NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Koerting, William and Helen, House

other names/site number 039-186-33001

2. Location

street & number 2625 Greenleaf Boulevard N/A ☐ not for publication

city or town Elkhart N/A ☐ vicinity

state Indiana code IN county Elkhart code 39 zip code 46514

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this **X** nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property **X** meets ☐ does not meet the National Register criteria. I recommend that this property be consider significant ☐ nationally ☐ statewide **X** locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Indiana Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet

☐ determined eligible for the National Register.
☐ See continuation sheet

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:)

Koerting, William & Helen, House
Name of Property

Elkhart County, IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-state
- [ ] public-Federal

Category of Property
(Check only one box)

- [x] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT
Other: International Style

Materials
(Enter categories from instructions)

foundation Concrete
walls Stucco
Wood
roof Synthetics/rubber
other METAL: Copper

Narrative Description
(Describe the historic and current condition of the property on one or more sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significant within the past 50 years.

Areas of significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1937-1938

Significant Dates

1937

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Dow, Alden

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination if individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #_____
☐ recorded by Historic American Engineering Record #_____

Primary location of additional data:

☑ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository:

Koerting, William & Helen, House
Name of Property

Elkhart County, IN
County and State

10. Geographical Data

Acreage of Property 1.15 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	16	588440	4616470
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kurt West Garner

organization _____ date August 8, 2008

street & number 308 South Michigan St. telephone 574-936-0613

city or town Plymouth state IN zip code 46563

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 0r 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Mrs. Cheryl Owens

street & number 2625 Greenleaf Blvd. telephone 574-264-9720

city or town Elkhart state IN zip code 46514

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend listings. Response to this request is required to obtain a benefit in accordance to the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)
Estimated Burden Statement: Public reporting burden for this is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding the burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

7. Description

Narrative Description

General Setting & Appearance

The William K. Koerting House was designed by renowned Michigan architect, Alden Dow, in May, 1937 and constructed later that year. It is located along the north bank of the St. Joseph River, in the well manicured, mid-2oth Century Greenleaf Neighborhood in the City of Elkhart. Residences in the neighborhood are generally medium scaled homes away from the river with larger scale, more affluent homes along the river. While many of the homes date to an earlier period (1920's-1950's), there has been great pressure to redevelop sections along the river and construct large modern residences and dividing large lots into smaller ones. The homes along Greenleaf Boulevard have ample space between themselves and the winding, two lane road. Mature trees and well manicured lawns provide an appealing setting for the homes.

The Koerting House is located on lot 22 of the Broadmoor Addition at 2625 Greenleaf Boulevard. It is a large double lot, with the residence being located on the east half of the property. The house is set back from the road by roughly forty feet, with a horseshoe drive creating exit and entry points off of Greenleaf. Greenleaf bends slightly to the north toward the west end of the property. Mature landscaping partially screens the house from view, particularly the front entrance. Gardens surround the home on the west and south sides. The south or river side has a gentle sloping lawn toward the St. Joseph River bank a few hundred feet away.

The general appearance of the house is in stark contrast to more traditionally styled homes in the neighborhood. The mostly two story structure can be classified in the International Style; however, some influence of the Prairie School is also present. It has large planes of cream colored stucco selectively interrupted by large planes of glass in dark bronze colored frames, similar in appearance are the flat roof planes framed by dark bronze colored fascia. The single story garage volume extends north from the east side face of the house, with its door facing west onto the drive. The condition of the house is exceptionally good, with some patina showing the age of the copper flashing along roof lines.

Detailed Appearance

The front or north façade is set on a low concrete foundation, flush with the stucco finish of the walls. The façade is arranged asymmetrically with a two story projecting bay on the right side and

single story garage projecting from the left side of the front façade (photo 1). The front door with sidelite is located in the return, east side, of the projecting bay on the right side of the front façade. The entry is essentially flush with the concrete sidewalk off the drive. A flat terrace roof structure at roughly the division between first and second floor extends from the left side of the projecting bay to the south wall of the garage structure, essentially covering the front entry and service entry porch. The left side of the front façade is reduced to a single story space, with main façade stepped back from the two story volume creating a covered porch for the service entry (photo 2, right). The roof covering this service porch has a large square opening directly in the center of the ceiling/roof now covered with a skylight.

