

**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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

## 1. Name of Property

Historic name: Edgewater Place Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:

Historic Residential Suburbs in the U.S., 1830-1960

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

## 2. Location

Street & number: Between Lincolnway on the west, St. Joseph River on the east, Monroe Street on the north, and south of Bronson Street on the south

City or town: South Bend State: IN County: Saint Joseph

Not For Publication: ☐ Vicinity: ☐

## 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 considered significant at the following level(s) of significance:

\_\_\_\_ national \_\_\_\_ statewide x local

Applicable National Register Criteria:

x A \_\_\_\_ B x C \_\_\_\_ D

Signature of certifying official/Title:

Date

Indiana DNR-Division of Historic Preservation and Archaeology

State or Federal agency/bureau or Tribal Government

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

- \_\_\_ entered in the National Register  
\_\_\_ determined eligible for the National Register  
\_\_\_ determined not eligible for the National Register  
\_\_\_ removed from the National Register  
\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

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**Category of Property**

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐

Structure

☐

Object

☐

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing

Noncontributing

113

17

buildings

1

0

sites

0

0

structures

15

0

objects

129

17

Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Secondary structure

DOMESTIC: Multiple dwelling

**Current Functions**

(Enter categories from instructions.)

DOMESTIC: Single dwelling

DOMESTIC: Secondary structure

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DOMESTIC: Multiple dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Tudor Revival

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Prairie School

**Materials:** (enter categories from instructions.)

foundation: CONCRETE  
walls: BRICK  
WOOD: Weatherboard  
roof: ASPHALT  
other: STUCCO

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Edgewater Place Historic District is located on South Bend's near southeast side between Lincoln Way and the Saint Joseph River. While it had its highest concentration of development during the 1920s, after the Edgewater Place plat was recorded in 1919, the small neighborhood has homes from the late 19<sup>th</sup> and early 20<sup>th</sup> century. The district of about eighty homes has a unified feeling of early 20<sup>th</sup> century architecture in Queen Anne, Bungalow, and Colonial Revival styles and is a locally designated district in the city.

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## **Narrative Description**

The Edgewater Place Historic District is situated between the Saint Joseph River on the northeast and Lincoln Way, a prominent early thoroughfare leading into South Bend, on the southwest. It contains only a few blocks with its primary streets leading northwest/southeast. These are Lincoln Way, River Avenue, and Edgewater Drive. Edgewater Drive, which bends outward with the river, features homes on its southwest side fronting the drive and a narrow bank of grass and trees along the Saint Joseph River on its northeast side (photos 02, 05). A strip of the bank is set aside as a small park near the south end of the district, at Edgewater Drive's intersection with Bronson Street and south of River Avenue (photo 12). It features a lawn area, picnic tables, and a concrete pier with metal railings and is considered a contributing site. The streets feature sidewalks and mature trees. Historic concrete streetlights with metal and glass lanterns are found in the district, mostly along Edgewater Drive and River Avenue (these are seen in photos 15 and 24). There are fifteen of these lights which are individually counted as contributing objects. Their general location is noted with an asterisk (\*) next to the address in the list provided in this section.

Edgewater Place is the name formally given to the district. While that name was applied to the plat recorded in 1919, development had already occurred in the south part of the district and along Lincoln Way in the late 1800s and early 1900s. At that time, Lincoln Way was known as Vistula Road but became part of the coast-to-coast Lincoln Highway through South Bend when it opened in 1913. Because of some early development, there are late 19<sup>th</sup> century and early 20<sup>th</sup> century houses located in the district along Lincoln Way and in the south part of the district, which are either vernacular or Free Classic and Queen Anne in design (photos 12, 16, 17, 20, 21). Later development is characterized by early 20<sup>th</sup> century revival styles, such as Tudor and Colonial Revival, and Craftsman/Bungalow design. These homes line Edgewater Drive, River Avenue, and Arch Street. There are approximately eighty primary resources in the district. While several garages are contributing and many match the design or style of the principal residence, most of the non-contributing buildings in the district are modern garages.

Because Lincoln Way developed as an important transportation corridor, a few businesses were created in or attached to homes along the route. In some cases, this activity has rendered the building non-contributing, however a few allow the principal building to retain architectural significance and are considered contributing (left side of photo 19). A trolley line was also routed down Lincoln Way which further aided development of both residential and commercial buildings, though the latter are limited in numbers in the district. Descriptions of houses are given at east for northeast, west for southwest, etc.

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*A complete list of resources follows:*

\* General location of a historic street lamp.

Edgewater Drive, west side going north

\*619 Edgewater Drive. Opperman House, Colonial Revival/Bungalow, 1924, Contributing  
Whitcomb & Keller, builders

Left side of photo 01

The one and a half story, side-gabled house features a brick foundation and clapboards on its walls. The house has 6/1 wood windows with simple trim boards. The roof features cornice returns and is covered with asphalt shingles.

The front façade features a full-width porch and second story dormer with balcony over the porch. The porch features a brick foundation and three square posts with a simple balustrade composed of square pickets. The porch has a wood floor and concrete entry steps just north of the center post on the front wall. The back wall of the porch features a row of three 6/1 windows in its south half and entry door and 6/1 window in its north half. The wood entry door features a window divided into multiple panes in its top half. The dormer on the second story features two balcony doors divided into multiple panes of glass and a shed roof. The balcony railing is composed of four posts and a balustrade of square pickets. The narrow portions of porch roof flanking the balcony are low-pitched shed roofs covered with asphalt shingles.

The house was constructed by Edgewater's developers, Whitcomb & Keller, in 1924. The first residents were the Leo and Antoinette Opperman family who received transfer of the property in 1928 from the developers. While earlier in life Otto Opperman had been a music teacher and musician at the Palace Theater, the family started Sunshine Cleaners, a drycleaning business in the city, in 1930. The Oppermans sold the house to Adolf Shutzman in 1933.<sup>1</sup>

615 Edgewater Drive. Widmar House, Colonial Revival, 1923, Contributing

Whitcomb & Keller, builders

Second from left side of photo 01

Garage, Contributing

\*611 Edgewater Drive. Strandhagen-Mooren House, Colonial Revival, 1924, Contributing  
Whitcomb & Keller, builders

Third from left side of photo 01; second from right side of photo 02

Garage, Contributing

\*605 Edgewater Drive. Krug House, Dutch Colonial Revival, 1920, Contributing  
Whitcomb & Keller, builders

Right side of photo 02

Garage, Contributing

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<sup>1</sup> South Bend HPC Survey Card, 1985, rev. 1987

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557 Edgewater Drive. Whitcomb House, Prairie Style, 1920, Contributing

Whitcomb & Keller, builders

Second from left side of photo 03

Garage, Contributing

Boat House, c. 1950. Non-contributing (east side of Edgewater Drive)

The two-story house features a low base and walls covered with stucco. The general massing is square with a wide bay projecting forward on the south part of the facade. The house is covered with a low-pitched hipped roof with wide-overhanging eaves covered with asphalt shingles. The house has Prairie Style wood windows (9/1) with simple moldings.

The front façade is dominated by two one-story projecting features. A one-story enclosed porch with hipped roof covers the full width of the projecting two-story bay. The porch features wide square corner columns and porch beams shaped with radius corners. The wall openings are filled with rows of single-lite windows. A porch door is located in the north wall of the porch where a set of concrete steps lead to a wood entry door recessed into the north side of the façade. The entry door features a full window with multiple panes. A narrow port cochere supported by square columns is off the entry steps on the north side of the house. It also features a low-pitched hipped roof. The second story features corner pilasters on the projecting bay. Two pairs of Prairie Style windows are centered between the pilasters. A Prairie Style window is centered in the second story recessed from the north side of the bay (above the entry below).

The house was constructed by Whitcomb & Keller for one of the partners of the firm, Leslie Whitcomb, and his family in 1920. Whitcomb and Frederick Keller formed a real estate development and insurance partnership in 1892. They become one of the city's leading developers during the first half of the 20<sup>th</sup> century. Leslie Whitcomb spent a brief time in South Dakota where he married Lizzie Fink and established a hardware business. In South Bend, Whitcomb was elected Justice of the Peace in 1894 and general secretary for the local Young Mens Christian Association. Lizzie Whitcomb was also active in the organization, as well as the Westminster Presbyterian Church, and Chamber of Commerce.<sup>2</sup>

553 Edgewater Drive. Bender House, Craftsman/Bungalow, 1920, Contributing

Whitcomb & Keller, builders

Left side of photo 04

Garage, Contributing

The one-story, side-gabled house features a wainscot of random-course sandstone ashlar with capstone. The walls are covered with wood shingles and the gables are covered with beaded boards and rows of vertical trim boards. The roof has wide-overhanging eaves supported by stylized carved brackets. The roof is covered with asphalt shingles. A brick chimney is in the north wall of the house and a three-sided bay projects from the east half of the south wall of the house. The bay has a row of three small wood windows and a shed roof.

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<sup>2</sup> South Bend HPC Survey Card, 1985, rev. 1987

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The façade features a projecting gabled section in its south third and an enclosed porch in its north two-thirds. The gabled section features a row of three wood casement windows divided into eight panes. A wood window box is below the row. The enclosed porch features tapered corner piers composed of sandstone. The piers carry tapered wood posts that carry shaped lintels that support a low-pitched shed roof. The porch roof features exposed scroll-ended rafter tails. The porch is enclosed with rows of 1/1 wood windows. A wood porch door is in the south-facing wall of the porch. An eyebrow dormer with wood window divided into eight panes is centered in the main roof at the back of the porch roof.

The house was built by Whitcomb & Keller in 1920 and sold to Charles and Edna Bender in 1924. Prior to that time, the Benders rented the property from the development company. Charles Bender was an assistant foreman at Studebaker Company's Plant 2 in South Bend. The Benders sold the property to Aletha Whitcomb, widow of Leslie Whitcomb, in 1943. The Whitcombs resided at 557 Edgewater, adjacent to the south. Aletha moved to the smaller home and lived there until 1971.<sup>3</sup>

\*549 Edgewater Drive. Julian House, Craftsman/Bungalow, 1922, Contributing

Whitcomb & Keller, builders

Middle of photo 04

Garage, Contributing

The one and a half story, side-gabled brick house feature wide-overhanging eaves supported by thick wood braces. The roof is covered with asphalt shingles. The house has 6/6 wood windows with sills composed of rowlocks. The front façade features a full-width porch sheltered by an extension of the side-gabled roof. The porch has brick walls with a concrete cap and large, stucco corner piers, tapered, that carry the roof. The back wall of the porch, which is also stucco, features two pairs of 6/6 windows flanking a wood entry door. A wide gabled dormer, also stucco, is centered on the façade's second story. It features wide corner pilasters that are tapered and flank a row of four small wood casement windows divided into multiple panes. A header board tops the row of windows between the pilasters. The dormer roof features three small carved wood brackets that support rafters with exposed tails.

