

# ➤ Local Historic Districts of South Bend, Indiana

## Heritage Tour



Historic Preservation Commission  
of South Bend & St. Joseph County

*RestoreMichiana.com*  
574.235.9798

## An Introduction

Local Historic Districts of South Bend Heritage Tour is an experience of the authentic history and development of the neighborhoods with a sub theme on prominent individuals of the past and a second sub theme on national architectural trends. Each of the nine Local Historic Districts has unique characteristics and each has contributed to the development of South Bend in a different way. We are proud of these neighborhoods and are proud of the neighbors that have been such great stewards of their homes. As a bonus, we have included select Local Historic Landmarks from Downtown South Bend along this Tour.



## Our Underwriters

Historic Preservation Commission of South Bend & St. Joseph County  
 City of South Bend SELL South Bend initiative  
 Neighborhood Resources Corporation  
 Visit South Bend Mishawaka  
 Media sponsor: WNIT

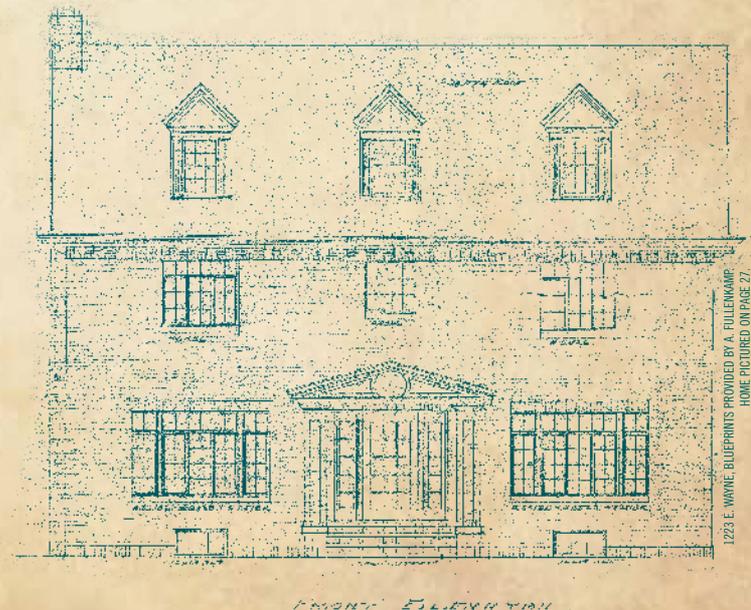
## Credits

Elicia D. Feasel – Project Coordinator  
 Kurt West Garner – Writer, Researcher, Photographer, Sketch Artist  
 Kreative Koncepts Graphic Design, Kristina R. Craig – Graphic Design  
 Area Plan Commission of St. Joseph County – Maps  
 Bob DeJaegher, City of South Bend – Neighborhood Streets Signs

© Copyright 2012  
 Historic Preservation Commission of South Bend & St. Joseph County

## Table of Contents

Description	Page No.
History of South Bend, Indiana	4
About the Tour of Local Historic Districts of South Bend	6
<b>West North Shore</b>	<b>8</b>
<b>Riverside Drive</b>	<b>10</b>
Chapin Park	12
Map of Local Historic Districts - South Bend	14
<b>North Saint Joseph Street / River Bend</b>	<b>16</b>
Downtown South Bend Local Historic Landmarks	18
Taylor's Field	20
<b>Edgewater Place</b>	<b>22</b>
<b>Lincoln Way East</b>	<b>24</b>
East Wayne Street	26



# History of South Bend, Indiana



The transportation connections continued to grow with the introduction of the Michigan Southern and Indiana Northern Railway in 1851.

South Bend incorporated as a city in 1865 and between 1870 and 1880 the city experienced an 85 % increase in population. This made South Bend the 7th largest city in the state. The number of industries continued to grow and attracted immigrant populations for employment; these included Hungarians, Irish, Poles, Belgians, Germans and Jews from Europe.

