

The Edgewater Place Local Historic District was established in 1980.

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

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

The Edgewater Place 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 – Gina DeLaruelle, Donald Kiem, and Charles Martin – who aided in original development of the guidelines.

Historic Preservation Commission members at the time the district received historic designation were: Ted Wasielewski, *President*; John Oxian, Joann Sporleder, Ruth Price, F. Jay Nimtz, Odell Newburn, David Reinke, John Appleton and John Stamper.

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 Edgewater Place 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*.

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Dear Edgewater Place District Resident,

You are reading a digital re-printing of the Edgewater Place 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.

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.

Edgewater Place 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.

Looking over the inventory of Edgewater Place structures is particularly satisfying because, although this is one of the three largest historic districts in South Bend, it has the highest percentage of historically contributing or significant buildings of any local district as measured on the U.S. Secretary of the Interior scale.

Yours,



Karen R. Hammond-Nash, *Director*

HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND & ST. JOSEPH COUNTY
June 2003

The District and Its Properties

HISTORY

Edgewater Place Local Historic District was designated by ordinance in 1980. This land was outside the southeastern boundaries of South Bend when the city was laid out in the 1830s. Located along the St. Joseph River, the land was marshy with a narrow peninsula extending into the river to the north.

Alexis Coquillard purchased the land from Francis Comparet in 1835, losing it when he went bankrupt in 1841. The land was purchased by Christopher W. Emerick in 1845. Emerick was an early local pioneer (1832) who was the proprietor of a bakery and beer house and was involved in real estate. Emerick owned the land into the 1860s.



Alexis Coquillard

Development of the neighborhood began in 1871 when George A. Frantz platted the southeast section along the road leading to Mishawaka, the Vistula Road (now Lincolnway East). The 1875 Historical Atlas depicts five houses on Frantz' plat; two others are shown immediately to the north. There were also two structures to the northwest along the river. In the 1870s the area to the west was also undergoing development; a mixture of manufacturing plants and residences were being constructed. The early homes built here were likely for workers in those plants.



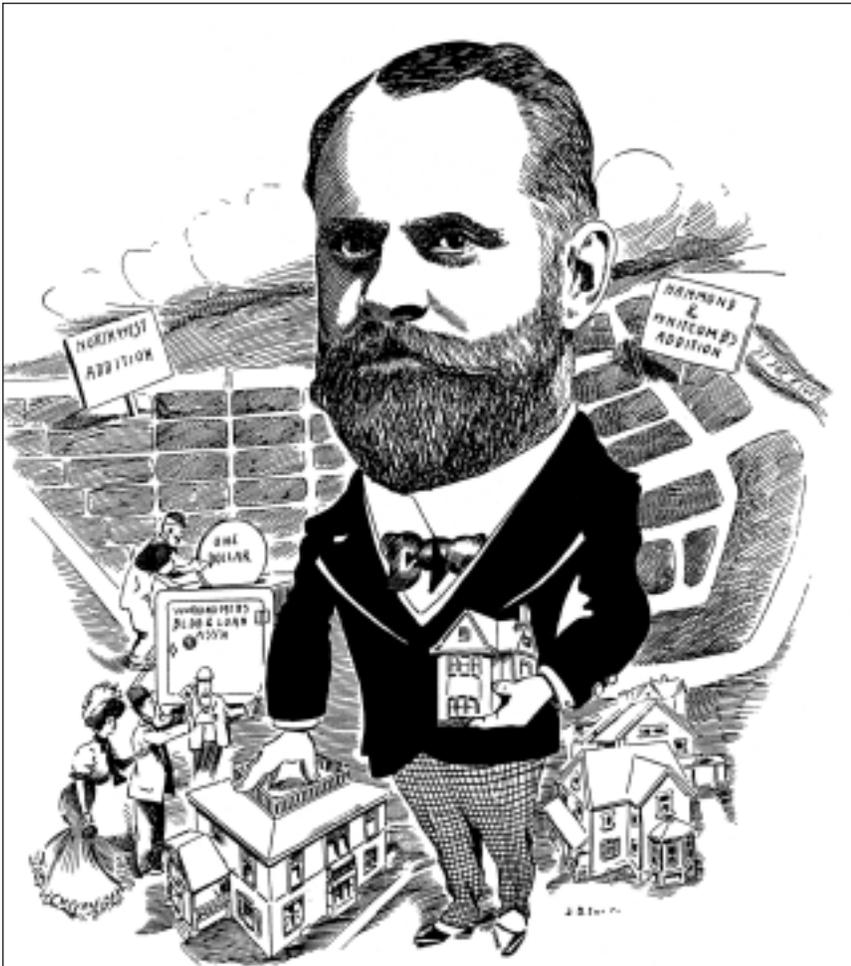
Leslie C. Whitcomb



Frederick W. Keller

The Birdsell Manufacturing Company built a large factory straddling Columbia and Division (now Western Ave.) Streets just south of the Grand Trunk Railroad line in 1872. By the 1880s there were several lumber yards west of Vistula road; in 1891 several boat-houses and the Asire and Kuntz Machine Shop were located on the east side of Vistula Road just north of Monroe. The slowly developing neighborhood was a buffer between those areas and the river.

Further development took place with the platting of the Harper Court Addition by Abigail and William Harper in 1889. This small addition was located east of Frantz' development and contained two new streets, Harper Court (now Bronson Court) and River Avenue. The area along Vistula Road, from Monroe Street to Arch Avenue extending one half block to the east, was platted in 1897 by Andrew Fuerbringer.



LESLIE C. 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 remaining portion of the district was left undeveloped until the platting of the Edgewater Place Addition in 1919. This subdivision included all the property up to the river as well as the southern portion of Fuerbringer's Addition. The marsh and water between the peninsula were filled in. Arch Avenue was named after Alex L. Arch, a World War I veteran from South Bend honored for having fired the first shot for the United States in the war.

Edgewater Place Addition was developed by Leslie C. Whitcomb (1860-1939) and Frederick W. Keller (1872-1959), two of South Bend's important early developers and realtors. The subdivision was one of the first platted by the two. Whitcomb and Keller were responsible for the construction of approximately thirty-two

hundred new houses in South Bend during the first half of the twentieth century. Their company platted and developed twenty-three other subdivisions including Ridgedale (1925) and Sunnymede (1923). The firm was also responsible for the construction of office buildings, hotels and other structures.



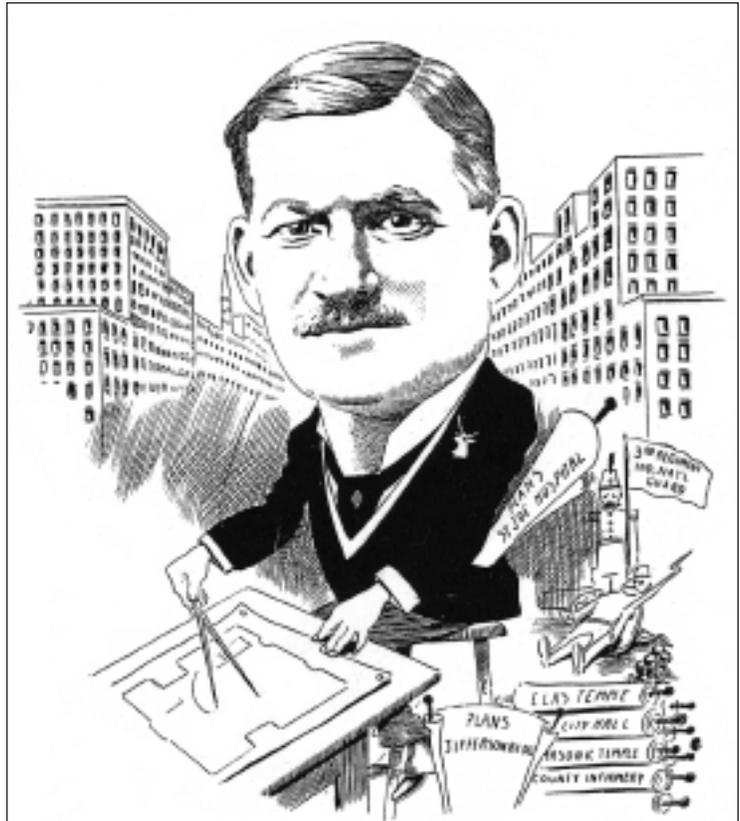
Ernest W. Young

Both men had houses constructed in the development: Whitcomb a Prairie-influenced residence at 557 Edgewater in 1920 and Keller a Tudor Revival residence, designed by Ernest Young, at 815 Arch in 1923. many employees of their firm also had homes built here. They were joined by other South Bend merchants and professionals.

Working- and middle-class families continued to occupy the older sections of the neighborhood. The oldest remaining structures there were built in the 1880s and 1890s. 639 River Avenue, a Gabled Ell form, and 647 River Avenue, a Gable Front structure, are typical.

The majority of district houses were built in the 1920s by the Whitcomb and Keller firm in the popular styles of the time including Colonial and other revival styles: Prairie, Bungalows and vernacular variants such as the American Foursquares. Among these is the house at 644 East Monroe Street, an Ernest Young design, built in the English Cottage style in 1926. A fine example of the Bungalow style can be seen at 549 Edgewater, the Julian House (1922).

There are also several apartment structures located on Lincolnway East; the brick building at 709 Lincolnway, a Freyermuth and Maurer design (1922), and an adjacent building at 705 Lincolnway, built in 1920.



GEORGE W. FREYERMUTH

His great results are, of his skill,
A proof conclusive, quite;
And if your plans are made by George,
By George, they're made aright.

BUILDING TYPES & STYLES

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. Foursquare's may be commonly found with Queen Anne, Colonial Revival, and Craftsman features.



BUNGALOW

Characterized as a low house surrounded by porches, the Bungalow was adapted by the British in India finding its first surge of American popularity in California during the first decades of the 20th century. Single storied, often with dormered attics these houses feature low pitched roofs with wide unenclosed eave overhangs, exposed roof rafters, and either partial or full width porches. The Bungalow was championed by Gustave Stickley in his magazine, *The Craftsman*, and

most bungalows were built in the Craftsman style although many are also decorated with Colonial Revival and Prairie influences.

CARPENTER BUILDER (VERNACULAR)

Many modest houses are built by construction laborers with little artistic or stylistic intention. These buildings are often simple in appearance with detail limited to the features necessary to create effective enclosure. Where decorative detail is employed, it is often by installation of manufactured elements commercially available through builders' supply yards or through catalog sales. Such buildings are however still of historical interest as representing these elements of cultural development.





COMMERCIAL FUNCTIONAL

Designed for urban commerce, these buildings are typically rectangular in plan, filling the available space of a lot with a large display window facing the street. Usually the roof is a low slope from the front to rear. Even when a gabled roof form discharges to the sides, the front wall is usually articulated with a large parapet providing space for street directed signage. Sidewalls have little or no fenestration. These buildings may be

constructed of wood frame or masonry. The front wall typically has a central entry flanked by three-part window walls including kick-plate, display window, and transom.

CRAFTSMAN

Influenced by the English Arts and Crafts Movement, the Craftsman Style employed a more rustic appearance which none the less sought to ennoble both the construction worker and the occupant through use of artistic materials and details. Emphasis was placed on the honest and naturalistic use of materials such as unpainted wood and fieldstone. Typical details include; simple geometric brackets, wood shingle siding, tapered square columns of wood or masonry, and posts raised on pedestals which often extend to the ground.



GABLED ELL

Often thought of as the quintessential farmhouse, the gabled ell rapidly gained popularity after the Civil War. Its plan is comprised of two more or less equal building volumes oriented perpendicular. Though the ell is sometimes a half story shorter, these houses were constructed all at one time and are not a main block with an addition. These houses were often built with decorative elements in the current fashion of the day.



HALL AND PARLOR

A folk type dwelling with direct antecedents in the British Isles, this house type possesses a simple rectangular ground plan and is one story in height with a side gabled roof form. The interior plan consists of two rooms, a hall and a parlor, arranged side by side parallel to the street facade. As used here the hall is a “great room” not a hallway or passage. A single front door loosely centered on the facade, enters directly into the hall, which is somewhat larger than the parlor. The fenestration pattern of the facade is typically either three or five bays. In South Bend most such houses are constructed of wood frame with clapboard siding.



