

*The Taylor's Field Local Historic District was established in 1998.*

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

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

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

**Office Address:** 125 S. Lafayette Blvd., South Bend, Indiana 46601

**Website:** [www.stjosephcountyindiana.com/sjchp/index.html](http://www.stjosephcountyindiana.com/sjchp/index.html)

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**2005 Commission Members:**

Lynn Patrick - *President*

Martha Choitz - *Vice President*

Mary Jane Chase - *Secretary*

John Oxian - *Treasurer*

Joann Sporleder - *Architectural Historian*

Catherine Hostetler

Gerald Ujdak

Diane Wrobel-Illes

Todd Zeiger

Catherine D. Hostetler - *Director*

Julie L. Schutte - *Assistant Director*

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## ACKNOWLEDGMENTS

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The Taylor's Field 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; Catherine Hostetler, John Oxian, Martha Choitz, J. Edward Talley, David Duvall, John Johnson, Norman and Diane Northcutt and Maria Kaczmarek, Director of Dismas, Inc., who aided in original development of the guidelines.

Historic Preservation Commission members at the time the district received historic designation in 1998 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. David Duvall served as the Executive Director of the Commission.

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 Taylor's Field Local Historic District and its boundaries was provided by the staff of the Area Plan Commission of St. Joseph County.

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

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ORDINANCE NO. 8952-98

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF SOUTH BEND INDIANA. TO CREATE A TAYLOR'S FIELD HISTORIC PRESERVATION DISTRICT.

**STATEMENT OF PURPOSE AND INTENT**

TO ESTABLISH An Historic Preservation District, to be known as the Taylor's Field Historic Preservation District, with such uses as permitted in Section 21-36 of the Municipal Code of the City of South Bend, for the purpose of preserving the architectural, historical and cultural significance and educational value of the described area.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of South Bend, Indiana as follows:

**SECTION 1.** Ordinance NO. 4990-68, as amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real-estate in the City of South Bend, St. Joseph County, State of Indiana:

A parcel of land located in the southwest quarter, section 12, Township 37 North Range 2 East to be designated as an Historic Preservation District in the City of South Bend, St. Joseph County, Indiana more particularly described as:

Beginning at the southwest corner of the rights-of-way of Monroe Street and St. Joseph Street: thence south along the west right-of-way line of St. Joseph Street to a point 13 feet more or less north of the north line of Lot 11 of Taylor Field Addition to the City of South Bend, St. Joseph County, Indiana: thence west parallel to the north line of said Lot 11, a distance of 95 feet, more or less: thence south parallel with the west right-of-way line of St. Joseph Street to a point 6 feet , more or less, north of said Lot 11; thence west parallel with the north line of said Lot 11, to the centerline of the north-south alley between Michigan Street and St. Joseph Street; thence south along the centerline of said alley to a point 1 (one) foot.~ more or less, south of the north line extended of Lot 19 of Taylor Field Addition to the City of South Bend, St. Joseph County, Indiana; thence east parallel with the north line of said Lot 19 , to the west right-of-way line of St. Joseph Street; thence south along the west right-of-way line of St. Joseph Street and St. Joseph Street extended to the south right-of-way line of Bronson Street: thence east along the south right-of way line of Bronson Street to the centerline of the north-south alley between Carroll Street and Columbia Street: thence north along the centerline and centerline extended of said alley to the centerline of the east-west alley between South Street and Bronson Street; thence east a distance of 50 feet, more or less, along the centerline of said alley; thence north parallel to the west right-of-way line of Columbia Street, to the north right-of-way line of South Street: thence west along the north right-of-way line of South Street to the centerline of the north-south alley between Carroll Street and Columbia Street; thence north along the centerline of said alley to the centerline of the east-west alley. .between Monroe Street and South Street: thence west along the centerline and centerline extended of said alley to the centerline of Carroll Street: thence north along said centerline to the north line extended of Lot 60 of Taylor Field Addition to the City of South Bend, St. Joseph County, Indiana; thence west along the north line and the north line extended of Lot 60 to the centerline of the north-south alley between St. Joseph Street and Carroll Street; thence north along the centerline of said alley to the South right-of-way line of Monroe Street: thence west along the south right-of-way line of Monroe Street to the point of beginning, Portage Township, City of South Bend, St. Joseph County, Indiana.

BE AND THE SAME IS HEREBY established as an Historic Preservation District with such uses as permitted in Section 21-36 of the Municipal Code of South Bend, Indiana, and shall be designated the South St. Joseph Street Historic Preservation District.

**SECTION 2.** The Historic Preservation Commission of South Bend & St. Joseph County shall adopt guidelines for the Taylor's Field Historic Preservation District.

**SECTION 3.** That this ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor and its publication.

  
Member of the Common Council

## The District and Its Properties

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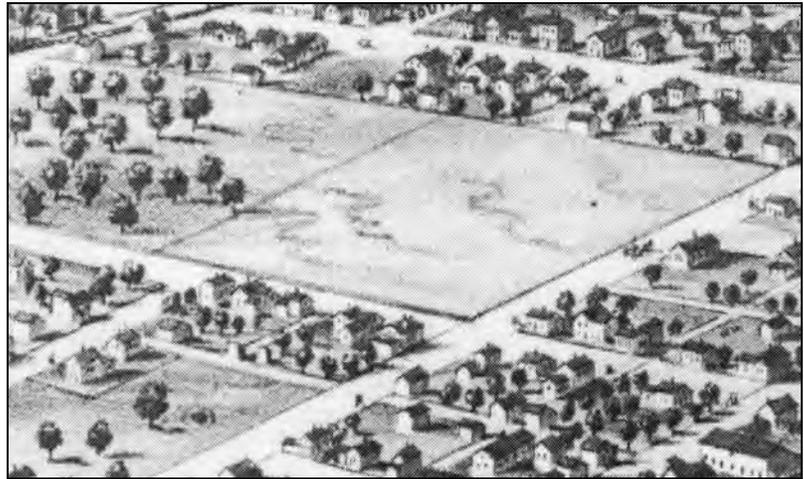
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### HISTORY

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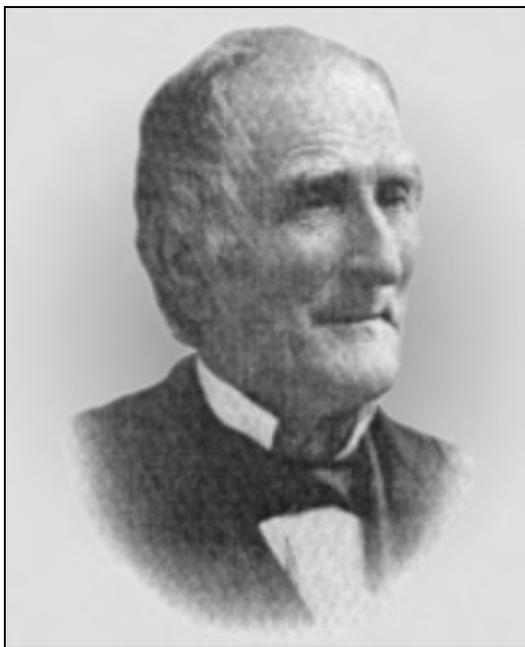
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The Taylor's Field area was the stretch of empty land between the Michigan Road and a residential area to the east stretching south of the Birdsell plant (built 1872) between the old Grand Trunk Railroad tracks and Division (now Western Avenue) and Carroll Street. This field was owned by South Bend pioneer, Colonel Lathrop M. Taylor, co-founder with Alexis Coquillard of South Bend and one of the city's important early merchants.



1866 Bird's Eye View Map

Taylor's Field was a 90-acre "oak barren" purchased by the Colonel from the Federal Government in the late 1830s as an investment. The large empty area was often used into the 1890s as a place for circuses and menageries to set up shows and fairs. The Colonel died in 1887, having lived the final years of his life in his own home in what was called "Taylor's Block."



Lathrop Taylor

After Lathrop Taylor's death, his heirs: daughters, Eliza Wall and Mary Nicar; son, Thaddeus; and their spouses, began subdividing the field for sale and development. The new subdivision (Taylor's Field, 1893) soon became a middle-class neighborhood. By 1905, both St. Joseph Street and the west side of Carroll Street had a collection of substantial homes of architectural styles now generally known as Queen Anne and American Foursquare.

The neighborhood was populated by significant people who built the first homes here. These were of the second generation of South Bend merchants, manufacturers and politicians – in some cases the sons and daughters of South Bend's most influential pioneers.

Two of Colonel Taylor's children, Mary Nicar and Thaddeus Taylor, built their homes here. Mary Nicar and her husband, Virginius Nicar, lived in the first residence built on the field, 617 S. St. Joseph. Thaddeus had a house built in 1905 at 531 S. St. Joseph.

