

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: North St. Joseph-River Bend Historic District

Other names/site number: Hammond & Whitcomb Addition

Name of related multiple property listing:

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

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

2. Location

Street & number: Bounded by North St. Joseph Street and the St. Joseph River on the west and east, and by Marion and Bartlett Streets on the south and north, respectively.

City or town: South Bend State: IN County: St. 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Not For Publication: ☐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

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

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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

106

14

buildings

2

0

sites

0

0

structures

0

0

objects

108

14

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

DOMESTIC: Multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Tudor Revival

LATE 19TH AND 20TH CENTURY REVIVALS: Italian Renaissance

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:

Bungalow/Craftsman

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Prairie School

MODERN MOVEMENT: Art Moderne

Materials: (enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

WOOD: Weatherboard

SYNTHETICS: Vinyl

roof: ASPHALT

other: WOOD: Shingles

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 North St. Joseph-River Bend Historic District is a three-block area developed by residential developers Hammond & Whitcomb in 1903 on an east bend in the St. Joseph River on South Bend's near north side. The district contains approximately eighty homes of similar scale in styles popular during the early 20th century including Queen Anne, Free Classic, and American Foursquare styles. The district is densely developed with Riverside Drive as the premier street, bending east with and fronting the St. Joseph River's west bank.

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Narrative Description

The North St. Joseph-River Bend Historic District derives its name from two locally designated historic districts: North St. Joseph Street and River Bend Historic Districts. The districts compose a majority of the Hammond & Whitcomb Addition to the city of South Bend, platted in 1903. The plat is bounded on the south and north by Marion and Bartlett Streets, respectively, and by North St. Joseph Street on the west and Riverside Drive and the St. Joseph River on the east. East Navarre Street is the only east/west street that bisects the plat from St. Joseph Street to Riverside Drive, however, Hammond Court and Riley Place are short streets that are between St. Joseph Street and the north/south alley west of Riverside Drive.

The plat features compact lots with shallow front yards and mostly two-story houses in a few styles. These styles are Queen Anne, Free Classic, and American Foursquare. The foursquare form dominates the district and often has features of other styles, such as Queen Anne, Free Classic, Colonial Revival, and Prairie. There are approximately eighty primary buildings, all but one of which are residences. The district includes Milton Home (1951), which is a historic retirement home long considered part of the neighborhood. It is located on a raised hill overlooking the St. Joseph River on the south side of Marion Street (right side of photo 04).

Leeper Park and the city's historic water works facility are north of the district and a large parking lot serving Memorial Hospital is west of the district. The St. Joseph River wraps the east side and south end of the district and features a broad, walkable bank on the east side of Riverside Drive; it functions as a parkway with mature trees along Riverside to Leeper Park (photos 01, 04, 07-08). The streets are fairly narrow and paved with asphalt and feature concrete curbs and sidewalks. The homes on the west side of Riverside Drive, Marion, and Bartlett Streets have banked front yards and steps that lead down to the street sidewalk (photos 01-09, 14, 24-25).

Non-contributing houses typically have intrusive porch alterations, loss of historic details, or cumulative changes that result in substantial loss of character. There are only a few non-contributing primary buildings rated as such due to these changes. For example, the cross-gabled house at 528 N. St. Joseph has been altered with modern siding, windows, and complete loss of the porch, cumulatively resulting in its non-contributing designation. The plat is considered a contributing site given its compact design conforming to the bend in the river. The parklike bank between the St. Joseph River and Riverside Drive is also considered a contributing site; while not designated a park in the plat, it was set aside in a conservation and recreational manner and is maintained as a parkway by the city of South Bend.

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A complete list of resources follows:

Riverside Drive, west side heading north

507 Riverside. Queen Anne, 1903. Non-Contributing
Left side of photo 01
Garage, c. 1980. Non-contributing.

511 Riverside. Cross-gable, 1903. Contributing
Second from left side of photo 01
Garage, c. 1990. Non-contributing.

515 Riverside. Bungalow, 1906. Contributing
Second from right side of photo 02
Hammond & Whitcomb, builders.
Garage, c. 1910. Contributing.

519 Riverside. Arthur L. and Myrtle Sturgis House, American Foursquare, 1917. Contributing
Right side of photo 02
Garage, c. 1990. Non-contributing.

The two-story house has a classic American Foursquare form. The house has cement shingle siding (c. 1940) and 1/1 wood windows with simple trim boards. The hipped roof is covered asphalt shingles. The façade features a full-width front porch with a hipped roof supported by iron supports (c. 1950). The concrete porch has iron railings and steps in its south half. The porch's back wall features a wood entry door with window in its top half in the wall's south half and a wide 1/1 window in its north half. The second story features two 1/1 windows. A dormer with a hipped roof is centered in the roof and features a pair of small square wood windows.

It appears the earliest occupants of this house was Arthur L. and Myrtle Sturgis. Arthur Sturgis was a commercial traveling salesman. The couple lived in the home into the early 1920s.

527 Riverside. American Foursquare, 1904. Contributing
House, c. 1910. Contributing
Shed, c. 1910. Contributing.

533 Riverside. American Foursquare, 1904. Contributing.

535 Riverside. Cuffel House, Queen Anne, 1910. Contributing
Left side of photo 03
Garage, c. 1910. Contributing.

The two-story house has a molded concrete block foundation and vinyl siding. The house has modern 1/1 vinyl windows with simple trim boards and hoods. The steeply pitched hipped roof is covered with asphalt shingles. The façade has a wide front porch with ironwork railings and posts (c. 1950) that support a low-pitched hipped roof. The back wall of the porch features two

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wide 1/1 windows and a wood entry door with a full window between them. The second story features two 1/1 windows with an oval window, filled with a board, between them. The façade has a lower cross gable on its south half. It has eave returns and a small square wood window centered in the gable wall.

One of the first owners of the house was Roy O. and Reatha Cuffel in 1910. Roy was a carpenter in a lumber company who lived in the home briefly. They were followed by the John N. and Gertrude Tusing family by 1919. John Tusing had been a barber in the city since before 1910, but by 1930, the family had moved to California.

539 Riverside. Queen Anne/Foursquare, 1903. Contributing.

Right side of photo 03

This house is similar, but mirrored to the home at 535 Riverside Drive, but features a brick first story and retains its oval window in the second story and features wood shingles in the front gable.

(Navarre Steet intersects)

601 Riverside. Siewertson House, Free Classic, 1910. Contributing.

605 Riverside. Prairie Style/American Foursquare, 1911. Contributing

Left side of photo 06

Garage, c. 1911. Contributing.

The two-story house has clapboards with a cornice board at the top of its second story. The house has 1/1 wood windows with cornice hoods. The relatively low-pitched hipped roof is covered with asphalt shingles. The façade features a wide front porch with walls covered with clapboards and wide, rectangular columns covered with boards and battens. The entry to the porch is in the north half of the façade. The porch has a nearly flat roof. The back wall of the porch features a low wainscot of clapboards topped with a chair rail. The wood entry door has a full window and Craftsman style storm door and is in the north half of the porch's back wall. A wide 1/1 wood window is in the south half. The second story features two 1/1 wood windows in the façade.

Some of the first residents of this house were William S. and Jessie Stephens, who are found in the city directory at this address in 1914. William Stephens was employed by Wyman's, a large dry goods store in downtown South Bend.

609 Riverside. American Foursquare, 1912. Contributing

Right side of photo 06

Garage, c. 1990. Non-contributing.

615 Riverside. Kryden House, Free Classic, 1914. Contributing

Third from right side of photo 08

Garage, c. 1915. Contributing.

619 Riverside. American Foursquare, 1916. Contributing.

Second from right side of photo 08

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625 Riverside. Walter Hildebrand House, American Foursquare, 1906. Contributing
Right side of photo 08
Garage, c. 1910. Contributing.

629 Riverside. Keltner House, Queen Anne, 1905. Contributing
Left side of photo 07
Garage, c. 1960. Non-contributing.

701 Riverside. Mack House, Free Classic, 1903. Contributing
Second from left side of photo 07
Garage, c. 1960. Non-contributing.

705 Riverside. Biggs House, American Foursquare, 1923. Contributing
Garage, c. 1925. Contributing.

709 Riverside. Prairie Style/American Foursquare, 1913. Contributing
Left side of photo 09
Garage, c. 1915. Contributing.