PRAIRIE

One of America’s few purely indigenous styles, Prairie design originated in Chicago around the turn of the 20th century, created by a group of architects which included Frank Lloyd Wright. It is characterized by a low-pitched roof usually hipped with widely overhanging eaves. Eaves, cornices, and facade detailing emphasize horizontal lines which are carried through with broad porches often with massive square supports.

Notable local practitioners of the style were Earnest W. Young and N. Roy Shambleau.

QUEEN ANNE

Often called “Free-Classic,” this style employed an informal blend of 18th century English and medieval architecture. The most popularly known Queen Anne feature is the corner tower or turret. However, often applied to a simpler box form, the style conferred character by applying irregular roof shapes and door and window placement and characteristic details such as oval windows, classical columns and eaves which return around corners. This style was popular from the mid 1880s until about 1910.



REVIVAL STYLES:

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

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.



Colonial (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.



Renaissance

Taking inspiration from the Italian city state architecture of the Sixteenth and Seventeenth Centuries, this style often imitated stonework in rendered stucco. Arched doors and windows in series and decorative ironwork are also common.



Tudor

Often rambling asymmetrical structures, this style emulated the appearance of late medieval English architecture by mixing untidy brickwork with falsework 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.



RESIDENCES

709 Arch (contributing) *Bungalow* (demolished fall 2001)

Constructed in 1920 by real estate developers Whitcomb & Keller as a rental property. They rented it to various people until 1920 when it was sold to Elsie & Curtis Woods. Curtis was the branch manager for Mutual Plate Glass Insurance Company. The couple lived in the house until 1946 when they sold it to Charles & Lena Roth. Charles was a grocery store owner.



710 Arch (contributing) *American Foursquare*

Built in 1922 by real estate developers Leslie Whitcomb & Fred Keller as a rental. They rented the house to Robert & Josephine Greene, eventually selling it to them in 1926. Robert was a professor at The University of Notre Dame.



713 Arch (significant) *Craftsman*

Built in 1924 by real estate developers Whitcomb & Keller who rented it to George Ahlborn, power superintendent for Studebaker Corp. In 1924 the house was sold to Fayette F. Ruff, a teacher at Central Junior High School. She resided there with her sister, Laura, until 1938.



714 Arch (contributing) *American Foursquare*

Whitcomb & Keller built this house in 1923 for John W. & Augusta E. Anderson. Mr. Anderson, a pattern maker, came to South Bend from Sweden in 1888. He and his wife resided in this house until their deaths, Mrs. Anderson in 1924 and Mr. Anderson in 1948.



718 Arch (contributing) *Dutch Colonial Revival*

Built in 1921 by real estate developers Whitcomb & Keller as a rental property. They sold it in 1925 to Albert Smith, the owner and president of A.W. Smith & Sons Plumbing. Mr. Smith sold the house in 1927 to Emma & Eli Farnham, who used it as a rental.



722 Arch (contributing) *American Foursquare*

Built in 1920 by real estate developers Whitcomb & Keller and sold to the Citizens Trust and Savings Bank. They rented the house to Dr. Frank & Ada Powers, selling it to them in 1926. Dr. Powers was attending physician at The University of Notre Dame. Dr. Powers lived in the house until 1932 when he sold it to Lillie Richman, a teacher at Nuner School.





726 Arch (contributing) Dutch Colonial Revival

Built in 1923 by real estate developers Whitcomb & Keller as a rental. They rented the house out until 1932 when it was sold to Fannie From.



802 Arch (contributing) American Foursquare

Built in 1922 by James F. Lafferty, a salesman for the Whitcomb & Keller Corporation. He and his wife, Sarah, lived in the house until 1925 when they sold it back to Whitcomb & Keller. The company used the house as a rental until 1943 when they sold it to Irving From, owner of From Coal Co.



805 Arch (contributing) Colonial Revival

Real estate developers Whitcomb & Keller built this house as a rental in 1920. They sold it in 1923 to William G. & Fern Ponader. Mr. Ponader began his real estate career as the secretary-treasurer of The Suburban Development Co., and later became the president of the Maple Lane Realty Company.



810 Arch (contributing) Dutch Colonial Revival

Built in 1923 by real estate developers Whitcomb & Keller and sold to Elroy & Sabra Powell, a traveling salesman. Mr. Powell sold the house in 1926 to Otto A. Pfaff. Mr. Pfaff was chairman of the board of the Wheelabrator Corp. in Mishawaka. He resided in this house until 1941.



814 Arch (contributing) Dutch Colonial Revival

Built in 1920 by real estate developers Whitcomb & Keller and sold to Homer A. Robinson in 1922. Mr. Robinson was Fred Keller's brother-in-law and also worked for the Whitcomb & Keller Corp. The Robinsons lived in the house until 1927 when they moved to East Wayne Street.



815 Arch (significant) Tudor Revival

Built in 1920 by Fred W. Keller, co-owner of Whitcomb & Keller real estate company. He resided here until 1927 when James B. Coleman acquired the house. Mr. Coleman was the president of the Service Printing Company.

730 Bronson Court (contributing) Vernacular

Built in 1910, probably by Whitcomb & Keller Corporation as a rental. The house was eventually sold to Mary Souder Richards, who sold the house to Oran Souder in 1925. Mr. Souder had been a postal carrier in California. He rented the house out until 1948.



732 Bronson Court (non-contributing) Gabled Ell

Built in 1892, probably by William H. Harper, a grocery store owner and real estate developer. He sold the house in 1894 to Samuel M. Robinson, owner of S.M. Robinson and Son. Mr. Robinson sold the house to the Indiana Real Estate Company in 1903.



733 Bronson Court (contributing) Gabled Ell

Constructed in 1892, possibly by real estate developer and grocery store owner William Harper. The house eventually was sold in 1901 to William M. Garfield, a piano tuner. Mr. Garfield resided here until 1941 when he moved to Illinois.



735 Bronson Court (non-contributing) Gabled Ell

Built in 1892 by William H. Harper, founder of Harpers Court Addition to the City. Mr. Harper sold the house to Levi Cottrell in December of 1892. Mr. Cottrell was a Civil War veteran. He owned the house until his death in 1919, at which time it was passed down to his daughter, Lillie Armstrong.



736 Bronson Court (contributing) Gabled Ell

Originally constructed in 1877, the house's earliest known owner was William H. Harper, a real estate developer. He sold it to Samuel Robinson along with 6 other lots in 1894. Mr. Robinson was owner of S.M. Robinson & Son Real Estate firm. He used the house as a rental.



739 Bronson Court (demolished 1995) Gabled Ell

Built in 1892 by real estate developer William H. Harper, who sold the house in 1894 to Benjamin Armstrong. Mr. Armstrong sold it in 1896 to Joseph B. Arnold Sr., a farmer. He resided in this house until his death in 1920, after which his children sold the house to painter James Hier and his wife, Sarah.





740 Bronson Court (non-contributing) *Gabled Ell*

Originally constructed in 1877, the house was sold to Oran Huff in 1889. Mr. Huff was from one of South Bend's pioneer families and was president of Huff Lumber Company. He sold the house in 1908 to Catherine Huff.



801 Bronson Court (non-contributing)

Free Classic or Queen Anne

Built in 1912 by real estate developers Whitcomb & Keller as a rental property. They rented the house to Vinnie & Mahlon Rhoades in 1926 and sold it to them in 1929. Mr. Rhoades died in 1931 and Mrs. Rhoades remarried to Adelbert Cottrell, an employee of I&M Electric Company.



805 Bronson Court (non-contributing)

Free Classic or Queen Anne

Built in 1912 by the Whitcomb & Keller Corporation as a rental and sold to Ralph & Bernice Heick in 1921. They sold the house a year later to Joseph Heick. Joseph rented the house to Ralph & Bernice Heick until 1938 when it fell into the hands of the Home Owners Loan, Inc.



509 Edgewater (contributing) *Colonial Revival*

Built in 1924 by the Whitcomb & Keller Corporation for Roy W. & Marie Fries. Mr. Fries was the manager for Sailor Brothers furniture store. He and his wife lived in the house until 1937 at which time they rented the house to Robert Sutton, a salesman. They sold it to him in 1939.



517 Edgewater (contributing) *Colonial Revival*

Built in 1923 by real estate developers Whitcomb & Keller as a rental. Its first tenant was Albert Klinger, a bank director and president of South Bend Supply Company. Whitcomb & Keller continued to rent the house until 1937 when they sold it to Wilbur & Julia Stamm. Wilbur was an engineer at I&M Electric Company.



519 Edgewater (contributing) *American Foursquare*

Built in 1919 by real estate developers Whitcomb & Keller as a rental property. They rented it to various tenants until 1930 when it was sold to Dow & Hazel Keim. He ran the Tyler-Keim Tire Company. They resided in the house until 1944 when Dow gave his interest in the house to Hazel. Hazel Keim worked for the Abstract Title Company for 30 years. In 2002, the Cochrain family restored the front facade and revealed rafter tails.

525 Edgewater (contributing) Dutch Colonial Revival

Constructed in 1922 by Whitcomb & Keller and sold to Emma Oppenheim in 1923. She resided there with her daughter and son-in-law, David Glicksman, proprietor of the Broadway Pharmacy.



531 Edgewater (contributing) Dutch Colonial Revival

Built in 1923 by real estate developers Whitcomb & Keller as a rental property. The first tenant was Dr. Milo K. Miller, a pediatrician, who resided there for 9 years. The house continued to be rented out until 1946 when it was sold to George G. Grummell, owner of Grummell & Sons.



537 Edgewater (contributing) Colonial Revival

Built in 1921 by Whitcomb & Keller during their development of Edgewater. They rented the house to Elida Cady, a comptroller for I&M Electric Company, until 1923 when it was sold to Jeanette & Frank Garn. Mr. Garn was a manufacturer's agent. The Garns lived there until 1940.



543 Edgewater (significant) American Foursquare

Built in 1922 by real estate developers Whitcomb and Keller as a rental. They sold the house to Arthur B. & Stella Williamson in 1923. Mr. Williamson was a teacher at River Park and in 1926 was promoted to principal of John F. Nuner School.



549 Edgewater (significant) Craftsman

Built in 1922 by Whitcomb & Keller and sold to Oran E. & Mary Julian. Mr. Julian was a manufacturer's agent and salesman. Mrs. Julian was active in volunteer work. They lived in the house until the early 1930s.



553 Edgewater (significant) Craftsman

Built in 1920 by developers Whitcomb & Keller as a rental property. They rented it to Charles P. & Edna Bender, eventually selling it to them in 1924. Mr. Bender was an assistant foreman at Studebaker's Plant #2.





557 Edgewater (significant) *Prairie*

Built in 1920 by the Whitcomb & Keller Corp. and sold to Leslie Whitcomb. Mr. Whitcomb was a partner in real estate and insurance with Mr. Keller since 1892. He was also elected Justice of the Peace in 1894. Mr. Whitcomb was responsible for much of South Bend's development.



605 Edgewater (contributing) *Dutch Colonial Revival*

Built in 1920 by developers Whitcomb & Keller as a rental property. They rented it until 1946 when they sold it to then-current tenants Edward & Mattie Krug. Mr. Krug was a machinist for Bendix Products. The Krug's owned the house until 1972 when their son, Charles, inherited it.



611 Edgewater (contributing) *Colonial Revival*

Built in 1924 by developers Whitcomb & Keller for Irving & Sadie Mooren, who purchased the house in 1925. Mr. Mooren was a partner in Mooren Brothers, a wholesale fruit business. They resided in the house until 1945 when they sold it to Alvin Melser, a salesman.



615 Edgewater (contributing) *Colonial Revival*

Constructed in 1923 by developers Whitcomb & Keller as a rental property. They rented it out until 1944 when they sold it to then-current tenants Abraham & Libby Pols. Mr. and Mrs. Pols sold the house in 1945 to George & Jane Phillips. George was an employee of the Bendix Corporation.