Other prominent citizens who built residences here included: Henry Gaskill, owner of the area's premier Tobacco Shop; Samuel Bowman, County Commissioner from 1882 to 1891; Jacob Chillas, dry goods merchant, Board of Education member and spouse of Lydia Studebaker Chillas, daughter of Henry Studebaker; John J. Gehring, Chairman of the Board of the Wyman Company, a popular department store; Charles H. Murdock, Board member of the Hoke Manufacturing Company and various members of the Stephenson family, who were prominent in various South Bend manufacturing firms. Their textile mill still stands on Colfax and the East Race.

The remainder of the area, the portion east of Carroll Street and west of Fellows, was developed in 1854 by Joseph Fellows and Hugh Denniston.



**East South Street and Carroll Street intersection (*circa 1925*)**

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# BUILDING TYPES & STYLES

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## *Building Types*

### AMERICAN FOURSQUARE

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



### BUNGALOW

Characterized as a low house surrounded by porches, the Bungalow was adapted by the British in India. It first surged to 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 Gustav Stickley in his magazine, *The Craftsman*. Most bungalows were built in the Craftsman style, although many are also decorated with Colonial Revival and Prairie influences.

### CARRIAGE HOUSE

The urban equivalent of a barn, a carriage house was often constructed to complement the residence of a family wealthy enough to maintain its own horses and vehicles. Though sometimes resembling its rural cousin in rustic appearance, a carriage house often mimicked the architectural style of its associated residence. These buildings were usually two stories in height with the upper story often used as quarters for household servants.





**COMMERCIAL FUNCTIONAL**

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

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

**CROSS GABLE (*Gabled Ell*)**

A catch-all category to describe simple houses of one, one-and-half or two stories. Although they may be decorated in any style, they are most often found locally with Stick or Queen Anne style features such as turned-post porches, with tracery and brackets. Such buildings, which are often constructed by carpenter builders from ready-cut kits or without professional design, are referred to by scholars as “vernacular” buildings.



*Architectural Styles*



**CLASSICAL REVIVAL**

The White City, Chicago’s Columbian Exposition of 1893, reawakened a widespread interest in classical architecture. Classical revival motifs could be applied to common house forms of the period (1890s-1920s) – Foursquares, Free Classic Queen Annes and gambrel-roofed residences and also to many types of public and sacred buildings. Elements include: Palladian and oval windows; Ionic or Corinthian columns, sometimes fluted; and entablatures with dentils. Classical revivalism differs slightly from the Neo-Classical residential style.

ed; and entablatures with dentils. Classical revivalism differs slightly from the Neo-Classical residential style.



## CRAFTSMAN

Influenced by the English Arts and Crafts Movement, the Craftsman style employed a more rustic appearance which nonetheless sought to ennoble both the construction worker and the occupant through the use of artistic materials and details. Emphasis was placed on the honest and naturalistic use of materials such as unpainted wood and fieldstone. Details include: simple geometric brackets, wood shingle siding,

tapered square columns of wood or masonry and posts raised on pedestals, which often extend to the ground.

## PRAIRIE

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



## SHINGLE STYLE

Named by Vincent Scully for the use of shingles on the exterior of a home, the Shingle style is a purely American creation. The style borrows elements from many styles, such as turrets, broad porches and asymmetrical plans from Queen Annes; massive stonework and arches from the Richardsonian Romanesque; and Palladian windows, columns and gambrel or bell cast gabled rooflines from Classical and Colonial Revivals.

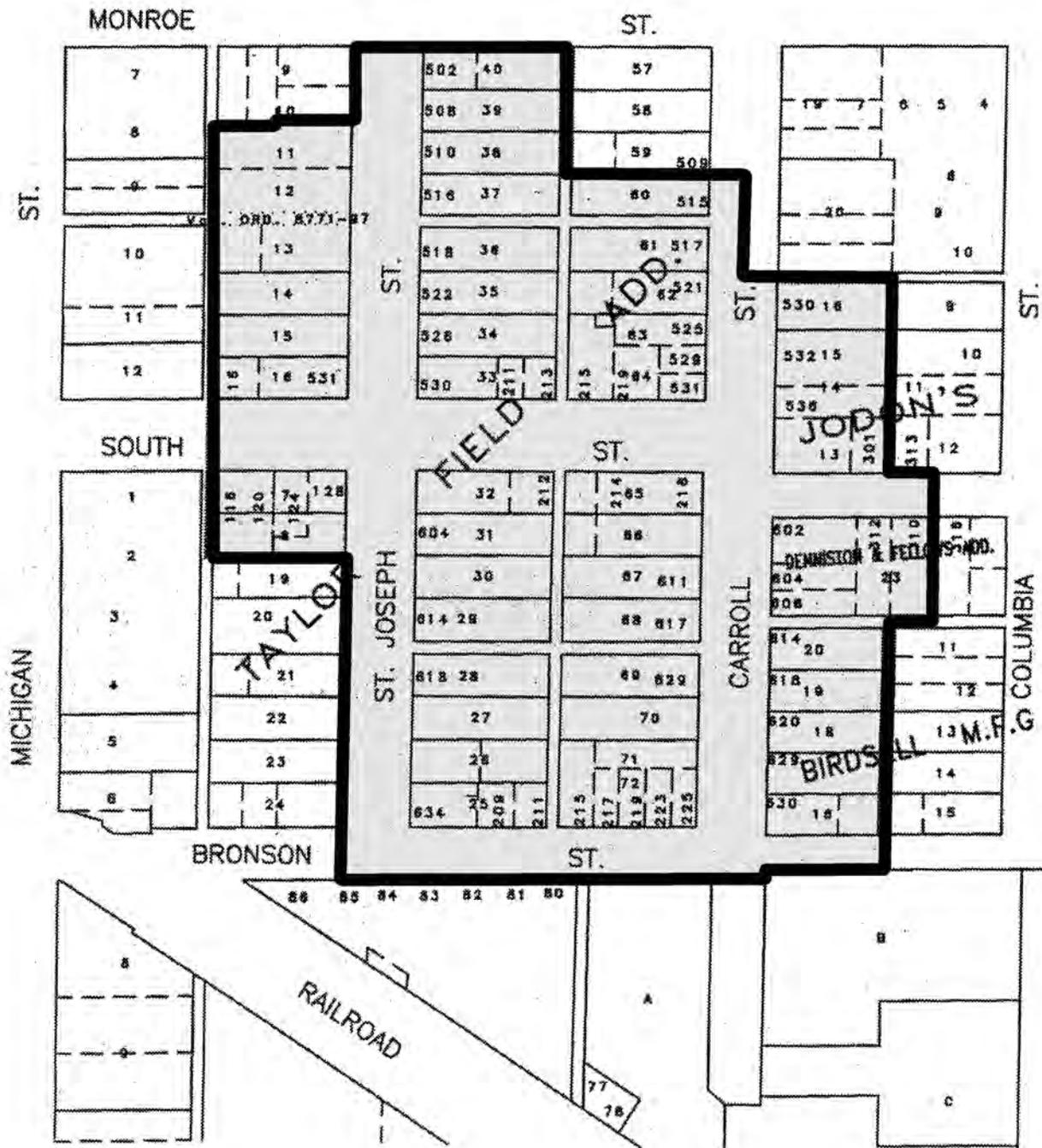
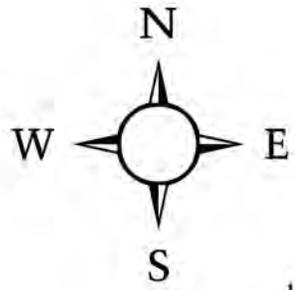
The style also exhibits multi-pane windows, recessed windows with curving shingles and a variety of dormer types - gable, polygonal, hipped, curved, shed to name a few.

## QUEEN ANNE

Often called "Free-Classic," this style employed an informal blend of Eighteenth-Century English and medieval architecture. The most popular Queen Anne feature was the corner tower or turret. However, the style often adorned simpler cubical forms through the construction of complex roofs – pyramidal and gabled combinations – and the non-formulaic or "free" use of Palladian windows, columns, returns and other elements. This style was popular from the mid 1880s until about 1910.



# Taylor's Field Local Historic District



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# RESIDENCES

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## **209 East Bronson Street (Contributing)**

Constructed in 1905 by Homer Merritt Taggart, a realtor. Mr. Taggart came to South Bend in 1880 and managed a transfer business. In 1890, he married Nola E. McClung of Niles, Michigan. After a few years, Mr. Taggart left the transfer business and went into real estate. This house remained in the Taggart family until 1978 when it was sold to Pearlle Lowe.



## **211 East Bronson Street (Contributing)**

Constructed by Mary Laven, widow of Swan Laven, in 1905. She resided here until her death in 1946. Two years later, her son-in-law, Edgar B. Blankenship, sold the house to Benjamin Long.



## **215 East Bronson Street (contributing)**

Constructed circa 1910 by William C. Lehman who worked for the Post Office. Mr. Lehman purchased the lot from his brother, Noah C. Lehman, county recorder and realtor. William was employed as a substitute mail carrier in 1900 and became a full-time mail carrier in 1901. He lived in this house until his death in 1932.