The house was constructed by Whitcomb & Keller in 1922 and sold to Oran Julian in the same year under a \$5500 mortgage. Oran and Mary Julian moved to South Bend in 1900 where he worked as a manufacturer's agent and salesman. Oran Julian was a member and founder of Trinity Methodist Church of South Bend. Mary Julian was also active in the Methodist Church as head of the district's Foreign Missionary Society and was secretary of the Florence Crittenton Circle, a social service agency for women.<sup>4</sup>

543 Edgewater Drive. Williamson House, Prairie Style, 1922, Contributing

Whitcomb & Keller, builders

Right side of photo 04; second from right side of photo 05

<sup>3</sup> South Bend HPC Survey Card, 1985

<sup>4</sup> South Bend HPC Survey Card, 1985, rev. 1988



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Garage, Contributing

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537 Edgewater Drive. Garn House, Craftsman/Colonial Revival, 1921, Contributing.

Right side of photo 05

Whitcomb & Keller, builders

531 Edgewater Drive. Milo Miller House, Dutch Colonial Revival, 1923, Contributing

Whitcomb & Keller, builders

Left side of photo 07

525 Edgewater Drive. Oppenheim House, Dutch Colonial Revival, 1922, Contributing

Garage, Contributing

Whitcomb & Keller, builders

Middle of photo 07

The two-story, side-gabled house features a brick foundation and its walls are covered with large hand-split wood shingles. The house has a combination of 6/1 and 8/1 wood windows with wood shutters. The home's gambrel roof is covered with asphalt shingles. A narrow pent roof carries across the top of the first story on the sides of the home. A wide brick chimney is centered in the south façade/south gable.

The front façade features a wide porch with brick foundation and low-pitched shed roof supported by four wood posts on the front and two wood posts at the back. A balustrade composed of square pickets is between the posts. The porch has a concrete floor. The entry, composed of a modern door with window in the top, is in a three-sided vestibule that projects slightly into the porch. The vestibule is flanked by 8/1 windows in the back wall of the porch. The second story features a wide dormer with a shed roof on the front façade. It has a small 6/1 window flanked by 8/1 windows.

Emma Oppenheim purchased the house from Whitcomb & Keller in 1923 for \$8300. Ms. Oppenheim deeded the home to her daughter and son-in-law, David Glicksman, in 1931 for \$2.00. The Glicksmans had been living in the home during the 1920s. David Glicksman was the owner of Rex and Broadway Pharmacies in South Bend. In 1956, the Glicksmans donated the property to the Hebrew Orthodox Congregation of South Bend.<sup>5</sup>

519 Edgewater Drive. Keim House, Four Square/Colonial Revival, 1919, Contributing

Whitcomb & Keller, builders

Right side of photo 07

Garage, Contributing

517 Edgewater Drive. Stamm-Mesecar House, Colonial Revival, 1923, Contributing

Whitcomb & Keller, builders

Left side of photo 06

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<sup>5</sup> South Bend HPC Survey Card, 1985, rev. 1987

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Garage, Contributing

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\*509/511 Edgewater Drive. Fries House, Colonial Revival, 1924, Contributing

Right side of photo 06

Whitcomb & Keller, builders

Garage, Contributing

The two-story side-gabled house features a brick foundation and clapboards. The roof features cornice returns and is covered with asphalt shingles. The house has 10/1 wood windows with simple trim boards. The façade has a wide enclosed porch with a low-pitched hipped roof covered with asphalt shingles. The porch roof is carried by square columns, covered with clapboards, topped with thin, cornice-like capitals. The porch is enclosed with rows of 1/1 wood windows and features an entry door in its south wall. The entry door is wood with a full Craftsman style window. The second story features a wide dormer with shed roof on the façade. It has two 10/1 wood windows and is partially wrapped on the corners by cornice returns from the side gables.

The house was constructed in 1924 by Whitcomb & Keller for Roy and Marie Fries. Roy Fries was the manager for Sailor Brothers Furniture Store in South Bend. The lived in the home until 1937, when they moved and rented the home until 1939 at which time, they sold the property.<sup>6</sup>

River Avenue, east side going south

510 River Avenue. Cunningham House, Bungalow, 1920, Contributing

Whitcomb & Keller, builders

\*512 River Avenue. Swonk House, Four Square, c. 1922, Contributing

Whitcomb & Keller, builders

Left side of photo 09

The two-story house has a brick foundation and clapboards with corner boards on its first story with a high wood belt course at the top and its second story is covered with wood shingles. The house has 9/1 Prairie Style wood windows, and its low-pitched hipped roof is covered with asphalt shingles. The façade features a wide porch with walls and corner piers covered with clapboards. The piers support a low-pitched hipped roof. The porch is enclosed with rows of wood screens and features a wood porch door with side-lites centered on the front wall. The second story features two pairs of Prairie Style 9/1 windows.

The house was built about 1922 and became the home of Frank and Margaret Swonk who received transfer of ownership by Whitcomb & Keller in 1927. Frank Swonk was a native of Michigan who came to South Bend to study at Notre Dame University in 1897. Swonk played football for the university and graduated in 1905. He was a salesman for Phoenix Manufacturing

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<sup>6</sup> South Bend HPC Survey Card, 1985, rev. 1987

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Company of Joliet, Illinois. The couple had two children, Frances (Bender) and Ralph. Frances was given the house by her father in 1953.<sup>7</sup>

516 River Avenue. Lowry House, Craftsman, 1920, Contributing  
Whitcomb & Keller, builders  
Second from left side of photo 09

The two-story, side-gabled house has a concrete foundation and its walls are covered with wood shingles. The house has 8/1 wood windows with simple trim boards. A simple frieze board is at the top of the second story on the side-gable walls. The gables are carried by wood braces and the roof is covered with asphalt shingles.

The façade features a porch on its south half. The porch walls and square corner columns are covered with wood shingles and are capped by wood trim. The columns carry a shed roof. The porch entry steps are located in the south end of the front wall. The porch's back wall features a wood entry door with window in the top half in its south end. An 8/1 window is north of the door. A pair of 8/1 windows is in the north half of the façade. The second story features two 8/1 windows on the façade. A small attic dormer with gabled roof is centered on the façade. It features a small wood window divided into six panes.

The house was built by Whitcomb & Keller in 1920 and became the home of James and Eleanor Lowry, natives of New York, in 1921. The Lowrys purchased the home from the development company in 1929. James Lowry was an autoworker for the Studebaker Company from about 1920 until his death in 1942, during which time the Lowrys resided at the house.<sup>8</sup>

520 River Avenue. Wottaw House, Craftsman, 1923, Contributing  
Whitcomb & Keller, builders  
Second from right side of photo 09  
Garage, Contributing

524 River Avenue. Wallace House, Bungalow, 1920, Contributing  
Whitcomb & Keller, builders  
Right side of photo 09; third from right side of photo 10  
Garage, Contributing

The two-story house has a Bungalow form with side-gabled walls, full-width front porch, and full-width front-gabled dormer. The house has a brick foundation and porch walls, clapboards on its first story walls, and wood shingles on its second story walls. A trim board divides the first and second story. The house has Craftsman style wood windows with simple crown moldings. The roof is covered with asphalt shingles.

The façade is composed of a brick porch with concrete floor. The porch has three large square columns of brick; two support the corners and one is off-centered to the south to flank concrete

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<sup>7</sup> South Bend HPC Survey Card, 1979/1985

<sup>8</sup> South Bend HPC Survey Card, 1985

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porch steps at the south end of the façade. The square columns support the porch roof which is a flared continuation of the home's side-gabled roof. The entry door is in the south half of the porch's back wall and features a full window divided into multiple panes. A pair of 4/1 Craftsman style wood windows is north of the door. The second story features two pairs of short 4/1 Craftsman style wood windows in the front wall of the dormer.

The house appears to have been vacant for a brief period after it was constructed in about 1920. The first residents were Albert and Blanche Wallace in 1923. Albert Wallace was the vice-president of a taxi service known as the Yellow Cab Company in South Bend. The Wallaces were short-term residents of the home. They were transferred ownership in 1925 and in the same year sold it to Ola Chambers who was part owner of the Chambers-Knapp Company, a livestock feed company. The Chambers lived at the house only two years and sold it in 1927.<sup>9</sup>

528 River Avenue. Miller House, Craftsman, 1920, Contributing  
Whitcomb & Keller, builders  
Second from right side of photo 10  
Garage, Contributing

532 River Avenue. Yost House, Gable-front, 1920, Contributing  
Whitcomb & Keller, builders  
Right side of photo 10

536 River Avenue. Stoll House, Bungalow, 1920, Contributing  
Attributed to Whitcomb & Keller, builders

540 River Avenue. Nicely House, Four Square, 1922, Contributing  
Whitcomb & Keller, builders  
Garage, Contributing

\*548 River Avenue. Barn House, Dutch Colonial Revival, 1924, Contributing  
Whitcomb & Keller, builders  
Third from right side of photo 11

552 River Avenue. Folger House, Colonial Revival/Bungalow, 1922, Contributing  
Whitcomb & Keller, builders  
Second from right side of photo 11  
Garage, Contributing

556 River Avenue. Nickerson House, Dutch Colonial Revival, 1920, Contributing  
Whitcomb & Keller, builders  
Right side of photo 11  
Garage, Contributing

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<sup>9</sup> South Bend HPC Survey Card, 1985, rev. 1988

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The two-story house has a brick foundation, clapboards, and 6/1 wood windows with simple crown moldings. The side-gabled gambrel roof is covered with asphalt shingles. The façade features a porch on its south half with square corner columns composed of brick and walls covered with clapboards. The columns support a low-pitched hipped roof with gablet over the porch entry. The entry door is wood with small windows in the top. A pair of 6/1 windows is south of the door. A row of three 6/1 windows is north of the porch in the first story. The second story features a front-facing gambrel roof in its north half and dormer with shed roof in its south half. The gambrel section features a pair of 6/1 windows. The dormer with shed roof section also features a pair of 6/1 windows.

The house was built in 1920 by Whitcomb & Keller and was sold it to Robert and Jessie Nickerson in 1923, though the Nickersons had resided in the home since its construction. Robert Nickerson was an assistant production manager for the Studebaker Company. The Nickersons lived in the house until 1942 when they sold it to Ira Mishler and moved to Chicago. The Nickersons had a daughter named June and son, Robert Jr., who was killed in France during World War II.<sup>10</sup>

River Avenue, west side going north

655 River Avenue. T-plan, c. 1890, Contributing  
Garage, Contributing

651 River Avenue. Gable-front, 1889, Contributing  
Garage, Contributing

647 River Avenue. Gable-front, 1882, Contributing  
William Harper, builder  
Garage, Contributing

The one and a half story, front-gabled house features wood clapboards and corner boards and 2/2 wood windows with simple trim boards. The roof is covered with asphalt shingles. The front façade has a large 1/1 window on the first story and a 2/2 window on the second story. The entry porch is enclosed and on the north side of the house. The porch is enclosed with large 1/1 wood windows and features a shed roof covered with asphalt shingles. It covers the back two-thirds of the north façade and features an entry door in its east-facing wall. A 2/2 window is in the home's north façade east of the porch. A one and a half story addition is on the back of the house.

