

*The River Bend Local Historic District was established in 1992.*

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

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The Historic Preservation Commission members at the time of historic district institution were: John Oxian, President; Jed Eide, Vice President; Jean Dennen, Secretary; William Welsheimer, Sr., Treasurer; Martha Choitz, Herb Herendeen, Janeanne Petrass, Joann Sporleder, and Jewel Van Dalsen.

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 River Bend Local Historic District and its boundaries was provided by the Staff of the Area Plan Commission of St. Joseph County.

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Dear River Bend District Resident,

You are reading a digital re-printing of the River Bend 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 the end of 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.

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

*Yours,*



Karen R. Hammond-Nash, *Director*

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

## *The District and Its Properties*

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# HISTORY

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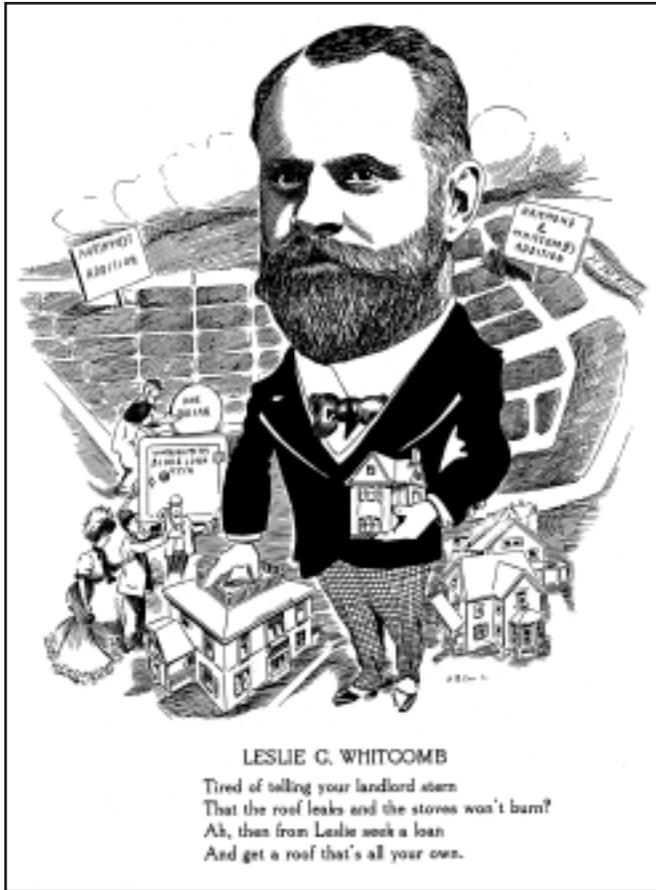
River Bend Local Historic District was designated by ordinance in 1992. It is a collection of buildings reflective of a specific era of South Bend's architectural development - the commencement of the 20th century until just after World War I. The majority of the houses were built between 1903 and 1920.

This land was immediately outside the original town of South Bend. The area was platted in 1903 by real estate developers Leslie Whitcomb and Seth Hammond as Hammond & Whitcomb's Addition containing all of the area between Bartlett, Riverside Drive, Marion, and North St. Joseph Street. In the 19th century the land had been the site where the Kankakee Mill Race ("Coquillard's Folly")

ended, connecting the St. Joseph River with the Kankakee River five miles south of the city, and traversing the north/south continental divide. A four-story grist mill stood here from 1837 until the millrace failed in the 1850s. After 1885 the land was the site of Soen's Brick and Drying Yards.

In the 1890s a few houses and businesses were located on Michigan Street just west of the neighborhood; this area however remained undeveloped. By the turn of the century houses were beginning to be built on Marion and Navarre Streets just outside of the district; St. Joseph Street ended at the brickyard. City Directories for 1904 reveal that houses were built on Navarre, the east side of St. Joseph, and Hammond Court after the subdivision was platted. Among the earliest buildings in the district are 225 Hammond Place, an intact turn-of-the-century cross-gabled house, and the Gabled Ell at 230 Hammond, both built in 1904. By 1912 thirty-nine houses had been built; in 1921 the neighborhood as it stands today was essentially in place.





Seth Hammond (1860- 1939) and Leslie Whitcomb (1836-1927) were two of South Bend's most important real estate developers in the early 20th century. Hammond was the son of area pioneers who made his living from farming as well as real estate speculation and development. Whitcomb was the developer of hundreds of homes in the area and platted numerous subdivisions on his own and with others, including (Mayor) Fred Keller. He also was involved in financing home sales as Secretary of the Workingman's Building & Loan Association, an organization responsible for advancing millions of dollars in mortgage monies to local citizens.

The development was predominantly homes for South Bend's middle class. By the teens almost 80% of the residents were businessmen, professionals, or held white collar positions of some kind. The neighborhood was located

within easy walking distance to the streetcar line on Michigan Street, providing transportation to work and the shopping opportunities of downtown before automobiles came into common usage. The area continued as a middle-class enclave up until the Second World War.

One of South Bend's mayors, attorney Eli F. Seibert, lived here for many years. Seibert was mayor during the "Roaring Twenties," from 1922 to 1926. He was regarded as one of the city's most business-like mayors, and his administration, recognizing the need to control developers, founded the City Planning Commission. Among other notable business and professional people who lived here were: Walter M. Hildebrand, real estate developer, owner of Staple-Hildebrand Company, and President of the Chamber of Commerce and City Plan Commission; and J. A. M. LaPierre, local pioneer, Civil War veteran and businessman.

The structures along Riverside Drive are similar in size and shape – the entire group is an almost unbroken line of American Foursquares and/or late Queen Anne-inspired residences. Two Prairie Style houses are also located on Riverside. The most "high-style" residence here is at the corner of Riverside and Bartlett, showing a mixture of elements taken from the various revival movements of the era. An excellent example of a Bungalow executed in the Craftsman Style is located at 221 Navarre Street.

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# BUILDING TYPES & STYLES

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## Types

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### 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, allows great latitude in the stylistic decoration of the house. Foursquares may be commonly found with Queen Anne, Colonial Revival, and Craftsman features. Fully 28 of the 45 homes in the East Wayne Street Local Historic District, or 62%, are American Foursquare making this the dominant or character-defining district house type.



### 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 porches of either partial or full width. 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.

### CROSS GABLE

From 1830 to 1850, the Greek Revival movement was a dominant theme in American architecture. One feature of that style was the gable-front house, which echoed the pedimented front façade of Greek temples and public buildings. A derivative of that style was a square house, with a gable facing each of the four sides of the house.



These houses have small eave overhangs, wide bands of cornice trim below the eaves, and boxed eaves, all of which are also Greek Revival features. The pitch of the roof is steeper than in any other Greek Revival style.



### **GABLED ELL**

These houses have a gable front main section, with a gabled wing. Only in the Northeast and Midwest was it common for both the front and side wings to be a full two stories tall, with roof ridges of the same height. Originally, this style descended from the Greek Revival style, which used the front gable to echo the pedimented façade of typical Greek temples and public buildings. Abundant timber and balloon framing, however, led to

more vernacular style folk houses in this form. Shed roofed porches are often placed in the L formed by the two wings.

## *Styles*

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### **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.



### **TUDOR REVIVAL**

Often rambling asymmetrical structures, this style emulated the appearance of late medieval English architecture. It mixed 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.



### COLONIAL REVIVAL (DUTCH 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. 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.

### PERIOD REVIVAL (ITALIAN REVIVAL)

The character defining features of this style are rather low-pitched roofs, projecting on brackets or cantilevers, massive window frames, and Palladian window proportions, meaning that on the main floor the height of a window opening is double its width, and the breadth of the architrave or frame is one-sixth the window width. On the second floor, windows are as wide, but less tall. Windows in this style are often paired or tripled, or may be single. Many Italianates are irregularly shaped; the one in this district, however, is classically symmetrical.



