

The East Wayne Street Local Historic District was established in 1987.

**PUBLISHED BY
THE HISTORIC PRESERVATION COMMISSION OF
SOUTH BEND & ST. JOSEPH COUNTY (2003)**

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ACKNOWLEDGMENTS

This publication was made possible by the dedication and perseverance of many individuals and organizations that have contributed to the creation and implementation of the historic districts program in the city of South Bend.

The East Wayne Street Local Historic District was conceived by a cooperative effort of property owners from within the district. Application for designation of the district was assisted by a District Steering Committee – Jean Dennen, Mary Baeur, Lynn Bowles, Jed Eide, Ann Gruenig, Tricia Killeen, Michelle Shakour, Dorothy Berger, Denise Collins, Pam Florey, Rosemary Hickey, Mary Ann Matthews, and Rob Sullivan – who aided in original development of the guidelines.

Historic Preservation Commission members at the time the district received historic designation were: Joann Sporleder, *President*; John Oxian, *Vice President*; Herb Herendeen, *Secretary*; Odell Newburn, *Treasurer*; Martha Choitz, Gina DeLaurelle, Charles Hayes, F. Jay Nimitz, and Janeanne Petrass.

Much of the text in this publication regarding history and architectural styles has been adapted from the 1993 edition of the South Bend *Summary Report for the Indiana Historic Sites and Structures Inventory*. Many photographs are also drawn from the work on this publication. Much credit for these facets of the guidelines goes to Fred Holycross, editor of the Summary Report, and the many assistants and interns who contributed to its compilation.

The map of the East Wayne Street Local Historic District and its boundaries was provided by the staff of the Area Plan Commission of St. Joseph County.

Most technical illustrations have been excerpted from the *Preservation Briefs* series published by the Preservation Assistance Division of the National Parks Service, U.S. Department of the Interior. Some technical illustrations are from the 1978 publication by the Preservation League of New York, *A Primer: Preservation for the Property Owner*.

The previous edition of this publication was funded in part by a Department of the Interior grant administered by the Division of Historic Preservation & Archaeology, Indiana Department of Natural Resources.

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Dear East Wayne District Resident,

You are reading a digital re-printing of the East Wayne Street Local Historic District Guidebook, which was most recently published in 1987. Back then, the Historic Preservation Commission office did not have the technology or equipment necessary to digitally store or reproduce an entire booklet. Therefore, only parts of the text and some of the drawings were saved in a form that allowed for direct reprinting. The rest has been reconstructed, and several technical and typographical corrections have been made, though the substance of the book is unchanged.

With this digital reproduction, future reprinting will be much less costly. Additionally, we will be able to make substantive revisions, when and if requested by the Neighborhood Association, with greater speed and economy than was previously possible.

In that regard, you may notice that some very nice houses are shown in this text rated "noncontributing." Under a rating system established by the US Secretary of the Interior, houses are rated on a scale of 0 (non-contributing) to 13 (outstanding). Any house that is less than 50 years old is, by definition, too new to contribute to the historic character of a historic district, and is therefore rated as "non-contributing," regardless of the architectural interest or merit of the house. At the time these guidebooks were last done, several houses in this district were less than 50 years old, and were rated accordingly. When this booklet is next substantively revised, it will be time to re-rate those houses which will then be 50 years old or older, and which have architectural merit not reflected in their present rating.

We also expect (hopefully by midsummer, 2003) to make this booklet available in its entirety on our website, so that those of you needing additional copies, or wishing to transmit information to prospective buyers, landscape artists, housepainters, and other friends, can point them to our e-address, or download additional copies yourself.

East Wayne Street Local Historic District is a lovely place, and all of the members of the Historic Preservation Commission, and I as director, greatly enjoy working with all of you. We especially appreciate the environmental sensitivity that causes your neighborhood to continue to place a high value on unpaved lawns, large trees and bushes, and open, park-like vistas. Please do not hesitate to call on me, or any of the HPC members, whenever we may be of assistance, or when there is information we may be able to provide.

Yours,



Karen R. Hammond-Nash, *Director*

HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND & ST. JOSEPH COUNTY

June 2003

The District and Its Properties

HISTORY

The East Wayne Street Local Historic District was designated by ordinance in 1987. The neighborhood is an example of 1920s suburban development reflecting the prosperous years just prior to the Great Depression.

In the 19th century the area was farmland located immediately outside the town of Lowell (founded 1837) on land purchased in 1859 by David Greenwalt, an affluent farmer and real estate developer. In the 1860s the County Farm and Asylum was located immediately to the east. Jacob F. and John M. Studebaker, partners in the Studebaker Brothers Company, bought Greenwalt's farm and other lots during the 1870s. They eventually owned most of the surrounding area that became the Sunnymede development.



Frederick W. Keller

The Studebakers built country estates on their land. John's property, Sunnyside, was built due east and was demolished in 1961. The oldest existing house in the area was built for Ida Studebaker in 1895 at 1243 E. Jefferson.

Other prominent industrialists built residences here including the John Birdsell House at 1249 E. Jefferson. Among the more elaborate structures is the Clement Studebaker, Jr. house constructed in 1909 at 107 S. Greenlawn (originally 1701 E. Jefferson). This lavish Beaux-Arts residence was later owned by Vincent Bendix, founder of the Bendix Corporation.



Leslie C. Whitcomb

Whitcomb and Keller's Sunnymede Addition, within which the East Wayne district is located, was platted as part of the city of South Bend in 1925. The historic district encompasses the central portion of the addition originally extending from Eddy to 18th Street (now Greenlawn) and from Jefferson to the Grand Trunk Railroad tracks. This was the first of six Sunnymede additions developed by Leslie Whitcomb and Fred Keller, partners in the Whitcomb and Keller Corporation.

The subdivision was built to attract professionals to a part of the city that had already become an exclusive enclave for the more prosperous members of the community. The majority of residences were constructed between 1925 and

1930. The neighborhood became a fashionable area removed from older sections of the city to the west and industrial areas across the river. It was accessible to both Mishawaka and South Bend via the Eddy Street streetcar line, making it a convenient area from which to shop or work.



LESLIE G. WHITCOMB

Tired of telling your landlord stern
That the roof leaks and the stoves won't burn?
Ah, then from Leslie seek a loan
And get a roof that's all your own.

The neighborhood's exclusivity was established by purchase agreements specifying lot sizes, minimum construction costs and restrictions based on race. Deeds specifically allowed the sale or rental of homes only to Caucasians. This practice was fairly common in the early 20th century; among other subdivisions with similar restrictions was H.B. White's Southlawn Addition of 1919, located northwest of Ewing Avenue and Leer Street. Deeds also assessed fees to maintain streetlights, tree lawns and recreational areas.

Sunnymede was modeled after design principals suggested by landscape architects such as Frederick Law Olmstead in the late nineteenth century. These proponents of suburban design suggested the inclusion of curvilinear tree-lined streets, park areas and open spaces as important elements of planned neighborhoods.

Most houses here were designed in variations of the Tudor, Period or Colonial Revival styles. The majority were designed by prominent local architects; many were designed by H.R. Stapp, staff architect of the Whitcomb and Keller firm. Others were designed by Freyermuth and Maurer, Ivar O. Wandell, Austin and Shambleau, and Callix E. Miller.

Early residents of the district included business people, professionals, professors from The University of Notre Dame and other educators. Knute Rockne, Notre Dame's famous football coach, had a home constructed at 1417 East Wayne in 1929. He lived here until his death in 1931.

BUILDING TYPES & STYLES

Types

AMERICAN FOURSQUARE

The preeminent post-Victorian house type during the first half of the 20th century, the Foursquare's simplicity and practicality made it ideal for economical construction and maintenance. Two stories in height with a square ground plan, this design encloses the most volume with the least material within the rectangular framework implied by balloon frame construction. Capped with a gabled or hipped roof, many have one or more dormers which, along with porch variations, allow great latitude in the stylistic decoration of the house. Foursquares may commonly be found with Queen Anne, Colonial Revival and Craftsman features.



CAPE COD



Derived from 17th Century English domestic architecture, the Cape Cod was a common house form in colonial New England. It has survived as a vernacular style to the present day. Single storied with dormered attics, these houses feature medium-pitched roofs with small, enclosed eave overhangs. Exterior frame walls are typically sided with clapboard or wood shingle. The details are typically modest and unassuming when compared to more elaborate period-revival houses.

Styles

CONTEMPORARY

This term is being used here as a catch-all for the various modern styles – developed during the mid-20th century – which emphasized industrialized technology rather than allusions to preceding historical epochs. Though used here to include influences of the International Style and Arts Deco and Moderne, the Contemporary Style in America is most associated with California Ranch Style architecture with unpainted natural materials.



Revival Styles

The trend toward reviving architectural traditions from the past and from diverse cultures developed into a movement in the late 19th century. The movement was characterized by a free application of architectural detail to a variety of structural forms.



CLASSICAL (NEO-CLASSICAL)

Interest in the classic architecture of Greece and Rome revived following Chicago's Columbian Exposition of 1893 and quickly gained popularity for public buildings and elegant residences. Characteristic elements include academically studied symmetrical facades with full height porches supported by columns on the classical orders, pilasters, keystones, pedimented openings

and dentilated cornices.

TUDOR

Often rambling asymmetrical structures, this style emulated the appearance of late medieval English architecture by mixing untidy brickwork with false-work at the upper stories simulating the appearance of half-timber framing with wattle and daub fill. Windows often are casement type glazed with leaded glass. Sub-categories of this style are:



English Country House

Large and rambling, these houses emulate the appearance of country estate manor houses, often appearing to have a large main structure with many additions and appurtenances such as vestibules, dormers, and shed wings. These create the appearance of development over time while they were usually constructed all at the same time.



English Cottage

Sharing the general characteristics of a country house, the cottage is a more modest dwelling adapted to the typical suburban lot and house size.



Cotswold Cottage

This variation is similar to the English cottage but utilizes a regional (English) variation in materials with dominance of stone and stucco rather than brick and timber frame. Roofs are sometimes constructed to appear as thatch.



RENAISSANCE

Taking inspiration from the Italian city-state architecture of the 16th and 17th centuries, this style often imitated stonework in rendered stucco. Arched doors and windows in series and decorative ironwork are also common.

GEORGIAN

Somewhat similar to the Neo-Classical, this style developed in England during the 18th century as an attempt to imitate the Classical Architecture of Greece & Rome. It profoundly affected upper-class colonial architecture and is therefore sometimes identified as a Colonial Revival Style. Characteristic elements include symmetrical facade with pilasters, keystones, pedimented openings and dentilated cornices. Porches are typically more modest.



FRENCH ECLECTIC

This style is the French equivalent of Georgian, originating from the high-style architecture there during the 18th century. Roofs are often more accentuated or in the Mansard form and window openings are often carried to the floor in what is commonly referred to as the French door. Windows are usually casement type.

SPANISH

A Mediterranean style with some features similar to the Renaissance Revival, Spanish architecture is influenced by Moslem motifs via North Africa. Walls are often parapeted and finished with stucco for siding. Clay tile is common for roofing. Windows and doors often feature round arches. Spanish Colonial style, including Mission and Monterey styles, feature details derived from Pueblo Indian architecture as well, especially heavy timber lintels and posts.



COLONIAL

Inspired by the American Centennial (1876), Colonial Revival became popular in the 1880s and remained so through the 20th century. The identifying features are in the applied architectural details which are reminiscent of the early American interpretation of 18th century English and Continental styles.

Garrison (Deerfield)

This style imitates the rather austere architecture of colonial New England. Larger than the Cape Cod, these buildings are two full stories with a gable at either side. Exterior frame walls are typically sided with clapboard or wood shingle. The details are typically modest and unassuming when compared to more elaborate period revival houses. Garrison houses rarely have covered porches but often feature a slight projection of the second story beyond the first. In New England they often received rear lean-to additions. Such houses were known as salt boxes.

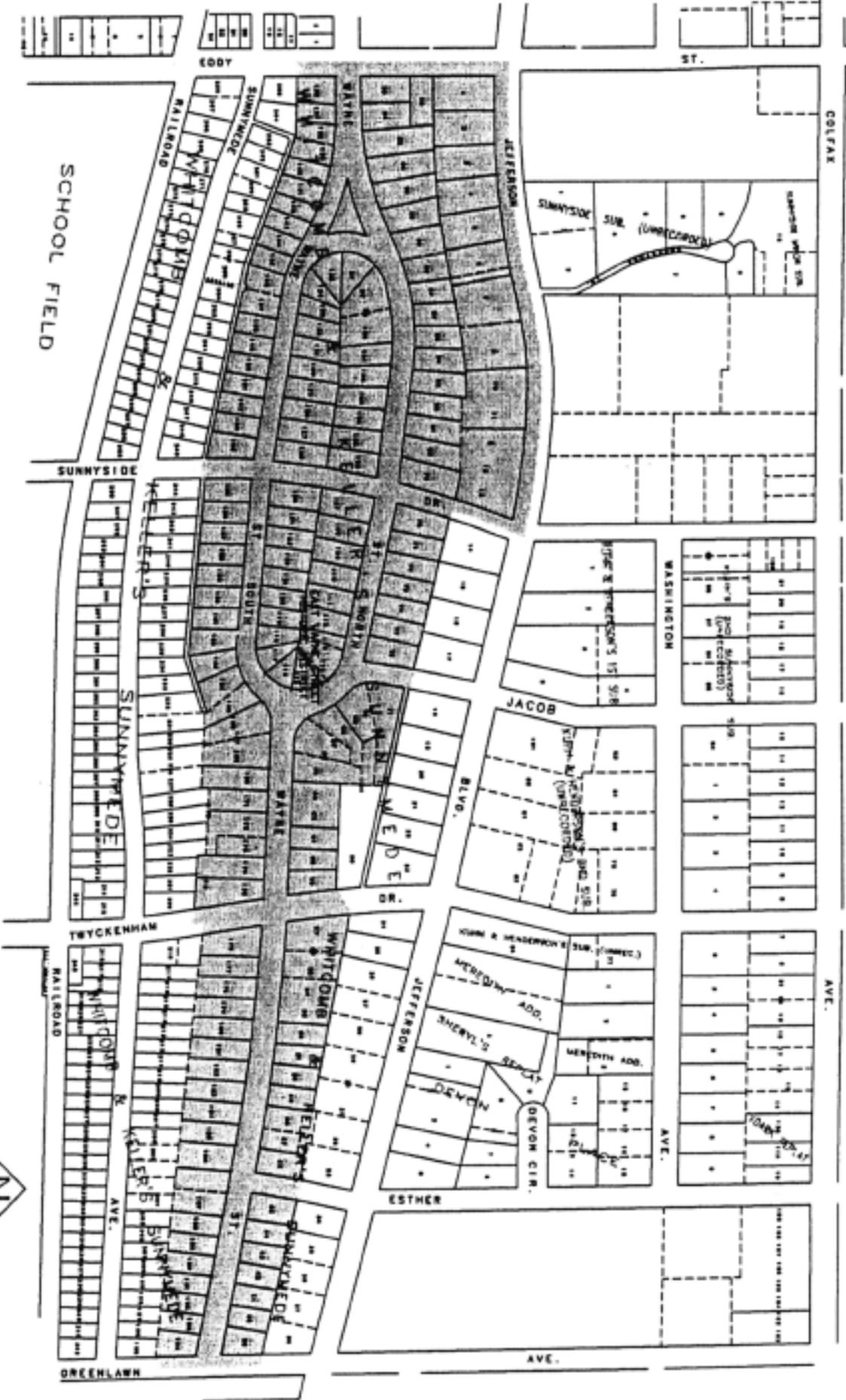


Dutch

A common sub-type of the Colonial Revival, this style is dominated by the utilization of a gambrel roof form or a decorative application affecting the appearance of a gambrel. The gables may be directed to the street or to the side. True Dutch Colonial houses typically had a porch across the entire facade covered by a part of the gambrel. However, Dutch Colonial Revival houses rarely include this feature.



East Wayne Street Historic District (July, 1998)



MAP LOCATION

RESIDENCES

**220 South Eddy Street (significant)**

Built in 1925 by Sunnymede developers Whitcomb & Keller, and designed by Austin & Shambleau. It was sold that year to Martha & Frank C. Toepp, Jr. Frank was a collector with the U.S. Lumber & Supply Company. They lived here until 1931 when he sold it to his father, Frank C. Sr., a jeweler.

**202 S. Jacob Street (non-contributing)**

Built in 1945 by Irvin W. Jackson, and sold in 1947 to Charles D. & Dolly Weissert. Charles was manager of Schlosser Brothers, an ice cream manufacturer. They resided here until 1953.

**1120 E. Jefferson Street (outstanding)**

Designed by H.R. Stapp and built by developers Whitcomb & Keller in 1928 and sold to Richard Edward Baus, vice president in charge of manufacturing at the Studebaker Corporation.

**1130 E. Jefferson Street (significant)**

Built in 1939 by Isabelle & lawyer Robert BonDurant. They lived there until 1963 when it was sold to Jeanne & Henry Bodet, Jr. They only lived there two years, selling it to Martha T. Johnson in 1965.

**1202 E. Jefferson Street (significant)**

Built in 1930 by Golden & Blanche Norris Mann. Mr. Mann was the owner of a cigar store and president of Indiana Lighthouse Service Station, Inc. The Manns lived in this house until 1936 when it was sold to Bernard A. Kamm, a physician and surgeon specializing in eyes, nose and throat.

**1212 E. Jefferson Street (non-contributing)**

Built in 1960 by Merle and Hazel Rush. Mr. Rush was a salesman with Ben Fefferman. Mr. & Mrs. Rusk are currently residing in the house.

**1228 E. Jefferson Street (non-contributing)**

Built in 1964 by Emanuel and Helen Liss. Emanuel Liss was a physician with offices at 119 S. Eddy. He bought the property from Whitcomb & Keller in 1957. Mr. Liss sold the house in 1965 to Alvin & Ida Lemontree, who resided there until 1974.

1242 E. Jefferson Street (significant)

Designed by Austin & Shambleau and built by Stanley A. Clark in 1928. Dr. Clark was a prominent physician in South Bend for 47 years, and was a pioneer in the use of x-rays. He lived in this house until his death in 1962.



