

302 West Washington South Bend



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What idea will you bring to this incredible space?

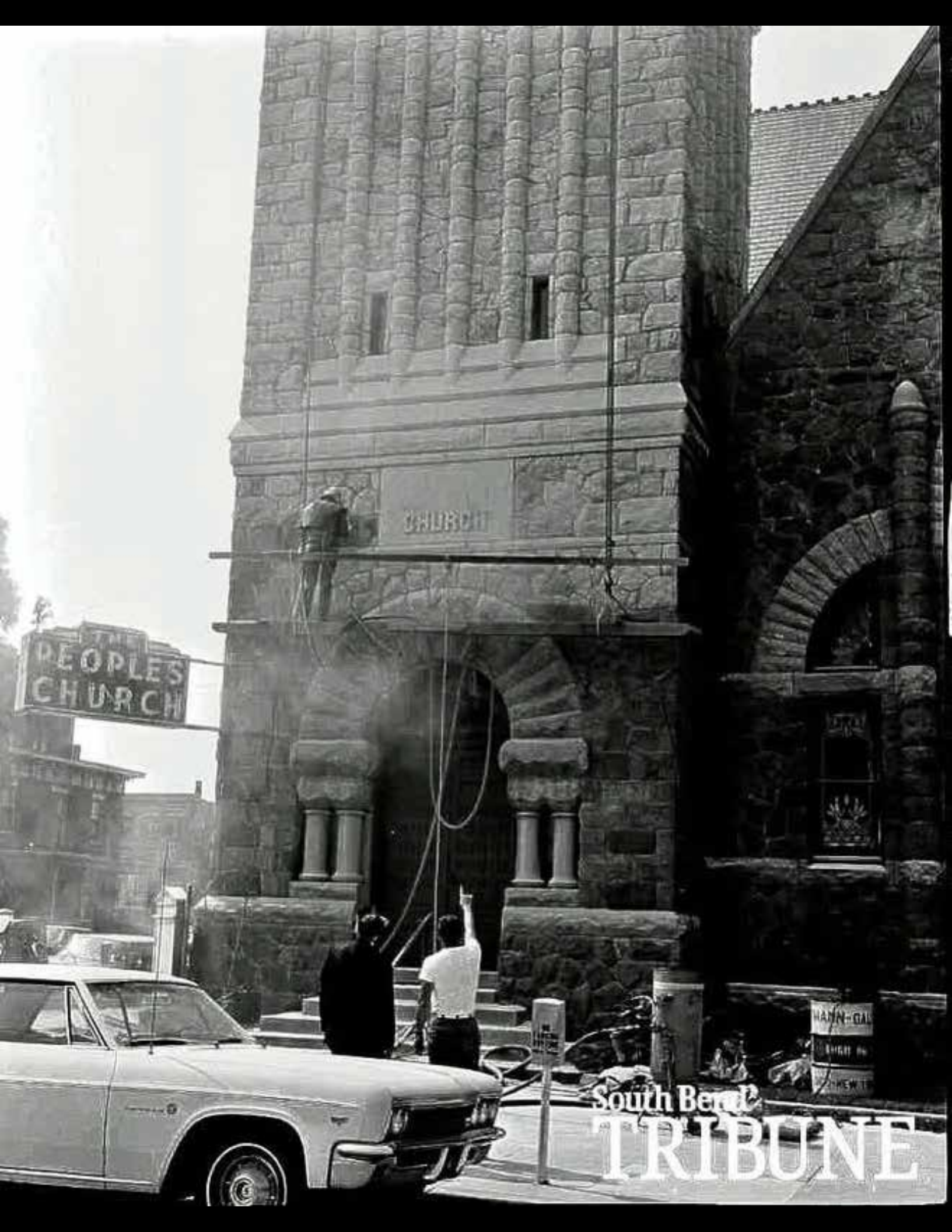
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The History:

Located on the southeast corner of Lafayette and W. Washington streets, the former First Presbyterian Church can be found on the National Historic Registry. The Richardsonian Romanesque structure built of multi-colored fieldstone with rock-faced limestone trim. was designed by J. P. Bailey and built by Christopher Fassnacht, a local contractor who also built the Romanesque style house of Clement Studebaker (Tippecanoe Place), also a National Historic Landmark.