The two-story house has walls covered with stucco and 1/1 vinyl windows with simple trim boards. Trim boards form a belt around the house near the bottom of the first story and near the bottom of the second story. The low-pitched hipped roof is covered with asphalt shingles and has wide overhanging eaves. While the house has a cube form, it features a narrow, recessed section that projects to the north where the entry is located. The entry is a metal door with a window in the top half. A barrel-vaulted porch roof supported by wood brackets is over the entry. An enclosed porch (built as such), covered with stucco, projects from the façade and features a row of four 1/1 windows and a nearly flat roof. The second story features a row of three windows with a wide window flanked by narrower ones. A wide dormer, covered with stucco, is centered in the roof on the façade. It features a row of three small 1/1 windows and a hipped roof.

This house seems to have had several owners within the first twenty years of its construction. In 1914, Harold and Mary Beale owned the home. Harold was a manager with Oliver Plow Works. They were followed by LaRue and Louise Smith who lived at the home until 1929. LaRue Smith worked for the Smith-Monroe Company. Harland and Blanche Stiffler lived in the home beginning in 1930. Harland was a manager with Universal Carloading & Distributing Company.

715 Riverside St. Bunch House, American Foursquare, 1912. Contributing
Right side of photo 09
Garage, c. 1915. Contributing.

717 Riverside. Geiger House, American Foursquare, 1914. Contributing
Garage, c. 1915. Contributing.

721 Riverside. Craftsman/Italian Renaissance, c. 1924. Contributing
Left side of photo 14

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The house fronts Bartlett Street to the north. The two-story, brown-colored brick house has Craftsman style 12/1 wood windows with brick sills and lintels. A belt course of soldier brick is between the first and second stories and at the top of the second story. The low-pitched hipped roof has wide overhanging eaves supported by pairs of wood brackets. The roof is covered with asphalt shingles. The west side of the house has a small, attached garage with a shed roof. The east side of the house has a porch with a shed roof.

The facade on Bartlett Street features a small porch with brick columns that support a gabled roof in the center of the façade. The roof has sawn fascia boards. The entry is centered in the back wall of the porch and features a wood Craftsman style door. The entry is flanked by large wood windows composed of twenty panes of glass. The second story features a small pair of wood casement windows, divided into twelve panes, centered on the façade. The small pair of windows is flanked by large pairs of 12/1 wood windows.

One of the first owners of the house was Orville and Joy Hodgson. They are shown living in the home in the 1926 city directory. The house is not shown in the 1923 directory. Orville Hodgson was listed as a salesman. Clyde L. White is living in the home by 1930.

North Saint Joseph Street, east side heading north

512 Saint Joseph St., Hicks House, Cross-Gabled, 1904. Contributing
Garage, c. 1980. Non-contributing.

516 Saint Joseph St., Hoffman House, Free Classic, 1905. Contributing.
Right side of photo 10

520 Saint Joseph St., John W. and Ida Peters House, Free Classic, 1904. Contributing
Left side of photo 10
Garage, c. 1910. Contributing.

The two-story house has a foursquare form with molded concrete block foundation, clapboard siding, and 1/1 wood windows. A tall cornice is at the top of the second story. The house has a steeply pitched hipped roof, covered with asphalt shingles, with a lower, front cross gable on its north half. The façade features a full-width front porch with slender, wood Doric columns that support a hipped roof. The back wall of the porch has a wood entry door, with a full window, off centered to the south. A window divided into multiple panes is south of the entry. A large window with multiple panes is in the north half of the porch's back wall. Two 1/1 windows are in the second story. The cross gables feature fish-scale patterned wood shingles and a small, square wood window centered in the gable wall.

One of the first owners of the house were John W. and Ida Peters, as recorded in the 1906 city directory. John Peters was a reporter for the *South Bend Daily Times*. By 1920, Ida was widowed and living at the home with her daughter, Ruth, and had taken in three young male boarders. Mrs. Peters sold the home by 1929 to Ira Hull.

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528 Saint Joseph St. Kabitz-Schafer/Marshall Cotton House, c. 1900. Non-contributing.

(Navarre Street intersects)

610 Saint Joseph St., Foursquare/Craftsman, c. 1924. Contributing.

Right side of photo 11

The two-story house features a brick foundation and clapboard siding. The house has 1/1 wood windows with cornice hoods. A short cornice board is at the top of the second story where pairs of long, carved wood modillions extend out to carry the wide overhanging eaves. The low-pitched hipped roof is covered with asphalt shingles.

The façade features a brick porch with tall brick piers capped with stone. The piers carry short, tapered square columns from which spring pointed, Tudor-like arches. The entry is in the south half of the porch's front wall and is flanked by brick piers, forming a narrower arch than the north half of the wall. The porch has a hipped roof. The back wall of the porch features a wood entry with full window and Craftsman screen door in the wall's south end. A row of three 1/1 wood windows is north of the entry. The second story features two pairs of 1/1 wood windows.

The house is recorded in the 1926 city directory as being occupied by Jacob and Phillipine Ackermann; she was widowed about 1929. Jacob had worked as a foreman and dyer for South Bend Woolen Company.

612 Saint Joseph St., Edwards-Jorgenson House, Free Classic Cottage, c. 1908/1921

Contributing. Middle of photo 11

The one-and-a-half story, side-gabled house has brick walls and wood shingles that cover the gables and a front dormer. A belt course of glazed terra cotta is at the bottom and top of the first story. The house has a combination of 1/1 and Craftsman style 3/1 and 6/1 wood windows with terra cotta sills. The roof is covered with asphalt shingles. The façade features a wide front porch with a low-pitched gabled roof. The porch has brick walls and piers that support molded terra cotta corner columns that carry the roof. The back wall of the porch features a wood entry door with a small window in the top. The entry has a surround of terra cotta with terra cotta hood. The door is flanked by 6/1 Craftsman style windows. A dormer with a shed roof is centered on the façade. It features a pair of small 3/1 wood windows.

The house was likely first occupied by William E. Edwards and his wife, Carrie, during the 1910s-1920s. William Edwards worked as an upholsterer. By 1926, Andrew and Lottie Jorgensen lived at the house. Jorgensen was a brick layer and mason, and it appears that he refaced the house in brick and terra cotta. The Jorgensens lived at 117 East Navarre Street in 1920, prior to moving to this house.

616 Saint Joseph St. Bernhardt House, American Foursquare, 1908. Contributing.

Left side of photo 11

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620 Saint Joseph St. Archer House, Foursquare/Colonial Revival, 1910. While the front porch was enclosed c. 1950, the footprint of this porch and northside porches which were historically enclosed, are consistent with early Sanborn maps. Contributing. Right side of photo 15
Garage, c. 1910. Contributing.

(Hammond Place intersects)

702 Saint Joseph St. American Foursquare, 1907. Contributing.

706 Saint Joseph St. Good House, American Foursquare, 1905. Contributing.

708 Saint Joseph St. Queen Anne/American Foursquare, 1903. Contributing.

710 Saint Joseph St. Fredrickson House, Free Classic, 1907. Contributing
Garage, c. 1910. Contributing.

Bartlett Street, south side heading east

202 Bartlett St., Dutch Colonial Revival, 1922. Contributing.
Photo 12

206 Bartlett St. Massed Ranch, 1952. Contributing.
Seen on the left side of photo 12

210 Bartlett St. Spring House, American Foursquare, 1916. Contributing
Garage, c. 1920. Contributing.

214 Bartlett St. Frederick Noble House, American Foursquare, 1905. Contributing
Garage, c. 1960. Non-contributing.

218 Bartlett St. Guy & Grace Staples House, Foursquare/Queen Anne, 1903. Contributing
Photo 13

Garage, c. 1910. Contributing.

The two-story house features clapboard siding on the first story and patterned wood shingle work on the second story. The bottom of the second story features a slight flare out over the first story. The house has 20/1 wood windows with cornice hoods. The top of the second story features a cornice with rows of dentils. The steeply pitched hipped roof is covered with interlocking asphalt shingles and features flared eaves. Notable features of the house include a large, oval wood window with keys in its surround, centered in the second story of the west façade, and a projecting three-sided bay with cutaway corners in the south half of the first story of the west façade. A polygonal dormer with a hipped roof is also centered on the west façade.