1246 E. Jefferson Street (significant)

Built in 1907 by the Studebaker family to house Studebaker Corporation executives. This lasted until 1919 when it was sold to Howard A. Woolverton who had three rooms added to the rear of the house. Mr. Woolverton was secretary-treasurer of the South Bend Range Corp.



225 Sunnyside Street (significant)

Built in 1927 by William R. & Ella M. Baker II. Mr. Baker was the vice president and treasurer of the Citizens Trust & Savings Bank, and president of the Building & Loan Association of South Bend. Mr. Baker died in 1937 and his widow continued to live in the house until 1944.



228 Sunnyside Street (contributing)

Built in 1927 by John & Gertrude Rush. John, a real estate man, and his brother, George, built the Rushton Apartments on W. Washington. Mr. Rush lived in the house until his death in 1940. His widow sold the house two years later to Mrs. Clara Collmer.



301 Sunnyside Street (contributing)

Designed by H.R. Stapp and built by developers Whitcomb & Keller in 1930. They sold it a year later to Guy & Edith McMichael. Guy was the president of Citizen's Trust and Savings Bank and the Citizen's National Bank. The McMichaels lived in the house until 1935, then rented it out until 1938 when it was sold.



302 Sunnyside Street (significant)

Built in 1928 by Whitcomb & Keller and sold in September of 1926 to Eli F. & Elizabeth G. Seebirt. Mr. Seebirt was an attorney with the firm Seebirt, Oare, and Deahl, until 1913 when he became the City Attorney for South Bend. Mr. Seebirt was also Mayor of South Bend from 1922 to 1926. Mrs. Elizabeth Genn Seebirt was a dramatic coloratura soprano and author of "*Music in Indiana*."





325 Sunnyside Street (contributing)

Built in 1928 by developers Whitcomb & Keller for Worthie W. & Esther B. Haynes. Mr. Haynes was the head of Haynes Realty which was involved in the erection of several prominent downtown buildings.



334 Sunnyside Street (contributing)

Built in 1948 by Whitcomb & Keller Inc., for J. Benson & Elsie Ball. Mr. Ball was a division manager with the Indiana & Michigan Electric Company. The Balls lived in the house until 1950 when they sold it to Indiana Franklin Realty, Inc., which rented the house out for the next 15 years.



345 Sunnyside Street (non-contributing)

Originally constructed in 1953 by Nelson J. & Virginia Ault, Jr. Mr. Ault, Jr. was the secretary-treasurer for Ault Camera Shop, Inc., located at 112-124 S. Main Street in the Ault Building. By 1953 Virginia Ault became the vice president of Ault Camera Shop, replacing her mother-in-law.



304 S. Twyckenham (contributing)

Designed by H.R. Stapp and constructed by developers Whitcomb & Keller in 1929. They rented it in 1930 to Norman R. & Helen Booth, owners of Mar-Main Pharmacy, who lived in the house until 1932. Whitcomb & Keller continued to rent the house out until 1939 when it was sold to Louis A. Sandoz, a sales representative for Bendix Corp.



1100 East Wayne Street (contributing)

The entry gates of Sunnymede were built in 1925 to demarcate the entrance to the new Sunnymede subdivision that was being developed by the Whitcomb & Keller Corporation.



1102 East Wayne Street or 302 S. Eddy (contributing)

Built in 1925 by Edward E. & Mary L. Johnston. Mr. Johnston was a physician with offices in the Citizen's Bank Building. The Johnstons sold the house in 1929 to the Coquillard Land Company, who sold it back to the Whitcomb and Keller Corporation. They used the house as a rental until 1934 when it was sold to attorney Henry L. Humrichouser & Jeanette Humrichouser, who lived in the house until 1940.

1105 East Wayne Street or 230 S. Eddy (contributing)

Designed by H.R. Stapp and built by developers Whitcomb & Keller in 1925 for John W. & Ada Hilbert. Mr. Hilbert was a physician with the Studebaker Corporation. They lived there until 1930 when it was sold to Daniel & Henrietta Lontz, part of Samuel C. Lontz & Sons, coal dealers.



1109 East Wayne Street (contributing)

Designed by Freyermuth & Mauer and built by Dewey C. Layton Sr. in 1925. Mr. Layton was a salesman with Whitcomb & Keller Corporation. After his death, his wife, Olive continued to reside in the house with their son, Dewey, Jr., an engineer at Bendix.



1110 East Wayne Street (contributing)

Built by Whitcomb & Keller and designed by H.R. Stapp in 1928. They sold it to Mrs. Emma Horenn and her son, Armand J. Horenn. Mr. Horenn was an employee at Bendix, and his wife, Doris, a teacher at Monroe School.



1112 East Wayne Street (contributing)

Built in 1926 by Edmund & Minnie Slick. Edmund was owner of Slick's Engraving Company and president of Slick's Laundry and Dry Cleaning Company. Mr. Slick lived in the house until his death in 1939, leaving it to his second wife, Sarah. Sarah sold the house in 1945 to Kenneth Bolesky, manager at Roach-Appleton Manufacturing, and his wife, Mildred.



1113 East Wayne Street (significant)

Built in 1925 by Ralph S. & Anita B. Sollitt. Ralph was vice president of his father's company, Ralph Sollitt and Sons Construction Company of Chicago. In 1915 he came to South Bend to serve as general manager of the newly established branch of his father's company.



1118 East Wayne Street (contributing)

Built in 1926 by Whitcomb & Keller and sold to Ralph E. Keller, who rented the house to Edmund & Edith Clare. Mr. Keller sold the house to the Clares in 1930. They lived there until 1937 but sold the house back to Whitcomb & Keller in 1935. It was sold again in 1939 to Sarah E. Slick, who used the house as a rental.





1120 East Wayne Street (contributing)

Constructed in 1935 by James H. & Lydia F. Naus. James was a dentist. They resided in the house until 1955 when they moved to 604 S. Eddy Street and sold their East Wayne house to Tracy H. & Leila Madole.



1121 East Wayne Street (contributing)

Built in 1925 by Whitcomb & Keller for its designer, H.R. Stapp. Henry Russel Stapp came to South Bend in 1917 to become the resident architect and designer for the Whitcomb & Keller Corporation. In that capacity, he was responsible for designing many buildings in the Sunnymede development including his own at 1121 E. Wayne. He resided here until 1931.



1126 East Wayne Street (contributing)

Built in 1927 by Charles & Ella Schuell. Mr. Schuell, a jeweler, was a German immigrant who came to America in 1871. He later moved to South Bend with his family and in 1905 took over his father's jewelry store, Schuell Jewelry. He resided in this house until his death in 1947.



1127 East Wayne Street (contributing)

Built in 1929 for Dr. Charles C. Terry, Jr., a physician and surgeon, and his wife, Mildred. They lived in the house until 1945, at which time Dr. Terry transferred the title over to Mildred in what appears to have been part of a divorce settlement. Mildred Terry sold the house in 1946 to Granville Keller.



1130 East Wayne Street (contributing)

Built in 1928 by developers Whitcomb & Keller, and sold to building contractor Stanley & Grace M. Cowles and Zoe Frances Wilson as joint tenants. They resided there until 1933 when the house was rented out to George D. Keller, sales manager at Studebaker Corporation.



1133 East Wayne Street (contributing)

Built in 1938 by Burton and Ida Toepp. Mr. Toepp was the son of Frank & Johanna Toepp of 220 S. Eddy. Burton Toepp began as a credit man, but, by the mid-1950s he was part owner of the State (Blackstone) Theater, until it was sold to the City of South Bend in 1985.

1134 East Wayne Street (significant)

Designed and built by Freyermuth & Mauer in 1929 for Clarence & Orpha Arnold. Mr. Arnold was president of the South Bend College of Commerce. They lived in the house until Mr. Arnold's death in 1944, at which time Mrs. Arnold sold the house to James & Mildred Flood.



1137 East Wayne Street (non-contributing)

Built in 1953 for Samuel and Lynn Vance. Samuel was a dentist with offices at 104 E. Jefferson. Dr. & Mrs. Vance resided there until 1973 when they sold the house to David H. & Diane Basch. David was a consultant for Met Life Insurance.



1138 East Wayne Street (significant)

Built in 1935 by Raymond & Hilda Cloud, who operated the Cloud Brothers appliance store on S. Michigan Street. They resided there until 1942 when it was sold to Maurice & Jeanette Herman who operated Herman's, a women's clothing store located on S. Michigan Street.



1401 East Wayne Street (non-contributing)

Built in 1959 for Gordon E. & Elizabeth Gilbert. Mr. Gilbert was a sales executive for Associates Investments. The Gilberts resided in this house until 1992 when it was sold to Craig E. & Patricia Nietch.



1402 East Wayne Street (non-contributing)

Constructed in 1956 by Morris B. & Pauline Cooper. Mr. Cooper was a pharmacist and owner of Schiffer Drug Store located on E. Jefferson Street. They resided in the house until 1985 when it was purchased by Sanford and Barbara Brook.



1409 East Wayne Street (contributing)

Designed by H.R. Stapp and constructed by developers Whitcomb & Keller in 1925. The house remained vacant for a year then was sold to Louis G. & Bertha DeVilliers, who operated the public accounting firm, "Louis DeVillier." They lived in the house until 1932, selling it in 1934 to Abraham Simon, the vice president and co-founder of Simon Brothers, Inc., a wholesale grocery business.





1410 East Wayne Street (non-contributing)

Built in 1952 by Donald & Juanita Adair. Donald was president of the South Bend Federal Savings and Loan Association and South Bend Insurance Agency. The Adairs lived in the house until 1978 when it was sold to Dean & Jean Adair.

1414 East Wayne Street (contributing)



Built in 1925 by developers Whitcomb & Keller, and designed by H.R. Stapp. The house sold in 1926 to Charles & Ruth Pask. Charles was sales manager and later vice president of the Industrial Acceptance Corp. The Pasks owned the house until 1935 when its mortgage was foreclosed.

1417 East Wayne Street (significant)



Built in 1929 by developers Whitcomb & Keller and sold to Knute & Bonnie Rockne in 1930. Mr. Rockne was an immigrant from Norway who arrived in America in the 1890s. Mr. Rockne attended The University of Notre Dame and later became the University's head football coach. He lived in the house until his death in 1931.

1418 East Wayne Street (contributing)



Built by developers Whitcomb & Keller in 1926, it remained vacant until 1928 when it was sold to Granville & Catherine Keller. Granville was the son of Fred Keller, partner in the Whitcomb & Keller Corp. Granville was a salesman for his father's corporation and was the president of Hamilton-Keller, Inc., a wholesale fruit company.

1421 East Wayne Street (contributing)



Built in 1925 by developers Whitcomb & Keller and designed by H.R. Stapp. The house remained vacant for a year then was sold to Gordon & Ruth Marshall. Gordon was the vice president at Motor Discount Inc. The Marshalls lived in the house until 1930 when it was sold to Gottlieb & Margaret Raissle, restaurant owners.

1425 East Wayne Street (contributing)



Built in 1929 by developers Whitcomb & Keller and rented to Robert & Margaret Knoblock. Mr. Knoblock was the general sales manager with the Pequonac Rubber Company of Pennsylvania. They resided there until 1933 when they sold the house to Ted & Irene Nicar. Ted was a salesman. The Nicars lived in the house until 1942 when it was sold to John Leslie & Alma E. Sailors. John was co-founder of Sailors Bros. Furniture Co.

1426 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1926 for Edward & Imogene Kuss. Mr. Kuss was a baker who operated Kuss Bakery with his brother, Charles Kuss. Mr. Kuss used the house as a rental until 1941 when he sold it to Louis S. LaPierre III.



1429 East Wayne Street (contributing)

Built in 1927 by William S. & Rose James. William was a research engineer and later chief engineer with the Studebaker Corp. They lived in the house until 1945 when it was sold to Whitcomb & Keller and rented to Walter A. Mitchell, a department manager for Emmco Insurance Company.



1430 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929 and sold it to Ernest & Nora Kizer in 1939. Mr. Kizer was the secretary-treasurer for Gafill Oil Company. They resided there until 1939 when it was sold to Winfred & Ronnie Sparks. Mr. Sparks was a manager for J.C. Penney Co.



1501 East Wayne Street (contributing)

This H.R. Stapp-designed house was built by Whitcomb & Keller in 1926, and was sold in 1931 to James & Pearl Hughes. James was an engineer at Studebaker Corp. They resided there until 1941 when it was sold to Ralph & Helene VanHorne. Ralph was president of VanHorne & Co., jewelry dealers.



1507 East Wayne Street (non-contributing)

Originally constructed in 1960 and sold to James M. and Marjorie H. Wilson. Dr. Wilson was a physician with offices at 108 North Main Street.



1512 East Wayne Street (contributing)

Constructed in 1926 by developers Whitcomb & Keller, who sold it in 1928 to Guy De Rhodes. Mr. De Rhodes was the secretary-treasurer for the De Rhodes-Yerrick Motor Company, a Dodge dealership. He resided there until 1935 when he rented it to Major Edward W. & Ida M. Bondy. Major Bondy was an executive officer for South Bend Military District Headquarters from 1935 to 1940.





1515 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1926 as a rental property. They rented the house to Robert & Dorothy Heinrichs in 1928 and sold it to them in 1930. Mr. Heinrichs was the assistant to the director of sales at Bendix Brake Company.

1516 East Wayne Street (contributing)



This house was designed by H.R. Stapp and built by developers Whitcomb & Keller in 1928. They rented it to Merritt & Mary Pharo from 1929 to 1934. Mr. Pharo was the chief inspector at the Studebaker Corporation. The house was rented to various people until 1945 when it was sold to Charles & Valentine Bullard. Charles was president of Charles E. Bullard Co., a real estate business.

1520 East Wayne Street (contributing)



Whitcomb & Keller built this H.R. Stapp-designed house as a rental in 1928. The house was rented to various people until 1938 when it was sold to Lee and Leonora Harrer. Mr. Harrer was a branch manager for IBM.

1521 East Wayne Street (contributing)



Built in 1929 by Whitcomb & Keller and sold to George F. & Geraldine Green in 1930. Dr. Green was a surgeon. They resided there until 1935, selling it back to Whitcomb & Keller who rented it out until 1939 at which time it was sold to Myrna G. & Dr. David H. Condit, OBGYN.

1524 East Wayne Street (contributing)



Whitcomb & Keller built this H.R. Stapp-designed house in 1928, selling it in 1929 to Percy G. Walsh, a realtor. He sold the house in 1931 to his parents, Lawrence & Ellen Walsh. Lawrence Walsh was a retired fire inspector. He died 7 months later leaving the house to his wife.

1602 East Wayne Street (contributing)



Whitcomb & Keller built this H.R. Stapp-designed house in 1926 and rented it to various people until 1936 when the company sold it to Leroy & Chloe Sellers. Mr. Sellers was a legal advisor for the Associates Investment Company. Leroy & Chloe resided there until their deaths in 1961 and 1973 respectively. The estate's executor sold the house to Bradford Brasel in 1973.

1603 East Wayne Street (contributing)

Built by Whitcomb & Keller in 1928 and sold to Owen C. & Mildred Cover in 1929. Mr. Cover was an employee of Oliver Chilled Trust Works and Mildred Cover was a clerk at Oliver Farm Equipment Company



1607 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1926 as a rental property. They sold the house in 1937 to Blon H. & Maurie White. Mr. White was a salesman. The Whites resided here until 1947 when it was sold to Robert & Margaret Grant.



1610 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929 and sold it to Mr. Stapp in 1931. The Stapps moved to this house from 1121 E. Wayne. Mr. Stapp was the head designer and architect for the Whitcomb & Keller Corporation.



1611 East Wayne Street (significant)

Built in 1929 by Whitcomb & Keller for David & Edith Osborne, the director of sales training at Studebaker Corp. They resided here until 1935 when they sold it back to the Whitcomb & Keller Corporation who rented the house out until 1939. It was then sold to George & Mary Drummey. George operated Drummey Cartage Company.



1614 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929. It remained vacant until 1931 when it was sold to Orville & Grace Holaday. Orville was a service manager. The Holadays lived in the house until 1939 then rented it to John Peterson. Mr. Holaday sold the house in 1942 to Eli & Elinor Spice. Eli was an inspector for Studebaker Corporation.



1615 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929 and sold it to George & Betty Keller. George was manager of the insurance department a Whitcomb & Keller. They lived in the house until 1932 when it was sold to Melvin & Lucille Baer. Mr. Baer was a sales manager at Ries Furniture Company.





1618 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1926 and sold it in 1927 to Vera H. Clauer. Ms. Clauer was the manager of the Clavin Clauer Company, a jewelry and diamond merchant. She used the house as a rental until 1934 when she sold it back to Whitcomb & Keller.



1619 East Wayne Street (contributing)

This house is an H.R. Stapp-designed building which was built by Whitcomb & Keller in 1928. They sold the house in 1929 to Francis & Helen McMurray. Francis was an assistant president for M.B. Skinner Company, a tool manufacturer.



1623 East Wayne Street (contributing)

This H.R. Stapp-designed house was built in 1927 by Whitcomb & Keller, who sold the house to Earl S. & Margaret Currise. Mr. Currise was the superintendent of the engraving department at the South Bend Tribune. The Currises resided in the house until 1944 when it was sold to Max & Betty Gilbert. Max was an employee of Gilbert's Clothing Store.



1624 East Wayne Street (non-contributing)

Built in 1952 for Joseph D. and Frances Barnette. Joseph was president of the First Bank & Trust Company of South Bend.



1630 East Wayne Street (non-contributing)

Built in 1958 for George & Geraldine Seeger. George was an engineer with the Bendix Corporation. They resided here until 1969 when the house was sold to Thomas & Kathleen Dennin. Mr. Dennin was a sports director at WNDU. They resided here until 1990.



1701 East Wayne Street (significant)

Callix E. Miller designed this Renaissance Revival house for John and Edith Talbot in 1927. Mr. Talbot was an attorney with an office at 138 N. Main Street. The house was sold in 1934, by way of a Sheriff's Sale, to Frank E. & Helen Allen. Mr. Allen was the superintendent of South Bend schools. He owned the house until 1943 when it was sold to the First United Methodist Church of South Bend to be used as a rectory.