The service entry façade has a single door on the right side and a large double metal casement window to the door's left. The front entry door is an exceptionally wide wood door with no glazing. Both doors have screen doors constructed of vertical wood slats; these are not original to the structure. The projecting entry bay's second story façade has a single fixed picture window extending across the entire bay with narrow double-hung windows returning on each of the bay's sides. All windows are dark bronze colored metal with metal trim to the stucco finish, including the slightly projecting window sills. Again, the roof planes are terminated with dark bronze colored wood fascia and gutters and aged copper flashing creating a dark contrasting line against the stucco. The roof over the entry bay cantilevers out from the bay unlike the structure's standard flush detail.

The west façade is also asymmetrical with a single story bay punctuating the center of the façade and stucco covered chimney extending up from its left side and projecting above the roof line (photo 3). The single story bay projects from the main façade by about ten feet with a casement window at the left corner, wrapping the corner to another casement on the north side of the bay. Further back from the left side of the bay, the chimney also steps out from the main plane of the façade. At the right side of the main façade a large fixed picture window extends to the corner, joining with another window on the south façade. The window on the west façade extends up to the mid-level between first and second floors and has a dark bronze piece of wood trim that continues across its top to above the center bay, separating the first and second stories into two stucco planes. The second level, left side of the main façade has a large picture window extending from the double-hung unit, wrapping around from the north façade, to the chimney.

The south or river façade has a concrete terrace extending out from a portion of the façade with low concrete walls and landscaped flower beds forming the outside edges (photo 5). The façade has a wide two story projecting center bay stepping back to a single story façade on its right side (the addition) and a narrow two story façade on the center bay's left side. The left side of the main

façade is comprised nearly entirely of glass (photo 4). A narrow double hung window is located at the corner, with a fixed window of equal width located just above. A 13' tall, narrow fixed picture window extends from the narrow windows located at the corner to the other corner where the center projecting bay begins. The windows begin at about three feet above ground and continue to the roof line.

The center projecting bay on the south facade has a slightly cantilevered second story section and a wide roof cantilever projecting from its south and east sides. The first floor façade of the projecting bay has an enclosed porch on the left side, tucked under the second floor cantilever and a large picture window on the bay's right side, extending to a narrow double-hung window at the right corner of the bay which returns to the bay's east side with another narrow double-hung window. The second story of the center bay's façade has a simple arrangement of a center large picture window flanked by narrow double-hung units.

The right side of the south façade is the addition (about 1950 & kitchen/greenhouse, 2000), which steps down to a single story volume with a slight roof overhang. This façade has a casement window joined with a wide picture window on its left side and door in the approximate center. A slight projection of this façade's right side has a series of joined windows from corner to corner. This area is the greenhouse, added in 2000 by the current owners, and includes a square skylight in the flat roof. With the exception of the casement window, each of the other windows and door have an awning style transom window unit above them.

The east façade is mostly single story, with the two story volume of the original main house some distance back. The northernmost single story portion of this façade is the c. 1950 addition by the previous owners and has limited window openings, but styled in matching stucco and dark bronze colored trim to the original house. The single story addition toward the south, river side, was constructed in 2000 as an expansion of the kitchen and addition of the greenhouse. The generations of additions can be seen in photo 0018. The second story of the two story volume is slightly recessed at its left end with a single casement window in the right corner. The remaining façade of the two story portion is essentially flush with the roof flashing above. This second story façade has a pair of fixed windows joined together and a double-hung window unit, all left of center to the façade and another pair of fixed windows joined in the right side of the façade, near the right corner.

Attached Garage

The garage is an attached structure built at the same time as the main house construction. This single story structure projects from the front (north) façade at its left side with a wide garage door

opening facing west onto the drive. The garage door is centered on the structure's west façade and has four horizontal panels with a series of four narrow horizontal windows in the third panel from the bottom. The opening is framed in dark-bronze colored trim. The garage also has a flat roof, with parapet walls extending above the roof line and capped with copper flashing and trim.

