

*The Riverside Drive Local Historic District was established in 1985.*

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

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## ACKNOWLEDGMENTS

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

The Riverside Drive Historic District was conceived by a cooperative effort of property owners from within the district. Application for designation of the district was assisted by a District Steering Committee, Mark Sylvester, Gloria Wolvos, Bill Klein, Gene Forsyth, Linda Fritschner, Catherine Hostetler, Penny Hughs, Sandi Schol and Kenyon Twedel, who aided in original development of the guidelines.

Historic Preservation Commission members at the time the district received historic designation were: John Oxian, *President*; Catherine Hostetler, *Vice President*; J. Edward Talley, *Secretary*; Jerry Wiener, *Treasurer*; Joann Sporleder, *Architectural Historian*; Martha Choitz, John Borkowski, Adrian Fine, and Janeanne Petrass.

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

The map of the Riverside Drive Local Historic District and its boundaries has been removed from this edition. The map on page 6, as well as the drawings on pages 19-20 and 51-54, were provided by Brian Crumlish.

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

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*Dear Riverside Drive District Resident,*

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

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

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

*Riverside Drive 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 preserving the natural environment of your adjacent parks, as well as the unique character of your own houses. 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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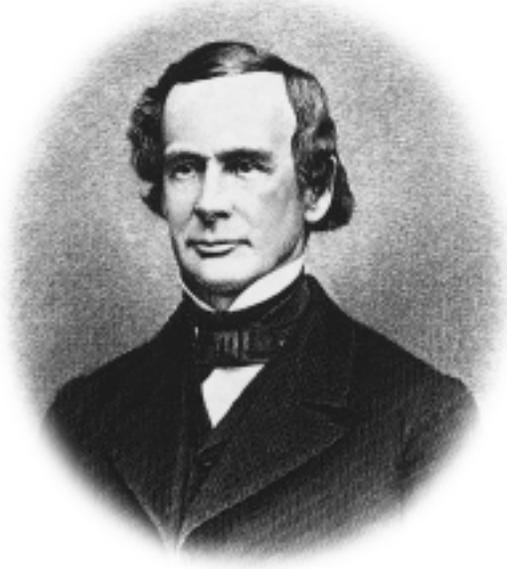
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The Riverside Drive Local Historic District was designated by ordinance in 1985; the eastern one third of the district – between Forest and Leeper Park – has been designated within the Chapin Park National Register Historic District since 1982. Riverside Drive is a relatively intact example of an early 20th Century middle class residential development.



This area was located northwest of the original town of South Bend and remained undeveloped into the latter half of the 19th Century. Development began when Horatio Chapin's successors platted the Chapin Place Addition in 1890 on land that had been the family estate. The Eastern one third of the district lies within the Chapin land which was further subdivided in 1902 and 1910.

In 1890 and 1891 three Shetterley Place Additions were platted directly to the west. The middle one third of the district – between Golden and Leland – lies within the Shetterley Place Third Addition platted by Christina Shetterley, George and Mary Rockstroh, and Annie P. Miller in 1891.



**Horatio Chapin**

The western one third of the district – beyond Golden – lies within the Portage Park Addition subdivided by the Portage Land Company and its president H. G. Miller in 1902.

What had been separate streets under various names as the neighborhood grew, was officially named Riverside Drive around 1910. The neighborhood grew most rapidly from 1902 to 1918 when eighty-one percent of the residences were constructed. The two oldest buildings (circa 1898) constructed in the district are located at the north end of Chapin Place where Park Avenue meets Riverside. The Queen Anne structure at 1007 Riverside was built in 1890 and moved to its present location in 1912.



**Ernest W. Young**

The rapid growth of the area can be attributed to its location near the streetcar line on Portage Avenue, providing access to the rest of the city after the 1880s and its suburban location away from industry and the bustling city. The street's location overlooking the scenic St. Joseph River also attracted homebuyers to the area, as did the city's 1985 development of Leeper Park in the lowland immediately east of Chapin Place.

Early residents of the Riverside Drive district represented a cross-section of the community including professionals, business owners and skilled workers. Among them were railroad employees, painters, contractors, bookkeepers, city employees, factory owners and managers, store owners and clerks, insurance and real estate agents, teachers, doctors and lawyers.

At least three mayors also resided here – W. Riley Hinkle (1930-1935), Jessie L. Pavay ( 1938-1945) and George Schosk (1947-1952). Thaddeus M. Talcott Jr., local Attorney, State Representative and Senator, also resided here at 1091 Riverside Drive.

The neighborhood contains a variety of popular 20th Century architectural styles including Queen Ann, Bungalow, Prairie, Colonial and Period Revivals. There are also vernacular forms including several American Foursquares. Many houses were designed by prominent local architects W. W. Schneider, Ernest W. Young, Norman Roy Shambleau and Ennis Austin.

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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, allow great latitude in the stylistic decoration of the house. Foursquares may commonly be found with Queen Anne, Colonial Revival and Craftsman features.



### BUNGALOW

Characterized as a low house surrounded by porches, the Bungalow was adapted by the British in India, finding its first surge of American popularity in California during the first decades of the 20th Century. Single storied, often with dormered attics, these houses feature low pitched roofs with wide unenclosed eave overhangs, exposed roof rafters, and either partial or full width porches. The Bungalow was championed by Gustave Stickley in his magazine, *The Craftsman*, and most bungalows were built in the Craftsman style although many are also decorated with Colonial Revival and Prairie influences.

# Styles



## 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, along with 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.

## PRAIRIE

One of America's few purely indigenous styles, Prairie design originated in Chicago around the turn of the 20th Century, the created of a group of architects which included Frank Lloyd Wright. It is characterized by a low-pitched roof usually hipped with widely overhanging eaves. Eaves, cornices and facade detailing emphasize horizontal lines which are carried through with broad porches often having massive square supports. Notable local practitioners of the style were Ernest W. Young and N. Roy Shambleau.



## CARPENTER BUILDER (VERNACULAR)



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

## Revival Styles

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



### TUDOR

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

### RENAISSANCE

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



### COLONIAL

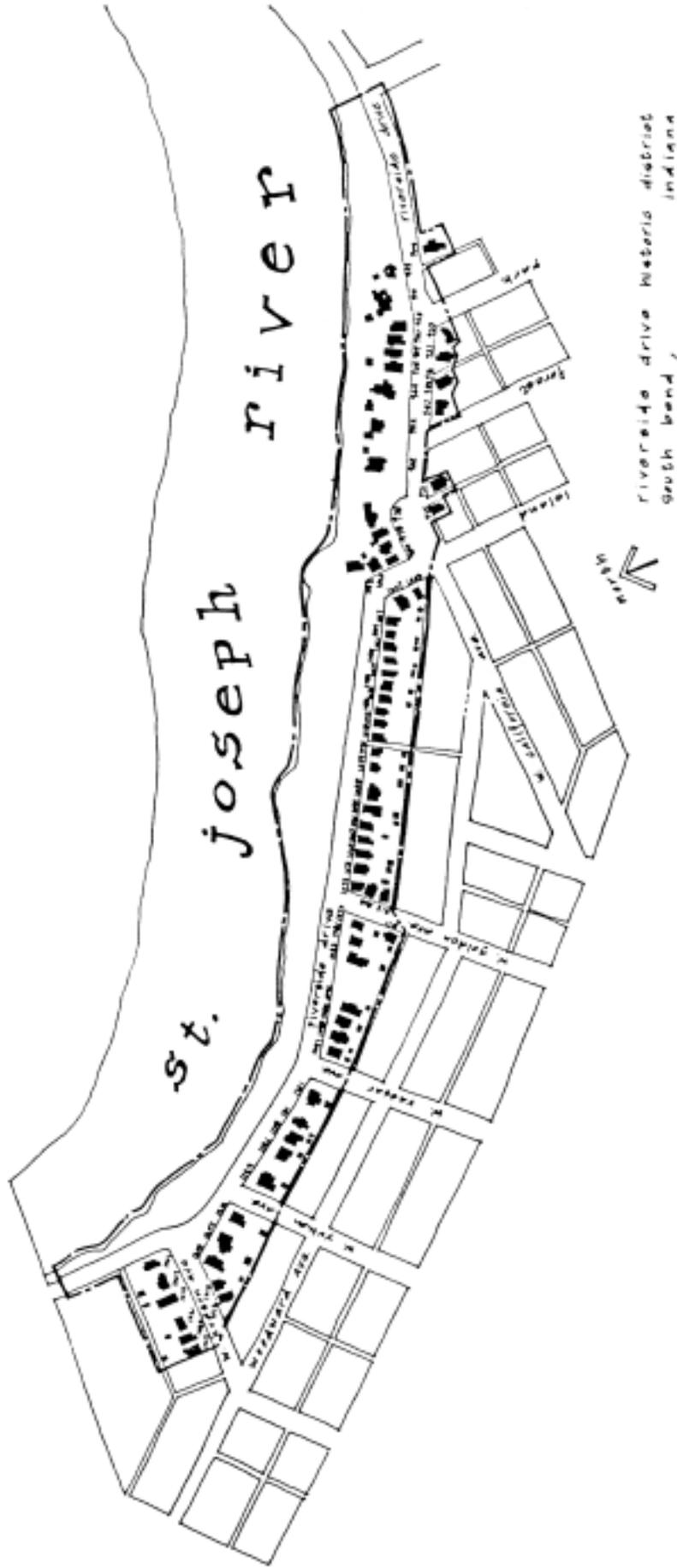
Inspired by the American Centennial (1876), Colonial Revival became popular in the 1880s and remained so through the 20th Century. The identifying features are in the applied architectural details which are reminiscent of the early American interpretation of 18th Century English and Continental styles.

### DUTCH COLONIAL

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.



# Riverside Drive Local Historic District



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# RESIDENCES

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## 808 Golden (contributing) *Bungalow*

Built in 1915 by accountant Ira Jay Miller and his wife, Frances. They lived in the house until 1920 when it was sold to Neva Jackson Miller who rented the house to Walter Miller, an artist for Indiana Engraving Company. She sold the house in 1926 to Joseph M. Sullivan, an Indiana State Senator.



## 811 Golden (non-contributing) *Vernacular*

Built in 1911 by Dora I. Keller, as a rental unit. Miss Keller rented the house out until 1921 when she sold it to William & Martha Siekman. Mr. Siekman was a printing pressman for the former L.P. Hardy Company. He resided in the house until his death in 1945. His wife remained here until 1955.



## 812 Golden (contributing) *American Foursquare*

Built in 1911 by Boler B. Banks for Henry & Anna Lerner. Mr. Lerner used the house as a rental until his death in 1930 when it was inherited by his wife, Anna. Mrs. Lerner sold the house in 1931 to Phocian Rhoads, a local agent for Royal Typewriter Company. In 1934 the house was sold to the Equitable Life Assurance Society of the U.S. by the Sheriff to pay off Mr. Rhoads back debts.



## 1001 Hudson (non-contributing) *Modified American Foursquare*

Built in 1942 by John H. Caulty, the general manager and division staff engineer for the brakes division at Bendix Corporation. He was responsible for helping design the modern airplane wheel and brake system. He and his wife, Margaret, lived in the house until 1948 when they began renting it out. This house is remarkable in that its architect worked with a landscape architect designing house and landscape together for maximum benefit from a spectacular panoramic river view.



## 1007 Hudson (significant) *Colonial Revival*

Built in 1923 by Mrs. Mary L. Calbeck, widow of Lewis, and sold to Mary B. McNerny. She resided here with her brother, John, and father, Robert. Robert was the president of McNerny & Hans Cigar Company. Mary McNerny taught English at Central Junior High School.





