

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 Garmanvilla Apartments
other names/site number Southside Apartments, Ninth Street Cottages

2. Location

street & number 1013 South Ninth Street not for publication
city or town Goshen vicinity
state Indiana code IN county Elkhart code 039 zip code 46526

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X 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 X 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 X local

Signature of certifying official/Title _____ Date _____
Indiana DNR-Division of Historic Preservation and Archaeology
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.)

Category of Property
(Check only one box.)

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

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

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

Contributing	Noncontributing	
		buildings
12		district
		site
		structure
		object
12		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/multiple dwelling

Current Functions
(Enter categories from instructions.)

Domestic/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Other: Single Pen

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Wood: shingle
roof: Asphalt
other: _____

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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 Garmanvilla Apartments is a group of eleven detached cottages located at 1013 South Ninth Street in a residential area of Goshen, Indiana. Ninth Street is on the east edge of the residential area with a railroad track running parallel to and east of Ninth Street and a corridor of industrial buildings east of the tracks. The eleven cottages are laid out in a 'U' shape with five cottages along the south edge of the property, one double apartment cottage along the alley on the west edge of the lot and five cottages along the north edge of the lot. This arrangement creates an open central courtyard onto which each of the cottages opens. (Photo 1)

Narrative Description

General Characteristics:

The plan of each cottage is rectangular. They are one story with a concrete foundation and wood framing. The walls have the original, painted, wood shingle siding. The roof is side-gabled with new asphalt shingles put on in the recent past. Ten of the cottages have one bay with the eleventh double cottage having two bays. Each cottage has the original concrete stoop with large porous aggregate.

Specific Features:

Each of the single cottages is identical with some, the mirror image of others. The double cottage is identical to the single ones except that it is twice as long and has two apartments instead of one.

Single Cottage (cottage, #12, on the southeast corner of lot)

North Elevation:

The original poured concrete foundation is in good condition and painted green. On the east side of the elevation is the original concrete stoop. (Photo 3) There is a recent addition of a treated lumber hand rail. The entrance to the cottage has the original, solid wood, two-panel door. The top third of the door has the original window with three lights where the center light is larger than the equal-sized side lights. The door handle has been replaced. There is a recent addition of a new aluminum storm door. Above the door is an original aluminum awning that is attached above and supported by rods on either side of the door. Under the awning to the west of the door is the original single, patterned glass globe light fixture. Below the light fixture is a recent addition of the cottage number. Located in the center of the façade is an original wood single-sash pocket window with three lights. The center light is larger than the two flanking it. The pocket window moves up into the wall when opening it. The original storm windows are missing but the upper hardware is still located on the lintel. New aluminum screen windows and decorative vinyl shutters are recent additions. The wall is covered with the original, painted, wood shingles.

East Elevation:

This gabled wall is covered with the original, painted, wood shingles. (Photo 1) In the center of the wall, there is an original wood single-sash pocket window with a wood sill and lintel. The window has six lights. It appears there once was a window box under the sill. Notches were cut out of the shingle siding and nail holes are present. Located in the gable is an original wood louvered attic vent.

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South Elevation:

Along the original concrete foundation is an original crawl space cover. (Photo 4) The crawl space entrance is located in the center of the elevation and has the original steel frame and cover that is hinged at the top and swings up from the bottom. The wall has the original, painted, wood shingles. (Photo 4) There are two windows on this elevation. The one on the east end is the original wood single-sash six-light pocket window. The one located on the west end is the original wood single-sash two-light pocket window. On the center of this elevation, is a non-original metal gas vent for the heater inside the cottage.

West Elevation:

The gabled elevation has the original, painted, wood shingles. Located in the gable is an original wood louvered attic vent. (Photo 7 similar elevation)

Double Cottage

East Elevation:

The original concrete foundation is in good condition and painted. The center of the elevation has two entrances, one for each apartment. The entrance to the south of center has a similar stoop, door, screen door, awning, and light fixture as the single cottage. (Photo 5) Below the light fixture is the cottage number placed on a decorative wood piece. This is from the recent past.