## **217 East Bronson Street (non-contributing)**

Built in 1922 by Noah C. Lehman, county recorder and realtor. Mr. Lehman began by clerking in local businesses. He then became the shipping clerk for Studebaker, which led him to become the mail clerk for the Lake Shore Railroad. He built this house and its neighbors as real estate ventures.



## **223 East Bronson Street (non-contributing)**

Built by Noah C. Lehman, County Recorder and realtor, in 1922 along with 215 and 217 E. Bronson. Mr. Lehman was the shipping clerk for Studebaker until he left to be the mail clerk for the Lake Shore Railroad. He worked for the LSR until 1904 when an injury prevented his employment. He sold the house in 1923 to Dewitt Ingleright, a building contractor.





**225 East Bronson Street (non-contributing)**

Constructed by Noah C. Lehman, realtor and county recorder, in 1922 with several adjacent houses. In 1924, he sold the house to Dewitt Ingleright, a building contractor, who sold the house four months later to Fred H. Schrop. Mr. Schrop was the executive secretary of the National Association of Credit Men. Mr. Schrop used the house as a rental property.



**515 South Carroll Street (contributing)**

Constructed in 1900 by Mary Taylor Nicar and her husband, Virginius, as a rental. They rented it out over the next 20 years and sold it in 1919 to John Henry Pulschen, the owner of the South Bend Floral Company on Michigan Street.



**517 South Carroll Street (non-contributing)**

Constructed circa 1885, possibly by Col. Lathrop M. Taylor, pioneer of South Bend and a large land owner. His daughter, Mary Taylor Nicar, inherited the house and rented it in 1914 to Walter Nichols, superintendent of Northern Indiana Gas and Electric Company. Nichols purchased the house in 1919.



**525 South Carroll Street (significant)**

Built in 1910 by Clarence A. Arnold, co-owner and president of the South Bend Business College. Mr. Arnold taught school in Allen County in the 1890s and in 1899 he married Orpha Barrett. In 1903, he moved to South Bend and bought the Business College with Mr. Puterbaugh.



**529 South Carroll Street (non-contributing)**

Built circa 1907 by Fred Wherrett, a traveling passenger agent for the Grand Trunk Western Railroad. In 1908, he sold the house to his father, Joseph Wherrett of Stillwell, Indiana. Joseph owned the house until 1912 when he sold it to Abigail Lewis and her daughter, Nina Mason.



**530 South Carroll Street (contributing)**

Constructed in 1884 by Richard P. Thomas, a building contractor. Mr. Thomas died two years later and his wife, Lydia, sold the house to Rosella Whinnery. In 1894, Ms. Whinnery constructed the house's rear addition, which became 528 South Carroll. In 1901, she sold it to Vano Roberts.

**531 South Carroll Street (non-contributing)**

Built in 1907 by Claude A. McNutt, a ticket agent for the Grand Trunk Railroad. Mr. McNutt lived in this house until 1917 when he purchased a house on Riverside Drive. He then began using this house as a rental. By 1930, the house had been divided into two apartments by Francis Jackson. The house remained a rental until the mid-1990s.



**532-534 South Carroll Street (significant)**

Samuel A. Hillier, a carpenter, purchased this lot in 1879 and built a rental house in 1880. The house was torn down circa 1915 to make room for the current structure. This house was built in 1920 by Mrs. Hillier, as a rental.



**540 South Carroll Street (contributing)**

In 1946, this newly constructed building opened to serve the community as the Salvation Army offices and welfare center. It is still used today by the Salvation Army as a worship and activity center.



**602 South Carroll Street (non-contributing)**

Constructed by Mary Slusser Rulo and George Rulo in 1888. Mary Slusser fed injured soldiers during the Civil War. At that time she met her future husband, George Rulo, operator of a harness shop on Michigan Street.



**604 South Carroll Street (non-contributing)**

Built in 1882 by George and Mary Slusser Rulo. George and Mary were married on Christmas Eve of 1877. George operated a harness shop on Michigan Street. The couple lived in this house until 1888 when they moved into their new home at 602 S. Carroll, and rented out this house.



**611 South Carroll Street (significant)**

Constructed in 1900 by Thomas F. and Anne Berkley, owner of a home decor business on Michigan Street. The Berkley's rented the house to John Ellis, an optometrist, in 1902, eventually moving into it themselves in 1908.





**612-614 South Carroll Street (contributing)**

Constructed in 1901 by Silas H. and Annie Joseph, who resided here until 1905 when they sold it to Reverend Perry J. Price. He sold it around 1907 to George Parter who divided the house into two apartments in 1908.



**617 South Carroll Street (non-contributing)**

Constructed in 1904 by the Taylor family, it was sold to John Y. and Jane Slick in 1907 for \$2,500.00. In 1862, Mr. Slick enlisted in the 73rd Regiment of Indiana Volunteer Infantry and served for three years during the Civil War. He was mustered out in 1865 as a second lieutenant. After the war, he founded the Slick Laundry and Cleaning Company.



**618 South Carroll Street (contributing)**

Constructed in 1900 by John C. and Hattie Ulich, who purchased the land from the Birdsell Manufacturing Company in 1897. Mr. Ulich was an employee of the Coquillard Wagon Works.



**620 South Carroll Street (non-contributing)**

Constructed in 1889 by Julie E. and William Lontz. Mr. Lontz was associated with Lontz Brothers Coal Company. They lived in the house until 1918 when the house was inherited by their children, Clifford Lontz and Neva Roberts. They sold it in 1919 to Otto Schultz, an employee at Sibley Manufacturing.



**629 South Carroll Street (contributing)**

Constructed in 1924 by the Carroll Realty Company, who purchased the land from Dewitt Ingleright in 1923. The Carroll Realty Company eventually sold the apartment building to Harold A. Weber.



**630 South Carroll Street (contributing)**

In 1916 Charles A. and Pearl Miller hired local architects, Freyermuth and Maurer to design and build this house. Mr. Miller was a clerk for grocer Theodore Blake in 1906 and by 1910 he had opened his own grocery store with his partner, Jacob Currey. He continued to operate the store until his death in 1929. His widow continued to reside in the house until the late 1950s when she sold it to Hue W. and Lucille Dunson.

**214 East Monroe Street (non-contributing)**

Built in 1900 by Samuel Bowman, son of Jacob Bowman a leading pioneer of St. Joseph County. Mr. Bowman began as a successful farmer and then retired to South Bend. He was a County Commissioner from 1880 to 1890. Mr. Bowman lived at 502 S. St. Joseph and rented 214 East Monroe until 1905 when Mrs. Bowman sold it to their daughter.



**508 South St. Joseph Street (contributing)**

Built in 1901 by John J. Gehring, an employee of the Wyman Company store. Mr. Gehring came to South Bend with his first wife, Mary, and daughter, Bernadette. Mr. Gehring quickly moved up the corporate ladder and became the chairman of the board at Wyman's. The house was owned by the Gehring family until 1959.



**510 South St. Joseph Street (contributing)**

Built by Mary and Virginius Nicar in 1894 as a rental. They rented the house to Chester Reynolds, a purchasing agent for Studebaker, from 1894 to 1906. Mrs. Nicar sold the house in 1920 to August Landgraf.



**511 South St. Joseph Street (contributing)**

Built in 1900 by Lydia Studebaker Chillas and her husband, Jacob Chillas. Lydia's father, Henry Studebaker, was the founder of Studebaker Wagon Works. Mr. Chillas began as an apprentice printer for Godey Ladies Books, then came to South Bend and opened a dry goods store.



**515 South St. Joseph Street (contributing)**

Built in 1894 by Charles H. Murdock, a well-known hardware merchant. Mr. Murdock later became an officer and stockholder in the Hoke Manufacturing Company, which made cultivators and harrows.



**516 South St. Joseph Street (contributing)**

Built in 1901 as a rental by Charles Murdock, a hardware merchant. In 1904 the house was rented to Burr Stephenson, secretary of Stephenson's Manufacturing Company, and from 1912 to 1921 the house was rented to William Holland, president of Sibley Machine & Tool. The Murdock's continued to rent the house to influential people for the next twenty years.





**518 South St. Joseph Street (contributing)**

Constructed circa 1899 as a rental by Hubert C. Dunbar, owner of Dunbar and Elliott, a job printing plant. He rented the house to many well-known individuals, including Rawson H. Murdock and Edwin Nicar, all relatives of pioneer Lathrop M. Taylor. Mr. Dunbar sold the house in 1904 to Adelbert H. Stephenson, treasurer of the Stephenson Manufacturing Company and secretary of the A.C. Staley Manufacturing Company.



**519 South St. Joseph Street (significant)**

Built in 1900 by Mary Grafton Stephenson and her husband, Adelbert. Mr. Stephenson was treasurer of the Stephenson Manufacturing Company and secretary of the A.C. Staley Manufacturing Company. Mr. Stephenson's father, Amos T., founded the A.T. Stephenson Company, a plumbing and driven well firm. Mr. Stephenson died in 1905 at age 44 leaving his wife with 4 small children.