Interior

Entering through the front entrance of the home into a foyer placed at grade level, turning to the left and straight ahead is a series of steps up to the living space. The foyer has a low plaster ceiling, plaster walls and tile floor (photo 15). The steps leading to the living room are flanked by the brick fireplace/chimney on the right and steps leading up to the second floor on the left. The living room is a two story volume with plaster ceiling and walls and carpeted floor. A large floor to ceiling corner window, with a view of the river, lies opposite and to the right of the foyer (photo 6). On the same wall, to the left, are interior pivoting shutters to the master bedroom at the second floor level (photo 16). A built-in wood display shelf forming a horizontal separation at the first/second floor line is located along the west wall with a series of wood shelves below the display shelf, part of Dow's original design (photo 6). The living room volume spills into the foyer, single story den (west projection) near the fireplace (as seen in photo 7), and into the dining room in its southeast corner, down a short series of steps (as seen from dining room in photo 8). The stairway to the second floor and the balcony along the east side of the living room are constructed with a solid, low plaster wall with wide wood cap. This extends around the north and east sides of the living space, stepping back from the main volume as to leave it uninterrupted (photo 10). On the second floor the volume flows into a study over the foyer (photo 13), directly at the top of the stairs.

The dining room is off the southeast corner of the living room, down a short series of steps flanked on the left side by a built-in wood table/shelf supported by the east wall of the living room and three legs on its outside (west) end, being partially cantilevered (photo 8). This also is part of Dow's original interior design/integral furnishings. The dining room has plaster ceiling and wall finishes and carpet. The volume is a single story in height. A recessed light fixture with wood canopy is located in the center of the ceiling, nearly flush with the plaster and is original to the house (as seen in the top of photo 9). A wood window seat/shelf is located under the windows of the dining room's south wall and has a tile finish top. The south wall is almost entirely composed of windows and appears continuous with a window at the southeast corner of the east wall. Off the southwest corner of the dining room is a small enclosed porch with window walls set on a concrete base.

Directly north of the dining room is the original kitchen (photo 0017) and at the opposite end is a hallway leading back to the foyer on its left and bedroom/office and bathroom on the right, this is

the original extent of the first floor of the house. The kitchen was remodeled in 2000, expanding it to the east with cabinetry lining the west and south walls of the original kitchen. An island area was created in the 2000 addition with cabinetry lining the addition's new south wall. A greenhouse was also constructed off the east side of the kitchen, through a set of glass doors, at the time of the renovation. An earlier single story addition, ca. 1950, was also constructed on the east side of the house, at the north end. This addition included an office/entry from the driveway, attached to the hallway leading from the foyer between the first floor bedroom/bathroom of the original house.

The second floor balcony overlooks the living space and connects all of the bedrooms and study. Two bedrooms and a bath are located off a short hall, at the left of the balcony from the top of the stairs. The bathroom has blue and white mosaic tile floor and white tiled tub walls, original finishes to the house (photo 14). The bedrooms have plaster ceilings and walls and carpet finish.

At the south end of the long balcony is the doorway to the master suite. The master bedroom has a commanding, centrally located view to the river (rear, center projecting bay) with its south wall, opposite of entry, substantially composed of windows with wood window seat below. The master bedroom also has an extensive amount of built-in casework including closets and drawers along its east wall, wrapping around the corner to the south wall (photo 11). Bookshelves and a low table, partially cantilevered on a solid, short and narrow plaster wall are located immediately to the left upon entry from the balcony (seen at bottom left of photo 11), on the north wall of the bedroom. Also located on the north wall of the bedroom, overlooking the living room, is an opening with pivoted solid wood shutters (photo 12). All of the custom woodwork in the master bedroom is part of Dow's original design. The master bathroom also has original blue and white mosaic tile floor finish and is located off the northeast corner of the bedroom.

Generally, most of the doors and all the wood trim and custom casework appear to be original to the house and are in a dark honey-colored varnished finish. Ceilings and walls are constructed of plaster and are in good condition. Floor finishes are new carpet or tile with the exception of the second floor baths. Most lighting is indirect soffit or recessed style fixtures.