The entrance to the north of center is similar to the south entrance except for the recent addition of a new aluminum four-panel door with a fan light at the top and a recent addition (2009-2010) of a treated lumber handicap entrance ramp. The ramp runs towards the cottage from the east to the west where there is a landing in front of the door. The original concrete stoop is under the new landing. Flanking the two entrances, there is one original wood single-sash pocket window with three lights to the south and one to the north with a wood sill and lintel. The center light is larger than the two flanking it. The original storm window is missing but the upper hardware is still located on the wood lintel. A new aluminum storm window and decorative vinyl shutters were added in the recent past. The wall is covered with the original painted wood shingles.

South Elevation:

The south gabled wall is covered with the original, painted, wood shingles. On the west side, is a telephone utility box from the recent past. In the top of the gable is an original wood louvered attic vent. (Photo 7 similar elevation)

West Elevation:

Along the original concrete foundation there is an entrance to the crawl space. It has the original steel frame and cover which is hinged at the top and swings up from the bottom. The west wall has four windows. The original single-sash two-light pocket windows with a wood sill and lintel located at the south and north ends are identical. Two more identical windows are located in the center of each apartment. Each one is an original wood single-sash pocket window with six lights. The wood sill and lintel are original. Located by each of these windows is a metal heat vent from the inside heater. The wall is covered with the original painted wood shingles. In the middle of the wall, there is a metal television antenna that rises above the roof ridge. (Photo 6)

North Elevation:

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The gabled wall is covered with original painted, wood shingles. In the top of the gable, is the original wood louvered attic vent. (Photo 7)

Significant Interior Features:

The single cottage #12 has a single room with a bathroom in the southwest corner. Along the west wall is the original efficiency kitchen. The kitchen unit has metal cabinets and contains a stove with oven below, single sink, and an under-the-counter refrigerator. The floor is covered with carpet and vinyl. Vinyl is located in front of the door and the kitchenette and in the bathroom. The main part of the room is carpeted. These floor coverings are not original. The walls of the room are covered with the original tongue-and-groove knotty pine boards. The original ceiling is a unique corrugated knotty pine wood paneling. (Photo 9) On the ceiling, north of the bathroom entrance is a wood molding that is evidence of the original oil stove no longer present. On the south wall to the west of the six-light window is a wall-hung Coleman heater not original to the cottage.

Physical Relationship of Cottages:

There are five cottages located along the south edge of the property and five cottages along the north edge. In each row, the cottages are built about five feet apart from each other. (Photo 2) The double cottage is located on the west edge of the property, along the alley. This creates a 'U' shape with each entrance opening up to a center courtyard. There is an original large aggregate concrete sidewalk that follows in front of each cottage making a 'U' shape beginning and ending at the parking spaces on the east edge of the property. There are parking spaces along the east edge of the property parallel to Ninth Street. The parking spaces have the original large aggregate concrete curbs.

Outbuildings:

An original shed is located south of the double cottage. The shed has the original wood shingle siding on all four elevations. The north elevation has the original wood door. The south elevation has an original single-sash three-light, wood pocket window. (Photo 8)

A second shed to the south of the south row of cottages appears to have been moved to this location, and is considered insufficiently permanent to be counted - with no permanent foundation. It is considered a non-permanent building and is not included in the resource count.

Other Manmade Elements:

Between the third and fourth cottage (counting from east to west) on the south row of cottages there is a metal water spigot. There is a second metal water spigot between the first and second cottage on the north row of cottages.

In the southwest corner, behind the original shed there is a metal 'T' frame clothesline. The second metal 'T' frame clothesline is located to the west of the second shed that was moved onto the site.

The southwest corner of the property has a plywood box built around the utility meters.

Along the south edge of the property there is a row of mature arborvitae trees that extends from the alley across half of the south edge towards the east. In the courtyard, there is a large mature deciduous tree.

