

DEFINITION OF CLASSIFICATION

CLASSIFICATION E.
TYPE 2

Best class of construction from architectural drawings and built by general contractors, the highest rating for good work. It may be taken as a general allowance that this type of property will be built by the owner.

TYPE 3 Bungalows.

Bungalows built for re-sale from builders' plans or otherwise, with no specific demand placed upon the builder by the owner, have excellent materials or workmanship and generally built without the supervision of an architect. Houses of this character would be similar to those built by Whitcomb & Keller in their Sunnymeade third and fourth, and by Ralph Osborne in Twyckenham. Also to include homes built for individuals by contractors with or without architectural supervision but built of medium grade materials and without the exactness expected under type 2.

TYPE 4 ✓

Bungalows in this class are cheap construction, built on a speculative basis with regard only for the amount of money to be made. Inspection will generally show poor materials, ordinary workmanship, two by six or two by eight joists, wood beams, wood posts, concrete block foundation, cheap roofs, steps, etc., and many times built without gutters or down spouts and proper drainage facilities.

TYPE 5

Bungalows cheaply constructed, old houses, cheap homes that have been moved to new locations, garage construction, houses without good foundation. In fact all types of habitation that furnish just shelter. Types two, three, four and five in the story and a half residences may be considered as the balance of houses in Class E.

The story and a half houses will generally be so called semi-bungalow, common cottage type, with furnished rooms above, and the old T and L shaped houses, with half of the roof showing in the rooms.

✓ 1932 S.S.W.

1949 green

1947

1961

1961 -

see T.C.O.S.

CLASS F - Income Bungalows
TYPES 3, 4 and 5.

We have taken it for granted that the type of construction of income bungalows will not be better than that specified for type 3 of Class E, which is:
Bungalows built for re-sale from builders' plans or otherwise, with no specific demand placed upon builders by the owner, have excellent materials or workmanship and generally built without the supervision of an architect. Houses of this character would be similar to those built by Whitcomb & Keller in their Sunnymede third and fourth, and by Ralph Osborne in Twyckenham, Also to include homes built for individuals by contractors with or without architectural supervision, but built of medium grade materials and without the exactness expected under Type 2.

Types four and five will be the same as four and five of Class E, which is:

Bungalows of this class are of cheap construction, built on a speculative basis with regard only for the amount of money to be made. Inspection will generally show poor materials, ordinary workmanship, two by six or two by eight joists, wood beams, wood posts, concrete block foundation, cheap roofs, steps, etc., and many times built without gutters or down spouts and proper drainage facilities.

Bungalows cheaply constructed, old houses, cheap homes that have been moved to new locations, garage construction, houses without good foundations. In fact all types of habitation that furnish just shelter. Types two, three, four and five in the story and a half residences may be considered as the balance of the houses in Class E.

The story and a half houses will generally be so called semi-bungalow, common cottage type, with furnished rooms above, and the old T and L shaped houses, with half of the roof showing in the rooms.

CLASS H. Cottages

Cottages in South Bend are of the old type, small one-story homes with or without a finished room on the second floor. This classification should carry an additional cost for cottages with furnished rooms above. There have been but two types in this classification now four and five.

Type 4.

Type 4 will consist of cottages that were well built, full basement and have room remodeled, in many cases improved and modernized.

Type 5

Type 5 will consist of cheaply constructed cottages on common brick foundations or similar material, and very often without footings, the plumbing of which consists of a cheap kitchen sink and a toilet. Would advise additional cost to cover bathroom or lavatories.

Class G Single Residences

Type 1

This type is expected to cover the highest grade of construction known in the City of South Bend, built strictly from architectural drawings and by the highest type of contractor. The fittings and finish and appointments are of the best grade, varied and unusual. The appearance of the homes conveys to the observer the feeling that they have been carefully constructed to meet an exacting owner's and builder's wants. The material used will be of the highest grade, weather resistant and long lived.

Type 2

Type 2 should consist of homes built from architectural drawings by reputable contractors, of good materials, but without the appointments and fittings of the Type 1 house, and at a grade generally known as good, solid residential construction.

Type 3

This type will consist of homes built to have the appearance of the homes in Type 2 but very often constructed by investment or speculation builders for re-sale.

Type 4

Type 4 will consist of houses of moderate construction, generally of late modern design, presumably built within the last fifteen years, and generally built for speculation or investment.

Type 5

Type 5 will consist of old style and cheaply constructed houses. In general, will conform to Type 5 under Class E.

Bungalows cheaply constructed, old houses, cheap homes that have been moved to new locations, garage constructions, houses without good foundations. In fact all types of habitation that furnish just shelter. Types, 2, 3, 4 and 5 in the story and a half residence may be considered as the balance of the houses in Class E.

The story and a half houses will generally be so called semi-bungalow, common cottage type, with finished rooms above, and the old T and L shaped houses with half of the roof showing in the rooms.