The front (north) façade features a full-width porch enclosed with a low wall of clapboards and screens and a low-pitched hipped roof. A three-sided bay with cutaway corners is in the west half

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of the porch's back wall. It features a wide window of multiple paned sashes in its front wall and narrower windows with matching sash configuration in its side walls. The wood entry door is in the east half of the porch's back wall. It features a window divided into multiple panes in its top half. A large window divided into multiple panes is east of the entry. The second story has a pair of 20/1 wood windows in its west half and a small pair of casement windows divided into multiple panes in its east half. A short, octagonal turret, covered in wood shingles, is centered in the roof. It features a large, fixed window divided into multiple panes in its front wall, and a hipped roof.

The house was built for Guy and Grace (Punches) Staples. Guy Staples worked in the building supply industry as the president of Staples-Winkler. The 1910 census included two sons and a maid named Ida Pecher who lived in the house. Staples was also president of the Hollingsworth-Turner Company that produced ice cream and ice products.

222 Bartlett St. Albert O. & Helena Anderson House, Tudor Revival, c. 1931. Contributing
Right side of photo 14

Garage, c. 1931. Contributing.

The two-and-a-half story, light-brown colored brick house features clapboards in its gables and 6/6 wood windows. Wood attic vents are centered in the gable walls. The steeply pitched roof, with side gables and a tall front gable, is covered with asphalt shingles. The façade has a brick entry vestibule that projects on its west half. The vestibule has brick corbels that carry its gabled wall and roof. A full-round arched entry surround is centered in the vestibule and features a full-round arched wood door with small window recessed into the surround. A row of three 6/6 wood windows is east of the vestibule. A row of 6/6 wood windows is also centered in the second story of the façade.

The house appears to have been constructed about 1931 with its first residents being the Albert O. and Helena Anderson family. Albert Anderson was a purchasing agent for South Bend's Bendix Corporation. They lived in the home only a few years, the house was vacant in 1933.

226 Bartlett St. Charles Davey House, American Foursquare, 1905. Contributing.
Middle of photo 14

Hammond Court, south side heading east

210 Hammond. Queen Anne, c. 1910, Contributing.

214 Hammond. Queen Anne, c. 1910, Contributing
Garage, c. 1920. Contributing.

220 Hammond. Queen Anne, c. 1910, Contributing
Garage, c. 1990. Non-contributing.

224 Hammond. Free Classic, 1903. Contributing.

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Right side of photo 16

This is one of three similar houses on Hammond Place, this one is the most intact (209 and 214 Hammond are the other two). The two-story house has a simple cube form with a concrete foundation and large, shake style siding (c. 1950). The house has 1/1 wood windows with cornice hoods. The hipped roof is covered with asphalt shingles. The façade features a wide concrete porch with slender, wood Doric columns that support a hipped roof. The modern wood entry door is in the west half of the façade and a large 1/1 window is in the east half. The second story features an oval window in the west half and a 1/1 window in the east half. The 1/1 window in the second story rises into a lower cross gable that features eave returns.

One of the first residents of the house was Reverend William W. and Harriet Summers, in 1906. Reverend Summers was the pastor of the Brethren church located on Michigan Street. Summers had retired by the time of his death in 1917. By 1910, the house belonged to John and Celinda Barney. John Barney was engaged in road repair and construction.

226 Hammond. Cross-gable, 1903. Contributing.

Left side of photo 16

230 Hammond (east end of street; faces west). Keltner House, T-plan, 1906. Contributing

Hammond Court, north side heading west

225 Hammond. Queen Anne/Cross-gable, 1904. Contributing

Right side of photo 17

Carriage House, 1904. Contributing (seen in photo 17)

221 Hammond. Place House, T-plan, 1904. Non-contributing.

Second from right side of photo 17

217 Hammond. American Foursquare, c. 1905. Contributing

Third from right side of photo 17; right side of photo 18

Garage, c. 1910. Contributing.

215 Hammond. Shenefield House, American Foursquare/Craftsman, 1910. Contributing.

Middle of photo 18

The two-story house has a molded concrete block foundation and clapboards on its first story walls. A trim board forms a belt around the top of the first story. The second story and the three dormers are covered with wood shingles. The house has 1/1 wood windows with cornice hoods. The gabled dormers feature small 1/1 vinyl windows and exposed rafter tails. The hipped roof is covered with asphalt shingles. The façade features a modern wood porch floor, railings, and posts that carry a historic hipped porch roof. The back wall of the porch has a projecting, three-sided bay with cutaway corners in its east half. A 1/1 window is in each wall of the bay. A large entry with a modern door flanked by wood side-lites with wood panels in the bottom half is in

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the west half of the porch's back wall. A modern stairway door is west of the large entry. The second story features two 1/1 vinyl windows.

In 1910, the house was occupied by the Emery D. and Clara Shenefield family that included their son, John. The household included two female boarders as well, both of whom were employed as stenographers. Emery Shenefield was employed as a commercial traveling salesman.

209 Hammond. Free Classic, 1909. Contributing.

The corner is visible on the left side of photo 18

Navarre Street, north side heading east

201 Navarre St. Ackerman House, Free Classic, 1905. Contributing.

203 Navarre St. American Foursquare/Free Classic, c. 1910, Contributing.

Left side of photo 19

209 Navarre St. Queen Anne, c. 1910, Contributing.

Second from left side of photo 19

213 Navarre St. Queen Anne, c. 1910, Contributing

Garage, c. 1910. Contributing.

219 Navarre St. Foursquare/Colonial Revival, c. 1910/1920, Contributing

Garage, c. 1960. Non-contributing.

221 Navarre St. Bungalow/Craftsman, 1911. Contributing

Left side of photo 20

Garage, c. 1915. Contributing.

The one-and-a-half story, side-gabled bungalow features a molded concrete block foundation and clapboard siding with wood shingles in its gables and on its front dormer. The house has 1/1 wood windows with cornice hoods. The roof has flared eaves and is covered with asphalt shingles. The façade features a full-width porch with brick walls and tapered, corner columns of brick capped with stone. The columns carry an extension of the house roof. A wood entry door with window in its top half is in the east half of the porch's back wall. A large 1/1 wood window is in the west half. The dormer centered on the façade features two 1/1 wood windows and a hipped roof.

The house was constructed in 1911 and some of the first occupants were William S. and Dora Snokes. William Snokes worked for the Studebaker Corporation while he lived in the home in 1914. By 1920, the house was occupied by Dr. Kerr Spitler, a dentist with an office in South Bend, and his wife, Margaret. The family rented the home.

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225 Navarre St. Walter & Louise Bryan House, American Foursquare, 1911. Contributing

Middle of photo 20

Hammond & Whitcomb, builders

Garage, c. 1915. Contributing.

The two-and-a-half story house has a molded concrete block foundation and lattice-like porch walls. The house has vinyl siding and 1/1 wood windows with cornice hoods. The hipped roof features flared eaves and is covered with asphalt shingles. The façade has a wide front porch with molded concrete block piers that support fluted, Ionic columns of cast concrete or terra cotta. The columns support a low-pitched hipped roof. The wood entry door features a full window and is in the east half of the porch's back wall. A large 1/1 wood window is in the west half. The second story features two 1/1 wood windows. The wide dormer centered on the façade has a row of three, square wood windows divided into diamond-shaped panes by mullions. The dormer has a hipped roof.

The first occupants of the house appear to be Walter and Louise (Schneider) Bryan who lived in the home during the 1910s. Walter Bryan moved to South Bend from Ohio in 1911 and bought out the James Towner Advertising Agency. He became engaged in outdoor advertising as the owner and manager of General Outdoor Advertising.

229 Navarre St., American Foursquare/Craftsman, 1910. Contributing.

Right side of photo 20

Hammond & Whitcomb, builders

Navarre Street, south side heading west

230 Navarre St. Dutch Colonial Revival, c. 1920, Contributing

Garage, c. 1920. Contributing.

226 Navarre St. Free Classic, Cottage, c. 1905, Contributing.

222 Navarre St. Cross-Gabled, c. 1910, Contributing

Garage, c. 1910. Contributing.