### MISCELLANEOUS NOTATIONS

- The structure at 206 East Bartlett is 20th Century Commercial, with elements of Prairie Style. Its character defining elements are a low profile, hipped roof, horizontal banding on the façade, and a concealed side entrance.
- The house at 515 Riverside Drive should be characterized as Eclectic Picturesque. It has boxed eaves in its gable ends, and a front side gable, and, most notably, a curved roof over the front porch, which could be reminiscent of either Dutch Colonial, or, alternately, the 19th Century Picturesque Style advocated by A. J. Downing (*See Downings Architecture of County Houses, Design XXXII, page 342-344.*)



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# RESIDENCES

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**202 E. Bartlett Street (contributing)**

Originally constructed in 1922 by James Brink, a building contractor. Mr. Brink built the house as a rental property. He rented it to Clay Merley, a high school teacher, who eventually purchased the house in 1932.



**206 E. Bartlett Street (non-contributing)**

Originally constructed in the 1950s to serve as office space for physicians in private practice. The earliest known physicians to use this space were Marion Hillman and Raymond E. Nelson.



**210 E. Bartlett Street (contributing)**

Originally constructed by Hammond & Whitcomb in 1916, it was sold in 1917 to Leroy & Grace Spring. Leroy was a salesman. They sold it to Edward Goller, a painter at Studebaker, in 1926. After his death, his daughters, Minnie and Anna, moved into the house. They remained here until 1952.



**214 E. Bartlett Street (non-contributing)**

Frederick C. Noble, a former ticket agent for the New York Central Railroad, bought the land from Seth Hammond in 1905 and built this house the same year. He owned the house until 1942 when he sold it to the Conboy family who owned the house until 1991.



**218 E. Bartlett Street (significant)**

This house was built in 1905 for Guy D. Staples, a member of one of the first pioneer settlements in this area. Mr. Staples and William Hildebrand formed the Staples-Hildebrand Construction Co. in 1912 at which time Mr. Staples still owned the Hollingsworth Ice Co. He sold the house in 1920.



**222 E. Bartlett Street (contributing)**

Alice J. Winkler, widow of Charles Winkler, purchased this property in 1922 and built this house in 1930 as a rental unit. She owned the house until 1945, when she sold it to her son, Walter and his wife, Lotta. They rented out the house until 1965, when it was sold to Mrs. Dorothy Reed, a nurse.





**226 E. Bartlett Street (contributing)**

In June of 1905, attorney Charles A. Davey purchased this property from Seth Hammond and by October of that year he began construction of this house.



**209 Hammond (contributing)**

Hammond & Whitcomb, real estate developers, built this house in 1909 as a rental. Adam Seifert, captain of Hose Co. No. 1, was its first resident. Hammond & Whitcomb sold it in 1918 to Clara & William Detling. Mr. Detling was affiliated with Singer Manufacturing Company.



**215 Hammond (contributing)**

Originally constructed in 1910 by Jackson B. Harper, yard conductor for the New York Central Railroad. He resided here until 1920 then rented it out. In 1942 it was rented to Mrs. Agnes Vrabel, widow. She purchased the house in 1951 and remained here until 1957, selling it to Mary B. Bunyan.



**217 Hammond (contributing)**

Seth Hammond sold the property in 1914 to the National Lumber Company, they constructed the house in 1915 and sold it to Burr Augustine. The house changed owners several times before being sold to Charles Kerbert, carpenter and contractor, who used the house as a rental.



**221 Hammond (non-contributing)**

Albert Place, night watchman at Singers Manufacturing Co., purchased the lot in 1903 and built the house in 1904. Mr. Place sold it in 1907 to Patrick Walsh, employee at Oliver Co., who sold it to Joseph Woodward, owner of Woodward Pattern Works. Mr. Woodward used it as a rental.



**224 Hammond (contributing)**

Originally constructed by Elihu Mendenhall, well known mason and real estate man. In 1907 he sold the house to John & Celinda Barney. They resided here until 1935.



**225 Hammond (significant)**

Originally constructed in 1897 as a possible farm house, likely by George Rockstroh or his heirs. In 1903, the lot was sold to Hammond & Whitcomb along with the rest of the land that would make up Hammond & Whitcomb Addition to South Bend. The house was rented and eventually sold to mason Elihu Mendenhall in 1904.

**226 Hammond (non-contributing)**

This house was built in 1903 by realtor Elihu Mendenhall and sold to Seth Hammond in 1905. Mr. Hammond rented the house to William Nichols and eventually sold it to him in 1907. William Nichols was the proprietor of Auto Inn.



**230 Hammond (non-contributing)**

Originally constructed as a rental prospect by Hammond & Whitcomb, it was sold to realtor Arthur Keltner in 1906. Keltner transferred the house to Walter Weld. Mr. Weld rented the house out until 1922 when it was sold to Christian Weiss, an employee of Northern Indiana Public Service Company.



**221 East Navarre (significant)**

Originally constructed in 1911 by Hammond & Whitcomb who sold it to William N. Schindler in 1912. Mr. Schindler rented the property until 1921 when it was sold to Earl H. Arnold, electrical contractor. He lived here through 1960.



**225 East Navarre (contributing)**

Realtors, Hammond & Whitcomb, built the house in 1911 and rented it to Walter E. Bryan in 1912, selling it to him in 1921. Mr. Bryan was the manager and co-founder of General Outdoor Advertising Co. He sold the house in 1921 to Jerome Rarrick, an employee of Studebaker.



**229 Navarre (contributing)**

Real estate moguls Hammond & Whitcomb built the house in 1910 and sold it to Warner Wise in 1912. He rented it out until 1919 when it was sold to Henry W. Smith, secretary-treasurer of Northern Indiana Transit Co. Mr. Smith lived here until 1939 at which time he rented it out. He eventually sold the house in 1951.



**230 Navarre (contributing)**

Originally constructed by Hammond & Whitcomb circa 1928 and rented to Eugene Hardig, an engineer at Studebaker. The property was eventually sold in the 1930s to Ralph Sult, a truck driver. He sold the house in 1949 to Ruth Welsh who used the house as a rental.





**503 Riverside Drive (contributing)**

Harry S. Jennings purchased the land in 1904 and constructed this house in 1907. Mr. Jennings was born in South Bend in 1880 and married Cora E. Webster in 1899. He was employed by the Indiana & Michigan Electric Company for 25 years. He sold the house in 1911 to William D. Roop.



**507 Riverside Drive (non-contributing)**

Carrie B. Cook built this house in 1904 as a rental. He sold the house to Mrs. Jeneve Nafus Harding in 1915. She sold it in 1920 to John Suchy, an upholsterer. He lived here until 1925 when he sold it to Ralph Osbourne.



**511 Riverside Drive (non-contributing)**

Constructed in 1903 by Hammond & Whitcomb and sold to Adolph A. Ambos in 1906. Mr. Ambos was a bar clerk at Buysee. He lived here until 1916 when he sold the house to Dr. Thomas J. Walsh. Dr. Walsh rented it to Clyde Van Sickle, secretary-treasurer of Johnson Motor Wheels Company.



**515 Riverside Drive (contributing)**

Constructed in 1906 by Hammond & Whitcomb as a rental, this house was purchased by Emma Allen in 1909. Miss Allen rented it from 1909 to 1914 to Arthur Sturgis, and from 1914 to 1937 to Otto Larson, a relative of Miss Allen's new husband, John Larson.



**519 Riverside Drive (contributing)**

Arthur & Myrtle Sturgis built the house in 1917. Mr. Sturgis died in 1920 and after 1925 Mrs. Sturgis used the house as a rental. In 1931 she rented it to Albert Carter, a utilityman at Bendix, selling it to him in 1936. Mr. Carter lived in the house until the death in 1957 of his wife, Lillian Vick.



**527 Riverside Drive (non-contributing)**

Constructed in 1904 by Hammond & Whitcomb, this property originally had a barn structure in the back yard. In 1907 Nellie & William Noland bought the property. Mr. Noland worked at the Wilson Brothers Shirt Factory as foreman. The Nolands sold it in 1919 to Myron Ford who converted the barn into a rental house.

**533 Riverside Drive (non-contributing)**

Constructed in 1904 by Seth Hammond & Leslie Whitcomb as rental properties. They sold the house in 1912 to William Boyer who rented it to Fred & Carrie Cauffman in 1914, selling it to them in 1917. Mr. Cauffman was the manager of Hankow Tea Company.