Many of South Bend's neighborhoods as well as downtown architecture were developed during the first part of the 20th century. This was in response to a burgeoning city of industry and its population. The city's population nearly tripled during the first three decades of the 20th century. This resulted in a housing need for all classes of the population. Upper class homes were developed in several areas of the city during this time including the East Wayne Street, Chapin Park, Lincoln Way East, West North Shore Drive, Taylor's Field and Riverside Drive. More modest homes were constructed in the Edgewater and North St. Joseph/River Bend areas. Five of the city's nine local historic districts are located along the St. Joseph River.

The first permanent European settler in what would become the City of South Bend was French fur trader, Pierre Navarre, who established a trading post in 1820 on the north side of the Saint Joseph River near present day Michigan Street. He was joined in 1823 by Alexis Coquillard and Colonel Lathrop Taylor in 1827. Coquillard and Taylor are generally considered the founders of South Bend, originally called Southhold, owning and developing the original plat of the city. South Bend was platted on Indiana's 1st state-commissioned highway, the Michigan Road, which was surveyed in 1829 between Madison and Michigan City.

South Bend's population reached 728 by 1840. The St. Joseph River proved invaluable for merchandise shipments to the town and for the shipment of products manufactured from the fledgling community. It was during this early time that two of what would become some of the city's largest employers were founded: Studebaker Brother Manufacturing Company and Oliver Chilled Plow Company.

Some of the grandest landmarks in the city's downtown were constructed during this period of rapid growth. The city embraced the City Beautiful Movement during this time which led to the construction of several impressive bridges, parks, and avenues. Industry also continued to expand with the construction of several of the largest manufacturing-related facilities on the southwest side of the city. The Lincoln Highway and the Dixie Highway connected the city to the rest of the nation in 1913 and 1914 and South Bend's importance as a hub for rail transportation is evident by the scale of its Union Station constructed in 1929.

As with most large cities South Bend has had to work vigorously to maintain its thriving downtown and its historic neighborhoods. Impressive modern architecture and buildings restored to their grandeur stand side by side in the heart of the city. Whole neighborhoods lovingly cared for provide a glimpse into the city's past. The continued protection of South Bend's heritage has provided a prosperous path into its future.

# The Tour

## About the Local Historic Districts of South Bend Heritage Tour

Nine Local Historic Districts and select Downtown South Bend Local Historic Landmarks are featured on this tour. Designed to fit into a purse, back pants pocket or a shirt breast pocket, this guide booklet can be used for self-guided purposes. Tour on foot, on a bicycle, or drive to each, park the car and walk through. Although we have organized the pages as a suggested route, you may visit any neighborhood in any order at your convenience. Note the suggested parking locations in booklet.

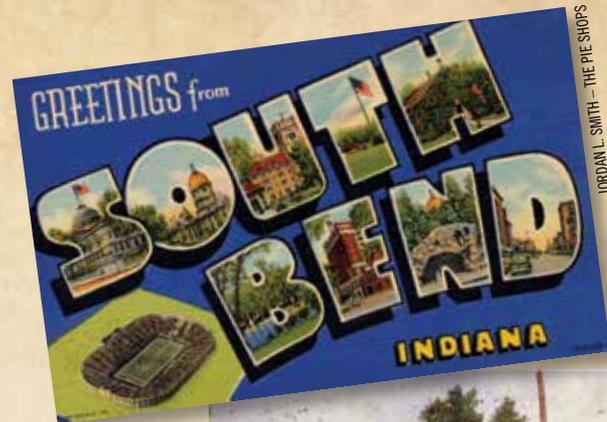
Contact the Historic Preservation Commission of South Bend and St. Joseph County **574.235.9798** or [sbsjchpc@co.st-joseph.in.us](mailto:sbsjchpc@co.st-joseph.in.us) to learn about Guided Bus Tours and to schedule Private Guided Tours.

## What is a Local Historic District?

A Local Historic District (LHD) is a geographically definable area with a significant concentration of buildings united by past events, design, material, or related historical associations. LHDs may be designated locally by the Common Council of South Bend or the St. Joseph County Council. Once designated, preservation guidelines administered by the Historic Preservation Commission protect the character and value of these areas.