1704 East Wayne Street (non-contributing)

Whitcomb & Keller built this house in 1953 and sold it to Haskell and Bess Mitloff. Haskell Mitloff was a buyer for Robertson's Department Store. The couple resided here until 1988 when the house was sold to David Bickel.



1708 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929 and sold it to Albert Kendall in 1931. Mr. Kendall used the house as a rental until 1937 when he transferred it back to Whitcomb & Keller. They in turn sold it to Eugene & Vallie Payton. Mr. Payton was secretary-manager of the South Bend Association of Credit Men, Inc.



1709 East Wayne Street (contributing)

This house was designed by H.R. Stapp and built by developers Whitcomb & Keller in 1927 for Joseph & Beulah Hoffer. Mr. Hoffer worked in the engineering department at Studebaker Corporation.



1712 East Wayne Street (significant)

Built in 1928 by developers Whitcomb and Keller for Phero and Stella Fergus. Mr. Fergus was a lawyer with offices in the Union Trust Building. Mr. & Mrs. Fergus resided here until 1934 when the house was sold to Howard and Lucille Brotherson. Howard was the secretary/treasurer for F&S Transit Company, Inc.



1715 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929. It was sold to John T. "Ike" & Jean Voedisch a year later. Mr. Voedisch was the assistant coach of Notre Dame Football from the 1920s to 1930s, after which he became the president of Hoosier Brewery. Mr. & Mrs. Voedisch owned the house until 1990.



1716 East Wayne Street (contributing)

Built in 1928 by Whitcomb & Keller for Jesse & Lettie Kanouse. Mr. Kanouse was operator of Kanouse & Phillips, a coal company, later called Kanouse Coal Company. They resided here until 1951 when the house was sold to William & June Booth. William was a controller for Bendix Home Appliances.





1717 East Wayne Street (contributing)

Built in 1927 by N. Franklin & Mary A. Fulk. Mr. Fulk was an electrician with George H. Wheelock & Company, a china and glassware business. They resided here until 1932 after which they used the house as a rental. Mr. Fulk eventually sold the house to then-current tenants, Ray C. & Mabel Shook, in 1937. Mr. Shook was the president of F&S Transit Company, Inc.



1720 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1927 and sold it in 1926 to Charles Weissert, a sales manager for Schlosser Brothers Dairy, and his wife, Dolly, a teacher at Girls Pre-Vocational School. They resided here until 1943.



1721 East Wayne Street (contributing)

Built in 1927 by Whitcomb & Keller for Frank & Genevieve Stevens. Mr. Stevens was the director of George Wyman & Company. They lived in the house until Mr. Stevens' death in 1939 after which Mrs. Stevens got a job as a clerk. She remarried in 1940 to Jerry Shea.



1724 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1927 as a rental, leasing it to various tenants until 1942 when it was sold to Roy L. & Inez Roelke. Mr. Roelke was the president of Shippers Dispatch, Inc. They resided at this address until 1954 when it was sold to William R. Cutler.



1728 East Wayne Street (contributing)

Built in 1953 by developers Whitcomb and Keller for John A. & Dorothy Parchem. Mr. Parchem was a missile engineer at Bendix Missile Plant in Mishawaka. Mr. Parchem resided here until his death in 1958. His wife, Dorothy VanNest Parchem, owned the house until 1964.



1729 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929. They rented it in 1930 to Frank D. & Frances E. Marsh. Mr. Marsh was the district agent for Bankers Life Company of Des Moines, Iowa. They lived in the house until 1933 when it was sold to Elliott & Madelon Shidler Olney. Elliott was a buyer for, and eventual president of, Shidler Brothers Mfg. Company, a furniture manufacturer.

1732 East Wayne Street (significant)

Whitcomb & Keller built this H.R. Stapp-designed house in 1929 as a rental. They rented it to various people until 1942 when it was sold to Edith Keller, the wife of Fred Keller, president of Whitcomb & Keller and Mayor of South Bend from 1914 to 1918.



1733 East Wayne Street (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1927 and sold it to Elmer M. & Agnes Kosdorf. Mr. Kosdorf was a construction engineer and building manager for Bendix Products Division. They resided here until their deaths, Elmer in 1967 and Agnes in 1968.



1201 East Wayne Street North (non-contributing)

Built in 1966 by Emil R. and Virginia Havel. Emil was the secretary-treasurer of Havel Brothers, Inc. They resided here until 1970 when it was sold to James J. Kerr, who sold it in 1974 to Equitable Life Assurance Society. They sold it a month later to Jeremiah & Mary Freeman. Jeremiah was employed by the Chemical Engineering Department at the University of Notre Dame.



1204 East Wayne Street North (non-contributing)

Originally constructed in 1954 by developers Whitcomb and Keller for Leslie and Doris Daniel. Mr. Daniel was a salesman with Whitcomb and Keller Corporation. Mr. and Mrs. Daniel were still residing here in 1986.



1205 East Wayne Street North (contributing)

Constructed in 1935 by Aden U. & Marie F. Cloud, co-owners of Cloud Brothers, an electrical appliance store on S. Michigan Street. Aden resided at this address until 1944 when the house was sold to Edna P. Badet, widow of Harry S. Badet Sr., president of South Bend Toy Company.



1209 East Wayne Street North (contributing)

Developers Whitcomb and Keller built this house in 1940 and sold it to Grant E. and Evelyn Metcalfe in 1942. Grant Metcalfe was the first full-time psychiatrist in this area, with offices at 104 S. Main Street. They lived here until 1966 when the house was sold to Clarence Soens.





1215 East Wayne Street North (contributing)

The architectural firm of Austin & Shambleau designed this house for Frank & Letta Shambleau in 1927. Frank was the brother of architect N. Roy Shambleau. Mr. Shambleau was an autoworker for the Studebaker Corp., and Mrs. Shambleau was a secretary for C.M.R. Haeske at Studebaker Corp. They resided here until 1944 when the house was sold to Elbert & June Darnell, owners of Darnell's Drug Store on Corby Blvd.



1216 East Wayne Street North (contributing)

Built in 1925 by Whitcomb & Keller and sold to Cornelius & Alta Morris. Cornelius was sales manager at the O'Brien Varnish Company. The house was sold in 1934 to the Equitable Life Assurance Society by way of a Sheriff's Sale. They sold it to George V. Craighead in 1940.



1217 East Wayne Street North (non-contributing)

Built in 1953 by developers Whitcomb & Keller for sisters Clara Hedwige & Theophila Mekielski. Hedwige was a nurse and Clara was a secretary at the Alexis Coquillard General Insurance Company.



1220 East Wayne Street North (non-contributing)

Built in 1957 by William A. and Margaret Donahue. Mr. Donahue was a salesman for Scholl Manufacturing and later for Arno Tapes. They resided here until 1966 when they sold the house to Joy W. Knoblock.



1224 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1926 as a rental. They rented it in 1926 to Otto Pfaff, vice president of American Foundry Equipment Company. The house was eventually sold in 1931 to Albert & Aline Kendall, who also used the house as a rental.



1225 East Wayne Street North (contributing)

Built in 1926 by Joseph D. & Charlotte I. Loveland as a rental. They rented the house to various people until 1928. At that time it was purchased Whitcomb & Keller who sold it in 1930 to Charles F. & Shirley Keller. Charles was the manager of Whitcomb & Keller's loan department.

1228 East Wayne Street North (contributing)

Built in 1927 by developers Whitcomb and Keller for Roy W. and Luella Kilmer. Mr. Kilmer was a paneler at the Studebaker Corporation. Mr. & Mrs. Kilmer resided here until about 1935 when their son Roy W. Kilmer, Jr. and his wife, Martha, moved in. Roy Kilmer, Jr. was a dentist with offices at 907 1/2 S. Michigan.



1232 East Wayne Street North (contributing)

Constructed in 1955 by Louis and Nancy Major, Jr. Mr. Major co-owned the McKinley Pharmacy, located at 2930 McKinley Avenue, with Fred Evans, Jr. He resided here until 1971 when the house was sold to Russell E. McCallister.



1233 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1928 and eventually sold it to John B. & Louise A. Pugin. Mr. Pugin was the vice president of the South Bend Bait Company located on High Street. They were known across the country as the largest manufacturer of the most complete line of fishing tackle in the United States.



1236 East Wayne Street North (contributing)

This H.R. Stapp-designed house was built by developers Whitcomb & Keller in 1927 and sold to Frank & Edith Carpenter in 1928. Mr. Carpenter was the manager of the S.S. Kresge Company. They sold the house in 1944 to Heyward & Jean Gibson. Mr. Gibson was an official with the South Bend Bait Company.



1307 East Wayne Street North (contributing)

Built in 1928 by developers Whitcomb & Keller and designer H.R. Stapp, then sold to Nelson L. & Clarissa Ault in 1929. Mr. Ault was a master photo finisher who opened Ault Camera Shop in 1919. He and his wife resided here until 1937.



1311 East Wayne Street North (non-contributing)

Constructed in 1958 for James P. and Mary Leyes. Mr. Leyes was the secretary-treasurer for the Great Lakes Distributing Corporation.





1314 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house and sold it to William B. & Madge T. Schaefer in 1926. Mr. Schaefer owned a wholesale lumber business which operated for several years from downtown South Bend. Mr. & Mrs. Schaefer resided in the house until Mr. Schaefer's death in 1960.



1315 East Wayne Street North (contributing)

This H.R. Stapp-designed house was built by developers Whitcomb & Keller in 1926 and sold to Hobart & Harriett Marshall in 1927. Mr. Marshall ran an investment securities business located in the Citizens Bank Building. They resided here until 1941 when the house was sold to attorney Eli Seebirt and his wife, Elizabeth.



1318 East Wayne Street North (non-contributing)

This house was constructed in 1956 by attorney Ralph E. Jones and his wife, Elouise. Ralph practiced with Carter, Jones & Taylor. They sold the house in 1958 to Richard & Lois Shoupe. Mr. Shoupe was a hydro attendant at I&M Co. They sold it a year later to Loran L. & Florence Taylor. Loran Taylor was a physician at South Bend Osteopathic Hospital.



1319 East Wayne Street North (significant)

Whitcomb & Keller built this H.R. Stapp-designed house in 1927 for Mr. Keller's sister Bessie Robinson and her husband, Homer. Mr. Robinson was the vice president of the Whitcomb & Keller Corp.



1322 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1928 and rented it to George & Elizabeth Toth in 1930. Mr. Toth was a cashier at the Toth State Bank on Kemble Street. Whitcomb & Keller sold the house in 1932 to J. Harold & Marian Sunderlin. Harold was president of the Radio Equipment Company. They resided here until 1937 when the house was sold to Lester G. & Edna Erickson. Lester was a physician who joined with Dr. Stanley Clark to form a radiological and X-ray service in northern Indiana.



1323 East Wayne Street North (non-contributing)

This house was constructed in 1963 by Ted R. and Hope K. Evans. Mr. Evans was the vice president and eventual president of the Central Group for Associates Investment Company. They resided here until 1975 when the house was sold to Dr. John & Elaine Rubush.

1326 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1925 and rented it to Frank J. & Elizabeth M. Anderson in 1926. Mr. Anderson was a realtor specializing in suburban real estate. He resided here until 1929, then rented the house to Frank J. & Adam Powers, attending physician at Notre Dame University. The house was eventually sold in 1935 to Clarence & Clara Wagner, of Koontz-Wagner Electric.



1327 East Wayne Street North (contributing)

Built in 1941 for Dr. Keith E. & Berta Selby, a physician with offices at 407 Lincolnway West. Dr. Selby rented the house out from 1944 to 1946, during his stint as commander in the Navy medical corp. Upon his discharge Dr. & Mrs. Selby again resided at this address.



1335 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1928 for David A. and Mary Bickel. Dr. Bickel was a physician specializing in obstetrics. They resided here until his death in 1972, after which his wife sold the house to Dr. Howard & Candice Addis.



1336 East Wayne Street North (non-contributing)

Built in 1950 by William and Phyllis Clark. Dr. Clark, a physician with the South Bend Clinic resided here with his wife until 1958 when it was sold to Leslie & Lydia Andrus. Mr. Andrus was the vice president and executive head of the Dust & Fume Control Division of the Wheelabrator Corporation.



1341 East Wayne Street North (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1928 and sold it to William L. & Eleanor Benitz in 1929. Mr. Benitz taught in the Mechanical Engineering Department at The University Notre Dame for 42 years. He sold the house in 1943 to Dr. Bernard & Ruth Edwards.



1342 East Wayne Street North (contributing)

Constructed in 1939 for Elden R. & Mary Bowden. Elden was an assistant purchasing agent for Studebaker Corporation. Eldon & Mary resided here until 1944 when it was sold to William & Viola Anderson. William was an accountant for General Liquors, Inc. They resided here until 1947 when it was sold to Albert L. Flack, vice president of Flack Cigar Company, and his wife, Virginia.





1202 East Wayne Street South (contributing)

This house was constructed in 1949 for John W. & Betty L. Barry. John was an adjuster for Travelers Insurance. They resided here until 1957 when the house was sold to Clement B. & Ruth A. Haines. Clement was an executive accountant at Lampert, Fox, Prell and Dolk, Inc.



1203 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1927 and sold it to Harry and Rosalind Denny that same year. Mr. Denny was an attorney who used the house as a rental until 1934 when it was sold to Julius A. & Velma Simon. Mr. Simon was the treasurer for Simon Brothers, Inc., a wholesale grocery company.



1206 East Wayne Street South (contributing)

Built in 1936 by Golden D. and Blanche Mann. Mr. Mann owned a cigar retail and wholesale business. He lived in the house until his death in 1943.



1207 East Wayne Street South (non-contributing)

Constructed in 1957 by the Whitcomb & Keller Corporation and rented out until 1960 when it was sold to John A. & Virginia Toth. Mr. Toth was the general manager for the Torrington Company, Bantam Bearings Division, on Sample Street.



1210 East Wayne Street South (contributing)

Constructed in 1980 by David T. and Mary Lee Ready. Mr. Ready was a U.S. District Attorney. They resided here until 1985 when the house was sold to Stephan & Laurie Thompson.



1214 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1925 and sold it to Benjamin and Kathy Fry in 1926. Mr. Fry was a buyer for Robertson Brothers Department Store. He later became the executive secretary for the Federation of Social Services and the South Bend Community Fund.

1215 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1925; it was one of the first houses to be built in Sunnymede. They sold the house to Ernest J. & Effie L. McErlain in 1926. Mr. McErlain was co-founder of the Builders Supply Co., original organizer of the Indiana Trust Co., director/vice president of the First Federal Savings and Loan, and was also City Controller.



1218 East Wayne Street South (contributing)

Built in 1928 by Ira E. Ruth. The house was used as a rental until 1944 when it was sold to past renters, Wilber E. & Edna Sanders. Mr. Sanders was a plant engineer for the Bendix Products Corporation.



1219 East Wayne Street South (contributing)

Built by developers Whitcomb & Keller in 1936 for Benjamin and Sydell Traub. Mr. Traub was the president and founder of the Interstate Glass and Paint Company, a glazing contractor.



1222 East Wayne Street South (contributing)

Built in 1929 by developers Whitcomb & Keller and sold to Dr. Walter C. & Martha Farnham. They resided here until 1941 when they sold the house to Thomas E. Mills, a professor and athletic director at The University of Notre Dame.



1223 East Wayne Street South (contributing)

Built in 1927 by developers Whitcomb & Keller and sold to Harry D. & Hazel D. Ullery in 1928. Mr. Ullery held a variety of jobs until 1921 when he began the Harry D. Ullery Coal and Mason Supply Company. In 1936 he founded the Ullery Cold Storage and Warehouse Company.



1226 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1925 as a rental. They sold the house in 1928 to William and Gladys Niven. William was the manager of the Bond Department for the American Trust Company. They resided here until 1937. The house was sold in 1938 to Thomas Mills, professor at The University of Notre Dame.





1230 East Wayne Street South (non-contributing)

Constructed in 1960 by Ben H. & Edna J. Drollinger. Mr. Drollinger was the head of Drollinger and Associates, a realty firm.



1231 East Wayne Street South (contributing)

Built by developers Whitcomb & Keller in 1929 and sold to Harold B. & Ramona Loveland in 1930. Mr. Loveland was a draftsman with the Studebaker Corporation.



1235 East Wayne Street South (contributing)

Built in 1927 by developers Whitcomb & Keller, and sold to Audrey E. & Hazel Kinsey in 1930. Mr. Kinsey was listed in the City Directory as a “superintendent” with no other occupation noted. In 1942, they sold to Dr. Devon & Grace E. Frash. In 1956, Grace Frash, then widowed, sold to Nancy & Harold Weeks.



1238 East Wayne Street South (contributing)

Originally constructed in 1963 for Norman and Barbara Gay. Mr. Gay was Dean of the College of Engineering at The University Notre Dame.



1303 East Wayne Street South (contributing)

This H.R. Stapp-designed house was built in 1929 by developers Whitcomb & Keller. They sold the house in 1930 to John B. & Helen V. Mahoney. John was executive vice president and general manager of Bendix Brake Products Corporation. In 1930 he became the vice president of manufacturing at Bendix. Mr. & Mrs. Mahoney resided there until 1938 when it was sold to Barney & Ida Sandock.



1308 East Wayne Street South (contributing)

Built in 1948 by the Whitcomb & Keller for Frank E. & Kathleen Allen. Mrs. Allen taught special education at Jefferson School and Mr. Allen was the superintendent for South Bend Schools. They resided here until 1955 when the house was sold to William R. Heins, vice president of Associates Investment Company.

1309 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1928 and sold it to Bryan E. & Virginia House in 1931. Mr. House was an executive engineer. He resided there until 1936 when it was sold to Matthew F. & Emma Taggert. Matthew was director of research for O'Brien Varnish Company.



1312 East Wayne Street South (significant)

Built in 1925 by Edward and Annettie Lienhart. Mrs. Lienhart was a cashier with the Metropolitan Life Insurance Company. They resided there until 1930 after which they used the house as a rental until 1945 when Calvin Lienhart obtained guardianship over Edward Lienhart.



1313 East Wayne Street South (contributing)

Built in 1926 by developers Whitcomb & Keller as a rental. They rented it out until 1937 when the house was sold to Roy C. & Marguerite Shields. Roy was a dentist with offices in the Pythian Building. Mr. & Mrs. Shields resided in this house until 1986.