**535 Riverside Drive (contributing)**

Constructed as a rental in 1910 by Hammond & Whitcomb and sold to John Rusing in 1916. Mr. Rusing rented it to Dr. Isaac Doolittle in 1921 and sold it to him in 1922.



**539 Riverside Drive (contributing)**

Built in 1903 by Hammond & Whitcomb and sold in 1910 to Helene Siewertsen, a teacher. She resided here with Christina Siewertsen until 1914 when she sold it to Samuel Pettengill, a lawyer & future congressman.



**601 Riverside Drive (contributing)**

Built in 1910 by Hammond and Whitcomb and sold to Ida Hoagland & Louisa Gibbs. The sisters lived here until 1944, selling it to Harriet Lindt in 1945.



**605 Riverside Drive (contributing)**

Built by Hammond & Whitcomb in 1911, this house was rented to William Stephens, an employee of Wymans, until 1920 at which time it was sold to the Whitcomb & Keller Corporation. They rented the house to candymaker James Poledor and sold it in 1924 to his brother, Eustice, also a candymaker.



**609 Riverside Drive (contributing)**

Built by Hammond & Whitcomb as a rental in 1912, this house was sold to Raymond & Sarah Boner in 1923. Mr. Boner, a factory worker at Studebaker, owned the house until 1950 when it was sold to Harry Osborn, a conductor on the Southshore Railroad.



**615-617 Riverside Drive (contributing)**

Built by Hammond & Whitcomb circa 1914, this house was sold to William Kryder, an engineer for South Bend Water Works, in 1915. He lived here until his death in 1938 at which time the house passed to his second wife, Emma. Emma Kryder divided the house into two apartments in the mid 1940s.





**619 Riverside Drive (contributing)**

Built by Hammond & Whitcomb as a rental in 1914, this house was sold to Nelly Elizabeth Metzgar in 1920. Ms. Metzgar, an elementary school teacher, lived here with her mother, Eva, and sister, Anna, also a teacher. Elizabeth lived here until 1936.



**625 Riverside Drive (contributing)**

Arber G. Miller, a partner in Miller & Donahue Lumber Co., built this house in 1906 as a real estate speculation. He sold it to Walter M. Hildebrand, a partner in Staples-Hildebrand Supply Company which sold building supplies. Mr. Hildebrand was one of South Bend's original planners.



**629 Riverside Drive (contributing)**

Built in 1907 by Arthur G. Keltner who was a mosaic tile and marble contractor and connected with the Portage Township Assessors Office. He sold the house upon its completion to Walter Weld, an employee of Singer Manufacturing Company



**701 Riverside Drive (contributing)**

Built in 1895 by Whitcomb & Hammond who sold it to William Mack in 1907. Used as a rental property, the house was co-owned by Mr. Mack and several other members of the Mack family. They sold it to Edward A. Mechling in 1915.



**705 Riverside Drive (contributing)**

Mrs. Bertha Biggs purchased this property in 1922 and built the house a year later. Mrs. Biggs was born in LaPorte County in 1863 as Bertha Pettit. She moved to South Bend in 1915 and married Lewis Biggs. Mrs. Biggs converted the building into a boarding house until 1939.



**709 Riverside Drive (significant)**

Constructed in 1913 by Hammond & Whitcomb as a rental. Mr. Hammond owned the house until 1920 when he sold it to LaRue and Louise Smith. They lived here until 1931 then began renting it out. Their daughter, Joan Louise Martin, sold the house in 1961 to James P. Ierace.

**715 Riverside Drive (non-contributing)**

Built by Hammond & Whitcomb in 1911, this house was rented to Rollo and Blanche Bunch in 1912. In 1915 Seth Hammond sold the house to the Bunch family. Mr. Bunch was a salesman for Spiros. They owned the house until 1921 when they sold it to Charles Worden, an electrician at I&M Electric Company.



**717 Riverside Drive (contributing)**

Built by Gustave H. Grieger in 1914, this house was sold to Harry H. Engle in 1915 for \$4,000.00. Mr. Engle owned the house until 1920 when he sold it to Bert E. Schell, vice-president of the South Bend Supply Company. Mr. Schell owned the house until 1974 when it was sold to Hugh & Esther McNarney.



**721 Riverside Drive (contributing)**

Marshall Cotton bought the lot in 1921 and built this house a year later as a rental. He rented it to several different tenants over the next 20 years. By 1944 the house was owned by Edward Merrill, vice president of manufacturing for the Dodge Manufacturing Company in Mishawaka.



**702 North St. Joseph (contributing)**

Built circa 1907 by Samuel Good who rented it to Charles Weiler, proprietor of the Central Storage Company. The house was eventually sold to Albert Detling, superintendent of the South Bend Lathe Works.



**706 North St. Joseph (contributing)**

Samuel Good built this house and its neighbor circa 1907. The house was rented out until 1921 when it was sold to William & Helen Esch. Mr. Esch was an employee of Studebaker Corporation. They lived here until the late 1940s.



**708 North St. Joseph Street (contributing)**

Samuel Good built this house around 1903. It was used as a rental until 1921 when it was sold to George and Lillian Hess. Mr. Hess was a South Bend mail carrier. The couple resided here until the late 1930s when the house was bought by Stephen Barzo, an employee of Studebaker Corporation.



**710 North St. Joseph Street (contributing)**

Walter Frederickson built this house in 1907. Mr. Frederickson, who was born in South Bend and lived his entire life here, was a collector for the South Bend City Water Department.



# ***GUIDELINES FOR HISTORIC PRESERVATION & DEVELOPMENT***



The River Bend Local Historic District was established by an ordinance enacted by the Common Council of the City of South Bend in 1992 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. Conservation. One of these is selected by each Local 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 River Bend 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**

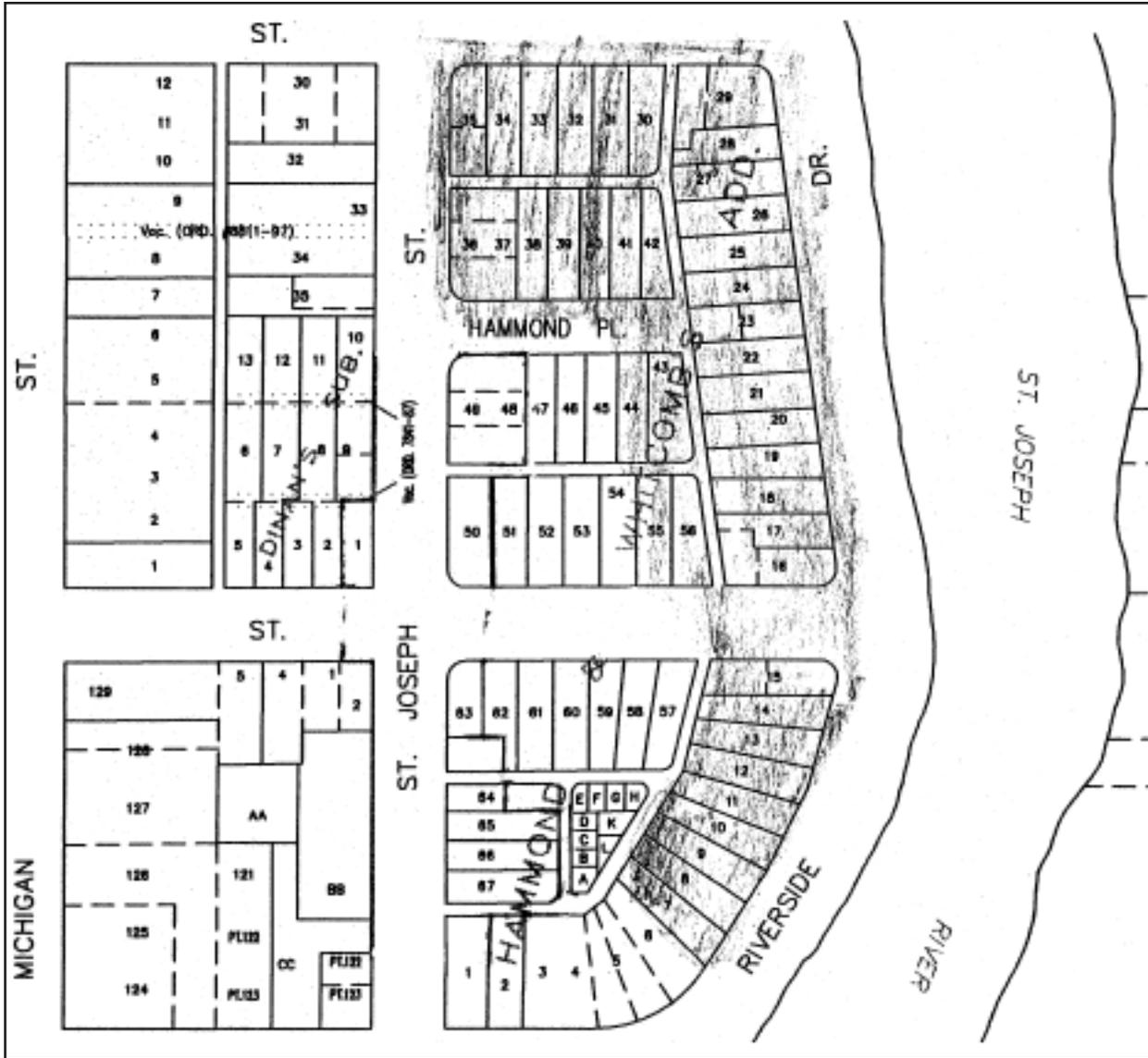
Defined as work which should be done to help restore or maintain the original or existing character of the structure or site.