Located in the east part of the courtyard near Ninth Street is an original concrete slab with a round iron utility cover that reads, "Kelly Foundry & Machine Co. Goshen, Ind."

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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

Industry

Period of Significance

1951-1961

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Unknown

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.

Period of Significance (justification)

The period of significance begins with the year the apartments were built, 1951, and ends when the majority of renters were no longer factory workers, 1961.

Criteria Considerations (explanation, if necessary)

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

The Garmanvilla Apartments are eligible for inclusion on the National Register for local significance under Criterion A and C. Under Criterion A, they are significant for the relationship in Goshen between manufacturing and the need for housing the working class. Criterion C applies because the single pen architecture of the apartments. Apparently designed for the single person or married couple of the working class, Garmanvilla is unique in Goshen. The areas of significance are Industry, and Architecture. The Garmanvilla Apartments blend in with the surrounding community as a little residential enclave that is a part of the larger community. The period of significance is 1951-1961.

The apartments are located on Goshen College lots 3 and 5 at 1013 South Ninth Street, Goshen, Indiana. Surrounding these lots are single family residences to the north, south and west. To the east, are a railroad track and a corridor of manufacturing industries.

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

History:

From 1831, when it officially became an established city, to the present, Goshen has proven to be an excellent location for industries to start up and grow. The first train line came to Goshen in November 1852, when the Northern Indiana Railroad Company built a spur from Elkhart to Goshen. The coming of the railroad made it more appealing for industries to set up in Goshen as it made it easier to ship out their goods. Soon after, three banks emerged (1853). The first three banks were Elkhart Co. Bank, Bank of Goshen and Salem Bank.

An early prominent leader in Goshen, Cephas Hawks Jr, understood that having water power would attract industry and develop growth in the community. He formed a company to construct a hydraulic canal that fed off the Elkhart River. Construction began on the canal on March 20, 1867 and was completed in 1868 the same time Goshen became incorporated. Industry and commercial interests quickly grew after these two actions.

In the book, Goshen The First 150 Years, the author explains that "the hydraulic canal continued to be the main point of industrial development in the town until a new form of power was harnessed-electricity" (p. 132) The Hawks family was once again at the forefront of developing something new for Goshen.

Commercial applications that used electricity were being developed in the 1890s. Industries were using generators powered by steam. The Hawks saw a need for a central generating plant for electricity. In 1898, Hawks Electric Co. was incorporated and a central generating station was built along the canal. This was first developed for industries, but soon grew to generate electricity for Goshen and some of the surrounding communities.

Industry grew at a steady pace. New companies found Goshen to be a welcoming place to start up a business. The benefits of having electricity, railroad service and an available work force were strong pulling cards for businesses to come to Goshen. Some of those companies were: Goshen Cushion, Inc. (1883), Goshen Manufacturing Co. (1891), Goshen Veneer (1895), Goshen Churn and Ladder Co., Inc. (1900), Western Rubber Co. (1902), Universal Livestock Equipment (1903), and Winter Stamping Co. (1907). With the economic

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growth, residential areas were developed and Goshen city limits extended. The majority of houses built were single-family residences. Some of the owners would rent out rooms for boarders and in some cases a homeowner would make a small apartment within their house.

During the first quarter of the twentieth century Goshen continued to prosper with new industries developed that brought more people to live in the community. In 1929, the stock market crashed for the nation and soon after followed the Great Depression. In 1933, to help recover from the Great Depression, the National Recovery Administration (NRA) was established to carry out the National Industrial Recovery Act. Designed to relieve industrial unemployment and create fair competition to eradicate bad price-cutting, the act was well received in Goshen. Before the U.S. Supreme Court declared the act unconstitutional in 1936, Goshen residents signed pledge cards to patronize only businesses that agreed to the codes of the act. With nearly 100% response of downtown businesses, shopping downtown Goshen became a duty for the people of Goshen and helped create a sense of pride.