218 Navarre St. Queen Anne, c. 1910, Contributing.

Left side of photo 21

216 Navarre St. Queen Anne, c. 1910, Contributing.

Right side of photo 21

208 Navarre St. Queen Anne, c. 1910, Contributing

Garage, c. 1910. Contributing.

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206 Navarre St. Sarah (Wharton) Mack House, Queen Anne/Free Classic, 1903. Contributing
Left side of photo 22

Garage, c. 1910. Contributing.

The two-story house is similar to many others in the district with its foursquare form with a few simple details of the Queen Anne style. The house has a molded concrete block foundation and clapboard siding with simple corner trim boards. The house has 1/1 wood windows with cornice hoods and a cornice board at the top of its second story. The hipped roof features lower cross gables enclosed with a continuation of the eave. The roof is covered with asphalt shingles. The façade has a wood porch with slender, wood Doric columns that support the hipped porch roof. The wood entry door, with window in the top half, is off centered to the east. Large 1/1 wood windows flank the entry door. The second story features two 1/1 wood windows. A cross-gable is on the west half of the façade. Its wall is covered with wood shingles and features a small 1/1 wood window.

The house was built for Sarah (Wharton) Mack in 1903. She was the widowed of John Mack who died in 1899. In the 1920 census, she lived at this home with her three daughters, in their 30s, and two men who were 19 years old and attending college. Sarah Mack lived in the home until her death in 1933.

202 Navarre St. Reid House, Queen Anne/Free Classic, 1904. Contributing

The corner is seen in the right side of photo 22

Garage, c. 1910. Contributing.

Riley Place, south side heading east

See photo 23 for Riley Place, looking west

208 Riley. Cottage, c. 1910, Contributing.

214 Riley. Front-gabled bungalow, c. 1923, Contributing

Garage, c. 1990. Non-contributing.

218 Riley. Front-gabled bungalow, c. 1923, Contributing.

222 Riley. Side-gabled bungalow, c. 1923, Contributing.

Photo 23

This is one of three small, one-story bungalows that were constructed on Riley Place c. 1923. A small projecting section is on its south side, while the house faces east. This house has a molded concrete block foundation and vinyl siding with 1/1 wood windows. The side-gabled roof, with clipped gable, is covered with asphalt shingles. The façade has a concrete porch with metal railing. A gabled porch roof with barrel vaulted ceiling is supported by wood braces and is in the south half of the façade. It shelters a wood entry door. A 1/1 window is in the north half of the façade and in the east wall of the south projecting section of the house.

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The three small bungalows appear to have been built as rental properties. One of the first occupants of this small house was John and Ruth Smelser in 1929. John Smelser was a stock keeper for Indiana and Michigan Electric Company. John F. and Elizabeth Larsen followed Smelsers, occupying the house in 1930. John Larsen was employed as an engineer. Carl W. and Bernice Lenaberg then occupied the house in 1932. Carl was a partner in the painting company of C. E. Lee Company painters, a company that still exists today.

Marion Street, north side heading east

127 Marion St. Isaac N. & Grace Miller House, Craftsman, c. 1908. Contributing

Photo 27

The two-story house has a painted brick foundation and front porch. The house has vinyl siding and 1/1 wood windows. The hipped roof has flared eaves and is covered with asphalt shingles. A chimney is centered in the home's east façade. The front porch is over the east two-thirds of the façade and features square columns of brick with stone caps that support a hipped roof. A gable with cornice returns is centered on the façade, in the west half of the porch, to mark the entry onto the porch. It has a stucco and half-timber design in its gable wall.

The entry vestibule is a three-sided, projecting bay with cutaway corners centered on the façade. It has a wood door with a full window flanked by narrow windows in the cutaway corners. The entry is flanked by groups of three windows. The east group, in the back porch wall, features a wide 1/1 middle window flanked by narrower 1/1 windows. The west group is composed of three 1/1 windows. The second story features two short 1/1 windows centered on the façade. A pair of 1/1 windows is in the east half of the second story. A three-sided projecting oriel bay with cutaway corners is in the west half. The bay has 1/1 windows in each wall. Two matching dormers are in the roof on the façade. The dormers have tapered walls covered with wood shingles and a pair of sliding windows, non-historic, in the dormers' front wall. The dormers have low-pitched hipped roofs with flared eaves.

The house was built about 1908 for Isaac Newton and Grace Miller. Isaac Miller was both a farmer in St. Joseph County and a traveling salesman for Singer Sewing Machine Company. They lived at this residence into the late 1910s before retiring at their farm west of the city.

(North St. Joseph Street intersects)

201 Marion St. Christian & Anna Soens House, Queen Anne, c. 1904, Contributing.

Left side of photo 24

The house was constructed for Christian and Anna Jenniches Soens. Christian Soens was the son of German immigrants who settled in Wisconsin before relocating to South Bend. Christian Soens began a brick manufacturing business that operated on either side of St. Joseph Street, north of Marion Street, in what would become the North St. Joseph-River Bend Historic District. Soens was also a contractor and may have been responsible for building his own home. He constructed a good portion of the city's early sewer system during the late 19th century. Soens

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sold his brickyard to Hammond & Whitcomb, developers, for the creation of the Hammond & Whitcomb Addition in 1903. In return, the developers sold Soens lot #1 in the addition for construction of his home, between about 1903-1904.

203 Marion St., William H. & Daisy Shontz House, Queen Anne, c. 1904, Contributing
Middle of photo 24

Garage, c. 1920. Contributing.

The two-and-half-story, side-gabled house features a molded concrete block foundation. The first story walls are covered with large shakes. The second story, which flares out at the bottom, and gables are covered with wood shingles. A cornice is at the top of the second story where pairs of modillions project to carry the eaves at the bottom corners of each gable. The large side gables and lower cross gable on the west half of the façade are enclosed at the bottom by a pent roof. The west side gable has a pair of fixed windows divided into nine panes and a trim board that forms a belt at the top of the windows. The east façade features a projecting, three-sided, two-story bay with cross gable. It has an art glass window in the first story's middle window. The house has a variety of windows, but most are 1/1 wood windows with cornice hoods. The steeply pitched roof is covered with asphalt shingles.

The façade features a full-width porch of turned posts and sawn brackets that carry the hipped porch roof. A pedimented gable, supported by modillions, is centered in the porch roof. The back wall of the porch features a slightly projecting bay on its east half in which a 1/1 window is centered. The west half features a wood entry door with a window in its top half. A 1/1 window is west of the entry. The second story features a projecting section, topped by gable, in its west half. The section features a pair of 1/1 windows while the gable features a small, fixed window with pedimented crown. The east half of the second story has a large 1/1 window. The roof has a dormer, east of the gable, with a pair of fixed windows divided into four panes. The dormer has a gabled roof with gable wall covered in wood shingles and enclosed at the bottom by a pent roof.

This was one of the first homes constructed in the district, about 1904, for William and Daisy Shontz (sometimes spelled Shonts). William Shonts was a locomotive engineer for the Chicago, Indiana & Southern Railroad and the family lived in the home into the 1920s.

209 Marion St. Joseph K. & Alfrieda Sosnoski House, Prairie Style, c. 1923, Contributing
Right side of photo 24

Garage, c. 1925. Contributing.

219 Marion St. Queen Anne, c. 1910, Contributing

Left side of photo 25

Garage, c. 1915. Contributing.

221 Marion St. Joseph & Alfrieda Sosnoski House, Dutch Colonial Revival, 1912. Contributing.
Right side of photo 25

The two-story, side-gabled house has a concrete foundation and clapboards on its first story walls. The large side gables of the home's gambrel roof are covered with wood shingles. The house has 9/1 wood windows with cornice hoods. The roof is covered with asphalt shingles. The

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façade features a full-width wood porch with wood posts and balustrade composed of wood pickets. The posts have wood braces and support a shed extension of the eaves from the main roof. The wood entry door is off centered to the north and features a small window in its top divided into nine panes. A 6/1 window is north of the entry door and a wider, 8/1 window is south of the entry door. The second story features a wide dormer with a shed roof. The dormer walls are covered with wood shingles and two pairs of 9/1 windows are in its front wall.