**(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.



# *River Bend Local Historic District Guidelines*

## **I. THE ENVIRONMENT**

### **A. IN THE DISTRICT ENVIRONMENT**

The district is characterized by its proximity to downtown South Bend and its location adjacent to Leeper Park and along the St. Joseph River. The district encompasses: two blocks of Riverside Drive beginning at Marion Street (from 503 Riverside Drive north) and ending at Bartlett Street; two lots on the north side of Navarre street just west of the alley behind Riverside Drive; the north side of Hammond Place; the east side of St. Joseph Street between Hammond Place and Bartlett Street; and the south side of Bartlett Street between St. Joseph and Riverside Drive. The District contains 45 residences and their adjacent outbuildings.

#### **Required**

Distinctive existing features such as parks, gardens, streetlights, fences, signs, 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. Street lighting should be maintained at levels recommended by the Illumination Engineering Society. Sources and light posts should be uniform throughout the District. Lamp fixtures and supporting posts must be similar in proportion, scale and detail to existing historic lamps (see appendix). Streetlights should be placed so that adequate illumination is afforded all sections of the public sidewalks. Removal of shade trees over twelve inches (12") diameter, conifer trees over six inches (6") in diameter or other major plant elements shall be subject to approval by the Historic Preservation Commission. Any subsequent replacement trees of any size required by the Historic Preservation Commission shall be retained. 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 or streets that are causing deterioration to those elements should be removed. Do not dump leaves and grass clippings on planted slopes as this practice will kill much of the low ground cover and leave soil susceptible to erosion. When replacement of utility poles or power lines is necessary, consideration should be given to underground conduits or utility poles erected along property lines.

#### **Prohibited**

Existing relationships of buildings and their environments shall not be destroyed through widening or closing of existing streets and alleys or by introducing new streets, alleys or parking lots. 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. The introduction of heavy trucks or similar vehicles in the District shall be prohibited. Utility poles with high intensity overhead lights shall not be used on main thoroughfares.

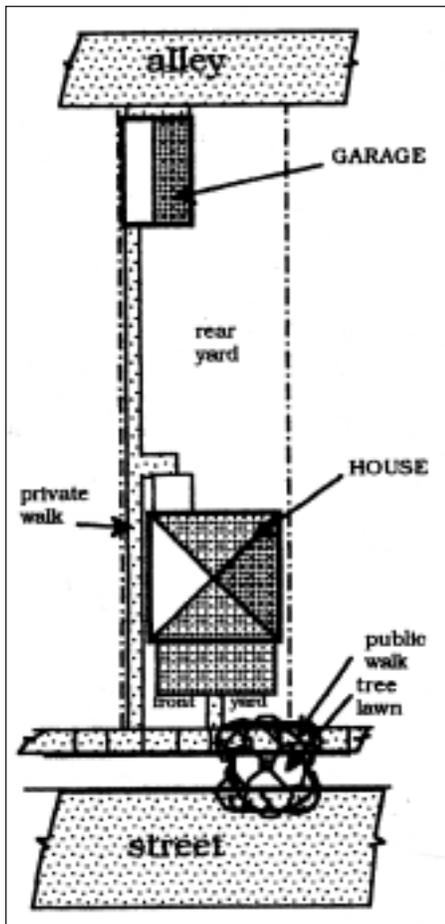
**B. BUILDING SITE, LANDSCAPING, & ACCESSORIES**

Individual properties in the district are characterized by a house located near the front of each lot, with a small lawn in front and a larger lawn to the rear of the property. Those properties facing the river on Riverside Drive generally have sloping front lawns and flat back yards. The majority of structures have been erected on a single lot. Many of the properties include a garage located at the rear of the property accessed from unpaved alleys running behind the property. Most properties have trees, shrubbery and/or hedges. All houses conform to the uniform set-back within each block.

The district has a compact layout. Large homes are constructed on small lots while smaller homes, such as those on Hammond Place, are constructed on narrow, deep lots. Little of the backyard areas or rear first stories of these homes is visible from the thoroughfare. In recognition of this, greater latitude will be allowed in the application of the adopted standards in the rear of the properties, in order to accommodate the individual preferences of the property owners in the treatment of these backyard areas. No approval will be necessary for changes in lawn, shrubs, walkways or semi-permanent surface changes in the rear of houses. Staff approval would be required for semi-permanent structures such as gazebos, but not for play equipment such as swing sets, sand-boxes, etc.

**Required**

Plants, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the properties' history and development shall be retained.