8. Statement of Significance

Narrative Statement of Significance

The William E. Koerting House is eligible for inclusion in the National Register of Historic Places under criteria C for two reasons: its distinctive architectural style and its association with renowned architect, Alden B. Dow, as designer. The house reflects Dow's apprenticeship with Frank Lloyd Wright and subsequent development of his own interpretation of the then-emerging International Style.

Architecture

The Koerting House is representational of innovation in architectural design for the period of time in which it was constructed, 1937. While most contemporary home construction was continuing in period revivals such as classical, Tudor or colonial revival design, the style of the Koerting House represents a progressive approach to architecture. Removing elements of traditional building design such as columns, roof brackets, window hoods, etc. and creating simple planes and linear definition to roofs and walls, the house stands out among its neighboring structures, both contemporaries and modern construction. Elkhart's citizens accepted the simplicity of the progressive era bungalow. Local architect Enock Hill Turnock designed many Prairie-influenced, but conservative, houses, offices and commercial buildings. But Dow's much more radical style is unique in pre-1945 Elkhart.

The style is exemplified by certain elements such as the long, linear front terrace roof paralleled by the main house roof, with the linear trim repeating and enforcing the horizontality of the structure. These elements, being of a dark bronze color, frame the wide expanses of either glass planes or off-white colored stucco wall planes. This horizontality is again reinforced by flat roof planes that appear to "float" such as the front terrace roof and the exceptionally wide roof overhang on the front entry bay projection and the rear center bay projection.

Another defining, and well executed element of the design are the corner windows, again framed in dark bronze colored trim, that make the volumes appear to have corners cut away, or open to the exterior, most notably seen in the southwest corner of the living room (left side of south façade) and in the second floor study (front entry bay, right side of façade). This method of design further enforces the feeling of wall planes versus traditional house solidity. Corner windows also provide the sense of allowing the "outside in", a commonly applied technique of the Prairie style.

The house retains a great deal of integrity from its original construction. Blueprints from the 1937 construction were used to compare existing conditions, finishes and casework to those specified or detailed in the drawings. While an addition was created in about 1950 on the east side of the original house (single story volume) and some remodeling to that addition and addition to the kitchen and creation of the greenhouse was completed in 2000, very little of the exterior appearance of the original Dow design has changed.

Exterior materials and color palettes remain as envisioned by the architect. Window openings have not been altered to reduce or enlarge the original planes as designed by Dow. The garage door opening has also been modified in removing a center post with two doors, to one wide door opening. Obviously the addition on the east side of the house closed the opening between house and garage, however, the front terrace roof structure as originally constructed connected to the garage and this remains unchanged. The addition continues the appearance of the original house with stucco, dark bronze colored trim and flat roof design.

Regarding the interior, in relationship to the stylistic approach to the house; the variation in room height is an expression of the principle of contrast. It caused the original owner some concern because some ceilings and windows were very low.[1] The interior's extant details in built-in, architect-designed casework also enforces the high level of craftsmanship of the style. Based on the surviving blueprints it appears very little has been altered with regard to custom casework. The shelving in the living room is created as short, individual narrow planes secured to the west wall in a way that would give the appearance of simple cantilevers. Creating horizontality in this two story volume is done by a long display shelf between the first/second floor line extending between the north and south walls, and again by the wood trim cap on the solid balcony wall. Similar thought process was used to create casework, tables or window seats in the dining room, study and master suite. The original interior color scheme was cherry red carpeting throughout the main floor, off-white walls, and white draperies.[2] Many of the walls maintain an off-white tone.