**1010 Hudson (contributing) Bungalow**

Built in 1916 by plumber Fred Shock and his wife, Julia. They resided in the house until 1925, after which they used the house as a rental. Mr. Shock sold the house in 1937 to James O. Haugen, a clerk at Singer Manufacturing Co. He resided here until 1944 when it was sold to Chester Bragg.



**1015 Hudson (contributing) Bungalow**

Built in 1913 as a rental by Bessie Baker, widow of A.D. Baker. Mrs. Baker rented the house from 1921 to 1935 to Frank Negley, the director of Wilson Brothers. From 1936 until 1942 she rented the house to Louis & Charlotte Freiberg. Mrs. Baker eventually sold the house in 1948 to Robert Kopper.



**1016 Hudson (contributing) Bungalow**

Built in 1916 by Carl Haslinger, an assistant department superintendent for the Singer Manufacturing Company. He was also a renowned local, state, and national bowler. He lived in the house until his death in 1945, his wife continued to live in the house until 1950 when she began renting it out.



**1021 Hudson (contributing) Colonial Revival**

Built in 1921 by Marvin Campbell as a rental property. Mr. Campbell was a prominent South Bend businessman and owner of the Campbell Box and Tag Company. He owned the house until his death in 1930, leaving the house to his children, who all quit their claim on the house to their sister, Harriet Hager. Mrs. Hager continued to rent the house out until 1978.



**1025 Hudson (non-contributing) Bungalow**

Built in 1918 by Anne K. Poehlman, a pioneer of this area and large land owner. She rented the house to Cleveland Walter Carroll in 1918 and sold it to him in 1920. Mr. Carroll was the manager of the local Indiana Inspection Bureau.



**1029 Hudson (significant) Queen Anne**

Built in 1915 by Anne Poehlman, a pioneer and large land owner. She rented the house out until her death in 1928, leaving it to her daughter, Otilie Poehlman Miller. Mrs. Miller was the vice president of the South Bend Highland Cemetery Association. She owned the house until 1943.

**902 Riverside Drive (significant) Colonial**

Built in 1906 by Eda Rosencrans, a stenographer and bookkeeper for the law firm, Anderson, Park and Crabill. Ms. Rosencrans resided here until 1920 when she sold the house to Dr. Thomas Swantz, a physician and coroner. He resided here until his death in 1934.



**909 Riverside Drive (significant) Period Revival or Colonial Revival**

Built in 1909 by Ennis R. Austin, architect with the firm Austin & Shambleau. This prominent firm was responsible for designing many residential as well as commercial properties throughout South Bend. Mr. Austin resided in the house until 1913 when he sold it to Carl A. Ross, president of Burnoil Engine Company.



**916 Riverside Drive (outstanding) Tudor Revival**

Built in 1906 by George Cutter, an electrical specialist who opened his own outdoor lamp manufacturing business in South Bend. It is notable that George Cutter, as an electrical engineer and designer, became the largest manufacturer of lights in the world and worked on improvements to the telephone at Graham Bell. Mr. Cutter lived in the house until 1912 when it was sold to Dr. Charles R. Vickery. Dr. Vickery and his wife, Myrtle, resided here until 1936.



**928 Riverside Drive (contributing) American Foursquare**

Built in 1903 by Dr. Harry F. and Lillie Mitchell. Dr. Mitchell resided here until his death around 1949. His sons, Weir and Grant, sold the house in 1952 to Gilbert B. Young, a salesman for Samuel Spiro & Company. He sold the house a few months later to Ike Paskiet, a serviceman. Mr. Paskiet rented the house to his daughter, Dolores, and her husband, Robert Biber.



**930 Riverside Drive (significant) Queen Anne**

Built in 1908 by Jennie L. Sharples as a rental property. She rented it out to various people until 1944 when she sold it to Francis E. Fergus, an attorney.



**933 Riverside Drive (contributing) Vernacular**

Built in 1900 by John Peck, bookkeeper for George Wheelock & Company. Mr. Peck resided here until 1903 when he rented the house out. He sold it in 1905 to Arthur L. Hubbard, president of





First National Bank & Union Trust Company. He rented the house out until 1908 when he sold it to Nathaniel L. Otis, a real estate man.

**934 Riverside Drive (contributing) *American Foursquare***

Built in 1905 by Jennie Sharples, widow of Dennis, as a rental. She rented it to various people until her death in 1947 at which time Bessie Rhinehart, executor of her estate, sold the house to Lloyd C. Beatty. Mr. Beatty was a general supervisor at Studebaker, he lived in the house until 1951.



**937 Riverside Drive (contributing) *Period Revival***

Built in 1900 by Leslie Whitcomb, real estate developer, and sold to Elbert Adams in 1901. Mr. Adams sold the house in 1904 to Charles Boyer, a commercial traveler who resided here until 1908 when it was sold to Harry S. Miller, South Bend's first paperboy, and owner of an interior design store.



**938 Riverside Drive (contributing) *American Foursquare***

Built in 1900 by Andrew DuShane, pioneer and real estate developer. He rented the house out until his death, at which time his granddaughter, Anne DuShane Nuner, inherited it. Mrs. Nuner was related to founding fathers and pioneers in the South Bend School System. She rented the house out until 1927 when she sold it George E. Davies. Mr. Davies was the president of Davies Laundry & Cleaning Co., and Superior Laundry Co.



**941-943 Riverside Drive (significant) *American Foursquare Duplex***

Designed by prominent local architects Austin & Shambleau, and built by Frank P. Yarsdorfer in 1909. Built as a rental, this duplex is identical to the duplex at 971 to 973 Riverside Drive. The earliest tenant was Lawrence Johnson, owner of Auto Inn. Mr. Yarsdorfer owned the building until his death in the mid-1940s



**944 Riverside Drive (contributing) *Dutch Colonial***

Designed by W.W. Schneider and built in 1903 by Charles P. Drummond. Mr. Drummond was an attorney. He owned the house until 1923 when it was sold to William Riley Hinkle, owner of Hinkle Motor company.



**947 Riverside Drive (contributing) *Dutch Colonial***

Built in 1907 by Stella Drummond as a rental property. It was rented out to various tenants until 1918 when Mrs. Drummond sold the house to Richard O. & Katherine Morgan. Mr. Morgan was an audi-

tor for the Oliver Chilled Plow Company. He and his wife resided here until 1931.

**952 Riverside Drive (significant) *Prairie Style***

Built in 1912 by Donald P. Drummond, an attorney. He shared a law firm with his brother, Charles, in the Jefferson Building. Mr. Drummond resided in the house until 1919 when he sold it to Laurence & Emma Harwood, co-owner of Fulton-Harwood Brass Works. The Harwood's resided here until 1963.



**962 Riverside Drive (significant) *Period Revival***

In 1913 Calvin Clauer commissioned W. W. Schneider to design and build this house. Mr. Clauer was a jeweler with a downtown business. He resided here until his death in 1914. His wife, Etta, continued to live here until 1921 when she married David Berglund. She sold the house in 1927.



**971-973 Riverside Drive (contributing)**

***American Foursquare Duplex***

Built in 1911 as a duplex by Frank Hatch. Mr. Hatch was the first circulation manager for The Tribune. He owned the house until his death in 1930 when it passed down to his second wife, Halma. Mrs. Hatch owned the house until 1943 when she sold it to Milisaw Neitch, the owner of Producer's Dairy.



**975 Riverside Drive (contributing) *Colonial***

Built in 1918 by Charles E. & Louise Perkins Bailey. Mr. Bailey was a salesman for the Cadillac Motor Sales Company. They lived in the house until 1920, when it was sold to Eleanor Stephenson, believed to have married Edward Peacock the next year. Mr. Peacock was the purchasing agent for Stephenson Underwear Mills.



**976 Riverside Drive (significant) *Prairie Style***

Built in 1910 by Gilbert & Florence Elliott, an attorney and member of the State Legislature. Mr. Elliott resided in the house until 1938 when it was sold to the Home Owners Loan Corporation. They sold the house to Kathleen M. & Marshall A. Smith, Jr., in 1939.



**978 Riverside Drive (significant) *American Foursquare***

Built in 1917 by Arthur C. Hill and sold to George A. & Blanche Alexander Platt in 1918. Mr. Platt was in the clothing business until 1934 when he opened the State Line Dine & Dance, located just





across the state line in Michigan. Mr. Platt resided in the house until 1933 when he sold it to Mrs. Florence R. Miller.

**982 Riverside Drive (contributing) *Bungalow***

Nancy & Arthur Gilliom purchased this house from real estate agents William Happ and Homer Taggart in 1913. Mr. Gilliom was a lawyer. He and his wife resided here until 1925 when the house was sold to Fred L. Eldredge, who lived here until 1930.



**984 Riverside Drive (contributing) *Prairie Style***

Built in 1915 by Jacob T. Rellinger and used as a rental until 1922 when it was purchased by Charles W. & Mary Slick. Mr. Slick was the treasurer and general manager of Slick's Laundry & Dry Cleaning Company. The Slicks owned and resided in the house until 1955.



**1003 Riverside Drive (contributing) *Queen Anne***

Built in 1906 by Charles & Sallie Millhouse who came to South Bend from Iowa to be near their son, Charles L. They lived here until 1937 when the house was sold to George & Flora Schock, an attorney. Mr. Schock was also a judge in the city Court and served as mayor of South Bend from 1948 to 1952.



**1007 Riverside Drive (significant) *Vernacular***

This house was moved to its present location in 1912 by owners Edward Twomey and his wife, Deborah. Mr. Twomey came to South Bend in 1902 as the agency manager of Equitable Life Insurance Company. Mr. Twomey owned the house until his death in 1917 at which time the house passed to his wife.



**1010 Riverside Drive (contributing) *Prairie Style American Foursquare***

Built in 1915 by Dr. Perry Traver, a physician and surgeon, and his wife, Maud. They resided in the house until 1976 when it was sold by Mrs. Traver to Shelby D. Black.



**1012 Riverside Drive (significant) *Period or Renaissance Revival***

Built in 1920 by Frank Gilmer, an attorney with the firm Shivley, Gilmer, Arnold & Doror. Mr. Gilmer sold the house in 1927 to Leslie & Helen Morehouse, the editor of The South Bend Tribune. He

owned the house until 1937 when it was sold to Duncan O'Conner, superintendent of South Bend Lathe.



**1017 Riverside Drive (contributing) *American Foursquare***

Built in 1904 by real estate developer Fred W. Keller, and sold to Carlin S. Handley. Mr. Handley was a partner in Handley & Pyle, attorneys and collectors. He resided here until 1909 when he sold the house back to Mr. Keller who in turn sold it to attorney Fred Kagel and his wife, Lulu.



**1019 Riverside Drive (contributing) *American Foursquare***

Built in 1907 by Robert G. Chalfant as a rental. He rented it to steam shovel engineer Blaine Crawford and his wife, Mae, in 1910 and sold it to them in 1911. Mr. Crawford resided in the house until 1914, after which it was rented out to Edmund E. Prentice, an auditor for National Discount Corporation.



**1021 Riverside Drive (contributing) *Queen Anne***

Built in 1907 by real estate developer Fred W. Keller, who sold it to his mother, Mrs. Rickey Keller, widow of George Keller. Mrs. Keller rented the house to William, Jennie, Leo & Edith Swank, all of whom worked for Leo Swank and Company, dry cleaners.



**1025 Riverside Drive (contributing) *American Foursquare***

Built in 1912 by Timothy W. & Virginia M. Shanafelt. Mr. Shanafelt was a contractor who specialized in plastering and stucco work. The Shanafelts owned the house until their deaths when the house was left to their son, Wilbur. Wilbur Shanafelt lived in the house until his death in 1993.