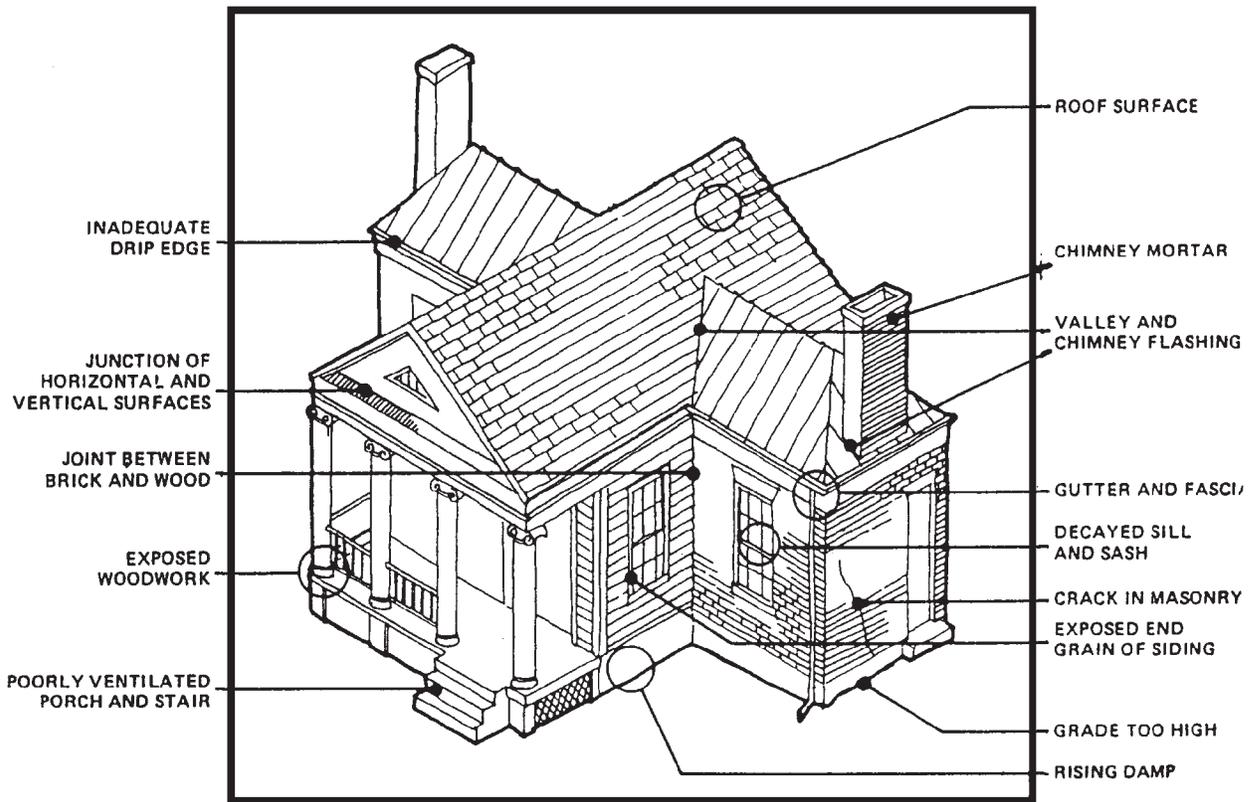
**TYPICAL SITE PLAN**

**Recommended**

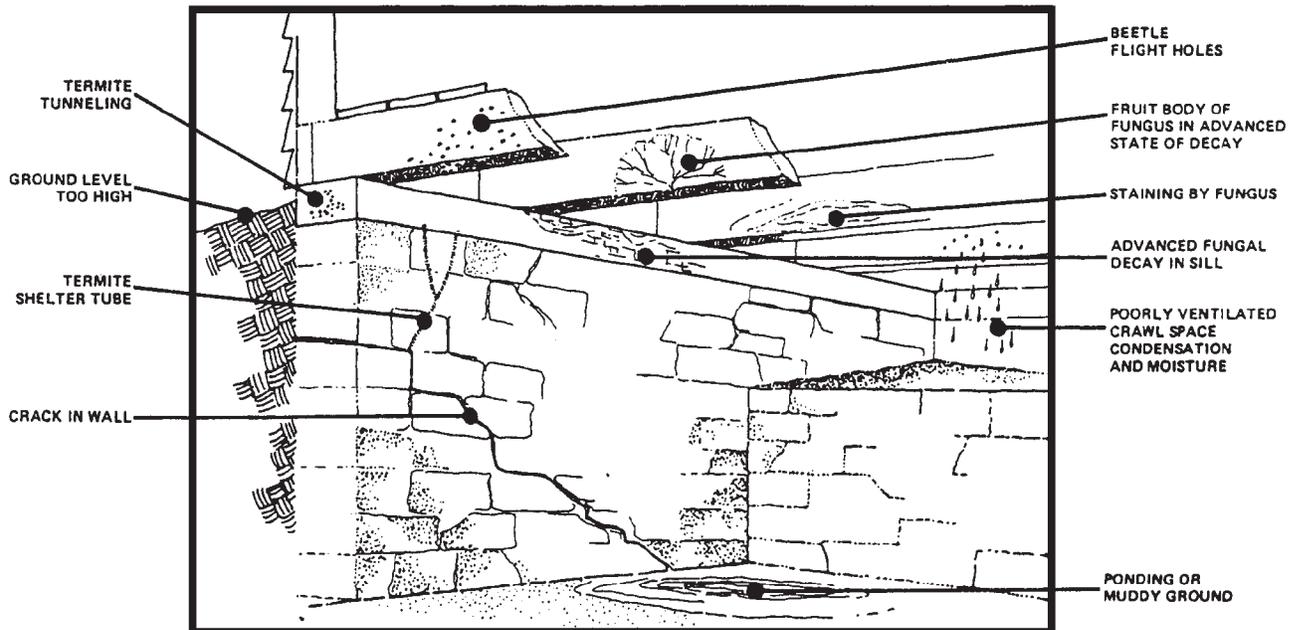
New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type and appearance. Accessory structures such as decks, gazebos, fountains, or small outbuildings should be appropriate to surrounding site elements in scale, type and appearance. Plant materials in close proximity to the buildings and which are causing deterioration to the building's historic fabric should be removed and replaced by more suitable flora as approved by the Historic Preservation Commission.

**Prohibited**

No changes may be made to the appearance of the site by removing trees, fencing, walkways, outbuildings or 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, or fences shall not extend forward beyond the setback line of the property. Telephone or utility poles with high intensity overhead lights should be installed so that they cannot be seen from the thoroughfare. The installation of unsightly, large devices such as television satellite dishes shall not be permitted in areas where they can be viewed from the public thoroughfare.



## POTENTIAL AREAS OF DECAY



## COMMON PROBLEMS IN THE BASEMENT

## II. EXISTING STRUCTURES

### A. BUILDING MATERIALS

Original exterior wall materials in the District include brick, stucco, clapboard, wood shingles and masonry block. In some instances, vinyl or aluminum siding has been applied over the original material.

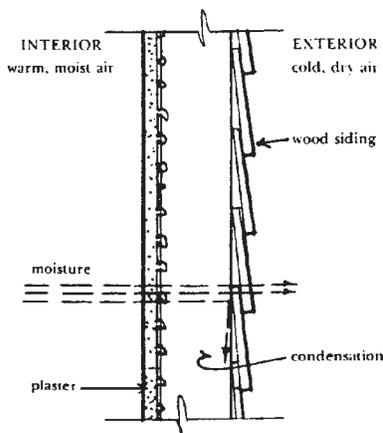
#### Required

Original 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 including brick and stucco shall be cleaned only when necessary to halt deterioration or to remove stains, and shall be done with a method acceptable for the preservation of the surface: i.e. low pressure water and soft natural bristle brushes. When repairing stucco, only appropriate stucco mixture shall be used.

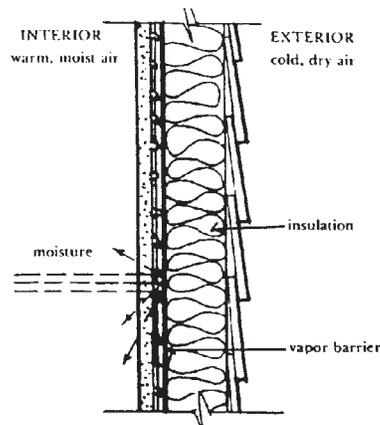
#### Recommended

Whenever possible, the original building materials should be restored. Metal or vinyl may be used as an alternative to maintaining or replacing the original surface material when it resembles the original surface material. When used over wood surfaces, this siding should be the same size and style as the original wood. Every effort should be made to retain the original trim around windows, doors, cornices, gables, eaves and other architectural features. Ample ventilation must be afforded the structure when aluminum or vinyl is to be installed in order to prevent increased deterioration of the structure from moisture and/or insects. Mortar joints should be repointed only when there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint. Existing mortar shall be duplicated in composition, color, texture, joint size, method of application and joint profile.

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 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**

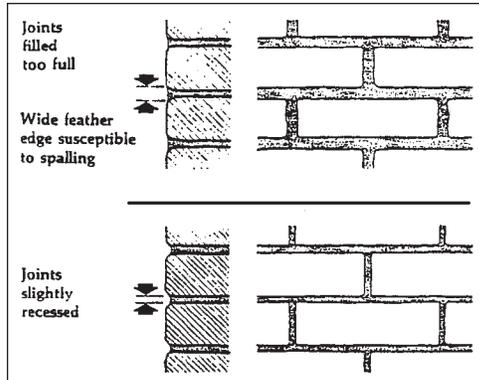


Figure 6. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.

Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been

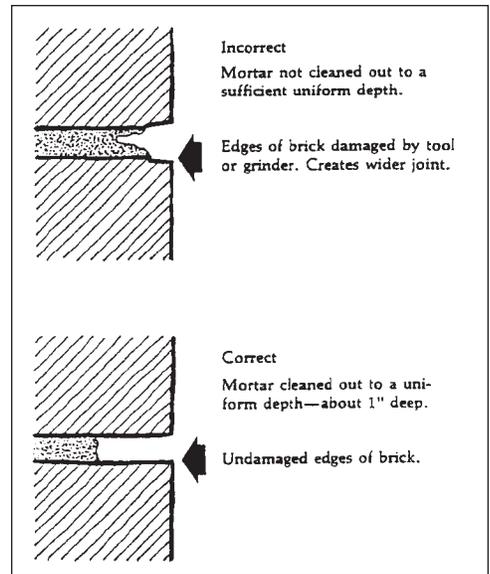


Figure 4. Comparison of incorrect and correct preparation of mortar joints for repointing.