Built in 1888, the church is the only Richardsonian Romanesque ecclesiastical structure in South Bend. The main block of the church has a cross gable roof with a square tower located at the northeast corner. A variety of roof and dormer shapes contribute to the irregular silhouette of the roof line. The church has four entrances, two on Washington and two on Lafayette. The southernmost entrance on Lafayette is recessed behind a Syrian arch and stone screen impost return; the porch has been enclosed with a wooden door and wall. Both the Lafayette and Washington Street entrances in the tower are surrounded by round arches supported by paired columns. The second entrance on Washington at the northwest corner is a one-story crenelated porch. There are several stained glass windows, all in a purple and blue color scheme, of which the most notable is the massive, Palladian-like window of the main auditorium (east facade). The window on the Lafayette Street side contains the likeness of a man, reportedly Rev. George Keller, the first pastor.



THE PEOPLES CHURCH

1848

South Beren
TRIBUNE

302 West Washington South Bend

Get inspired for massive development opportunities right in the heart of downtown South Bend.

This exquisite stone church built in 1888 has been highly sought after for years, and only now has the seller made it available.

Across from the court house, down the street from the County City Building and in view of Aloft Hotel, this grand property whispers of yesteryear and thunders tomorrow. What idea will you bring to this incredible space?

Historic designation means the buyer qualifies for tax deductions for improvement expenses.

The Historic Preservation Commission protects the building from any buyer altering the exterior, and a Certificate of Appropriateness is required for all exterior improvements.

Downtown South Bend, Inc. (DTSB) and the Riverfront License Review Committee will review a Riverfront License Application and then schedule a public meeting for any buyer wishing to obtain an Alcoholic Beverage Permit.

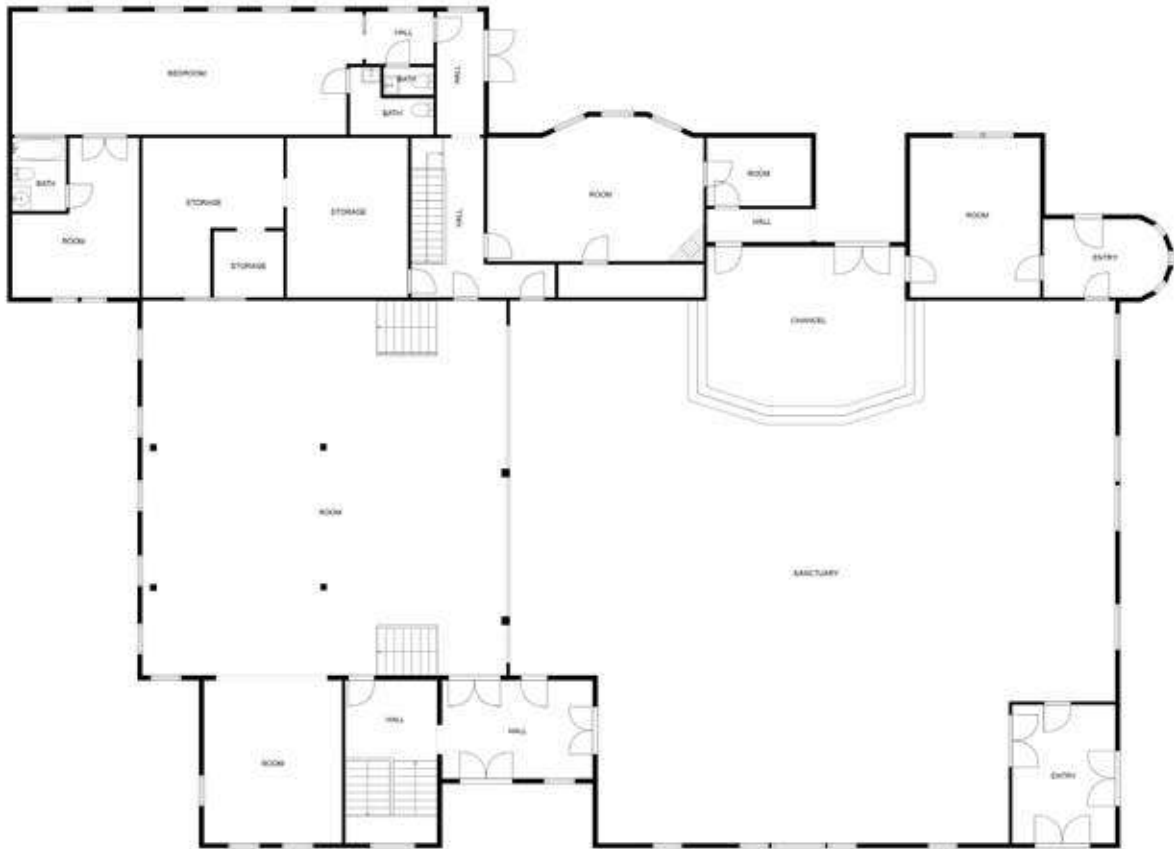
DTSB may also qualify buyers for Interior Improvement Grants. Follow the QR code on the back of this brochure to find links on our website for relevant information.