The city saw many improvements in the 1930s with funding coming through the Welfare and Public Works. Some of those improvements included: electrifying the city water works, building a new sewage disposal plant, paving Main Street with concrete, constructing new sewer mains and installing street lights along Main Street. All of these improvements created jobs for the local residents and encouraged others to move to Goshen.

These projects improved facilities: street work, park improvements, new sidewalks and curbs--making the city an improved and nicer place to live. Because of these civic improvements the city was chosen in 1934 as a National Model City for its productive use of federal funds.

New industry continued to come to Goshen through the Great Depression and beyond, creating jobs for local people and encouraging new people to move to the community for work. By 1950, there was a wide range of industry in town that created an ideal employment situation. Skilled and unskilled labor was used and housing for different levels of income was available.

Through the development of Goshen's industry, residential areas also developed. Developers of industries brought money with them to build their companies and their houses. Employees that were hired to do the manual labor also were in need of housing. Goshen therefore has many residences that are of high-style architecture as well as the smaller vernacular residences of the laborers.

In 1898, four local Goshen men formed a company to manufacture butter churns and ladders. This company was incorporated in 1900 as the Goshen Churn and Ladder Company, Inc. John and Carlisle Garman, grandsons of one of the original four owners, bought the company in 1941. The Garman brothers also owned Garman Lumber Yard and Garman Bus Line. In 1946, they bought two lots along South Ninth Street in Goshen and in 1951 built a group of 11 single pen cottage type apartments on those lots. They named them Garmanvilla Apartments. It is likely they built these apartments as an investment yet they did seem to fill a need for small rentals in the area.

The inspiration for the Garman's development remains unknown. The most likely precedents that the Garmans could have known of were two related concepts: the bungalow court and the motor court. California architects and real estate men created the bungalow court concept and built the first examples around 1910. The bungalow court offered the benefits of living in a single family home for those who needed to rent. Small, detached cottages facing a common green space typified bungalow courts. In the 1920s, land owners on highways who had been catering to camping motorists realized that offering a room for the night appealed to travelers. The first motor courts, individual or linked cabins arranged around a courtyard, sprang up.

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The bungalow court was never widely popular in Indiana. However, currently, Indianapolis has five examples, and Richmond, Indiana has two. While most of the Indianapolis courts are modest in size, one, Berkley Place, c.1925, is three blocks long and includes over sixty houses. The motor court concept was widely utilized in Indiana. Additionally, resort cabins would have been widely known in north central and northeastern Indiana, where the number and quality of lakes fostered water recreation beginning in the 19th century. It seems likely that the Garmans knew of both precedents, either in periodical literature or by experience. It is even possible, but not documented in any way, that the Garmans may have sold materials for such developments through their lumber yard interests.

Garmanvilla Apartments is significant not only because it is the only apartment grouping of its kind in Goshen, but also because it met the housing needs of the working class. The need for apartments grew as industry grew. Goshen City Directories, reveal growth in the number of apartments listed from 1948 to 1951 of from 9 to 26 listings, which indicates need for rental housing.

The people who lived in the Garmanvilla Apartments tended to stay for one to three years. The city directories also showed that after living there for a year or so, some residents were moved on to owner-occupied houses. A few people have lived in the apartments much longer than just a year or two: two present renters are twenty-year residents; another has lived there since 1959.

The occupations of the renters were, for the most part, industrial. They have worked at: Goshen Sash and Door, Penn Electric Switch, Goshen Churn and Ladder, Star Tank and Boat, Caswell Runyan Division, Honey Crust Bakery, Moose Club, Newman Furniture and others. Job titles included: factory worker, salesman, bartender, driver, press operator, machinist, sawyer, and lineman. There were also Goshen College students living there at times.

Over time, the majority of the renters were single adults and, on occasion, couples. The type of renters has changed in the recent past. Presently, the apartments are rented to mostly senior citizens.