**519 1/2 South St. Joseph Street (significant)**

This was the coach house for 519 S. St. Joseph which was built in 1900 by Adelbert Stephenson. The coach house was inhabited by Silas and Mary Miller from 1904 to 1910.



**521 South St. Joseph Street (significant)**

Built in 1898 by Mary and Frank A. Stephenson. Frank was president of Stephenson Underwear Mills. Amos Stephenson and his 4 sons started out in the plumbing and well-drilling business. In 1855, they bought the A.C. Staley Manufacturing Company and renamed it the Stephenson Underwear Mills.



**522 South St. Joseph Street (contributing)**

Built by Samuel T. Curtis in 1895 and sold to Charles G. Folsom in 1900. Mr. Folsom established the C.G. Folsom Manufacturing Company in 1893. It quickly became one of South Bend's most successful steel manufacturers.



**523 South St. Joseph Street (significant)**

Constructed in 1905 by Emma B. and Charles Lontz, a partner in Lontz Brothers, a company specializing in storage rooms, coal and wood. Mr. Lontz lived in the house until his death in 1915. His widow continued to reside here until 1922. In 1923, Mrs. Lontz began to rent the house out, eventually creating a trust with long-time tenant, Mrs. Dona MacDonald.

**526 South St. Joseph Street (contributing)**

Built in 1896 by George Charles Foster, chief clerk for Vandalia Railroad, later called the Pennsylvania Railroad. He lived in the house until 1919 when he sold it to William Inwood, a grocer. Mr. Inwood came to South Bend as a mailman. However, by the 1920s he had bought the Crockery Store and renamed it the Inwood Grocery and Variety Store.



**530 South St. Joseph Street (contributing)**

S. Harry Salinger contracted local architects, Freyermuth and Maurer, to design and build this house in 1903. Mr. Salinger was the proprietor of the Economy Department Store located on N. Michigan Street. He retired in 1914 to become the secretary and treasurer for the Swanson-Lee Furniture Company until 1930 when he went into real estate.



**531 South St. Joseph Street (contributing)**

Built by Thaddeus S. Taylor, son of Colonel Lathrop M. Taylor, a pioneer and co-founder of South Bend. Thaddeus was employed by several prominent businesses throughout his life including Wyman's and Studebaker. He left this work in 1893 and became a successful real estate man.



**602-608 South St. Joseph Street (significant)**

Abram R. Wike bought the land from Mary Taylor Nicar in 1902 and constructed a frame house which burned down circa 1908. Two years later Mr. Wike sold the lot to the United Brethren Congregation who purchased the United Methodist Church building and moved it here to replace the burned house.



**614 South St. Joseph Street (significant)**

Constructed in 1907. Forrest and Elizabeth Hillier purchased it in 1908. Mr. Hillier was the treasurer of the Indiana Lumber Company. They lived in the house until 1920 when it was sold to Dr. Edward Parker.



**618 South St. Joseph Street (contributing)**

Built in 1912 by John H. and Ida Mitchell, owners of the Chicago Wallpaper Store. While this house was being built, the Mitchells lived above their store on S. Michigan Street. They lived in the house until 1916 when they sold it to Samuel Fox, owner of several rental properties on S. St. Joseph Street. He owned the house until his death in 1944.





**620 South St. Joseph Street (contributing)**

Built in 1892 possibly by Eliza Taylor Wall and sold a year later to Herbert L. Wall of Denver, Colorado. Mr. Wall rented the house out until his death in 1907. His heirs sold the house in 1909 to Mary L. Hine for \$2,500.00. Mary Hine owned the house until 1917 when she sold it to Sarah L. Kirbey, another relative of the Wall and Taylor families.



**624 South St. Joseph Street (significant)**

Built in 1922 by Louis and Dora Kaufman who purchased the land in 1921. The Kaufmans lived in the house until 1931 when they sold it to David and Florence Gross for \$7,000.00. In 1940, Mr. Gross sold the house to Harold and Verna Morgan. Harold was the manager of the Restmore Hotel.



**115 East South Street (contributing)**

Built in 1910 by Charles H. Layton, founder of the Layton Sanitary Milk Company. Mr. Layton was a farm manager for 15 years before he established the milk company. He lived in the house until 1923 when he gave the house to his brother, Dewey Layton.



**116 East South Street (non-contributing)**

Built in 1928 by brothers, Benjamin and Samuel Brown, to house the M. Brown and Sons Essential Oils Company which sold mint and other vegetable oils. The company remained there until 1979. The building is still owned by the Brown family.



**128 East South Street (significant)**

Built in 1908 by Harry A. Thomson, an optician. He and his wife lived in the house until 1920 when he sold it to Samuel and Naomi Baer. Dr. Baer was a physician with offices in the JMS Building. Dr. Baer lived in the house until his wife's death in 1924.



**211 East South Street (non-contributing)**

Built in 1905 as a rental property by Samuel Harry Salinger, owner of the Economy Department Store on South Michigan Street. Mr. Salinger eventually sold the house to the Union Trust Company.

**212 East South Street (contributing)**

Built in 1903 by Abraham Wike, a contractor and builder. Mr. Wike sold it in 1906 to Charles H. and Elizabeth Murdock for \$4,200.00. The Murdock's owned the house until 1918 when Mrs. Murdock gave the house to their son, Rawson Murdock. Rawson was the vice president and treasurer of the Mossberg Company, a printing firm.



**213 East South Street (contributing)**

Constructed in 1905 as a rental by Samuel Harry Salinger. Mr. Salinger came to South Bend in 1900 to establish the Economy Department Store, which was a continuation of the firm previously started by the Salinger brothers in Goshen. Mr. Salinger eventually sold the house to Mrs. Florence E. Mountjoy.



**215 East South Street (non-contributing)**

This house was originally part of Colonel Lathrop M. Taylor's farm. However, it is unknown who constructed this circa 1860 house. Colonel Taylor was a co-founder and influential land owner in South Bend. Upon his death the land was divided up among numerous heirs. His daughter, Mary Nicar, sold the house to fireman, Jacob S. Kerner.



**219 East South Street (non-contributing)**

Built circa 1902 as a real estate venture by Mary Taylor Nicar and her husband, Virginus. Upon its completion, they sold the house to fireman, Jacob S. Kerner. Mr. Kerner immediately divided the land around the house and sold it off in pieces. In 1904, he sold the house to J. Henry Supy.



**310 East South Street (contributing)**

Originally constructed in 1890. While it is not known who was responsible for its construction, it is speculated that the house was built by John Chalfant, a carpenter, to be used as a rental. The house was rented to various tenants until 1920 when it was sold to Fred Corse, a blacksmith, and his wife, Freelove.



**312 East South Street (non-contributing)**

In 2003-2004, the owners of 316 East South Street constructed a garage and a fence on this once vacant lot; their residence - 316 East South Street - is not located within the boundaries of the historic district.



# GUIDELINES FOR HISTORIC PRESERVATION & DEVELOPMENT



*1874 Bird's Eye View Map*

The Taylor's Field Local Historic District was established by an ordinance enacted by the Common Council of the City of South Bend in 1998 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's 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 Taylor's Field 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**

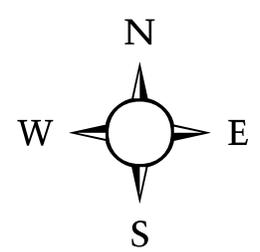
Defined as work which should be done to help restore or maintain the original or existing character of the structure or site.

**(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.



1890 Bird's Eye View Map of Taylor's Field

# *Taylor's Field Local Historic District Guidelines*

## **I. THE ENVIRONMENT**

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

The district is characterized by its proximity to downtown South Bend and the former Birdsell Plant. It is located between Michigan Street to the west, a residential area to the east, Bronson Street to the south and Monroe Street to the north. The district contains 51 structures and their accessory buildings.