Architect Alden B. Dow

The design of the Koerting House was commissioned to Alden B. Dow, of Midland, Michigan. Dow, son of the founder of Dow Chemical, was first influenced by the architecture of Frank Lloyd Wright.[3] Alden enrolled at the University of Michigan to become a chemical engineer, but after two

[1] Robinson, pg. 50
[2] Robinson, pg. 52
[3] Robinson, pg. 3

years left to follow his interest in architecture at Columbia University. At Columbia Dow kept abreast of Wright's work and requested to join Taliesin, Wright's own school of architecture. Nothing came of this immediately; Dow graduated from Columbia and returned to Midland, MI to practice in 1931. Again Dow contacted Taliesin in 1933 and Wright replied with an invitation to membership; Dow joined and became an apprentice of Frank Lloyd Wright's.[4]

Dow spoke highly of Wright's approach to architecture and in return, Wright spoke highly of Dow upon his return to practice in Michigan, continuing a friendship and mutual admiration. Dow's early architecture was often compared to Wright's, even as Dow developed his own distinct, more International Design style.

Alden Dow's work in Michigan and much of the Midwest and Texas is fairly extensive; however only three known commissions were ever received in Indiana. The Koerting House, being the first in 1937, then the Fleming House, almost directly across the St. Joseph River from the Koerting House in 1939 and the Colpaert House, South Bend, which was never constructed, in 1950.[5] The Fleming House was similar to the Koerting House in design, using the same contractor also, but instead used wood panels in lieu of stucco for exterior panel finish as presented in earlier schemes by Dow.[6] The Fleming House still exists, its exterior still largely unaltered, and is located at 2220 East Jackson Street, Elkhart.

Dow's firm formed in 1941 as Alden B. Dow, Inc. and changed its name to Alden B. Dow Associates in 1963. As the firm brought on partners, it changed its name to reflect an expanding business. Dow, who went on to become Michigan's Architect Laureate, and received significant recognition for his work, passed away on August 20, 1983 at the age of 79.

The Koerting House & its Owners

In the book, The Architecture of Alden B. Dow, the author describes the Koerting House as follows:

> The Koerting House in Elkhart, Indiana, is a similar example of the cubic, flat-roofed residence (as the Bachman House, which uses some Unit Block) while the Koerting House uses only plaster. They are both organized on a four-foot unit system with the dominant

[4] Robinson, pg. 6
[5] Robinson, pgs. 149-151
[6] Robinson pg. 84

surfaces plaster on frame, but the materials in the Koerting House are more substantial. There is a copper cornice; cypress is used on the exterior, and maple and birch inside. The Koerting House is located on the north bank of the St. Joseph River. Its planting plan included pine, willow, Russian olive, plum, juniper, and sumac.[7]

It is difficult to surmise if any of the existing plantings around the house date to the plantings as originally proposed by Mr. Dow. Dow developed a close relationship with the Koertings, which led him to provide a narrative based on his projected idea of the home's design:

> As you note, there are three levels. The reason for this is that the water level of the river seems a bit too high to get an ordinary height basement under the house without raising the grade considerably. In order to get away from such a low basement, I have raised the living room floor half a story and put the basement under this particular area only. The garage is placed in the front and as shown because it seems to be the easiest way to operate the car. The garage is connected with the house by a wide over-hanging roof which allows protection for landing and also protects both the main entrance and service entrance.

Dow goes on to explain the rationale of his design:

> The wall separating this bedroom from the living room I have indicated (to be) of wood paneling with swinging panels opening out into the living room at the height of the rail of the balcony. This would produce a very interesting effect from below and in the bedroom, and it would tend to tie these two rooms together. Outside of these doors, on the living room side, there would be a wide shelf or deck, as shown, which would tie into the balcony railing. This shelf should offer a chance for some interesting effects as a place for ferns or other pieces of ornaments. The deck along the opposite side of the living room would furnish similar possibilities. You will note that the plans are laid out on a system of squares. These units are four feet square and will assist you in determining the size of the various rooms. Just count the number of squares.[8]

The style of the home, incorporating non-traditional building techniques such as flat and cantilevered roofs, led to some difficulty for Koerting to achieve financing. In 1937, Mr. Koerting was "digging up enough capital" to build, and ran into a familiar case (compared with other Dow

[7] Robinson, pg. 50
[8] Robinson, pg. 51

clients) of reluctance to lend for "modern" architecture on the part of the Federal Housing Administration.[9]

According to Mr. Richard Koerting, son of William Koerting, William's parents lived in Japan while his father worked for the American government. It was there William began to develop a taste for international architecture, particularly within the Orient. After marrying his wife Helen, who was an accomplished opera singer, William traveled extensively as the head of the Export Department with Miles Laboratories, based out of Elkhart. William was in Japan during the construction of Frank Lloyd Wright's Imperial Hotel. Koerting sought out architectural services from Dow since he was in proximity to the northern Indiana region and was capable of carrying out a style reflective of Koerting's architectural interest.