Garmanvilla Apartments is also significant for its architectural style. Located at the edge of a single-family historic residential area with larger homes, it stands out as being unique to the neighborhood and to its historic context. The single pen apartments with pocket windows, painted wood shingles, knotty pine interior walls and unique curved wood ceilings appear to have been products of the Garman Brothers Lumber yard in 1951. These products are likely ones that the lumber yard was fabricating at that time for other building projects. The apartments meet local significance for the National Register under Criterion A and C.

Integrity:

After sixty years the Garmanvilla Apartments still retains much of its integrity. Integrity is found in the location, design, materials, feelings and setting. The apartments are located along a residential street that borders a train track and a corridor of industries. The layout design of the eleven apartment cottages creates a 'U' shape with a courtyard in the middle. This encourages interaction among the occupants. The design also encompasses a sidewalk that runs in front of each apartment connecting them visually. Most of the original materials used are still present: windows, wood shingle siding, doors, awnings and concrete steps, landing and curb. The apartments give the feeling of a separate community within a larger residential community. Relationships develop between renters and they tend to look out for each other. Originally, it was a group of working class people, but now it is a community of senior citizens. It still

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retains its original relationship between buildings and open spaces. The apartments are in their original position and the open space of the courtyard is preserved.

The simplicity of each apartment is a significant feature to this district. In its simplicity it historically helped provide affordable housing to working class people and presently to senior citizens. Senior citizens who are still able to live alone are able to do so without the worry of maintenance.

Garmanvilla Apartments meets local significance for the National Register under Criterion A and C. The apartments were likely built to meet a need for affordable working class housing in response to the industrial growth in Goshen. They are also a wonderful architectural example of small, simple housing in the one pen style, and they still contain much of their original integrity.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"Goshen Churn And Ladder Operated By Grandsons Of One Of Firm's Founders." *Goshen News-Democrat*. Goshen: Goshen News-Democrat, February 4, 1954.

Goshen The First 150 Years. Goshen, IN: News Printing Co., 1981.

Polk's Goshen city Directory. Detroit: R.L. Polk and Co., 1948, 1951, 1957, 1958, 1960.

Polk's Goshen City Directory. Indianapolis: R.L. Polk and Co., 1946.

"Transfer Record Books." Goshen City Offices, 1946-2010.

Elkhart County Interim Report. Survey # 039-243-53177

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: _____

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- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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: Garmanvilla Apartments

City or Vicinity: Goshen

County: Elkhart

State: Indiana

Photographer: Loanne Harms

Date Photographed: February 24, 2011

Description of Photograph(s) and number:

1 of ____.

IN_ElkhartCounty_GarmanvillaApartments_0001
East View, camera facing west.

IN_ElkhartCounty_GarmanvillaApartments_0002
South view, camera facing northwest.

IN_ElkhartCounty_GarmanvillaApartments_0003
Single cottage, north elevation, camera facing south.

IN_ElkhartCounty_GarmanvillaApartments_0004
Single cottage, south elevation, camera facing north.

IN_ElkhartCounty_GarmanvillaApartments_0005
Double cottage, east elevation, camera facing west.

IN_ElkhartCounty_GarmanvillaApartments_0006
Double cottage, west elevation, camera facing east.

IN_ElkhartCounty_GarmanvillaApartments_0007
Double cottage, north elevation, camera facing south.

IN_ElkhartCounty_GarmanvillaApartments_0008
Shed#1, south elevation, camera facing north.

IN_ElkhartCounty_GarmanvillaApartments_0009
Interior wall/ceiling, camera facing west.

