

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 PropertyHistoric name: Lincoln Way East 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. LocationStreet & number: Roughly bounded by Lincoln Way East on the north, Prinz Court on the south, Miami Street on the west, and just west of Vernon Street on the eastCity or town: South Bend State: IN County: St. JosephNot 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

54

Noncontributing

15

buildings

0

0

sites

1

0

structures

0

0

objects

55

15

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

COMMERCE/TRADE: professional

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE VICTORIAN: Shingle Style

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

OTHER: American Foursquare

Materials: (enter categories from instructions.)

foundation: BRICK

walls: SYNTHETICS: Vinyl

WOOD: weatherboard

roof: ASPHALT

other: WOOD: Shingle

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.)

Summary Paragraph

The Lincoln Way East Historic District was developed along the south side of Vistula Avenue which follows the south bank of the St. Joseph River. Large homes in the district were constructed in Queen Anne, Foursquare, and Craftsman styles between the 1890-1920s, taking advantage of river views and the streetcar line that ran between downtown South Bend and Mishawaka on Vistula, which became part of the Lincoln Highway in 1913.

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Narrative Description

The Lincoln Way East Historic District developed over about three periods of plats along the south side of Vistula Avenue which became part of the Lincoln Highway in 1913. Vistula Road was an early route believed to be a Native American trail that followed the south side of the St. Joseph River in St. Joseph and Elkhart Counties. The road, which follows a northwest/southeast direction with the river, became the primary link between the two largest commercial centers in St. Joseph County, namely South Bend and Mishawaka. Surveys of the road date to the 1830s, followed by resurveys in the 1870s. By 1895, the road was reconstructed by grading and brick paving, and a streetcar line was established between South Bend and Mishawaka down the center of Vistula Avenue. It was after these improvements that residential development extended along the south side of Vistula Avenue into the 1910s. The Wenger & Krieghbaum Vistula Avenue Addition (c. 1895) is on the west side of Miami Street and Leer's Survey (c.1886-88) extends from Miami Street to Leer Street. Subsequent additions by the Leer family in the early 1900s went up to the Ottawa Court plat, c. 1900, which extends to the east end of the district.

The district is generally bounded on the west end by the Grand Trunk Railroad & Lincoln Way Overpass (c. 1929) that continues across the St. Joseph River, on the south by the former New York Central Railroad (1851, seen on the right side of photo 18), on the north by the St. Joseph River/Lincoln Way (photos 01, 13), and on the east end just west of Vernon Street. At, and east of, Vernon Street, Lincoln Way was commercialized around its intersection with Twyckenham Drive, which features a bridge over the St. Joseph River. This is also partially true of the intersection of Lincoln Way with Miami Street in the west end of the district, however, the scale of homes at this intersection matches those east on Lincoln Way and commerce is limited to two buildings, one of which is drawn out of the district. See photos 18-20.

The riverbank on the north side of Lincoln Way is wooded and the homes on the south side of Lincoln Way are raised slightly from the road on a berm to allow views over the road to the river (photo 12). Many of the homes have sidewalks and steps that lead down to the sidewalk on the south side of Lincoln Way. The street is lined with large, mature trees in landscaped lawns. Lincoln Way is a four-lane paved road with concrete curbs and a modern metal guardrail along its north side. The intersecting streets are narrower, paved streets with concrete sidewalks and curbs. Ottawa Court is paved with brick and is considered a contributing structure (photo 16). Miami Street is a historically important route leading to Lincoln Way and is a wider, paved street with curbs and sidewalks (photo 19).

There are about fifty primary buildings in the district, nearly all of which are residences. These are constructed in styles popular during the period of development, most notably of which are examples of Queen Anne and to lesser number, examples of American Foursquare and Craftsman/Bungalow styles. The homes are modestly scaled, mostly two-story, with garages or carriage houses at the back of the lots. Very few of the primary buildings are considered non-contributing due to alterations. Most non-contributing buildings, particularly garages, are determined as such due to the age of the building extending beyond the period of significance.

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A complete list of resources follows:

*Beginning at Miami Street, on the south side of the road, going east.
The front façades face slightly northeast toward the street and river.*

1114 Lincoln Way, Queen Anne, c. 1890, Non-contributing
Garage, c. 2000, Non-contributing (middle of photo 18).

The two-story house has vinyl siding and a combination of 1/1 wood and vinyl windows. The cross-gabled roof is covered with asphalt shingles. The home's most prominent feature is a tower with tall, hipped roof on the northwest corner over the entry. The entry porch has been enclosed and tower windows covered.

1122 Lincoln Way, Queen Anne, c. 1900, Contributing (right side of photo 01)
Garage, c. 1920. Non-contributing.

The two-story house has a brick foundation, vinyl siding, and 1/1 vinyl windows. The cross-gabled roof is covered with asphalt shingles. The front gabled section has cutaway corners. Generally, the fenestration size and locations have not been altered, but the entry porch (west side of façade) has been enclosed.

1126 Lincoln Way, Grant & Edith McCurdy (McCready) House, Craftsman, c. 1912,
Contributing (second from right side of photo 01)
Garage, c. 1915. Contributing.

The two-story house has a foursquare form and features stucco walls and a mixture of 1/1 and Craftsman style wood windows with upper sashes divided into multiple panes. The house has a stucco belt course between the first and second stories and a simple cornice at the top of its second story walls. The tall, hipped roof is covered with asphalt shingles and has flared eaves. A porte cochere is on its west side.

The façade features a non-historic band of large display windows in a projecting, enclosed porch across the full width of the first story. The porch has a pent roof and door in its west half. The second story features a porch with two broad segmental arched openings in the front wall and narrower ones in the sides. The porch is covered by an extension of the hipped roof. The back wall of the porch steps in on its east half and features two Craftsman windows. The west half features one Craftsman window. A dormer with a hipped roof with flare eaves is centered on the façade. It is also covered with stucco and features two small wood attic windows divided into twelve panes.

Walter Grant McCready (also spelled McCurdy) was a building contractor and may have also constructed this home about 1912. He was born in Canada and immigrated to the United States shortly after his birth. He lived in South Bend until the 1930s, after which time he moved to Michigan.

1130/1138 Lincoln Way, One-Story Commercial Building, c. 1960, Non-contributing.
Seen near middle of photo 01

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The one-story commercial building is composed of orange-colored Roman brick and is divided into multiple storefronts composed of aluminum and glass storefront windows and entry doors. The aluminum windows are divided by pilasters of brick and feature stone sills.

1142 Lincoln Way, George M. Brown House, Queen Anne, 1894, Contributing.

Garage, c. 1990. Non-contributing

The two-story house has vinyl siding and 1/1 vinyl replacement windows. The hipped roof features lower cross gables, some with clipped gables. It is covered with asphalt shingles. The wood entry door and transom are in a cutaway corner porch on the west side of the front façade. Wood shingles are in the gables.

1150 Lincoln Way, Dr. E. M. Drollinger House, Queen Anne, 1903, Contributing

Garage, c. 1920. Contributing.

The two-story house has a brick foundation and modern concrete front porch. The house has wood shingled walls and clapboards in the gables. The hipped roof has lower cross gables and is covered with asphalt shingles. The front porch has modern ironwork posts that support a historic, low-pitched hipped roof.

1154 Lincoln Way, Rev. Elmer & Lucy Miller House, Queen Anne, 1905, Contributing

Photo 02

Carriage House, c. 1905. Contributing.

The large, two-and-a-half story house has a rusticated sandstone foundation, and a porch composed of hand-split granite fieldstone foundation and piers. The walls are covered with wider clapboards on the first story and narrower boards on the second story. The home's gables are covered with wood shingles. The walls and windows are neatly trimmed with boards. A tall trim board divides the first and second stories and features ogee molding. A matching design is at the top of the second story where modillions support the overhanging eaves. The house has 1/1 wood windows in the first story, with simple cornice hoods. The second story features multiple diamond shaped panes in the upper sash over a single pane in the lower sash. The steeply pitched gabled roof is covered with interlocking asphalt shingles. A three-sided, projecting bay with cutaway corners forms the landing in the center of the west façade and features windows on each wall. It is supported by large wood brackets that flank an entry in the first story.