1316 East Wayne Street South (significant)

Whitcomb & Keller built this H.R. Stapp-designed house in 1927 and sold it to John S. & Florence E. Edwards. Mr. Edwards was the treasurer of Edwards Iron Works and co-founder of the Company with his brother, William H. Edwards.



1317 East Wayne Street South (contributing)

Built in 1928 by developers Whitcomb & Keller and sold to Ira D. & Zoe Shirk. Mr. Shirk was a salesman.



1320 East Wayne Street South (contributing)

This H.R. Stapp-designed house was built in 1929 by developers Whitcomb & Keller as a rental property. They eventually sold the house in 1936 to Peter O. & Eva Peterson. Peter was an office worker and purchasing agent for the Studebaker Corporation.





1321 East Wayne Street South (contributing)

Built in 1930 by James B. & Erminie T. Baker, secretary for Birdsell Manufacturing Company. Mr. & Mrs. Baker resided here until their deaths, Mrs. Baker in 1948 and Mr. Baker in 1956. Upon Mr. Baker's death the house was sold to Dr. James L. Lamb.



1324 East Wayne Street South (contributing)

This H.R. Stapp-designed house was built in 1930 by Whitcomb & Keller for Henry D. & Mary S. Hukill. Henry was an employee of Bendix Products Corporation. The house was sold in 1935 to Will & Ina Welber. Will was a nationally known merchandising expert.



1325 East Wayne Street South (contributing)

Constructed in 1926 for Elmer A. and Myra G. Higgins. Mr. Higgins was the first Christian Science teacher in South Bend.



1328 East Wayne Street South (contributing)

Built in 1925 by Whitcomb & Keller for Edward J. and Mary Maurus. Mr. Maurus was a professor of mathematics, science and engineering at The University of Notre Dame.



1329 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house for Arthur C. and Adelaide Mortland in 1926. Mr. Mortland was a sales manager; he and his wife resided here until his death in 1934. Mrs. Mortland sold the property in 1935 to Carl V. & Marie Johnson. Carl was an aeronautical engineer with the Bendix Corporation.



1332 East Wayne Street South (non-contributing)

Originally constructed in 1955 for Edward E. and Mary F. Hupp. Mr. Hupp was an executive sales engineer for the Bendix Corporation.

1333 East Wayne Street South (contributing)

Built in 1941 by Francis M and Mary C. Messick. Mr. Messick was the treasurer for The American Trust Company of South Bend. The couple resided there until 1943 when they turned the house into a rental. Mr. Messick eventually sold the house in 1952 to Paul Shore.



1336 East Wayne Street South (contributing)

Whitcomb & Keller built this H.R. Stapp-designed house in 1928 for J. Albert and Agnes L. Harris. Mr. Harris succeeded his father as head of the South Bend Spark Arrestor Company in 1912. This company was founded by his grandfather, Albert M. Harris.



1340 East Wayne Street South (significant)

Built in 1928 by John F. & Alfrida Gibson. John was operator of John F. Gibson & Son, a wholesale confectioner. Mr. & Mrs. Gibson resided here until 1935 when they turned the house into a rental. They rented it out until 1953 when it was sold to past renters, Frank & Emily Lohman. Frank Lohman was a brewmaster.



1344 East Wayne Street South (contributing)

Built in 1925 by Whitcomb and Keller and sold to Anton W. & Ruth Peterson in 1927. Mr. Peterson was president of Peterson Battery and Ignition Company located at 321-325 Lafayette. Mrs. Peterson was a nurse and director of the Nurse's Registry for St. Joseph County.



1345 East Wayne Street South (non-contributing)

Originally constructed in 1965 for Joseph and Marie Schwalbach. Mr. Schwalbach was a technician at Miles Laboratory.



1348 East Wayne Street South (contributing)

Whitcomb & Keller built this Austin & Shambleau-designed house in 1927 for J. Dwight & Charlotte Loveland. Mr. Loveland was the assistant secretary for the Whitcomb & Keller Corporation. They resided here until 1930 when the house was sold to Albert & Mabel Klinger. Albert was president of the South Bend Supply Company, a plumbing and heating supply and equipment company located on S. St. Joseph Street.



GUIDELINES FOR HISTORIC PRESERVATION & DEVELOPMENT



The East Wayne Street Local Historic District was established by an ordinance enacted by the Common Council of the City of South Bend in 1987 for the protection of the historic character of the neighborhood. Under the requirements of this ordinance, a Certificate of Appropriateness (CoA) is required for any activity in the district which requires a building permit or which alters the appearance of a building or site. Painting of previously painted surfaces is released from this requirement and requires no approval. Consideration by the Historic Preservation Commission of proposed repairs or alterations is guided by the following set of guidelines which have been developed in cooperation with neighborhood representatives and have been adopted by referendum of the district property owners.

General Definitions

(A) PRESERVATION

Defined in these guidelines as the act or process of applying measures to maintain or restore the form, integrity and materials of a building, structure or site in its existing or original condition. It can include stabilization work, restoration or rehabilitation work, ongoing maintenance and/or prevention of demolition.

(B) PRESERVATION GUIDELINES

An outline of requirements and recommendations which are used as guides in the determination of appropriateness of proposed work within an Historic District.

The Historic Preservation Commission has established three sets of guidelines – Restoration, Rehabilitation and Conservation. One of these is selected by each Local Historic District at the time of implementation. This selection is based on the quality and integrity of the architecture and environment of the District, and upon the goals of the neighborhood organization.



Note: The Guidelines selected by the East Wayne Street Local Historic District are **(b2) - Rehabilitation**

The preservation guidelines are defined as follows:

(b1) Restoration

Maintaining the original or unimpaired character of the District as it was at the time of construction. Any restoration done must return the structure to its original state. Authenticity of a restoration would require the removal of incompatible exterior elements and the replacement of all damaged or deteriorated elements with replicas of the same design and materials. New construction shall conform to the guidelines for defined elements of preservation regarding height, proportion and building materials. A Certificate of Appropriateness (CoA) applicant shall be responsible for documenting the authenticity of the proposed work to the satisfaction of the commission.

(b2) Rehabilitation

Maintaining the existing character of the District, and whenever possible returning it to its original condition. Any rehabilitation would not require the removal of all non-original materials but would encourage the removal of all such materials which are incompatible with the defined elements of preservation for the District. The design of new construction or alteration would not require the duplication of the original

design and construction, but should be compatible with the existing structures and the District's defined elements of preservation. The use of original materials or construction techniques would be encouraged, but contemporary methods and materials would be acceptable when compatible.

(b3) Conservation

Maintaining a District in its existing condition by placing guidelines on new construction, and limiting demolition and moving. The use of contemporary methods or materials would be acceptable if they are compatible with the defined elements of preservation for the District.

(C) ELEMENTS OF PRESERVATION

Defined as specific areas of preservation covered within the guidelines. The elements to be defined for each Historic District, with the exception of those with Conservation guidelines, are as follows:

I. Environment

- A. The District Environment
- B. The Building Site and Landscaping

II. Existing Structures

- A. Building Materials
- B. Roofs and Roofing
- C. Windows and Doors
- D. Entrances, Porches and Steps

III. New Construction

- A. Height and Proportion
- B. Building Materials

IV. Safety and Building Codes

- A. Building Code Requirements
- B. Access for Handicapped or Disabled Persons

V. General

(D) GUIDELINE COMPONENTS

Statements within the guidelines which specify the requirements and recommendations for the preservation of the characteristic relationships of the various features which are of significance to the appearance of the Local Historic District.

“Shall” is defined as an expression of something that is mandatory or must be done. “Should” is defined as an expression of obligation, something that ought to be done but that is open to compromise.

(E) GUIDELINE CATEGORIES

Guidelines for the District will address each of the Elements of Preservation individually within four divisions of classification. At the time of implementation of an Historic District, the commission will work with the respective neighborhood association to select the desired category of placement for each of the Guideline Components. These categories are as follows:

(e1) Required

Defined as work which shall be done in a restoration or rehabilitation project in order to restore or maintain the original or existing character of the structure or site.

(e2) Recommended

Defined as work which should be done to help restore or maintain the original or existing character of the structure or site.

(e3) Prohibited

Defined as work which shall not be permitted in a restoration or rehabilitation project because it may have a negative impact on the original or existing character of the structure or site.

(e4) Not Recommended

Defined as work which should not be undertaken in a restoration or rehabilitation project because it may have a negative impact on the original or existing character of the structure or site.

East Wayne Street Local Historic District Guidelines

I. THE ENVIRONMENT

A. THE DISTRICT ENVIRONMENT

The district is characterized by its proximity to downtown South Bend. It encompasses several blocks of East Wayne Street, North and South, from Eddy Street east to Greenlawn and the south side of Jefferson Boulevard from Eddy Street east to Sunnyside Avenue. The district is bounded on the north by Jefferson Boulevard from Eddy Street to Sunnyside Avenue and then by the north property lines of the Wayne Street properties to Greenlawn. The south boundary is the southern right of way of the alley or the southern property lines of East Wayne Street, South. Unique features of the neighborhood include the island of homes between East Wayne Street North and East Wayne Street South, the parks at each end of the island, and the brick pillars at the entrance way (Eddy Street) to the subdivision with signage reading “Whitcomb and Keller’s Sunnymede.”

Definition - the term “trees” in the following standards shall be defined as follows:

shade trees - twelve (12) inches in diameter.

ornamental trees - four (4) inches in diameter or fifteen (15) feet in height.

evergreen trees - eight (8) inches in diameter or fifteen (15) feet in height*.

Any removal or planting of trees which are of the sizes indicated above or larger shall be reviewed by the Historic Preservation Commission.



**Definition of trees by David Barncord, ASLA, Indiana Certified Landscape Architect, THE LANDSCAPE DESIGN COMPANY, INC.*

Required

Distinctive existing features such as brick entry pillars, parks, gardens, streetlights, fences, signs, walkways, streets and building setbacks shall be retained. Major landscaping items, fencing, walkways, streetlights, signs and benches shall be compatible with the character of the neighborhood in size, scale, material and color. Street lighting should be maintained at levels recommended by the Illuminating Engineering Society. Light sources must have spectral distribution in all color ranges. Older light fixtures and supporting posts must be similar in proportion, scale, size, shape, style, and appearance to the existing historic lamps. Streetlights shall be placed so that adequate illumination is afforded all sections of public sidewalks (refer to Appendix A).

Recommended

Whenever possible, the original features should be restored. Plant materials and trees in close proximity to buildings, sidewalks or streets that are causing deterioration to those elements should be removed. As much natural vegetation as possible should be preserved. If large shrubs become unsightly to the point of detracting from the historic character of the house or site, they should be cut back and allowed to rejuvenate. Dead and diseased material should be selectively removed. Trees and major landscaping elements that must be removed for one reason or another should be immediately replaced by suitable flora. When replacement of utility poles or power supply lines is necessary, consideration should be given to underground conduits or utility poles erected along rear property lines. The curb height should be sufficient to maintain adequate drainage of the street. If older light fixtures are taken down in the city, they should be reserved for use in the historic district. Light fixtures on top of the brick pillars at the Eddy Street entryway should be replaced according to these standards.

Prohibited

Existing relationships of buildings and their environments shall not be destroyed through widening existing streets, application of asphalt or other bituminous coverings, or by introducing new streets or parking lots. Signs, streetlights, benches, major landscaping items, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood may not be used. The introduction of heavy trucks or similar vehicles in the District shall be prohibited.

Not Recommended

High-intensity overhead streetlights should not be used.



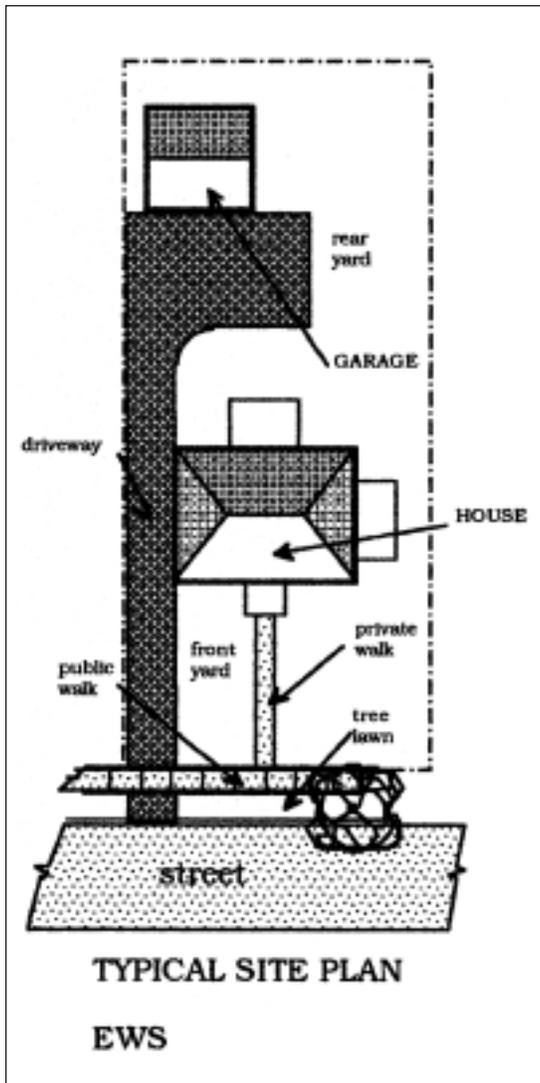
A glimpse of the "Playground in the Woods"

B. BUILDING SITE, LANDSCAPING AND ACCESSORIES

Individual properties in the district are characterized by a house located in the center of a flat lawn, often divided by a walk leading to the front entrance. Several of the residences are sited on two or more building lots; however, the preponderance of the homes have been erected on a single lot. Most of the properties include a double garage, usually located at the rear of the property. The majority of garages are accessed from straight driveways leading from the main thoroughfare, while a few are accessed from the alley. There are also a few homes with a covered carport located at the rear of the property, as well as a few with circular driveways. Driveway and sidewalk materials include concrete, asphalt and brick. All of the properties have trees and most have trimmed shrubbery and/or hedges. Most of the houses conform to a uniform setback line within each block.

Required

Major landscaping items, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, greenhouses, new walls, fountains, fixed garden furniture, trellises and other similar structures shall be compatible to the historic character of the site and the neighborhood and inconspicuous when viewed from a public walkway.



TYPICAL SITE PLAN

Recommended

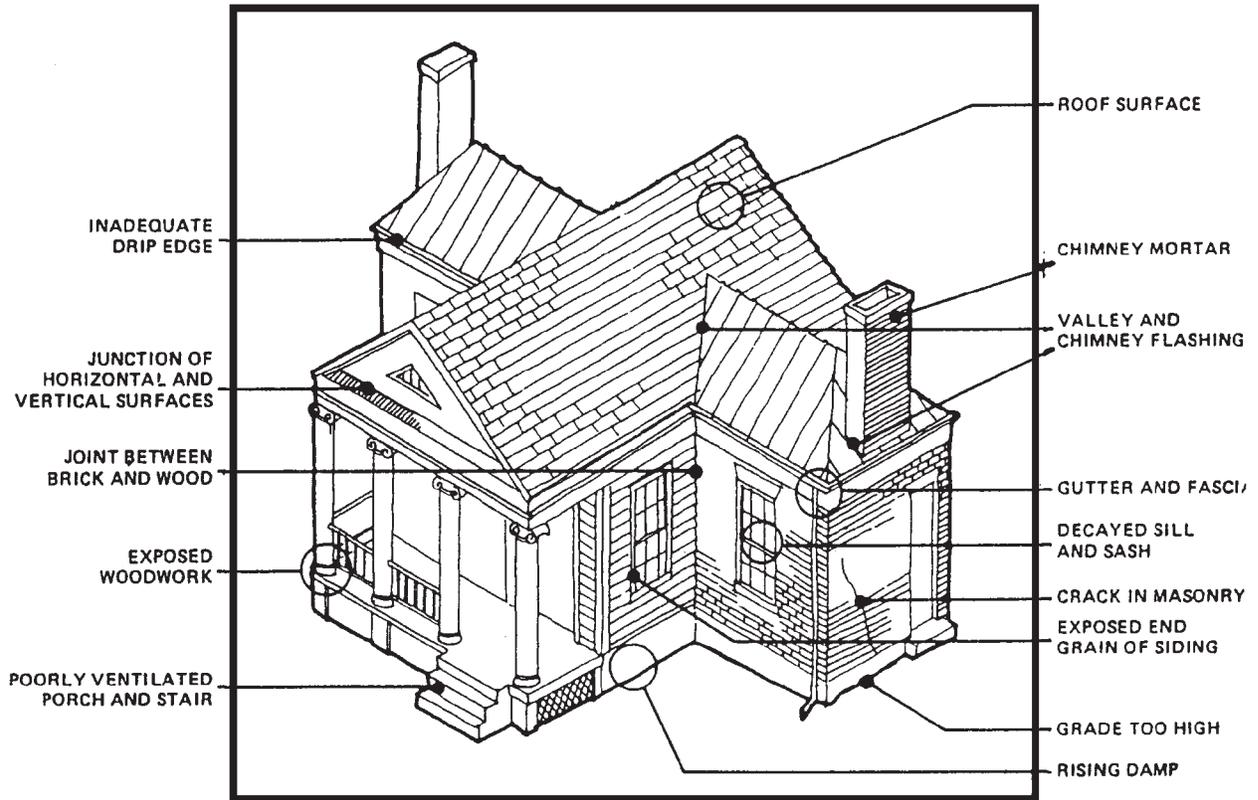
New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type and appearance. Plant materials and trees in close proximity to the building that are causing deterioration to the building's historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. All high-intensity security lights should be approved by the Historic Preservation Commission.