#### **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.

#### **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. 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**

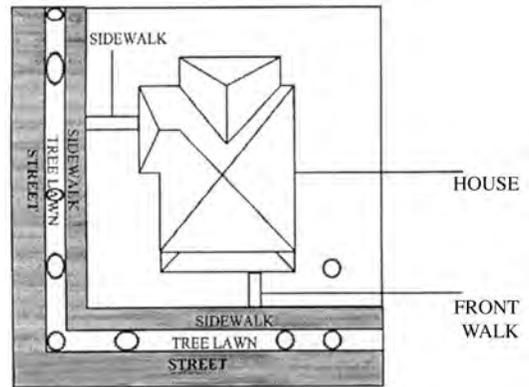
Existing relationships of buildings and their environments shall not be destroyed through widening or closing existing streets and alleys, application of asphalt or other bituminous coverings or by introducing new streets or parking lots. Signs, streetlights, benches, major landscaping items, fencing,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

#### **Not Recommended**

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

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

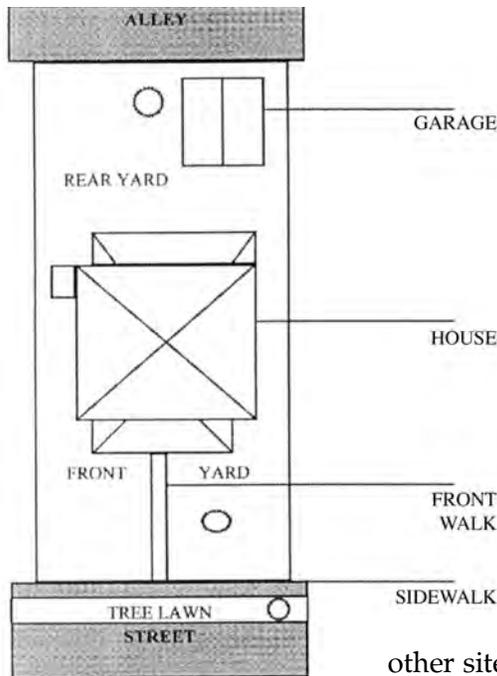
Individual properties in the district are characterized by a house located near the front of each lot with a small to medium lawn in front and little to no lawn at the rear of the property. Often the back yard is used as a parking lot for tenants. About half of the properties include a garage which is either located at the rear of the property and accessed from unpaved alleys running behind the property or located directly next to the structure and accessed by small drives. Nearly all of the garage structures are out of date, single-stall frame buildings. One large carriage house still stands in the district. Most properties have trees, shrubbery and/or hedges. Most houses conform to the uniform set-back within each block.



**Figure 1: TYPICAL SITE PLAN**

**Required**

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



**TYPICAL SITE PLAN**

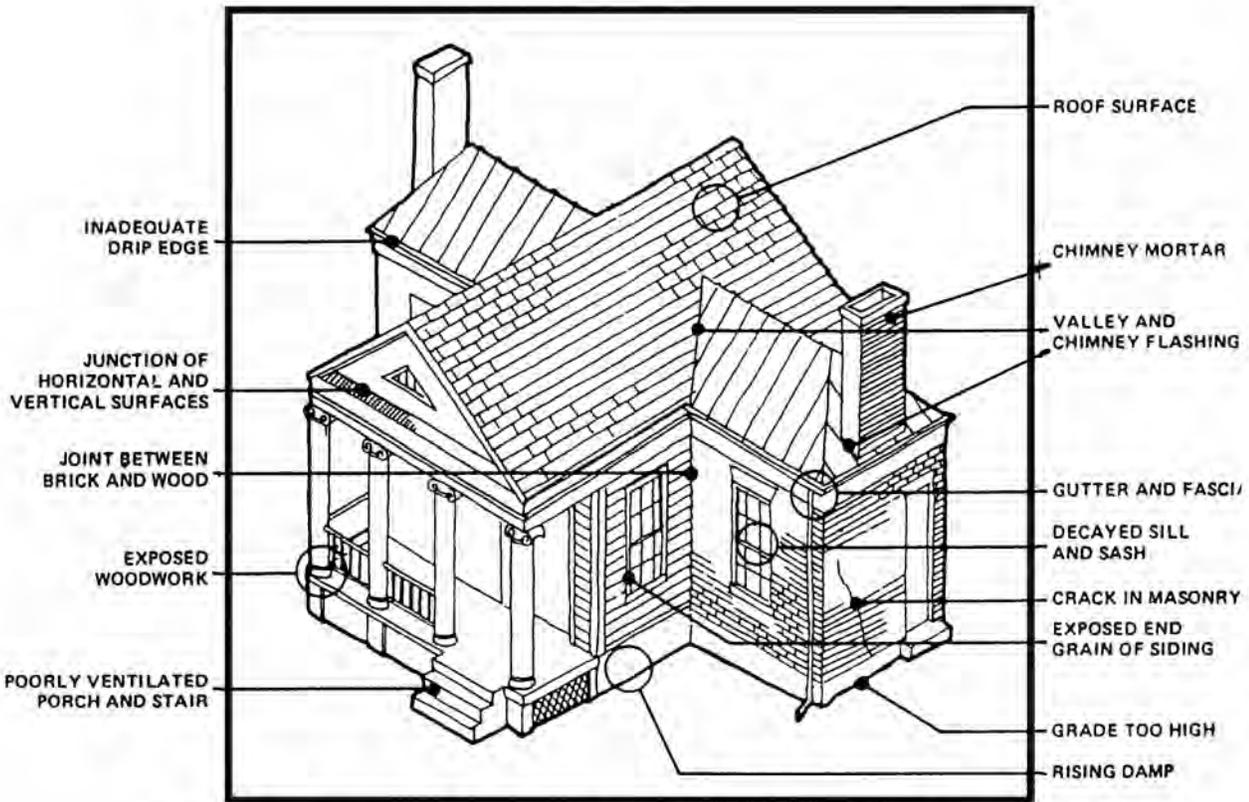
areas shall not be fenced or fences shall not extend forward beyond the setback line of the house. The installation of unsightly devices such as television satellite dishes, solar panels and skylights shall not be permitted in areas where they can be viewed from the public thoroughfare.

**Recommended**

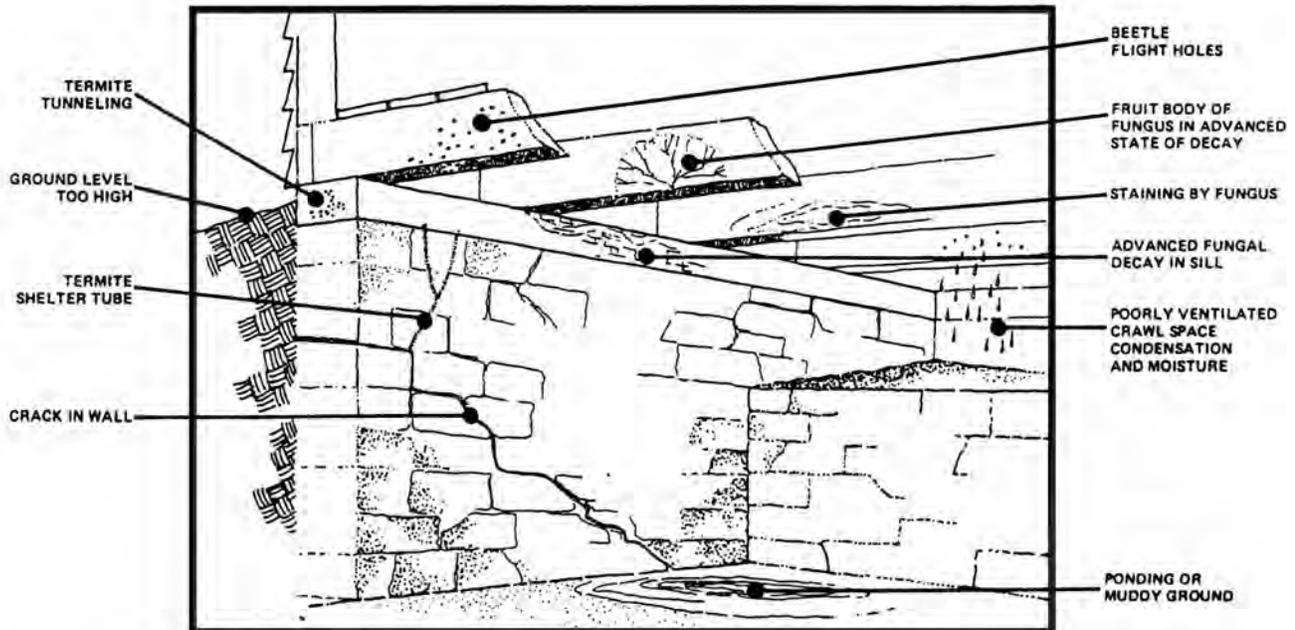
New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings and newspapers. New site work should be appropriate to existing surrounding site elements in scale, type and appearance. Accessory structures such as decks, gazebos, fountains and/or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

**Prohibited**

No changes may be made to the appearance of the site by removing trees, fencing, walkways, outbuildings or other site elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. Front yard



**Figure 2: POTENTIAL AREAS OF DECAY**



**Figure 3: COMMON PROBLEMS IN THE BASEMENT**

## II. EXISTING STRUCTURES

### A. BUILDING MATERIALS

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

#### Required

Original exterior building materials shall be retained. Deterioration of wood materials shall be prevented through repair, cleaning and painting. The existing 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. No chemicals, sand blasting or other invasive methods may be used to clean historic buildings. 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 contact the Historic Preservation Commission of South Bend & St. Joseph County at 125 Lafayette, 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.