This was one of several houses constructed in the late 19<sup>th</sup> century Harper plat of the district and likely was built by William Harper in 1882. The lot, and several others, was purchased by real estate developer Samuel Robinson from William Harper in 1894.<sup>11</sup>

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<sup>10</sup> South Bend HPC Survey Card, 1985, rev. 1988

<sup>11</sup> South Bend HPC Survey Card, 1985, rev. 1997

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639 River Avenue. Gable-front, c. 1888, Contributing  
Left side of photo 12

639 ½ River Avenue. Former barn/house, c. 1888/1925, Contributing

\*559 River Avenue. Simon House, Craftsman, 1920, Contributing  
Whitcomb & Keller, builders  
Left side of photo 13

557 River Avenue. Crum House, Craftsman/Bungalow, 1922, Contributing  
Whitcomb & Keller, builders  
Second from left side of photo 13  
Garage, Contributing

553 River Avenue. Burger House, Four Square, 1922, Contributing  
Whitcomb & Keller, builders  
Third from left side of photo 13  
Garage, Contributing

The two-story house features a brick foundation and clapboards with corner boards. A high trim board forms a beltcourse at the top of the first story and second story. The house has 6/1 wood windows with simple trim boards. The house has a hipped roof with attic dormers on its east and south sides. The dormers feature clapboards and pairs of small wood windows divided into eight panes. The dormers have hipped roofs. The roofs are covered with asphalt shingles.

The front façade is dominated by a wide porch with brick foundation and tall brick corner piers that rise above the eave line of the hipped porch roof. The porch has a balustrade composed of square pickets and tapered newel posts that flank a set of steps centered on the façade. Wood posts rise from the newel posts to carry the center of the porch roof. The porch's back wall features a wood entry door with a short window in its top. It is flanked by 8/1 wood windows in the first story. The second story features two 6/1 wood windows.

The house was constructed in 1922 by Whitcomb & Keller and was purchased by Russell and Anna Burger who received transfer of ownership in 1925. Russell Burger was a general accountant for the Studebaker Company of South Bend. They sold the house to Rose Lamb in 1925 who rented it to Alfred Andrews for five years, selling it to him in 1930.<sup>12</sup>

549 River Avenue. Buttolph House, Craftsman 1920, Contributing.  
Whitcomb & Keller, builders

The two-story, cross-gabled house features a concrete foundation and clapboards. It has Craftsman style wood windows with an upper sash divided into two large panes and a row of small panes over a single-lite lower sash. The front façade's windows are like these but may be wider or narrower, but follow this pattern. The windows have simple cornice moldings. The

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<sup>12</sup> South Bend HPC Survey Card, 1985, rev. 1988

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gable walls are divided from the second story by a tall trim board. The gables are covered with narrow clapboards. The house has wide-overhanging eaves supported by carved heavy timber purlin beams. The beams are notched into wide, plain bargeboards. The roof is covered with asphalt shingles.

The facade features a full-width porch with walls and corner piers covered with clapboards. The walls and piers have wood caps and the piers carry a shed roof. The porch entry is located in the north end of the façade. The porch's back wall features a wood door with window in its top half in the north end of the wall. A group of three Craftsman style windows, with the center window being wider, is centered between the door and south end of the back wall. The second story features two pairs of Craftsman style windows. The attic features a narrow pair of Craftsman style windows centered in the gable wall.

The house was built by Whitcomb & Keller in 1920 and became the residence of Henry and Mildred Buttolph (Butto) in the same year. Henry Buttolph was a foreman who died by 1927, after which time Mildred Buttolph lived in the residence until 1937 when she sold the property to LeClair and Dorothy Eells. LeClair Eells was a professor at the University of Notre Dame.<sup>13</sup>

547 River Avenue. Holycross House, Four Square, 1923, Contributing  
Whitcomb & Keller, builders  
Garage, Contributing.

545 River Avenue. Nicol House, Bungalow, 1922, Contributing  
Whitcomb & Keller, builders  
Garage, Non-Contributing.

537 River Avenue. Bannon House, Four Square, 1923, Contributing  
Whitcomb & Keller, builders  
Garage, Contributing.

\*533 River Avenue. Blackford-Wyek House, Four Square, c. 1919, Contributing  
Whitcomb & Keller, builders  
Garage, Non-Contributing.

525 River Avenue. Albert Holycross House, Craftsman/Bungalow, 1922, Contributing  
Whitcomb & Keller, builders  
Left side of photo 14  
Shed, Contributing.

521 River Avenue. Jeffries House, Four Square, c. 1920, Contributing  
Whitcomb & Keller, builders  
Second from left side of photo 14  
Garage, Non-Contributing

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<sup>13</sup> South Bend HPC Survey Card, 1986, rev. 1988

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517 River Avenue. Schiffbauer House, Craftsman, 1921, Contributing  
Whitcomb & Keller, builders  
Third from left side of photo 14

513 River Avenue. Robinson House, Craftsman, 1920, Contributing  
Whitcomb & Keller, builders  
Garage, Contributing.

507 River Avenue. Pommert House, Four Square/ Prairie, 1920, Contributing  
Whitcomb & Keller, builders  
Second from right side of photo 15  
Garage, Contributing

The two-story house has stucco walls and 8/1 and 12/1 wood windows with simple trim. The home's low-pitched hipped roof is covered with asphalt shingles. The façade features a wide porch with stucco walls and corner piers that carry a low-pitched hipped roof. The top of the porch openings feature wide segmental arches to carry the roof. The porch entry is centered on the façade and features concrete steps flanked by stucco piers. The back wall of the porch features a wood entry door with full window divided into multiple panes. It is centered on the back wall and flanked by pairs of 12/1 wood windows in the first story. The second story has a small wood window divided into six panes centered on the façade. It is flanked by two pairs of 8/1 wood windows.

The house was constructed by Whitcomb & Keller in 1920 and purchased by Charles and Florence Pommert in 1921. Charles Pommert was a native of North Liberty, Indiana who moved to South Bend in 1891 and married Florence in 1895. Charles Pommert was a partner in a barbershop located in South Bend's Jefferson Hotel as well as the manager for the Pythian Building. Pommert himself was a member of the Knights of Pythias for thirty-five years. Charles died in 1945 and two years later, his wife, Florence, gave the home to their two daughters.<sup>14</sup>

\*501 River Avenue. Virginia Young House, Craftsman, 1921, Contributing  
Whitcomb & Keller, builders  
Right side of photo 15  
Garage/storage, Non-Contributing  
Per Sanborn maps the attached garage on the first floor of the back wing of this house is original.

Lincoln Way, east side going south

611 Lincoln Way. Office/commercial, 1989, Non-contributing  
An automobile repair garage (on Monroe Street), along with several houses and garages (facing Lincolnway) stood here in the 1950s.

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<sup>14</sup> South Bend HPC Survey Card, 1985, rev. 1997



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621 Lincoln Way. Fuerbringer House, Queen Anne, 1892, Contributing  
Photo 16

Garage, Non-contributing

The two-story house has a brick foundation and clapboards with trim boards at the top of the first and second story walls. The house has a typical Queen Anne cube form crowned by a hipped roof with lower cross gables over projecting bays on the front and east side. Patterned wood shingles are on the gable walls. The house features large 1/1 wood windows with cornice moldings. The steeply pitched roof has cornice returns and is covered with asphalt shingles. The facade has a projecting, two-story gabled bay on its north half and a porch with a hipped roof that extends from the east end of the façade to halfway across the bay where the entry door is located. The porch features walls with clapboards capped with a trim boards and three square columns that are wood, tapered, and feature panels and simple capitals. The posts rest on the porch walls; two flank the entry at the north end of the porch's front wall. The porch has a low-pitched hipped roof. A wood entry door with a full window is in the south half of the projecting bay (sheltered by the porch) and a 1/1 window is in the north half of the projecting bay's first story. A large 1/1 window is centered in the bay's second story and a short attic window is centered in the gable wall. The south half of the façade features a large 1/1 window centered in the back wall of the porch and a large 1/1 window centered in the second story.

The house is one of those located in the Fuerbringer plat, on lot six. It was owned by Andrew Fuerbringer, the plat developer, prior to being sold by his son, Wolf Fuerbringer, to Henry Parker for \$2000 in 1899. Parker was a retired farmer who bequeathed the home to his daughter, Iona Hempey, in 1918. Hempey rented the house to individuals until she sold it in 1944.<sup>15</sup>

631 Lincoln Way. House/commercial, c. 1900/1970, Non-contributing

635 Lincoln Way. Labadie House, Queen Anne, 1902, Contributing  
Photo 17

Garage, Contributing

This house is similar to the house at 621 Lincoln Way with a cube form and lower cross gables, but is mirrored in its front façade as viewed from the street. The house has a brick foundation and its walls are covered with large wood shingles. It features trim boards at the bottom of the first story and top of the second story that forms a frieze with rows of dentils and small, carved brackets that carry cornice returns on the gables. The house has 1/1 wood windows with crown moldings. The steeply-pitched hipped roof is covered with asphalt shingles. A notable feature on the north façade is a three-sided oriel bay with cutaway corners that projects above the foundation and features narrow 1/1 wood windows in each wall and a low-pitched hipped roof. It is located in the west half of the first story.

The front façade features a full-width porch with a wood floor and four stone piers that carry Doric columns. The columns carry a frieze with rows of dentils and the hipped porch roof. A

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<sup>15</sup> South Bend HPC Survey Card, 1985, rev. 1987, 1997

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simple balustrade of square pickets is between the piers. The façade's projecting, two-story gabled bay features a large wood window in its first story, back wall of the porch. The projecting bay extends to the north on the first story to form a vestibule for the entry door which is centered in the back wall of the porch. The wood entry door features a window in its top half. A large wood window is also centered in the first story's north half. The second story features a pair of narrow 1/1 windows centered in the bay. A pair of 1/1 windows is centered in the north half of the second story. The upper sashes are composed of leaded art glass. The bay's gable wall features a trim board at the bottom and full-round arched attic window, also wood, with wood key.