**1029 Riverside Drive (contributing)  
*American Foursquare & Queen Anne Style***

Built in 1911 by Montgomery P. & Rose Brickell, as their retirement residence. They lived in the house until their deaths, Mr. Brickell in 1926 and Mrs. Brickell in 1932. The house was left to their daughter, Deva Brickell, an employee of H.B. Christman Construction Company.



**1033 Riverside Drive (contributing) *Bungalow***

Built in 1920 by John S. & Ethel Bartley. Mr. Bartley was foreman for Plant #2 of the Studebaker Corporation. Mr. Bartley lived in the house with his daughter, Mrs. Jean Townsend, a bookkeeper, until



1961 when it was sold as part of a judgment to Indiana Savings and Loan Association.

**1035 Riverside Drive (contributing) *American Foursquare***

Built in 1909 by Myron & Abbie Campbell as a rental property. They rented the house to Hugh N. Seymour Home in 1910 and sold it to him in 1918. Mr. Home immigrated to the United States of America from England in 1893. He was employed as the court reporter in the Circuit Court of South Bend for 24 years.



**1037 Riverside Drive (non-contributing) *Period Revival***

Constructed in 1907 by Charles E. & Helen A. Francis. Mr. Francis was a salesman for National Grocery Company. He lived in the house until his death in 1949. Mrs. Francis continued to reside here until 1951 when she converted the house into a rental. She rented the house to lawyer Charles Reddy from 1953 to 1962.



**1041 Riverside Drive (non-contributing) *Queen Anne***

Built in 1907 by Fred W. Keller and sold to John C. Paxson in 1909. Mr. Paxson, a prominent businessman, sold the house to Fred Gabriel in February of 1909. Mr. Gabriel was an attorney. He sold the house in March of 1909 to Jasper B. Toms, South Bend's first bill poster. Mr. Toms and Mr. Gabriel had a contract which allowed Mr. Gabriel to reside here until 1914.



**1043 Riverside Drive (contributing) *Queen Anne***

Built in 1908 by real estate mogul Fred W. Keller, and sold in the same year to George P. Morey. Mr. Morey rented the house to Ferdinand Jain, a gardener at J.C. Birdsell. Mr. Jain resided here until 1915 when the house was sold to Fannie & Zella Jain. They sold the house two years later to George Switzer, product supervisor at the Bendix Corporation.



**1045 Riverside Drive (contributing) *Queen Anne***

Built in 1908 by Fred W. Keller, real estate developer, and sold to Walter M. Weld in 1910. Mr. Weld was employed with the Singer Manufacturing Company. He rented the house to John F. Pool, chief engineer at the North Pumping Station. Mr. Weld sold the house to Mr. Pool in 1918.



**1049 Riverside Drive (contributing) *Queen Anne***

Built in 1909 by real estate man Fred W. Keller, and eventually sold to Clinton & Clara Huffman, a teacher at Mishawaka High School. They lived in the house until 1921 when it was sold to Elizabeth &

William Woolum. Mr. Woolum was the secretary-treasurer for The Consumers Service Company.



**1055 Riverside Drive (outstanding) *Eclectic Revival***

Built in 1926 by Frederick & Katherine Wellington, replacing an earlier structure that was built in 1910. Mr. Wellington was born in Pennsylvania in 1877 and came to South Bend in 1912 to work for The South Bend Watch Company as general manager. He left this position in 1932 to work for The Investors Syndicate.



**1059 Riverside Drive (significant) *Bungalow***

Built in 1914 by Edgar R. & Violet Rohrer. Mr. Rohrer operated a grocery at 412 N. Lafayette Street. Mr. Rohrer died shortly after the house was constructed. Until she passed away in 1942, Mrs. Rohrer continued to live in the house with their daughter, Violet. Violet Rohrer, a teacher, lived in the house until his death.



**1061 Riverside Drive (contributing) *Queen Anne***

Built in 1908 as a rental property by J. L. M. Shetterley and Fred W. Keller, and sold in 1922 to then-current tenants, Robert P. & Lucille Lang. Mr. Lang was the City Attorney for Mishawaka. They resided in the house until 1928 when it was converted back into a rental.



**1067 Riverside Drive (contributing) *American Foursquare***

Built in 1908 by Harriett Keller, relative of Fred W. Keller, as a rental property. She rented the house out until 1917 when she sold it to Arthur & Margaret Jones. Mr. Jones was the employment manager for the Oliver Farm Equipment Company. They lived in the house until their deaths, Mr. Jones in 1938 and Mrs. Jones in 1974.



**1069 Riverside Drive (contributing) *American Foursquare***

Built in 1909 by real estate man Fred W. Keller, and sold to Marshall Hughes in 1910. Mr. Hughes rented the house out until 1913 when he sold it to Maurice & Florence Kahn. Mr. Kahn was the president of Lamb Shirt Company.



**1071 Riverside Drive (contributing) *American Foursquare***

Built in 1911 by Oscar Lippman, an attorney. He lived in the house until 1917 when it was sold to Albert W. Kendall, the district manager for Prudential Insurance Company. He and his wife, Mary,



lived in the house until 1937 when they rented it out to John W. Kaufer, owner of South Bend Roofing Company.

**1075 Riverside Drive (contributing) *Queen Anne***

Built in 1909 by Fred W. Keller, prominent real estate man, as a rental. He sold the house to Ira Jay & Frances Miller in 1911. Mr. Miller was a plumber. He and his wife resided here until 1913. They used the house as a rental from 1914 to 1920 when it was sold to Courtland P. DuComb.



**1077 Riverside Drive (significant) *Colonial Revival***

Built in 1925 by Whitcomb & Keller Corporation for Harriett & Dora Keller. Harriett and Dora were the sisters of Fred Keller, partner in the Whitcomb & Keller Corp. Harriett lived in the house until her death in 1953, her sister Dora moved into the house shortly after. Dora Keller was a high school teacher who resided here until her death in 1975.



**1081 Riverside Drive (contributing) *American Foursquare***

Built in 1920 by Horace V. Kimble and sold to Eller R. Newland in 1921. Mr. Newland owned E.R. Newland Building Supply Company. He and his wife, Helen, resided here until 1922 when the house was sold to Owen B. Windle. Mr. Windle worked for the Oliver Corporation and was active in the Farmers Trust Company.



**1083 Riverside Drive (contributing) *Queen Anne***

Built in 1912 by Swedish immigrants Gustav & Anna Lindahl, Mr. Lindahl was a blacksmith. Upon their demise the house went to their children, Hannah Lindahl and Mrs. Esther Minkler. Hannah was a teacher and Principal for Mishawaka schools and Esther co-owned the Minkler Hardware Store with her husband, Robert. They all lived in the house together until 1983.



**1091 Riverside Drive (outstanding) *Prairie Style***

Built circa 1909 by Thaddeus M. Talcott, Jr., a prominent attorney and U.S. Commissioner. He lived here until 1927 when he sold the house to Claude J. Jackson, a prominent banker and railroad president.



**1093 Riverside Drive (significant) *American Foursquare***

Built in 1909 by Arthur T. Wirick, pastor of the First Brethren Church. He sold the house to Dr. Milton P. White, a retired physician, in 1911. Dr. White sold the house to Donald A. Himes. Mr. Himes was the manager of the export division at Oliver Corporation. He owned the house until 1946.

**1095 Riverside Drive (significant) *Prairie Style***

Built in 1910 by Arthur T. Wirick, pastor of First Brethren Church. He resided here for a year, selling it to Mary A. Campeau in 1912. Ms. Campeau rented the house out until 1914 when she sold it to Adolph Heller, owner of A.H. Heller Furniture Co. He lived here until 1924.



**1097 Riverside Drive (non-contributing) *American Foursquare***

Built in 1906 by Emma Lockstidt Schweitzer & her husband Fred. They lived in the house until 1919 when it was sold to Adolph H. & Otilie Heller, operator of a furniture store. Mr. Heller rented the house to Alonzo & Ada Patchin, president of Consumers Service Co., in 1921 and sold it to them in 1922.



**1101 Riverside Drive (significant) *Colonial Revival***

Originally constructed in 1908 by Frank M. Cimmerman, as a two-story frame house. Mr. Cimmerman was active in real estate and was assistant postmaster. He resided here until 1917 when he sold the house to Louis M. & Emma Hammerschmidt. Mr. Hammerschmidt, an attorney and City Judge, was responsible for the drastic remodeling that occurred in 1925.



**1111 Riverside Drive (significant) *Prairie Style***

Built in 1913 by Norman Bleuler, assistant cashier at the South Bend National Bank. He was considered an authority on bank financing and even conducted a course on the subject at the American Institute of Banking. Mr. Bleuler lived in the house until his accidental death in 1931. The house was sold in 1934 to Jesse I. Pavey, secretary-treasurer of South Bend Lumber Co. and the River Park Lumber Co.



**1115 Riverside Drive (contributing) *Colonial Revival***

Built circa 1921 by Georgia V. Landon, and sold to John & Mollie Hibberd in 1922. Mr. Hibberd was a lawyer and president of Hibberd Printing Co., Inc. They lived here until 1937.



**1121 Riverside Drive (significant) *Colonial Revival***

Shepherd Crumpacker hired South Bend architect Ernest Young to design and build this house 1926. Mr. Crumpacker was an attorney from the firm Parker, Crabill, Crumpacker & May. He resided here until 1953 when the house was sold to Robert Siekman, secretary-treasurer of Colfax Company, a radio and television repair business.





**1129 Riverside Drive (significant) *American Foursquare***

Built in 1909 by Benjamin J. Abbott, proprietor of Crescent Machine Works. Mr. Abbott was responsible for inventing a machine to manufacture horseshoe nails. He resided here until his death in 1932, after which it was inherited by his daughter, Mary Rolene Abbott.



**1201 Riverside Drive (contributing) *Period Revival***

In 1904 Horace & Anna Miller hired architect W.W. Schneider to design and build this house. Mr. Miller was president of the Portage Land Company, which platted Portage Park First Addition to the City in 1902. Mr. Miller was also involved with Miller-Knoblock Wagon Co.



**1207 Riverside Drive (significant) *Period Revival***

Built in 1906 as a rental by Ulysses G. Manning who sold it in 1910 to John B. Campbell. Mr. Campbell was the secretary of the Campbell Paper Box Company and the L.D. Telephone Manufacturing Company.



**1215 Riverside Drive (contributing) *American Foursquare***

Built in 1902 as a rental by the Portage Land Company, which was started by Horace G. Miller and Byron B. Miller. They sold the house to Burr Augustine, owner of a wholesale lumber dealership, in 1908. Mr. Augustine lived in the house until his death in 1945. His wife, Ethelyn, continued to reside here until 1951 when she sold the house to Harold W. Kinsey.



**riverside  
drive**  
**historic district  
south bend indiana**

**GUIDELINES FOR  
HISTORIC PRESERVATION  
& DEVELOPMENT**



The Riverside Drive Local Historic District was established by an ordinance enacted by the Common Council of the City of South Bend in 1985 for the protection of the historic character of the neighborhood. Under the requirements of this ordinance, a Certificate of Appropriateness (CoA) is required for any activity in the district which requires a building permit or which alters the appearance of a building or site. Painting of previously painted surfaces is released from this requirement and requires no approval. Consideration by the Historic Preservation Commission of proposed repairs or alterations is guided by the following set of guidelines which have been developed in cooperation with neighborhood representatives and have been adopted by referendum of the district property owners.

# General Definitions

## (A) PRESERVATION

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

## (B) PRESERVATION GUIDELINES

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

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



*Note:* The Guidelines selected by the Riverside Drive 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.