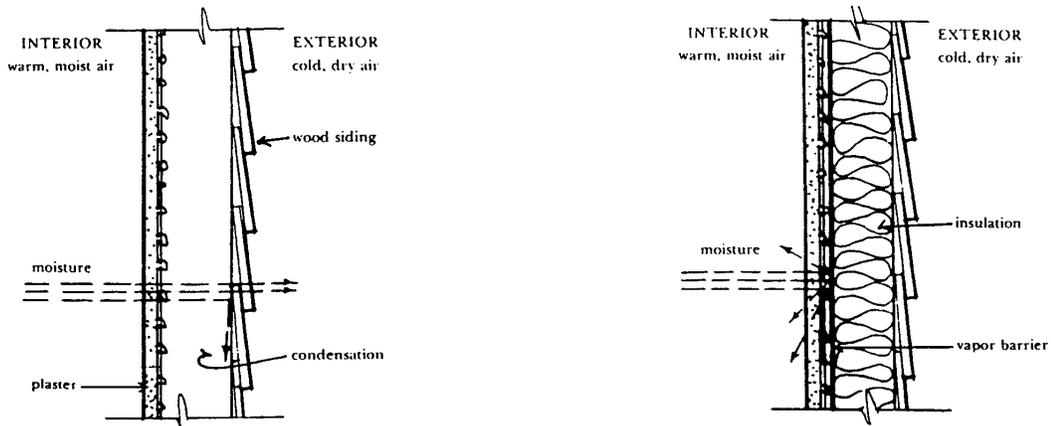


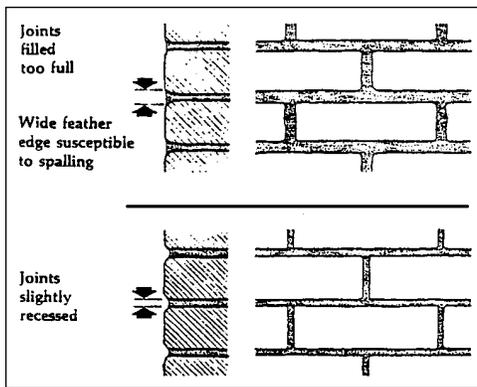
Figure 4: Moisture Evacuation Without and With Insulation.

**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.

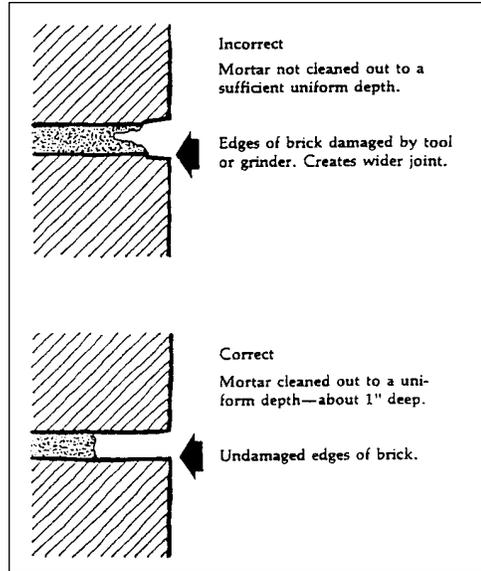
**Not Recommended**

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.

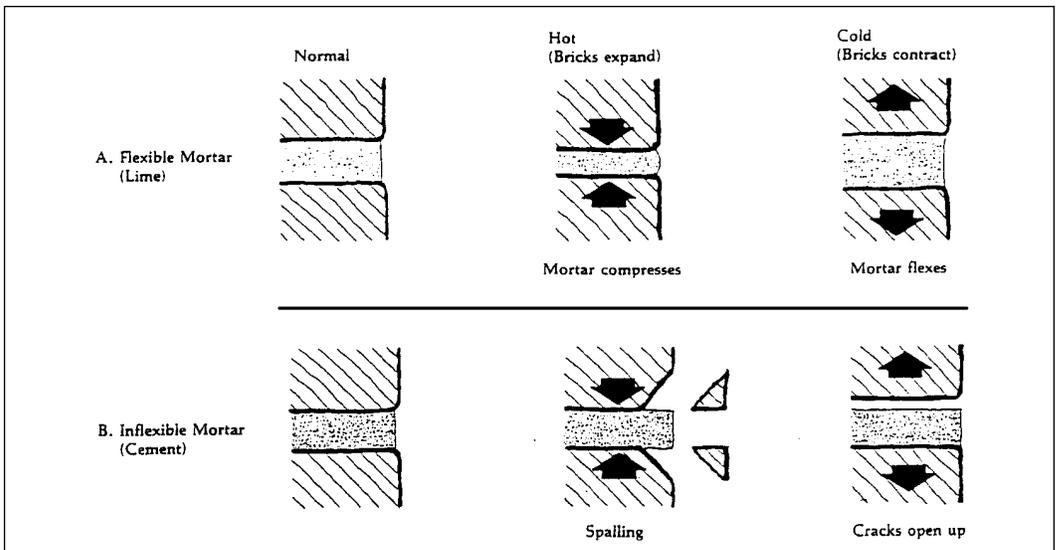


**Figure 6.** Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.

Waterproofing is unnecessary and expensive, and can accelerate deterioration of the masonry. Mortar joints which do not need repointing should not be repointed. 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.



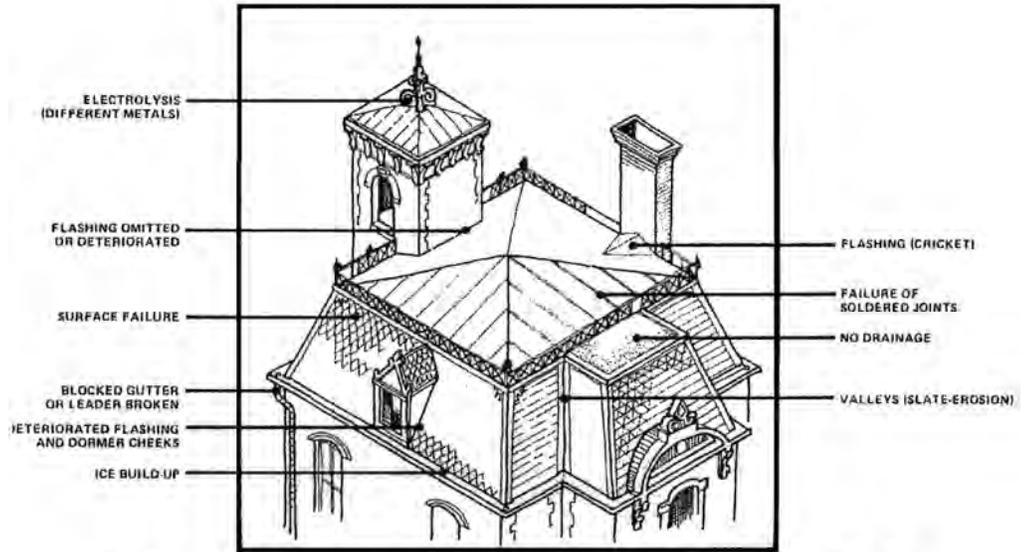
**Figure 5.** Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack and David W. Look.



**Figure 7.** Diagrammatic sketches showing effects of temperature change upon masonry. Flexible mortar (A) expands and contracts with temperature changes. Bricks bonded by inflexible mortar (B) tend to spall at the edges (the area of greatest stress) in hot weather and separate from the mortar when it is cold. This latter condition opens cracks, permitting the entry of water and causing additional deterioration. Adapted from "Maintenance of Old Buildings." Document D10: National Swedish Institute for Building Research, Stockholm, 1975.

**B. ROOFS AND ROOFING**

Roof shapes in the district encompass all the various designs found in residential structures: hipped, gable, gambrel, flat and combinations of these. Roofs are covered with a variety of materials such as asphalt, 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.



**Figure 8: 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**

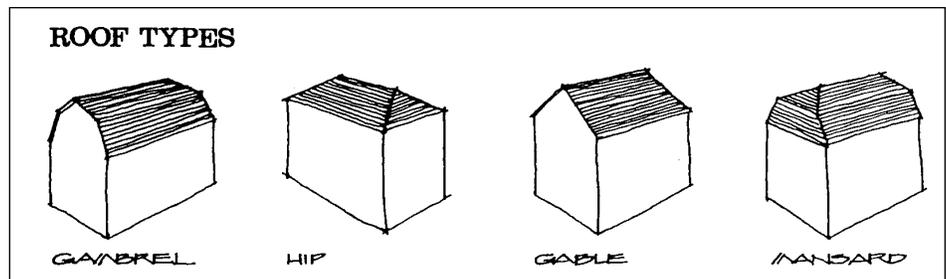
Whenever possible, the original shape and materials of the roof should be restored. Particular effort should be made to retain materials such as slate, tile and other unique materials not commonly found in new construction. Roof covering which is deteriorated beyond repair should be replaced with new 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 of the building.

**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.



**Figure 9: Roof Types**

### 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 additional siding has been applied window trim has been covered. Many structures in the district have aluminum storm windows. Some houses retain wood framed storm windows.

#### Required

Original windows and doors 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 and should be removable. If new sashes or doors are installed, the existing or original materials, design and hardware should be used. When metal storm doors and windows are used, they should be painted, anodized or coated to match the existing. When awnings are used they should be of canvas material.