William LaBadie purchased the house lot from Wolf Fuerbringer, the son of Andrew Fuerbringer, who platted this section along Lincoln Way in the late 1800s. The lot was purchased in 1901 for \$200. LaBadie, an engineer who later moved to Chicago, constructed the home then sold it about ten years later to his children, Charles and Marie, for \$500 in 1911. The property went through several sales and transfers until 1917 when it was purchased by Nettie Young, the wife of Timon Young who was one of the founders of Manchester College. Nettie held joint ownership with her daughter, Lulu, who inherited the home after her mother's death in 1945.<sup>16</sup>

705/707 Lincoln Way. Seider House, Craftsman, 1920, Contributing  
Left side of photo 18

709/711 Lincoln Way. Seider Apartments, Craftsman/Classical Revival, 1922, Contributing  
Freyermuth & Maurer, architects  
Middle of photo 18

The two-story apartment building features more refined, brown-colored brick with limestone trim on its façade and common brick on its sides and back. Similarly, the building features stylized multi-pane upper sashes on its front façade and 1/1 wood windows on the remaining walls. Many of the windows in the side walls are paired together with shared brick sills and segmental arches. A projecting belt course of brick wraps the building at the bottom of the first story and between the first and second stories. A belt course of projecting rowlocks is at the top of the second story and bottom of the brick parapet which is capped with stone on the front and tile coping on the sides. The roof is generally flat and covered with synthetic materials.

The symmetrical facade is dominated by projecting two-story porches on its north and south halves. The porches have brick foundations capped with stone, brick walls with panels enframed by projecting brick, and two-story brick corner columns that are square. The porch walls are also capped with stone. The second story porches feature wide segmental arches with stone corner blocks and keystone. The porches have gabled parapets with an enframed panel of stacked header brick. The back wall of the porches feature a pair of 6/1 wood windows in the first story and a pair of wood French doors with side-lites in the second story. A narrow porch is recessed between the two porches and forms the entry into the building. It features a full-round arch with keystone on the first story and brick balcony wall with enframed panel on the second story. The first story features a modern metal entry door with window in the top half. The second story

<sup>16</sup> South Bend HPC Survey Card, 1985, rev. 1987, 1997

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features two narrow 1/1 wood windows with sills composed of rowlocks and a lintel composed of soldier brick. This middle section has a parapet with an enframed panel and stone cap.

This apartment building was constructed by Adam F. Seider and designed by the South Bend architectural firm of Freyermuth & Maurer. One of the principals of the firm, George Freyermuth, lived nearby on the opposite side of Lincoln Way at 718 Lincoln Way in 1925. Seider owned this building and the adjacent building, also used for apartments, at 705 Lincoln Way. Adam and Grace Seider lived in the 500 block of Lincoln Way on the west side of the street before moving into the house at 705 Lincoln Way. Adam Seider is listed as the proprietor of an oil company in the 1920 census for South Bend and at that time lived on Portage Avenue. The couple moved to Atlanta, Georgia by 1930 and continued to live there into the 1940s where Seider became a real estate developer and bank financier.<sup>17</sup>

717 Lincoln Way. Shotts House, Four Square, 1927, Contributing  
Whitcomb & Keller, builders  
Right side of photo 18

721 Lincoln Way. Colonial Revival, c. 1920/1951. Contributing  
Whitcomb & Keller, builders  
Left side of photo 19

The house, which faces Arch Street, had a two-story brick office building constructed on its west end facing Lincoln Way. The office building was largely removed to its first story wall and is now an enclosed patio for the original house.

725 Lincoln Way. Four Square, c. 1915, Contributing  
Whitcomb & Keller, builders  
Middle of photo 19  
Garage, Contributing

729 Lincoln Way. Four Square, 1908, Contributing  
Whitcomb & Keller, builders  
Right side of photo 19

The large, two-story house has an American Four Square form with a brick foundation and porch, wood shingles on its walls, and a hipped roof covered with asphalt shingles. The first story has corner boards and trim boards top the foundation and first and second story walls. The house has Craftsman style wood windows with simple trim boards.

The wide front porch features large brick corner columns and brick walls capped with stone. The porch has a wood floor and concrete entry steps on the south end of the façade. The tops of the porch walls are shaped with wide segmental arches that carry a second story balcony. Hipped eaves extend from the base of the balcony. The balcony features a modern wood balustrade. The porch's back wall has a modern steel entry door in its south end. A group of three windows is centered in the back of the porch wall north of the door. The group is composed of a 5/1

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<sup>17</sup> U.S. Census 1920, 1930, 1940

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Craftsman window flanked by 4/1 Craftsman windows. The second story of the façade features this same arrangement with a balcony door on its south end and grouping of three windows. The attic features a dormer, covered with wood shingles, and a hipped roof centered on the façade. The dormer has two short Craftsman style windows; the north window is divided into three panes and the south window is covered with wood.

The building is thought to have been constructed in 1908 by Whitcomb & Keller prior to their Edgewater Place plat in 1919, however it is located on Edgewater Place's lot one which absorbed the undeveloped portions of Fuerbringer's plat. Whitcomb & Keller rented the house to tenants until they sold it in 1923 to Phillip Oestreicher, a salesman. He sold it a year later but continued to live in the home until at least 1925. Oestreicher sold it to Courtland DuComb, a graduate of DePauw and Indiana Universities, who practiced law in South Bend. He lived here until 1942 when the house was transferred to Courtland and Clara DuComb's son, Noel.<sup>18</sup>

735 Lincoln Way. Flack Cigar Co. Building/Commercial, 1954, Non-contributing

741 Lincoln Way. Car sales lot, Gable-front building, c. 1970, Non-contributing  
Garage, Non-contributing

757 Lincoln Way. Johnson House, T-plan, 1900, Contributing

757 ½ Lincoln Way. Hall and Parlor, c. 1882, Contributing

761 Lincoln Way. House/Commercial, c. 1900/1970, Non-contributing  
Though a one-story commercial building existed in front of this house by the 1930s, it was a concrete block addition. The current addition is more recent (c. 1970s).

771 Lincoln Way. Gabled-ell, c. 1910, Non-contributing

Bronson Street, south side going east

730 Bronson Street. Bungalow, 1910, Contributing  
Right side of photo 20

732 Bronson Street. T-plan, 1892, Contributing  
Middle of photo 20  
Garage, Contributing

736 Bronson Street. William Harper House, T-plan, 1877, Contributing  
Left side of photo 20  
The two-story house has a rubble stone foundation parged with cement and clapboards with corner boards. A simple trim board is at the top of the second story walls and the low-pitched

<sup>18</sup> South Bend HPC Survey Card, 1985, rev. 1987

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gabled roof is covered with asphalt shingles. The house has a combination of 3/1 Craftsman style wood windows from an early remodeling campaign and 1/1 wood windows. The windows have cornice moldings on the front façade and simple trim boards on the remaining facades. The entry porch is located in the northwest corner of the house. It has a molded concrete block foundation and wood floor with concrete steps that face the street. The entry door, in the north wall of the west-facing leg of the T-plan, is a wood door with large, Craftsman style two-thirds light. The front-facing gabled section features a row of four 3/1 Craftsman windows in the first story and a large 1/1 window in the second story.

The earliest-known resident of the house was William Harper who established Harper's Court, the early plat recorded for the property in the south part of the district. The house is located on lot 6 of Harper's Court. Harper sold it and other lots to Samuel Robinson in 1894 for \$5000. John Harbou, active in city government who had been elected auditor, purchased the home by the early 1900s and lived here until 1918.<sup>19</sup>

740 Bronson Street. T-plan, c. 1910, Non-contributing  
Left side of photo 21  
Garage, Non-contributing

Bronson Street, north side going west

805 Bronson Street. Heick House, Queen Anne, 1912, Contributing  
Right side/background of photo 12; right side of photo 21  
Garage, Contributing

801 Bronson Street. Queen Anne, 1912, Contributing  
Left side/background of photo 12  
Garage, Non-contributing

735 Bronson Street. Harper House, T-plan, 1892, Non-contributing  
Garage, Contributing

733 Bronson Street. T-plan, 1892, Contributing  
Garage, Contributing

Arch Avenue, south side going east

710 Arch Avenue. Greene House, Four Square, 1922, Contributing  
Whitcomb & Keller, builders  
Right side of photo 22

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<sup>19</sup> South Bend HPC Survey Card, 1985

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714 Arch Avenue. Anderson House, Four Square, 1923, Contributing

Whitcomb & Keller, builders

Middle of photo 22

Garage, Contributing

The large, two-story house features a brick foundation and porch, clapboards, and a low-pitched hipped roof covered with asphalt shingles. The first story features corner boards and trim boards at the top and bottom of the walls. The top trim board forms a sill band for the second story windows. The second story features clapboards that are narrower than the first story clapboards. The house has 4/1 Craftsman style wood windows with cornice moldings.

The façade's full-width porch features square columns of brick on its corners and brick walls with a brick pier that flanks concrete steps at the west end of the façade. The columns, pier, and walls are capped with stone. The columns carry a low-pitched hipped roof. The wood entry door features a full Craftsman style window and is located in the west end of the porch's back wall. A group of three Craftsman windows, composed of a 5/1 window flanked by 4/1 windows, is centered in the wall east of the entry. The second story features two pairs of 4/1 windows. An attic dormer with a low-pitched hipped roof is centered on the façade. It features wood shingled walls and three small Craftsman windows divided into three panes. The center window is covered with wood.

The house was built by Whitcomb & Keller in 1923 for John and Augusta Anderson. John Anderson was a native of Sweden who came to South Bend in 1888 and worked as a patternmaker. He married Augusta (Hannah) Swanson in 1894 and had a daughter who married and lived with her husband, Hollis Bryant, in the home with her parents through the 1930s.<sup>20</sup>

718 Arch Avenue. Dutch Colonial Revival, 1921, Contributing

Attributed to Whitcomb & Keller, builders

Left side of photo 22

Garage, c.1930, Contributing

722 Arch Avenue. Powers House, Four Square, 1920, Contributing

Whitcomb & Keller, builders

Third from left side of photo 23

726 Arch Avenue. Dutch Colonial Revival, 1923, Contributing

Whitcomb & Keller, builders

Second from left side of photo 23

802 Arch Avenue. Lafferty House, Prairie Style, 1922, Contributing

Whitcomb & Keller, builders

Left side of photo 23

Garage, Contributing

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<sup>20</sup> South Bend HPC Survey Card, 1985, rev. 1987

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The two-story house has a brick foundation and walls covered with large wood shingles. The second story's walls jut out slightly above a trim board to highlight horizontality to the house. The house has 8/1 and 10/1 wood windows with simple trim boards. The low-pitch hipped roof

has wide-overhanging eaves and is covered with asphalt shingles. A notable feature of the house is a three-sided projecting bay that juts out above the foundation and is supported by carved brackets. The bay features a sill board and short, narrow windows in its walls. It is capped by a low-pitched hipped roof and is located at the north end of the west façade's first story.

The front façade is symmetrically arranged and features a full-width front porch with brick foundation and walls and columns covered with wood shingles. The porch has rectangular corner columns and walls that project from the columns forming a three-sided front bay and wing walls to entries on the east and west sides of the porch. The walls are capped with a trim board. The columns carry a low-pitched hipped roof. A wood entry door with a window in the top is centered in the back wall of the porch. It is flanked by pairs of 10/1 windows. The second story of the façade features a three-sided bay that projects slightly onto the porch roof. The bay has four wood windows (the middle two are paired together) with leaded art glass in a Prairie Style design. The bay features a low-pitched hipped roof that extends from the main roof. The second story has 8/1 wood windows near the east and west corners of the façade.