# *Riverside Drive Local Historic District Guidelines*

## **I. THE ENVIRONMENT**

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

The district is characterized by its proximity to downtown South Bend and by its intimate relationship with the St. Joseph River. The district encompasses the seven blocks of Riverside Drive which follow the river front from Lafayette Street to the east to Angela Boulevard to the west. For a portion of that route, there is a row of houses facing the river from across Riverside Drive, while in another portion, residence are situated on both sides of the street, with some properties abutting the river and others located across the drive. The district also includes homes located on Hudson and Golden Streets, between the drive and the alley defining the southern boundary of the district, as well as three separate park areas which lie adjacent to the river's edge: a portion of Leeper Park to the East; all of Shetterley Park in the middle and a portion of Brownfield Part to the West.

#### **Required**

Distinctive existing features such as parks, gardens, streetlights, fences, signs, benches, walkways streets alleys and building setbacks shall be retained. New plant materials, fencing, walkways, streetlights, signs and benches shall be compatible with the character of the neighborhood in size, scale, material and color. Street lighting should be maintained at levels recommended by the Illumination Engineering Society. Light sources must have spectral distribution in all color ranges. 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) or a suitable replacement which closely duplicates the standard in size, shape, style and appearance, i.e., Herwig Lighting Company standard or similar. Streetlights should be placed so that adequate illumination is afforded all sections of the public sidewalks. Tree and landscaping elements that must be removed for one reason or another shall be immediately replaced by suitable flora. The river front neighborhood character of the district shall be retained.

#### **Recommended**

Whenever possible, the original features should be restored. Plant materials and trees in close proximity to buildings, sidewalks or streets that are causing deterioration to those elements should be removed. If erosion control efforts become necessary to preserve the riverbank, they should involve processes and materials consistent with the natural beauty of the banks. Large, deep-rooted trees and shrubs as well as fast spreading ground cover should be used when planting for erosion control. As much natural vegetation as possible should be preserved. If large shrubs become unsightly, they should be cut back and allowed to rejuvenate. Dead and diseased material should be selectively 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 more susceptible to erosion. When replacement of

utility poles or power supply lines is necessary, consideration should be given to underground conduits or utility poles erected along rear property lines.

### Prohibited

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

## B. BUILDING SITE, LANDSCAPING AND ACCESSORIES

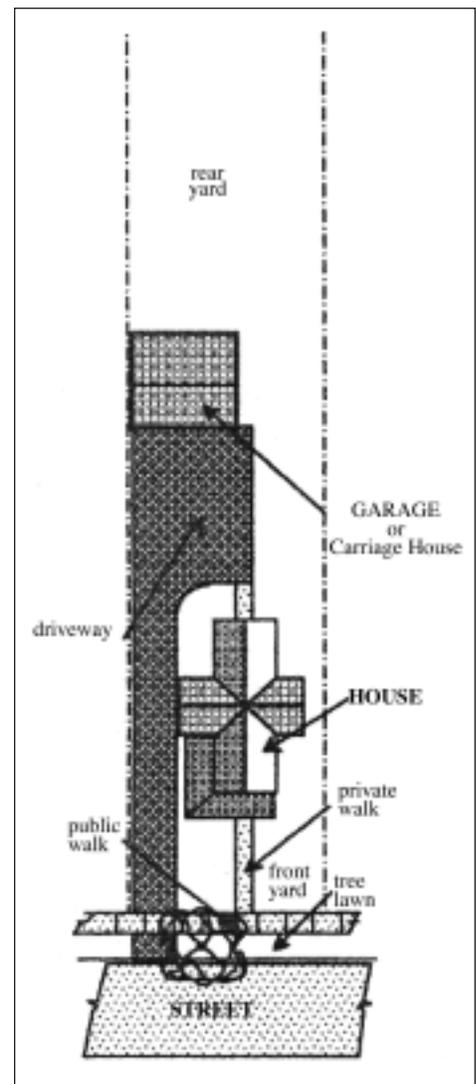
Individual properties in the district are characterized by a house located in the center of a flat lawn, often divided by a walk leading to the front entrance. Several of the residences are sited on two or more building lots; however, the preponderance of the homes have been erected on a single lot.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

### Required

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

### Recommended

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



TYPICAL SITE PLAN



## II. EXISTING STRUCTURES

### A. BUILDING MATERIALS

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

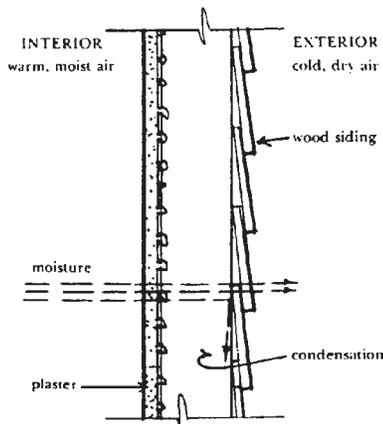
#### Required

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

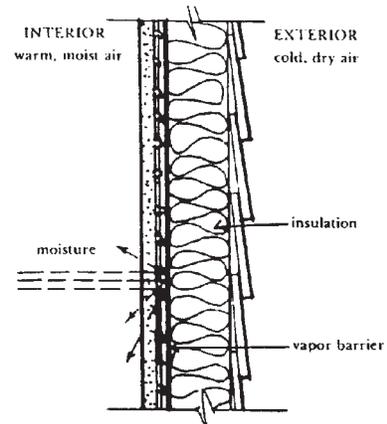
#### Recommended

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

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

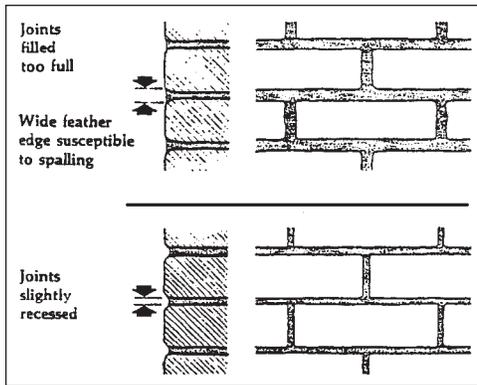


b. Typical wall condition with insulation and a vapor barrier facing in (toward the heated side of the wall). The vapor barrier prevents moisture migration, thus keeping the insulation dry.

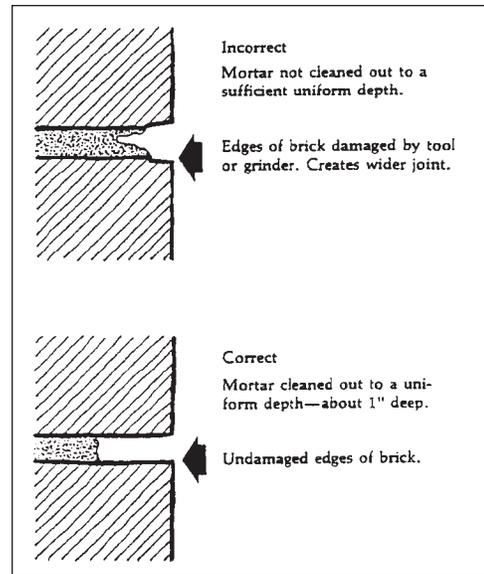


**Prohibited**

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



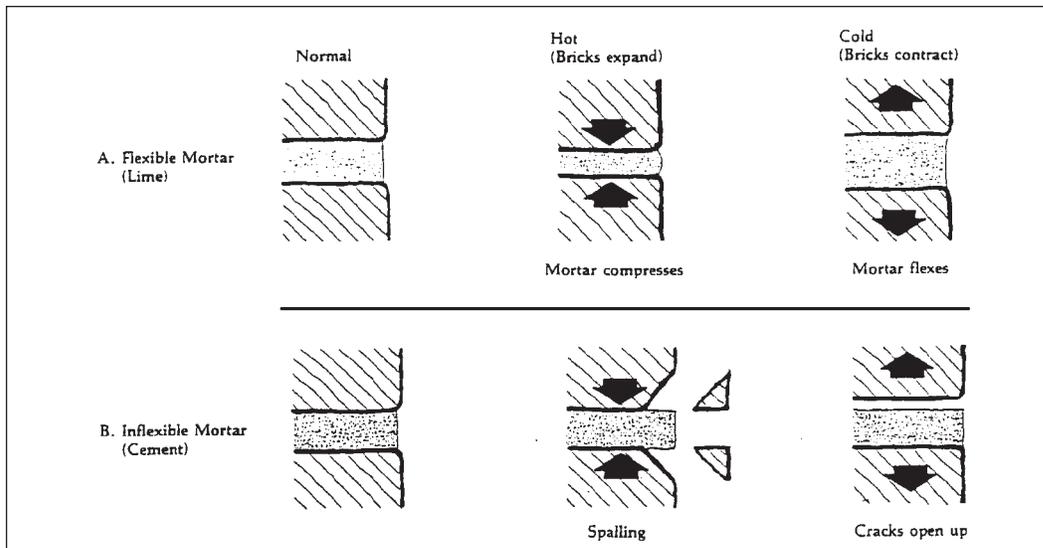
**Figure 6.** Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.



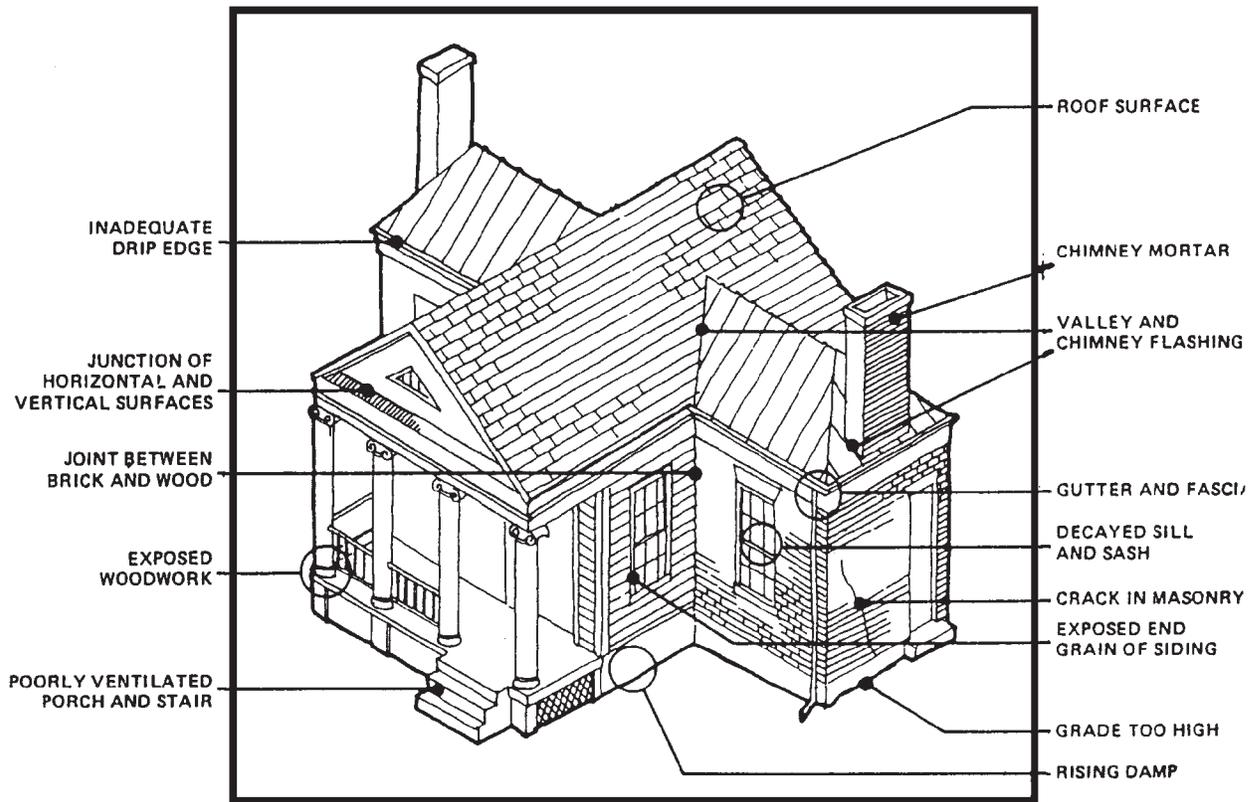
**Figure 4.** Comparison of incorrect and correct preparation of mortar joints for repointing.  
Drawing: Robert C. Mack and David W. Look.