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Property Owner:

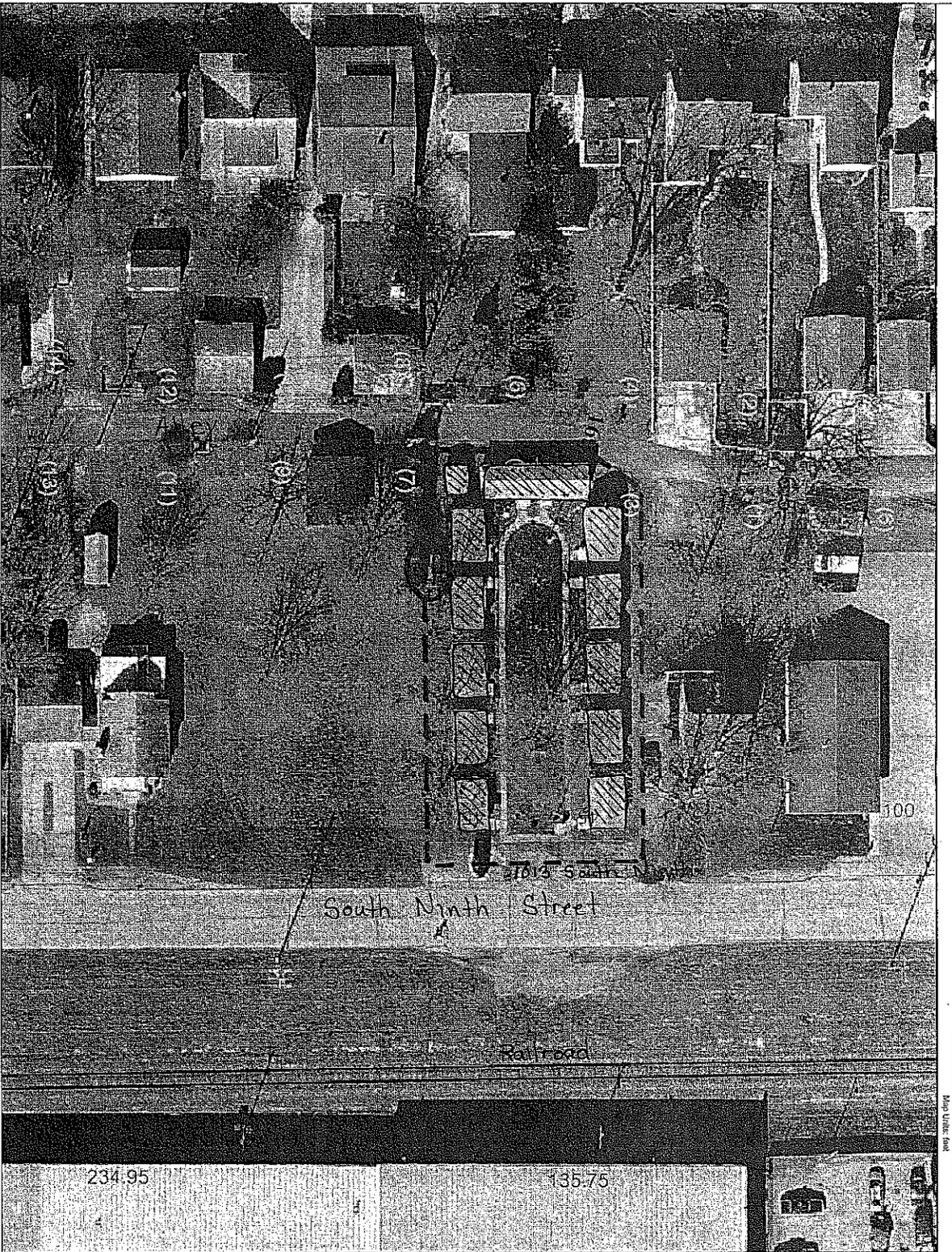
(Complete this item at the request of the SHPO or FPO.)

name Teacher's Credit Union, David Mensik
street & number 110 South Main Street telephone 574-274-2074
city or town South Bend state IN zip code 46601

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.