## What is a Local Historic Landmark?

A Local Historic Landmark (LHL) is a building, site, landscape, structure, object, or area that demonstrates the historic and/or architectural significance of a period in South Bend or St. Joseph County. Suitability for preservation and educational opportunities are also considered. LHLs are officially designated by either the County Council or the Common Council after due study and public hearing. Once designated, the Historic Preservation Commission administers preservation standards that apply to the exterior of structures, and to the surrounding designated landscape.



JORDAN L. SMITH – THE PIE SHOPS



STEVE SZADAY



JORDAN L. SMITH – THE PIE SHOPS

**Please respect the property owners by viewing only from the street or sidewalk.**

## WEST NORTH SHORE



Historic street streetlights throughout



The site of the West North Shore Local Historic District, along the St. Joseph River, figured prominently in the city's history. In this area, Pierre Navarre established a trading post in 1820, to be followed by Samuel Leeper Jr.'s development of his farm into what became one of South Bend's first suburbs. Navarre's cabin (pictured) was relocated from the Leeper farm to Leeper Park.

Designated: 1978

Parking is available on the north side of North Shore Drive and in Leeper Park

1 Pierre Navarre Cabin, Leeper Park, 1820

2

## Michigan Street Bridge

The Leeper Bridge, where the river crosses at Michigan Street, was designed by Mishawaka City Engineer, Charles W. Cole. With construction complete in 1915, Leeper/Michigan Street Bridge was the last of the City-Beautiful arch bridges built in St. Joseph County. The three-span arch melan bridge is sheathed in smooth cut Bedford limestone. The current streetlights are replicas of local George Cutter Company Commerce Newel originals.



JORDAN L. SMITH - THE PIE SHOPS

3

113 West North Shore Drive  
Leeper House

This house was constructed in the Italianate style in 1888 by Samuel Leeper Sr. as a wedding present for his son, Samuel Jr. and his bride, Della. Samuel Sr. was a pioneer of the area who had a farm on the north side of the river. Samuel Jr. transformed the farm into a residential development.



PHOTO PROVIDED: THE KLINE'S

ca. 1900

4

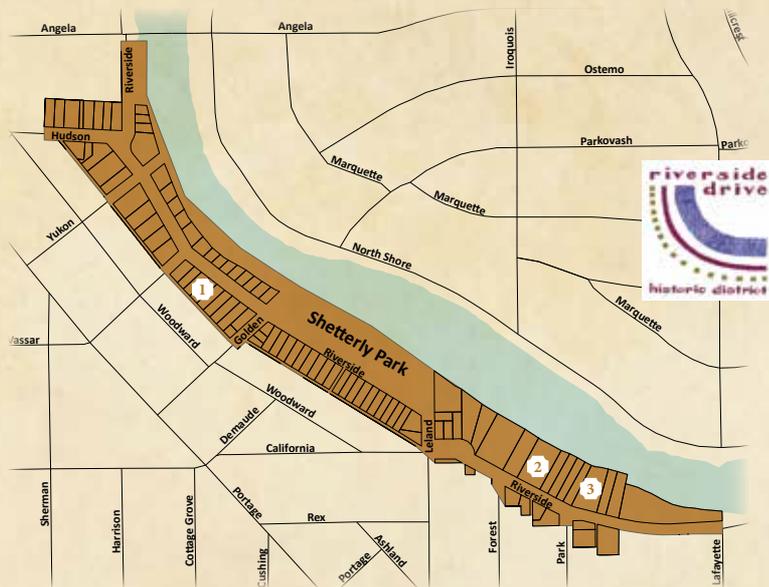
325 West North Shore Drive  
Neo-Classical "Magnolia"

This house was constructed by Max Stryker in 1926; he bought the plans from a Sears catalog in which it was referred to as the "Magnolia" house. Very few of the Magnolia designs were constructed in America. During the 1920s, Stryker collaborated with his cousin to organize the Federated Teachers Service Corporation, which published music.



SEAR'S CATALOG IMAGE

# RIVERSIDE DRIVE



❖ Historic street streetlights throughout

Angela Boulevard Bridge provides a northern gateway onto Riverside Drive and is the 2nd bridge at this location, opening to traffic in 1940. Riverside Drive Local Historic District contains many fine examples of early twentieth-century architectural styles. Developed between 1902 and 1918, many of the city's professionals and business people called the District home, including the well-known local architect, Ennis Austin. The street streetlights designed by George Cutter Company and Shetterly Park, located along the river, are both historic features of the District.