Joseph and Alfrieda (Wunderlich) Sosnoski lived at this home during the 1910s and early 1920s before building the Prairie Style home at 209 Marion Street about 1923. The Sosnoskis were also responsible for building the one-story bungalows on Riley Place during the 1920s.¹ Joseph K. Sosnoski was a partner in a photography and art firm in Mishawaka prior to its dissolution in 1911, after which the Sosnoskis relocated to South Bend. Joseph created artistic copy for newspapers and for architects, including watercolor paintings for proposed buildings. He died in 1925. Alfrieda remarried and died in 1970.

Marion Street, south side

206 Marion St. Milton Home, Art Moderne, 1951, Contributing

Photo 26 & right side of photo 04

Maurer & Maurer, architects; S-L-A-B Construction, contractors.

The two-story, red-colored brick building has a J-shaped form with a rounded façade facing the bend in the St. Joseph River. The façade is divided into bays by wide pilasters of brick that extend through the eaves and are capped by stone that is stepped in at the top. This gives the building a fortress-like appearance as it is situated on the rise over the river. The building features bays of metal windows with stone sills and lintels composed of soldier brick. The windows are composed of casements divided into four panes that flank a wide fixed sash. Each bay has two or three of these windows in each story. The bays that have walls more curved with the bend have three on each story, except the front/northeast bay that features a one-story porch and a large building stone carved with THE MILTON HOME. The porch has rusticated Bedford stone wainscot and is enclosed with large metal windows. While the building's main roof is flat, a pent roof that angles inward at the top is between the pilasters and is covered with slate tiles. This appears more mansard in design in the building's straighter section that extends to the west along Marion Street. The primary entrance is off a circle drive in the southwest facing, inside corner of the J-shaped building.

The origins of the building date to 1927 when the South Bend Old People's Home was incorporated. In 1931, Robert P. Milton established in his will a bequest of \$100,000 be provided for the purpose of a home for the elderly. After his wife, Clara Milton, died in 1942, the amount of the bequest was made known to the public and the organization was renamed the Robert P. and Clara I. Milton Home. Initially, a remodeling and enlargement of the facility owned by the organization at 404 W. Washington Street was considered. Because of World War II, with supplies and labor being limited, designs for the facility did not begin again until the late 1940s.

¹ "Building Permits" *South Bend Tribune*. 9 March 1923. Pg. 5, col. 7

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At that time, it was decided that a new facility to be located at the south end of the river bend, south of Marion Street, would be a better use of the funds that had grown to over \$750,000. In 1949, the land was purchased, and plans were drawn by South Bend architects Maurer & Maurer. The facility was dedicated, and the first guest arrived in September 1951.

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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 & DEVELOPMENT

SOCIAL HISTORY

Period of Significance

1903-1952

Significant Dates

Significant Person (last name, first name)

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder (last name, first name)

Hammond & Whitcomb

Maurer & Maurer

S-L-A-B Construction

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Period of Significance (justification)

The period of significance begins in 1903 when Hammond & Whitcomb created a plat for the development and roads and sidewalks, along with the development's first homes, were constructed. The period ends in 1952 with the construction of the last contributing home in the district, at 206 Bartlett Street (left side of photo 12). While most construction had been completed by 1931, only two buildings fall later than this period. After a long hiatus marked by the Great Depression and World War II, construction of Milton Home in 1951 (photo 26) and the house at 206 Bartlett Street in 1952, brought the neighborhood and its historic character to completion.

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.)

North St. Joseph-River Bend Historic District is eligible for the National Register of Historic Places under criterion C/architecture for its locally significant examples of modest Queen Anne, Free Classic, and American Foursquare architecture. The relatively tight time frame during which many houses were built (c. 1903-1923) spans the transition from Late Victorian to Arts & Crafts house types. This and the likelihood that the same firm built many houses unites the district's architecture. The concentration of these examples for middle-class residents on South Bend's near north side was the result of the plat by builders, Hammond and Whitcomb, who also constructed many of the homes in the district. While relatively small in scale, the densely developed plat took advantage of the scenic bend in the Saint Joseph River for views, and nearness to downtown South Bend. Concurrent with the plat, landowners, the developers, and the city of South Bend set aside parkland along the river. Therefore, the district also qualifies under criterion A/community planning and design due to these factors.

The district also qualifies under criterion A/social history given the inclusion and prominence of the Milton House, constructed in 1951 as a home for elderly residents at the south end of the district. The history of the facility dates decades earlier when the South Bend Old People's Home was incorporated in 1927. Through a bequest in the Milton estate, a new home was built for the care of the city's elderly residents.

The district also qualifies under the multiple properties documentation form: *Historic Residential Suburbs in the U.S., 1830-1960*. The North St. Joseph-River Bend Historic District has a plat recorded in 1903 with compact residential lots along a premier riverfront setting. It was essentially fully developed by the early 1920s and enjoyed access to the streetcar line on Michigan Street, one block west. 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 & COMMUNITY PLANNING

Hammond & Whitcomb Addition

The North St. Joseph-River Bend Historic District is a compact area of a few blocks on South Bend's near north side on the west side of the St. Joseph River. It derives its name from two locally designated districts: the North St. Joseph Street Historic District and River Bend Historic District. While the districts were individually designated, they are part of the broader Hammond & Whitcomb Addition that was platted in 1903 in a slight bend in the St. Joseph River. The North St. Joseph-River Bend Historic District includes all of the Hammond & Whitcomb Addition plat with small adjustments to include two adjacent resources, a house on the northwest corner of North St. Joseph and Marion Streets (photo 27) and Milton Home (photo 26) on the south side of Marion Street, on the riverfront. Also see photo 04.

The North St. Joseph-River Bend Historic District demonstrates significance through its compact plat that takes advantage of its nearness to downtown South Bend as well as its organization of streets and sidewalks. The plat also conforms with a bend in the St. Joseph River to allow house lots to take advantage of river views. This latter feature is possible through the construction of homes on a graded bluff overlooking Riverside Drive and the river to the east (see photos 05, 07-08). Riverside Drive conforms to the bend in the St. Joseph River, and lots were platted to fan out along the west side of the drive described as a "boulevard along the river".² The riverbank, which is low on the east side of Riverside Drive, remained open and free from home construction (photo 08). It is covered with lawn and large mature trees and non-historic streetlights. It generally functions as a parkway leading south from Leeper Park which borders the district on its north side.

Many of the homes in the district were constructed by the development company Hammond & Whitcomb. Hammond & Whitcomb platted the development in 1903, constructing macadamized roads and concrete sidewalks by the fall of that year. The first homes were also built in the district in that year. The land that was platted was part of Soens & Company Brick Yard, which was a sprawling operation that included land on the west side of North St. Joseph Street up to the alley east of Michigan Street. The brick yard, begun by Christian Soens about 1885, was in operation in 1899. By 1903, it appears that most buildings had been razed except for part of a frame warehouse that remained surrounded by alleys (on the south side of Riley Place) in the south half of the district into the 1910s. This may have been used as a staging area for construction of homes. It was vacant in 1917, and by the early 1920s, had been removed and three small bungalows took its place on the south side of Riley Place (photo 23).

² "Board of Works" *South Bend Tribune*. 21 March 1903. Pg. 5, col. 5

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In the purchase agreement of the property from Christian Soens to Hammond and Whitcomb, Soens purchased back lot #1 for \$1000 for the construction of his home, which occurred between 1903-1904. Another development involving Soens was setting aside the west bank of the river to the South Bend Park Department which occurred in 1901. This occurred prior to selling the remainder of his property to Hammond and Whitcomb. The dedication of the strip of land along the west bank of the river between Marion Street and Leeper Bridge for park and boulevard purposes, and the extension of Marion Street to the river was entered into between Mary Barrett and Christian Soens, owners, and the city in September 1901.³ This strip of ground continues to be used today as a parkway on the east side of Riverside Drive.

The developers, Seth Hammond and Leslie Whitcomb, were some of the city's leading real estate developers, particularly for residential developments. Hammond was both a farmer and land speculator while Whitcomb was partner in some of the city's largest residential developments during the early 20th century. Whitcomb often partnered with (Mayor) Frederick Keller in many developments and that partnership is credited with creating two dozen subdivisions and building over three thousand homes in the city. The Hammond & Whitcomb plat was a desirable location for middle-class residents of the city to live. It was at the north fringe of the city and a mere block from the streetcar line on Michigan Street which would take residents a few blocks south to the downtown shopping district.