619 Edgewater (contributing) *Colonial Revival*

Built in 1924 by developers Whitcomb & Keller who rented the house to Leo & Antoinette Opperman, selling it to them in 1928. Mr. Opperman was a music teacher and musician at the Palace Theatre and Mrs. Opperman was a saleslady for the Economy Department Store.



621 Lincolnway East (contributing) *Free Classic or Queen Anne*

Built in 1892 by Andrew Fuerbringer and sold by his son, Wolf, in 1899 to Henry P. Parker. Mr. Parker was a retired farmer. He resided there until his death in 1918 at which time his daughter, Iona Hempey, inherited the house. She rented it to Cecelia Garstka in 1939 and sold it to her in 1944. Ms. Garstka was an employee of the Bendix Corporation.

631 Lincolnway East (non-contributing)
20th Century Commercial Functional

The house was built in 1900 by George F. Geyer who owned it until his death in 1930 when it was inherited by Mattie Geyer Gardner. The Geyer family had been using the house as a rental since 1921. Dean Gardner, Mattie's husband, sold the house in 1948 to Charlotte Jacobs. It was the Jacobs family who constructed the commercial addition on the front of the house circa 1955.



635 Lincolnway East (contributing) Free Classic or Queen Anne

Built in 1902 by William LaBadie, an engineer, who sold the house to his children Charles and Marie, in 1911. Marie sold her share of the house to her brother in 1915 at which time Charles sold the house to Thomas Slick, a prominent South Bend businessman and early resident.



701 Lincolnway East (contributing) American Foursquare

Built circa 1920 by Charles S. Lord, an inspector and foreman, as a rental property. Mr. Lord sold the house in 1922 to Henry F. Bahde, employed by Studebaker as a machine operator. He lived in the house until 1945 when he sold it to his children, Emma, Clemens, and Frances.



705 Lincolnway East (contributing) American Foursquare

Built in 1920 by Adam F. Seider, an apartment and rental owner. The apartments were rented to "white-collar" workers.



709-711 Lincolnway East (significant) Renaissance Revival

Designed by local architects Freyermuth & Maurer and built in 1922 by Adam F. Seider. Mr. Seider rented the apartments to various "white-collar" workers.



717 Lincolnway East (contributing) American Foursquare

Constructed in 1927 by Daisy M. Shotts, a grocer. The house eventually fell into the hands of the First Federal Savings & Loan Company who sold it to Amos Jones in 1939. Mr. Jones was a barber. He lived in the house until 1942 when it was sold to Phillip Frank. Mr. Frank came to South Bend in 1909 to start the Frank Iron & Metal Company.





**721 Lincolnway East (non-contributing) Colonial Revival
(with 20th Century Commercial Functional Addition)**

The house was built in 1920 by real estate developers, Whitcomb & Keller. They rented the house out for 17 years, selling it in 1938 to William S. Phillip. Mr. Phillips owned Phillips Insurance Agency, a home-based business. In 1951 he added the commercial addition to the side of the house to better accommodate his agency. In 2001, a new owner removed most of the commercial addition, converted it into a walled garden enclosure and restored much of the facade.



725 Lincolnway East (contributing) American Foursquare

Built in 1924 by Victor and Anna Freeman, a salesman for Studebaker. They lived in the house until 1932 when it was sold to Adolph R. Mayerfield, the proprietor and owner of Newman's. He rented the house out until 1944 when he sold it to Edith & Charles Crum.



729 Lincolnway East (contributing) American Foursquare

Constructed in 1908 as a rental by developers Whitcomb & Keller. They sold the house in 1923 to Philip Oestreicher, a salesman. He sold the house to Courtland P. DuComb in 1924. Mr. DuComb was a prominent South Bend lawyer.



735 Lincolnway East (non-contributing)

Albert Flack purchased the land and the house on it from Joshua Zimmer, a shoemaker, in 1936. Mr. Flack tore the house down and constructed this building circa 1960 to house his father's cigar manufacturing company, Flack Cigar Company.



**741 Lincolnway East (non-contributing)
Gabled Front and Commercial**

Gabled front house built 1900 and commercial building built circa 1955 by Robert Sams for his car dealership, Robert Sams Used Cars. Mr. Sams owned the house until his death at which time it passed to his wife, Patricia. Mrs. Sams sold the property and business to Micheal Neal. Mr. Neal changed the name to M&N Carrel Automobile Dealers. The property is now unused.



757 Lincolnway East (contributing) Gabled Ell

Constructed in 1900 by Helen Irene Johnson. Miss Johnson was born in South Bend in 1891 and eventually married Fred Schoeppel. Mrs. Johnson-Schoeppel sold the house in 1925 to Edward C. Powers. Mr. Powers lived in the house until 1936 at which time he began renting it out. He continued to use the house as a rental until his death around 1950.

757 Lincolnway East (Rear) (contributing) *Hall & Parlor*

Built in 1882 by Helen Irene & Alice Johnson as a rental. Alice married Mr. Cooper and sold her interest in the property to her sister, Helen. Helen built another house on the front portion of the lot in 1900.



759-763 Lincolnway East (non-contributing)

Modern Commercial Functional

Built in 1904 as a rental by Helen I. Johnson-Schoeppel, owner of several rental properties. She sold the house in 1925 to Marcella Mitchell, a teacher at Riley High School. Marcella lived there until 1940. Ms. Mitchell sold the house to then-current tenant Leona Vincint, an employee of Uniroyal Technologies. Ms. Vincint sold the house in 1953 to William Clay who constructed the commercial addition circa 1960.



771 Lincolnway East (non-contributing) *Bungalowoid*

Built in 1882 by Willis E. Gilman and sold in 1896 to Maurice W. Fowler. The property changed hands several times until 1901 when it was sold to Isaac H. Dreibelbis. Mr. Dreibelbis was in the lumber business and was a Civil War veteran of the 63rd Indiana Regiment.



644 Monroe Street (significant) *Tudor Revival*

Built in 1926 by developers Whitcomb & Keller for Simon & Esther Alper. Mr. Alper was the owner of Alper's Ladies Store at 815 South Michigan.



501 River Avenue (contributing) *Craftsman*

Built in 1921 as a rental by developers Whitcomb & Keller. The first tenants were Claude & Minnie Reynolds. Claude, an employee at Studebaker, and Minnie resided there until 1927. The house had several different tenants until 1946 when it was sold to Virginia Hasty-Young, widow of J.M Young, past president of Moncrief Heating Company.



507 River Avenue (contributing) *American Foursquare*

Built in 1920 by Whitcomb & Keller for Charles and Florence Pommert, who purchased it in 1921. Mr. Pommert was co-owner of the barber shop located in the Jefferson Hotel and he managed the Pythian Building. At the time of his death in 1945, Mr. Pommert was working for the Mutual Life Insurance Company. His wife, Florence, continued to live in the house until 1947.





510 River Avenue (non-contributing) Bungalow

Built in 1920 by developers Whitcomb & Keller as a rental. They rented the house in 1926 to Leo Cunningham, selling it to him in 1929. Mr. Cunningham was a second Lieutenant in the Army as part of the Army Intelligence Corps during World War I. After the war he returned to civilian life only to return to active duty in 1936.



512 River Avenue (contributing) American Foursquare

Built in 1922 by developers Whitcomb & Keller who rented it to Frank and Margaret Swonk, selling it to them in 1927. Mr. Swonk was a salesman for Phoenix Manufacturing Company out of Joliet, Illinois. He lived in the house until 1953 when he gave the house to his daughter, Frances, a nurse.



513 River Avenue (contributing) Bungalow

Built in 1920 by developers Whitcomb & Keller for Charles D. & Susan Robinson. Mr. Robinson was a machinist at the Studebaker plant in Detroit for 23 years. He transferred to the plant in South Bend in 1920 to become a troubleman and foreman. Mr. Robinson died in 1935 leaving the house to his wife.



516 River Avenue (contributing) American Foursquare

Built in 1920 by developers Whitcomb & Keller for James & Eleanor Lowry, who purchased the house in 1929. Mr. Lowry was an autoworker for the Studebaker Corporation for 22 years. He resided in this house until his death in 1942, after which his wife moved but retained it as a rental.



517 River Avenue (contributing) Bungalow

Built in 1921 by Louise Schiffbauer, widow of Herman Schiffbauer. Mrs. Schiffbauer was a dressmaker. She resided in the house until 1947 when she sold it to Dr. Clinton P. Walker, a local dentist. Dr. Walker used the house as a rental until 1955 when he sold it to Robert M. Clark.



520 River Avenue (contributing) Craftsman

Built in 1923 by developers Whitcomb & Keller for Frank & Louise Wottaw, who bought the house in 1926. Mr. Wottaw was the district manager for the Ben Hur Insurance Company. Mr. Wottaw lived here until his death in 1955, at which time his daughter, Anita Boswell, inherited the house. She married Howard Boswell, a salesman from Fort Wayne in 1925. Mrs. Boswell lived in the house until her death in 1977.

521 River Avenue (contributing) *American Foursquare*

Constructed in 1920 by Frank & Glenna Jeffries. Frank owned a real estate, loans & insurance company. They sold the house in 1922 to Abraham I. Simon, owner of Simon & Simon Co., grocery store.



524 River Avenue (contributing) *Bungalow*

Built in 1920 by developers Whitcomb & Keller for Albert & Blanche Wallace, who bought the house in 1923. Mr. Wallace was the vice president of the Yellow Cab Company. The Wallaces sold the house in 1925 to Ola Chambers, co-owner of Chambers-Knapp Company, dealers in feed.



525 River Avenue (contributing) *Craftsman*

Built in 1922 by Albert & Viola Holycross, co-owners of Holycross & Nye, tire dealers. Their company eventually became a Ford dealership which Mr. Holycross & Mr. Nye ran for many years. In the fall of 1940 they teamed up again, this time to build a hotel in Florida. Mr. Holycross only lived in this house until 1927 when he sold it to Ralph Monger.



528 River Avenue (contributing) *Craftsman*

Built in 1920 as a rental by developers Whitcomb & Keller who sold it in 1924 to Welby & Maude Miller. Mr. Miller was a salesman for the Citizens Trust and Savings Bank, dealing in investments and securities. They lived in the house until 1930 after which they used it as a rental.



532 River Avenue (contributing) *American Foursquare*

Built in 1920 by developers Whitcomb & Keller who sold it to Harriet Keller. Ms. Keller rented the house out until 1927 when she sold it to George Yost, a linotype operator at the South Bend Tribune. Mr. Yost sold the house to his mother, Mary, in 1929. She had been living there since 1923.



533 River Avenue (contributing) *American Foursquare*

Built as a rental in 1919 by developers Whitcomb & Keller and sold in 1923 to Arthur C. & Katheryn Decker. Mr. Decker was the owner of Decker's Auto Trim Shop. He and his wife lived there until 1925 when the sold the house to David E. Blackford. Mr. Blackford operated a soft drink parlor with Frank Kagel, at 114 W. Colfax.





536 River Avenue (contributing) *Bungalow*

Built in 1920 by developers Whitcomb & Keller and sold to Frank & Lillian Stoll in 1921. Mr. Stoll was an employee of the Studebaker Corp. He lived in the house until his death in 1969.



537 River Avenue (contributing) *American Foursquare*

Built in 1923 for John M. & Margaret L. Bannon. John was an electrical engineer. They resided there until 1933 when they sold it to Aaron Berkowitz. Mr. Berkowitz sold the house in 1938 to Aurelia Schwartz, who used the house as a rental.



540 River Avenue (contributing) *American Foursquare*

Built as a rental in 1922 by developers Whitcomb & Keller and sold to James & Norene Woodworth in 1933. Mr. Woodworth was the president of Woodworth Storage & Transfer, Inc. He became the chairman of the board in 1972. He and his wife lived in the house until 1958.



545 River Avenue (contributing) *Bungalow*

Built in 1922 by John & Leona Nicol, superintendent at the Sibley Machine & Foundry Corp. Mr. Nicol lived in the house until his death in 1939. His wife remained there until 1950 when she sold it to their daughter, Anne Carr. Mrs. Carr was the supervisor at the St. Joseph County Welfare Department.