William Koerting moved his family to New York during World War II. According to Mrs. Gretchen Wambaugh Koerting, the house was placed on the market for sale but because of its radical nature, the house remained on the market for a long time. Gretchen's mother fell in love with the home and convinced her husband, E. H. Wambaugh to purchase it in 1944. E. H. Wambaugh was in real estate sales and development. Gretchen grew up in the home and later married Richard Koerting, son of the original owners; they reside in Elkhart, Indiana.

The home was featured in *Popular Home Magazine*, 1948 Holiday Issue, in which it is printed that the two story living room with a two-story window "is an ideal setting for Christmas. The photograph on the cover and the view on this page show how well a Christmas tree is displayed in the two-story room of the E. H. Wambaugh family". The description of the front cover featured home continues by writing "Notice how the strong horizontal feeling of the bookshelves is good contrast to the high ceiling and window. A lower ceiling level over a part of the room provides a conversation corner near the hearth with a warm, inviting feeling." (*Popular Home Magazine*, pg. 2)

The current owner is the third owner of the Koerting House. Mr. & Mrs. Charles (Cheryl) Owens have owned the home since 1968. The Owens developed a sincere interest and fellowship with Dow's firm, exchanging correspondence on several occasions. In the same year the Owens purchased the house, Mrs. Owens sought advice on matters of the house from Mr. Dow and he assisted with this hand signed letter:

[9] Robinson, pg. 52

Dear Mrs. Owens:

I can well imagine your feelings about the relationship of your neighbor's house to yours, and I imagine your neighbor by now also can see a fault. Some day I hope people will learn that pleasant relationships in all things are the only way to real quality. I suggest that first you plant pine trees and firs on your lot lines. Don't worry about hiding your house in the woods, for by doing it you will be both helping your neighbor's relatedness with the land as well as your own.

I believe your house has a cement paint. Do vines grow on it? Will Euonymus Vegetus climb the walls? Will Boston Ivy stick to it? If so, I would plant both.

As for the white, I would prefer buff, not yellow, but a warm white, and try some big samples on the house before you paint the whole.

As for the woodwork, paint is certainly more practical than natural finishes which require constant reconditioning.

I'm delighted that you like the house and I would like to see it. If I am ever in that part of the country, I will certainly give you a call.

Please stop and see us here on your trip north. I would be happy to visit with you and maybe discuss further what might be done about next door relationship.

Sincerely,
(signed)
Alden B. Dow

In 1982 the Owens consulted with the firm of Dow-Howell-Gilmore Associates Inc. for maintenance advice on the home as well as minor sympathetic alterations. An eight page response from Mr. George "Tex" Austin, a partner in the firm, was created based on his review of the Koerting House. This then began a relationship between the Owens and Mr. Austin which led to two heart-felt handwritten notes regarding Alden Dow:

"Mr. Dow is constantly getting weaker. It bothers me very much since there is so little difference in our ages, and he is a good friend." (Austin Christmas card, 1982)

"I am sorry to be the bearer of sad news, however I feel you have a sincere interest. I have lost a very dear friend and shall miss him very much. After 35 years as employer, associate, and friend his passing will leave quite a void." (Austin letter, 1983)

The Owens were extremely careful and thoughtful during their single story addition to the east side of the house in 2000, employing Helman Architects of Elkhart for the design which created a sympathetic addition carefully applying many stylistic details so as to not distract from the original Dow design. Mrs. Owens is a Japanese style garden enthusiast and her extensive gardens which surround the house on the south and west sides particularly, compliment the Dow design without fault, as do her oriental themed interior furnishings and artifacts.