Designated: 1985

Parking available on south side of Riverside Drive

❖ Historic Cutter Light Post



1

## 1091 Riverside Drive Talcott House/Prairie Style

The house was built for Thaddeus Talcott, Jr. circa 1909 in the Prairie Style. Popularized by Frank Lloyd Wright, several examples of the Prairie Style exist in the city despite its short popularity. Talcott was a prominent attorney and U. S. Commissioner.



PHOTO PROVIDED BY CRUMBLISH

"The Ohio Architect and Builder"  
May 1910

2

## 944 Riverside Drive Free Classic

The house was designed by W. W. Schneider and built in 1903 by Charles P. Drummond. The house is an example of the Free Classic Style with Dutch Colonial features. Drummond was an attorney who later sold the house to William Hinkle, owner of Hinkle Motor Company.



3

## 916 Riverside Drive Cutter House/Tudor Revival

The Tudor Revival house was constructed in 1906 by George Cutter, an electrical specialist. Cutter opened his own outdoor lamp manufacturing business in South Bend and ultimately evolved into the largest manufacture of lights in the world, Westinghouse. Many of South Bend's historic districts feature Cutter lights, including Riverside Drive.



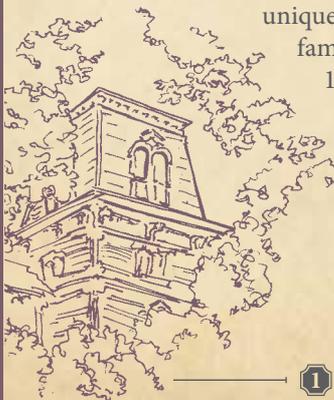
# CHAPIN PARK



❖ Historic streetlights throughout    ❖ Historic brick streets throughout

Chapin Park Local Historic District is an architecturally unique, mainly residential area named for the Chapin family. The area was an enclave for the family until 1880 when a portion of land was sold for development. By 1925 the last lots were built upon. Features include highly stylized homes, historic brick streets, historic Cutter streetlights, and gateways on Navarre Street.

Designated: 2005  
On street parking available



**1** 710 Park Avenue, Mary Chapin Anderson House  
1875-1877, Italianate

**2**

**601 Park Avenue  
Chapin House/Gothic Revival**  
*Built between 1855 and 1857 for Horatio Chapin, this house is the oldest structure in the district and is an important example of the Gothic Revival style in Indiana. Chapin was an early settler of South Bend and a merchant, banker, and elder for the First Presbyterian Church.*

RENDERING: LOU SABO



**3**

**310 Navarre Street  
Neo-Classical**

*Judge William Miller had this home constructed in 1904 in the Neo-Classical Revival style. Judge Miller later sold the home to his law partner, Iden Romig. The Oliver Hotel Corporation owned the home briefly from 1947-1950.*



**4**

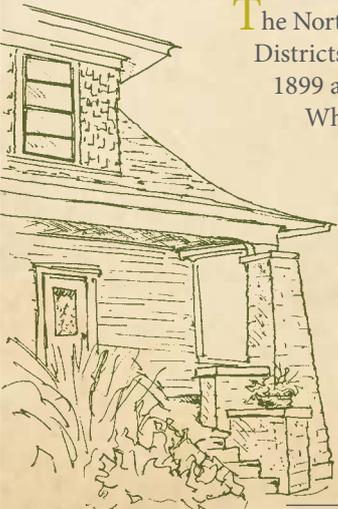
**723 Park Avenue  
Hodson's Castle/Stick Style**  
*The home was built for Fannie and George Hodson in 1889 and is one of very few Stick Style homes built in South Bend. George was involved in the local lumber and building business. This house originally had a wrap-around porch.*



# LOCAL HISTORIC DISTRICTS - SOUTH BEND



» N. SAINT JOSEPH ST. <  
/ RIVER BEND <



The North St. Joseph Street and River Bend Local Historic Districts were developed nearly simultaneously between 1899 and 1921. The real estate partnership of Leslie Whitcomb and Seth Hammond built many of the homes in the Districts for South Bend's middle-class families. A portion of the development is located on land that was once the site of the Kankakee Mill Race, sometimes referred to as Alexis Coquillard's Folly. A gristmill and brick drying yard were also located here.