547 River Avenue (contributing) *American Foursquare*

Built in 1923 for Newton & Emma Holycross, a contractor. They lived in the house until 1936 when it was sold by the Sheriff to the Prudential Insurance Company. Prudential rented the house out, eventually selling it in 1945 to Earl & Frances Marlowe, maintenance supervisor at Bendix.



548 River Avenue (contributing) *Dutch Colonial Revival*

Built in 1924 by Charles A. Barn, who was a scout executive for the Boys Scouts of America. He sold the house in 1928 to James Maffat. Mr. Maffat owned the house until 1937 when he sold it to Harry Keleman, a salesman for Robertson's Department Store.

549 River Avenue (contributing) *American Foursquare*

Built as a rental in 1920 by developers, Whitcomb & Keller and sold in 1923 to Henry J. & Mildred Buttolph, a foreman. He lived in the house until his death around 1928. His wife continued to reside in the house until 1937 at which time she sold it to LeClair H. Eells, a professor at The University of Notre Dame.



552 River Avenue (contributing) *Colonial Revival*

Built in 1922 by Charles & Edyth Folger. Mr. Folger was the president and manager of the Folger Barlick Company, which dealt in retail window shades and awnings. They lived in the house until 1926 when it was sold to Mary Misher, a stenographer at Studebaker Brothers.



553 River Avenue (contributing) *American Foursquare*

Built as a real estate venture in 1922 by developers Whitcomb & Keller who rented it to Russell D. & Anna Burger. The Burgers purchased the house in 1925. Mr. Burger was a general accountant for Studebaker. They sold the house in 1925 to Rose E. Lamb, a seamstress.



556 River Avenue (contributing) *Dutch Colonial Revival*

Built by the Whitcomb & Keller Corporation and sold to Robert & Jesse Nickerson in 1923. Mr. Nickerson was an assistant production manager for Studebaker. They lived in the house until 1943 when it was sold to Ira B. Mishler, a foreman for Studebaker. He used the house as a rental.



557 River Avenue (contributing) *Craftsman Bungalow*

Built in 1922 by Charles & Edith Crum, a building contractor. Mr. Crum is credited with building the first concrete building in South Bend. In 1918 he formed a real estate and insurance company, C.W. Crum & Son, with his son Charles Jr. The Crum's lived in the house until 1950.



559 River Avenue (contributing) *American Foursquare*

Built in 1920 by developers Whitcomb & Keller who rented the house to Waldo G. & Ina Gernandt, president and manager of Gernandt Motor Corp. They bought the house in 1922 and sold it in 1925 to Arthur & Allene Simon. Charles Simon, Arthur's father, was the 1987 founder of Simon Brothers, produce dealers in Illinois. Arthur and his brother, Philip, opened a branch of this business in 1924, on East Wayne Street, South Bend.





639 River Avenue (contributing) Gabled Ell

This house was built sometime prior to 1899, possibly by William H. Harper, a real estate man and building contractor. Mr. Harper purchased this property and others in 1890 to plat Harper Court Addition in 1893.



639 River Avenue (rear) (non-contributing) Vernacular

This house was originally constructed by William H. Harper, building contractor, in 1888 as a barn for the house located at the front of this lot. It is believed that the barn was converted into a house around 1920 by Albert H. Ward, to increase the rent potential of the property.



647 River Avenue (contributing) Gabled Ell

Built in 1882 by William H. Harper, real estate man and building contractor, as a real estate venture. He sold the house and other lots to Samuel Robinson in 1894. Mr. Robinson was one of South Bend's successful real estate men. He rented the house out until 1901 when he sold it to Willis Rogers.



651 River Avenue (contributing) Vernacular

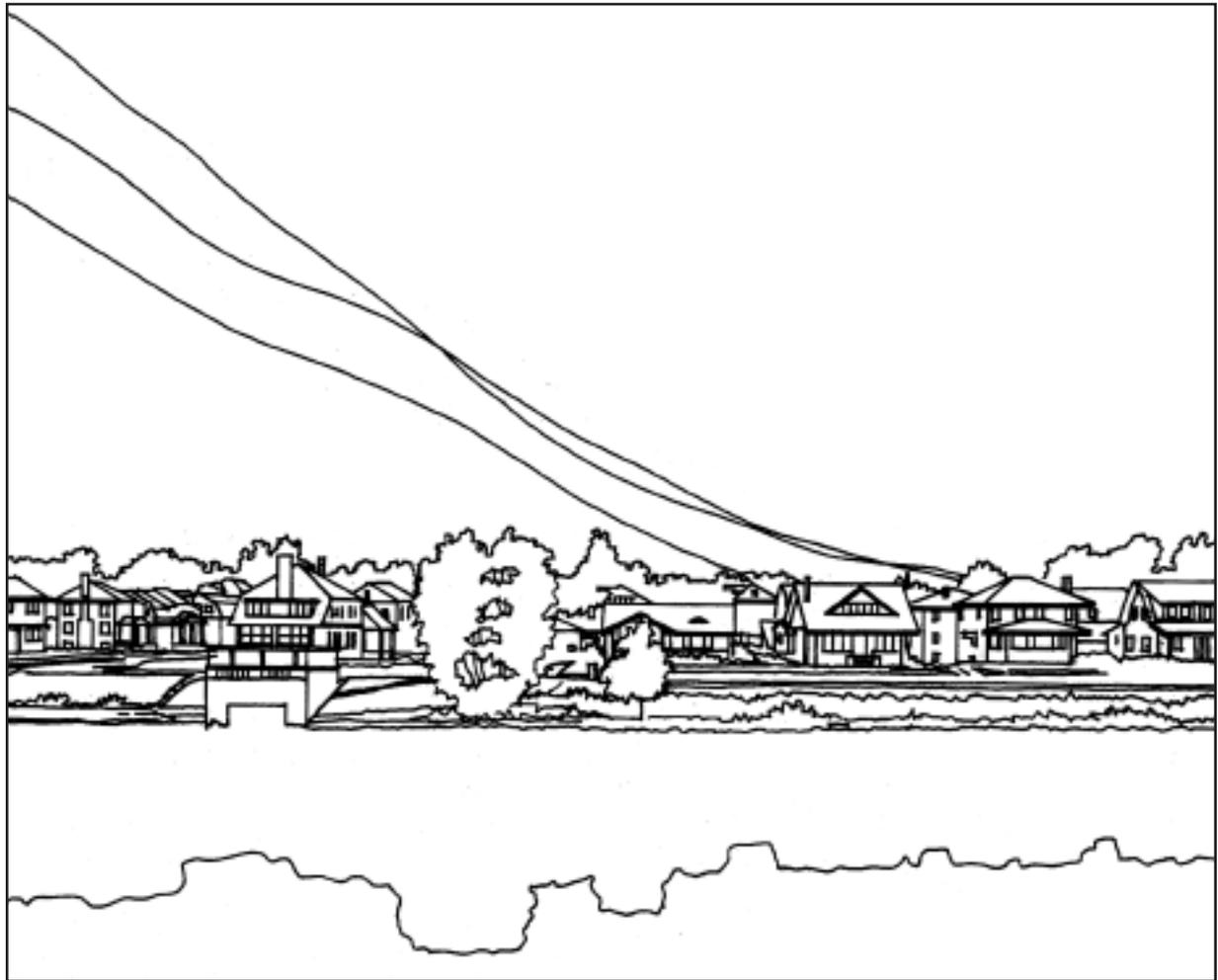
The first story of this house was built in 1889 by William H. Harper, local building contractor. He sold the house in 1892 to Oliver & Catherine Brown Oliver was a gas maker with the Northern Indiana Gas & Electric Co. After their deaths the house was sold to Victoria Smythe in 1939. Ms. Smythe added the second story to this house in 1940.



655 River Avenue (contributing) Gabled Ell

Built in 1894 by George Souder, a developer, in conjunction with Daniel P. Roof, a carpenter. Mr. Roof lived in the house upon its completion and bought it from Mr. Souder in 1900. Mr. Roof lived in the house until his death in 1911, at which time it was inherited by his wife, Addie.

GUIDELINES FOR HISTORIC PRESERVATION & DEVELOPMENT



The Edgewater Place Local Historic District was established by an ordinance enacted by the Common Council of the City of South Bend in 1980 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 will be selected for each Historic District at the time of implementation. This selection will be 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

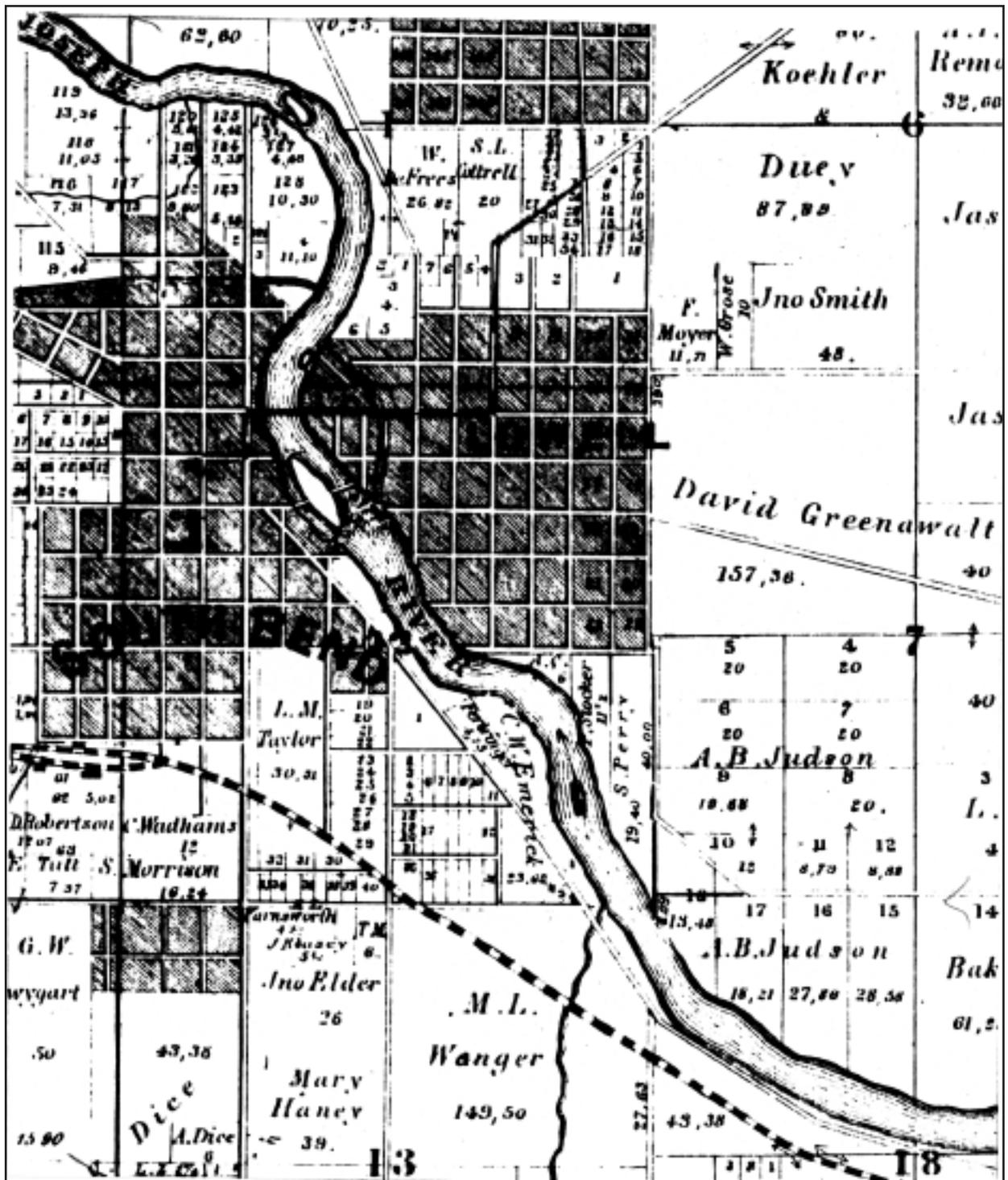
Defined as work which should be done to help restore or maintain the original or existing character of the structure or site.

(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.