The possibilities are endless.
Come with your ideas and see if 302 W Washington is the space where your dreams come true.

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Main Floor



Room dimensions

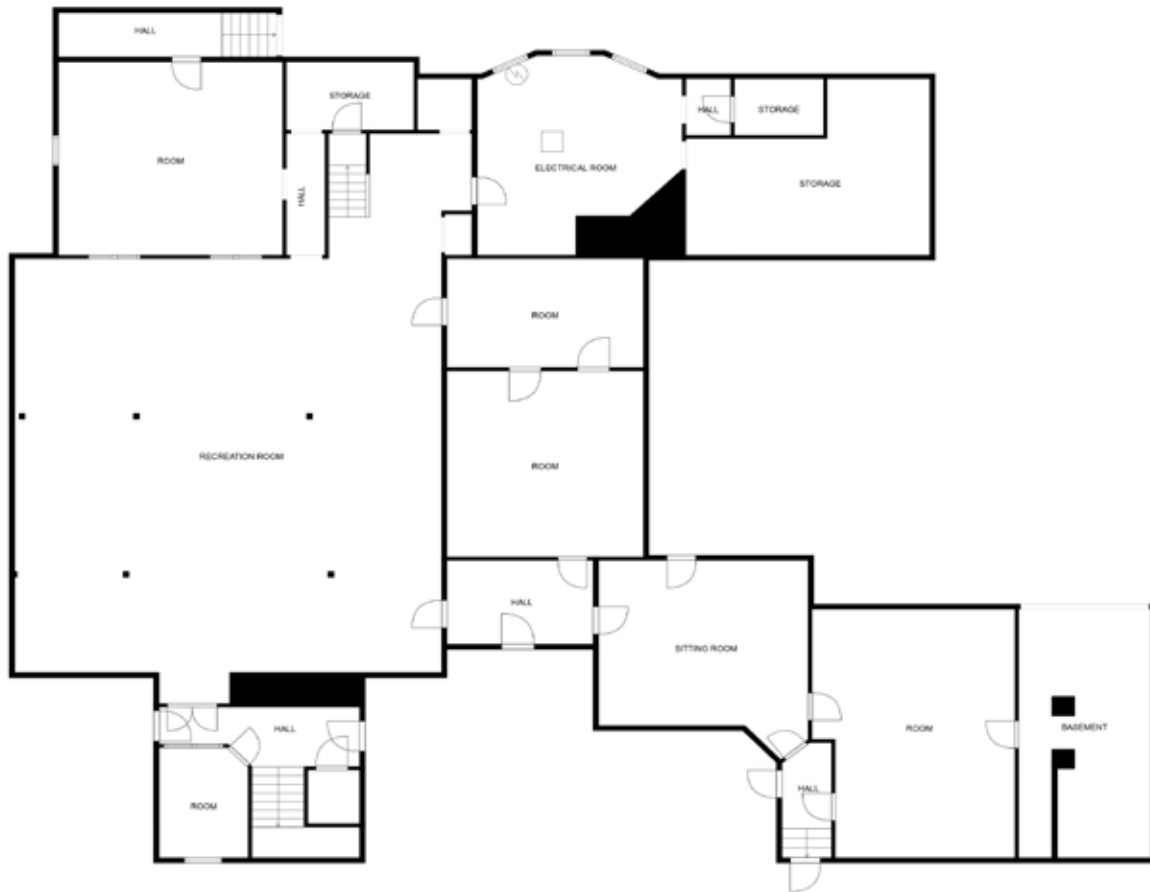
Floor 2

Total sqft: 8382

Living area: 4587

#	Room	Dimensions	sqft	Counted as living area
19	Hall	110" x 36"	38 sq. ft	Yes
20	Room	110" x 72"	79 sq. ft	Yes
21	Room	13'4" x 16'10"	177 sq. ft	Yes
22	Room	13'9" x 16'10"	231 sq. ft	Yes
23	Bath	5'3" x 2'11"	16 sq. ft	Yes
24	Room	38'4" x 39'6"	1527 sq. ft	Yes
25	Hall	4'11" x 13'0"	64 sq. ft	Yes
26	Sanctuary	63'9" x 57'2"	3099 sq. ft	No
27	Bedroom	36'11" x 13'0"	466 sq. ft	Yes
28	Hall	15'2" x 16'10"	155 sq. ft	Yes
29	Room	22'10" x 15'3"	321 sq. ft	Yes
30	Storage	7'4" x 7'0"	51 sq. ft	No
31	Entry	10'10" x 14'7"	159 sq. ft	No
32	Hall	15'11" x 10'4"	165 sq. ft	Yes
33	Hall	9'8" x 8'6"	167 sq. ft	Yes
34	Room	14'7" x 17'2"	250 sq. ft	Yes
35	Bath	5'8" x 7'8"	44 sq. ft	Yes
36	Storage	14'10" x 16'10"	194 sq. ft	No
37	Entry	13'2" x 8'3"	102 sq. ft	Yes
38	Church	20'11" x 16'9"	337 sq. ft	Yes
39	Storage	12'9" x 16'10"	215 sq. ft	No
40	Hall	7'2" x 5'6"	39 sq. ft	Yes
41	Bath	8'10" x 7'1"	45 sq. ft	Yes

Lower Level



Room dimensions

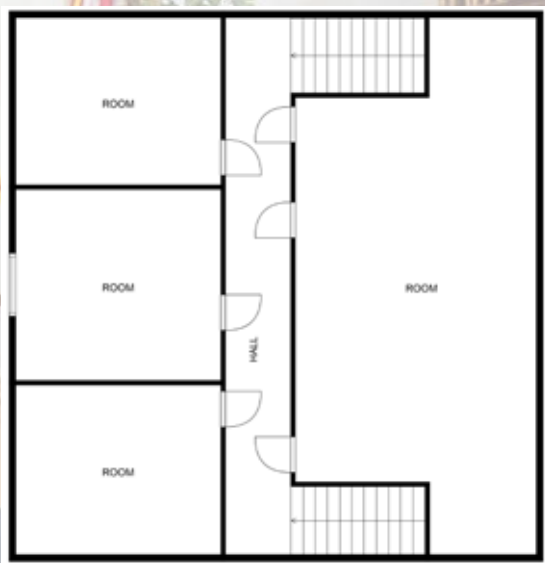
Floor 1

Total sqft: 5279

Living area: 4446

#	Room	Dimensions	sqft	Counted as living area
1	Hall	18'1" x 5'8"	142 sq. ft	Yes
2	Storage	8'1" x 5'4"	43 sq. ft	No
3	Hall	4'0" x 5'4"	22 sq. ft	No
4	Room	20'3" x 18'5"	373 sq. ft	Yes
5	Room	17'9" x 17'9"	314 sq. ft	Yes
6	Room	17'9" x 10'5"	184 sq. ft	Yes