**Not Recommended**

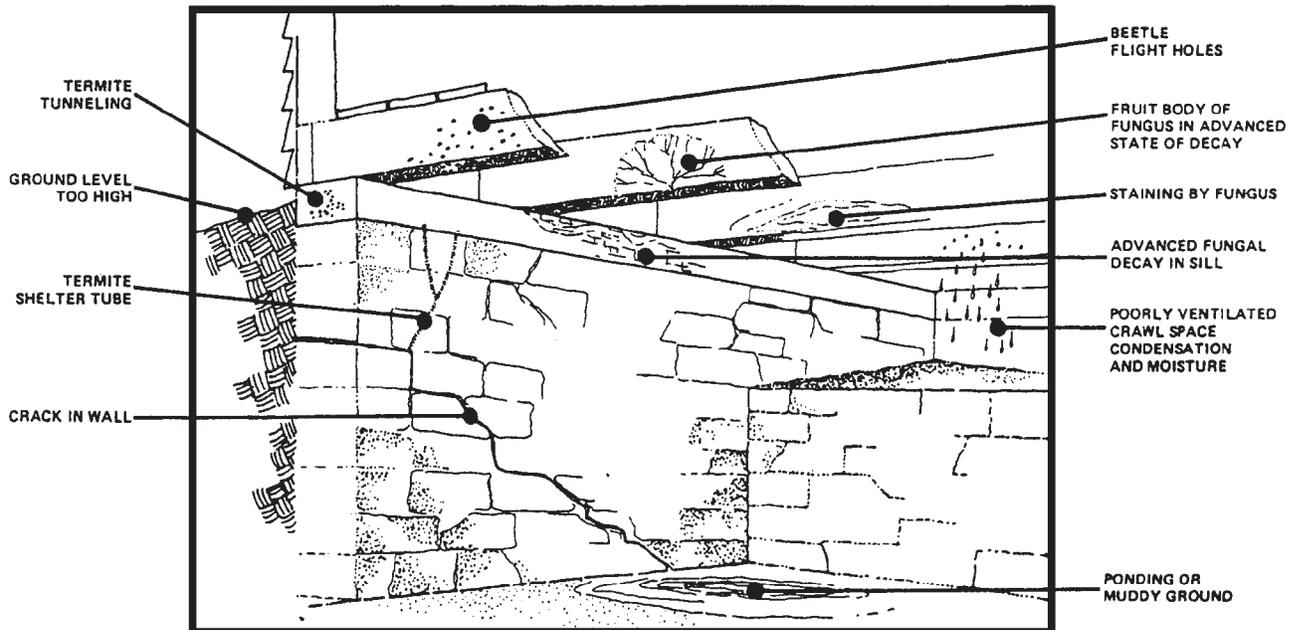
Waterproof or water repellent coatings or surface consolidation treatments should not be used on masonry surfaces unless required to solve a specific problem that has been studied and identified. Coatings are frequently unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar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



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



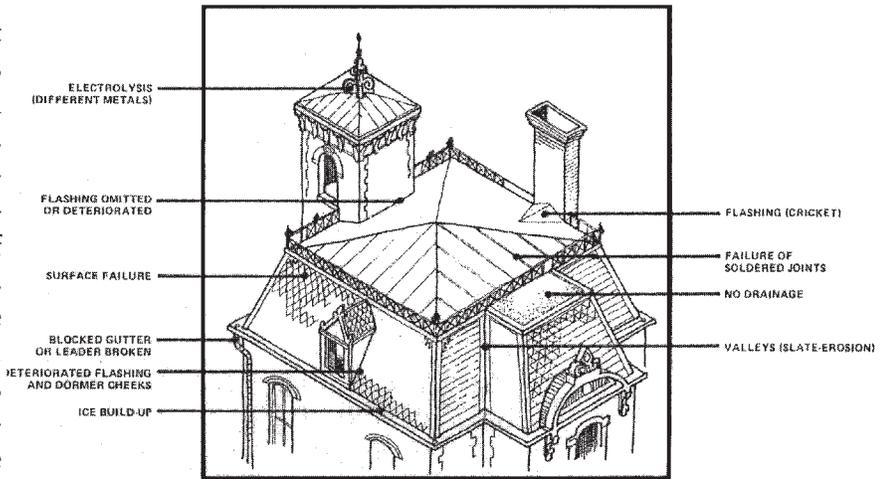
## POTENTIAL AREAS OF DECAY



## COMMON PROBLEMS IN THE BASEMENT

**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, asbestos, wood and slate shingles as well as clay tiles. 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.



**ROOF PROBLEM AREAS**

**Required**

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

**Recommended**

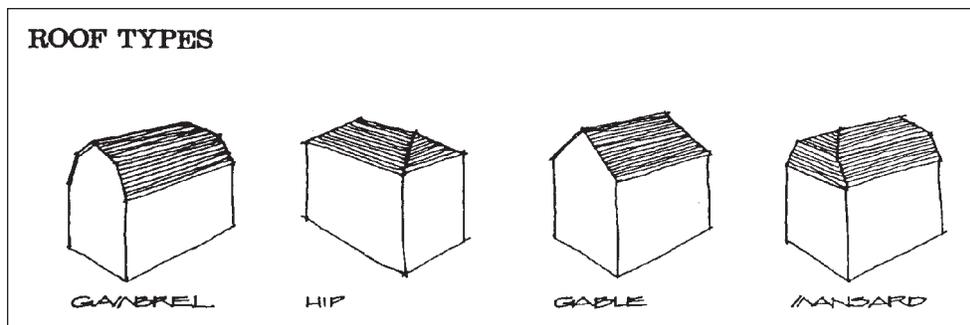
Whenever possible, the original shape and materials of the roof shall be restored. Particular effort should be made to retain materials such as slate, tile, and other unique materials not commonly found in new construction. Roof covering which is deteriorated beyond repair should be replaced with new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

**Prohibited**

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

**Not Recommended**

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



### C. WINDOWS AND DOORS

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

#### Required

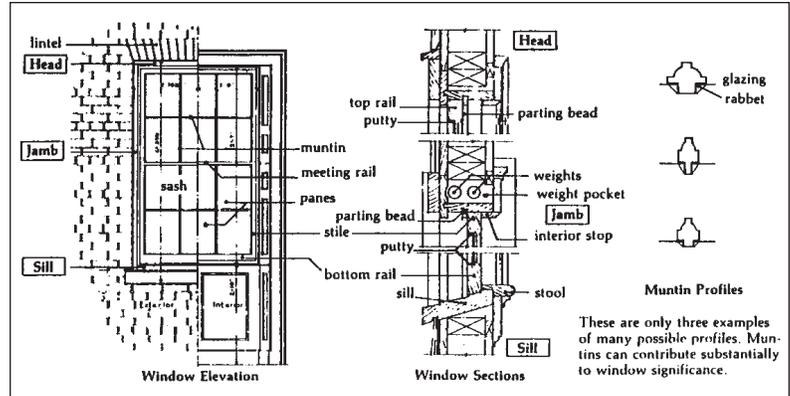
Original windows and doors shall be retained including sashes, lintels, sills, shutters, decorative glass, pediments, hoods, and hardware. When deteriorated beyond repair, they shall be replaced with units and trim resembling the original.

#### Recommended

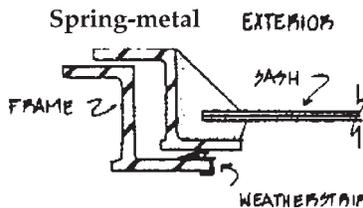
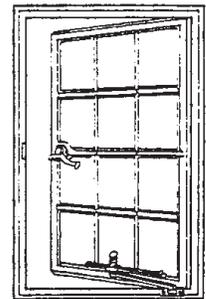
Wood frame storm windows and doors painted to match the original should be used but should not damage existing frames. If new sashes or doors are installed, the existing or original materials, design, and hardware should be used. When metal storm doors are used, they should be painted, anodized or coated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

#### Prohibited

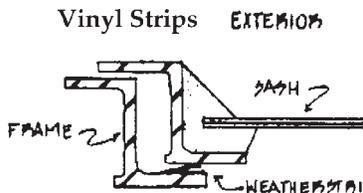
Original doors, windows and hardware shall not be



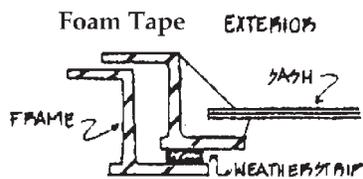
*Casement windows adapted the English tradition of using wrought iron casements with leaded comes for residential use. Rolled steel casements (either single, as shown, or paired) were popular in the 1920s for Cottage-style residences and Gothic-style campus architecture. More streamlined casements were popular in the 1930s for institutional and small industrial buildings.*



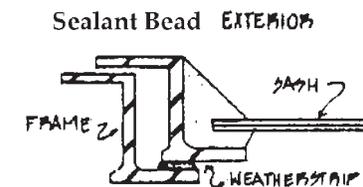
Spring-metal comes in bronze, brass or stainless steel with an integral friction-fit clip. The weatherstripping is applied after the repaired windows are painted to avoid galvanic corrosion. This type of thin weatherstripping is intended for windows in good condition.



Vinyl strips are scored and folded into a "V" configuration. Applied adhesive is necessary which will increase the thickness of the weatherstripping, making it inappropriate for some situations. The weatherstripping is generally applied to the window after painting.



Closed cell foam tape comes either with or without an adhesive backing. It is effective for windows with a gap of approximately 1/4" and is easy to install. However, this type of weatherstripping will need frequent replacement on windows in regular use. The metal sections should be cleaned of all dirt and grease prior to its application.



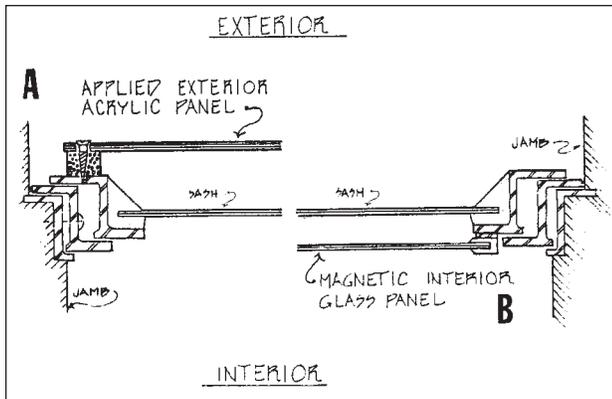
This very effective type of weatherstripping involves the application of a clean bead of firm-setting caulk on the primed frame with a polyethylene bond breaker tape on the operable sash. The window is then closed until the bead has set and takes the form of the gap. The sash is then opened and the tape is removed leaving the set caulk as the weatherstripping.

Figure 8. Appropriate types of weatherstripping for metal windows.

*Weatherstripping is an important part of upgrading the thermal efficiency of historic steel windows.*

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

Drawings: Sharon C. Park, AIA



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

*Drawing: Sharon C. Park, AIA*

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

**Not Recommended**

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

**D. ENTRANCES, PORCHES AND STEPS**

Most houses in the district have either an open or enclosed porch across the front. Most porches have either hip or gabled roofs or are covered by the main roof of the house.