Edgewater Place Local Historic District Guidelines

I. THE ENVIRONMENT

A. THE DISTRICT ENVIRONMENT

The district is characterized by its proximity to downtown South Bend and its intimate relationship with the St. Joseph River. Edgewater Drive follows the riverfront with a row of houses facing the river from across the street. Other structures in the District share the benefits of the river with the presence of the riverbank and a small park near the southwest corner of the District.

Required

Distinctive existing features such as parks, gardens, streetlights, fences, signs, benches, walkways, streets alleys and building setbacks shall be retained. New plant materials, fencing, walkways, streetlights, signs, and benches shall be compatible with the character of the neighborhood in size, scale, material and color. The riverfront character of the district shall be retained.

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. If erosion control efforts become necessary to preserve the riverbank, they should involve processes and materials consistent with the natural beauty of the banks. The development of boat-landings, access points, scenic overlooks or terraces should be done in such a way as to avoid obstructing the view of the river and its banks. Unightly brush, weeds, and dead or diseased trees should be removed. Where river safety barriers are necessary, as at Arch and Edgewater, they should be constructed and terraced to maintain the natural appearance.

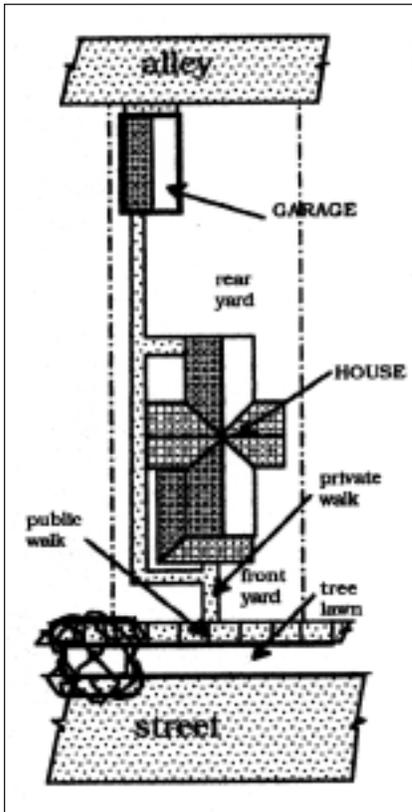
Prohibited

Existing relationships of buildings and their environments shall not be destroyed through widening existing streets, changing paving material, or by introducing inappropriately located new streets or parking lots incompatible with the character of the neighborhood. Signs, streetlights, benches, new plant materials, fencing, walkways, and paving materials which are out of scale or inappropriate to the neighborhood may not be used. The erection of high walls or barriers which would alter the relationship of the houses and the river is prohibited. In erosion control efforts to preserve the riverbank, poured concrete, concrete slabs, concrete building blocks or other unsightly material shall not be used. The introduction of heavy trucks or similar vehicles in the District, with the exception of Lincolnway, shall be prohibited.

Not Recommended

Telephone poles with high-intensity overhead lights should not be used, with the exception of along Lincolnway.

B. BUILDING SITE, LANDSCAPING, AND ACCESSORIES



**TYPICAL SITE PLAN
circa 1890**

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. Many properties have a straight driveway along one edge of the lot leading to a garage at the rear of the house. This driveway often has a sidewalk along one side leading to the front entrance either in the center or at the side of the house. Driveway and sidewalk materials include asphalt or concrete. All of the properties have trees; many have trimmed shrubbery and hedges. All of the houses conform to a uniform setback line within each block.

Required

Existing plants, trees, fencing, walkways, streetlights, signs, and benches which reflect the properties' history and development shall be retained.

Recommended

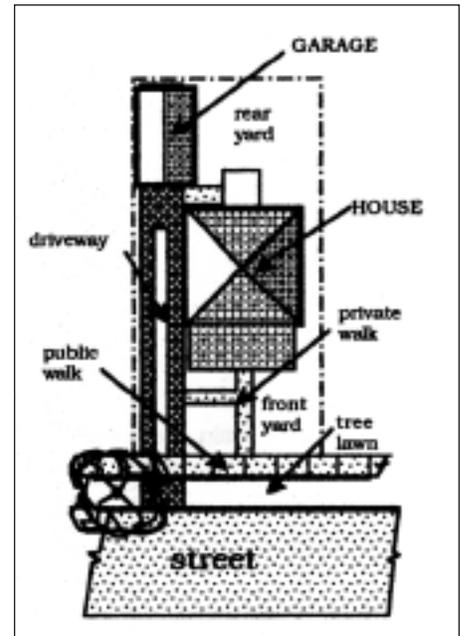
New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type and appearance. Plant materials and trees in close proximity to the buildings that are causing deterioration to the building's historic fabric should be removed.

Prohibited

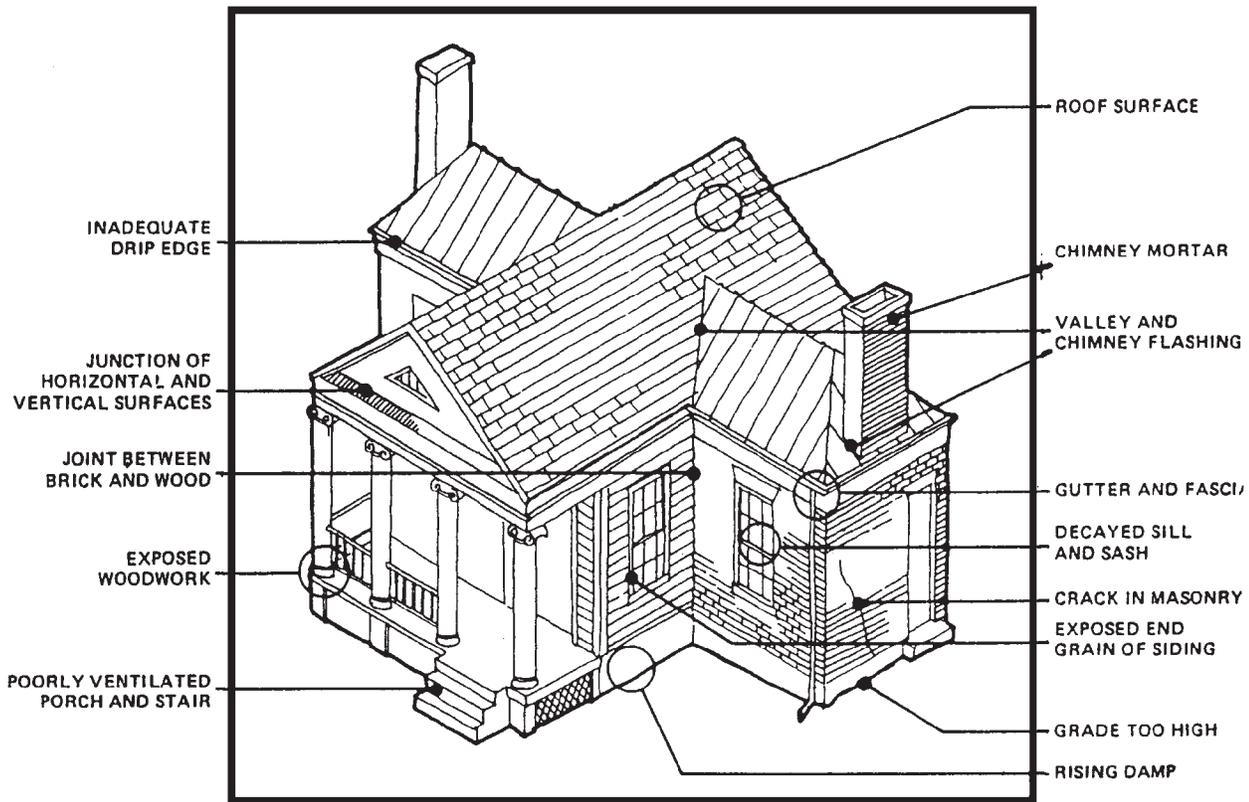
No changes may be made to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings and other site elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. Front yard areas shall not be fenced, with the exception of properties along Lincolnway, which may be fenced, but not with enclosed stockade-type fencing.

Not Recommended

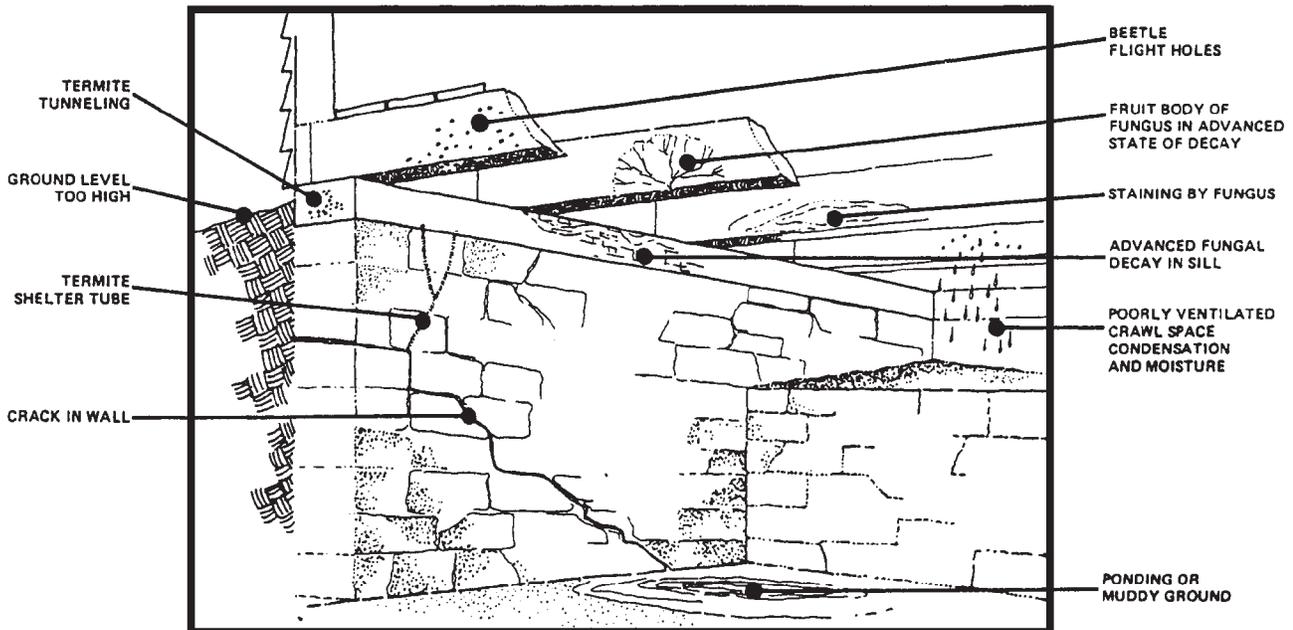
Telephone poles with high intensity overhead lights should not be used, with the exception of along Lincolnway.



**TYPICAL SITE PLAN
circa 1925**



POTENTIAL AREAS OF DECAY



COMMON PROBLEMS IN THE BASEMENT

II. EXISTING STRUCTURES

A. BUILDING MATERIALS

Original exterior wall materials in the District range from brick, clapboard, shingles, and masonry block to aluminum siding. In the majority of the cases the aluminum siding has been applied over the original clapboard. There are some masonry commercial buildings on Lincolnway.

Required

Existing exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning, and painting. The existing 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 structures shall be maintained, tuckpointed and properly cleaned when necessary. Masonry shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Stucco surfaces shall be maintained by cleaning and repainted when necessary. When repairing stucco a stucco mixture shall be used.

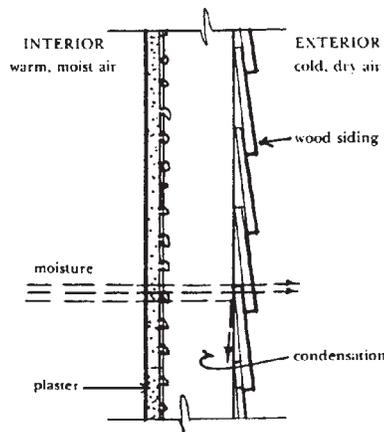
Recommended

Whenever possible, the original building materials should be restored.