By 1912, thirty-nine houses had been constructed in the district and by 1921, the district had essentially been built-out with the exception of the three small bungalows on Riley Place which were constructed about 1923 (photo 23). There are numerous variations of a few house types, a typical factor in developer-built homes of the early 20th century. Some have the application of features of specific styles, such as Queen Anne, Free Classic, Craftsman, Prairie, or Colonial Revival, but many are based off the foursquare form that was highly popular across the country during the 1900-1920s period. The use of materials should also be mentioned. The builders employed the use of molded concrete block on a high majority of homes in the district for foundations, and often for porches. This was a fairly new building material that was made available in the first decade of the 20th century. The builders also frequently used a combination of wood clapboards on the first story and wood shingles on the second story or in the gables and dormers of homes.

American Foursquare

The American Foursquare type was 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 district is somewhat unusual in that its early origins dictated styles that were popular during its development as applied to the form: Queen Anne and Free Classic styles. The American Foursquare offered more living space than most bungalows, also popular during the early 1900s, while having an Arts & Crafts feeling. The form is thought to have grown out of

³ "For New Fire Station" *South Bend Tribune*. 26 Sept 1901. Pg. 1, col. 6

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the earlier Italianate cube-style house but became more regulated in its floor plan with four rooms on the first floor and second floor. While some sources credit Frank Lloyd Wright's early forays with the type, others, such as Thomas Hanchett, believe that other builders developed the type. Arts & Crafts periodicals also disseminated interest in the type. Because of its prevalence in the Midwest, it was also called the "cornbelt cube". Many examples of the form were constructed in the district, almost half of all residence. The variations between the examples include stylistic features, overall size (footprint), exterior materials (brick, stucco, and clapboards), front porch arrangement, roof pitch, and dormer style.

Examples of American Foursquare homes that are pure to its form and generally recognized style are located on nearly every street in the district, and compose an almost unbroken line, forming half the homes lining Riverside Drive (photo 08). Two examples of note are the Sturgis House at 519 Riverside Drive (right side of photo 002) and a Hammond & Whitcomb-built home at 225 Navarre Street (left side of photo 18). The house on Riverside features a simple arrangement of 1/1 windows, a full-width porch with hipped roof, and a dormer centered on the front façade with a pair of small square windows. The dormer, like the house, features a tall, hipped roof. The house on Navarre features a division in siding treatment between the first and second story with clapboards below and wood shingle above a wood trim board. The house has simple 1/1 wood windows and cornice hoods. Its most distinctive features are a three-sided projecting bay with cutaway corners and an entry with side-lites on the first story facade. The house also features exposed rafter tails, which are also present in its gabled dormers centered on each façade.

Queen Anne & Free Classic

As noted previously, several homes in the district are based off the foursquare form but have features applied from styles popular during the early period of time the development was first created. This includes the Queen Anne and Free Classic styles, which combined compose nearly half the homes in the district, about half of which also use the foursquare form. Since homebuilders were active at a transitional time in tastes, the district reflects this in its architecture.

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. Spindlework popularly used with the style are American interpretations and became the most dominant form of the style in the United States. Later in the Queen Anne era, Richard Norman Shaw experimented with his designs by using Renaissance elements for the details. In American wood-frame construction, builders in growing U.S. cities found it easy to substitute Classical elements for the earlier elaborate Queen Anne ones. 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.

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A few of these foursquare-like homes with Queen Anne and Free Classic features of note include nearly twin homes but mirrored at 535 and 539 Riverside (photo 03). The homes are two stories with slight asymmetry, simple 1/1 windows, an oval window centered in the second story, and tall, hipped roofs. These also feature low cross gables with eave returns and small square windows in the gable wall. The house at 539 Riverside has brick on its first story and shingles in its gable. These homes use the foursquare form but break from that with lower cross gables. A more compact version of this type and style, also in the foursquare form, is located at 224 Hammond Court (right side of photo 16). The home is narrower and shorter than the examples on Riverside but retains asymmetry with its low cross gable. It also features an oval window, on the west half of the second story, and slender Doric columns on its porch. A near duplicate stands two doors down at 214 Hammond.

Two of the best examples of the Queen Anne style are located at 203 Marion Street (c. 1904, middle of photo 24) and 218 Bartlett Street (1903, photo 13). The example on Marion is a large, two-and-a-half story home with wood shingles on its second story and immense side gables. The bottom of the second story flares out over the first story and the home's gables are enclosed at the bottom by a pent roof. The gables are supported by pairs of carved modillions and the home features turned posts on its porch. The house has an oval window in its stair landing and art glass in a projecting, two-story bay's first story. Notably, the Marion Street example retains its richly ornamented porch with lathe-turned posts and elaborate brackets. The example on Bartlett Street is less stylized, and is transitional to the foursquare form, and has some notable features. These include its patterned shingle work on the second story, which also flares out over the first story, and its cornice at the top of the second story that features rows of dentils. The home has a large oval window with keys in its surround, flared eaves on its steeply pitched hipped roof, and an octagonal turret centered on its façade, projecting through the roof.

One example of late Free Classic architecture may include an application of features from years after the date of construction. The house at 612 North St. Joseph is one-and-a-half stories with side gables (middle of photo 11). It appears in the 1917 Sanborn maps as a frame house, but during the 1920s the owner added a brick veneer with terra cotta banding and details, likely also its porch. The house has Craftsman style windows on its front façade. The home's gables are covered with wood shingles, flared out at the bottom and columns that are more closely identified with Free Classic architecture. The home, owned by a mason, is likely a combination of owner-applied features employing Craftsman and Free Classic details.

Colonial Revival Style

Like many of the examples of Queen Anne architecture found in the district, with features applied to the foursquare form, the district also has a few examples of Colonial Revival ornamentation. 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

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remained a desired style through the first half of the twentieth century. This early 20th century revival of the style borrowed directly from Colonial America's buildings in form and ornamentation.

Owners altered some of the district's houses with Colonial Revival elements. The house at 219 Navarre, for example, now has a Federal-inspired elliptical arch doorway and multi-pane window, both c. 1930. The district also has a few examples of the Dutch Colonial interpretation of Colonial Revival style (photo 12). The Massachusetts State Building from the Columbian Exposition featured a gambrel roof, a key feature of the style. Dutch Colonial, as the name implies, was popular with Dutch immigrants who brought Low Country 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. An excellent example of the style is located at 221 Marion Street, built in 1912 (right side of photo 25). The side-gabled house has a gambrel roof that extends on the front to shelter a full-width porch. The house has 12/1 wood windows, wood shingles in its gables, and a wide front dormer with shed roof. The porch features wood posts and braces.

Craftsman/Bungalow

Another style with a high 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.

While most of the Craftsman influence is seen in many windows, belt courses, and other details in the district, there are two good examples of Craftsman/Bungalow architecture. A two-story house at 127 Marion Street (c. 1908, photo 27) features a stylized brick porch with entry gable that features stucco and stickwork. The house also features a second story projecting bay and two matching dormers on the façade with tapered walls covered with wood shingles. The district has one exceptional bungalow located at 221 Navarre Street, built in 1911 (left side of photo 20). The side-gabled house has a brick porch with tapered, corner columns that carry a sweeping extension of the main roof. The broad, front dormer and gables feature wood shingles and clapboards are on the first story. Three small worker bungalows were built about 1923 on the south side of Riley Place. Two feature front gables and are nearly identical. The third has side gables, clipped, and a small gabled porch roof with barrel-vaulted ceiling supported by wood braces.

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Other notable styles in the district

A few other styles popular during the early 20th century are found in the district in limited numbers. The Prairie Style was also applied to the foursquare form at 605 and 709 Riverside Drive. The homes have simple horizontal delineations of their facades and low-pitched hipped roofs with wide overhanging eaves. The house at 709 Riverside has stucco walls and a flat roof over its projecting, enclosed front porch (left side of photo 09). The horizontal delineation is also true of the house at 209 Marion Street (right side of photo 24), built about 1923, but includes horizontal scoring of its tall concrete base and front porch wall that add to its horizontal emphasis.

