive post-World War II housing community developed by and for veterans, Normain Heights is eligible for the National Register of Historic Places under Criterion A in the areas of community planning and social history. Typical of many communities across the United States, Mishawaka experienced an acute housing shortage following World War II as veterans came home to their families, eager to begin their pursuit

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 12

Normain Heights Historic District

St. Joseph County IN

of the American dream. Mishawaka and the larger South Bend-Mishawaka region was a particularly desirable area for families to locate, as jobs were plentiful locally in the many large industries.

The city of Mishawaka wasted little time in attempting to grapple with the problem, and appointed a Housing Coordinator, J. A. Riggs, in January 1946. The Chamber of Commerce set up a housing committee to study the problem and work with Mr. Riggs. Some preliminary ideas were bandied about, but no immediate action resulted, apart from a "Survey of Mishawaka Housing Needs" that was undertaken the following month. Meanwhile, local veterans' organizations had also been considering the problem. American Legion Post 161 set up a committee to help find solutions to the housing shortage, as did Veterans of Foreign Wars (VFW) Post 360. Together, these two committees sought the cooperation of the United Rubber Workers of America (URWA) Local 65, the union associated with the city's largest employer, the United States Rubber Company (locally still called Ball Band, which had become a wholly-owned subsidiary of U.S. Rubber). Many of the workers were veterans in need of housing. In an amazing display of unity, the three groups agreed to form the Mishawaka Vets' Homes, Inc. (also known as Veterans Homes of Mishawaka, Inc.) and apply for a non-profit charter. The new organization's intent was focused solely on getting a low-cost housing program for the veterans underway as soon as possible. The charter was approved by the state in August, and in only a week's time, Mishawaka Vets' Homes, Inc. began accepting applications for home sites. Nearly one hundred veterans, each submitting a \$300 down payment, signed up on the first day, 24 August 1946.

The organization purchased from Mr. and Mrs. A.A. Felton an eighty-acre plot of farmland--formerly the old William Schmelz farm--that lay mostly northeast of the terminus of North Main Street at US20. Robert L. Pine, a development engineer from Dayton, Ohio, prepared a preliminary land-use plan by mid-September, showing locations for businesses, a park, a school, and churches. (Ultimately, final plans did not include acreage for a school, as the city had acquired land for the purpose a few blocks to the east.) Mishawaka Vets' Homes hired architect Karl Schwartz to design seven different houses from among which the potential homeowners could choose. The plans and specifications were to

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 13

Normain Heights Historic District

St. Joseph County IN

meet the standards of the Federal Housing Authority (FHA). The organization made a point of stressing that these houses were not to be prefabricated, but would be sturdily built on site. All would contain fully-equipped kitchens and furnaces using the family's choice of fuel: gas, coal, or oil. All the houses were to be sided with aluminum provided by the Reynolds Company. Most importantly, the cost of the houses would be in the low-to-medium range.

With preliminary work underway and the plans approved by the FHA, Mishawaka Vets Homes agreed to allow the newly-named Normain Heights to be annexed by the city of Mishawaka in November 1946. The name had been decided by way of a contest held by the American Legion and is simply a contraction of "North Main." (The "Heights" part of the name is pure fantasy, typical of subdivision nomenclature.) Annexation papers and covenants were signed in January 1947 and approved by the City Plan Commission and the Board of Public Works early the following month. With the exception of Normandy Drive--the eastern boundary street--at sixty feet and the new extension of North Main Street at eighty feet, streets were fifty feet wide. The streets were named for famous World War II campaigns, obviously still fresh in the minds of the public: Ardennes, Palau, Saint Lo, Bastogne, Leyte, and Guam--all avenues--along with the aforementioned Normandy Drive. Besides paved streets and sidewalks, the city provided sanitary and storm sewers, city water, and gas and electrical lines, the costs of which were to be included in the purchase price of the houses.

Mishawaka Vets Homes arranged for the construction of scale models of each of the houses offered, which were placed on display in the local URWA hall, along with floor plans and blueprints. The idea was to give veterans ample opportunity to study the models and plans in order to make the best choice for their needs.

Work on preparing the site and preliminary landscaping began immediately. While some of the existing trees were saved and others cut for timber, the remainder were offered to the public for use as firewood in a very clever bit of strategy that helped get the land cleared quickly while performing a public service. "Anyone" was welcome to the wood. There was a charge of one dollar to enter the property for the purpose of cutting wood, but no limit on what any one person or family could take. All anyone

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

Normain Heights Historic District

St. Joseph County IN

needed was "a sharp axe and muscle" (Mishawaka Enterprise 8 January 1947).

Unlike the majority of post-World War II housing projects, which were privately developed and loans procured individually by the potential home buyers, Normain Heights was a non-profit venture. After receiving loan valuation from the Federal Housing Authority, Mishawaka Vets' Homes, Inc. received a combined loan of \$2,499,000 from the Phoenix Mutual Life Insurance Company of Hartford, Connecticut, and the Guarantee Title and Trust Company of Columbus, Ohio. As the corporation was non-profit, the houses were sold at cost. Phoenix Mutual held the mortgages.