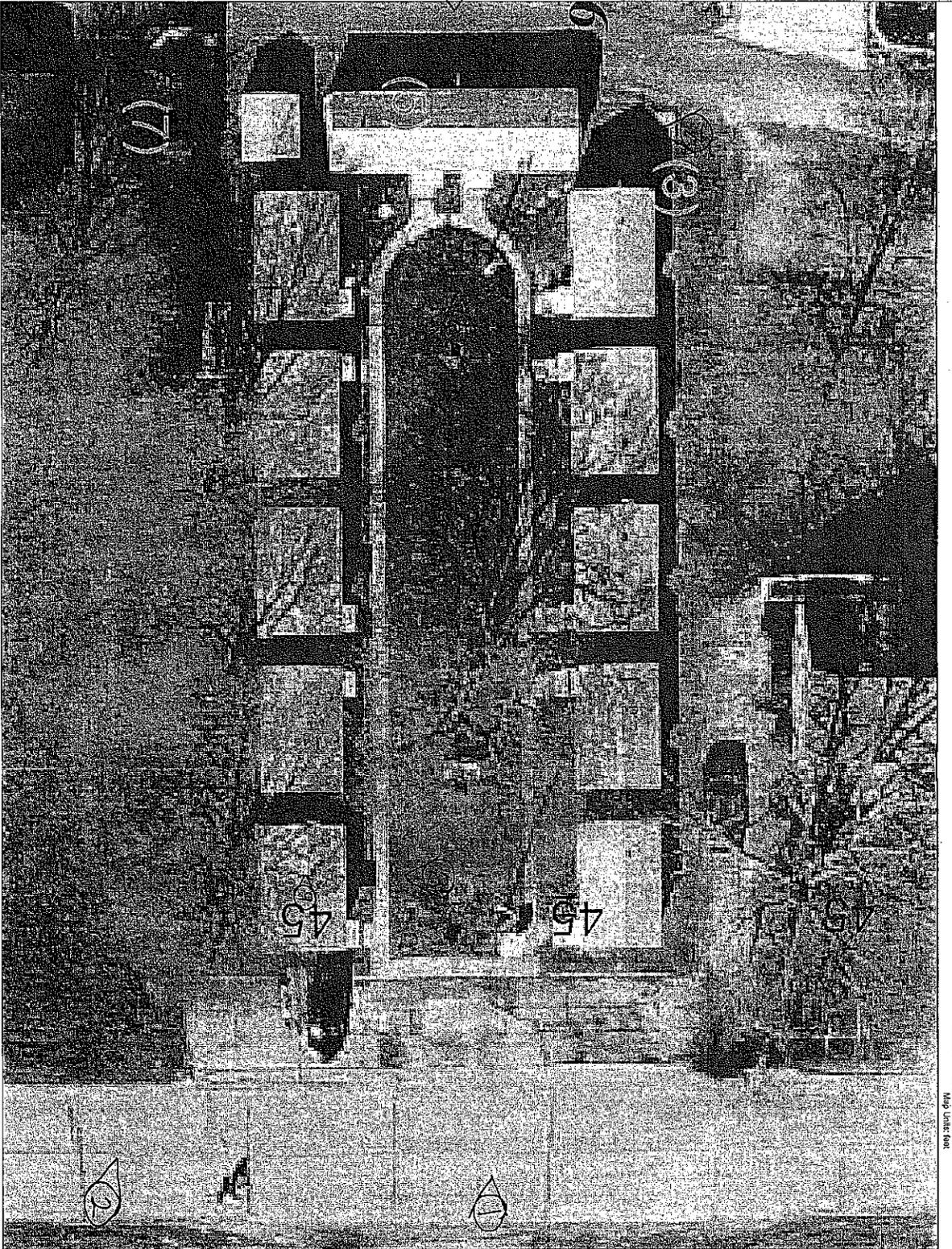
0 7
Map Units: Feet



 contributing

 Shed - not counted because of insufficient permanence

 boundary of property



Arrows points in direction photo taken

FINAL



Garmanvilla Apartments, Elkhart Co., IN #001



Garmanvilla Apartments, Elkhart Co., IN #002



Garmanvilla Apartments, Elkhart Co., IN #003



Garmanvilla Apartments, Elkhart Co., IN #005