The facade features a full-width porch of stone piers between which are wood balustrades of turned balusters. The piers support wood Doric columns that carry an entablature on which the flat porch roof rests. The center of the porch has semicircular steps over which the porch roof also projects to form the semicircle. The wood entry door, with large elliptical window, is off centered to the west in the back wall of the porch. A projecting, three-side bay with cutaway corners is west of the entry. It features 1/1 windows in each wall. A large, fixed window is east of the entry and the east corner of the façade is cutaway and features a 1/1 window. The second story of the façade is divided in half with the east half stepped back on the façade. It features a three-sided bay with a wide window in its front wall. It is covered by an extension of the cross-gabled roof. The west half of the second story features a projecting, three-sided bay with cutaway corners. Each wall has a window, and it is sheltered by a pent roof that encloses the attic gable above. The attic gable features a full-round arched opening for a fifteen-pane wood

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window. The wood surround forming the arch features a wood key. A dormer is in the east half of the façade, and it features an enclosed, pedimented gable and a small window with a top sash divided into a eight triangular panes over a single-pane lower sash. The tall, hipped roof is flat on top and features lower cross gables.

Elmer and Lucy (Buck) Miller lived in this home prior to 1910 through the 1920s. Elmer Miller had been a lumber clerk working for the Studebaker Company in the early 1900s, then followed in the footsteps of his father, who was a minister in the Nappanee area, and became an evangelist with the Brethren denomination headquartered at Winona Lake during the 1910s. He died in Florida in 1948.

1158 Lincoln Way, Frederick & Katherine Loughman House, Craftsman Bungalow, 1923.

Contributing. Photo 03

G. T. Nethercutt, architect.

The one-and-a-half story, side-gabled bungalow features a light brown colored brick foundation and brick corner piers. The home's walls are covered with clapboards and the Craftsman style windows are wood with simple wood trim boards. The roof is covered with asphalt shingles. The eaves are supported by wood braces that carry fascia composed of two rake boards divided by small purlin-like extensions from the soffits. Both the east and west sides of the house feature one-story, three-sided projecting bays with shed roofs. The west façade also features a brick chimney.

The facade is dominated by a full-width porch with large, square brick corner columns that support an extension of the main roof. A wood door with Craftsman window in the top is in the east half of the porch's back wall. A row of three 4/1 Craftsman windows is in the west half of the porch's back wall. The façade features a wide front dormer with gabled roof and eave/fascia trim matching the main roof. The dormer has a row of three 1/1 modern windows.

The home was constructed for Frederick and Katherine Loughman using a design by South Bend architect, G. T. Nethercutt. Fred J. Loughman was the owner of Loughman's, advertised at the oldest cartage firm in South Bend in 1925. Fred Laughman was also vice-president of Fabric Roll Protector Company, started by his father, George Laughman. The architect, Glenn Thaddeus Nethercutt, attended Cornell University and worked as a draftsman, then architect, for Austin & Shambleau during the 1920-30s, before moving to California.

1164 Lincoln Way, Catherine C. Wenger House, Queen Anne/T-plan, 1890, Contributing

Right side of photo 04

Garage, c. 1900. Contributing.

This T-plan house is very similar to 1114 Lincoln Way East prior to that home's features being removed or covered by modern siding. This home is two-stories with a brick foundation and clapboard siding. The gables feature patterned wood shingles. The walls feature simple trim boards on corners and around windows and a tall frieze board is at the top of the second story. The home has 1/1 wood windows. The roof is covered with asphalt shingles. A nicely detailed three-sided bay with cutaway corners is in the west-facing gabled leg of the home. It has simple 1/1 segmental arched windows in each wall, pilaster-like corners, and recessed panels below the

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windows. The bay's mansard roof is carried by carved scroll brackets that spring from the pilasters.

The façade is dominated by a wide wraparound wood porch composed of turned posts, turned spindles in the balustrade, and simple frieze panels of turned spindles. The porch roof is hipped. The forward projecting leg of the T-plan features cutaway corners with 1/1 wood windows in the corners and a large 1/1 window centered on its front wall. Entry doors with segmental arched windows and transoms composed of art glass are in the west-facing wall of the front leg and front-facing wall of the west leg of the T-plan. The second story features gables with pairs of 1/1 wood windows centered in the gable wall. A wood cornice with a carved pediment that rises from the center is over each pair of windows. The patterned shingle work includes three diamond-shaped panels of wood with carved bullseyes in the center at the top of the gable wall. A small fan of gable trim is at the top of the front gable. The northeast corner of the second story features a square tower with a low-pitched pyramidal roof rising above the entries on the first story. The tower has a simple double-hung window with sashes divided into small diamond-shaped panes.

The Wenger name has long been associated with this area of South Bend since the family purchased a farm about 1838. Catherine Wenger was the widow of M. L. Wenger and owned a large farm west of Miami Street on the south side of the St. Joseph River. A portion of that farm is part of the district, on the west side of Miami Street. Catherine Wenger's son, Christian, lived at 1207 Miami Street in an area platted by the Wenger family after 1895. Catherine Wenger purchased the first lot made available through the Leer Survey in 1886, and had this house constructed about 1890.

1168 Lincoln Way, Martin House, Craftsman/American Foursquare, 1922, Contributing

Left side of photo 04 & 05

Carriage House, c. 1920. Contributing.

The two-story brown-colored brick house has wood Craftsman style windows with stone sills, mostly in pairs. The hipped roof is covered with asphalt shingles and a dormer is centered on the front façade. The full-width front porch is enclosed with historic windows and the entry, which features a wood door and side-lites, is on the west side of the façade.

1172 Lincoln Way, Stuart House, Queen Anne, 1894. Contributing

Middle of photo 05

Garage, c. 1920. Contributing.

The one-and-a-half story house has a brick foundation and clapboards. The house has 1/1 wood windows with elaborate hoods on the second story. Frieze panels and jigsaw brackets adorn the house, which includes cutaway corners on several facades, and a projecting, three-sided bay on its west façade. The cross-gabled roof is covered with asphalt shingles. Wood shingles are in the front façade and the entry porch is on the west side of the front façade.

(Marine Street intersects)

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1202 Lincoln Way, Roher House, Queen Anne, 1902. Contributing
Photo 06

Carriage House, c. 1902. Contributing (right side of photo 06)

The large two-story house has a brick foundation and clapboards. The house has 1/1 wood windows with simple trim. The tall, hipped roof, covered with asphalt shingles, has lower cross gables covered with wood shingles. The full-width front porch has brick piers and Doric columns that support a low-pitched roof with small balcony.

1208 Lincoln Way, Albert Harris House, Queen Anne, 1898. Contributing.
Middle of photo 07

The two-story house has clapboards and wood shingles divided into panels by stickwork. It has 1/1 wood windows with simple trim boards and crowns. The cross-gabled roof is covered with asphalt shingles and features patterned shingle work in its gables. The small, front-gabled porch is on the east side of the façade.

1212 Lincoln Way. Jerome & Mable Robinson House, Queen Anne, 1906. Contributing
Left side of photo 07
Schutt & Teeple, architects.

Garage, c. 1960. Non-contributing.

The tall, two-story house has a large cube form with a steeply pitched hipped roof with lower cross gables, covered with asphalt shingles. The house has a brick foundation and clapboards. The bottom of the second story flares out over the first story. The wood windows are simple 1/1 with cornice hoods. The full-width front porch has brick piers with stone caps that carry wood Ionic columns. The columns carry a wood beam with rows of dentils and carved brackets over the columns that flank the entry to the porch, off centered to the east on the façade. The porch has an enclosed pediment centered over the porch entry. Vertical trim boards are in the tympanum. The low-pitched hipped porch roof is covered with asphalt shingles.

The façade features a two-story, slightly projecting three-sided bay in its west half (intersected by the porch roof). Each wall of the bay features a 1/1 window. The second story windows have upper sashes divided into diamond-shaped panes. A lower cross gable juts out above the bay and features a gable wall enclosed at the bottom with a narrow pent roof. An oval window is centered in the wall and is divided into a fan-like design by mullions. The east half of the façade features a wood door with large, oval window and a 1/1 window in the first story and a 1/1 window centered in the second story.

The house belonged to Jerome Stover and Mabel (Denslow) Robinson during the 1900s-1920s. Jerome Robinson was a traveling salesman. Mabel died in 1926, and Jerome moved into the Robertson Hotel in South Bend. He later died in 1951. They are buried in nearby Bowman Cemetery. The house was designed by the South Bend architectural firm of Schutt & Teeple, which was a partnership between Ross Schutt and Wallace D. Teeple. The partnership seemed to be short-lived, as the two separated due to accounting conflict in 1904. Teeple, a graduate of the University of Illinois in 1894, served as South Bend Building Commissioner and civil engineer during the 1920-30s.