The house was built by Whitcomb & Keller for one of their employees, James Lafferty, and his wife, Sarah. James Lafferty worked for Whitcomb & Keller as a salesman for the development company. They sold the home back to the development company in 1925 which used it as a rental property until it was sold in 1943.<sup>21</sup>

810 Arch Avenue. Powell House, Dutch Colonial Revival, 1923, Contributing  
Whitcomb & Keller, builders  
Garage, Contributing

\*814 Arch Avenue. Robinson House, Dutch Colonial Revival, 1920, Contributing  
Whitcomb & Keller, builders

Arch Street, north side going west

815 Arch Avenue. Keller House, Tudor Revival, 1921, Contributing  
Whitcomb & Keller, builders; Ernest Young, architect  
Left side of photo 03

The two-story house features brick first story walls and half-timbering and stucco second story walls. The house has a steeply-pitched hipped roof with low-slung east and west slopes to cover porches on the first story. The roof is covered with asphalt shingles. A side-gabled garage with stucco walls and a modern garage door is recessed from the west end of the façade.

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<sup>21</sup> South Bend HPC Survey Card, 1985, rev. 1988/1997

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The façade is divided into four parts. The outer two parts are enclosed porches with brick columns that taper outward and feature stone caps. The porches are enclosed with multi-pane casement windows in the west porch and modern 1/1 windows in the east porch. The windows have stone sills and wood lintels. The east porch appears to have been enclosed from a modern remodeling campaign. The wall above the west porch features half-timbering while the wall above the east porch is just stucco. The entry is located in the west half of the section west of the east porch. The entry is composed of a concrete stoop, wood door with windows, and side-lites. A gabled porch roof supported by pairs of wood brackets shelters the stoop and entry. The porch roof underside features a simple wood cornice and full-round arched vault with stucco surface. A group of three windows divided into multiple panes is east of the entry in the first story. The second story of this section features two 6/1 wood windows in its east half and a pair of small 6/1 windows in its west half.

The final section to be described on the façade is east of the west porch. It has a three-sided brick bay that projects on the first story. The bay features a stone sill with stucco panels on its east and west walls above the sill and three wood windows divided into nine panes on its front wall. The windows have transoms divided into six small panes. A wide wood lintel is across the top of the bay and carries a jettied, gabled second story covered with stucco. The second story features a pair of 6/1 wood windows centered in the wall. A wood window divided into four panes is centered in the top of the gable wall.

The house was designed by Ernest W. Young and built by Whitcomb & Keller for one of the partners of the development company, Frederick Keller. The Keller family lived in the home from 1921 through 1927. Frederick Keller was born in German Township, St. Joseph County, Indiana in 1872. He attended the University of Michigan from 1892-1894 and studied surveying. He was elected county surveyor in 1898 and 1900 and laid out Riverview Cemetery in South Bend and the south addition to Oak Ridge Cemetery in Buchanan, Michigan. He was married to Edith Woolman. Keller sold the house to James Coleman, owner of Service Printing Company.<sup>22</sup>

805 Arch Avenue. Colonial Revival, 1920, Contributing  
Whitcomb & Keller, builders  
Garage, Contributing

\*713 Arch Avenue. Ruff House, Craftsman, 1924, Contributing  
Whitcomb & Keller, builders  
Photo 24  
Garage, Contributing

The two-story house has a brick foundation and clapboards. The first story has corner boards and trim boards at the bottom and top, which forms a sill board for the second story windows. The second story's clapboards are much narrower than the first story's clapboards. The top of the second story features a tall trim board that divides it from the gable walls of the cross-gabled roof. The gable walls are covered with beaded boards and enframed by narrow trim boards.

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<sup>22</sup> South Bend HPC Survey Card, 1977, rev. 1985



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Rows of vertical trim boards extend across the face of the gable walls. The house has Prairie Style wood windows in 9/1 sash patterns and cornice moldings. The roof has exposed rafter tails, wide fascia boards, and eaves supported by wood braces. The roof is covered with asphalt shingles.

The front façade features a full-width porch with brick foundation and three, square columns. The porch has a wood floor and balustrade composed of square wood pickets. The columns have stone caps that carry a wood lintel that supports a shed roof with exposed rafters. A gable is centered above the porch's entry steps in its west half. The gable wall is covered with beaded boards. The brick columns feature a raised pattern of brick is a design typical of the Craftsman era. A pair of Prairie Style windows is in the east half of the porch's back wall. A wood door with a full, Prairie Style window flanked by short Prairie Style side-lites is in the west half of the porch's back wall. The second story features two pairs of Prairie Style windows. A pair of short Prairie Style windows is centered in the attic gable wall.

Whitcomb & Keller constructed this house in 1920 and for a brief time, George and Helen Ahlhorn lived in the home. George Ahlhorn was the power superintendent for the Studebaker Company. The house was transferred to Fayetta Ruff in 1924 by Whitcomb & Keller. Fayetta, a teacher at Central Junior High School of South Bend, lived in the home with her sister, Laura Ruff, until it was sold in 1937.<sup>23</sup>

Monroe Street, south side only

\*\*\* (three light fixtures on this street)

644 E Monroe Street. Alper House, Tudor Revival, 1926, Contributing

Whitcomb & Keller, builders; Ernest W. Young, architect

Photo 25

Garage, Contributing

The two-story house features a base and walls covered with stucco and a roof covered with asphalt shingles with eaves supported by wood purlins. The façade is composed of two front gables connected by a hipped portion in the center and low-slung outer eaves with dormers in the east and west facades. The east front-gabled section features an enclosed porch on its east end. The porch has stucco walls and corner piers which are tapered. The porch is enclosed by rows of wood casement windows divided into eight panes. A chimney, also stuccoed, rises in the middle of the east front-gabled section. An 8/8 window is east of the chimney in the first story and a casement window composed of six panes is east of the chimney in the second story.

The west-gabled section features a porch with stucco walls and tapered corner piers on its west end. A three-sided projecting bay with tapered corners and a shed roof is east of the porch on the first story. It features a row of four 4/4 wood windows with transoms divided into four panes. A 6/6 wood window is centered in the west front-gable's second story. A casement divided into six panes is west of the 6/6 window. A wood attic louver is centered at the top of the gable.

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<sup>23</sup> South Bend HPC Survey Card, 1980, rev. 1985/1987/1997

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The middle portion of the façade features a concrete stoop and steps in its west half. A wood entry door with a window in its top half divided into nine panes is centered at the back of the stoop. It is flanked by half side-lites divided into four panes. The entry is sheltered by a shed roof supported by a large pair of carved wood brackets. The shed roof features exposed rafter tails and a semicircular eyebrow over the entry door. A three-sided bay projects slightly from the second story over the entry roof. It features two pairs of wood casements divided into ten panes. An 8/8 wood window is east of the entry in the first story and a pair of 6/6 wood windows is east of the bay in the second story.

The house was constructed by Whitcomb & Keller and designed by South Bend architect Ernest W. Young in 1926. The first residents were Simon and Esther Alper who moved into the home in 1926. Alpers were the owners of Alpers Ladies' Store at 815 South Michigan Street in South Bend.<sup>24</sup>

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<sup>24</sup> South Bend HPC Survey Card, 1985, rev. 1988

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for 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, or 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.)

- ☐ 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 old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

**Period of Significance**

1877-1945

**Significant Dates**

1919

**Significant Person (last name, first name)**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder (last name, first name)**

Freyermuth & Maurer

Young, Ernest W.

Whitcomb & Keller

Harper, William

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### Period of Significance (justification)

The period of significance begins in 1877 when the first house was constructed in the district at 736 Bronson Street. While a few houses date to the late 19<sup>th</sup> century, most of the houses were constructed after the Edgewater Place plat was recorded in 1919. The last contributing house was built in 1927 at 717 Lincoln Way. By 1945, many properties in the district had changed ownership and property rental was increasing (see Description for examples). Edgewater was no longer a leading suburb.

### Criteria Considerations (explanation, if necessary)

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Edgewater Place Historic District is eligible for the National Register of Historic Places under criterion C/architecture for the number and variety of examples of Colonial Revival and Craftsman styles, as well as a few examples of Queen Anne and Tudor Revival architecture. The concentration of these examples for middle-class residents on South Bend's near southeast side was the result of the Edgewater Place plat in 1919. While small in scale, the plat took advantage of its nearness to the Saint Joseph River for views, and connectivity to downtown along Lincoln Way, between which the plat was created. The core of the district was planned by prominent local developers Whitcomb & Keller, who also designed and built approximately 56 of the district's 80 houses. The commonality of design gives the district a harmonious appearance only a few interwar suburbs of South Bend can claim. Therefore, the district also qualifies under criterion A/community planning and design.

The district also qualifies under the multiple properties documentation form: *Historic Residential Suburbs in the U.S., 1830-1960*. The Edgewater Place Historic District has a plat recorded in 1919 with residential lots marketed for suburban living outside of South Bend's more urban core of the 19<sup>th</sup> century. The location was described as the closest suburban development in the developer's promotional materials. Therefore, the district qualifies under the sub-type of the MPDF: Early Automobile Suburbs: 1908 to 1945.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Edgewater Place Historic District has a robust number of examples of early 20<sup>th</sup> century architecture related to the Craftsman/Bungalow style and Colonial Revival style. Within both broad categories are examples that include features of other styles, either in form or stylistic features. These include American Four Square, Prairie Style, Bungalow, and a subcategory of Colonial Revival, Dutch Colonial Revival. Combined, these represent over three-quarters of the houses located at Edgewater Place and trace their construction to the time period the development was platted in 1919 through 1927. They give the district its character of tightly platted lots, several small garages, and tree-lined streets with historic streetlights.

Prior to the Edgewater Place plat, development had already occurred in a pocket at the south end of the district and along Lincoln Way, then known as Vistula Road. George A. Frantz purchased and platted the southeast section in 1871. Development was slow-going and mostly catered to working class families of nearby manufacturing and mill industries. By 1875, there were five houses in the Frantz plat. Abigail and William Harper developed another section in the south part of the district in 1889 that included two streets: Harper Court (now Bronson Street) and River Avenue south of Bronson.<sup>25</sup> This early development is located in the area from Bronson Street (both sides), south to the edge of the district between the Saint Joseph River and Lincoln Way (photos 20-21).