**Required**

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

**Recommended**

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

**Prohibited**

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

**Not Recommended**

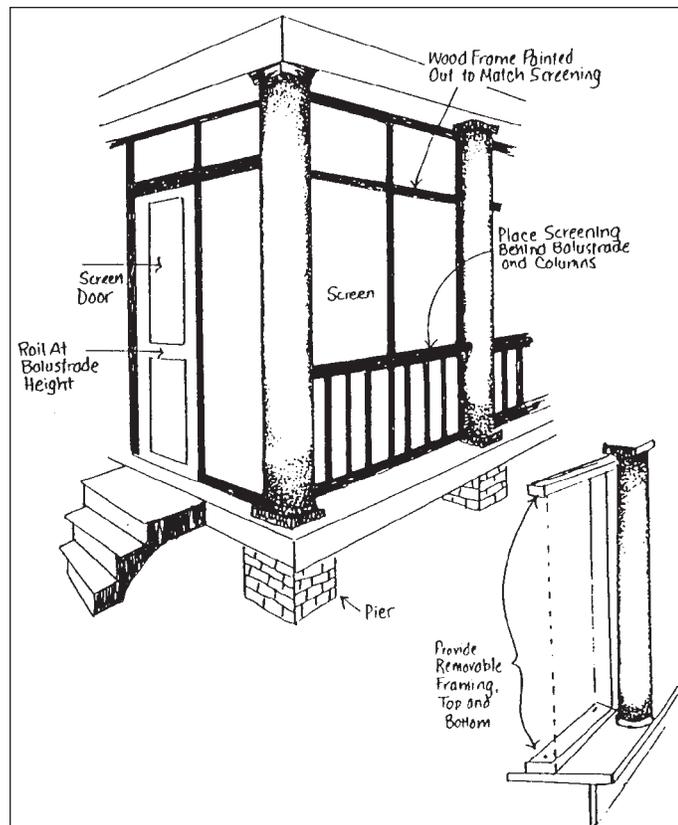
Original porch details should not be replaced with materials representing an earlier period or style from the original.

**E. MECHANICAL SYSTEMS**

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

**Required**

Mechanical systems shall be placed in areas that will result in the least possible alter-



ation to the structural integrity and physical appearance of the building. Solar collectors and TV dishes shall be placed at the rear of the property and shielded by shrubbery and landscaping.

**Recommended**

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

**Prohibited**

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

**Not Recommended**

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

**III. NEW CONSTRUCTION**

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

**A. HEIGHT AND PROPORTION**

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

**Required**

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

**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 1/2 · 1 · 1 1/2 · 1 · 3

**Recommended**

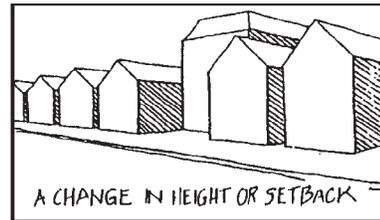
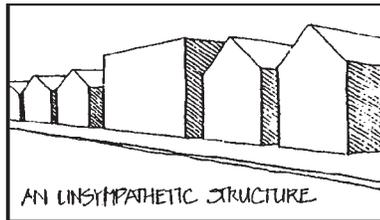
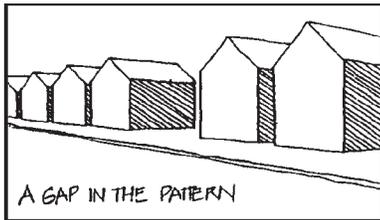
Contemporary designs should be compatible in character and mood to the building or neighborhood.

**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, and spaces of the building. Any style or period of architecture that is incompatible with what exists style should not be permitted in the new additions.



The Salem Handbook, 1977

**B. BUILDING MATERIALS**

Wall materials in the district range from brick, stucco, clapboard, shingles, aluminum and vinyl siding.

**Required**

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

**Recommended**

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, molded or artificial stone, or artificial brick shall not be used.

**Not Recommended**

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

**C. SHEDS AND ACCESSORY BUILDINGS**

**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**

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

**Prohibited**

Prefabricated metal sheds shall not be used.

**Not Recommended**

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

**IV. SAFETY AND BUILDING CODES**

**A. BUILDING CODE REQUIREMENTS**

**Required**

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

**Recommended**

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

**Prohibited**

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

**Not Recommended**

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



## B. ACCESS FOR HANDICAPPED OR DISABLED PERSONS

### Typical Accessibility Solutions:

Portable or fixed ramp.



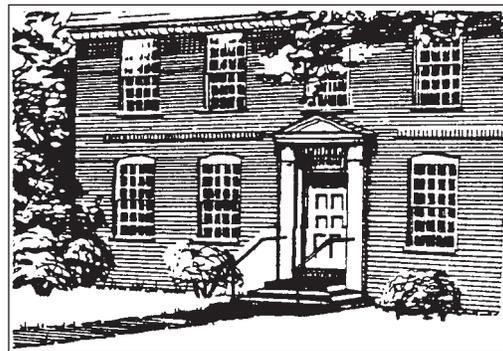
Regrade area around entrance.



Vertical or inclined lift.



Install handrails.



## V. GENERAL

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

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

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

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

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

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

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

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

## **VI. ENFORCEMENT PROCEDURES**

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

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

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

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

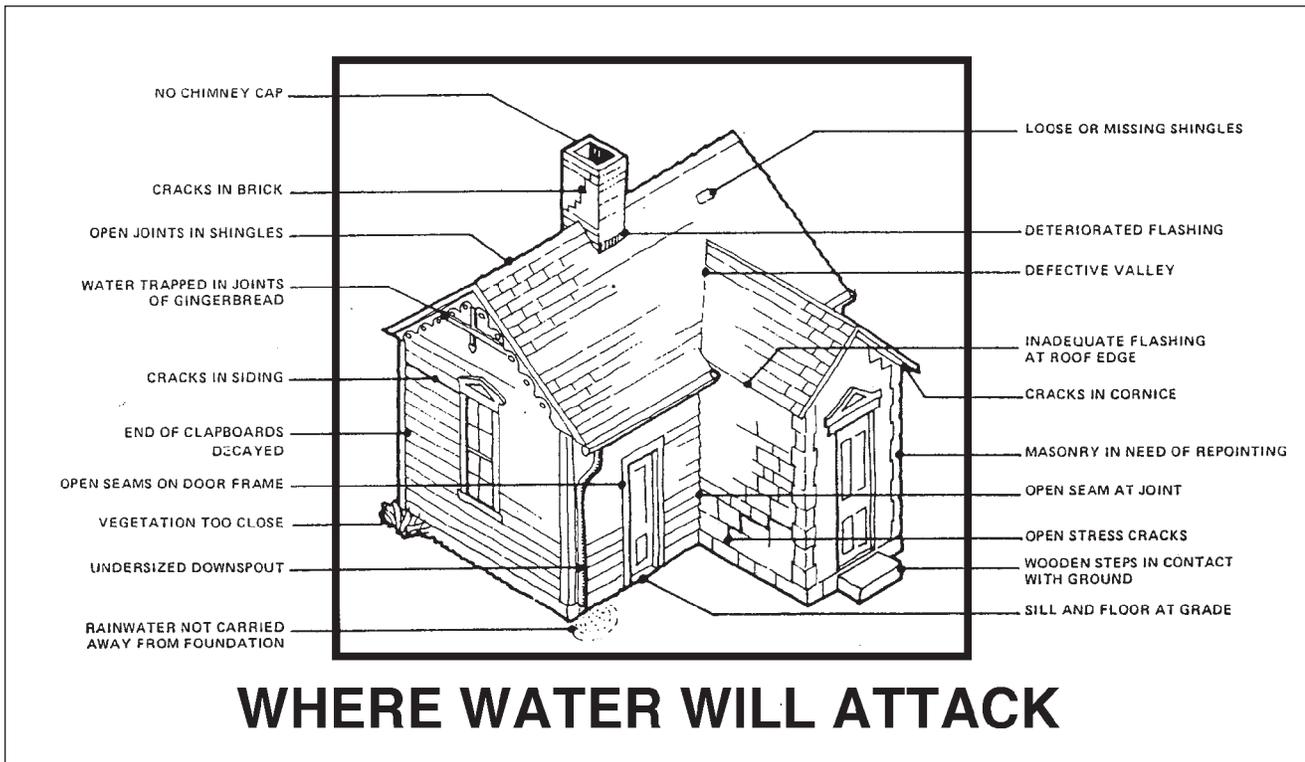
## **VII. MINIMUM MAINTENANCE STANDARDS**

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

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

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

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



# APPENDICES

## Appendix A

Certificate of Appropriateness Procedures

## Appendix B

Landscape Assessment Summary

## Appendix C

Street Lighting

## Appendix D

Historic District Liaison Committee

## APPENDIX A

# *Certificate of Appropriateness Procedures*

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

The procedure to obtain one is as follows:

1. For a project that includes changes to the exterior of a designated property or the surrounding environment, the owner (applicant) must file for a Certificate of Appropriateness (C of A). A project may commence once the Certificate of Appropriateness is approved by the Staff or Historic Preservation Commission (and any other permits required by other departments are obtained).
  - a. For all projects, applicants shall apply directly to the Historic Preservation Commission.
  - b. For projects requiring a building permit a Certificate of Appropriateness will be required prior to the issuance of this permit.

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

2. A \$5.00 or \$10.00 processing fee is required at the time of the application. A member of the Historic Preservation Commission Staff shall inspect the site and review the project. Proper documentation must be submitted to the Historic Preservation Commission for review. This documentation includes sample materials, product literature, scale drawings, photographs or other materials specifically requested.
  - a. If the project is a routine maintenance matter or complies with the established standards and guidelines, Staff may approve the Certificate of Appropriateness.
  - b. If the project is not in compliance or needs a variance, the application will be reviewed by the full Historic Preservation Commission.
3. All approved Certificates of Appropriateness will be reported by the Staff to the Historic Preservation Commission at the next appropriate meeting.
4. The Historic Preservation Commission meets the third Monday of the month. A list of the meeting dates may be obtained in the office of the Historic Preservation Commission.

*continued on page 43*



# Application

- FOR -

## Certificate of Appropriateness

Historic Preservation Commission of South Bend & St. Joseph County

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

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

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

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



A Certified Local Government

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

Date Received \_\_\_\_\_ Application Number \_\_\_\_\_ - \_\_\_\_\_

Past Reviews:  YES (Date of Last Review) \_\_\_\_\_  NO

Staff Approval authorized by: \_\_\_\_\_ Title: \_\_\_\_\_

Historic Commission Review Date: \_\_\_\_\_

Local Landmark  Local Historic District (Name) \_\_\_\_\_

National Landmark  National Register District (Name) \_\_\_\_\_

Certificate of Appropriateness:

Denied  Tabled  Sent To Committee  Approved and Issued \_\_\_\_\_

DATE

Address of Property for proposed work: \_\_\_\_\_  
*Street Number and Street Name*

Name of Property Owner(s): (Please Print) \_\_\_\_\_

Address of Property Owner(s): \_\_\_\_\_

Contractor(s) Name: \_\_\_\_\_

Contract Company Name: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

City: \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

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

Description of Proposed Work: \_\_\_\_\_

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

\_\_\_\_\_  
Signature of Owner and/or \_\_\_\_\_  
Signature of Contractor

— APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE —

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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.

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.