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1216 Lincoln Way, Harper House, Queen Anne, 1895. Contributing
Garage, c. 1920. Contributing.

The two-story, front-gabled house has clapboards and 1/1 wood windows and simple trim boards. The full-width front porch has wood posts and spindles for balustrades. The first story has two entries on the west side of the façade and a three-sided bay with cutaway corner on the east side of the facade.

1222 Lincoln Way, Delmar C. & Elnora Leer House, Shingle Style Cottage, 1895. Contributing
Photo 08, right side of photo 09

Carriage House, c. 1895. Contributing (right side of photo 08)

The one-and-a-half story, side-gabled house, features clapboards on its first story and patterned shingles in its gables. The top of the gable walls steps out slightly from the gable wall below. The house has 1/1 wood windows. The steeply pitched roof is covered with asphalt shingles. The house has a porch that wraps around from the front façade to the west façade and has flared eaves. The porch features turned wood posts with carved brackets. The porch has a balustrade of turned balusters and square newel posts.

The façade features a wood entry door with a small square window to its west side in the west half of the porch's back wall. The remaining façade is dominated by a wide three-sided projecting bay with cutaway corners. This bay continues through the roof, though slightly smaller in scale, to form a dormer in the second story. The bay's first story walls each feature a wide 1/1 window. The bay's second story is covered with shingles and features a 1/1 window in the front wall and smaller 1/1 in the cutaway corner walls. The second story bay/dormer features a gable that projects above the bay and is supported by corner brackets, covered with shingles. The gable wall is also covered by patterned shingles.

Delmar Leer was the son of Jacob and Mary Leer. The Leers were early residents of South Bend who owned a large farm that Jacob Leer initially surveyed and divided into lots beginning in 1886 to form Leer's Survey, which constitutes the bulk of this district. Delmar Leer ultimately inherited most of the family farm and continued to expand the plat of Leer's Survey eastward with residential building lots. Delmar married Elnora Denslow in 1892 and had this home constructed in 1895. Delmar Leer was heavily involved in the real estate industry in South Bend and Mishawaka. Elnora died in 1931, and Delmar died in 1941.¹ They are buried in nearby Bowman Cemetery.

1224 Lincoln Way, Hite House, American Foursquare, 1916. Contributing
Left side of photo 09

Garage, c. 1916. Contributing.

The two-story, brown-colored brick house has 12/1 wood windows with brick sills. The low-pitched hipped roof has wide overhanging eaves and is covered with asphalt shingles. The full-width front porch features large, square corner columns of brick that support a hipped roof.

¹ "Delmar C. Leer, Realtor, Dies" *South Bend Tribune*. 11 June 1941. Pg. 23, col. 6

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1228 Lincoln Way, D. S. & Netta Ellison House, Craftsman Bungalow, 1913. Contributing
Photo 10

Garage, c. 1915. Contributing

Ernest W. Young, architect.

The one-and-a-half story, side-gabled bungalow has clapboard siding and 4/1 wood windows with simple trim boards. The low-pitched roof features wide overhanging eaves supported by purlins, sawn rafter tails, and corner braces. The roof is covered with interlocking asphalt shingles. A chimney composed of fieldstone is on the east façade while a three-sided bay with gabled roof projects from the center of the west façade.

The façade is dominated by its unusual, natural fieldstone walls with red mortar and tapered corner columns of stone. The columns and walls are capped with limestone. The porch has a wide center opening that leads to a slightly projecting, three-sided entry bay centered at the back of the porch wall. The bay has a wide wood door flanked by 6/1 windows and topped with Craftsman inspired trim. The bay is flanked by casement windows divided into six panes in the back wall of the porch. The porch's corner columns carry a long wood beam with carved tails and a broad, segmental arch over the porch's front wall. A wide gabled dormer is centered on the façade and features a row of three small wood windows. A short balcony-like wall, capped with wood, fronts the dormer.

The Ellison house was constructed in 1913 for Dempster Sherman (D. S.) & Netta Ellison using designs by South Bend architect Ernest W. Young. D. S. Ellison began a career in newspapers, which brought him to South Bend in 1908 to join the *South Bend Times* staff. He went on to serve as deputy county clerk for St. Joseph County, then became a salesman before starting Ellison Insurance Company about 1923.² Ernest William Young, the architect, studied at the Chicago Art Institute before moving to South Bend in 1904, where he was employed as a draftsman with the firm of Schneider & Adelsperger. He opened his own architectural practice by the 1910s and designed many of the city's fine residences and public buildings until he died in 1959.³

1232 Lincoln Way, John & Alma Sailors House, Shingle Style Cottage, 1909. Contributing
Right side of photo 11, left side of photo 12

Freyermuth & Maurer, architects.

Garage, c. 1920. Contributing.

The two-and-a-half story, side-gabled house has walls and gables covered with wood shingles. The steeply pitched gable walls are flared at the bottom of the second story. The house has 16/1 wood windows with simple wood trim boards. A tall, narrow window divided into 36 panes is centered at the top of the side gable walls. The roof is covered with asphalt shingles and a tall brick chimney is in the north half of the east façade. The façade features a full-width, incised porch with a front wall divided into three large segmental arched openings, with matching ones in the porch's east and west walls. The porch walls are also covered with wood shingles.

² "D. S. Ellison Dies Upstate" *Indianapolis News*. 29 March 1949. Pg. 25, col. 6

³ "E. W. Young Dies in Home" *South Bend Tribune*. 31 Jan 1959. Pg. 9, col. 5

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The back wall of the porch features a wood entry door and side-lites divided into multiple, small square panes centered in the façade. The entry is flanked by large double-hung windows, with multiple small square panes in the top half, flanked by narrow windows divided into multiple small square panes. The façade features two matching dormers in the second story. The dormers have walls covered with wood shingles and hipped roofs covered with asphalt shingles. The front corners of the dormer walls are tapered out/downward and the front wall features double-hung windows, with multiple small square panes in the top half, flanked by narrow windows divided into multiple small square panes.

The house appears to have been constructed for the newlywed couple of John L. Sailors and Alma Muessel, who were married in 1909, about the time the house was constructed. John Sailors was secretary-treasurer, and later president of Sailors Brothers Company, a furniture store in the city. Alma Muessel was the daughter of Edward and Mary Muessel, a German family of brewers with a wholesale liquor company in South Bend. The architectural firm of Freyermuth & Maurer was one of the most prolific firms of the early 20th century in South Bend and completed work in a wide region around the city. George Freyermuth and R. V. Maurer formed the firm in 1897.

1236 Lincoln Way, Charles Hildebrand House, Queen Anne, 1897. Contributing
Left side of photo 11

Carriage House, c. 1897. Contributing.

The two-story house has a brick foundation and clapboards on the first story and patterned shingle work on the second story. The side-gabled roof has a broad, flared front eave and wide, front-gabled section that projects forward near the center of the façade. The house has 1/1 wood windows and simple trim boards. The front porch has brick piers that support tapered, square wood columns that carry a hipped roof. The entry has a vestibule enclosed with wood windows on the west side of the façade.

1244 Lincoln Way (vacant lot, not counted as a resource)

(Leer Street intersects)

1306 Lincoln Way, W. F. Brown House, Queen Anne, 1895. Contributing.
Right side of photo 13

The two-story, front gabled house has vinyl siding and most of its windows are vinyl, 1/1 replacement windows. The house features a lower, front-gabled section on the east side of the façade. The house full-width front porch composed of brick and molded concrete block and a hipped roof. The fenestration, while replaced, does not appear to have altered opening sizes.

1312 Lincoln Way, Dr. Louis S. LaPierre House, Queen Anne, c. 1904. Contributing.
Second from right side of photo 13, right side of photo 14

The two-story house is constructed in a cube form with side gables and crossing, lower front gable. The walls are covered with clapboards with a cornice board and cornice returns at the top of the second story. The gables are covered with wood shingles. The house has 1/1 wood

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windows with cornice hoods. A notable feature in the side gables are tall, narrow attic vents filled with wood latticework and an eyebrow of shingles that projects over the top of the vent.