Vistula Road was an important route between South Bend and Mishawaka and further east to Elkhart that generally followed the south bank of the Saint Joseph River. The road enjoyed some prominence as a main route into the city and it soon began to be lined with middle-class houses. Within the district, the east side of Vistula Road was platted in 1897 between Harper Court (Bronson) and Monroe Street by Andrew Fuerbringer (photos 16-19).<sup>26</sup>

The houses from the Frantz and Harper plats in the south end of the district are mostly vernacular in simple T-plan and gable-front forms and date from 1877-1912. The houses from the Fuerbringer plat along Lincoln Way, that predate the Edgewater plat, are examples of the Queen Anne style and American Four Square and date to 1892-1908. The oldest house in the district was built in 1877 and has a simple T-form plan with a low-pitched gabled roof (left side of photo 20). The two-story house has clapboards and wood windows representing various early remodeling campaigns. The two examples of Queen Anne architecture, located on Lincoln Way, are nearly mirrored examples of each other in terms of form (photos 16-17). They feature a two-story cube with steeply pitched hipped roof and lower cross-gables over projecting bays. The houses have large windows with cornice moldings and one-story porches with hipped roofs. The house at 621 Lincoln Way has clapboards while the house at 635 Lincoln Way has walls covered

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<sup>25</sup> South Bend HPC Edgewater Place Local Historic District summary

<sup>26</sup> South Bend HPC Edgewater Place Local Historic District summary

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with large wood shingles. The house at 635 Lincoln Way has a few more refined features including a formal frieze with rows of dentils below the roof and porch roof, Doric columns on the porch, a projecting three-sided bay with cutaway corners, and a full-round arched attic window with wood key.

In 1913, Vistula Road became part of the network of routes strung together and designated the Lincoln Highway. Not only was this an important development for the city of South Bend, but continual growth of the city was expanding housing development in all directions. The strip of ground that remained unplatted and undeveloped between the Fuerbringer plat fronting Lincoln Way and the Saint Joseph River would be a desirable site for housing if graded correctly. A small land peninsula was present due to a short inlet of water from the river in the north part of the undeveloped land. The low area was filled in and streets were graded to allow the west side of Edgewater Drive to rise well above the southwest bank of the river. The immediate bank of the river, east of Edgewater, remains mostly open land except for some piers, a boat house, and a park feature in the south end of the district (photos 02, 05, 12).

An interesting use of the undeveloped portion of the district between Vistula Road and the river also occurred in 1913. By February 1913, talks had begun with the St. Joseph County Evangelical Association of churches in South Bend to have famous religious evangelist, William “Billy” Sunday, hold revival services in the city. Sunday had a residence in Winona Lake, Indiana, and traveled the United States holding services in quickly built wood buildings called tabernacles that could seat 10,000 people. By March 1913, the site that would become Edgewater Place was secured and construction began on the tabernacle. It was completed by mid-April when Sunday first arrived to start services. The services lasted several weeks, and an estimated 600,000 people heard Sunday in South Bend during this time. Throughout the summer of 1913, there were discussions about saving the tabernacle for use as an exhibition hall by the city’s manufacturers or public market, but ultimately it was dismantled and became building materials for a construction company. One notable event during the revival period was a parade held by South Bend businessmen who assembled in various parts of the city then marched to the corner of Monroe and Michigan Streets, then marched eastward down Monroe to Vistula Road, then into the tabernacle grounds.<sup>27</sup> L. C. Whitcomb, a partner in the firm that would develop Edgewater Place, was himself a member of the parade committee. When plans were announced for the Edgewater Place subdivision, articles referenced the land as the place where the Billy Sunday tabernacle had been located.<sup>28</sup>

Subdivision developers Leslie C. Whitcomb and Frederick W. Keller purchased and platted the undeveloped portion of land in 1919 and called it Edgewater Place. The firm of Whitcomb & Keller built over three thousand houses and nearly two dozen subdivisions in the first half of the 20<sup>th</sup> century, making them the leading developer in the first half of South Bend’s 20<sup>th</sup> century. An article describing the Edgewater Place venture with a map of the plat appeared in the *South Bend Tribune* on March 29, 1919. The article states that streets, sidewalks, and trees were to be

<sup>27</sup> “Big Crowds of Men to March to Tabernacle” *South Bend Tribune* 17 May 1913, Pg. 1 Cols. 1-2

<sup>28</sup> “Billy Sunday Tabernacle Site Now Platted for Residence Property” *South Bend Tribune* 29 March 1919. Pg. 10 Cols 3-5

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installed in the coming weeks and that twenty houses were to be built in 1919.<sup>29</sup> Credit was given

to the developers for protecting existing trees on the site, including altering the course of a proposed road to save a giant sycamore tree “which has stood for perhaps a century past along the river and at one time served as a landmark to navigators plying up and down the beautiful St. Joe River in the early pioneer days of rivercraft.”<sup>30</sup> Both Whitcomb and Keller built houses for themselves in the development at 557 Edgewater (middle of photo 03), Whitcomb’s Prairie-influenced home, and Keller’s Tudor Revival home designed by South Bend architect Ernest W. Young at 815 Arch Street (left side of photo 03). A notice of the men receiving these lots for consideration of \$1.00 from the firm Whitcomb & Keller appeared in the *South Bend Tribune* on November 20, 1919.<sup>31</sup> The firm designed and built nearly all the houses in Edgewater Place including several homes for employees of the firm.

The development featured ornamental street lighting and an entry arch at Arch Street. Arch Street was named for Alex Arch, a soldier from South Bend who is credited with firing the first shot for the United States in World War I.<sup>32 33</sup> At first there were discussions for a brick pier with tablet to honor Arch at the entry, however, by October 1919, the developers announced that an ornamental arch at Arch Street was nearing completion atop piers.<sup>34</sup> It is assumed that these became one and the same, however, neither of these features are extant.

Whitcomb & Keller placed deed restrictions on land use and development for lots in their subdivision. This included a minimum cost for homes constructed in the district to provide the most desirable residents and for quality construction. This is noted in one of their advertisements in the *South Bend Tribune* in 1920: “The people now occupying homes in Edgewater Place are just the kinds of folks you’d like to have for neighbors...that take pride in home ownership.”<sup>35</sup> The article goes on to list a number of homeowners in the development that included many who worked for the Studebaker Corporation, a mere ten blocks west on Bronson Street.

South Bend’s 1932 property assessment created a category for homes that were built from developers plans, without architectural supervision. The assessor’s office cites homes constructed by Whitcomb & Keller as examples of this category of construction, or type three.<sup>36</sup> Only a few houses in the district were designed by trained architects; most in the Whitcomb & Keller Edgewater Place plat are from the developer’s set of designs by their staff architects and were built by Whitcomb & Keller.<sup>37</sup> About fifty-six houses in the district are credited to the builders. Newspaper advertisements by the firm during 1919 and 1920 include a number of

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<sup>29</sup> Ibid

<sup>30</sup> “Trees and Shrubbery” *South Bend Tribune* 5 April 1919. Pg. 12, Col. 4

<sup>31</sup> Notice of property transfer, *South Bend Tribune*, 20 Nov 1919

<sup>32</sup> South Bend HPC Edgewater Place Local Historic District summary

<sup>33</sup> “More Honors are Planned for Arch” *South Bend Tribune* 19 Sept 1919. Pg. 5 Col. 5

<sup>34</sup> “Complete Arch Entry to Edgewater Place” *South Bend Tribune* 17 Oct 1919.

<sup>35</sup> “Edgewater Purchasers” *South Bend Tribune* 7 Nov 1920. Pg. 12. Col. 3

<sup>36</sup> South Bend HPC survey card for 549 Edgewater Place, 1985, rev. 1988

<sup>37</sup> *South Bend Tribune* Whitcomb & Keller ad, 18 July 1920



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interesting items about the firm. They claimed to be building one house a day by June 1919 in one of their four subdivisions on Indiana Avenue, Oak Park, Edgewater Place, and Vassar Park.

Whitcomb & Keller also often used the term “closest-in” subdivision<sup>38</sup> to describe Edgewater Place’s nearness to downtown South Bend, calling it just a five-block or ten-minute walk to shopping on Michigan Street. Advertisements also noted the scenic views of the St. Joseph River for residents. At least seven photographs of homes from the Edgewater Place district were used for advertisements in the *South Bend Tribune* between 1919-1920.

It is evident from several houses in the district that a specific plan was used a few times with few modifications to individualize it. The following are several examples of houses that likely follow the same plans: 509, 615, and 619 Edgewater Drive (simple side-gabled Colonial Revival seen in photos 01 and 06); 525, 531, 548 Edgewater Drive (basic Dutch Colonial Revival, seen in photos 02 and 07); 501 and 516 River Avenue (side-gabled Craftsman, seen in photos 09 and 15); 718 Arch and 556 River Avenues (Dutch Colonial Revival with cross-gabled gambrel, seen in photos 11 and 22); 713 Arch and 549 River Avenue (cross-gabled Craftsman, seen in photo 24); 517 and 524 River Avenue (Bungalow with broad front-gabled dormer, seen in photos 10 and 14); and 521 and 547 River Avenue (basic American Four Square, seen in photos 13 and 14).

Aside from earlier architectural examples from previous plats, the three prevailing styles in the district are Colonial Revival, American Four Square, and Craftsman/Bungalow. Each of these styles are represented by approximately seventeen examples, or roughly two-thirds of all the primary buildings in the district combined. A subcategory of the Colonial Revival style is Dutch Colonial Revival and there are eight examples of that subcategory in the district. It should also be noted that many of the American Four Squares may be further categorized as Colonial Revival, Craftsman, or Prairie Style because of features on the houses belonging to those styles.

The Colonial Revival style gained popularity after the Bicentennial Exposition in Philadelphia in 1876 where it was heralded as an expression of the American identity. Planners of the World’s Columbian Exposition of 1893 in Chicago also called for pavilions that emulated American colonial architecture. The style became increasingly popular in the early 1900’s and remained a desired style through the first half of the twentieth century. This early 20<sup>th</sup> century revival of the style borrowed directly from Colonial America’s buildings in form and ornamentation. A full third of the houses in the district may be classified as Colonial Revival. The style was applied to the American Four Square type (see further discussion under that type) and with great regularity to a very basic two-story, side-gabled box. Draftsmen also used that same box-like form to carry features of the Craftsman style (see further discussion under that type).

The most common form of the Colonial Revival style located in the district is a side-gabled, two-story box with simple features of the style. These include houses at 509/516 and 619 Edgewater Drive (photos 01 and 06). Both houses have side gables, clapboards, 10/1 or 6/1 wood windows, wide front porches (the one at 509/519 Edgewater is enclosed), and wide dormers with shed roofs on the front façade. This dormer accesses a balcony on the house was 619 Edgewater. The

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<sup>38</sup> South Bend Whitcomb & Keller ad, 24 Oct 1920

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similarities between the two houses may be intentional for their location at the corners of Bronson and Monroe with Edgewater Drive. A more typical 20<sup>th</sup> century Colonial Revival side-gabled house is found at 805 Arch Street. The house has a simple symmetrically arranged façade with porches at either end and a simple wood entry surround with fluted pilasters and pediment. The Colonial Revival style was also employed in the design of the Seider Apartments in 1922 at 805 Lincoln Way (middle of photo 18). The two-story brick building features two-story porches with segmental-arched openings, with keystones, and gabled parapets with enframed panels.