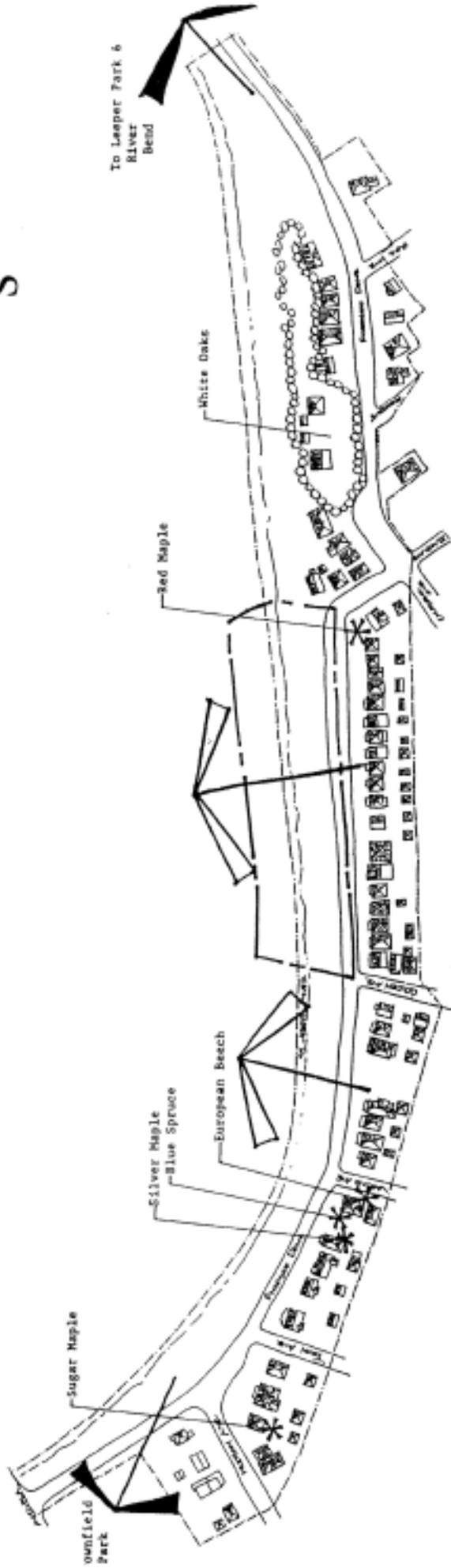
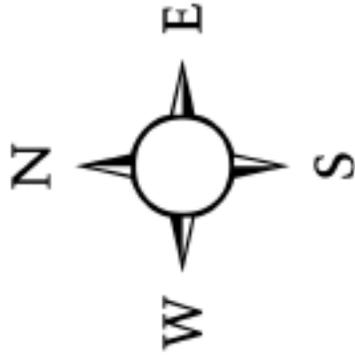
5. The Standards and Maintenance Committee will meet as necessary at the request of the Staff or Commission. The applicant will be invited to attend the meeting to present his/her plans. The Committee will review the C of A and make a recommendation to the full Historic Preservation Commission at the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

# RIVERSIDE DRIVE LOCAL HISTORIC DISTRICT

LEGEND

-  Riverside Drive Oak Stand (32 Trees Total)
-  Shetterley Park
-  Connection to Brownfield Park and Leaper Park (Leading to River Bend)
-  Local Historic District
-  Views Across the St. Joseph River - Connection to West North Shore Drive Local Historic District
-  Individual Specimen Trees



NOT TO SCALE

**APPENDIX B**

## *Landscape Assessment Summary*

Riverside Drive Local Historic District has several outstanding landscape features that create a unique identity for the neighborhood. Age of trees, Shetterley Park and the position of the district relative to main arteries, parks and other Local Historic Districts are all strong elements that get the district apart from the context.

By far the most significant landscape element in Riverside Drive Local Historic District is the stand of oak trees, referred to as the Riverside Drive Oak Stand for the purpose of this project, that runs from 976 Riverside Drive into Leeper Park and along the river to Shetterley Park. Approximately 32 trees are visible from Riverside Drive while others surely follow the along the river on the bank. The configuration of the canopy, size of the trees, and arrangement of the trees on the properties as well as their proximity to each other are all factors which lead me to believe that these trees predate the construction of the homes along Riverside Drive. The tree canopy maintains the shape of a forest canopy rather than that of specimen trees. The branching is high up the trunk and the crowns lap together in the irregular fashion of forest trees. The size, both trunk diameter and height, suggest the age of the trees to be 100 years and older. The trunk diameters range from 2.5' to 3.5' in diameter with heights from 60 to 80 feet. These facts help to date most of these trees back to the late 1800's while the oldest homes were built circa 1898.

The arrangement of the trees on the individual properties and the overall position of the trees relative to each other are typical of a natural setting rather than a contrived plan. Rather than equally spaced plantings generally found in landscape design of the early 20th century, the trees are arranged in a random pattern typical of forest trees. This is yet another factor that contributes to the confirmation of the authenticity of these oak trees as original vegetation in the District. Photographs from historic pictorial assays also show new homes in some additions built in the same era as the Riverside Drive community that have large trees that were apparently saved from removal for construction to enhance the beauty of the new homes. The Oak Stand should be protected and preserved to ensure the integrity of the historic landscape in Riverside Drive Local Historic District.

Shetterley Park is an element of the district that sets it apart from the other Local Historic Districts. The park can be used as a link between Forest Park to the northwest and Leeper Park to the east in the style of a park and greenway system. Situated along the river, Shetterley Park serves as a tie to the river by providing a usable space close to the water. It also provides a visual link to the West North Shore Drive Local Historic District. Leeper Park also serves as a link between Riverside Drive Local Historic District and River Bend Local Historic District. Both districts have usable and inviting greenspace adjacent to the river accentuating the importance of the St. Joseph River to South Bend. The river has provided a means of sustenance, transportation, entertainment and recreation. Although not in the same manner, the river continues to perform this function. Preserving the history of South Bend, especially in the Local Historic Districts, is important and can be enhanced through maintaining a link, if only visually, to the river. Shetterley Park does just that for Riverside Drive Local Historic District.

The enclosure created by the trees along the river and by the curve of the road provides an intimate feeling for pedestrians in the district. Removed from the noise of traffic, partly due to Leeper Park, the district is quiet and comfortable and feels very safe. The curve in Riverside Drive also works well to give the motorist a sense of entry into the district. The enclosure that removes Riverside Drive Local Historic District from the confusion and the bustling traffic on Michigan Street and Angela Boulevard should be maintained to ensure the integrity of the district.

The Riverside Drive Oak Stand, Shetterley Park, ties to the river and other historic districts, as well as enclosure and intimacy, give Riverside Drive Local Historic District a unique character that should be protected.

**SUGGESTED TREES FOR TREE LAWNS IN  
RIVERSIDE DRIVE LOCAL HISTORIC DISTRICT**

Sugar Maple	(Acer saccharum)
Tuliptree	(Liriodendron tulipifera)
White Oak	(Quercus alba)
Pin Oak	(Quercus palustris)
American Elm	(Ulmus americana)

## ***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 between 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.

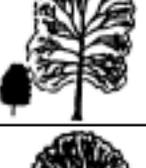
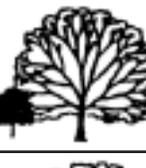
**CHOOSING THE RIGHT TREE**

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

# Riverside Drive Local Historic District Street Lighting

Street lighting in the Riverside Drive Local Historic District is owned by the City of South Bend. All future maintenance and repairs should be reported to the Signal and Lighting Department.

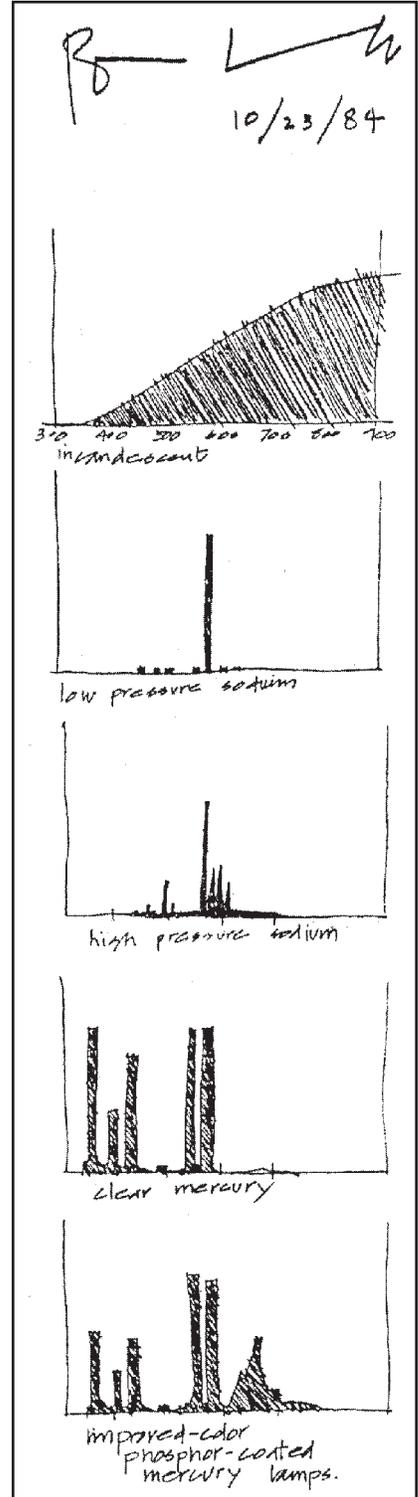
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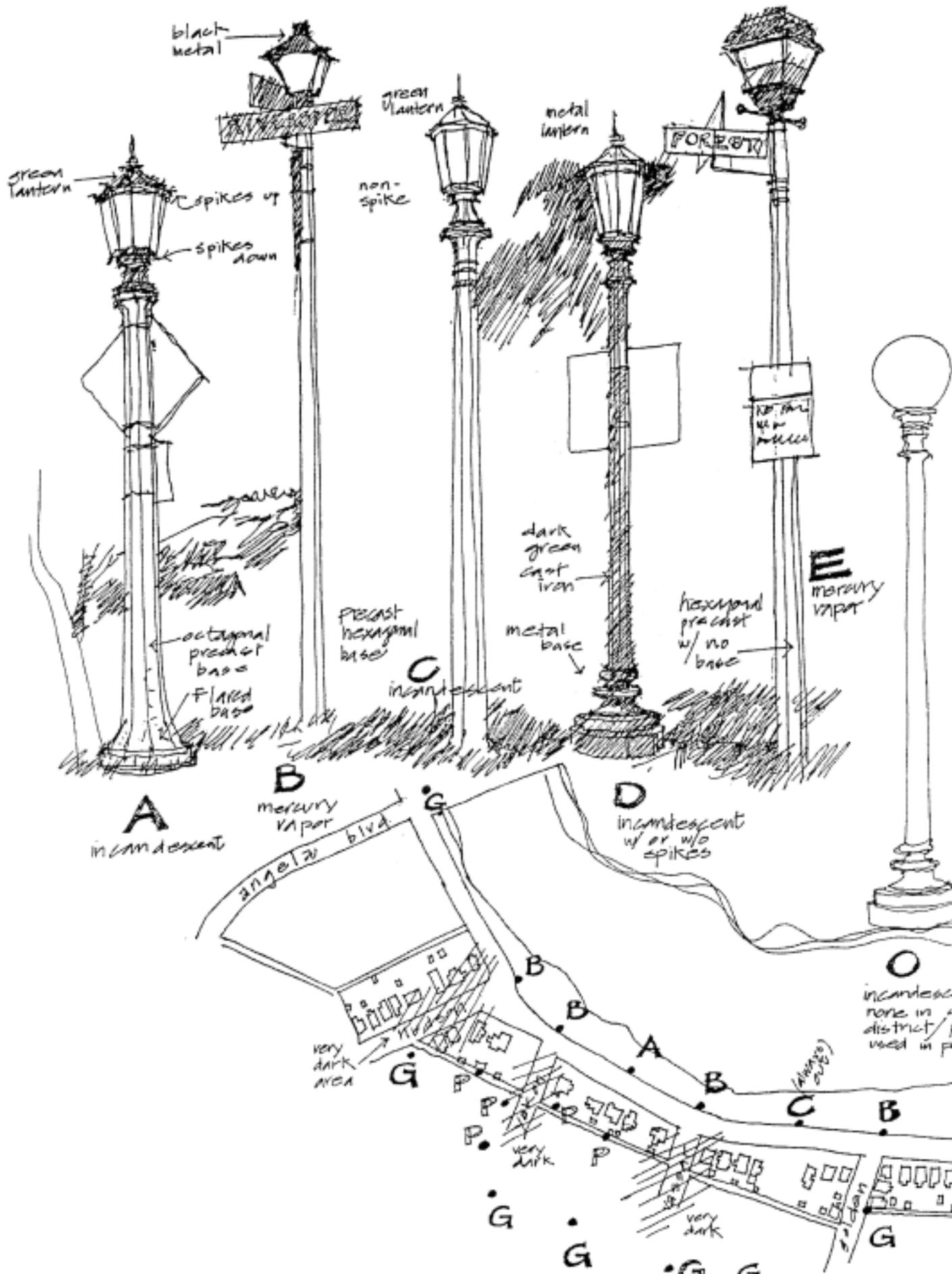
The level of illumination under most street lights in our neighborhood is less than can be measured with simple instrumentation. The exception is under the mercury vapor lights "G" where measurements of 4 Foot Candles (FC) and higher are read directly under the source.