The façade features a full-width front porch with simple wood posts and railings with pickets. The posts support a flat porch roof carried by a beam that is detailed like the cornice boards and returns on the main roof. The entry is in the west end of the porch's back wall. Two large 1/1 wood windows are east of the door. The second story features a wide cross gable that rises through the eave. This gives the impression of wide cornice returns on the main roof and cornice returns on the cross gable, stepped up from the main roof. The cross gable features two 1/1 wood windows. The top of the gable is enclosed with a cornice supported by four small scroll brackets. The enclosed wall of the gable features patterned wood shingle work.

The house was constructed for Dr. Louis S. LaPierre and his wife, Clara, about 1904. Records indicate that they did not live in the house for an extended time, moving to Colfax Street by 1906. LaPierre was a dentist with his offices in the American Trust Building in downtown South Bend.

1314 Lincoln Way, David Fisher House, Queen Anne, 1905. Contributing.
Middle of photo 14

The two-story house has a concrete foundation and aluminum siding. The house has 1/1 wood windows. The hipped roof is covered with asphalt shingles and features lower cross gables with eave returns. The house has a full-width front porch with modern wood posts and railings.

1318 Lincoln Way, Bungalow, 1916. Contributing.
Left side of photo 14

Garage, c. 1920. Contributing

The one-story house has a tall brick wainscot and vinyl siding. The house has Craftsman style wood windows and a hipped roof covered with asphalt shingles. The front façade has a wide porch centered on the façade with corner columns of brick that carry a gabled porch roof.

1322 Lincoln Way, Austin House, Queen Anne, 1905. Contributing.

The two-story house has a molded concrete block foundation and wood shakes covering its walls. It has 1/1 replacement windows and a tall, hipped roof covered with asphalt shingles. The home's full-width front porch is enclosed with rows of modern wood awning windows.

1330 Lincoln Way, Kinzie House, American Foursquare, 1917. Contributing.
Right side of photo 15

The two-story house has vinyl siding and historic 1/1 wood windows in the first story (front façade) and 1/1 vinyl windows in the second story. The hipped roof is covered with asphalt shingles. The house has a cobblestone porch with square corner columns and a piers that flank the entry centered on the façade.

1334 Lincoln Way, Elias & Elizabeth Good House, Gable-front, c. 1895. Contributing
Left side of photo 15
David Fisher, builder.

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Garage, c. 1895. Contributing.

The one-story, gable-front house has a brick foundation and vinyl siding on its walls. The house has 1/1 wood windows and a full-width front porch with walls covered with vinyl siding. The low-pitched hipped porch roof is supported by pairs of wood posts on the corners and single posts in the center of its front and east sides. The back wall of the porch steps in on its east half and features a wood door with window divided into multiple square panes. The northeast corner of the porch is cutaway and features a 1/1 wood window. The west half of the porch's back wall features a large 1/1 wood window. The front gable features a small window divided into three panes with unusual, projecting top and bottom trim similar to what would expect with Shingle style homes (the garage matches this as well). The roof is covered with asphalt shingles and the front eaves are supported by wood braces.

Elias Good purchased lot 96 in Wenger's 4th addition from Albert Sholly for \$1500 in 1894. Elias was a commercial traveling salesman. The house was constructed shortly after for Elias and his wife by David Fisher. Fisher was a local designer-contractor who built homes in the district. Fisher lived next door at 1342 Lincoln Way.

1342 Lincoln Way. Fisher House, Queen Anne, 1895. Contributing

Garage, c. 1910. Contributing.

The two-story house has a brick foundation and clapboards on the first story and wood shingles on the second story. The hipped roof has side gables with windows at the top (Dutch gable) and is covered with asphalt shingles. The house has 1/1 wood windows with hoods. The front façade features a projecting gabled section and porch on its east half. The porch has square wood columns that support a hipped roof.

1346 Lincoln Way. Austin House, Queen Anne, 1900. Non-contributing

The two-story, side-gabled house has a concrete-parged foundation and modern clapboards. The house has a broad front gable with modern wood shingles in the gable. The house has 1/1 vinyl windows and a full-width front porch with modern turned posts and balustrade. The roof is covered with asphalt shingles.

(Ottawa Ct. intersects, photo 16)

1352 Lincoln Way, Queen Anne, 1910. Contributing

Left side of photo 16

The two-story house has a molded concrete block foundation and porch piers. The house has vinyl siding and 1/1 vinyl windows with hoods. The hipped roof is covered with asphalt shingles and has lower cross-gables with eave returns. The full-width porch has wood posts on piers that carry a low-pitched hipped roof.

1402/1404 Lincoln Way, House/T-plan, 1900. Contributing

Garage, c. 1920. Contributing.

The two-story house has vinyl siding and 1/1 wood windows. The cross-gabled roof is covered with asphalt shingles. The house has random-coursed limestone ashlar on the first story of its

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front façade and a concrete porch on its west half. The porch has wood corner posts that carry a hipped roof.

1412 Lincoln Way, Robert E. & Sarah Burger House, Craftsman Bungalow, c. 1923.

Contributing. Photo 17

Garage, c. 1923. Contributing.

The one-and-a-half story, side-gabled bungalow has walls composed of brown-colored brick. The house has Craftsman style 3/1 wood windows with stone sills. The roof features exposed rafter tails and wood braces under the eaves. The roof is covered in asphalt shingles. The east façade has a brick chimney flanked by short windows divided into three vertical panes. The full-width front porch is enclosed with pairs of 3/1 windows on its east and west sides and large, single panes that flank the porch door centered in the wall. The porch is covered by a shed roof extension of the main roof and is supported by brick corner columns. The façade features a gabled dormer in the center of the roof. It has walls covered with plywood and a row of three small 3/1 wood windows. The dormer gable is supported by three small wood braces.

Robert E. Burger was the treasurer of Hollingsworth-Turner Company, manufacturer of ice cream, during the time he and his wife, Sarah (Stauffer), lived in the house during the 1920s until his death in 1929. A transfer of lot 53 in Leer's replat of its second addition occurred in 1923 between Neva Miller and Sarah Burger for \$1.00. The house was built shortly after.

South Side of Prinz Court

1311 Prinz Court. Post House, Gable-front, 1903. Non-contributing

The one-and-a-half, front gabled house has vinyl siding and 1/1 vinyl windows in original fenestration locations. The roof is covered with asphalt shingles. The front façade features a full-width concrete slab porch with ironwork columns that support a hipped roof. The modern entry door is flanked by windows on the first story and a window is centered in the gable.

East side of Miami Street, heading south

1210 Miami St. Gulfport Service Station, c. 1945. Non-contributing

Corner of building seen in left side of photo 18

The building is a one-story, rectangular block covered with metal panels on its façade. The roof, added c. 1970, is a mansard covered with wood shakes.

1232/1234 Miami St. George W. Cole House, Queen Anne, c. 1903. Non-contributing

Right side of photo 18

The two-story house has a molded concrete block foundation and vinyl siding on the first story and metal siding on the second story. The hipped roof is covered with asphalt shingles. Much of the home's windows on the front façade have been replaced or covered by siding.

West side of Miami Street, heading south

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1207 Miami St. Christian M. & Mary Wenger House/T-plan, c. 1890. Non-contributing.

Right side of photo 20

The two-story house has vinyl siding and 1/1 vinyl windows. The cross-gabled roof is covered with asphalt shingles. The wrap-around front porch is brick, with brick columns, c. 1925, and is enclosed with vinyl siding. It has a hipped roof.

1217 Miami St. Nelson H. Kyser House, Queen Anne, 1903. Contributing

Middle of photo 20, right side of photo 19

Garage, c. 1955. Non-contributing

The two-story house has a rusticated stone foundation and brick first story walls. The second story, which flares out at the bottom, is covered with vinyl siding. The house has 1/1 vinyl windows with stone sills and lintels on the first story. The hipped roof has a lower, front-gabled section on the south half of the façade. A wrap-around entry porch is on the northeast corner of the façade and features molded concrete block piers and Doric columns.