The limited popularity of Renaissance Revival architecture in the early 1900s is seen in one example in the district. The house at 721 Riverside combines Craftsman simplicity with Classical elements. The two-story brick house features these pairs of modillions as well as a balanced façade with a narrow porch composed of brick corner columns and a gabled roof with sawn fascia boards.

The Tudor Revival style home at 222 Bartlett Street (right side of photo 14) was built on one of the last available lots in in the district when it was finished about 1931. The tall, two-and-a-half story, side-gabled brick home features 6/6 wood windows and a projecting vestibule with full-round arched entry. The home has a tall front gable which is covered at the top with clapboards, matching the steeply pitched side gables.

The last building of note is Milton Home, a retirement home constructed at the south point of the district in 1951 (photo 26). The large building was designed by noted South Bend architects Maurer & Maurer in the Art Moderne style. Taking advantage of its perch on the bluff overlooking the river (right side of photo 04), the architects designed the two-story brick building with a curved front (northeast) wall so that rooms had views of the river at its bend. The building features large brick pilasters with tall, tapered stone caps that divide the façade into bays as it wraps the bluff. The stone caps step in at the top where the mansard-like roof curves inward and is covered with slate tiles.

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SOCIAL HISTORY

Milton House

In 1949, the board of directors of the South Bend Old People's Home, purchased property at the south end of the district to construct a new facility for elderly residents of the city. The building was named for Robert and Clara Milton, who had provided funds for its establishment in their estate. The origins of Milton House date to 1927 when the South Bend Old People's Home was incorporated. In 1931, Robert P. Milton established in his will a bequest of \$100,000 be provided for the purpose of a home for the elderly. After his wife, Clara Milton, died in 1942, the amount of the bequest was made known to the public and the organization was renamed the Robert P. and Clara I. Milton Home. Initially, a remodeling and enlargement of the facility owned by the organization at 404 W. Washington Street was considered. Because of World War II, with supplies and labor being limited, designs for the facility did not begin again until the late 1940s. At that time, it was decided that a new facility to be located at the south end of the river bend, south of Marion Street, would be a better use of the funds that had grown to over \$750,000. In 1949, the land was purchased, and plans were drawn by South Bend architects Maurer & Maurer. The facility was dedicated, and the first guest arrived in September 1951.

Homes of this nature were not uncommon during the late 1800s into the mid-20th century until the time social programs such as Medicaid and Medicare became part of a national safety net program in the 1960s for those needing services. The homes' origins range from religious-based homes to those developed through the generosity and humanitarian consciousness of their founders/benefactors. County infirmaries had been established for the care of elderly residents; however, those places were often the last resort for seniors unable to care for themselves, either due to infirmities or lack of financial resources.

Indiana has several examples of facilities like Milton House. In Crawfordsville, Sarah Durham bequeathed the large home she shared with her husband, George Durham, for use by older, single women as a shared residence in 1944. Two facilities comparable to Durham House in terms of their origin and use include the Sarah Porter Kinsey Memorial Home hosted by the Valparaiso Woman's Club and the Ruth Sabin Home in LaPorte. The facility in Valparaiso was constructed in 1906 as a private residence and medical clinic but later sold to the Elks Club for temporary clubhouse facilities and then purchased in 1924 for the Valparaiso Woman's Club. The club used the main level for their purposes but then converted the upper two floors into apartments for use by older, single women who had some means to support themselves. The Ruth Sabin Home was constructed and endowed by Ruth Sabin who was widowed and sold her farm estate to support construction of the home for herself and other widows in 1889. It required those with financial means to contribute to their admission cost. This facility later admitted senior men but closed in 2016. A few religious-based homes of this nature include the Peabody Home in North Manchester, established by the Presbyterian denomination, and the United Methodist Memorial Home located in Warren, Indiana. Franklin, Indiana has a home developed by the Free Masons, called the Masonic Home, and one in Indianapolis, St. Augustine Home, was created for the neediest of the population by a Roman Catholic order of nuns, Little Sisters of the Poor.

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Developmental History/Additional historic context information

9. Major Bibliographical References

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

“Board of Works” *South Bend Tribune*. 21 March 1903. Pg. 5, col. 5

“Building Permits” *South Bend Tribune*. 9 March 1923. Pg. 5, col. 7

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

“For New Fire Station” *South Bend Tribune*. 26 Sept 1901. Pg. 1, col. 6

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

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

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

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

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____ 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): 201-597-90029-33, 201-597-31001-010,
201-597-32001-045

10. Geographical Data

Acreage of Property Approximately 11 acres

Use the UTM system

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 16	Easting: 562490	Northing: 4615077
2. Zone: 16	Easting: 562659	Northing: 4615086
3. Zone: 16	Easting: 562677	Northing: 4614662
4. Zone: 16	Easting: 562410	Northing: 4614644

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

Beginning at the intersection of North St. Joseph Street and Bartlett Street, on the southeast corner and south curb of Bartlett Street, face east and follow the south curb of Bartlett Street, crossing Riverside Drive, to the west bank of the St. Joseph River. Turn south and follow the

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west bank of the river as it bends in a southeasterly, then southwesterly line until it intersects the south property line of 206 Marion Street. Turn west and follow the south property line of 206 Marion Street to a line extended south from the west curb of North St. Joseph Street. Turn north and follow the line, crossing Marion Street, to the north curb of Marion Street.

On Marion Street, turn west and follow the north curb to the west property line of 127 Marion Street, then turn north and follow the west property line of 127 Marion Street to the north property line of 127 Marion Street. Turn east and follow the north property line of 127 Marion Street, crossing North St. Joseph Street, to the east curb of North St. Joseph Street. Turn north and follow the east curb of North St. Joseph Street, crossing Riley Place, Navarre Street, and Hammond Court, to the south curb of Bartlett Street, or the place of beginning.

Boundary Justification (Explain why the boundaries were selected.)

The large majority of the district is composed of Hammond & Whitaker's 1903 plat addition to the city of South Bend bounded by the St. Joseph River on the east, North St. Joseph Street on the west, and Bartlett and Marion Streets on the north and south, respectively. It is expanded slightly to include the last extant, and comparable, residence adjacent to the plat at 127 Marion Street and Milton Home at 206 Marion Street which has long been considered a part of the neighborhood. The riverbank is included in the boundary because it was undeveloped as a conservation area. Modern commercial development is west and south of the district boundaries while the St. Joseph River and Leeper Park form its east and north boundaries, respectively.

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.

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- **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. 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: North St. Joseph-River Bend 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 northeast along Riverside Drive from its intersection with Marion Street

1 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the 500 block of Riverside Drive

2 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 535 & 539 Riverside Drive

3 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south along Riverside Drive's 500 block

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4 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south along Riverside Drive from Navarre Street

5 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 605 & 609 Riverside Drive

6 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north along Riverside Drive in the 700 block

7 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south along Riverside Drive in the 600 block

8 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west at 709 & 715 Riverside Drive

9 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 516 & 520 North St. Joseph Street

10 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of North St. Joseph & Navarre Streets

11 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast from the intersection of North St. Joseph & Bartlett Streets

12 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at 218 Bartlett Street

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13 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at the intersection of Riverside Drive & Bartlett Streets

14 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southeast at the intersection of North St. Joseph & Hammond Court

15 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south at 224 & 226 Hammond Court

16 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest from the east end of Hammond Court

17 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast at 215 Hammond Court

18 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of North St. Joseph & Navarre Streets

19 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest from the east end of Navarre Street

20 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at 218 & 216 Navarre Street

21 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking south at 206 Navarre Street

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22 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking west from the east end of Riley Place

23 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northeast from the intersection of North St. Joseph & Marion Streets

24 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking north at the east end of Marion Street

25 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking southwest at Milton Home from the east end of Marion Street

26 of 27.

Description of Photograph(s) and number, include description of view indicating direction of camera: Looking northwest at 127 Marion Street

27 of 27.

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.).