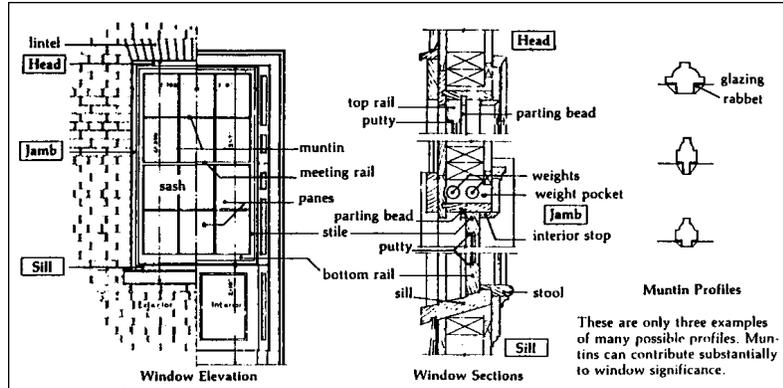


Figure 10: Window Components

*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.*

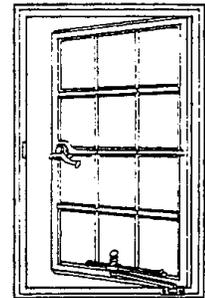
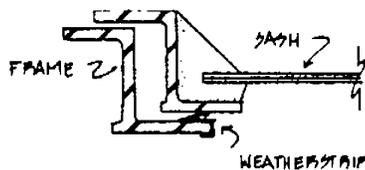


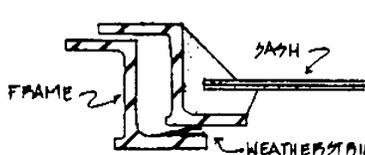
Figure 11: Casement Windows

#### Spring-metal EXTERIOR



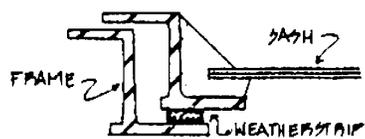
Spring-metal comes in bronze, brass or stainless steel with an integral friction-fit clip. The weatherstripping is applied after the repaired windows are painted to avoid galvanic corrosion. This type of thin weatherstripping is intended for windows in good condition.

#### Vinyl Strips EXTERIOR



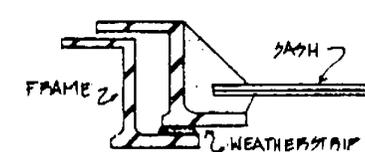
Vinyl strips are scored and folded into a "V" configuration. Applied adhesive is necessary which will increase the thickness of the weatherstripping, making it inappropriate for some situations. The weatherstripping is generally applied to the window after painting.

#### Foam Tape EXTERIOR



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.

#### Sealant Bead EXTERIOR



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.

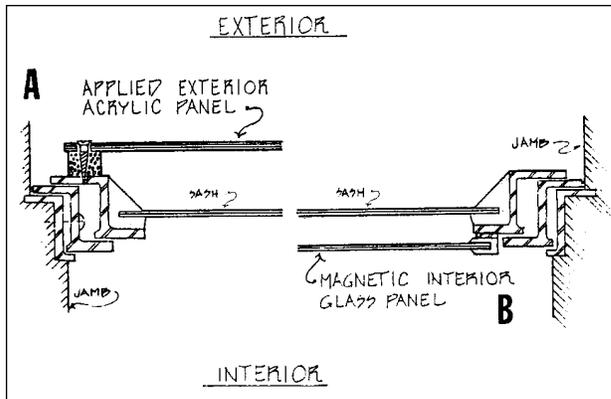
Figure 12.

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 13.** 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

## Prohibited

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

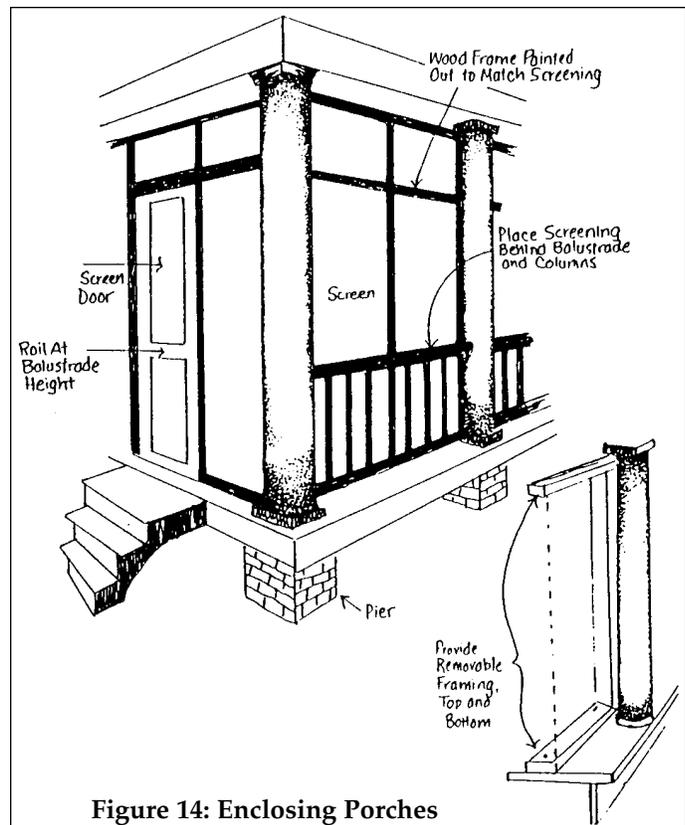
When enclosing porches for heat conservation or other reasons, it should be done in a manner that does not alter the architectural or historical character of the building.

## Prohibited

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

## Not Recommended

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



**Figure 14:** Enclosing Porches

**E. MECHANICAL SYSTEMS**

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

**Required**

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

**Recommended**

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

**Prohibited**

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

**Not Recommended**

Exterior electrical and telephone cables should not be attached to the principal elevation of the building.

**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 in height and are square, rectangular or irregular in plan. There are a few story-and-a-half residences. The prevalent façade 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 in the same block.

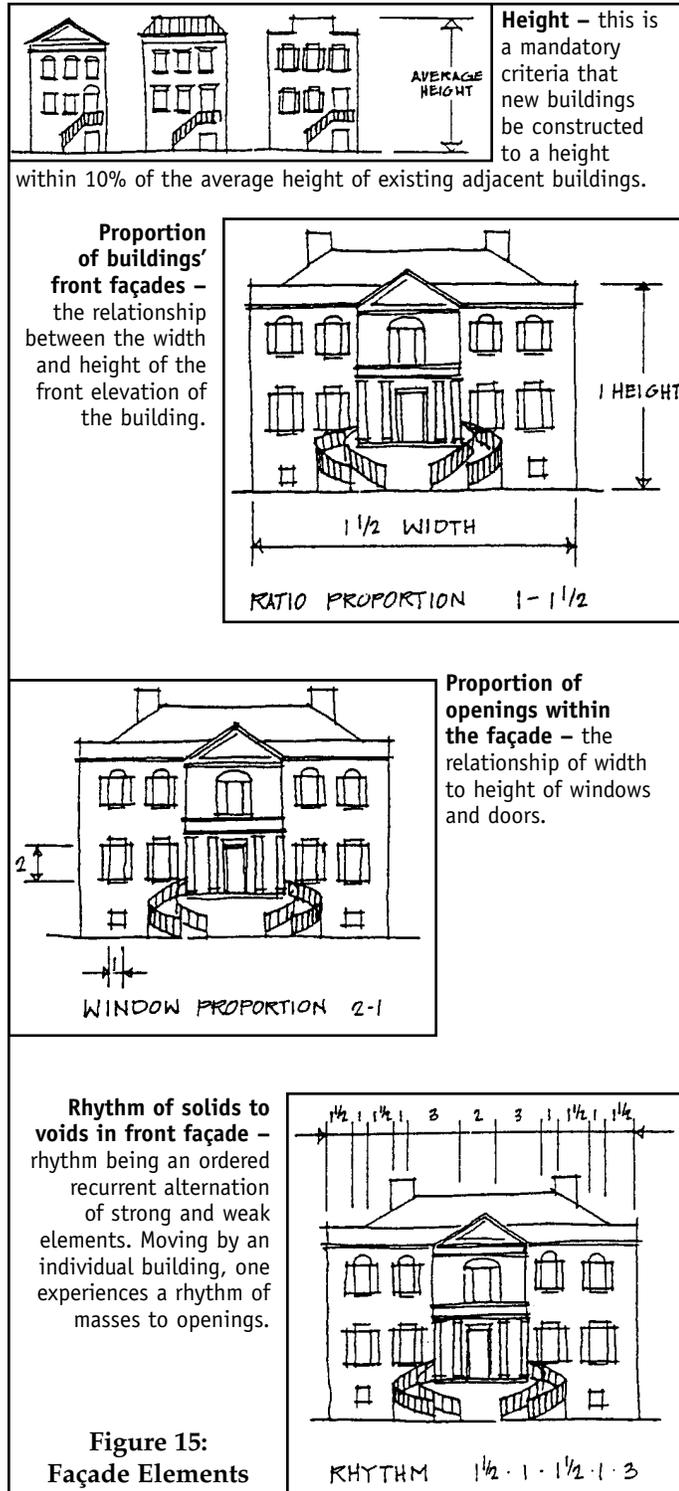


Figure 15:  
Façade Elements

Façade proportions shall be established by permitting no structure with a façade wider or narrower than those existing in the same block. Additions to existing buildings shall be related in height and proportion to the existing structure.