1221 Miami St. Charles & Anna Kemble House/T-plan, 1895. Contributing

Second from right side of photo 19, left side of photo 20

Garage, c. 1900. Contributing

Garage, c. 1920. Contributing

The two-story brick house features a foundation composed of rubblestone and 1/1 wood windows with rusticated stone sills and smooth stone lintels. The roof is covered with asphalt shingles. The front (east) facing leg of the T-plan has a wide 1/1 window in its first and second stories. The entry porch is located on the north side of the front-facing leg and features wood posts that support a shed roof. The porch has wood shingles in its front (east) wall. Wood entry doors with transoms are in the north wall of the east-facing leg and east wall of the north-facing leg of the T-plan. A short 1/1 wood window is in the second story of the east wall of the north-facing leg of the T-plan and its north façade matches the east (front) façade. It is interesting to note that the south-facing leg of the T-plan has 1/1 wood windows with segmental arches composed of brick.

Fittingly enough, this brick house belonged to Charles H. Kemble, a masonry contractor in the city. He and his wife, Anna Rosetta, lived in and owned the house by 1900, likely constructed by Kemble. They lived in the house into the 1910s with his son, Harry Kemble, who was also a masonry contractor, but had moved to Indiana Avenue by 1920. Charles Kemble died in 1922 and was buried in nearby Bowman Cemetery.

1223 Miami St. American Foursquare, c. 1915. Contributing

Second from left side of photo 19

The two-story house has vinyl siding and 1/1 vinyl windows. The hipped roof is covered with asphalt shingles and features a dormer with hipped roof centered on the façade. The front porch has modern wood posts and balustrade. The posts support a historic hipped roof.

1227 Miami St. Elliott R. LaHommedieu House, Queen Anne, c. 1900. Contributing

Left side of photo 19

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The two-story house has vinyl siding and 1/1 vinyl windows. The hipped roof has lower cross gables and is covered with asphalt shingles. The wide front porch has modern wood posts and balustrade. The posts carry a historic hipped roof.

East side of Leer Street

1422 Leer Street. Detrie House, Gable-front, 1900. Non-contributing
Garage, c. 1940. Non-contributing

The one-and-a-half story, front gabled house has vinyl siding and 1/1 wood windows. The roof is covered with asphalt shingles. The entry and a modern porch are on the northwest cutaway corner of the façade. A large window flanked by 1/1 windows is centered in the façade's first story; a pair of 1/1 windows is centered in the gable.

East side of Ottawa Court

Brick Street, c. 1905. Contributing (structure, photo 16)

1520/1522 Ottawa. Duplex, c. 1909. Contributing

Right side of photo 16

Garage, c. 1950. Non-contributing

The two-story cube form is unusual in the district for its double-house construction. The house has aluminum siding and a wainscot of Bedford stone on the façade's first story. This wainscot rises to form a surround for the two entry doors. The house has 1/1 wood windows and wood entry doors with full windows. The steeply pitched hipped roof features lower cross gables over the east half of the north and south facades, and a pair of lower cross gables on the front (west) façade. The roof is covered with asphalt shingles and features flared eaves. The front façade has two concrete porches with pairs of wood Doric columns that support a gable over each porch entry. The gables are connected by a shed roof in the middle of the façade. The entry doors are in the back wall of each porch. A 1/1 wood window is between the doors, off centered to the north. The second story features two 1/1 wood windows with a narrow-slit window in the center of the façade. The lower cross gables on the front of the house feature a small 1/1 wood window in the gable wall.

The building appears to have been built as a property to rent out as a duplex in about 1909. The 1910 census shows two of the earliest families who lived in 1520 and 1522 Ottawa Court. Oliver and Grace (Bigler) Plank, in their early 20s, lived in 1520 Ottawa Court. Oliver Plank was a molder with South Bend's pulley works company. They were married in 1906. Byron and Rose (Swaney) Crager lived in 1522 Ottawa Court. The couple were in their mid-20s and had been married in 1908. Byron, a native of Kalamazoo, Michigan, was an artist who worked as an engraver with the South Bend Engraving Company. He met his wife while painting in Old Mission Peninsula, Michigan.⁴

⁴ "Beauties of Mother Nature Fade Before Maiden's Eyes" *Detroit Free Press*. 16 Aug 1908. Pg. 8, col. 4-5

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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

1890-1923

Significant Dates

1895

1913

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Nethercutt, G. T.

Schutt & Teeple

Young, Ernest W.

Fisher, David

Freyermuth & Maurer

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Period of Significance (justification)

The period of significance begins with the construction of the first house, the Wenger House, at 1164 Lincoln Way, in 1890 (right side of photo 04). The period concludes when the last contributing house, the Loughman House, was constructed in 1923 at 1158 Lincoln Way (photo 03). The high majority of homes were built between 1894-1917. Two important dates to be noted are 1895 when Lincoln Way (then Vistula Avenue) was significantly improved and a streetcar followed the center of the street, and 1913 when Vistula became part of the Lincoln Highway.

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.)

The Lincoln Way East Historic District is eligible for the National Register of Historic Places under criterion C/architecture. The relatively large concentration of middle-class Queen Anne, and American Foursquare homes constructed between about 1894 and 1917 took advantage of views overlooking the St. Joseph River and the improved route into downtown South Bend. A number of the homes are architect-designed and feature historic carriage houses and garages.

The district also qualifies using criterion A/community planning and development. The line of homes that form the district were the outgrowth of important transportation improvements by South Bend and between the city and Mishawaka. Lincoln Way is an early 19th century route in St. Joseph County and was improved in 1895 with the added feature of a streetcar line. The route was then designated as part of the Lincoln Highway in 1913. This growth of homes overlooking the St. Joseph River on desirable lots occurred naturally with improvements to the road system.

The district qualifies under the multiple properties documentation form: *Historic Residential Suburbs in the U.S., 1830-1960*. The Lincoln Way East Historic District was developed between about 1890-1923 with the majority of its development occurring after a streetcar line was established in 1895 on Lincoln Way. Therefore, the district qualifies under the sub-type of the MPDF: Early Streetcar Suburbs, 1888-1928.

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

ARCHITECTURE

Due to the arcing nature of Lincoln Way, following the St. Joseph River, and the raised grade on which homes are placed on the south side of the street, the architecture represented in the district has a commanding presence (photos 01, 12-13). Many of the homes belonged to upper middle-class families and feature refinements of their respective styles. The majority of homes are built in the Queen Anne style, followed by a few examples of American Foursquare and Craftsman/Bungalow styles. A comparatively large number of the houses were also designed by South Bend architects, which are covered in section 7.

Queen Anne Style

The Queen Anne Style was popular between 1880 and 1910; it was named and popularized by a group of 19th century English architects led by Richard Norman Shaw. The historical precedents used had little to do with the Renaissance style popular during Queen Anne's reign; rather they borrowed from late medieval examples of the proceeding Elizabethan and Jacobean era. Spindework popularly used with the style and free classic subtypes are American interpretations and became the most dominant form of the style in the United States. As Free Classic adaptations were made to the Queen Anne style, they increased in popularity and the transition to Classical Revival and other competing styles occurred with ease.

The district boasts several large examples of Queen Anne style homes, along with more modest examples of the same. Examples of the style account for more than half the homes in the district which represents the early time period during which it was developed between 1890-1910. A few notable examples of the Queen Anne style in the district include what is probably the oldest home, the Wenger House, built about 1890 at 1164 Lincoln Way (right side of photo 04). The house has a T-plan form with a wrap-around porch of turned posts and spindles, patterned shingle work in the gables, and a tower on its inside, northwest corner. The home features cutaway corners on its front-projecting leg of the T-plan as well as a three-sided projecting bay with cutaway corners on its west façade. A house that is identical in plan is located at 1114 Lincoln Way but has had many of its features covered or removed. Another modest-sized example of the style was built at 1312 Lincoln Way in 1909 (second from right side of photo 13). The house has cross gables with cornice returns and patterned shingle work. The top of the front gable is enclosed by a cornice supported by scroll brackets and an eyebrow of shingles shelters tall attic vents in the side gables.

One of the largest examples of the Queen Anne style was constructed at 1154 Lincoln Way in 1905 (photo 02). The house has a large front porch of stone and Doric columns with a semicircular entry to the porch. The house has multiple projecting three-sided bays, cutaway corners, and patterned top sashes in its second story. The multiple gables are enclosed with eave

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returns and supported by modillions. Two of the gables feature full-round arched windows with keys. Another large example is located at 1212 Lincoln Way (left side of photo 07). The large cube form house has lower cross gables, a few oval windows, and a nicely detailed porch. The porch has brick piers that support Ionic columns, two of which flank the porch entry and support a pedimented gabled. The home was designed by architects Schutt & Teeple about 1905.