Prohibited

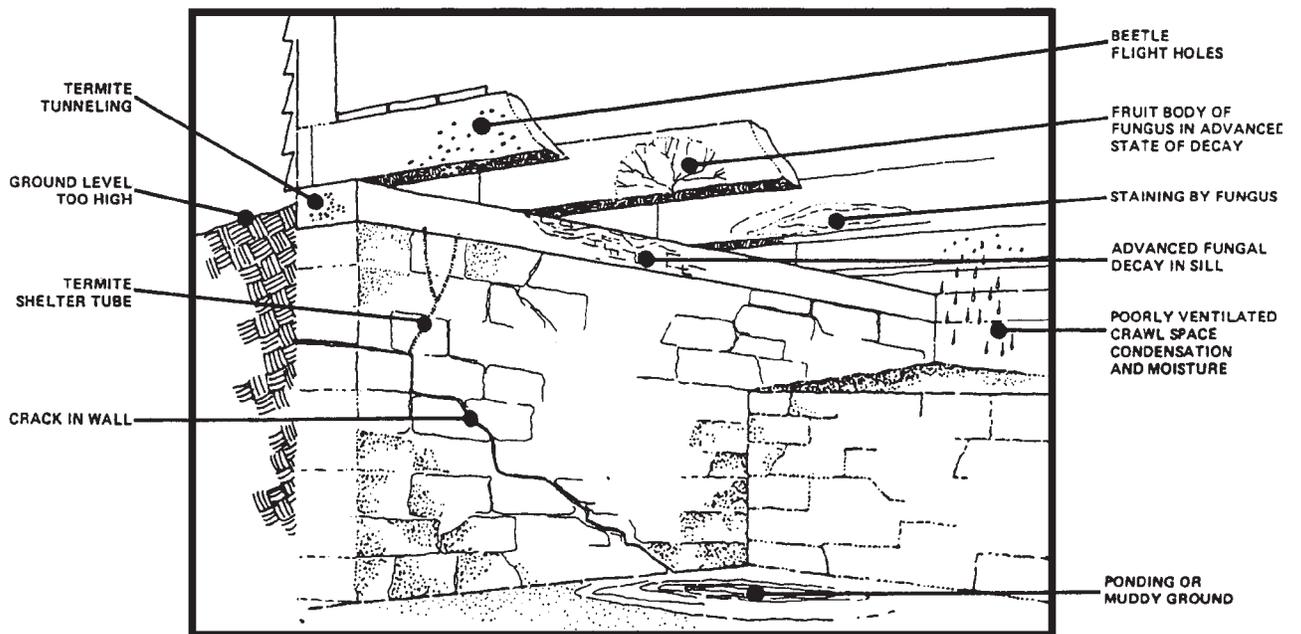
No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings or other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. Front yard areas shall not be fenced and fences shall not extend forward beyond the setback line of the house. The installation of unsightly devices such as television reception dishes and solar collectors shall not be permitted in areas where they can be viewed from the public thoroughfare.

Not Recommended

Telephone or utility poles with high-intensity overhead lights should be installed so that they cannot be seen from the thoroughfare.



POTENTIAL AREAS OF DECAY



COMMON PROBLEMS IN THE BASEMENT

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the District include limestone, flagstone, stucco, clapboard, wood shingles, sandstone and masonry block. In some instances, vinyl or aluminum siding have been applied over the original surface.

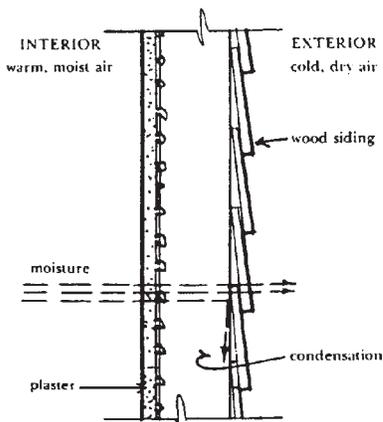
Required

Original exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing or original architectural detail around windows, porches, doors and eaves should be retained or replaced by replicas of the same design and materials when deteriorated beyond repair. Masonry including brick, limestone, flagstone, sandstone and stucco shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with a method acceptable for the preservation of the surface: i.e. low pressure water and soft natural bristle brushes. When repairing stucco, stucco mixture compatible in composition, color and texture shall be used.

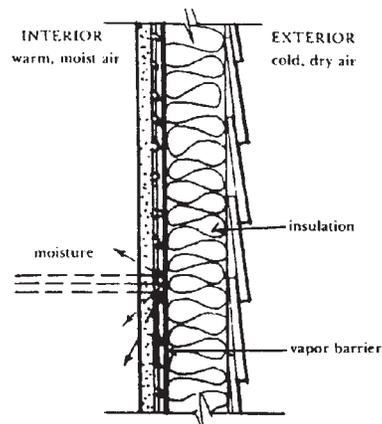
Recommended

Whenever possible, the original building materials should be restored. Metal or vinyl siding may be used when it is the only alternative to maintaining or replacing the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices, gables, eaves and other architectural features. Ample ventilation must be afforded the structure when metal or vinyl siding has been installed in order to prevent increased deterioration of the structure from moisture and/or insects. Mortar joints should be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile. It is emphasized that, prior to initiating any restoration or rehabilitation effort, the property owner should contact the Historic Preservation Commission of South Bend and St. Joseph County which is located in the County/City Building of South Bend. The Commission is an invaluable source of information about all facets of rehabilitation and restoration.

a. Typical wood frame wall where moist inside air freely migrates to the outside. Moisture may condense in the wall cavity and be absorbed into the adjacent materials and evaporate as the wall is heated by the sun.



b. Typical wall condition with insulation and a vapor barrier facing in (toward the heated side of the wall). The vapor barrier prevents moisture migration, thus keeping the insulation dry.



Prohibited

Wood siding shall not be resurfaced with new material which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles. Sandblasting or the use of harsh detergents shall not be used on masonry including brick, stucco, limestone, flagstone and sandstone. This method of cleaning erodes the surface material and accelerates deterioration. Brick surfaces shall not be painted unless they had been painted originally. Repointing shall not be done with a mortar of high Portland cement content which can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar, which can result in serious damage to adjacent brick. Paint shall not be removed from masonry surfaces indiscriminately.

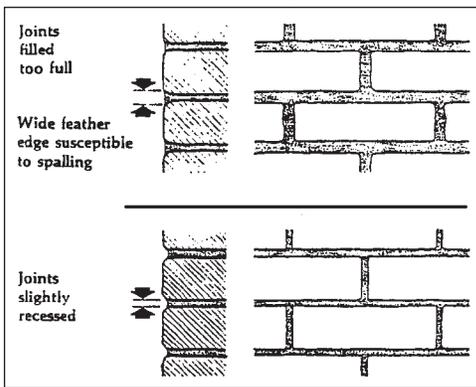


Figure 6. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.

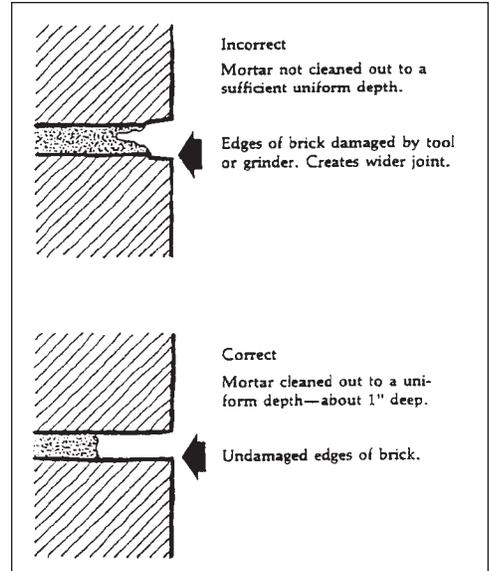


Figure 4. Comparison of incorrect and correct preparation of mortar joints for repointing.

Drawing: Robert C. Mack and David W. Look.

Not Recommended

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints which do not need repointing should not be repointed.

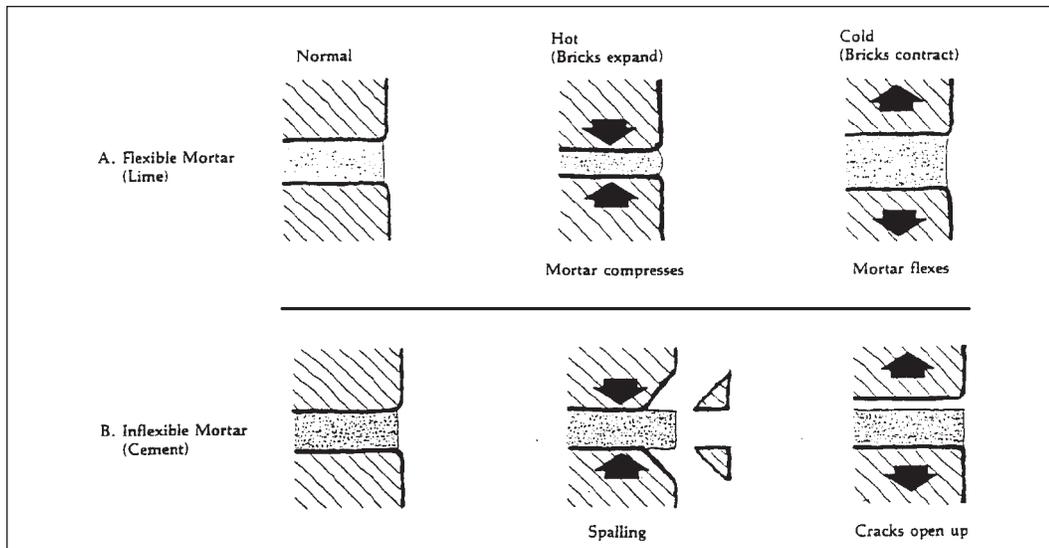
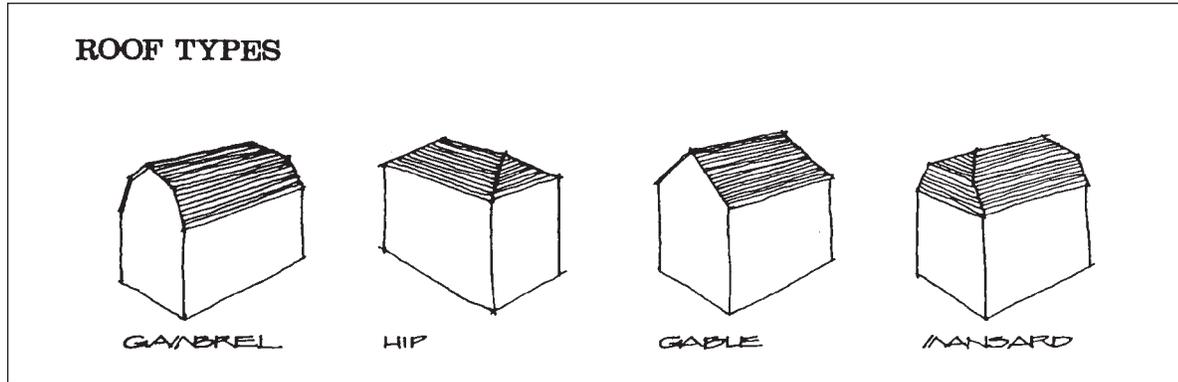


Figure 3. Diagrammatic sketches showing effects of temperature change upon masonry. Flexible mortar (A) expands and contracts with temperature changes. Bricks bonded by inflexible mortar (B) tend to spall at the edges (the area of greatest stress) in hot weather and separate from the mortar when it is cold. This latter condition opens cracks, permitting the entry of water and causing additional deterioration. Adapted from "Maintenance of Old Buildings." Document D10: National Swedish Institute for Building Research, Stockholm, 1975.

B. ROOFS AND ROOFING

Roof shapes in the district encompass most of the various designs found in residential structures. Roofs are covered with a variety of materials such as asphalt, asbestos, wood, and slate shingles, as well as clay tiles. . Residences in most cases have wood fascias with gutters and downspouts. The fascias of some vinyl or metal sided houses are covered with the same material.



Required

The existing shape and materials of the roof shall be retained. All architectural features which give the roof its essential character shall be retained, including dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes.

Recommended

Whenever possible, the original shape and materials of the roof shall be restored. Particular effort should be made to retain materials such as slate, tile, and other unique materials not commonly found in new construction. Roof covering which is deteriorated beyond repair should be replaced with new material that matches as closely as possible the original in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure; they should be maintained whenever possible or replaced with a style comparable and suitable to the architectural period.

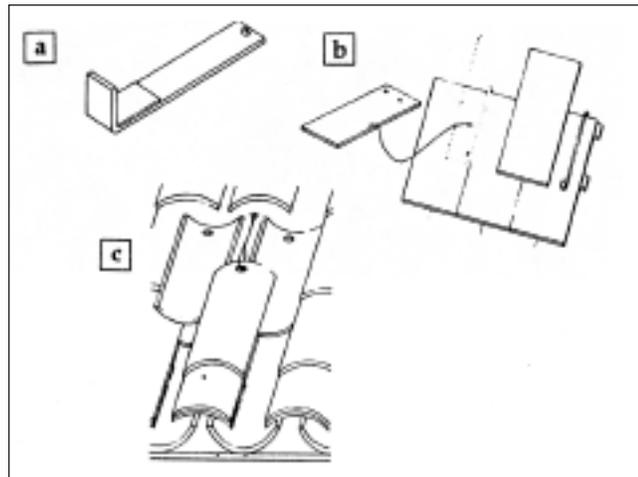


Figure 16. Attachments for repair and replacement of clay tiles include: (a) copper tab (b) stainless steel or other non-corrosive metal clip, slate hook or "tingle," and (c) nailing and wire nailing.

Drawing: Karin Murr Link.

Prohibited

Nothing shall be done to change the essential character of the roof as viewed from the thoroughfare by adding architectural features or large unsightly fixtures, or by using materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

Not Recommended

Overhanging eaves, soffits, brackets and gables should not be covered or enclosed when adding metal or vinyl siding to a building.

C. WINDOWS AND DOORS

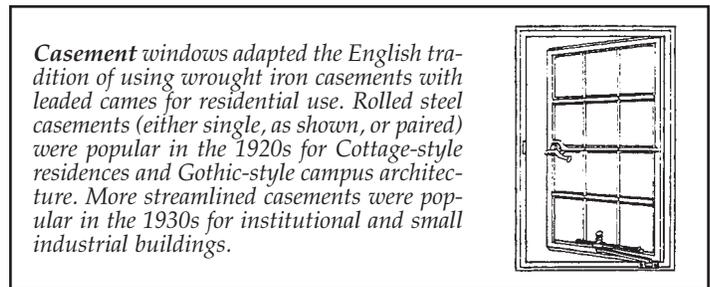
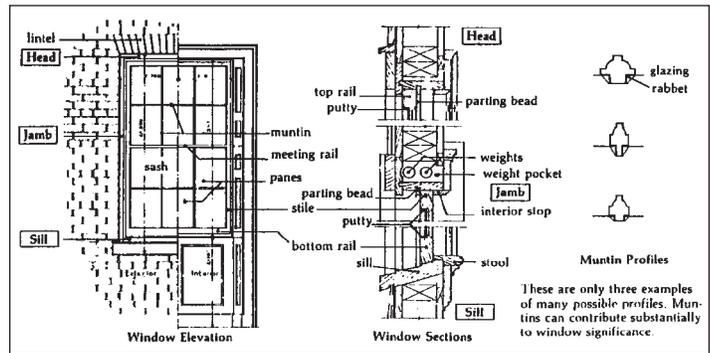
Window and door frames are of wood or steel (some casements) or in the case of brick structures, stone sills and brick lintels. Where metal or vinyl siding has been applied, window trim has been covered. Storm windows are of wood or aluminum.

Required

Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.

Recommended

Wood frame storm windows and doors painted to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design, and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated to match the existing. When awnings are used they should be of canvas material.



| | |
|-------------------------------------|---|
| <p>Spring-metal EXTERIOR</p> | <p>Spring-metal comes in bronze, brass or stainless steel with an integral friction-fit clip. The weatherstripping is applied after the repaired windows are painted to avoid galvanic corrosion. This type of thin weatherstripping is intended for windows in good condition.</p> |
| <p>Vinyl Strips EXTERIOR</p> | <p>Vinyl strips are scored and folded into a "V" configuration. Applied adhesive is necessary which will increase the thickness of the weatherstripping, making it inappropriate for some situations. The weatherstripping is generally applied to the window after painting.</p> |
| <p>Foam Tape EXTERIOR</p> | <p>Closed cell foam tape comes either with or without an adhesive backing. It is effective for windows with a gap of approximately 1/4" and is easy to install. However, this type of weatherstripping will need frequent replacement on windows in regular use. The metal sections should be cleaned of all dirt and grease prior to its application.</p> |
| <p>Sealant Bead EXTERIOR</p> | <p>This very effective type of weatherstripping involves the application of a clean bead of firm-setting caulk on the primed frame with a polyethylene bond breaker tape on the operable sash. The window is then closed until the bead has set and takes the form of the gap. The sash is then opened and the tape is removed leaving the set caulk as the weatherstripping.</p> |

Figure 8.
Appropriate types of weatherstripping for metal windows.
Weatherstripping is an important part of upgrading the thermal efficiency of historic steel windows.

The chart at right shows the jamb section of the window with the weatherstripping in place.

Drawings:
Sharon C. Park, AIA

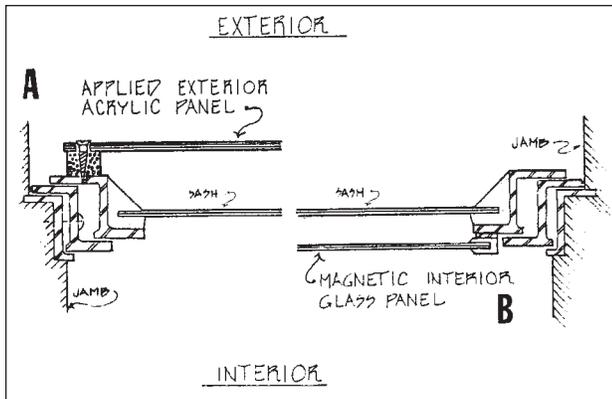


Figure 9. Two examples of adding a second layer of glazing in order to improve the thermal performance of historic steel windows. Scheme A (showing jamb detail) is of a 1/4 inch acrylic panel with a closed-cell foam gasket attached directly to the exterior of the outwardly opening sash with self-tapping stainless steel screws. Scheme B (showing jamb detail) is of a glass panel in a magnetized frame affixed directly to the interior of the historic steel sash. The choice of using glass or acrylic mounted on the inside or outside will depend on the ability of the window to tolerate additional weight, the location and size of the window, the cost, and the long-term maintenance outlook.