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

studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints which do not need repointing should not be. 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 the differing porosity of the material and the mortar – the end result being serious damage to adjacent brick. Paint should not be removed from masonry surfaces indiscriminately.

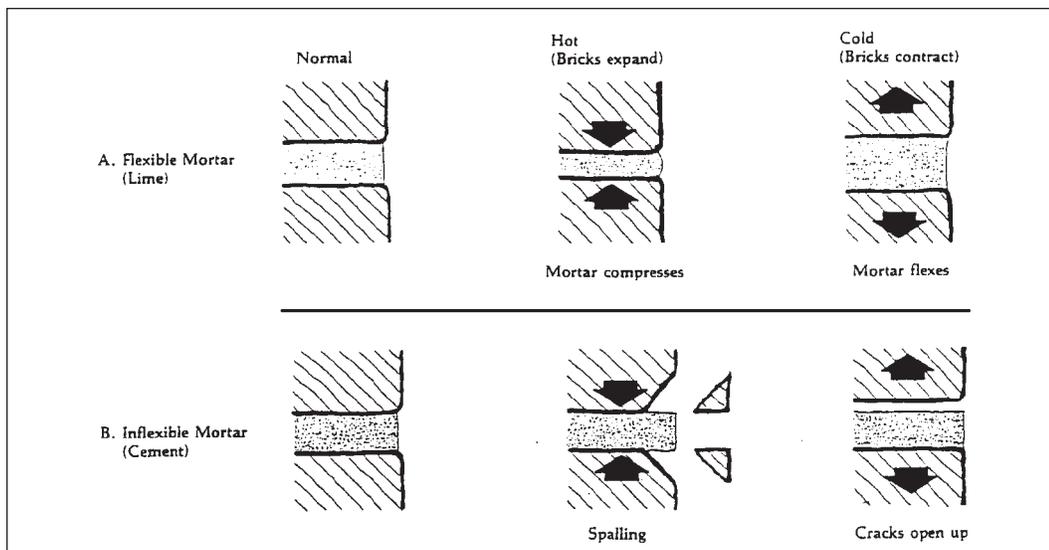
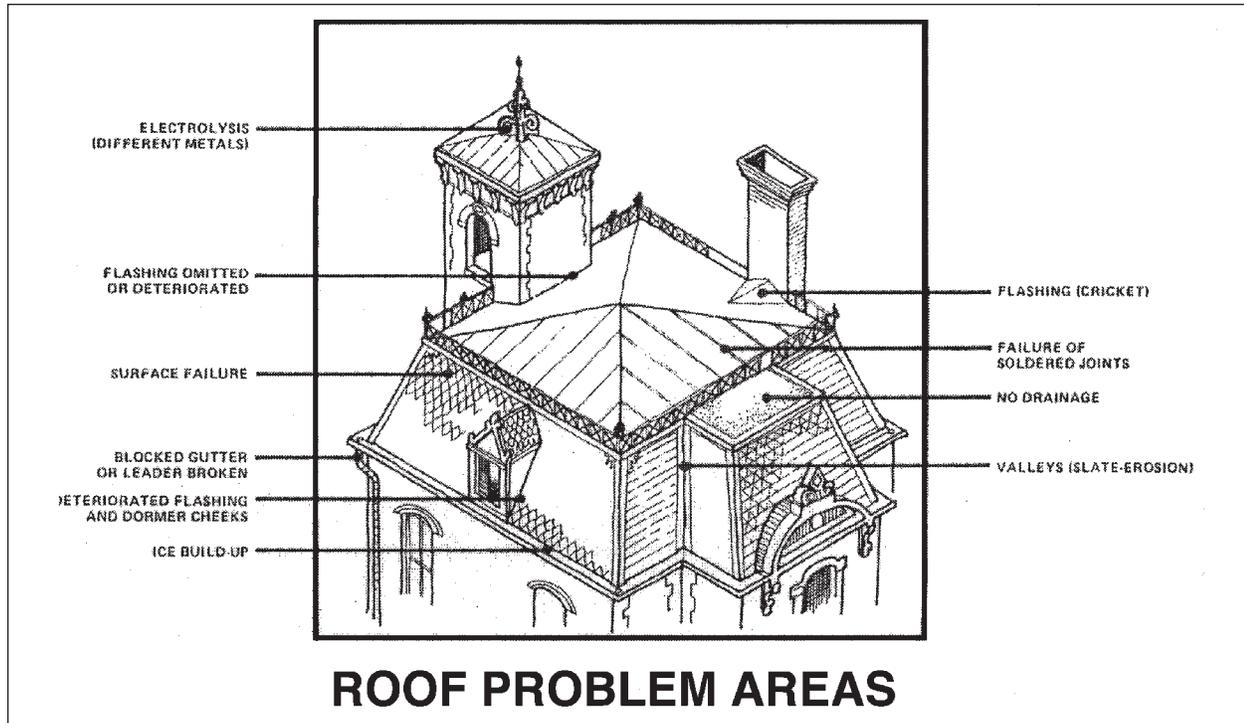


Figure 3. Diagrammatic sketches showing effects of temperature change upon masonry. Flexible mortar (A) expands and contracts with temperature changes. Bricks bonded by inflexible mortar (B) tend to spall at the edges (the area of greatest stress) in hot weather and separate from the mortar when it is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

**B. ROOFS AND ROOFING**

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gable, gambrel, flat and combinations of these. Roofs are covered with a variety of materials such as asphalt and asbestos. Residences in most cases have wood facias with gutters and downspouts. The facias of some vinyl or aluminum sided houses are covered with the same material.



**Required**

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

**Recommended**

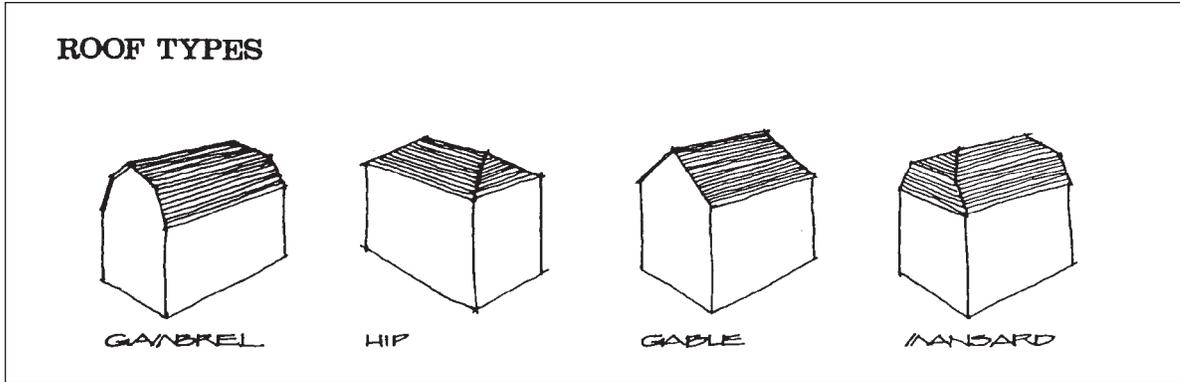
Whenever possible, the original shape and materials of the roof shall be restored. Roof covering which is deteriorated beyond repair should be replaced with new material which matches the original as closely as possible in composition, size, shape, color and texture. Gutters and downspouts are often a necessary adjunct in order to prevent deterioration of the structure. When necessary, gutters and downspouts shall be maintained or replaced with a style comparable and suitable to the architectural period.