Shingle Style

While fairly simple in application of this style, there are two cottages that were constructed in the Shingle Style in the district. These are located at 1222 and 1232 Lincoln Way. Both homes are one-and-a-half stories and feature large, expansive side gables covered with patterned shingle work. The house at 1222 Lincoln Way (photo 08) was built for the Leer family in 1895 and features a porch that wraps the front and west sides of the home. A two-story bay with cutaway corners projects through the porch roof on the east side of the façade and forms a turret-like feature. It forms a dormer in the second story that is capped with a gabled roof supported by brackets covered with shingles. The example at 1232 Lincoln Way (right side of photo 11, left side of 12) was designed in 1909 by architects Freyermuth & Maurer and features a front porch with segmental arched openings with walls and columns wrapped in shingles. The house has 16/1 wood windows and two large dormers with hipped roofs on the façade. The side gables flare out over the first story and feature tall, narrow slit-like windows in the attic. The Shingle Style had limited popularity, mostly along the upper East Coast where it was used for coastal and large vacation homes.

American Foursquare

The American Foursquare type was popular during the early 1900-1920s. 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 Foursquare 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”. Five examples of the American Foursquare form were constructed in the district, two of which have Craftsman features.

The houses at 1126 and 1168 Lincoln Way have Craftsman features applied to the foursquare form. The house at 1126 Lincoln Way is a large, two-story house with segmental arches on the second story that forms a balcony on the façade (second from right side of photo 01). The building is covered with stucco. The brick house at 1168 Lincoln Way is a more traditional American Foursquare but features Craftsman style windows and stylized brick columns on its front porch (right side of photo 05). The brick house at 1224 Lincoln Way is similar to 1168 Lincoln Way but has 12/1 wood windows (photo 09). The example at 1223 Miami Street is also a very traditional, frame American Foursquare and has gabled dormers in its tall, hipped roof (second from left side of photo 19).

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Craftsman/Bungalow

Another style with a limited presence in the district is representative of the trend in residential design away from American or European precedents during the early 1900s. Craftsman-Bungalow architecture 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.

There are four bungalows in the district, two of which were architect-designed. The most interesting of these is the Japanesque-inspired bungalow at 1228 Lincoln Way built in 1913 and designed by noted South Bend architect Ernest W. Young (photo 10). The side-gabled bungalow's most notable feature is its full-width porch composed of fieldstone boulders. The porch is sheltered under an extension of the low-pitched roof that features sawn rafter tails under its eaves. The bungalow at 1158 Lincoln Way (1923) was designed by architect G. T. Nethercutt and features Craftsman style windows and an interesting fascia/eave composition supported by wood brackets (photo 03).

COMMUNITY PLANNING & DEVELOPMENT

Formation of the District

The Lincoln Way East Historic District owes much of its formation from transportation networks that impacted this narrow strip of land along the St. Joseph River southeast of downtown South Bend. With improvement of the roadway and desirable location overlooking the St. Joseph River, the development of housing occurred fairly quickly for people who wanted to take advantage of both the serene views and easy access to both South Bend and Mishawaka. Lincoln Way, as the former Vistula Road, traces its origins prior to European settlement of the region. The route improved over time as the main transportation corridor between the county's largest cities, South Bend and Mishawaka, and then in 1913, it became part of the network of coast-to-coast roads designated the Lincoln Highway. The route was adopted into the state's highway system in 1919. This creates the north boundary and general feel of the district.

In 1851, the New York Central Railroad established tracks following Vistula Avenue some distance south of the route. This cut off a long strip of land that had been part of the Samuel & Mary Leer farm, established in 1835, between the river/road and tracks. Benjamin Leer inherited much of his father's farm property and laid out Leer's Survey between 1886 and 1888. His son,

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Delmar, continued to develop lots after his father died in 1893. The land became increasingly valuable for development over farming as Vistula Road was improved during the 1890s, receiving a streetcar line connecting South Bend with Mishawaka in 1895. After that improvement, lots along Vistula sold in earnest. Delmar Leer made small additions in 1907 and the last in 1923, titled D. C. Leer's Subdivision, on the east side of Leer Street (photo 13). Two more small plats were made by others at the east end of the district in the early 1900s: Kinzie & Good (each side of Ottawa Court, photo 16) and Rupel's Addition (west side of Vernon Street, east edge of the district, photo 17).

In the late 1920s, a project to elevate railroad tracks and combine rail lines in the city resulted in development of the Grand Trunk Railroad and overpass for Lincoln Way. This essentially cut off the residential neighborhood lining Vistula from more commercial development to the northwest, hence forming the west edge of the district. What remained in the west end of the district, flanking Miami Street, was bounded by both railroads and Lincoln Way (photos 18-20). Miami Street itself was an old route, originally known as Turkey Creek Road, that led from farms in the south part of St. Joseph County. Miami also formed the east boundary of the former M. L. Wenger farm. Like Leers, Wenger & Kreighbaum platted this small area cut off by the railroad by about 1895. It included "Kreighbaum Park" along Wenger Creek which was all but covered (the park) with the construction of the Grand Trunk. Commercial enterprises were later established at the intersection of Miami and Lincoln Way, though it retains its mostly residential feel. A gas station was built on the southeast corner of Lincoln Way and Miami Street about 1945 (left side of photo 18).

From Native American Pathway to Lincoln Way

Vistula Road, which became Lincoln Way East in 1913, 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 route followed an old "Indian trail" as it meandered along the south bank of the river. It was surveyed about 1830, making it one of the oldest routes in St. Joseph County, though these early survey records were lost. It was surveyed again in 1873 as the city began to expand to the east along the upper part of Vistula, nearer the city center.⁵ The Bowman Creek, then referred to as Wenger Creek just west of the district, created a fairly large ravine as the creek emptied into the St. Joseph River from its south bank. At least earlier on, travelers on Vistula Road probably crossed further upstream where the ravine would be shallower. However, by 1863, the road appears to cross the creek in about its current location.

In 1830, or shortly after, the creek was dammed in this area by Samuel Studybaker (correct spelling; distant relative of the Studebaker family) for the purpose of waterpower for a sawmill. Studybaker was the original owner of a 150-acre farm that was bordered by Miami Street (then called Turkey Creek Road) on the east, Sample Street on the north, and the river in its northeast corner. M. L. Wenger purchased the farm after Studybaker's death and owned the property during reconstruction of Vistula in 1895. The 1863 map of St. Joseph County shows the 150-acre

⁵ "Track Still Goes On" *South Bend Tribune*, 9 Sept 1895. Pg. 5. Col. 2

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tract owned by Wenger with large farm parcels to the south and southwest through which the creek flowed owned by D. Bowman and J. L. Bowman, between which is H. Studebaker.⁶ It appears to have had a bridge at this location by this time. The county's need to replace the Vistula Avenue bridge over Wenger Creek was spurred on by improvements needed on Vistula to keep up with residential development, but also due to a new method of transportation connecting South Bend and Mishawaka.

The General Power & Quick Transit Company incorporated on April 3, 1894, with the express purpose of building an electric streetcar line between South Bend and Mishawaka, using Vistula Road on the south side of the St. Joseph River and on Mishawaka Avenue on the north side of the river. The project called for "independent bridges...erected at Bowman's (Wenger) Creek, Springbrook, and Lang's glen."⁷ It was expected that with the construction of the trolley line, the river would become a more desirable location for residences. The road enjoyed prominence as a main route into the city and it soon began to be lined with middle-class houses from the mid-1890s into the early decades of the 20th century.

Along with construction of the bridge and streetcar line, the general grade along Vistula was to be lowered east of the bridge and raised at the bridge and the overall cost was anticipated to be \$12,000.⁸ By the end of July 1895, a new stone bridge was complete and only grading needed to be completed (listed on the National Register of Historic Places, 2026). The city of South Bend paid half, and the other half was paid by property owners along the stretch of Vistula needing graded to the structure. The physical appearance of the bridge and newly graded street provided "indications that residents of Vistula Avenue will have one of the prettiest streets in the city when the work is completed."⁹ Sentiment about the work on the culvert and grading along Vistula remained positive through 1895, as tracks were being laid for the streetcar line and the broad, level roadbed offered beautiful views of the St. Joseph River by those using the road and for houses being constructed on the south side of Vistula.¹⁰ The route was projected to be a charming ride from South Bend to Mishawaka with the river on one side and valleys and hills on the other which could not "be excelled for picturesque anywhere."¹¹

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 connecting it to the entire country, but housing and commercial growth also continued to expand along the former pioneer route. From that time to now, the route has been known as Lincoln Way East. The Lincoln Highway was the nation's first established coast-to-coast highway providing travelers a route from New York to California through Northern Indiana. The road, established in 1913, began in New York's Times Square and terminated at the Palace of the Legion of Honor in San Francisco. The highway played an important role in the development of the automobile's

⁶ Map of St. Joseph County (IN). M. W. Stokes. Printed by Chas. Shober, Philadelphia: 1863.