With streets, curbs, sidewalks, sewer and water lines in place, groundbreaking for the first houses took place in November 1947. Before year's end, about fifty partially constructed houses had risen at Normain Heights. As some of the old farm buildings were still standing near the south end of the property, that area was developed last. Winter hampered outside construction progress, but workers cut boards into rafters and studs in the old barn. Later, they also measured out sections of aluminum siding in advance to help speed construction. The following spring work took off in earnest. Certainly the project provided quite a lot of local employment. An article in a local newspaper noted that there were "111 carpenters, 47 cement foundation men, 12 plumbers, two roofers and 68 laborers busy on the various homes" (South Bend Tribune, 16 September 1948).

Less than a year after groundbreaking, a formal dedication ceremony was held in October 1948. Workers had completed over seventy houses, about half of which were already occupied. Another seventy-odd were nearly constructed, and still another seventy or so excavations were completed. A few weeks prior to the dedication of the subdivision, a ceremony was held at the intersection of Normandy and Guam to dedicate a memorial to Marine Pfc. John F. Nagy, who represented "all those in the armed forces who made the supreme sacrifice" in World War II (South Bend Tribune 4 October 1948). Nagy was an area native killed in action on the island of Guam in July 1944. This memorial was damaged by frequent collisions over the years and eventually removed, but a new memorial was dedicated in the same intersection in 1991.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

Normain Heights Historic District

St. Joseph County IN

Within another year, by September 1949, all 315 houses were completed and about seventy percent were occupied. An open house showing two different models was held that month, which soon resulted in the remainder being purchased, especially with the required down payment reduced to \$330. Ads touted the spacious kitchen, extra large closets, the beautiful picture window, and the tile bath and shower that were features of each house. All this and more for a mere \$55 to \$63 a month, inclusive of taxes and insurance.

After the last farm buildings were cleared, the seven-acre park was completed along McKinley, giving the children of Normain Heights a safe place to play without having to cross busy streets. Later, an acre of the park at its west end was deeded over to the city in order to build a fire station fronting on Main Street. Two acres--not included in the district--at the southwest corner of the plat, on either side of Main Street on the north side of McKinley, were set aside for commercial development. The parcels were sold off and a Texaco station was built in the early 1950s on the northwest corner, where a muffler and brake repair shop now stands. A cafeteria opened on the northeast corner. Another acre had been set aside for a church on the west side of Main just north of Texaco station. The New Apostolic Church purchased the tract for its new church in the mid-1950s and still stands.

Normain Heights, probably because of its successful efforts to resist the "cookie-cutter" look Levittown, has remained over the years a desirable place to live. Indeed, nearly thirty (nine percent) veterans or their widows still live in their original houses in the subdivision. Perhaps more significant are the over twenty veterans' children who grew up in Normain Heights, who left and returned to raise their families.

While Normain Heights exemplifies in many ways the type of postwar housing constructed throughout the country for returning veterans and their families, it is atypical in that it was the veterans themselves, through their non-profit organization, who developed the project. Veterans chose their lot on a first-come, first-served basis, picked their houses from among several styles available, and purchased them, fully-equipped and landscaped, at cost. Normain Heights was extremely unusual. No other such project structured in any similar manner has come to light in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8,9 Page 16

Normain Heights Historic District

St. Joseph County IN

Indiana. Normain Heights is significant under Criterion A, because the district represents a successful effort in community planning after the end of World War II resulted in a housing shortage. As part of the postwar suburban building boom, Normain Heights is significant in the area of social history. All the original houses built remain, and no more have been added. While many of the houses have been altered over the years, Normain Heights as a whole retains its integrity.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 17

Normain Heights Historic District

St. Joseph County IN

GEOGRAPHIC DATA

Verbal Boundary Description

Normain Heights Historic District encompasses the whole of Penn Township East 1/2 Southeast 1/4, Section 4, Township 37 North, Range 3 East, with the exception of the far southwest corner near the intersection of McKinley Road and Main Street.

That is to say, starting at the point that is the southwest corner of said plat, go due east 613.77 feet, due north 240 feet, due west 515.2 feet, due north along the west edge of North Main Street 104 feet, due west 125 feet, then due south 344 feet to the point of origin. This is NOT part of the district.

Stated another way: begin at the southwest corner of the property at 2333 North Main. Go north along the rear property lines on the west side of Main Street to the northwest corner of 2907 North Main. Go east along the north property line, continue across Main Street and east along the north property lines of the north side of Ardennes to the northeast corner of 316 Ardennes. Go south along its east property line; continue across the east extension of Ardennes and turn west at the south edge of Ardennes. Proceed west to the northeast corner of 2824 Normandy Drive. Go south along the east property lines of the east side of Normandy all the way to the north edge of McKinley. Go west along the north edge of McKinley to the southwest corner of the park. Go north, then west, following the park property line where presently there is a chainlink fence. Continue west across Main to its west edge; go north along the west edge of Main to the southeast corner of 2333 North Main, then go west along its property line to the point of origin.

Boundary Justification

Incorporates the entire historic subdivision of Normain Heights with the exception of the commercial property along McKinley Avenue and the New Apostolic Church; these parcels were sold off in the early 1950s.