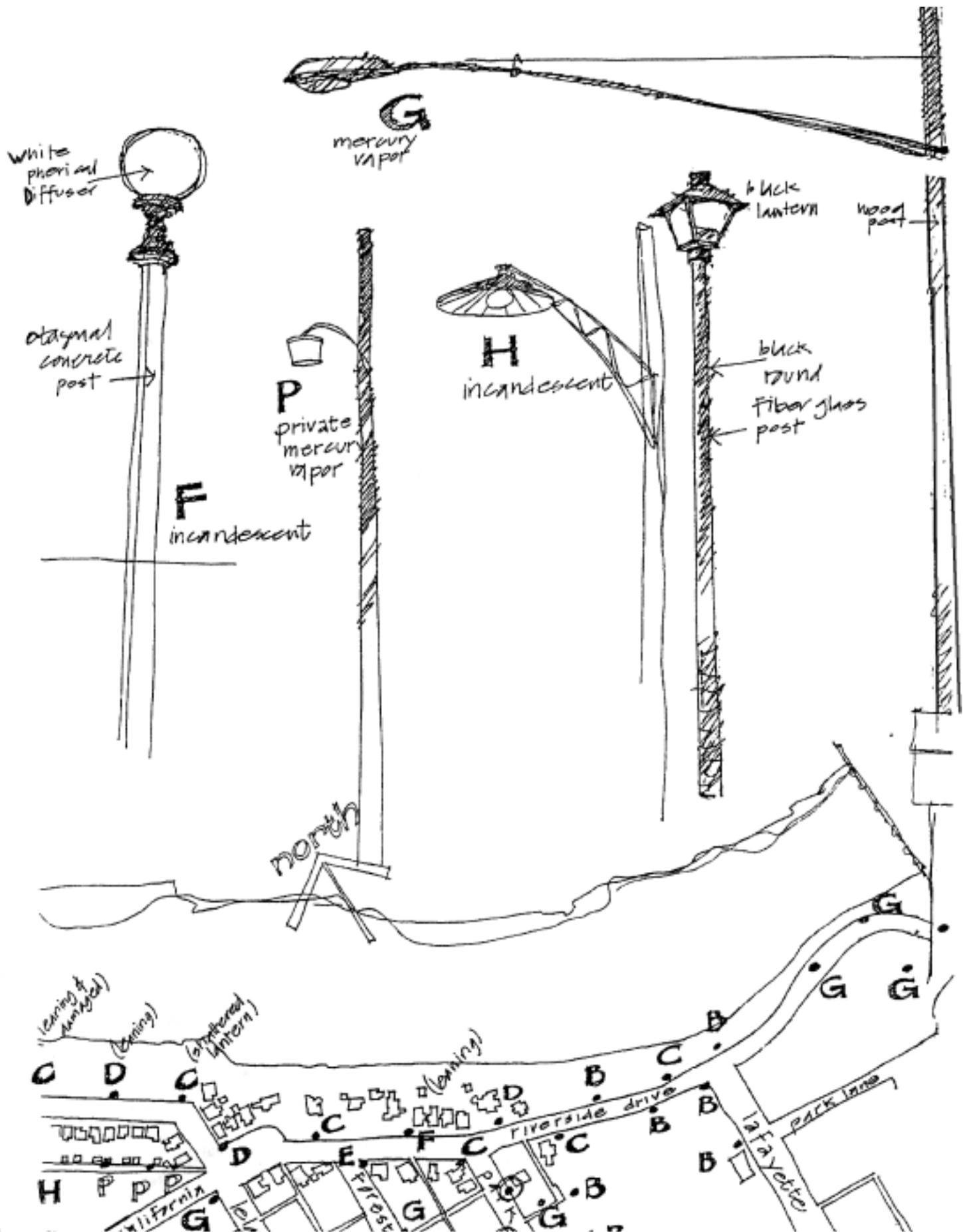
The recommended average maintained horizontal illumination for pedestrian walkways in residential areas is .2 FC and for areas with high crime experience the average should not be less than .5 FC. These are low levels when compared with emergency exiting requirements in buildings, but can be justified. After abandoning the hope at accurate measurement, some notes on the illumination were put down (this prompted the conclusion that the level is about as much as that at the table of a fashionable restaurant where appetizing descriptions can be read on the menu but small numerals following cannot). Judgement that 1 or 2 FC is available under most of the sources.

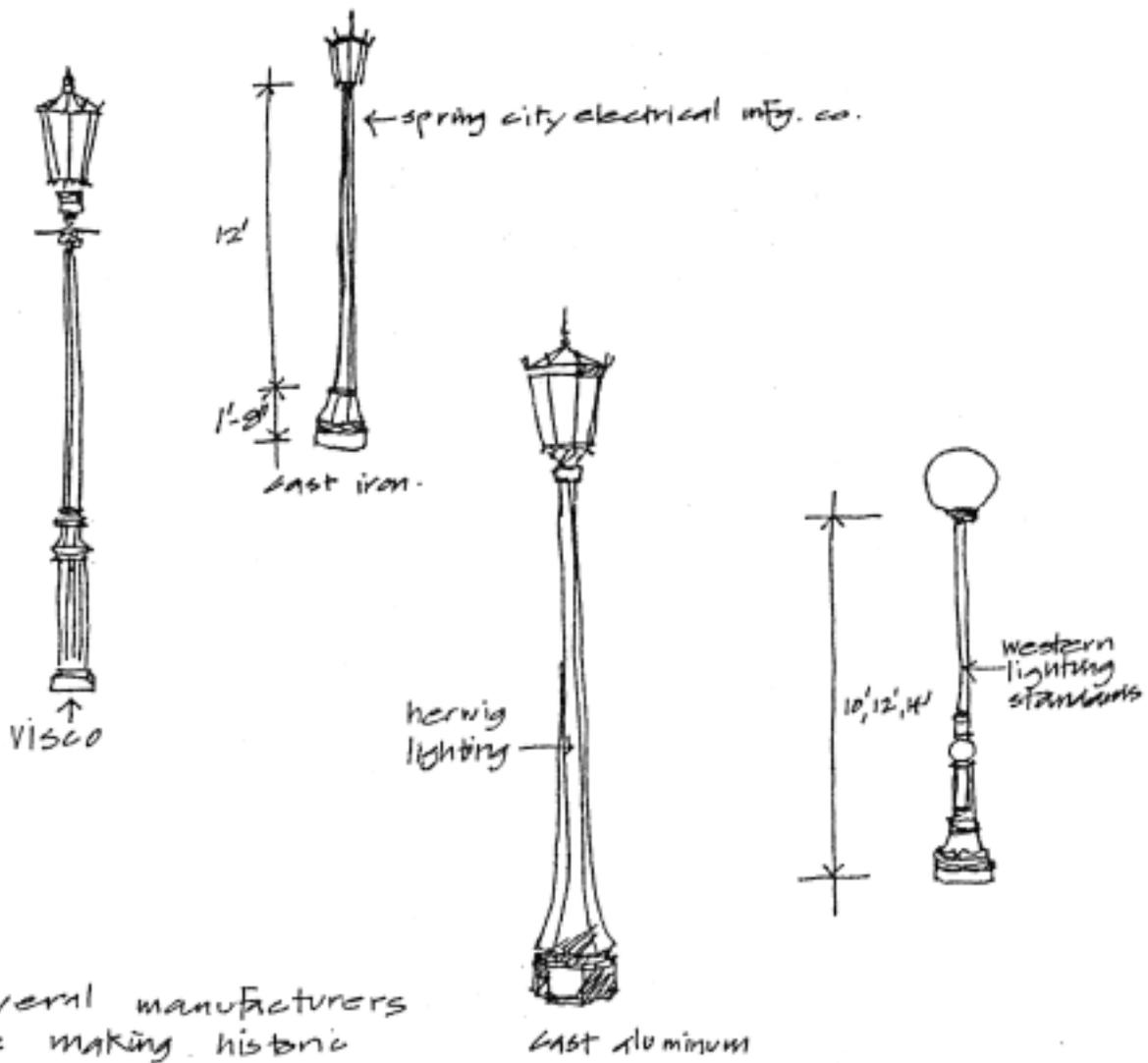
The problem is the space between the lights – there are dark, very dark, and down right spooky spaces in between light sources in the neighborhood. The recommended uniformity ratio for walks is 4 to 1 but is acceptable at 10 to 1 in residential neighborhoods. In order to achieve this ratio at a 200 foot spacing (about half a block) the mounting height of a uniformly distributing source would be 32 feet. At a more reasonable height of 16 feet in a residential area, the spacing must be reduced to only 100 feet. The reflector and diffuser are used to make the fixture more efficient (all the fixtures are engineered to the same extent except fixture "F"). The advantage of the upward component of light in the sphere is the illumination of foliage, which contributes to the ambiance. Broken, bent, damaged and leaning lamp posts distract from the quality of the street scene. Unreplaced lamps contribute to poor brightness ratios. Uncleaned fixtures result in reduced output, and broken lenses cause glare problems.

There are examples of three different light sources in the neighborhood: Incandescent, High Pressure Sodium and Mercury Vapor. Incandescent light is warm and attractive. Of all artificial light sources, it most nearly resembles sunlight (and moonlight) because it includes all colors. Clear Mercury and Low Pressure Sodium have limited color distribution. High Pressure Sodium has a small amount of all colors, but spikes in yellow-green. Improved color phosphor coated Mercury Vapor is compatible with most existing sources.









several manufacturers  
are making historic  
fixtures.

herwig  
lighting

cast aluminum



possible ordinance inclusion

**Required**

Street lighting illumination should be maintained at levels recommended by the Illuminating Engineering Society. Light sources must have spectral distribution in all color ranges. Sources should be uniform throughout the district. Lamp fixtures and supporting posts must be similar in proportion, scale and detail to the existing historic lamps.

APPENDIX D

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- or three-year period.

4. HOW OFTEN WILL THE COMMITTEE MEET?

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

5. HOW IS THE COMMITTEE SELECTED?

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

VOLUNTEER FORM FOR LIAISON COMMITTEE FOR RIVERSIDE DRIVE LOCAL HISTORIC DISTRICT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

SIGNATURE \_\_\_\_\_

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

## ***Duties of Historic District Liaison Committee Members***

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