Drawing: Sharon C. Park, AIA

roofs or are covered by the main roof of the house. Columned porticos, porches with broken pediments or turrets, and other porch forms characteristic of the Period Revival styles are also found in the district.

Required

Existing or original porches, stoops, patios and steps, including handrails, balusters, columns, brackets, tiles and roof decorations, shall be retained or replaced by replicas of the same design and materials when deteriorated beyond repair. Porches and additions reflecting later architectural styles and which are important to the building’s historical integrity shall be retained.

Recommended

When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Front porches, stoops, patios and steps that are important to the building’s style and development shall not be altered or removed.

Not Recommended

Original porch details should not be replaced with materials representing an earlier period or style from the original.

Prohibited

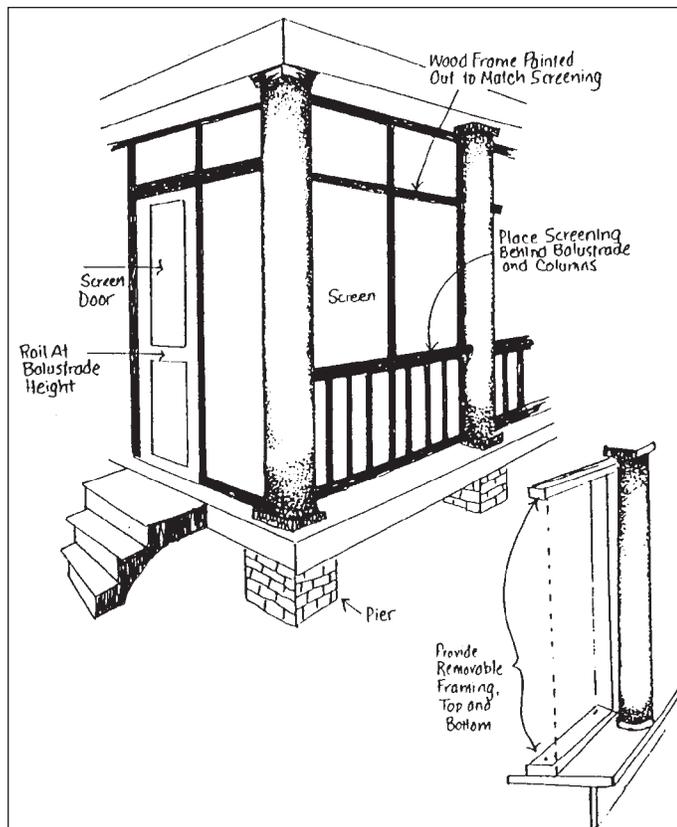
Original doors, windows and hardware shall not be discarded when they can be restored and re-used in place. New window and door openings which would alter the scale and proportion of the building shall not be introduced. Inappropriate new window and door features such as aluminum insulating glass combinations that require removal of the original windows and doors shall not be installed.

Not Recommended

Awnings, hoods, and fake shutters made of metal, vinyl, or fiberglass should not be used if they would detract from the existing character or appearance of the building.

D. ENTRANCES, PORCHES AND STEPS

Most houses in the district have small open porches at the main entrance. Stoops and small patios also are in evidence. Of those porches that have roofs, many have either hip or gable



E. MECHANICAL SYSTEMS

The majority of the structures within the district have oil or gas heat, and have brick chimneys through the roof. Some houses have one or two window air conditioners.

Required

Mechanical systems shall be placed in areas that will result in the least possible alteration to the structural integrity and physical appearance of the building. Solar collectors and TV dishes shall be placed at the rear of the property and shielded by shrubbery and landscaping.

Recommended

Window air conditioners and exhaust fans should be installed at the rear or at an inconspicuous side window. Original lighting fixtures should be retained whenever possible.

Prohibited

Holes shall not be cut through walls or roofs to accommodate air conditioners or other mechanical equipment in areas that can be seen from the street.

Not Recommended

Exterior electrical and telephone cables should not be attached to the street elevations of the buildings.

III. NEW CONSTRUCTION

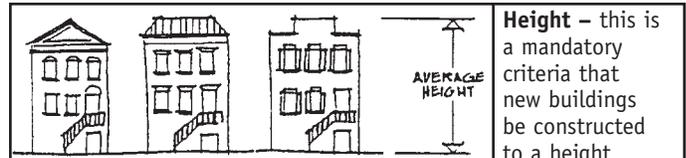
New construction includes any new building or structure constructed within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance of the other buildings in the neighborhood.

A. HEIGHT AND PROPORTION

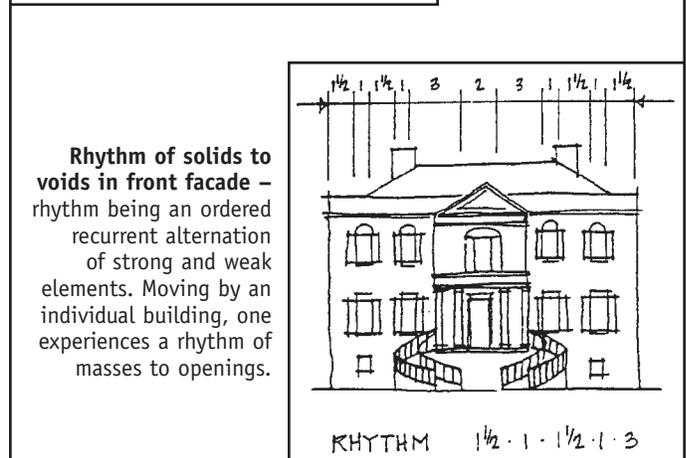
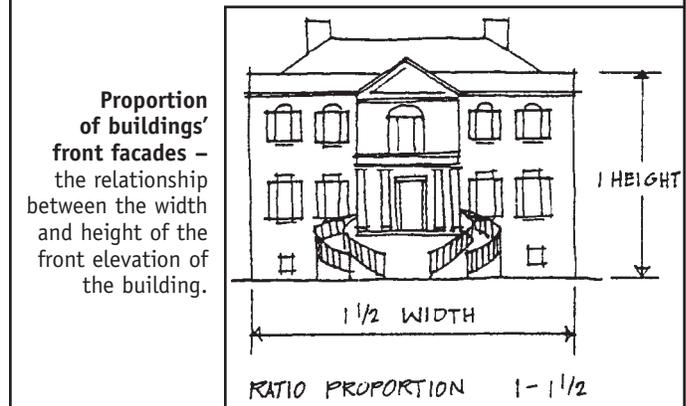
The majority of structures in the district are two stories high and are square, rectangular, or irregular in plan. There are a few story-and-a-half residences. The prevalent facade proportions are between a 1:1 and a 1:2 height-to-width ratio.

Required

The height of a new structure and its height-to-width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the tallest existing



within 10% of the average height of existing adjacent buildings.



structure and no less than that of the lowest existing structure of the same type in the same block. Facade proportions shall be established by permitting no structure with a facade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

Recommended

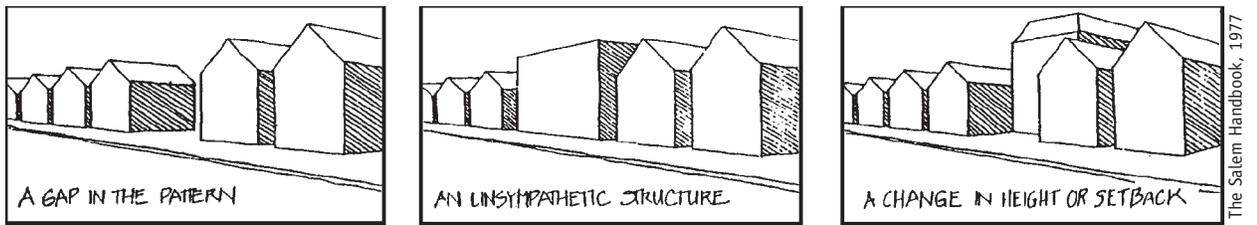
Contemporary designs should be compatible in character and mood to the building or neighborhood.

Prohibited

Additions may not be constructed that would change the existing facade of a building, alter its scale or architectural character, or add new height.

Not Recommended

New stories should not be added, nor should existing stories be removed, which would destroy important architectural details, features or spaces of the building. Any style or period of architecture that is incompatible with what exists should not be permitted in the new additions.



B. BUILDING MATERIALS

Wall materials in the district include brick, stucco, half-timbering, stone, clapboard, shingle, and metal and vinyl siding.

Required

Exterior materials used on a new structure shall be compatible in scale, texture and color with adjacent structures. Materials used on an addition to an existing structure shall relate to the existing or original materials of that structure. As much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

Recommended

Metal or vinyl siding may be used when it is the only feasible alternative. This siding should be compatible with the original size and style and with the materials of other buildings in the district.

Prohibited

Inappropriate materials such as asbestos, asphalt, molded or artificial stone, or artificial brick shall not be used.

Not Recommended

Glass blocks should not be used. Concrete block should not be used for anything other than foundations.

C. SHEDS AND ACCESSORY BUILDINGS

Accessory buildings are those structures that serve a specific subordinate function to the residence. These include garages, carports and storage sheds. All of the accessory buildings are located in the rear yard. Most of the garages were designed in an architectural style related to the residence and were constructed at the same time as the residence.

Required

Accessory buildings shall be located at the rear of the property and as unobtrusively as possible while preserving historical relationships between the buildings, landscape features and open spaces. Proportions and materials shall conform to those required for new construction.

Recommended

Accessory building designs should be compatible in character and mood to the residence and the neighborhood.

Prohibited

Prefabricated metal sheds shall not be used.

Not Recommended

Prefabricated wood composition sheds should not be used unless they conform to all other standards.

IV. SAFETY AND BUILDING CODES

A. BUILDING CODE REQUIREMENTS

Required

Building code requirements shall be complied with in such a manner that the existing character of the building is preserved.

Recommended

Local building code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features and spaces is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

B. ACCESS FOR HANDICAPPED OR DISABLED PERSONS

Typical Accessibility Solutions:

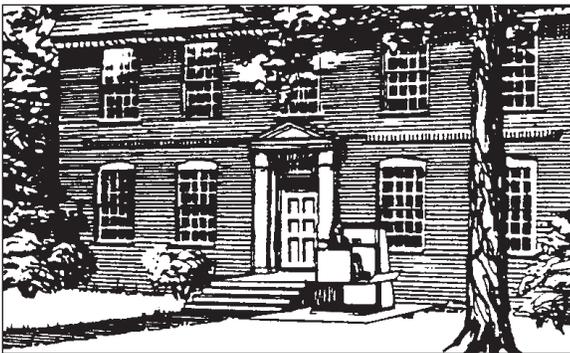
Portable or fixed ramp.



Regrade area around entrance.



Vertical or inclined lift.



Install handrails.



V. GENERAL

A. Buildings in the district should not be demolished except where a building poses a threat to the public safety, and demolition is the only alternative. Documentation of interior and exterior features of the original buildings, especially homes rated as historically significant, is encouraged. Measured drawings and photographs may be submitted to the Historic Preservation Commission for safekeeping and future reference.

B. A Certificate of Appropriateness is required before moving any building or structure. The moving of a building within, out of, or into the district is discouraged; however, moving is preferred to demolition. Buildings incompatible with existing structures in the historic district shall be prohibited.

C. Any rehabilitation work shall not be such as to change a building to a style dated previous to its original style.

D. In planning rehabilitation projects, an architect or contractor experienced in preservation should be consulted.

E. There shall be a liaison committee consisting of seven (7) property owners in the district. The committee's responsibility will be to work with the residents of the district and the Historic Preservation Commission (See Appendix D).

F. All guidelines will be reviewed and updated, on the recommendation of the liaison committee, at least every five years.

G. In the case of structures located within the district which are designated individually as Landmarks, the most restrictive guidelines shall apply.

H. Existing easements and codicils in property owners' abstracts shall remain in effect.

VI. ENFORCEMENT PROCEDURES

Enforcement of the preservation guidelines for the historic district is made possible in the Zoning Ordinance of South Bend, ordinance No. 5565-73. The Historic Preservation Commission shall issue a Certificate of Appropriateness before commencement of any construction, reconstruction, alteration, demolition or moving of any house or structure within the historic district boundaries (see Appendix A). This ordinance, however, does not prevent the ordinary maintenance and repair of any building or structure which does not involve a change in any exterior feature, nor does it prevent the reconstruction, alteration, demolition, or moving of any building or structure which the Building Commissioner or other official has determined to be a hazard to public safety.

The Historic Preservation Commission will accept applications for Certificate of Appropriateness only from the property owner. Property owners wishing to do, or have done, any work affecting the exterior of their building or land must apply directly to the Historic Preservation Commission on the form prescribed by the Commission (see Appendix A). The Commission will review the application and either issue a Certificate of Appropriateness or else deny the application, stating in writing the reasons for such denial. Upon such denial the applicant may appeal to the Common Council.

In making its determination, the Historic Preservation Commission shall consider three factors: first, appropriateness of the proposed work to the preservation of the building and district; second, the detriment to the public welfare if the proposed work is permitted even though it is not deemed appropriate; third, the potential hardship that the denial of the Certificate of Appropriateness would cause the applicant.

Where the Historic Preservation Commission deems it necessary, the commission may petition the Common Council for a temporary delay in the issuance of the required permit(s) for proposed construction, reconstruction, alteration, demolition, or moving for the purpose of preparing an historic preservation plan for a building or district. Such a request shall be for a specified period of time. In no case may the delay granted by the Common Council exceed one (1) year, but the commission may petition the Common Council for a continuance of any such delay in accordance with the same procedure as for the initial petition. The Historic Preservation Commission may petition the Building Commissioner to use the legal means available to him/her to force the maintenance and/or repair of any building or structure within the historic district in accordance with the intent of this ordinance.

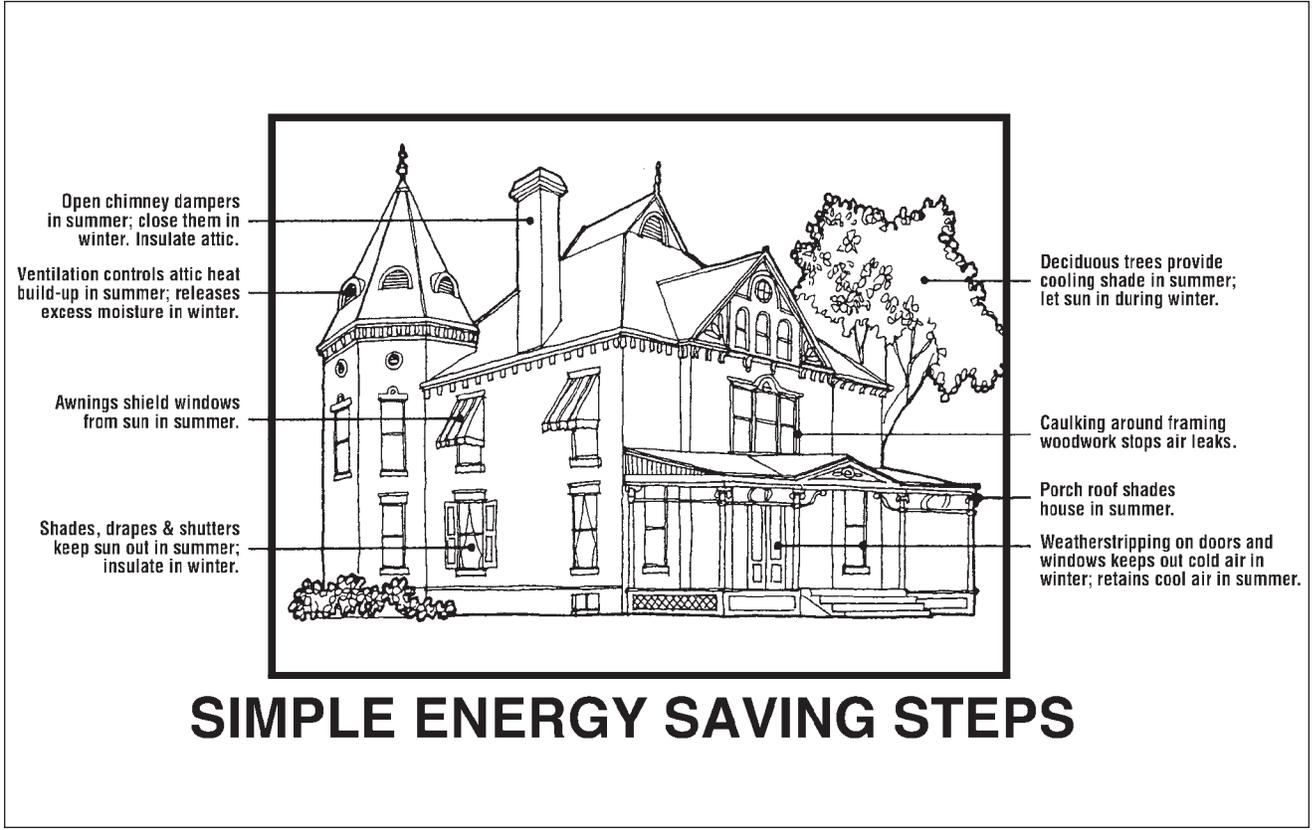
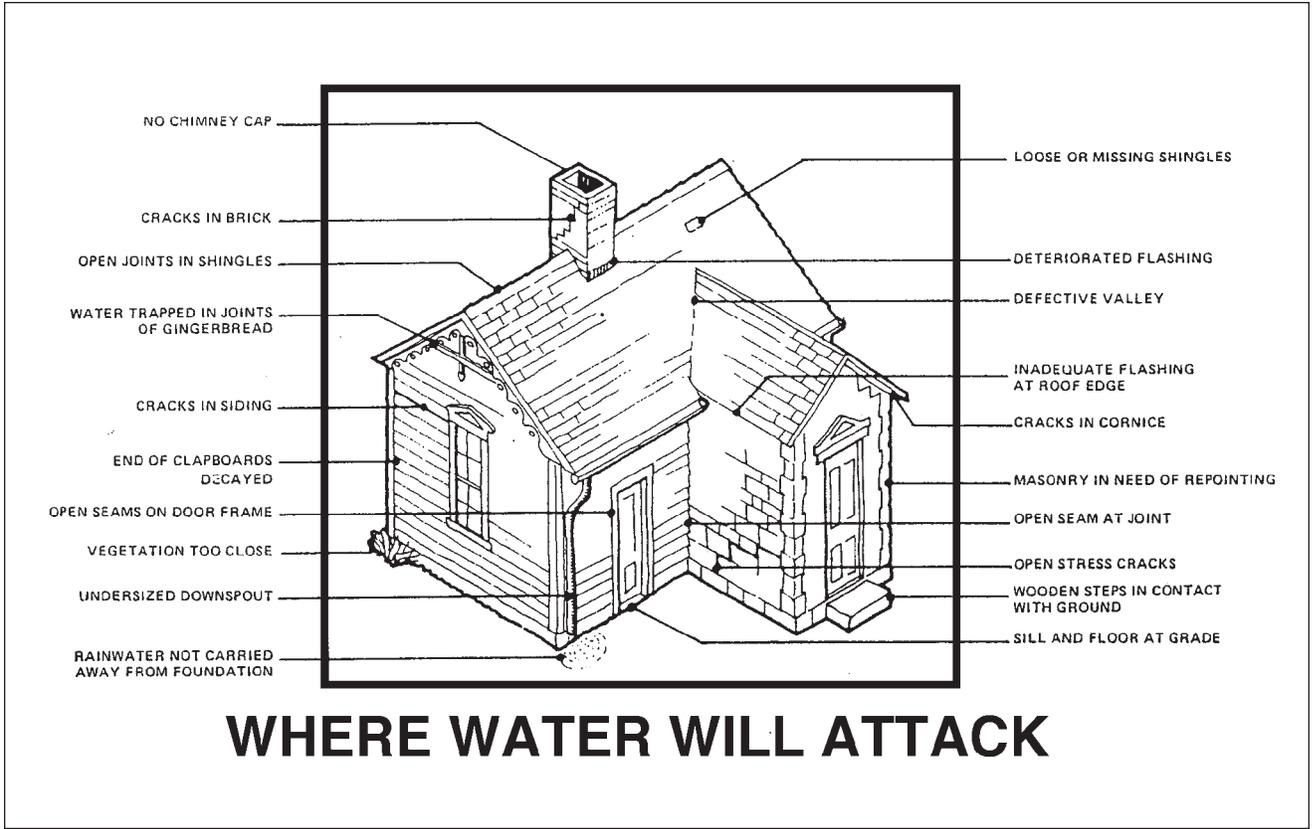
VII. MINIMUM MAINTENANCE STANDARDS