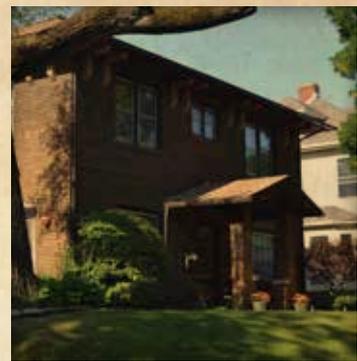
Designated: 1998/1992  
On street parking available

1 221 E. Navarre; 1911, Bungalow

2

721 Riverside Drive  
Italian Revival

Marshall Cotton constructed this home in 1922 in the Italian Revival Style. Cotton constructed the home as a rental property which had several tenants over two decades. By 1944 Edward Merrill, vice president for manufacturing of the Dodge Manufacturing Company in Mishawaka, lived in the home.



3

610 North Street Joseph  
American Four-Square

Seth Hammond, a partner in the real estate development firm of the District, built this house in 1909 as a rental. It was first rented to the United Brethren Church for use as a parsonage. The house is typical of the American Four-Square style which was heavily used throughout the Midwest during the early twentieth century.



4

202 East Navarre  
Queen Anne

Built in 1904 by Arthur Keltner, a realtor who often ventured into construction. Upon its completion the house was sold to James & Etta Reid. Mr. Reid was a warden at the Indiana State Prison in Michigan City. The Reid's did not live in this house, but kept it as a rental property.



» DOWNTOWN «  
SOUTH BEND



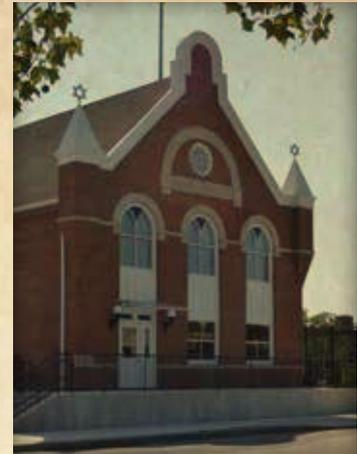
South Bend's downtown is rich with architecture that is representative of a booming 20th century city. While there are a number of significant buildings in the heart of downtown, several structures relating to the City's importance as a cultural, industrial, and transportation center are located in the downtown's south side. Located near South Bend's historic industrial areas are monuments recalling the City's proud manufacturing heritage including Studebaker and Oliver.

On street parking available



**1**  
420 South William Street  
Sons of Israel Synagogue  
Brick Gothic

South Bend's Jewish community dates back to the 1840s when Jewish immigrants from Germany settled in the city. The Sons of Israel congregation of eastern European and Russian Jews constructed this "Brick Gothic" synagogue in 1901, designed by Freyermuth and Maurer, in what was once the heart of the Jewish community. Facade easement with Indiana Landmarks.



R. RAMSEY SMITH 1908.



ca. 1930

**2**  
326-506 South Street  
Union Station  
Art Deco

Once a thriving transportation hub connecting people, Union Station is a local historic landmark restored into a state-of-the-art hub for digital information. Opened at midnight May 28, 1929, the station, designed by Fellheimer and Wagner, served three rail lines, making its final stop on May 1, 1971. Local Historic Landmark.

**3**  
635 South Main Street  
Studebaker Administration Building

Studebaker and South Bend are nearly synonymous. Founded in 1852 by brothers who had moved to the city from Ohio,



STUDEBAKER NATIONAL MUSEUM

Studebaker Brothers Manufacturing Company produced wagons for farming, mining, and the military and in 1902 began to manufacture automobiles. While the South Bend plant ceased production in 1963, Studebaker continues to be a source of pride. The Administration building was designed by Solon S. Beman of Chicago. Local Historic Landmark.