### Recommended

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

### Prohibited

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

### Not Recommended

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

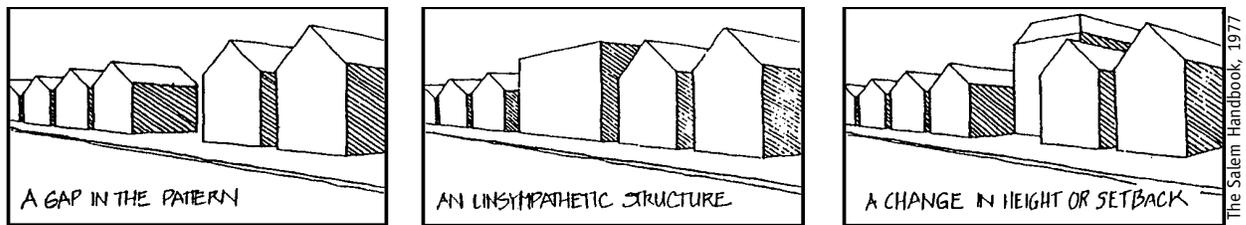


Figure 16: Altered and inappropriate streetscape designs and setbacks.

## B. BUILDING MATERIALS

Wall materials in the district range from brick, stucco, clapboard, shingles, aluminum and vinyl siding. Patterned shingles or shakes are common in gable ends and dormers.

### Required

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

### Recommended

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

### Prohibited

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

### Not Recommended

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

## C. SHEDS AND ACCESSORY BUILDINGS

Accessory buildings are those structures that serve a specific subordinate function to the residence. These include garages, carports and storage sheds. All of the accessory buildings are located in the rear yard.

### 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 historic 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 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 or existing exits and spaces is prohibited.

**Not Recommended**

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



## B. ACCESS FOR HANDICAPPED OR DISABLED PERSONS

### Typical Accessibility Solutions:

Portable or fixed ramp.



Vertical or inclined lift.



Regrade area around entrance.



Install handrails.



Figure 18: Accessibility Solutions

## V. GENERAL

- A. Buildings in the district should not be demolished except where a building poses a threat to the public safety, and demolition is the only alternative. Documentation of interior and exterior features of the original buildings, especially homes rated as historically significant, is encouraged. Measured drawings and photographs may be submitted to the Historic Preservation Commission for safekeeping and future reference.
- B. A Certificate of Appropriateness is required before moving any building or structure. The moving of a building within, out of or into the district is discouraged; however, moving is preferred to demolition. Buildings incompatible with existing structures in the historic district shall be prohibited.
- C. Any rehabilitation work shall not be such as to change a building to a style dated previous to its original style.
- D. In planning rehabilitation projects, an architect or contractor experienced in preservation should be consulted.
- E. There shall be a liaison committee consisting of three (3) property owners in the district. The committee's responsibility will be to work with the residents of the district and the Historic Preservation Commission (See Appendix C).
- F. All guidelines will be reviewed and updated, on the recommendation of the liaison committee, at least every five years.

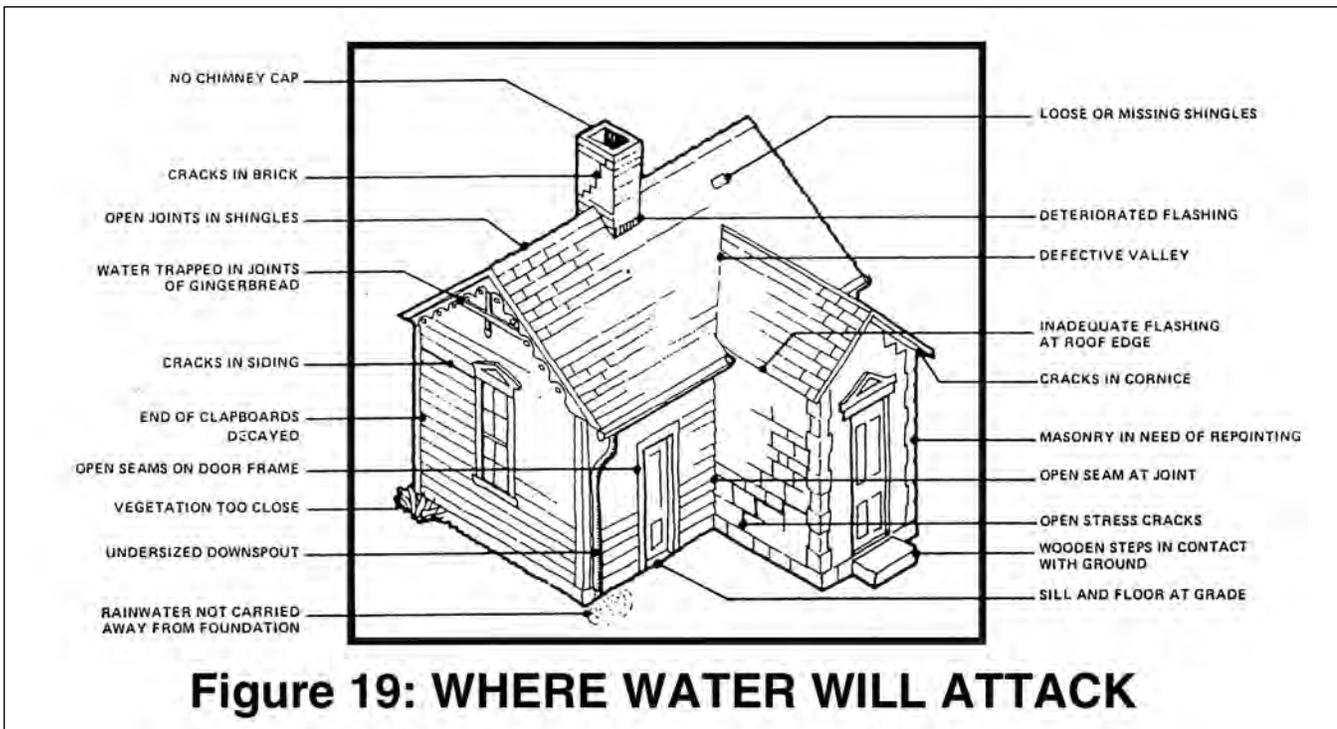
- G. In the case of structures located within the district which are designated individually as Landmarks, the most restrictive guidelines shall apply.
- H. Existing easements and codicils in property owners' abstracts shall remain in effect.

## VI. ENFORCEMENT PROCEDURES

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

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

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



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

## **VII. MINIMUM MAINTENANCE STANDARDS**

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

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

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

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# APPENDICES

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## Appendix A

Certificate of Appropriateness Procedures

## Appendix B

Landscape Assessment Summary

## Appendix C

Historic District Liaison Committee

## Appendix D

Street Lighting

## APPENDIX A

# *Certificate of Appropriateness Procedures*

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

The procedure to obtain one is as follows:

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

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

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

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

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

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

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

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

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

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

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

Denials of Certificates of Appropriateness will be based on the inappropriateness of the project or its possible violation 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.



# 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: [www.stjosephcountyindiana.com/sjchp/index.html](http://www.stjosephcountyindiana.com/sjchp/index.html)



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.

## APPENDIX B

### *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.

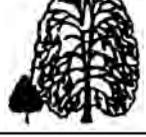
Edgewater Place Local Historic District presents a definite opportunity for a physical connection to the river. The residents along Edgewater Drive maintain the riverbank and use it as waterfront property. The University of Notre Dame is another important fixture that is linked to the Local Historic 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.

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

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

APPENDIX C

Historic District Liaison Committee

1. WHAT IS THE HISTORIC DISTRICT LIAISON COMMITTEE?

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

2. WHO IS ELIGIBLE TO BECOME MEMBER?

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

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

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

4. HOW OFTEN WILL THE COMMITTEE MEET?

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

5. HOW IS THE COMMITTEE SELECTED?

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

VOLUNTEER FORM FOR LIAISON COMMITTEE FOR TAYLOR'S FIELD LOCAL HISTORIC DISTRICT

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

SIGNATURE \_\_\_\_\_

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

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

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

APPENDIX D

Taylor's Field Local Historic District  
Street Lighting

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

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

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

\_\_\_\_\_  
Jim Cartwright  
Energy Services Supervisor

\_\_\_\_\_  
James Allison  
Division Manager

\_\_\_\_\_  
John Oxian  
V.P. Historic Preservation Commission

\_\_\_\_\_  
JoAnn Sporleder  
Historic Preservation Commission