All Landmarks and all contributing structures located in an historic district shall be preserved from decay and deterioration, and shall be maintained in good repair and kept structurally sound. The owner or other person having charge or control of Landmarks and property in an historic district shall not allow or permit deterioration from defects or conditions which, in the judgment of the commission, produce a detrimental effect on the character of the district as a whole or the life and character of the Landmark, structure or property in question, including but not limited to:

A. Deterioration of exterior walls or other vertical supports causing conditions such as splitting, leaning, buckling, crumbling, visible cracking or similar conditions;

- B.** Deterioration of roofs and other horizontal members causing conditions such as sagging, splitting, buckling, crumbling, holes, missing shingles or similar conditions;
- C.** Deterioration of external chimneys causing such conditions as listing, settling, bulging, crumbling, holes, loose or missing materials or similar conditions;
- D.** The deterioration or crumbling of exterior plasters or mortar;
- E.** The ineffective waterproofing of exterior walls, roofs and foundations, including broken windows and doors;
- F.** The peeling of paint, rotting, holes and other forms of decay;
- G.** The lack of maintenance of surrounding environments such as fences, gates, sidewalks, steps, signs, accessory structures and landscaping;
- H.** The deterioration of any feature so as to create, or permit the creation of, any hazardous or unsafe condition or conditions.

The commission shall give notice to the owner or person in charge of the structure, by certified or registered mail, of each specific instance of failure to maintain or repair. A copy of such notice shall be sent to the Code Enforcement Department. The owner or person in charge of such structure shall have twenty (20) days to respond in writing by identifying specifically the corrective or remedial steps to be taken. A Certificate of Appropriateness shall not be required for such repair unless such repair results in a change in the design, form, proportion, mass, configuration, building material, texture, color, location or external appearance of any structure or part thereof. In the latter circumstance, a Certificate of Appropriateness shall be required (HPC Policy; adopted 12-16-91).



APPENDICES

Appendix A

Certificate of Appropriateness Procedures

Appendix B

Landscape Assessment Summary

Appendix C

Street Lighting

Appendix D

Historic District Liaison Committee

APPENDIX A

Certificate of Appropriateness Procedures

Any major exterior changes involving architectural treatment, site development requirements or provisions concerning construction, reconstruction, alteration, demolition or removal of any building, structure or parts thereof, shall require a Certificate of Appropriateness.

The procedure to obtain one is as follows:

1. For a project that includes changes to the exterior of a designated property or the surrounding environment, the owner (applicant) must file for a Certificate of Appropriateness (C of A). A project may commence once the Certificate of Appropriateness is approved by the Staff or Historic Preservation Commission (and any other permits required by other departments are obtained).

- a. For all projects, applicants shall apply directly to the Historic Preservation Commission.

- b. For projects requiring a building permit a Certificate of Appropriateness will be required prior to the issuance of this permit.

The applicant is urged to consult with the Historic Preservation Commission prior to filing for a building permit to avoid any inconvenience or unnecessary time delay.

2. A \$5.00 or \$10.00 processing fee is required at the time of the application. A member of the Historic Preservation Commission Staff shall inspect the site and review the project. Proper documentation must be submitted to the Historic Preservation Commission for review. This documentation includes sample materials, product literature, scale drawings, photographs or other materials specifically requested.

- a. If the project is a routine maintenance matter or complies with the established standards and guidelines, Staff may approve the Certificate of Appropriateness.

- b. If the project is not in compliance or needs a variance, the application will be reviewed by the full Historic Preservation Commission.

3. All approved Certificates of Appropriateness will be reported by the Staff to the Historic Preservation Commission at the next appropriate meeting.

4. The Historic Preservation Commission meets the third Monday of the month. A list of the meeting dates may be obtained in the office of the Historic Preservation Commission.

Certificates of Appropriateness must be filed by the designated date prior to the meeting for placement on the agenda (for application deadlines contact HPC Staff). The applicant or designated representative is expected to attend these meetings to answer any questions. A Certificate of Appropriateness application without proper documentation will be tabled until the owner provides the documentation.

5. The Standards and Maintenance Committee will meet as necessary at the request of the Staff or Commission. The applicant will be invited to attend the meeting to present his/her plans. The Committee will review the C of A and make a recommendation to the full Historic Preservation Commission at the next regular Commission meeting.
6. Decisions regarding a Certificate of Appropriateness will be rendered at the next available Historic Preservation Commission meeting.

Denials of Certificates of Appropriateness will be based on the inappropriateness of the project or its possible violation the Historic District's Standards and Guidelines. The applicant will be informed of specific reasons for denial by letter (with a copy forwarded to the Building Dept.) explaining the action and suggestions for changes. The owner may re-submit his/her application with the suggested changes to the Staff for review at the next meeting. After all proper procedures are exhausted, the applicant does have the right of appeal to the proper council which will make a final determination on the application.



Application

- FOR -

Certificate of Appropriateness

Historic Preservation Commission of South Bend & St. Joseph County

125 S. Lafayette Blvd., South Bend, Indiana 46601

Mailing Address: County-City Building, South Bend, Indiana 46601

Phone: 574-235-9798 • Fax: 574-235-9578 • Email: SBSJCHPC@co.st.joseph.in.us

Website: <http://www.stjosephcountyindiana.com/sjchp/>



A Certified Local Government

OFFICE USE ONLY >>>>> DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX >>>>> OFFICE USE ONLY

Date Received _____ Application Number _____ - _____

Past Reviews: YES (Date of Last Review) _____ NO

Staff Approval authorized by: _____ Title: _____

Historic Commission Review Date: _____

Local Landmark Local Historic District (Name) _____

National Landmark National Register District (Name) _____

Certificate of Appropriateness:

Denied Tabled Sent To Committee Approved and Issued _____

DATE

Address of Property for proposed work: _____
Street Number and Street Name

Name of Property Owner(s): (Please Print) _____

Address of Property Owner(s): _____

Contractor(s) Name: _____

Contract Company Name: _____

Contractor Address: _____

City: _____ Phone: _____

Current Use of Building: _____
(Single Family – Multi-Family – Commercial – Government – Industrial – Vacant – etc.)

Type of Building Construction: _____
(Wood Frame – Brick – Stone – Steel – Concrete – Other)

Proposed Work: In-kind Landscape New Replacement (not in-kind) Demolition
(more than one box may be checked)

Description of Proposed Work: _____

Owner/Contractor: Fax: _____ e-mail _____
(This office will correspond with only one designee)

Signature of Owner and/or _____ Signature of Contractor

— APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE —

APPLICATION FEE

The following schedule of fees shall apply to any *Application For Certificate Of Appropriateness*:

| | |
|--|----------------|
| Staff approval (for in-kind work) | \$ 5.00 |
| OR | |
| Commission Review (all other proposed work) | \$10.00 |

Payment must accompany the application at the time of submission. For electronically submitted applications, payment must reach the HPC office within 48 hours following transmission.

An Application that proposes demolition and rebuilding of any structure requires separate applications – one for the demolition and another for the new structure. Each Application requires a \$10.00 fee. **If demolition is not involved, a property owner may include several projects at the same address on a single application with no additional fee.**

REQUIRED DOCUMENTATION AND SITE PLANS

The Historic Preservation Commission of South Bend and St. Joseph County cannot render judgment nor process an Application without specific documentation. Comprehensive documentation protects the owner of the property submitting the application by providing a complete understanding of the project for the commissioners and staff rendering a decision. Problems can occur during a project review or during the execution of the project when one or both parties are unclear as to the specifics. *Applications will NOT be processed without all required fees and documentation.*

When an Application has been scheduled for any meeting where a review and decision are to be rendered, the owner or any architect or contractor(s) retained for the project *must* attend such meetings. *Failure by the owner, architect, or contractor to attend such meetings may result in denial of the application due to insufficient presentation.*

Documentation shall include: materials to be used, detailed written description of the project including scale, dimensions, construction methods, finished manufacturers' brochures and specifications, or photographs of the area(s) which the project will affect. When an Application involves new construction, including structures, paths, terraces, or fencing, documentation for the Application must include a site plan showing the location and relative size of the proposed new construction.

Demolition applications are a separate issue and require an Application for Demolition.

Photographs may be submitted in digital format compatible with the commission's operating software, or in any kind of glossy photographic print. any documentation submitted to this office cannot be returned to the applicant.

When a project involves blueprints and/or site plans, two (2) sets should be submitted with the application. Each set will be reviewed page by page, and therefore should carry a stamped date with changes and/or comments indicated on each page. All projects will be inspected during and following execution, for compliance with the decision(s) rendered by the Historic Preservation Commission of South Bend and St. Joseph County.

INSPECTION AUTHORITY

Any work performed on a historic landmark or in an historic district which does not conform to the Certificate of Appropriateness permit, shall be immediately halted by the Historic Preservation Commission and the Building Department of South Bend and St. Joseph County.

INTERGOVERNMENTAL DISCLOSURE

Certificates of Appropriateness will be forwarded to the Building Department of South Bend and St. Joseph County when the applicant also is required to obtain a building permit or other such permit issued by that department. *(The applicant will pick up the permit at that location).* In all other cases, a *copy* of the Certificate may also be sent to the Department of Code Enforcement and the Indiana Department of Historic Preservation and Archaeology. When no building or other permits are required from the Building Department, the Certificate permit will be mailed directly to the applicant.

APPENDIX B

Landscape Assessment Summary

East Wayne Street Local Historic District possesses a character that has endured for decades and has maintained the most intact historic landscape of any of the Local Historic Districts. The flavor and ambiance should be maintained to ensure historic continuity. The use of hedges, ground cover and ornamental trees are the most obvious landscape elements that create a visual continuity throughout the district. Formal street tree plantings could enhance the district but are not necessary due to the presence of large trees in the front yards of most homes. The human scale of the neighborhood is a unifying factor that should be maintained through regulation if necessary. A grouping of oak and walnut trees is one element not as obvious as some but no less significant to the historical landscape. The large trees act as a back drop for the historic homes and also tie the neighborhood together.

The use of hedges in combination with the architectural styles of the homes in East Wayne Street Local Historic District create a very formal atmosphere. In yards visible from the streets, fences as property dividers and privacy barriers should be prohibited, while the use of hedges for these purposes should be encouraged. The large trees in the front yards in combination with those in the tree lawns create a canopy enclosure that enhances the intimate human scale of the neighborhood. The street trees do not seem to create a line or visual connection in the manner of the trees in some districts; therefore, planting in the tree lawns is not imperative but would not be objectionable either. The use of one large tree in the front yard seems to be more characteristic of the neighborhood than formal street tree plantings. To preserve the character of the district, each residence should have either trees in the tree lawn or a large tree in the front yard. The use of ground cover rather than wood chips or decorative stone also adds to the formal design of the homes of the early 1920s. The use of Pachysandra (*Pachysandra terminalis*) and English Ivy (*Hedera helix*) should be encouraged while wood chips and decorative stone should be used in a limited fashion. Ornamental trees, such as the Flowering Dogwood (*Cornus florida*) and Flowering Crabapples (*Malus*) are the elements that add to the symmetry and structure of the district. While the use of ornamental trees is desirable and adds to the formal atmosphere throughout the district, each lot should use only two or three to eliminate disruption of visual continuity.

All of the elements discussed above combined with the architectural styles of the homes along East Wayne create an environment that is scaled to the human. The character of the elements should be maintained to insure the integrity of the human scale of the district.

A stand of diverse varieties of oak trees runs from Sunnyside south of the district, to approximately 1630 East Wayne Street. An exciting find, these trees are native species with size and shape which suggests they were planted immediately after conclusion of construction. Because the land which became the Sunnymede Development in the 1870s was farm land, the idea that the trees are survivors of development holds slim possibility. However, the size of the trees dates them at 80 to 90 years old. This fact could suggest that the Studebaker brothers, Jacob F. and John M., let the trees grow to enhance their subdivision and business venture. In any case, the number, location and visual effect of the trees is significant to the character and should be preserved.

The large trees behind the homes act as a backdrop for the historic homes and adds to the ambiance of the historic neighborhood. The effect of the canopy should be maintained with a tree-for-a-tree policy. When a tree is cut down due to damage, disease or age, then another of the same species or an acceptable alternate should replace it.

The street trees present in the neighborhood include Norway Maples (*Acer platanoides*), Sugar Maples (*Acer saccharum*), Green Ash (*Fraxinus pennsylvanica*), White Ash (*Fraxinus americana*), Pin Oak (*Quercus palustris*) and American Sweetgum (*Liquidambar styraciflua*). The combination is a nice mixture that should be continued. The planting of Flowering Crabapples and other ornamentals within the tree lawn should be prohibited. Considering the character of East Wayne Street Local Historic District, this practice does not adhere to the concept of historic landscape preservation for this area.

The use of hedges, sizable shade trees, ground cover and ornamentals maintains the historic character of East Wayne Street Local Historic District. The historic landscape is the most intact of all the historic districts and should be maintained. Stringent guidelines regarding fences and ground cover materials (wood chips and decorative stone), as well as the number of ornamental and shade trees, may need to be put in place to maintain the character and scale of East Wayne Street Local Historic District.

NOTE: East Wayne Street Local Historic District has a small park area located at the west fork in East Wayne Street that is not designated as a city park. The vegetation includes two trees that are considered historically significant due to their age. The area includes the following:

| | |
|--------------------------------|--|
| Black Walnut | (<i>Juglans nigra</i>) |
| Chinese Elm | (<i>Ulmus parviflora</i>) |
| 2 Red Oak (one is significant) | (<i>Quercus rubra</i>) |
| Mulberry (significant) | (<i>Morus alba</i>) |
| Colorado Spruce | (<i>Picea pungens</i>) |
| 2 Colorado Blue Spruce | (<i>Picea pungens</i> var. <i>glauca</i>) |
| 2 Flowering Crabapple | (<i>Malus</i>) |
| 17 Yews | (<i>Taxus cuspidata</i>) |
| 3 Crimson Pygmy Barberry | (<i>Berberis thunbergii</i> var. <i>atropurpurea</i>) |
| 16 Bridalwreath Spirea | (<i>Spirea prunifolia</i>) |

A row of 5 Flowering Crabapples (*Malus*) are in a boulevard median at the east fork in East Wayne Street.