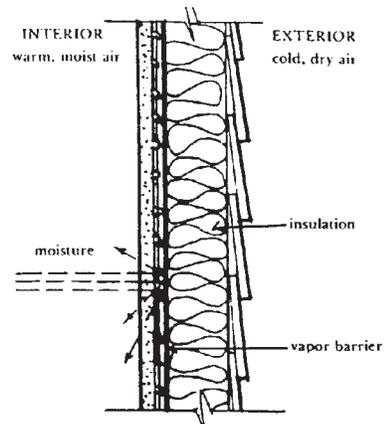
Aluminum or vinyl siding may be used when it is the only feasible alternative to maintaining the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. However it must be noted that such material can contribute to the deterioration of the structure from moisture and 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.

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, such as artificial stone, brick veneer, asbestos or asphalt shingles, which is inappropriate or was unavailable when the building was constructed. Sandblasting or the use of harsh detergents shall not be used on masonry or stucco. This method of cleaning erodes the surface material and accelerates deterioration.

Not Recommended

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

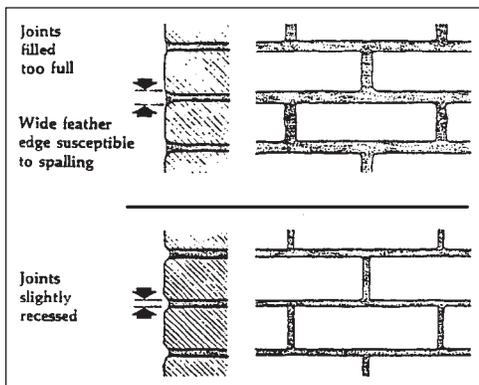


Figure 6. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.

Mortar joints which do not need repointing should not be. Repointing should not be done with mortar of high Portland cement content, which can often create a bond that is stronger than the building materials. This can cause deterioration as a result of differing coefficient of expansion and the differing porosity of the material and the mortar, which can result in serious damage to adjacent brick. Paint should not be removed from masonry surfaces indiscriminately.

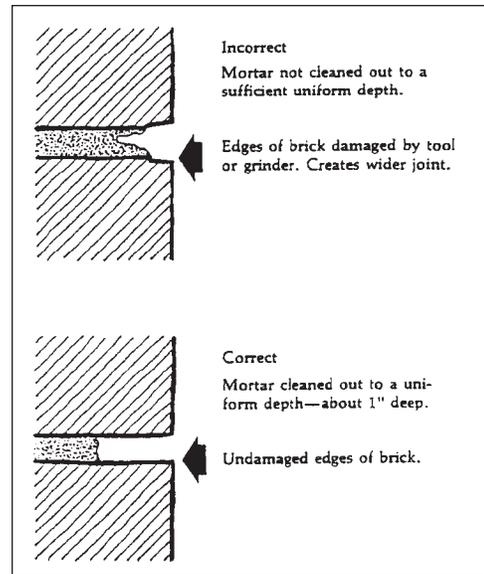


Figure 4. Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack and David W. Look.

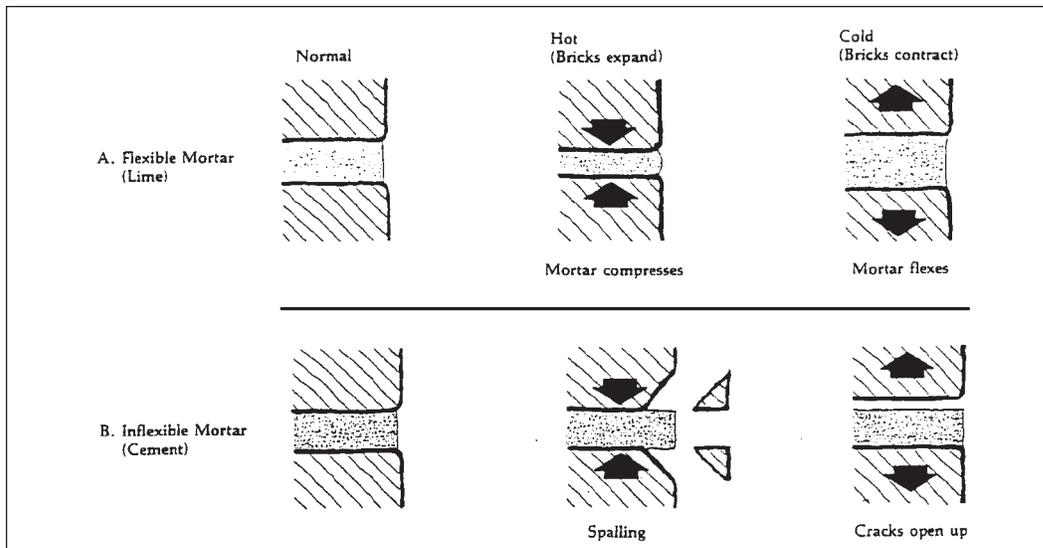
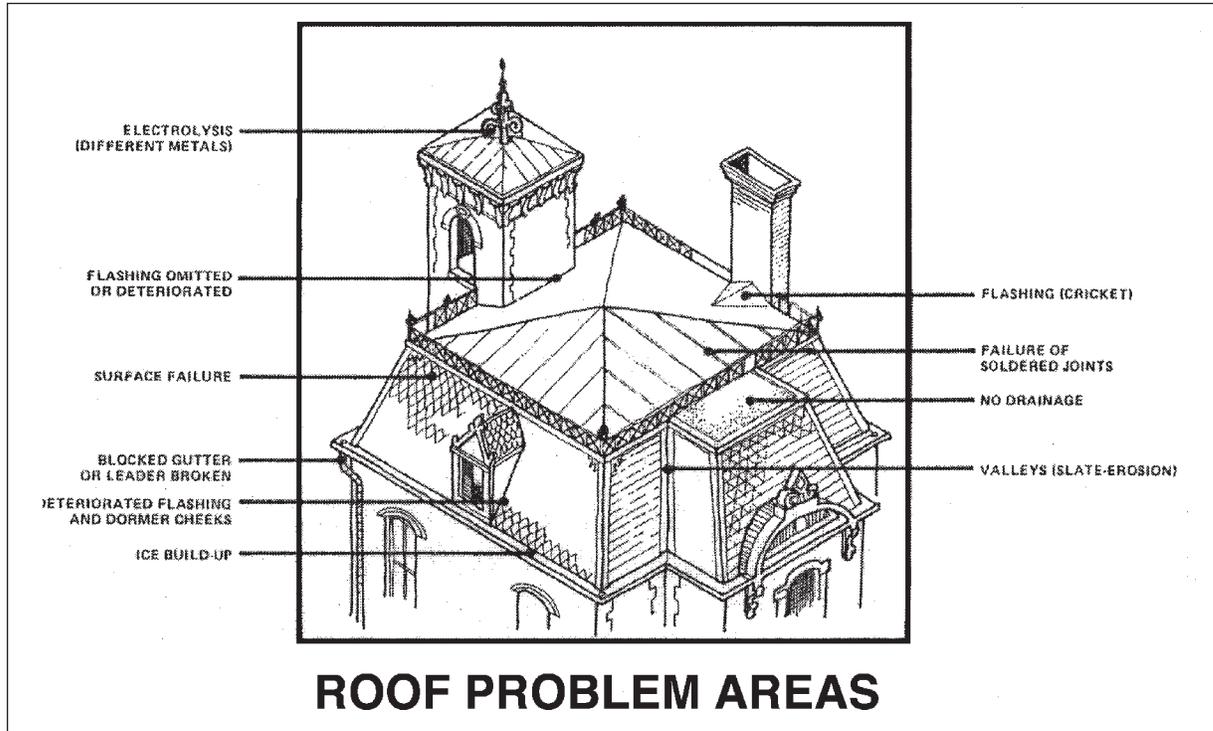


Figure 3. Diagrammatic sketches showing effects of temperature change upon masonry. Flexible mortar (A) expands and contracts with temperature changes. Bricks bonded by inflexible mortar (B) tend to spall at the edges (the area of greatest stress) in hot weather and separate from the mortar when it is 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 vary from hip and gable to gambrel. All are covered with asphalt shingles. Eaves in most cases, have wood facias with gutters and downspouts. Some aluminum sided houses have aluminum covered facias.



Required

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

Recommended

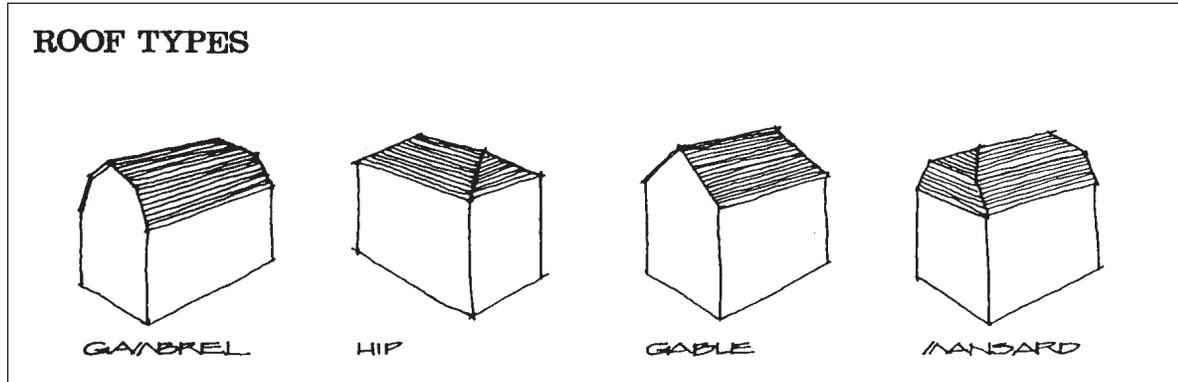
Whenever possible, the original shape and materials of the roof shall be restored. Particular effort should be made to retain materials such as slate, tile and other unique materials not commonly found in new construction. Roof covering which is deteriorated beyond repair should be replaced with new material that matches as closely as possible the existing or original in composition, size, shape, color, and texture.

Prohibited

Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the style of the house. The roof shall not be stripped of architectural features important to its character.

Not Recommended

If aluminum or vinyl siding is added to a building, overhanging eaves and gables should not be covered or enclosed.



C. WINDOWS AND DOORS

Window and door frames are in nearly all cases wood. Brick structures have stone sills and brick lintels; masonry block structures have masonry sills and lintels. . In some cases where aluminum siding has been applied window trim has been covered. About half of the structures in the district have aluminum storm windows, the other half wood storm windows.

Required

Original windows and doors including sash, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware shall be retained or when deteriorated beyond repair, replaced with duplicates of the existing or original.

Recommended

Wood frame storm windows and doors, painted to match the existing or original, should be used but should not damage existing frames and should be removable in the future. If new sash and doors are used, 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.

Prohibited

Existing or 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 should not be introduced. Inappropriate new window and door features

such as aluminum insulating glass combinations that require the removal of the original windows and doors shall not be installed.

Not Recommended

Metal, vinyl, or fiberglass awnings, hoods, and fake shutters that would detract from the existing character or appearance of the building should not be used.

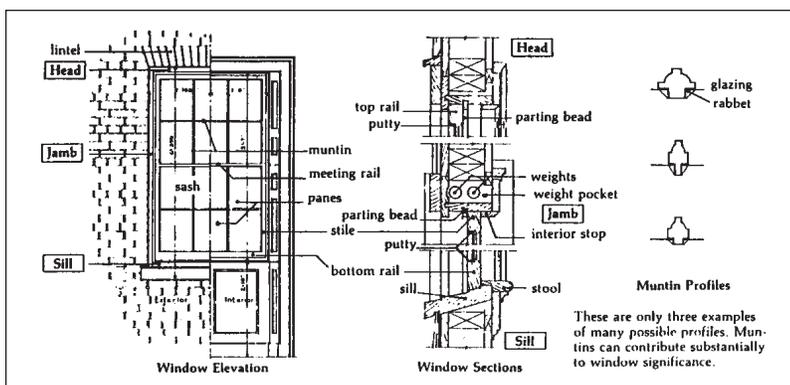


Figure 2. These drawings of window details identify major components, terminology, and installation details for a wooden double-hung window.