⁷ "A South Side Line" *South Bend Tribune*. 4 April 1894. Pg. 4. Col. 2

⁸ "Wenger Creek Bridge" *South Bend Tribune*. 08 Feb 1895. Pg. 4. Col. 2

⁹ "The Wenger Culvert Fill" *South Bend Tribune*. 01 Aug 1895. Pg. 5. Col. 3

¹⁰ "Making a Fine Road" *South Bend Tribune*. 20 Aug 1895. Pg. 5. Cols. 1-2

¹¹ "Track Still Goes On" *South Bend Tribune*. 9 Sept 1895. Pg. 5. Cols. 2-3

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influence on the way of life in 20th Century America¹² representing a shift from railroad dominated travel to automobile use.

In 1928, the state created a more direct route for the Lincoln Highway between Fort Wayne and Valparaiso. This southern alignment became U. S. Highway 30, however, the old alignment continued to serve its purpose of connecting major cities across north-central Indiana. Lincoln Way was adopted as part of Indiana's original highway transportation network in 1919 and carried the designation of Highway 2. By the 1930s, it was designated Highway 33 and U. S. Highway 20 was routed on the north side of the river between South Bend and Elkhart. Construction of the U. S. 20 Bypass around the south side of South Bend and Mishawaka to Elkhart, which opened in 1998, provided a route around the cities entirely. In more modern times, Lincoln Way East was designated State Route 933. Despite the bypass, the old Vistula-Lincoln Way route remains the most important link between the downtown commercial centers of St. Joseph County's largest cities, South Bend and Mishawaka (photos 01, 12-13).

Developmental History/Additional historic context information

¹² US Dept. of the Interior, *Lincoln Highway Special Resource Study*

Lincoln Way East Historic District
Name of Property

St. Joseph County, IN
County and State

9. Major Bibliographical References

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

“A South Side Line” *South Bend Tribune*. 4 April 1894. Pg. 4. Col. 2

“Beauties of Mother Nature Fade Before Maiden’s Eyes” *Detroit Free Press*. 16 Aug 1908. Pg. 8, col. 4-5

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

“Delmar C. Leer, Realtor, Dies” *South Bend Tribune*. 11 June 1941. Pg. 23, col. 6

“D. S. Ellison Dies Upstate” *Indianapolis News*. 29 March 1949. Pg. 25, col. 6

“E. W. Young Dies in Home” *South Bend Tribune*. 31 Jan 1959. Pg. 9, col. 5

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Map of St. Joseph County (IN). M. W. Stokes. Printed by Chas. Shober, Philadelphia: 1863.

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

Sanborn Fire Insurance Maps (South Bend, IN): 1899, 1917, 1917-1949 Vol. I and II

South Bend City Directories: 1904, 1906. South Bend Directory Company, South Bend (IN)

South Bend City Directories: 1910, 1914. Hibberd Directory Company, South Bend (IN)

South Bend City Directories: 1919, 1923, 1926, 1929, 1930, 1932. R. L. Polk & Company, Indianapolis (IN)

South Bend Historic Preservation Commission/City of South Bend website:
<https://southbendin.gov/departments/community-investment/planning-community-resources/historic-preservation-commission/local-historic-districts/> accessed August 23, 2024

“The Wenger Culvert Fill” *South Bend Tribune*. 01 Aug 1895. Pg. 5. Col. 3

“Track Still Goes On” *South Bend Tribune*, 9 Sept 1895. Pg. 5. Col. 2

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United States Federal Census Records for St. Joseph County/South Bend (IN): 1910, 1920, 1930

“Wenger Creek Bridge” *South Bend Tribune*. 08 Feb 1895. Pg. 4. Col. 2

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): 201-597-17043-44, 201-597-21001,
201-591-52001-033

Lincoln Way East Historic District
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10. Geographical Data

Acreeage of Property Approximately 26 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|--------------|------------------|-------------------|
| 1. Zone: 16T | Easting: 564295 | Northing: 4612149 |
| 2. Zone: 16T | Easting: 564295 | Northing: 4612262 |
| 3. Zone: 16T | Easting: 563622 | Northing: 4612631 |
| 4. Zone: 16T | Easting : 563622 | Northing: 4612522 |

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

Beginning at the intersection of Miami Street with Lincoln Way East, on the southeast corner and south curb, face southeast and follow the south side of Lincoln Way East, crossing Marine and Leer Streets and Ottawa Court, to the east property line of 1412 Lincoln Way East. Turn south and follow the east property line of 1412 Lincoln Way East to the north edge of Prinz Court. Turn northwest and follow the north edge of Prinz Court, crossing Ottawa Court, and Leer and Marine Streets, to the east curb of Miami Street.

At Miami Street, turn north and follow the east curb of Miami Street to a line extended east from the south property line of 1227 Miami Street. Turn west and follow the south property line of 1227 Miami Street (crossing Miami Street) to the west property line of 1227 Miami Street, then turn north and follow the west property lines of 1207, 1217, 1221, 1223, and 1227 Miami Street to the north property line of 1207 Miami Street. Turn west and follow the north property line of 1207 Miami Street to the east curb of Miami Street (crossing Miami Street), then turn north and follow the east curb of Miami Street to the south curb of Lincoln Way East, or the place of beginning.

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Boundary Justification (Explain why the boundaries were selected.)

The district's boundaries are composed primarily of Leer's Survey, a late 19th century addition to South Bend that was disconnected from a larger farm due to construction of transportation infrastructure. The development capitalized on its river views. Two small plats at the east and west ends of the district were developed for similar reasons and are composed of comparable housing. Prinz Court functions as an alley paralleling the railroad right-of-way along the south boundary of the district while commercial development exists east and west of the boundaries.

11. Form Prepared By

name/title: Kurt West Garner
organization: South Bend Historic Preservation Commission
street & number: 12954 6th Road
city or town: Plymouth state: IN zip code: 46563
e-mail: kwgarner@kwgarner.com
telephone: 574-780-1423
date: August 27, 2024

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.)
-

Lincoln Way East Historic District

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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. 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: Lincoln Way East Historic District

City or Vicinity: South Bend

County: St. Joseph State: Indiana

Photographer: Kurt West Garner

Date Photographed: July 8, 2024

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking east along Lincoln Way from near its intersection with Miami Street

1 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1154 Lincoln Way East

2 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 1158 Lincoln Way East

3 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1164 Lincoln Way East

4 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1168 & 1172 Lincoln Way East

5 of 20.

Lincoln Way East Historic District

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Name of Property

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Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1202 Lincoln Way East

6 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 1212 & 1208 Lincoln Way East

7 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1222 Lincoln Way East

8 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 1224 Lincoln Way East

9 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south at 1228 Lincoln Way East

10 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1232 & 1236 Lincoln Way East

11 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west along Lincoln Way East from the 1200 block.

12 of 20.

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

13 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at the 1300 block of Lincoln Way East

14 of 20.

Lincoln Way East Historic District

St. Joseph County, IN

Name of Property

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1330 & 1334 Lincoln Way East

15 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1352 Lincoln Way East from Ottawa Court

16 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 1412 Lincoln Way East

17 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south on the east side of Miami Street from Lincoln Way East

18 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the 1200 block of Miami Street from Lincoln Way East

19 of 20.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at the 1200 block of Miami Street

20 of 20.

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.