Dutch Colonial, as the name implies, was popular with Dutch immigrants who brought traditional building techniques that included gambrel roofs to the colonies. Gambrel roofs, along with wide dormers with shed roofs, are the most identifiable feature of that style. The district has eight of these with the most common form being side-gabled, gambrel roofs with wide dormers with shed roofs on the front façade. This common type is found at 525 Edgewater Drive (middle of photo 07). The house is covered with large wood shakes and features a wide front porch with wood posts and 8/1 wood windows. A non-typical version of Dutch Colonial architecture is found at 556 River Avenue (photo 11). The house features a gambrel, side-gabled roof but also features a lower cross-gable with gambrel on its north half. The house has a small porch on its south half and 6/1 wood windows.

The American Four Square type was also popular during the early 1900s. Two stories tall, rectangular in plan, and typically crowned with a hipped roof, most builders incorporated Craftsman or Colonial Revival-styled porches into their facades. The Four Square offered more living space than most bungalows while having an Arts & Crafts feeling. It is thought to have grown out of the earlier Italianate cube-style house but became more regulated in its floor plan with four rooms on the first floor and second floor. Because of its prevalence in the Midwest, it was also called the “cornbelt cube”. Many examples of the American Four Square were constructed in the district, almost a third of all buildings, with some identifiable with Colonial Revival, Prairie Style, or Craftsman features. The variations between the examples include overall size (footprint), exterior materials (brick, stucco, and clapboards), front porch arrangement, roof pitch, and dormer style. Nancy Hanson, in her graduate thesis, noted the importance of the American Four Square to South Bend and to the Edgewater development in particular. Per Hanson, twenty-two of the fifty-one houses in Edgewater built by Whitcomb & Keller can be classified as American Four Squares. Additionally, Hanson notes the company used photographs of one of their Four Squares in realty ads.<sup>39</sup>

The most basic form of the American Four Square is found at 512 River Avenue (left side of photo 09). The two-story house gives nod to the popular Prairie Style with the mullion configuration to its wood windows. On larger scale is the Four Square form at 714 Arch Street (left side of photo 22) which features Craftsman style wood windows and a division between first and second stories. Narrower clapboards are on the second story which features a trim board that forms a sill board for second story windows. The oldest Four Square in the district was built

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<sup>39</sup> Nancy Hanson, “An American Classic: The Foursquare House In the South Bend Landscape,” MA thesis paper, Notre Dame University, April, 1994, p. 46. Both the number of Four Squares in Edgewater and the ad are mentioned on page 46.

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in 1908 at 729 Lincoln Way prior to the Edgewater plat (right side of photo 19). The long, two-story house features wood shingles on its walls, Craftsman style wood windows, and a large brick front porch with second floor balcony. The house has a large attic dormer with hipped roof.

There are two examples of houses that have a two-story cube form but have additional features that better categorize them as examples of Prairie Style architecture that was made popular by America's leading architect, Frank Lloyd Wright, during the early 20<sup>th</sup> century. Both homes, located at 557 Edgewater and 802 Arch, have prow-like roofed porches and bays that accentuate horizontal lines. The house at 557 Edgewater (middle of photo 03) features stucco walls, Prairie

Style wood windows, a wide front porch and side port cochere with low-pitched hipped roofs. The house at 802 Arch Street (left side of photo 23) is covered with wood shingles and features an interesting, full-width front porch with rectangular corner columns, projecting front wall, and low-pitched hipped roof. The house also features a three-sided bay that projects on its west side and one centered on the front façade's second story. The latter features windows with interesting geometric patterns.

Another style with a high presence in the district is representative of the trend in residential design away from historical style precedents during the early 1900s. Craftsman-Bungalow architecture, like the allied Prairie Style, broke from revival styles. The Craftsman style was inspired in part by the work of brothers Charles and Henry Greene in California. Their work spanned from 1893 to 1914; in 1903 they began applying Arts & Crafts details to simple bungalows that quickly became popularized by several home magazines of the period, including Gustav Stickley's The Craftsman. The term bungalow originates in India where it refers to a low house surrounded by porches. The American form of the bungalow was publicized in California. The Craftsman style spread quickly through the country as an acceptable and desirable style for the growing middle class in quickly developing suburbs. These homes were further popularized in pattern books and other home magazines, as well as in local newspapers. The bungalow form and Craftsman style were popular from about 1905-1935.

Craftsman style homes in the district take on several forms including Bungalow and simple side-gabled or cross-gabled houses. A good example of a Craftsman influenced side-gabled house is located at 516 River Avenue (second from left side of photo 09). The house's designers rebuffed common symmetry by placing its porch and entry on the south half of the façade, otherwise, it seems to have a simple two-story side-gabled form. The walls, porch walls, and columns are covered with wood shingles and the house has 8/1 wood windows. The roof is supported by wood braces and features exposed rafter tails. It has a small gabled dormer centered in the attic. Another form of the Craftsman style is a cross-gabled house at 713 Arch Street (photo 24). The two-story house with attic gable walls features a variety of clapboard treatment including patterned stickwork in the gables. The gables are supported by wood braces and wood windows feature Prairie Style mullion patterns. The porch features a shed roof with gable over the entry on the west side of the façade.

Bungalows in the district take on a few forms. The most common is a one-and-a-half story house with side gables, full-width front porch, and a large dormer with either a gabled roof or shed roof

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centered on the front façade. Others are simple one-story examples of the form. There are two excellent examples of Bungalows representing both of these forms side-by-side at 549 and 553 Edgewater Drive (photo 04). The example at 549 Edgewater is one-and-a-half stories with side gables and a full-width front porch. The house has both brick and stucco walls, 6/1 wood windows, and a gabled dormer centered in its front wall. The house at 553 Edgewater is one-story with side gables and features a wainscot of stone and walls covered with wood shingles. The house seems to have some influence of Oriental design in its gables, supported by notched purlin beams, and it features an unusual eyebrow dormer window.

There are only two examples of the Tudor Revival style in the district (1921, 1926). Both are large, notable homes and are similar in design and in how they were planned in the development. Each is at the corner of Edgewater Drive and intersecting streets Monroe and Arch Streets. Both homes were designed by architect Ernest W. Young and feature stucco walls, multi-paned windows, and interesting porch roof treatments. The house at 644 Monroe Street (left side of photo 03) features a brick first story and stuccoed, sometimes with half-timbering, second story. It has a dominant front-facing gable. The house at 815 Arch Street (photo 25) features two front-facing gables and is all stucco. Both feature low-slung sloped roofs over porches on their east and west ends.

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**Developmental History/Additional historic context information**

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

“Big Crowds of Men to March to Tabernacle” *South Bend Tribune* 17 May 1913, Pg. 1 Cols. 1-2

“Billy Sunday Tabernacle Site Now Platted for Residence Property” *South Bend Tribune* 29 March 1919. Pg. 10 Cols 3-5

“Billy Sunday Talks to Nearly 30,000 in Day” *South Bend Tribune*. 12 May 1913. Pg. 1 Cols 1-3

City of South Bend Historic Sites and Structures Inventory. South Bend Historic Preservation Commission, 2005.

“Complete Arch Entry to Edgewater Place” *South Bend Tribune* 17 Oct 1919.

“Edgewater Purchasers” *South Bend Tribune* 7 Nov 1920. Pg. 12. Col. 3

Hanson, Nancy L. “An American Classic: The Foursquare House in the South Bend Landscape,” Notre Dame University, American Studies, MA thesis paper. April, 1994.

“Keep the Tabernacle” *South Bend Tribune* 2 May 1913

McAlester, Virginia. A Field Guide to American Houses. New York: Alfred A. Knopf, 2006.

“More Honors are Planned for Arch” *South Bend Tribune* 19 Sept 1919. Pg. 5 Col. 5

Notice of property transfer, *South Bend Tribune*, 20 Nov 1919

“Permits for 25 Houses Issued New Addition” *South Bend News-Times*. 30 March 1919. Pg. 14. Col. 4

South Bend Historic Preservation Commission Edgewater Place Local Historic District summary access through <https://southbend.in.gov/departments/community-investment/planning-community-resources/historic-preservation-commission/local-historic-districts/>

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South Bend Historic Preservation Commission Survey Cards accessed through  
<https://docs.southbendin.gov/WebLink/Browse.aspx?dbid=0&startid=309085&row=1&cr=1>.

The survey cards are categorized by address and include historical information from census records, directories, and other sources.

*South Bend Tribune* Whitcomb & Keller ad, 7 June 1919

*South Bend Tribune* Whitcomb & Keller ad, 18 July 1920

*South Bend Tribune* Whitcomb & Keller ad, 22 May 1920

*South Bend Tribune* Whitcomb & Keller ad, 24, 31 Oct 1920

“The First 100 Years are the Hardest” *South Bend News-Times*. 23 May 1920. Pg. 12. Cols 4-6

“Trees and Shrubbery” *South Bend Tribune* 5 April 1919. Pg. 12, Col. 4

United States Federal Census for South Bend, IN: 1920, 1930, 1940

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**Previous documentation on file (NPS):**

- ☐ preliminary determination of 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 # \_\_\_\_\_
- ☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other
- ☐ Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** 201-597-49001-081

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## 10. Geographical Data

**Acreeage of Property** Approximately 6.2 acres

Use the UTM system

### UTM References

Datum (indicated on USGS map):

☐ NAD 1927    or    ☒ NAD 1983

1. Zone: 16	Easting: 563045	Northing: 4613480
2. Zone: 16	Easting: 563221	Northing: 4613624
3. Zone: 16	Easting: 563467	Northing: 4613249
4. Zone: 16	Easting: 563297	Northing: 4613157

### Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the southeast corner of Lincoln Way and East Monroe Street, face northeast and follow the south curb line of Monroe Street, crossing River Avenue and Edgewater Drive, to the edge of the Saint Joseph River. Follow the riverbank in a southeasterly direction to a line extended northeast from the south boundary of 655 River Avenue. Turn southwest and follow the south boundary lines of 655 River Avenue and 771 Lincoln Way to the east curb line of Lincoln Way. Turn northwest and follow the east side of Lincoln Way, crossing Bronson Street and Arch Avenue to the south curb line of East Monroe Street, or the place of beginning.

### Boundary Justification (Explain why the boundaries were selected.)

The district boundaries follow the locally designated historic district boundaries established in 1980 but extend east across Edgewater Drive to the west bank of the Saint Joseph River.

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Since this section was part of the Edgewater Place plat in 1919 and developed with street lighting, it is felt that this narrow strip between the river and Edgewater Drive should be included in the National Register boundaries. The boundaries have a firm north and south edge with contemporary office and infrastructure development and a firm west boundary with Lincoln Way. In the 1960s, INDOT and City of South Bend installed a modified cloverleaf exchange for Eddy Street, along with a new bridge, just south of the district. The loss of housing for the elevated exchange effectively sealed off the south end of the district.