Documents maintained by the current owner include the architect's original 1937 blueprints and document of General Conditions and Specifications for the Koerting House, a copy of Popular House Magazine featuring the Koerting House on the front cover, as well as the correspondence between Austin, Dow and the Owens.

9. Major Bibliographical References

Bibliography

1. Robinson, Sidney. The Architecture of Alden B. Dow. Detroit: Wayne State University Press, 1983.

2. "Two Story Christmas" *Popular Home Magazine*, Holiday Issue, 1948.

Other resources consulted: William E. Koerting House blueprints, May, 1937 by Alden Dow.
Specifications for William E. Koerting House, May, 1937 by Alden Dow.

10. Geographic Data

Verbal Boundary Description

Beginning at the northeast corner of Lot 22, Broadmoor addition to the City of Elkhart, 2625 Greenleaf Boulevard, at Greenleaf Boulevard, and continuing in a line directly south to the southeast corner of Lot 22 at the St. Joseph River, then follow a line along the St. Joseph River bank, west to the southwest corner of Lot 22. Then, turning north, follow a line north to the northwest corner of Lot 22, then turn east and follow a line parallel with Greenleaf Boulevard to the northwest corner of Lot 22, or the point of beginning.

Boundary Justification

The boundary is justified because within the boundaries of Lot 22 of the Broadmoor addition to the City of Elkhart, is contained the property commonly known as 2625 Greenleaf Boulevard, or the William E. Koerting House. The house, its attached garage, and landscaped gardens and patio lie within the boundaries of Lot 22. Lot 22 is the property on which Alden Dow drew inspiration for the creation of the Koerting House, to allow for its situation upon the lot and its relationship to the river and street.

11. Photographs

The following is a log of photographs taken of the William E. Koerting House:

North, or front, elevation. Photo 0001. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing south, front entry door

Attached garage front elevation. Photo 0002. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing east, garage door.

West side elevation. Photo 0003. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing east

Southwest corner detail. Photo 0004. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing northeast, southwest corner of house/living room.

South, or rear, elevation. Photo 0005. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing north, St. Joseph River/rear elevation.

Living Room. Photo 0006. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing southwest corner, south and west walls.

Living Room. Photo 0007. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing north to front foyer, north wall.

Living Room. Photo 0008. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing northwest, into living room from dining room.

Dining Room. Photo 0009. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing south, south wall.

Living Room/Balcony. Photo 0010. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing southwest, looking down from balcony.

Master Bedroom. Photo 0011. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing southeast, east and south walls.

Master Bedroom Shutters. Photo 0012. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing north, from Master Bedroom, through opening to living room. Shutter detail.

Second Floor Study. Photo 0013. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing northeast from top of stairs between living room and balcony.

Second Floor Bathroom, off balcony. Photo 0014. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing east from small hallway off balcony.