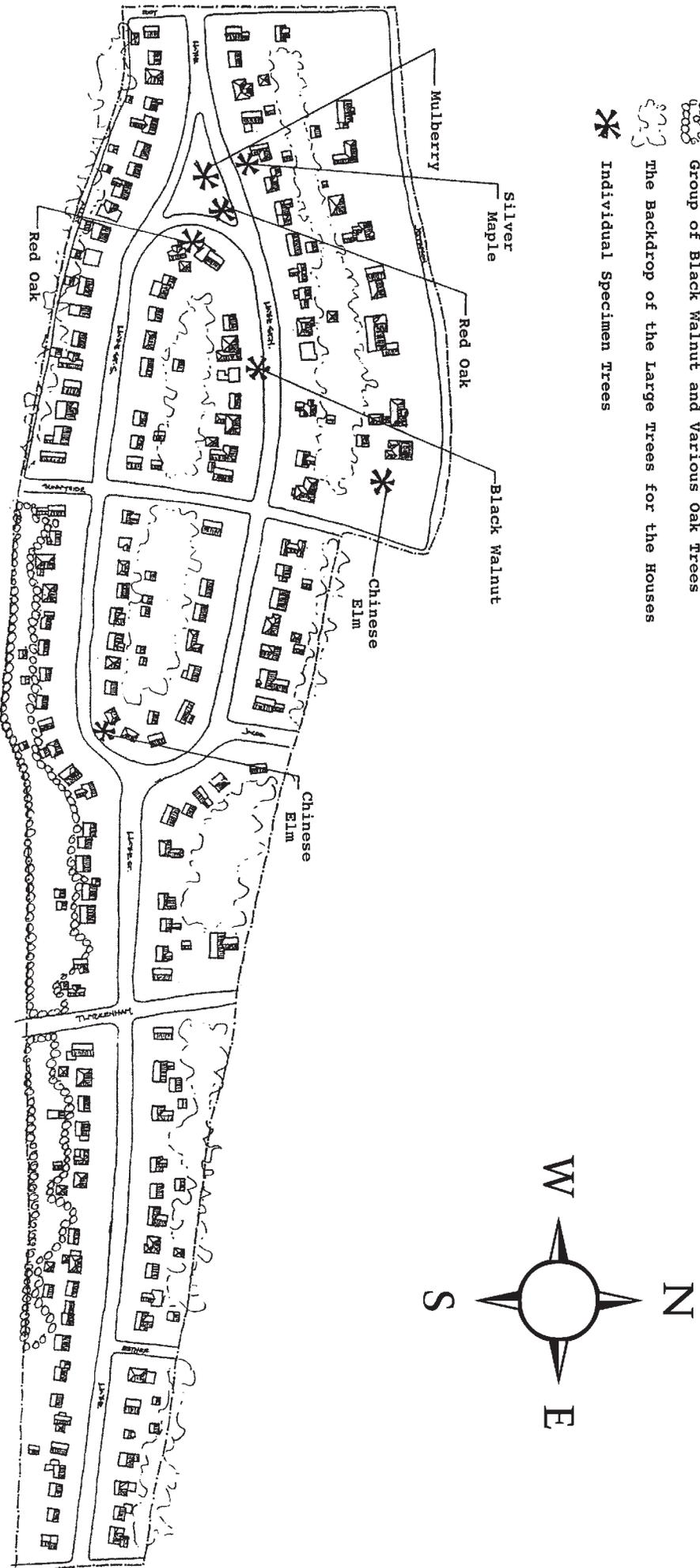
**SUGGESTED TREES FOR TREE LAWNS IN
EAST WAYNE STREET LOCAL HISTORIC DISTRICT**

| | |
|-------------------|------------------------------------|
| Norway Maple | (<i>Acer platanoides</i>) |
| Sugar Maple | (<i>Acer saccharum</i>) |
| White Ash | (<i>Fraxinus americana</i>) |
| Green Ash | (<i>Fraxinus pennsylvanica</i>) |
| American Sweetgum | (<i>Liquidambar styraciflua</i>) |
| Pin Oak | (<i>Quercus palustris</i>) |

EAST WAYNE STREET LOCAL HISTORIC DISTRICT

LEGEND

-  Group of Black Walnut and Various Oak Trees
-  The Backdrop of the Large Trees for the Houses
-  Individual Specimen Trees



NOT TO SCALE

Overall Recommendations for Landscape Preservation in Local Historic Districts

VEGETATION

1. Having a list for each Local Historic District that outlines the species of trees allowed in order to maintain species variety as well as visual continuity. When a resident wants to plant a tree in the tree lawn adjacent to their home the list unique to their district can be presented and they can make an informed decision.
2. Any new construction near existing trees, such as sidewalks or driveways, should not encroach on their roots. Disturbance of the root systems can cause serious damage and death.
3. Encourage the use of the botanical or Latin name when specifying which tree is being discussed. This should eliminate any confusion arising from the use of slang terms or common names.
4. Making a Permit necessary for the planting of trees. Requiring the type of tree to be specified will enable the database that has been established to be updated with ease and will keep the records current.
5. A record of the trees present and those planted should be kept to ensure a variety of species and thereby avoid a monoculture in any given area. In the future, limits could be set on the number of any one species of tree within each district. This would further eliminate the possibility of a monoculture and insure visual interest in the street tree planted.
6. Significant trees should be removed only in cases of disease or insect infestation, storm damage when public safety is a factor, or when death of the specimen is impending.
7. Any vegetation with thorns or fruit should be restricted to establishment at least 5 feet away from public rights-of-way. Thorns pose an obvious danger, especially when thorny trees are hanging over the sidewalk at eye level. Fruit, such as that of the Flowering Crabapple, can cause a pedestrian to slip, lose their balance and fall.

TOPOGRAPHY

Terracing, planting, ornamentation and any other element that disrupts the effect of the elevation change should be prohibited when the topography is designated as a significant landscape element in a district.

The Local Historic Districts fit into an interesting web of activity within the city of South Bend. With the exception of East Wayne Street and Taylor's Field Local Historic Districts, all of the districts have some kind of connection to the water. The river is an important historic landscape element. Historically, the river provided transportation of goods and people, a source of water for crops and livestock, and a means of entertainment and recreation. The river continues to provide all of these necessities. The Local Historic Districts that are along the river could easily be connected to the Riverwalk, Park and Greenway System that has been designed for South Bend. This type of approach would strengthen the ties of various historic elements in the city and make more apparent the value of these somewhat neglected features.

A portion of Riverside Drive Local Historic District is directly across the river from West North Shore Local Historic District and is connected by the Leeper Park Bridge. Although the physical

connection of the Lafayette Street bridge is no longer present, a visual and psychological link remains. The presence of Shetterley Park within Riverside Drive Local Historic District strengthens the concept of developing ties to the Park System and the Local Historic Districts. River Bend Local Historic District is connected physically by Leeper Park to Riverside Drive Local Historic District. River Bend Local Historic District is, in turn, linked directly to the East Race Waterway that has become a part of the recent history of the city.

Edgewater Place Local Historic District presents a definite opportunity for a physical connection to the river. The residents along Edgewater Drive maintain the riverbank and use it as waterfront property. The University of Notre Dame is another important fixture that is linked to the Local Historic Districts through a visual connection in Edgewater Place Local Historic District. The Notre Dame boat launch is across the river from Edgewater Place Local Historic District. This is an example of two historically significant entities, the Local Historic District and The University of Notre Dame, linking to a third, the river. This is a tie that should be recognized and preserved.

East Wayne Street Local Historic District is tied to the important industry and development of the City of South Bend in a round-about way. Many of the homes built by the tycoons of business and industry are located in East Wayne Street Local Historic District. This is the reason for the establishment of the district which maintains the most historically correct landscape of any of the Local Historic Districts.

Lincolnway East Local Historic District has a tie to the river that is totally ignored. Opening connections to the river, if only visually, would make the district more appealing with a stronger tie to other historic aspects of South Bend.

The history of South Bend is extremely strong with industrial, commercial and educational institutions. The Local Historic Districts present a rich architectural history of the land development in the city. The architectural aspect of history is one easily lost to the possibility of monetary gains. The land is treated in the same fashion.

The landscape elements of the city can tell a story of the community's history. The landscapes in the Local Historic Districts work to tie the individual properties together into a cohesive unit. Standards regulating the alteration of the landscape should be set up to insure that the identifying elements are not defaced and the historical significance lost.

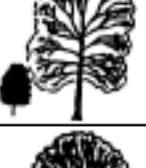
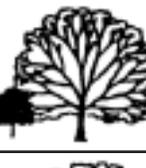
CHOOSING THE RIGHT TREE

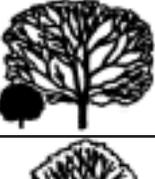
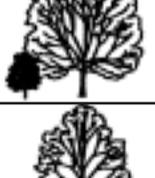
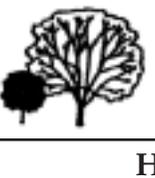
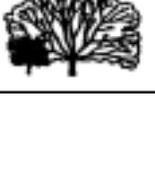
The following charts show a list of hardy trees, tolerant of urban environments, that would be acceptable under South Bend City Ordinance No. 3425. This ordinance specifically prohibits planting of the following species: Catalpa, Soft or Silver Maple, Box Elder, Poplar, Cottonwood, Tree of Heaven, Birch, Horse Chestnut, Willow, Mulberry, Chinese Elm (often confused with the Siberian Elm), Ailanthus, Mountain Ash, Carolina Poplar, Basswood and all nut-bearing trees.

"Form" refers to the shape the tree will have. In each drawing, the small, solid image approximates the tree at 15 years while the larger, outlined image represents the tree at maturity. The branch pattern within the outline shows how the silhouette will appear in winter.

The botanical name is the one to use when purchasing a tree to ensure that the proper species is being selected. The common names can be confused and this type of confusion could result in delivery of the wrong tree. Any reputable nursery will use the botanical name to ensure the proper product is being delivered.

Some basic comments referring to fall color, tolerance, any disease problem or outstanding characteristics are provided as a starting point. The nursery will be able to provide more specific information.

| FORM | COMMON NAME | BOTANICAL NAME | COMMENTS |
|---|-----------------------|--------------------------------|---|
| HEIGHT OF 65' OR MORE – TREE LAWN OF NO LESS THAN 6' | | | |
| | Sugar Maple | <i>Acer saccharum</i> | Yellow in Fall – not for street |
|  | Ginkgo | <i>Ginkgo biloba</i> | Yellow in Fall – light shade |
|  | American Sweetgum | <i>Liquidambar styraciflua</i> | Yellow/scarlet in Fall |
|  | Tulip Tree | <i>Liriodendron tulipifera</i> | Too large for street |
|  | White Oak | <i>Quercus alba</i> | Move only when young |
|  | Scarlet Oak | <i>Quercus coccinea</i> | Less pollution-tolerant |
|  | Pin Oak | <i>Quercus palustris</i> | Chlorosis Prone |
| | English Oak | <i>Quercus robur</i> | |
|  | Red Oak | <i>Quercus rubra</i> | Russet in Fall |
|  | Japanese Scholar Tree | <i>Sophora japonica</i> | Messy with fruit and flowers like crabapples (<i>Malus</i>) |
|  | Littleleaf Linden | <i>Tilia cordata</i> | |
|  | Japanese Zelkova | <i>Zelkova serrata</i> | Meant to replace Dutch Elm |

| FORM | COMMON NAME | BOTANICAL NAME | COMMENTS |
|---|--|--------------------------------------|--|
| HEIGHT OF 50' – MEDIUM TO TALL GROWING – TREE LAWN OF NO LESS THAN 5' | | | |
|  | Norway Maple | <i>Acer platanoides</i> | Very tolerant, dense shade, narrow spreading branches. Leaves in red in Spring then turns green. |
|  | Columnaris Crimson King Schwedleri | | |
|  | Hackberry | <i>Celtis occidentalis</i> | Good urban tree |
|  | Yellowwood | <i>Cladrastis lutea</i> | Nice flower – a bit weak-wooded. |
|  | White Ash "Autumn Purple" | <i>Fraxinus americana</i> | Some disease – many seeds. Seedless variety |
|  | Green Ash "Marshall's Seedless" | <i>Fraxinus pennsylvanica</i> | Hardy Seedless variety |
| HEIGHT OF 40' – MEDIUM GROWING – TREE LAWN OF NO LESS THAN 5' | | | |
| | Green Mountain Maple | <i>Acer saccharum</i> "Green Mt." | More tolerant than Sugar Maple |
| | Seedless Horsechestnut | <i>Aesculus x plantierensis</i> | No nuts |
|  | Golden Raintree | <i>Koelreuteria paniculata</i> | Very tolerant Decorative pods in Fall |
| HEIGHT OF 25' – SMALL GROWING – TREE LAWN OF NO LESS THAN 5' | | | |
| | American Hornbeam | <i>Carpinus carolina</i> | Strong wood Slow growing |
| | White Fringe Tree | <i>Chionanthus virginiana</i> | Fragrant flowers. Birds love the berries. |
|  | Sourwood | <i>Oxydendrum arboreum</i> | Ornament in all seasons |
|  | Amur Corktree | <i>Phellodendron amurense</i> | Not for street planting |

APPENDIX C

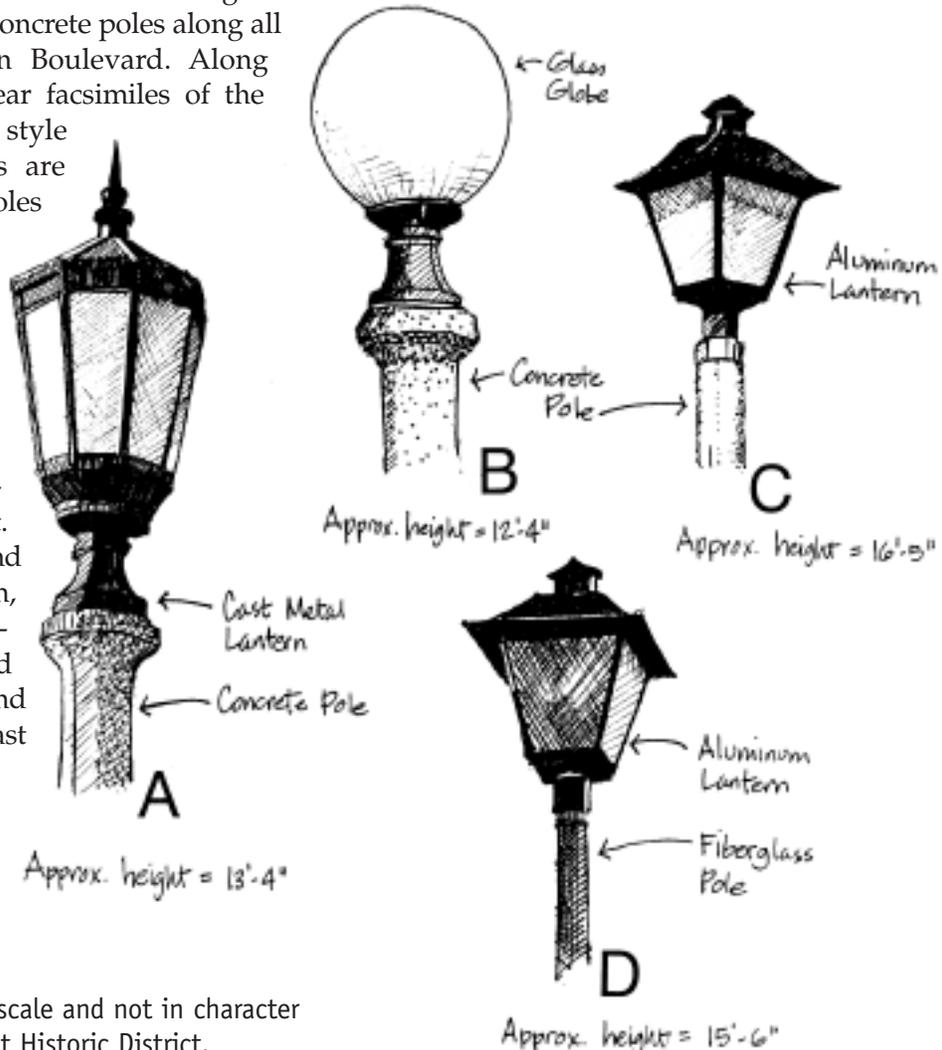
East Wayne Street Local Historic District Street Lighting

Street lighting in the East Wayne Street Local Historic District was previously owned by American Electric Power, but have recently been sold to the City of South Bend.

Since acquiring ownership of the light system the City has proposed a new lighting system which is currently being studied and considered by the Historic Preservation Commission and East Wayne Street residents.

All future maintenance and repairs should be reported to the Signal and Lighting Department

OF HISTORICAL INTEREST: In 1991, the City of South Bend replaced the original streetlights in the Wayne Street Historic District using exact replicas of the original concrete poles along all streets except Jefferson Boulevard. Along Jefferson Boulevard, near facsimiles of the cast iron "Parkview" style Cutter Co. light poles are used. The new light poles are fitted with cast-metal lanterns that replicate the original lanterns except that the new lanterns have no necks, and have brighter lights. Five original streetlights are maintained within the district. Two are on the tree island just west of Twyckenham, one on the Southeast corner of Jacob Street and Jefferson Boulevard, and two on the tree island East of Eddy Street.



NOTE: Styles C and D are out of scale and not in character with the East Wayne Street Historic District.

APPENDIX D

Historic District Liaison Committee

1. WHAT IS THE HISTORIC DISTRICT LIAISON COMMITTEE?

A group of seven people chosen to work with the residents of the district and the Historic Preservation Commission. (see Part V, General Guidelines, Paragraph E.)

2. WHO IS ELIGIBLE TO BECOME MEMBER?

Any property owner in the district, over the age of 18 who volunteers or is nominated.

3. HOW LONG MUST I SERVE AS A COMMITTEE MEMBER?

For a one-, two- or three-year period.

4. HOW OFTEN WILL THE COMMITTEE MEET?

Every four months. In addition, the Historic Preservation Commission meets once a month on the 3rd Monday of each month, and it is advisable to have a representative from the liaison committee from our district attend each meeting.

5. HOW IS THE COMMITTEE SELECTED?

If there are 3 or fewer volunteers or nominees, those persons are the liaisons. If there are more than 3, the property owners in the district will chose 3 by vote.

**VOLUNTEER FORM FOR LIAISON COMMITTEE FOR
EAST WAYNE STREET LOCAL HISTORIC DISTRICT**

NAME _____

ADDRESS _____

HOME PHONE _____ BUSINESS PHONE _____

SIGNATURE _____

Please send completed form to: Historic Preservation Commission
East Wayne Street District Liaison Committee
County-City Building
227 West Jefferson Blvd.
South Bend, Indiana 46601

Duties of Historic District Liaison Committee Members

1. Work and communicate with the residents of the district and the Historic Preservation Commission.
2. Inform and give recommendations to area residents pertaining to the district's standards.
 - a. Meet with new property owners and distribute the standards book along with other pertinent information.
 - b. Notify the Commission of the names and addresses of new owners.
3. Advise Commission of any possible infractions of the historic district standards that may occur with the property owners and work with them toward a solution to the problem.
4. Hold liaison committee meetings once every four months or as situations arise.
 - a. Keep records of all business conducted during these meetings and all other meetings called by the historic district liaison committee.
 - b. Disseminate pertinent information to the district property owners through whatever means available, such as a neighborhood newsletter, flyer, etc.
5. At least one representative of the committee attend the monthly Historic Preservation Commission meeting.
6. Participate in the scheduled revisions and updating of the historic district standards.
7. Make an annual report to the Commission at one of the regularly scheduled meetings.