7	Hall	14'9" x 4'2"	83 sq. ft	Yes
8	Hall	13'2" x 8'0"	105 sq. ft	Yes
9	Hall	3'6" x 11'7"	41 sq. ft	Yes
10	Living Room	18'11" x 19'0"	309 sq. ft	Yes
11	Storage	22'0" x 16'10"	297 sq. ft	No
12	Room	18'6" x 19'1"	335 sq. ft	No
13	Hall	4'5" x 8'2"	46 sq. ft	Yes
14	Storage	11'6" x 6'6"	75 sq. ft	No
15	Room	18'4" x 23'9"	410 sq. ft	Yes
16	Room	8'0" x 10'6"	82 sq. ft	Yes
17	Basement	12'0" x 23'9"	279 sq. ft	Yes
18	Recreation Room	38'5" x 51'5"	1678 sq. ft	Yes

Second Floor



Room dimensions

Floor 3 Total sqft: 1595 Living area: 0

#	Room	Dimensions	sqft
42	Room	15'1" x 12'6"	189 sq. ft
43	Room	17'9" x 39'6"	591 sq. ft
44	Room	15'1" x 12'4"	186 sq. ft
45	Hall	4'10" x 39'6"	294 sq. ft
46	Room	15'1" x 14'1"	213 sq. ft

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings, and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged \$131.73 billion in private investment to preserve more than 49,000 historic properties since 1976.



The South Bend Redevelopment Commission enters into development agreements with private investors, providing obligations to both parties. Typically, RDC agreements require a private investment amount to be partnered with a public investment. Such conversations begin when a developer brings a plan to the RDC staff for consideration.

Buyers who have toured have considered a restaurant/bar, condominiums, another church, an alternative high school, and even a monastery. Or what about an entertainment or event venue, retail, co-work, or office space, art gallery, museum or community center?



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