D. ENTRANCES, PORCHES, AND STEPS

The majority of the houses in the district have either an open or a enclosed porch across the front or on the side. Most porches have either gabled or hipped roofs or are covered by the main roof of the house. A brick base with wood columns is common.

Required

Existing or original porches and steps, including handrails, balusters, columns, brackets, tiles and roof decorations shall be retained or replaced with 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

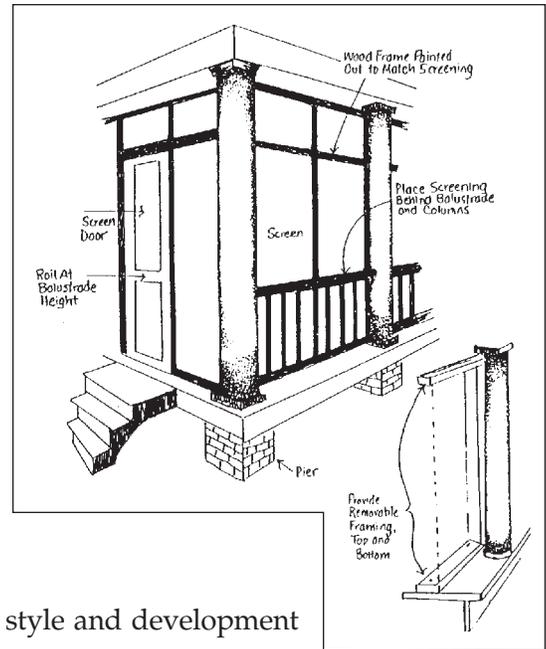
When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

Prohibited

Porches and steps that are important to the building's style and development may not be altered or removed.

Not Recommended

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



E. MECHANICAL SYSTEMS

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

Required

Required mechanical systems shall be placed in areas that will result in the least possible alteration of the structural integrity and physical appearance of the building.

Recommended

Window air conditioners and exhaust fans should be installed at the rear or an inconspicuous side window. Early mechanical systems, including early plumbing and lighting fixtures, should be utilized whenever possible.

Prohibited

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

Not Recommended

Exterior electrical and telephone cables should not be attached to the principle elevations of the building.

III. NEW CONSTRUCTION

A. HEIGHT AND PROPORTION

The majority of structures in the district are two stories in high and are square or rectangular in plan. There are a few single story bungalows. The most prevalent facade proportions are between a 1:1 and 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 structure and no less than that of the lowest existing structure in the same block. Facade proportions shall be established by 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

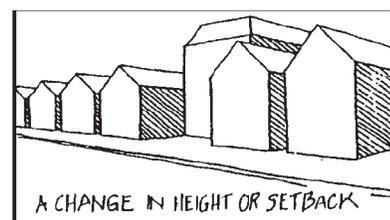
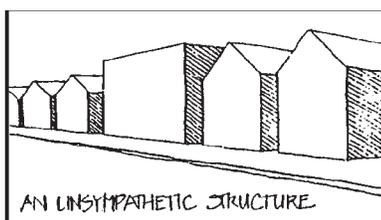
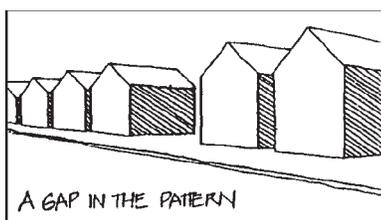
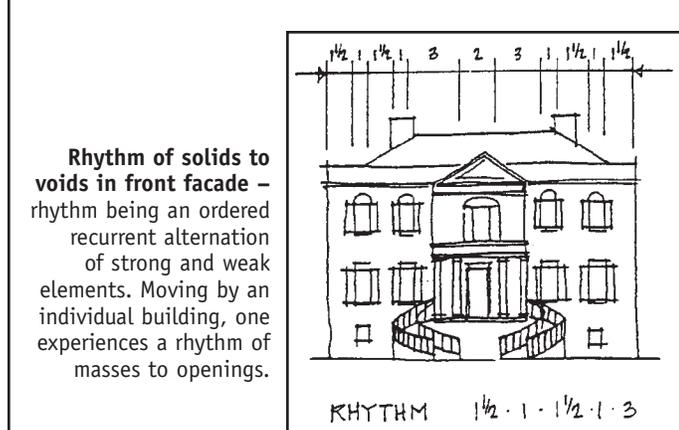
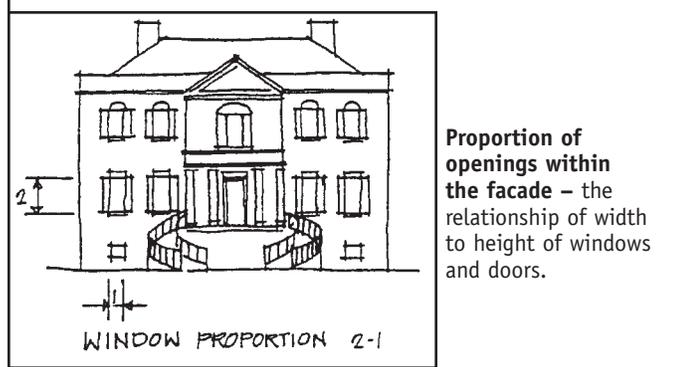
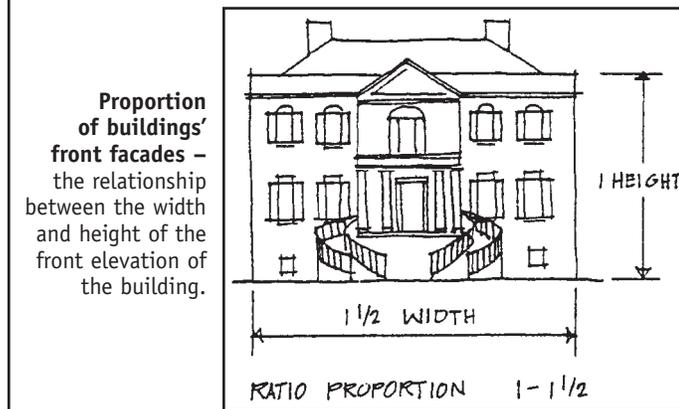
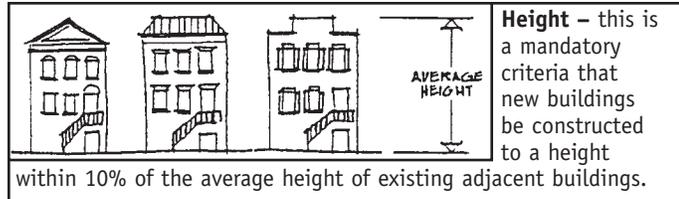
Contemporary designs should be compatible in character and mood to the building or neighborhood.

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.



The Salem Handbook, 1977

B. BUILDING MATERIALS IN NEW CONSTRUCTION

Wall materials in the district range from brick, clapboard, shingles and masonry to aluminum siding.

Required

Exterior materials used on a new structure shall be compatible in type, 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

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

Prohibited

Inappropriate materials such as asbestos, asphalt, cast stone, or artificial brick may not be used.

Not Recommended

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

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.



Vertical or inclined lift.



Regrade area around entrance.



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 three (3) 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 C).

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.

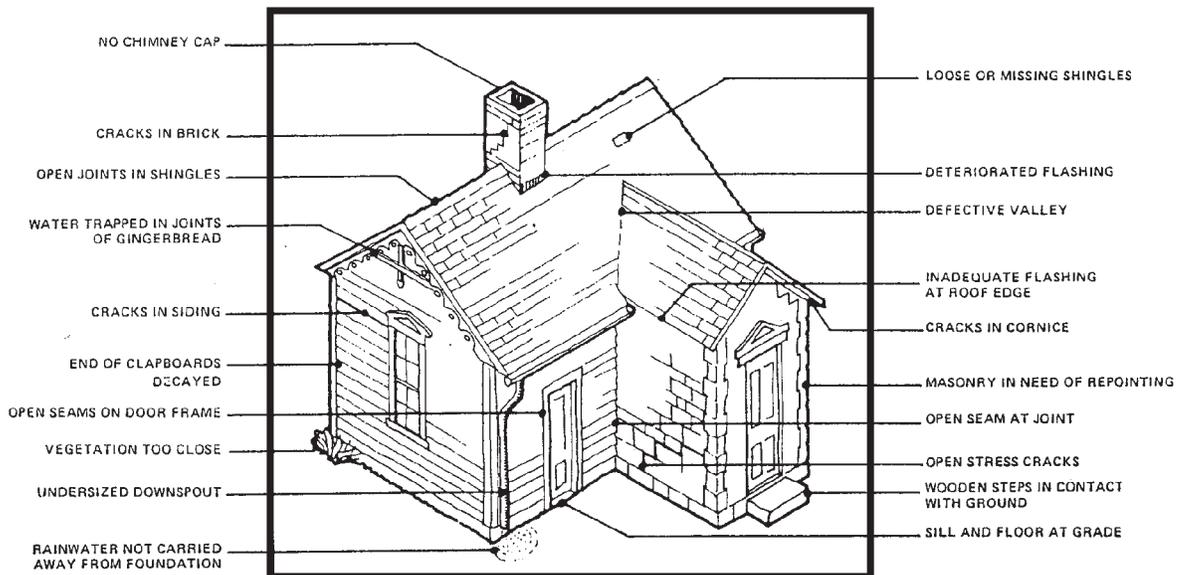
VI. ENFORCEMENT PROCEDURES

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 any construction, reconstruction, alteration, demolition or moving of any house or structure within the historic district boundaries is commenced (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 a 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 proceeding 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.



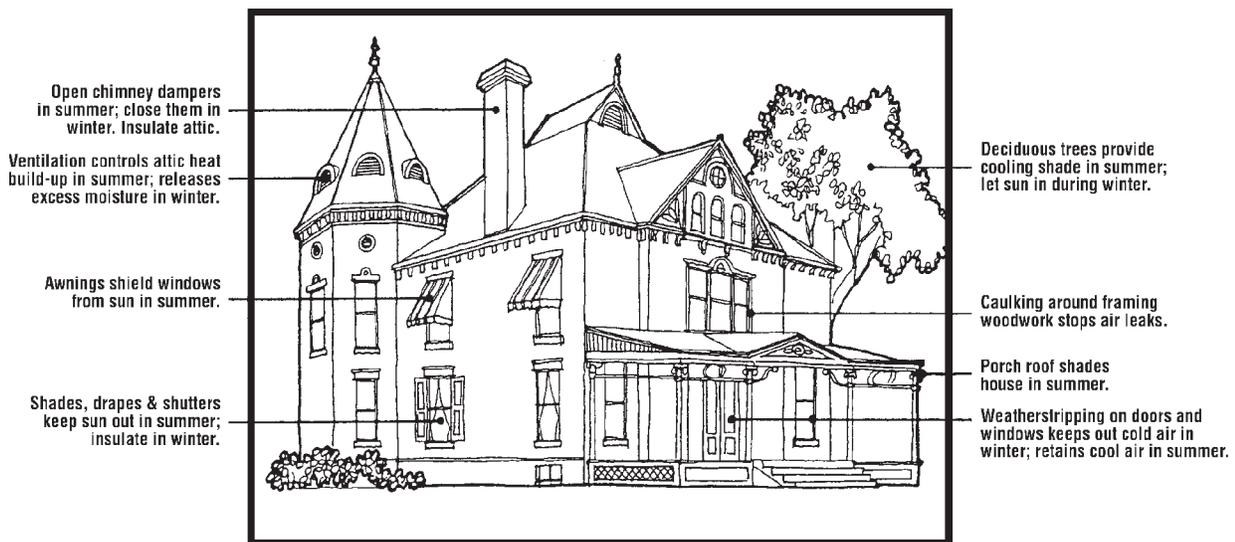
WHERE WATER WILL ATTACK

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).



SIMPLE ENERGY SAVING STEPS

APPENDICES

Appendix A

Certificate of Appropriateness Procedures

Appendix B

Landscape Assessment Summary

Appendix C

Historic District Liaison Committee

Appendix D

Street Lighting

APPENDIX A

Certificate of Appropriateness Procedures

Any major exterior changes involving: architectural treatment, site development requirements and 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.

continued on page 45



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.