NORTH ST. JOSEPH—RIVER BEND
HISTORIC DISTRICT
SOUTH BEND, ST. JOSEPH CO. INDIANA
NATIONAL REGISTER OF HISTORIC PLACES



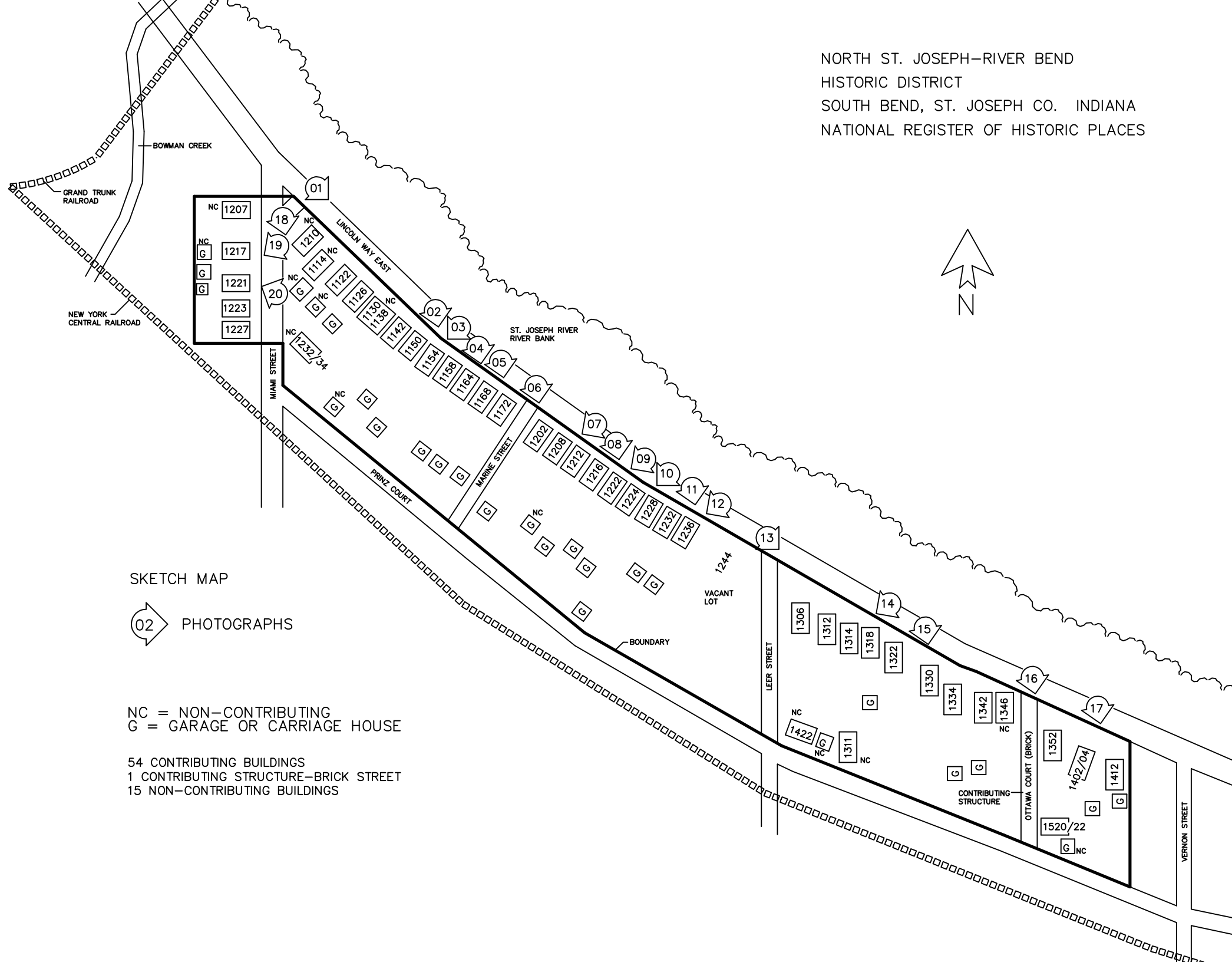
SKETCH MAP



PHOTOGRAPHS

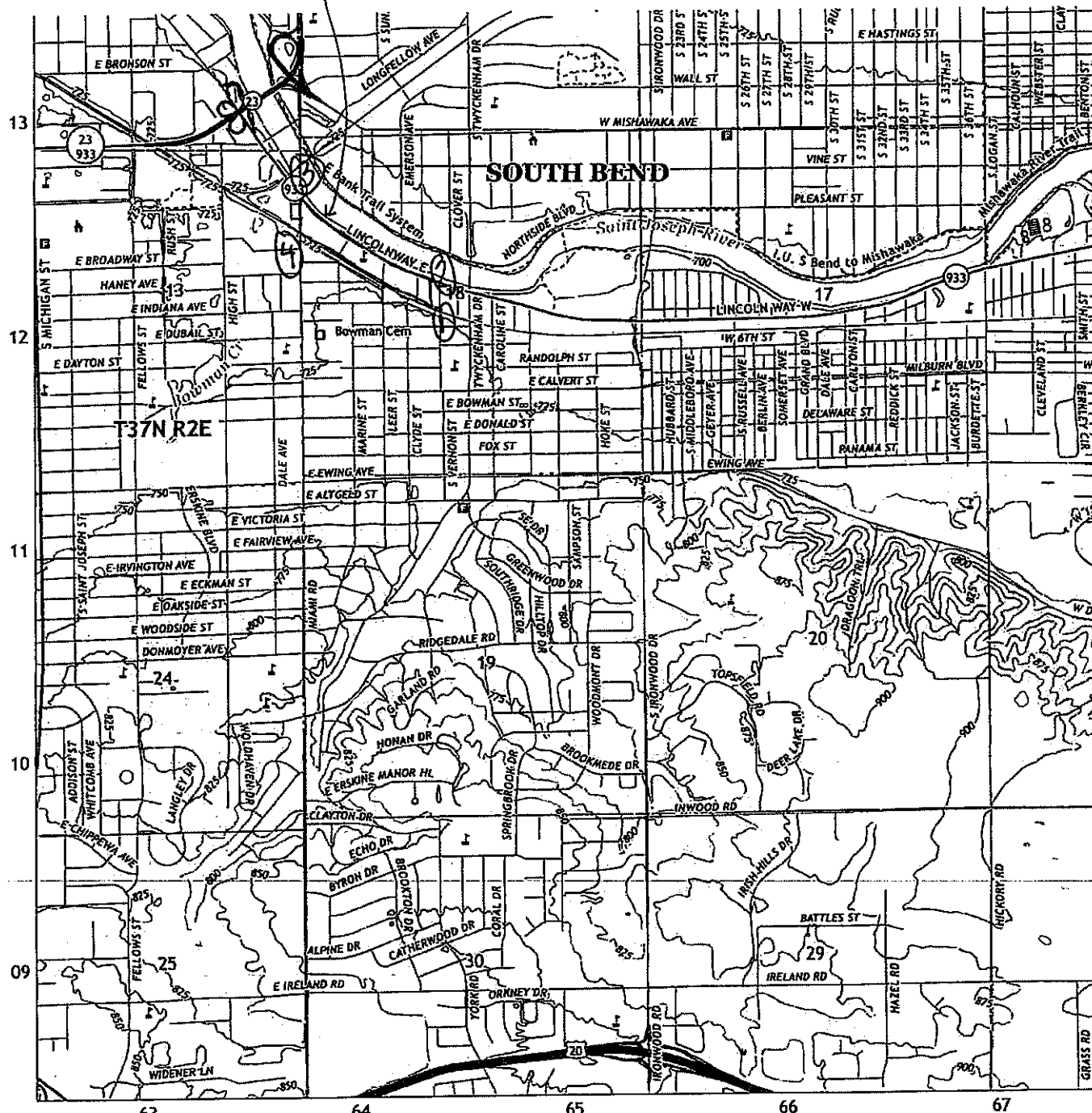
NC = NON-CONTRIBUTING
G = GARAGE OR CARRIAGE HOUSE

54 CONTRIBUTING BUILDINGS
1 CONTRIBUTING STRUCTURE—BRICK STREET
15 NON-CONTRIBUTING BUILDINGS



- ① 16T 564295 4612149
- ② 16T 564295 4612262
- ③ 16T 563622 4612631
- ④ 16T 563622 4612522

LINCOLN WAY EAST HISTORIC DISTRICT
 NATIONAL REGISTER OF HISTORIC PLACES
 SOUTH BEND, ST. JOSEPH CO. IN



41.6250°
 -86.2500°



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IN_SaintJosephCounty_LincolnWayEastHistoricDistrict_0002



IN_SaintJosephCounty_LincolnWayEastHistoricDistrict_0003



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