## ▷ TAYLOR'S FIELD ◁



❖ Historic Brick Streets

Col. Lathrop Taylor, pioneer, merchant and City Father, once owned this area which lies within the Monroe Park neighborhood. In the 1880s, it was an open expanse used for circuses, fairs and menageries. It became known simply as Taylor's Field. After Taylor's death in 1887, his heirs developed the field into an upper-middle class enclave. Examples of Queen Anne, Craftsman, and American Foursquare residences can be found here.

Designated: 1998

On-street parking available

**1** 629 South Carroll Street, Carroll Apartments  
1924, Colonial Revival

**2**  
531 South St. Joseph  
Taylor House/Free Classic  
*This house was built in the Free Classic Style by Thaddeus S. Taylor, son of Colonel Lathrop Taylor, in circa 1900. Thaddeus was employed by several prominent businesses throughout his life including Wymans and Studebaker. In 1893 he began a career in real estate.*



**3**  
602-608 South St. Joseph  
Methodist Church/  
Classical Revival  
*A frame house was originally constructed on this lot in 1902. The house burned only a few years later and the owner sold the lot to the United Brethren congregation. That congregation purchased and relocated the United Methodist Church building to this location in 1910. The property is currently vacant.*

**4**  
540 South Carroll Street;  
Salvation Army Center/Modernist  
*The large brick building was constructed in 1946 as the headquarters of the Salvation Army. The facility housed offices and a center for human services in the city. The building no longer functions for this purpose but does have an activity center and chapel. The building was constructed in a stark modernist style and features an unusual glass block and neon entry into its chapel area.*



## EDGEWATER PLACE



The Edgewater Place Local Historic District began its development around 1871. In 1919, Whitcomb and Keller, prominent local real estate developers, subdivided the area as one of their first commercial enterprises.

Both men also lived in the neighborhood, as did many other local merchants and businessmen.

The apartment building at 709/711 Lincoln Way East was designed by the famous local architectural firm of Freyermuth and Maurer for white collar clientele.

Designated: 1980  
On-street parking available

**1** 709/711 Lincoln Way East  
1922, Renaissance Revival



**2**

**713 Arch Street  
Craftsman**

The house was built in 1924 by real estate developers Whitcomb and Keller in the Craftsman Style. They rented the home to George Ahlborn, the power superintendent for the Studebaker Corporation. The house was later sold to Laura (Fayette) Ruff, a teacher at Central Junior High School.



**3**

**815 Arch Street  
Tudor Revival**

The home was built in the Tudor Revival Style in 1920 for Fred Keller. Keller was the partner in the firm of Whitcomb and Keller, developers of the Edgewater District. In 1927 the home was sold to James Coleman, president of the Service Printing Company.



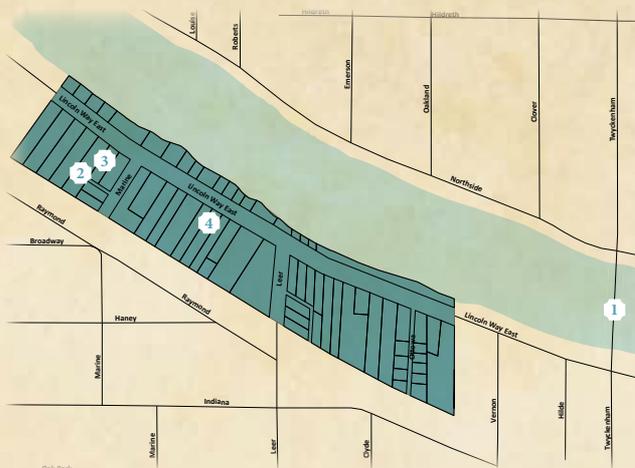
**4**

**549 Edgewater  
Craftsman Bungalow**

This bungalow was constructed in 1922 by developers Whitcomb and Keller in the Craftsman Style. They sold it to Oran and Mary Julian. Mr. Julian was a manufacturer's agent and salesman. Mrs. Julian was active in volunteer work.