4. The Historic Preservation Commission meets the third Monday of the month. A list of the meetings 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.

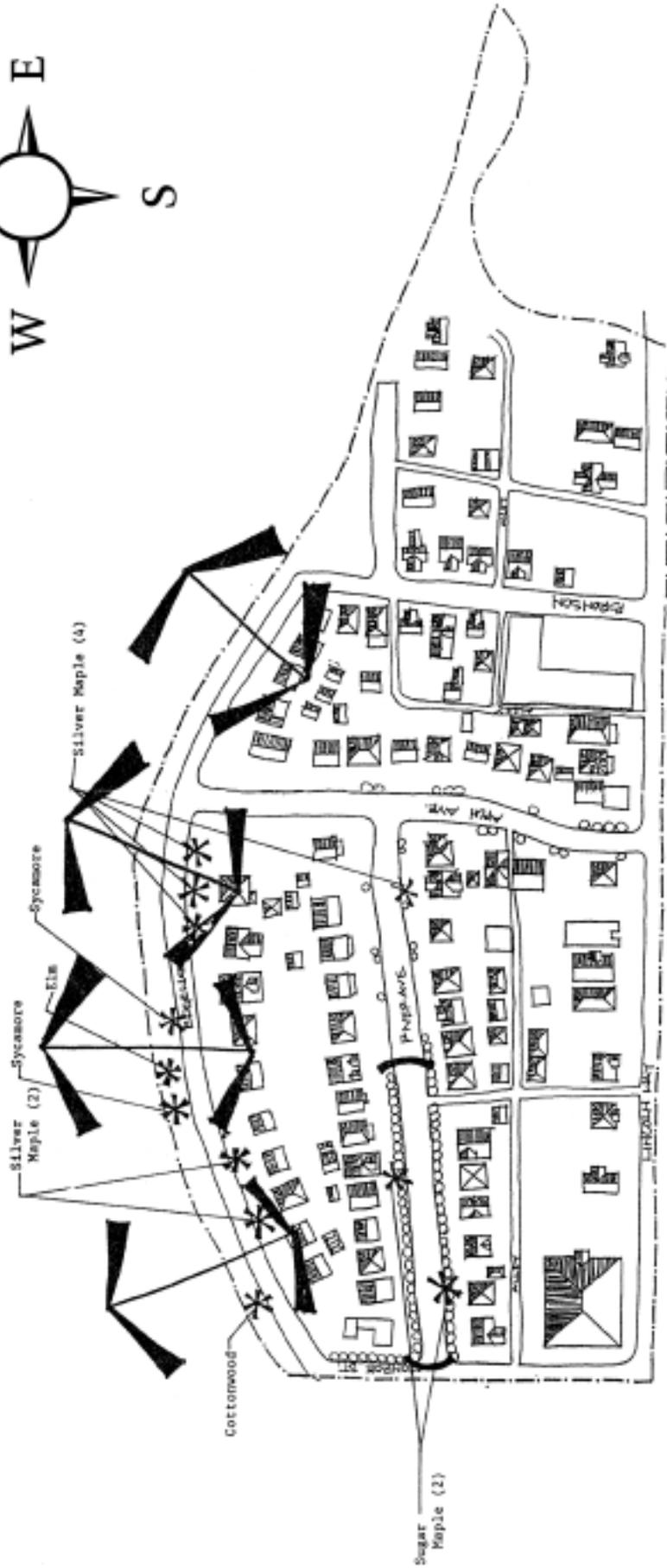
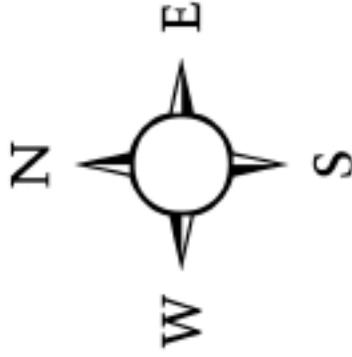
5. The Standards and Maintenance Committee will meet as necessary at the request of the Staff or Commission. The applicant will be invited to attend the meeting to present his/her plans. The Committee will review the C of A and make a recommendation to the full Historic Preservation Commission at the 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 if it violates 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.

EDGEWATER PLACE LOCAL HISTORIC DISTRICT

LEGEND

- Rhythm Created by the Street Trees - Broken on River Ave and Arch
- () Indicate Space and Entry Statement Created by Trees
- ↔ Views Across River From District and to District From Opposite Bank
- * Individual Specimen Trees



NOT TO SCALE

APPENDIX B

Landscape Assessment Summary

Very typical landscape elements combine for a unique ambiance in Edgewater Place Local Historic District. The species variety and number of specimen trees are two such elements. The relationship of the district to the river, the canopy formed by the street trees and the treatment of the properties at the sidewalk are all factors that work to give the district an individual identity.

There are twelve individual trees that are significant to this district and to the history of the entire city. These trees play an important role in creating an identity for this district that sets it apart from the surrounding development and the other historic districts. Most of the specimen trees date back to the original development of the Edgewater Place Addition in 1919. The trees were either spared when the development took place or planted immediately after construction was completed. The seven Silver Maples (*Acer saccharinum*) range in trunk diameter from 3.5' to 4' and are impressive sights. Although Silver Maples are weak-wooded trees and banned from future planting by the city, these trees are intact and contribute greatly to the character of the district. They should be protected and removed due to disease, death or damage only when absolutely necessary. When replacements are called for, a species comparable in form and potential size should be chosen. The American Sweetgum (*Liquidambar styraciflua*) is close in size, texture, proportion and growth rate but is stronger and recommended as an acceptable tree for planting according to city ordinance regarding tree and vegetation. The Norway Maple (*Acer platanoides*) would also be comparable but would give a more dense shade than the Silver Maple or Sweetgum. When this condition is desired the Norway would be an alternate choice.

There are two Sycamores (*Platanus occidentalis*) a Cottonwood (*Populus deltoides*), and a Sugar Maple (*Acer saccharum*) that are also designated as specimen trees that are historically significant. They are beautiful examples of each species and should be treated as such. By far the most excellent of all specimens is a Chinese Elm (*Ulmus parvifolia*) along the riverbank. The use of the Chinese Elm should be encouraged although a monoculture should be avoided. Due to cultivation and development by experts, the Chinese Elm is resistant to the Dutch Elm disease that claimed most Elm trees in America. The American Elm (*Ulmus Americana*) is also an acceptable substitute and has a more appealing form. The American Elm is not as resistant to disease as the Chinese Elm. The Chinese Elm must be specified by Latin name to avoid confusion with the Siberian Elm (*Ulmus pumila*) which is not disease resistant and is prohibited by the city ordinance regarding trees and vegetation.

All of the specimen trees in this district deserve special attention and should be treated with care to prolong their lives. When the trees succumb to age, disease or storm damage a suitable substitute should be chosen as most of the species are not readily available or necessarily desirable.

A factor dealing with what is not present rather than what is present also gives this district a unique ambiance. The absence of trees and undergrowth along the river which leaves an open view for the homes along Edgewater Drive contributes greatly to the identity of this district. The open view of the maintained bank on the East side of the river draws the district to the water and to the opposite bank. Although the East side is not physically part of the district, it is an element visually. This

connection should be maintained by keeping the open spaces and the uniformity of care along the district’s riverbank. Each resident along Edgewater Drive owns the land across the street and down to the river. There are existing laws that govern the maintenance of trees and vegetation that should be Expounded upon for the district. Providing guidelines for maintenance will insure a uniform landscape along the river where fast-growing, weedy vegetation thrives.

The rhythm of the trees and their canopy along River Avenue is almost completely intact. This type of overhead plane creates an enclosure and acts as a distinguishing element in the district, setting it apart from the surrounding development. The change from light to shade when turning into the district off Lincolnway East creates an entry statement. The change of light intensity alerts a visitor that the character of the surroundings has changed and that Edgewater Place is a distinctive area. Continuing the rhythm of the trees and restoring the canopy would insure the visual and physical unity of the district. The existing canopy creates a dense shade along River Avenue due to the species of trees planted. The Maples should be mixed with some White Ash (*Fraxinus americana*) to negate a monoculture that could form. The dominance of the Silver Maples along Edgewater Drive gives a more open feel with a light canopy but still shades the street and sidewalk. A replacement tree should give a light to medium shade to continue the ambiance of the streetscape. The Shademaster Thornless Honeylocust (*Gleditsia triacanthos* var. *Inermis* “Shademaster”) is a medium-size tree that would provide a dappled shade not as heavy as the Silver Maple.

The treatment of the property along to sidewalk is excellent. It is a uniform, unbroken rhythm of lawn and steps or walks. The uniformity of the treatment links each property to the neighboring properties and creates a whole of the parts. The treatment of these areas should be continued without breaks created by fences or retaining walls. Edged grass along the sidewalk is appropriate for the district. Continued use of this treatment should be encouraged.

Overall, species variety and number of specimens, the connection to the river, the street tree canopy and the treatment of lawns along the sidewalk all contribute to the individuality of the district. Maintaining the continuity of the unifying elements will ensure that the identity of Edgewater Place Local Historic District remains uncompromised.

**SUGGESTED TREES FOR TREE LAWNS IN
EDGEWATER PLACE LOCAL HISTORIC DISTRICT**

Norway Maple	(<i>Acer platanoides</i>)
Sugar Maple	(<i>Acer saccharum</i>)
American Sweetgum	(<i>Liquidambar styraciflua</i>)
Shademaster Honeylocust	(<i>Gleditsia triacanthos</i> var. <i>Inermis</i> “Shademaster”)
American Elm	(<i>Ulmus americana</i>)
Chinese Elm	(<i>Ulmus parviflora</i>)

*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

1. 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.

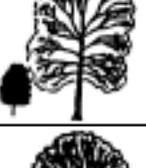
CHOOSING THE RIGHT TREE

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

Historic District Liaison Committee

1. WHAT IS THE HISTORIC DISTRICT LIAISON COMMITTEE?

A group of three 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-, 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
EDGEWATER PLACE LOCAL HISTORIC DISTRICT**

NAME _____

ADDRESS _____

HOME PHONE _____ BUSINESS PHONE _____

SIGNATURE _____

Please send completed form to: Historic Preservation Commission
Edgewater Place 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.

APPENDIX D

Edgewater Place Local Historic District Street Lighting

AGREEMENT BETWEEN INDIANA & MICHIGAN ELECTRIC COMPANY AND HISTORIC PRESERVATION COMMISSION OF SOUTH BEND & ST. JOSEPH COUNTY

WHEREAS, Indiana & Michigan Electric Company, hereinafter called "I&M," and the Historic Preservation Commission of South Bend and St. Joseph County have a mutual interest in maintaining the character of historic districts and in providing adequate lighting for public ways, the parties now agree as follows:

1. I&M will apply to the Historic Preservation Commission for approval of designs of replacement lamp fixtures which shall be uniform for all Historic Preservation Districts. Thereafter, should a lamp fixture require removal and no replacement lamp fixture of similar design be available from the City or other sources, the pre-approved design will be allowed in the Historic Preservation Districts subject to directions from the South Bend City Engineering Department.
2. In the event a lamp fixture in a Historic Preservation District is damaged, I&M will de-energize and remove the damaged lamp fixture for the public safety; however, no replacement will be made until specific instructions are received from the South Bend City Engineering Department.
3. When historic lamp fixtures or poles are removed from Historic Preservation Districts or in front of any Historic Landmark or when other "old style" lamp fixtures are removed from areas of the city not within Historic Preservation Districts, said poles and fixtures will be made available to, and stored by, the City of South Bend. As replacement lights are required within Historic Preservation Districts they will be drawn from this supply. In the event that there are no historic or "old style" lamps in storage, then the pre-approved design of replacement lamp fixtures, as referred to in paragraph no. 1 above, will be installed.
4. I&M reserves the right to determine when the lamps have been damaged to a point when they cannot be repaired.
5. This Agreement may be cancelled by either party upon the other party giving at least six (6) months notice in writing of its decision to cancel this Agreement.

Jim Cartwright
Energy Services Supervisor

James Allison
Division Manager

John Oxian
V.P. Historic Preservation Commission

JoAnn Sporleder
Historic Preservation Commission