**Prohibited**

Nothing shall be done to change the essential character of the roof as viewed from the thoroughfare such as adding architectural features or large unsightly fixtures, or using 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**

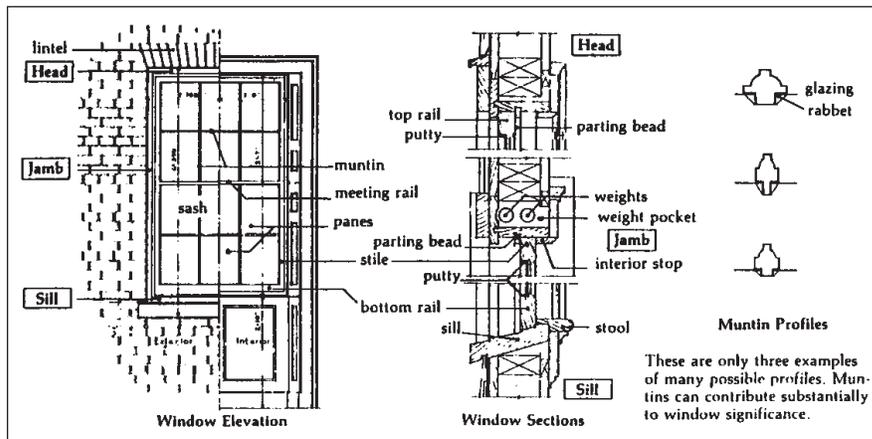
Window and door frames are in most cases wood. Brick structures have stone sills and brick lintels. In some cases where synthetic siding has been applied, window trim has been covered. Many structures in the district have aluminum storm windows. Some houses retain wood framed storm windows.

**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 units and trim resembling the original.

**Recommended**

Wood frame storm windows and doors, painted to match the original, should be used but should not damage existing frames. If new 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.



**DOUBLE-HUNG WINDOW DETAILS**

**Prohibited**

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

**Not Recommended**

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

### D. ENTRANCES PORCHES AND STEPS

Most houses in the district have either an open or a closed porch across the front. Most porches have either gabled, hipped, shed or flat roofs. Many frame porch floors and steps have been replaced with concrete.

#### 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

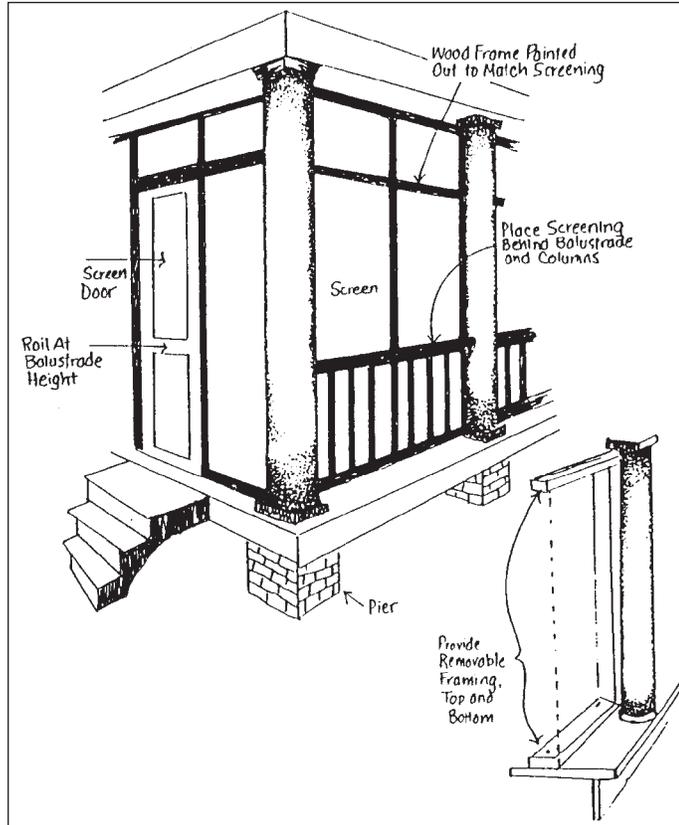
When enclosing porches for heat conservation or for other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

#### Prohibited

Front porches and steps that are important to the building's style and character shall 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 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. Solar collectors and TV dishes shall be placed at the rear of the property and shielded by shrubbery and landscaping.

#### Recommended

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

#### Prohibited

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

### III. NEW CONSTRUCTION

New construction includes any new building or structure constructed within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance of the other buildings in the neighborhood. New work may be contemporary of may suggest motifs from the historic buildings. New construction design should be clearly differentiated from the design of the historic buildings.

#### A. HEIGHT AND PROPORTION

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

##### Required

The height of a new structure and its height-to-width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the tallest existing structure in the same block. Facade proportions shall be established by permitting no structure with a facade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

##### Recommended

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

##### Prohibited

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

##### Not Recommended

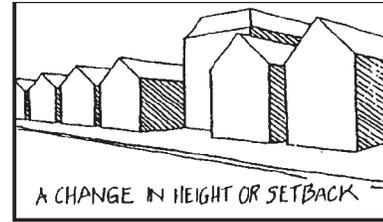
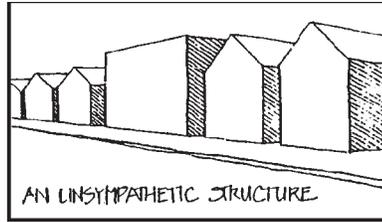
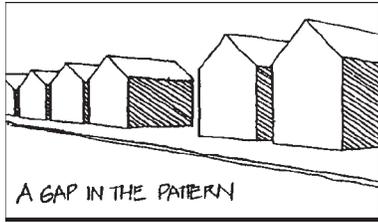
New stories should not be added, nor should existing stories be removed, which would destroy important architectural details, features or spaces of the building. Any style or period of architecture that is incompatible with what exists should not be permitted in the new additions.

**Height** – this is a mandatory criteria that new buildings be constructed to a height within 10% of the average height of existing adjacent buildings.

**Proportion of buildings' front facades** – the relationship between the width and height of the front elevation of the building.  
 RATIO PROPORTION 1 - 1 1/2

**Proportion of openings within the facade** – the relationship of width to height of windows and doors.  
 WINDOW PROPORTION 2-1

**Rhythm of solids to voids in front facade** – rhythm being an ordered recurrent alternation of strong and weak elements. Moving by an individual building, one experiences a rhythm of masses to openings.  
 RHYTHM 1 1/2 · 1 · 1 1/2 · 1 · 3



The Salem Handbook, 1977

**B. BUILDING MATERIALS IN NEW CONSTRUCTION**

Wall materials in the district are predominantly wood clapboard and its imitation in aluminum and vinyl. Some walls are brick. Patterned shingles are common in gable ends and dormers.

**Required**

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

**Recommended**

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

**Prohibited**

Inappropriate materials such as asbestos, asphalt, 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.

**C. NEW SHEDS AND ACCESSORY STRUCTURES**

**Required**

Sheds and accessory structures (gazebos, decks, doghouses, playhouses, fountains and small reflecting pools, outdoor sculpture, children’s play equipment, etc.) shall be located at the rear of the property and as unobtrusively as possible while preserving historical relationships between the buildings, landscape features, and open spaces. Proportions and materials shall conform to those required for new construction.

**Recommended**

Shed and accessory structure designs should be compatible in character and mood with the residence and neighborhood.

**Prohibited**

Prefabricated metal sheds shall not be used.

**Not Recommended**

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

## IV. SAFETY AND BUILDING CODES

### A. BUILDING CODE REQUIREMENTS

#### Required

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

#### Recommended

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

#### Prohibited

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

#### Not Recommended

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

### B. ACCESS FOR HANDICAPPED OR DISABLED PERSONS

#### Typical Accessibility Solutions:

Portable or fixed ramp.



Regrade area around entrance.



Vertical or inclined lift.



Install handrails.



**V. GENERAL**

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

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

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

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

**E.** There shall be a liaison committee consisting of 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.

## **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).



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# APPENDICES

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## 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 five or ten dollar 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 37*



# 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://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 —

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## APPLICATION FEE

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

<b>Staff approval</b> (for in-kind work) .....	<b>\$ 5.00</b>
<b>OR</b>	
<b>Commission Review</b> (all other proposed work) .....	<b>\$10.00</b>

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.**

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## 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.

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## 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.

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## 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 its possible violation of 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.