## ↗ LINCOLN WAY EAST ↖



The Lincoln Way East Local Historic District developed along the road that became part of one of the nation's earliest coast-to-coast highway systems. Lincoln Way was part of the original 1913 Lincoln Highway between New York and California. This turn-of-the-century neighborhood began in 1888 when Jacob Leer subdivided his family's farm. Jacob's son, Delmar, continued the development of the area and built his own house at 1222 Lincoln Way East. The impressive Twyckenham Bridge is located a block east of the district just off Lincoln Way.

Designated: 1984  
Parking is available on Marine Street

① Twyckenham Bridge; 1929, Art Deco



②  
**1164 Lincoln Way East**  
**Queen Anne**  
*Jacob Leer sold the land for this home to Catherine Wenger in 1889. The Queen Anne Style house was built in 1890 and is likely the oldest home in the District. Mrs. Wenger was the widow of Martin Wenger, who had inherited large tracts of land from her late husband.*



③  
**1168 Lincoln Way East**  
**American Four-Square**  
*The house is an excellent example of the American Foursquare Style with an enclosed sun porch. It was constructed in 1922 by James Martin, a local broker. They rented for use as a chiropractor's office, Reilly and Russell, after 1925.*

④  
**1228 Lincoln Way East**  
**Bungalow**  
*In 1913, D. Sherman Ellison hired a local architect, Ernest Young, to design his bungalow. The glacial boulder porch is an impressive detail of the house. Mr. Ellison came to South Bend in 1908 to work for the South Bend News-Times. He later left the News-Times and began the D. Sherman Ellison Insurance Agency.*



## ➤ EAST WAYNE STREET ◀



The East Wayne Street Local Historic District encompasses the central portion of Whitcomb and Keller's original Sunnymede development of 1925, with 70% of the homes in the district being built between 1925 and 1930. Whitcomb and Keller modeled their development after the neighborhood design principles of the English Garden Cities movement, featuring the use of curvilinear and tree-lined streets and emphasis on open spaces and park areas. Note the historic gateways to the development at each end of East Wayne Street.

Gateway to East Wayne Street; ca. 1925

### 1 1417 East Wayne Street Knute Rockne House/Tudor Revival Style

*This Tudor Revival Style home, constructed in 1929 by Whitcomb and Keller. Famous Notre Dame coach Knute Rockne purchased the home for his family in 1930. Rockne was an immigrant from Norway who came to America during the 1890s. He attended Notre Dame and later became the University's legendary head football coach. Rockne was killed in an airplane accident on March 31, 1931 at the age of 43.*



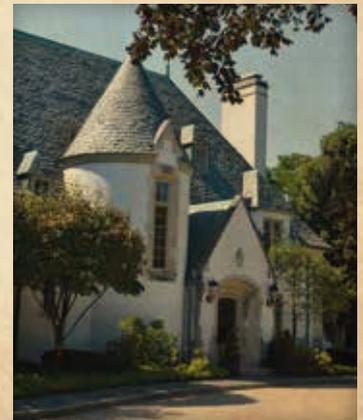
### 2 1223 East Wayne Street Colonial Revival

*The home is a stately example of the Colonial Revival Style. It was constructed in 1927 by Whitcomb and Keller and sold to Harry and Hazel Ullery in 1928. Mr. Ullery began the Harry D. Ullery Coal and Mason Supply Company in 1921. In 1936 he founded the Ullery Cold Storage and Warehouse Company.*



### 3 1242 East Jefferson Street Chateausque

*This home was designed by the local architectural firm of Austin and Shambleau for Stanley A. Clark in 1928. Few homes of this scale were constructed in the Chateausque Style in the City. Stanley Clark was a prominent local physician for 47 years. Dr. Clark was also a pioneer in the use of X-rays.*



Funds for this project are provided by:

---

**HISTORIC  
PRESERVATION  
COMMISSION**  
OF SOUTH BEND &  
ST. JOSEPH COUNTY



**HISTORIC  
PRESERVATION  
COMMISSION**  
OF SOUTH BEND &  
ST. JOSEPH COUNTY

---

County-City Building  
South Bend, Indiana 46601  
574.235.9798  
[StJosephCountyIndiana.com/Departments/sjchp](http://StJosephCountyIndiana.com/Departments/sjchp)  
[RestoreMichiana.com](http://RestoreMichiana.com)