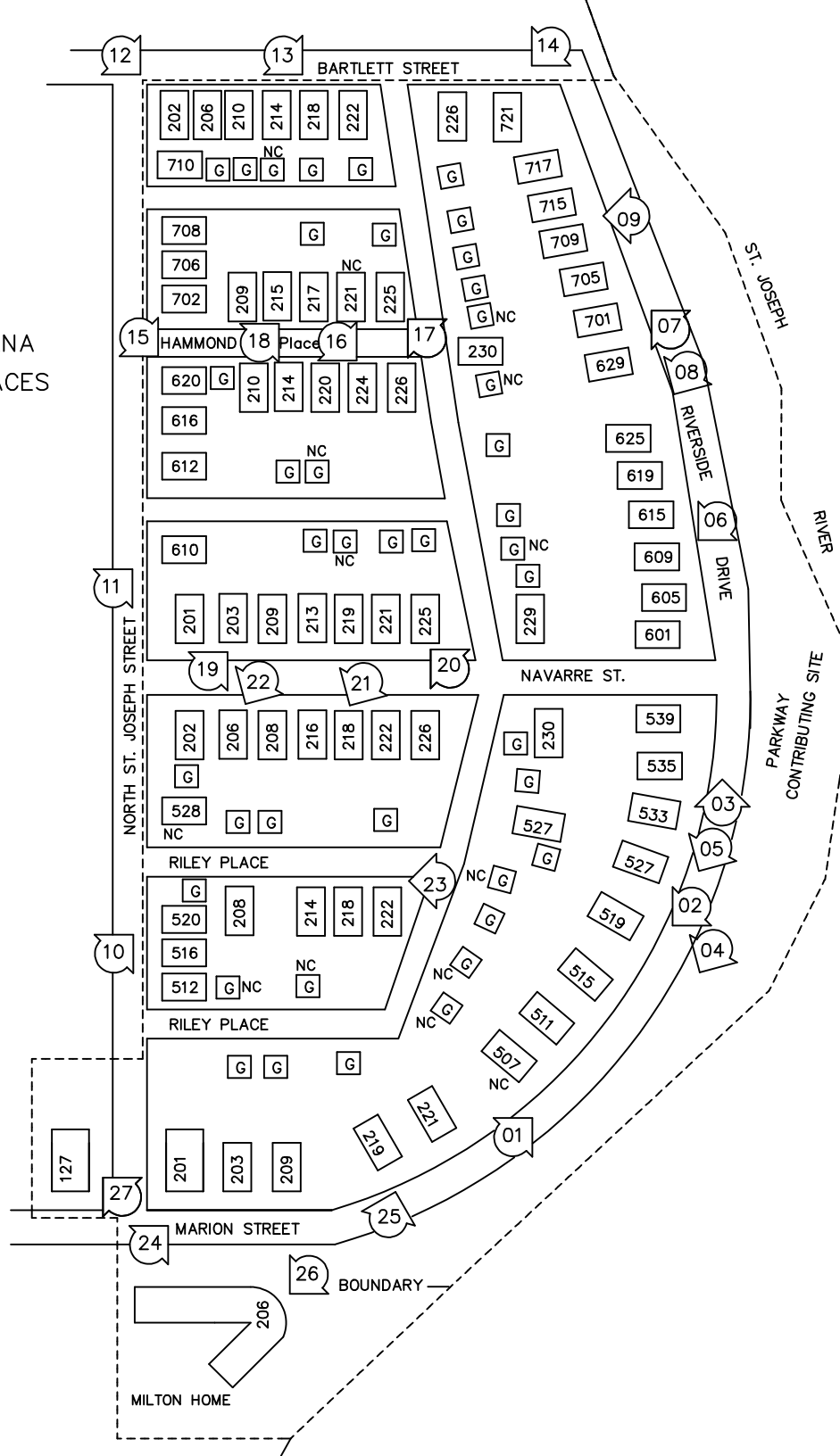
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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

02 PHOTOGRAPHS

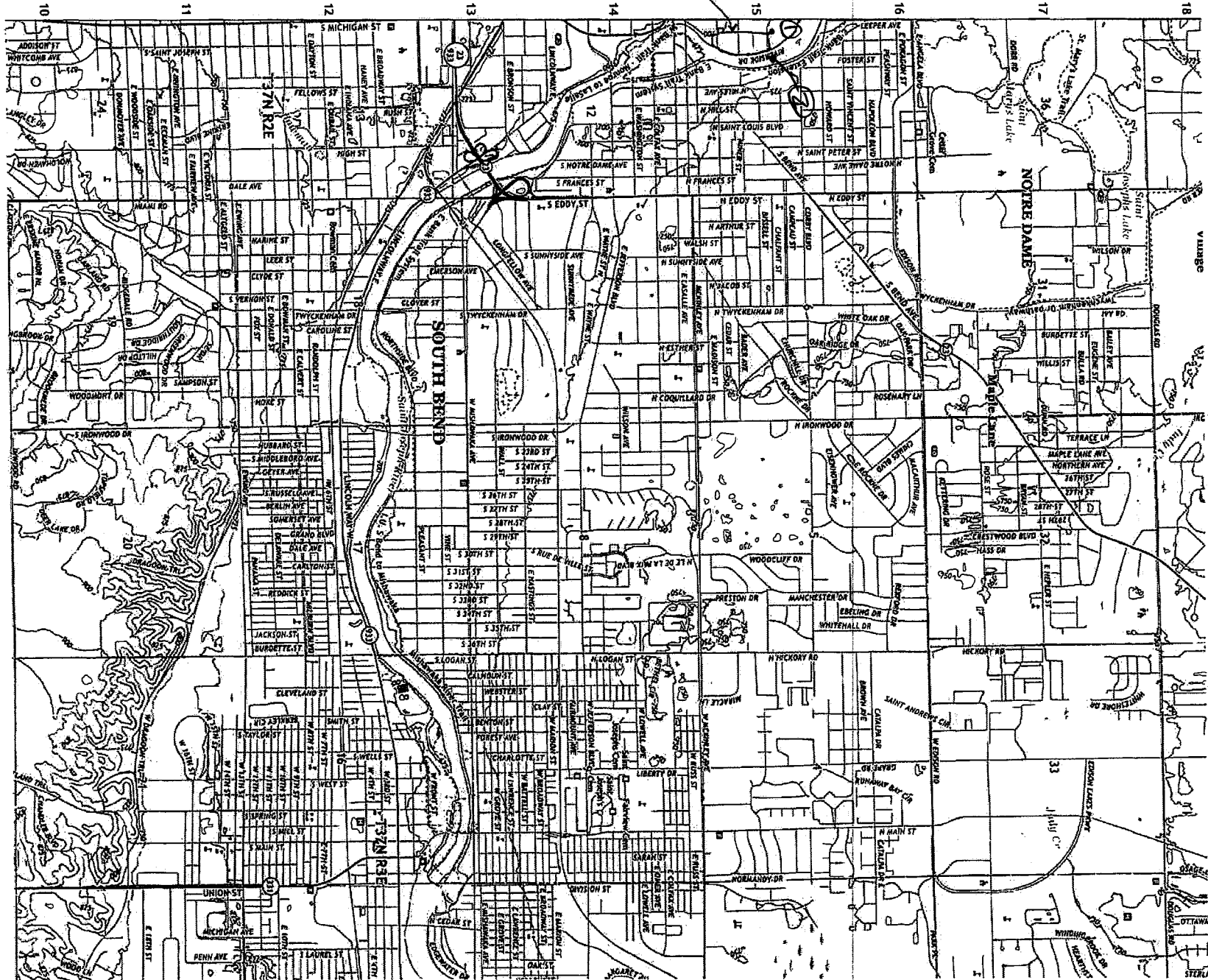
NC = NON-CONTRIBUTING
G = GARAGE OR SHED

106 CONTRIBUTING BUILDINGS
2 CONTRIBUTING SITES (PLAT & PARK)
14 NON-CONTRIBUTING BUILDINGS



① 16562490 4615077 NAD 83 UTM
 ② 16562659 4615086 ③ 16562677 4614662
 ④ 16562410 4614644

NORTH ST. JOSEPH - RIVER BEND HISTORIC DISTRICT
 NATIONAL REGISTER OF HISTORIC PLACES
 SOUTH BEND, ST. JOSEPH CO. IN





IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0002



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0003



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0005



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0007



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0010



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0013



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0014



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0016



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0017



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0018



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0020



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0023



IN_SaintJosephCounty_NorthStJoseph-RiverBendHistoricDistrict_0024