# RIVER BEND LOCAL HISTORIC DISTRICT

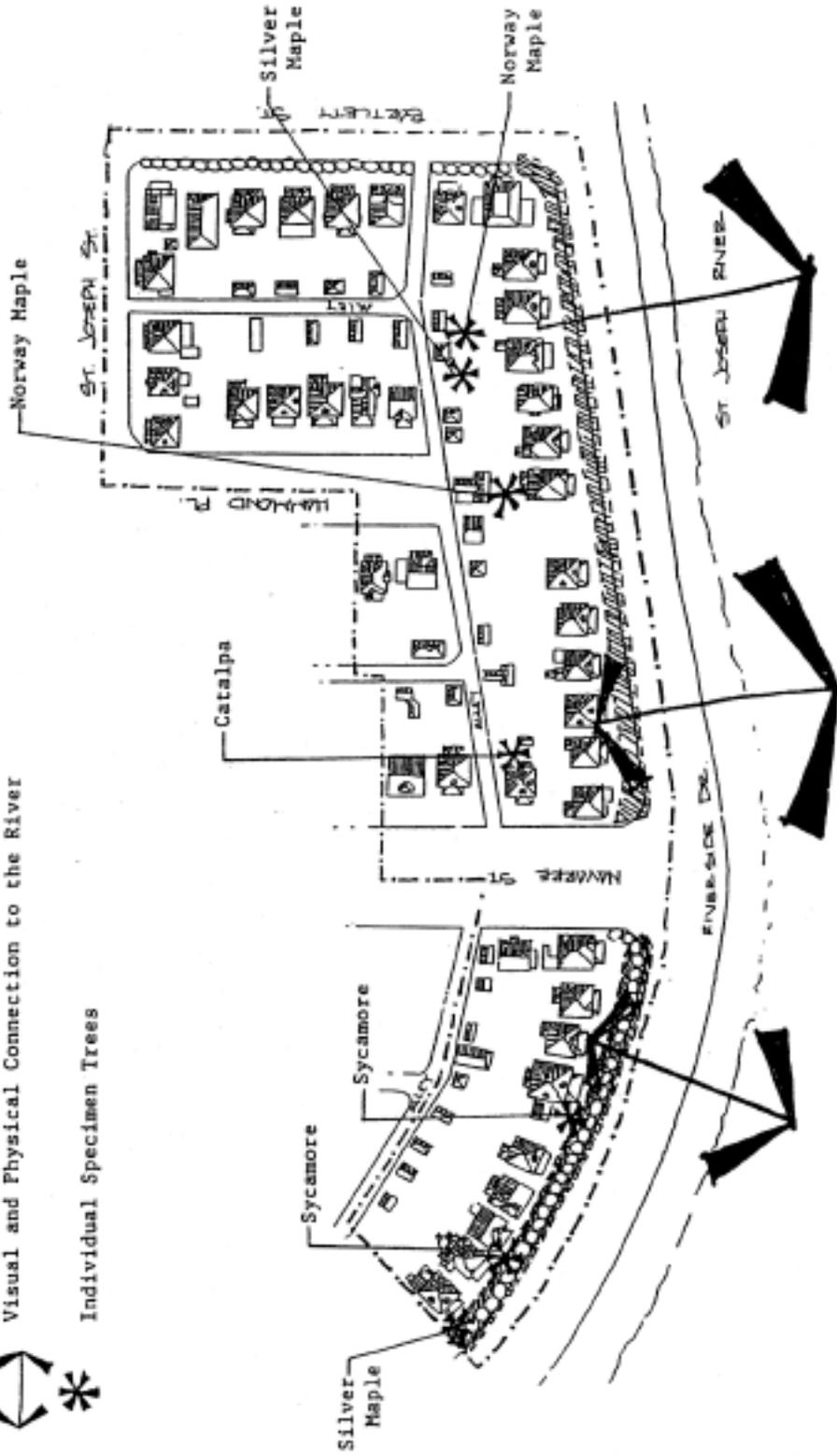
## LEGEND

o o o o o Rhythm of Trees along Bartlett Street and Riverside Drive

||||| The Topography along Riverside Drive

↔ Visual and Physical Connection to the River

\* Individual Specimen Trees



NOT TO SCALE

**APPENDIX B**

## *Landscape Assessment Summary*

A variety of elements works together to make River Bend Local Historic District a unique and cohesive unit. Although designating one specific element as significant is virtually impossible, identifying relationships between the individual elements leads to discovery of the essence of the area. Therefore, careful consideration must be made when changes are presented for approval. Removal or alteration of one Portion of the whole may break the connections that make this district unique. Connections between topographic changes, vegetation and built structures can be identified throughout the district.

The bank along the sidewalk on Riverside Drive is the most outstanding topographic element that assigns an identity to the district. The bank links the built structures with each other and helps to reinforce the rhythm created by the group of American Foursquares. A rhythm between the steps leading to each structure and the grass linking them gives the observer a sense of the connection that makes this area a whole. The progression is interrupted in only a few areas by an occasional terrace or planting. This break in the rhythm is unfortunate due to the loss of cohesion throughout the series. Because the bank is a unifying element in this district it should be maintained to preserve the character and identity of the area. Terracing and manipulation of the bank that interrupts the visual connection should be prohibited to preserve the continuity of the topographic change.

Another rhythm that works to give this district a sense of identity is that of the street trees planted within the tree lawns along Bartlett Street and Riverside Drive. This is a very interrupted rhythm that should be enhanced with additional plantings where the tree lawn allows space. Once again, the rhythm created by the street tree plantings helps to unify the area and reinforce the importance of the cohesion of the separate spaces. The selection of Tulip trees (*Liriodendron tulipifera*), Norway Maples (*Acer platanoides*), Green Ash (*Fraxinus pennsylvanica*) and White Ash (*Fraxinus americana*) should be continued. The overhead canopy also makes the pedestrian feel more comfortable by creating a space that separates the sidewalk from the street.

Not only is the landscape used to unify the built structures to each other but also to link the river to the district. This connection can also give the district a "green feel." The Sycamore (*Platanus occidentalis*) trees along the street and river as well as those behind the houses link the riverbank side of the street to the residential side of Riverside Drive. Pulling the two sides of the street together helps link the neighborhood to the Greenway and Park System that needs more support and development. Playing off of this link could be one step toward enhancing the Greenway and Park System by making it more appealing to the residents of adjacent communities. The district already has a strong link to Leeper Park which in turn is connected to Riverside Drive Local Historic District. The geographical connections between River Bend, Riverside Drive and West Northshore Drive Local Historic Districts, as well as the adjacency to the river and Leeper Park, are assets that could be used to strengthen the system of Districts.

Topographic change and tree placement should be maintained to preserve the quality and character of this district. The connections between the district, Leeper Park, the river and the adjacent Local Historic Districts should be maintained and further enhanced to accentuate the identity of the neighborhood. These are identifying landscape elements that set River Bend Local historic District apart from the other districts and the surrounding development.

**SUGGESTED TREES FOR TREE LAWNS IN  
RIVER BEND LOCAL HISTORIC DISTRICT**

Norway Maple  
Sugar Maple  
White Ash  
Green Ash  
Tulip Trees  
London Plane Tree

(*Acer platanoides*)  
(*Acer saccharum*)  
(*Fraxinus americana*)  
(*Fraxinus pennsylvanica*)  
(*Liliodendron tulipifera*)  
(*Platanus x acerifolia*)

## ***Overall Recommendations for Landscape Preservation in Local Historic Districts***

### **VEGETATION**

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

### **TOPOGRAPHY**

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

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

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

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

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

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

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

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

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

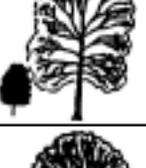
**CHOOSING THE RIGHT TREE**

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

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

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

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

FORM	COMMON NAME	BOTANICAL NAME	COMMENTS
<b>HEIGHT OF 65' OR MORE – TREE LAWN OF NO LESS THAN 6'</b>			
	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
<b>HEIGHT OF 50' – MEDIUM TO TALL GROWING – TREE LAWN OF NO LESS THAN 5'</b>			
	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
<b>HEIGHT OF 40' – MEDIUM GROWING – TREE LAWN OF NO LESS THAN 5'</b>			
	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
<b>HEIGHT OF 25' – SMALL GROWING – TREE LAWN OF NO LESS THAN 5'</b>			
	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.

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**VOLUNTEER FORM FOR LIAISON COMMITTEE FOR  
RIVER BEND LOCAL HISTORIC DISTRICT**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ BUSINESS PHONE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Please send completed form to: Historic Preservation Commission  
River Bend District Liaison Committee  
County-City Building  
227 W. Jefferson Boulevard  
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

River Bend 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