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## 11. Form Prepared By

name/title: Kurt West Garner  
organization: South Bend Historic Preservation Commission  
street & number: 12954 6<sup>th</sup> Road  
city or town: Plymouth state: IN zip code: 46563  
e-mail: kwgarner@kwgarner.com  
telephone: 574-780-1423  
date: June 26, 2023

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
- 

## Photographs

Submit clear and descriptive photographs. The size of each image must be 3000x2000 at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log.



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For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

Name of Property: Edgewater Place Historic District

City or Vicinity: South Bend

County: Saint Joseph State: Indiana

Photographer: Kurt West Garner

Date Photographed: April 6, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along the west edge of Edgewater Drive near Bronson Street

1 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast along the west edge of Edgewater Drive near Arch Street

2 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along the west edge of Edgewater Drive at Arch Street

3 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 555 Edgewater Drive

4 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on Edgewater Drive midblock between Monroe and Arch Streets

5 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest along the west edge of Edgewater Drive south of Monroe Street

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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on Edgewater Drive south of Monroe Street

7 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on River Avenue from Monroe Street

8 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at the east side of River Avenue near Monroe Street

9 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at the east side of River Avenue midblock between Monroe and Arch Streets.

10 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at the east side of River Avenue from near Arch Street

11 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest on River Avenue south of Bronson Street

12 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the west side of River Avenue north of Arch Street

13 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the west side of River Avenue midblock between Monroe and Arch Streets

14 of 25.

Edgewater Place Historic District

Saint Joseph County, IN

Name of Property

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south on the west side of River Avenue from Monroe Street

15 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 621 Lincoln Way

16 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 635 Lincoln Way

17 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 705, 709, and 717 Lincoln Way

18 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at 721, 725, and 729 Lincoln Way

19 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast on Bronson Street

20 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west on Bronson Street from Edgewater Drive

21 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east on Arch Street from east of Lincoln Way

22 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest on Arch Street from near Edgewater Drive

23 of 25.

Edgewater Place Historic District

Saint Joseph County, IN  
County and State

Name of Property

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 731 Arch Street

24 of 25.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east at 644 Monroe Street from River Avenue

25 of 25.

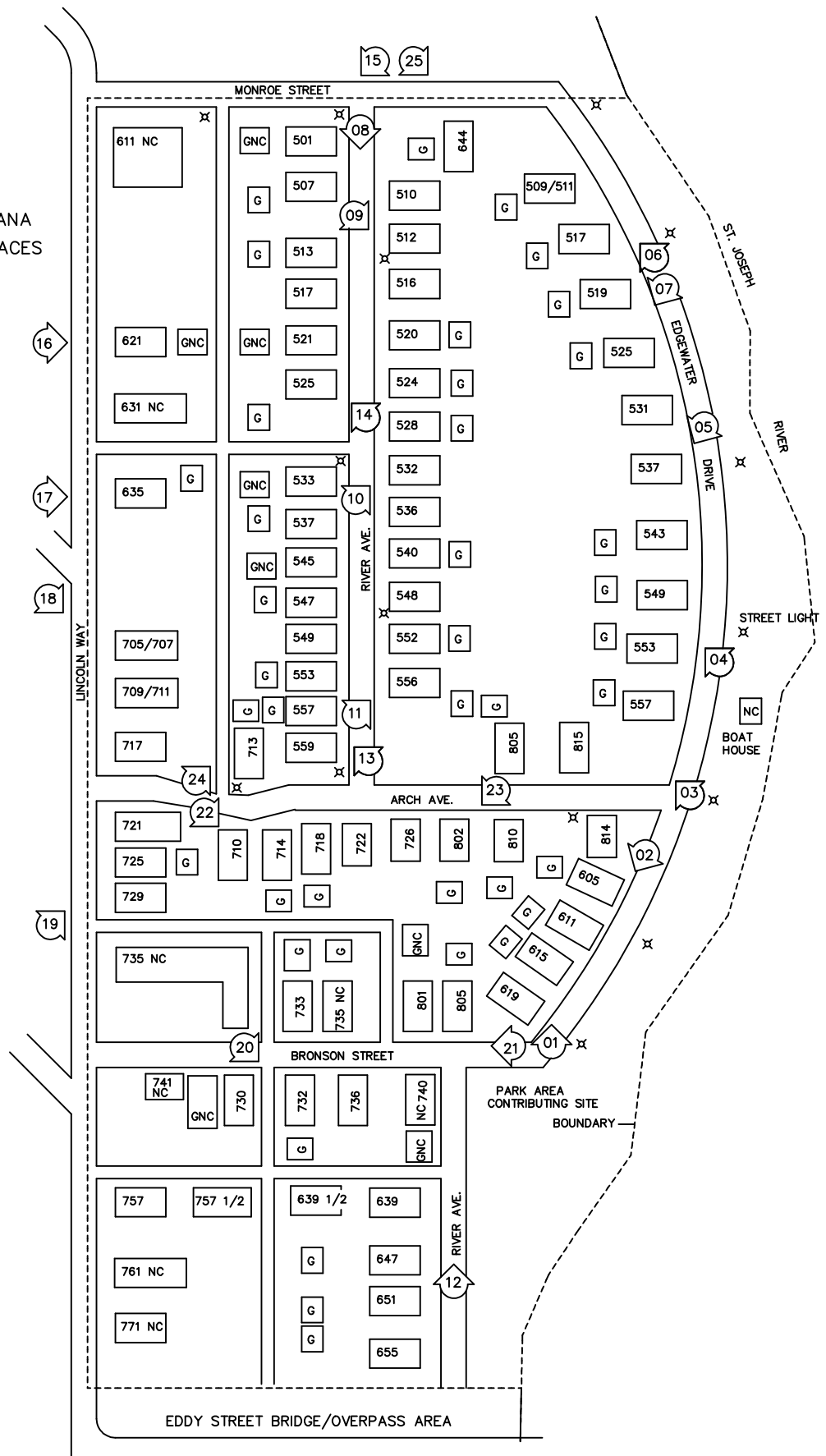
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



18

19

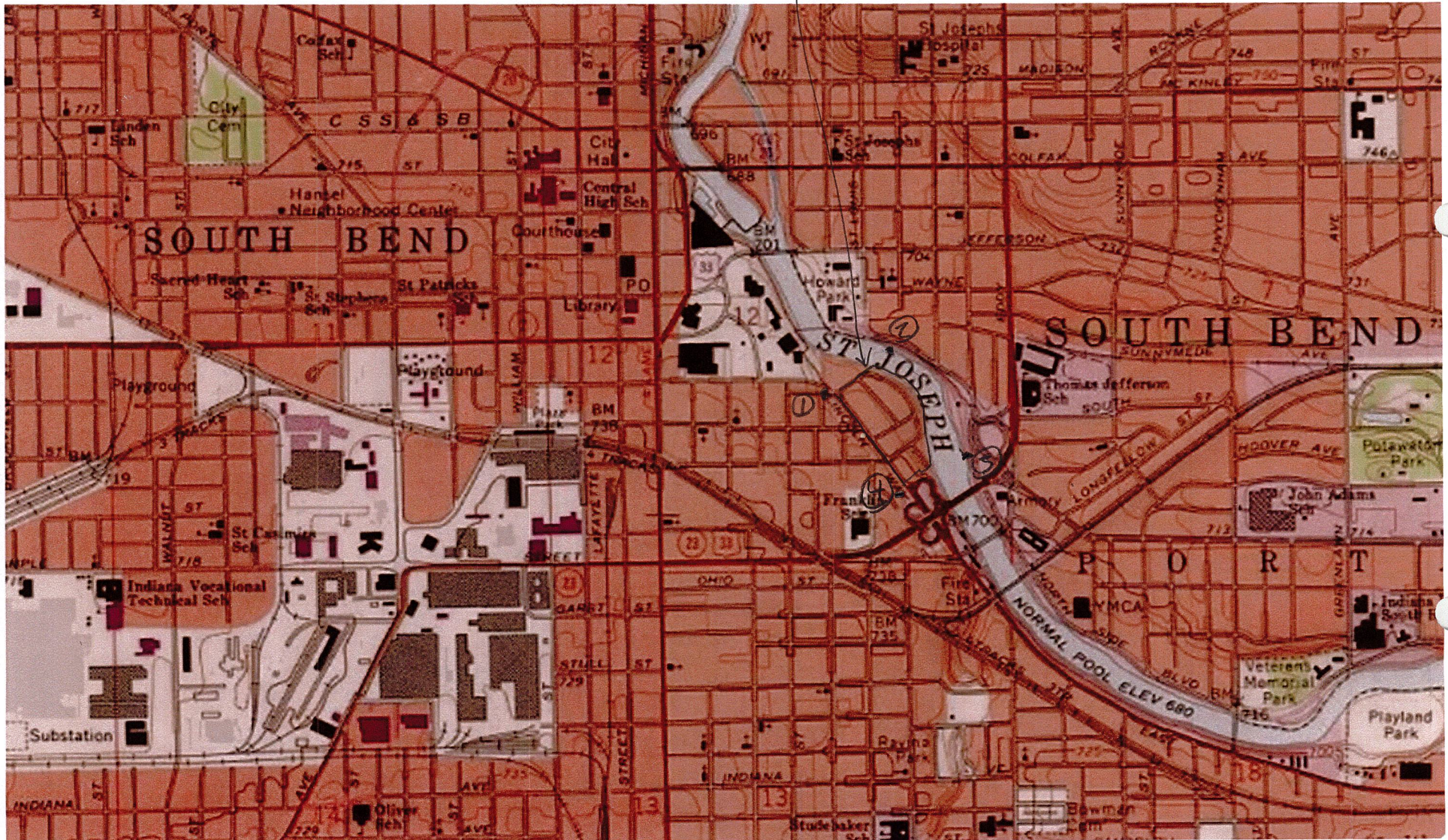




- ① 16 563045 4613480
- ② 16 563221 4613624
- ③ 16 563467 4613249
- ④ 16 563297 4613157

NAD 83  
UTMs

EDGEWATER PLACE HISTORIC DISTRICT  
NATIONAL REGISTER OF HISTORIC PLACES  
SOUTH BEND, ST. JOSEPH CO. IN







IN\_SaintJosephCounty\_EdgewaterPlaceHistoricDistrict\_0002



IN\_SaintJosephCounty\_EdgewaterPlaceHistoricDistrict\_0003





IN\_SaintJosephCounty\_EggewaterPlaceHistoricDistrict\_0004



IN\_SaintJosephCounty\_EggewaterPlaceHistoricDistrict\_0010





IN\_SaintJosephCounty\_EggewaterPlaceHistoricDistrict\_0013



IN\_SaintJosephCounty\_EggewaterPlaceHistoricDistrict\_0018





IN\_SaintJosephCounty\_EggewaterPlaceHistoricDistrict\_0019



IN\_SaintJosephCounty\_EggewaterPlaceHistoricDistrict\_0020