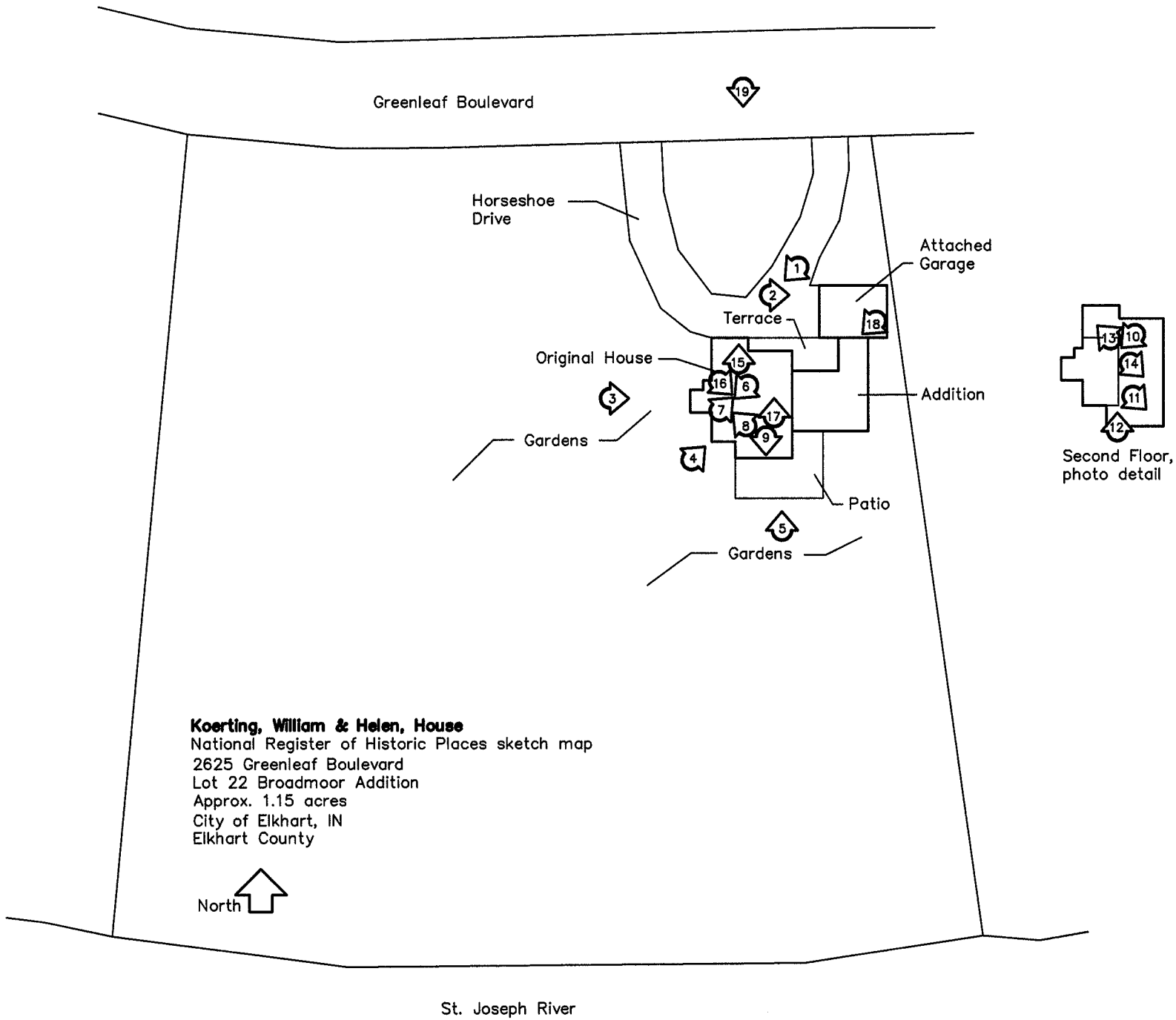
Entry Foyer. Photo 0015. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing north, from Living Room, down steps.

Living Room. Photo 0016. Koerting House
Elkhart County, IN
Kurt West Garner
June 5, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing southeast.

Kitchen. Photo 0017. Koerting House
Elkhart County, IN
Kurt West Garner
September 16, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing north through original kitchen from dining room.

East Elevation. Photo 0018. Koerting House
Elkhart County, IN
Kurt West Garner
September 16, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing southwest from roof of garage.

North Elevation. Photo 0019. Koerting House
Elkhart County, IN
Kurt West Garner
September 16, 2008
Indiana Department of Natural Resources, Division of Historic Preservation & Archaeology
Facing south from Greenleaf Boulevard.



Koerting, William & Helen, House
National Register of Historic Places sketch map
2625 Greenleaf Boulevard
Lot 22 Broadmoor Addition
Approx. 1.15 acres
City of Elkhart, IN
Elkhart County

William and Helen Koerting House, Elkhart Co., IN photo # 3

William and Helen Koerting House, Elkhart Co., IN photo # 4

William and Helen Koerting House, Elkhart Co., IN photo # 5

William and Helen Koerting House, Elkhart Co., IN photo # 10

William and Helen Koerting House, Elkhart Co., IN photo # 12

William and Helen Koerting House, Elkhart Co., IN photo # 18