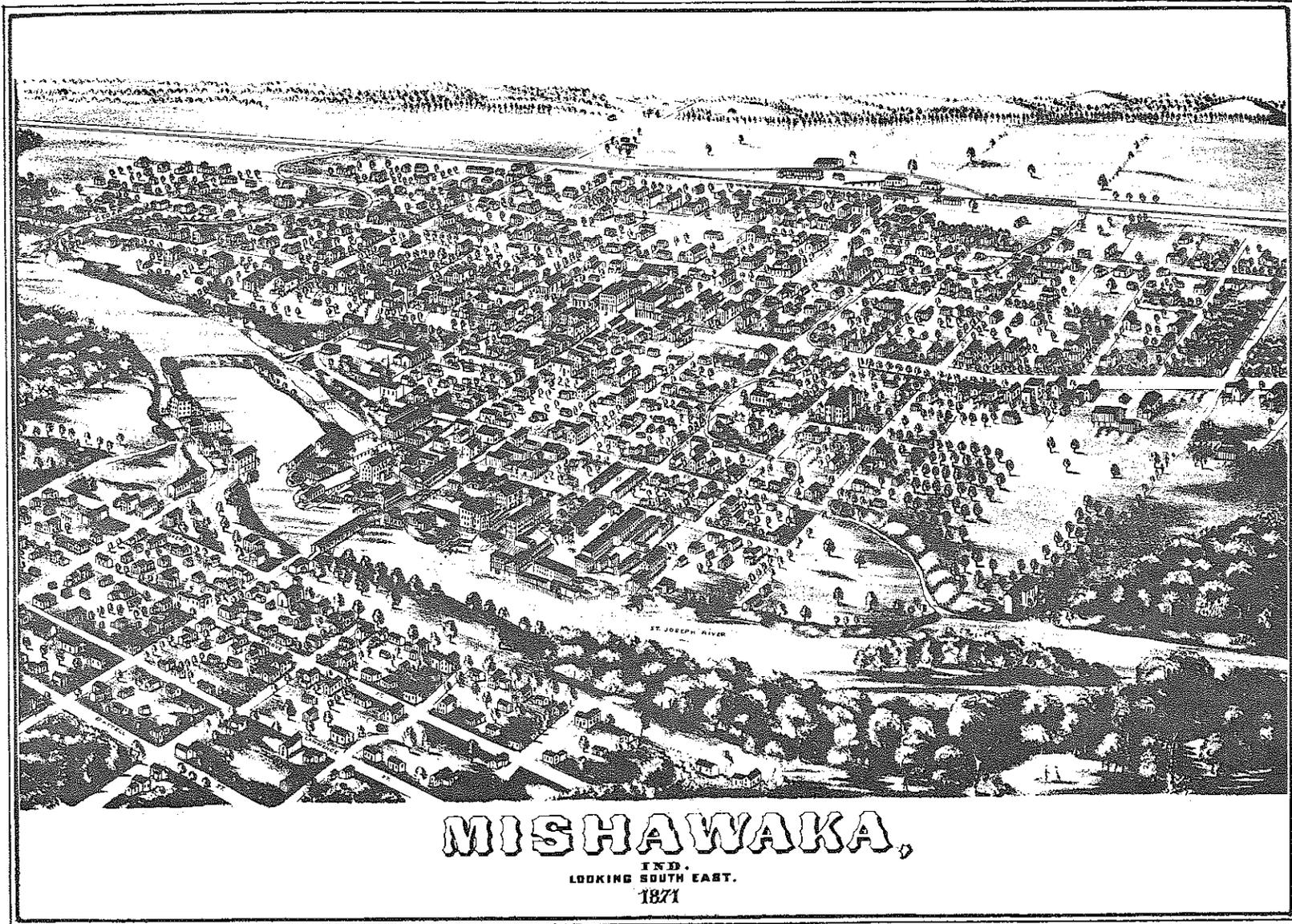


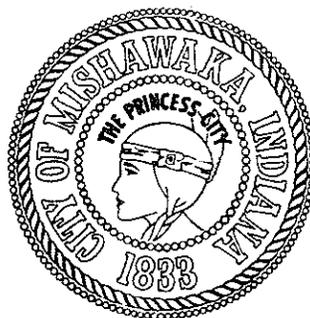
INDIANA HISTORIC SITES & STRUCTURES INVENTORY



CITY OF MISHAWAKA SUMMARY REPORT

INDIANA HISTORIC SITES & STRUCTURES INVENTORY
CITY OF MISHAWAKA
SUMMARY REPORT

August 29, 1979



This survey and Summary Report was funded by a cooperative effort between the Indiana Department of Natural Resources, the State Preservation Officer from the U. S. Department of Interior and the City of Mishawaka, Indiana.

Front Cover

1871 map of the City of Mishawaka published by Merchants Litho Company of Chicago; Courtesy of the Mishawaka Public Library, Mishawaka.

Acknowledgements

City of Mishawaka - The Honorable Margaret Prickett, Mayor

VOLUNTEERS

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 2nd District - Primo Fanti
 3rd District - Philip Miller
 4th District - Donald Crawford
 5th District - Paul Reese
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Historic Photographs and Drawings

Courtesy of:

Mishawaka Public Library
 Hannah Lindahl Children's Museum
 Enterprise/Record

Department of Natural Resources (State of Indiana) Division of Historic Preservation

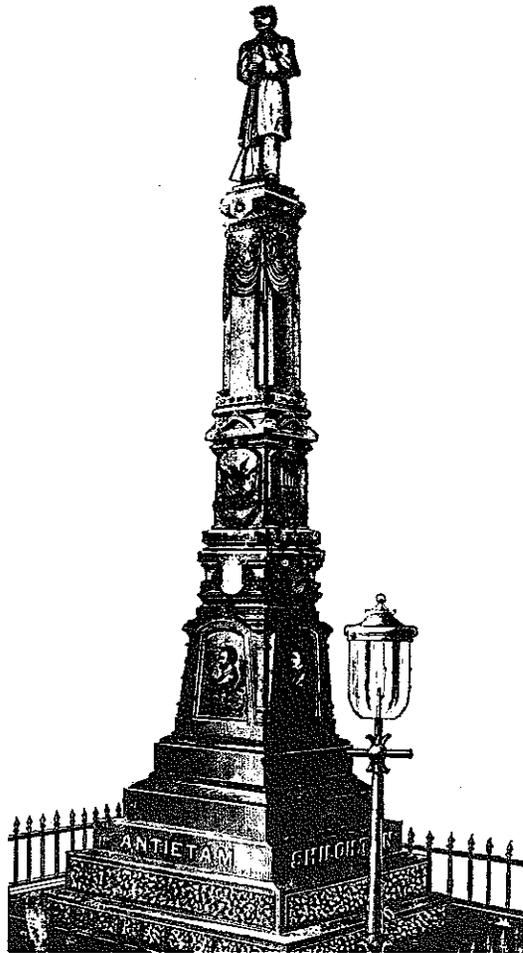
Consultants

Beiger Heritage Corporation, Mishawaka, Indiana;
 LeRoy Troyer and Associates, Architects, Planners,
 Engineers, and Landscape Architects, Mishawaka, Indiana.

Special Thanks

Penn Township Assessor's Office
 St. Joseph County Historic Preservation Commission

INDIANA HISTORIC SITES & STRUCTURES INVENTORY



1884 Civil War Monument - Battell Park

SUMMARY REPORT

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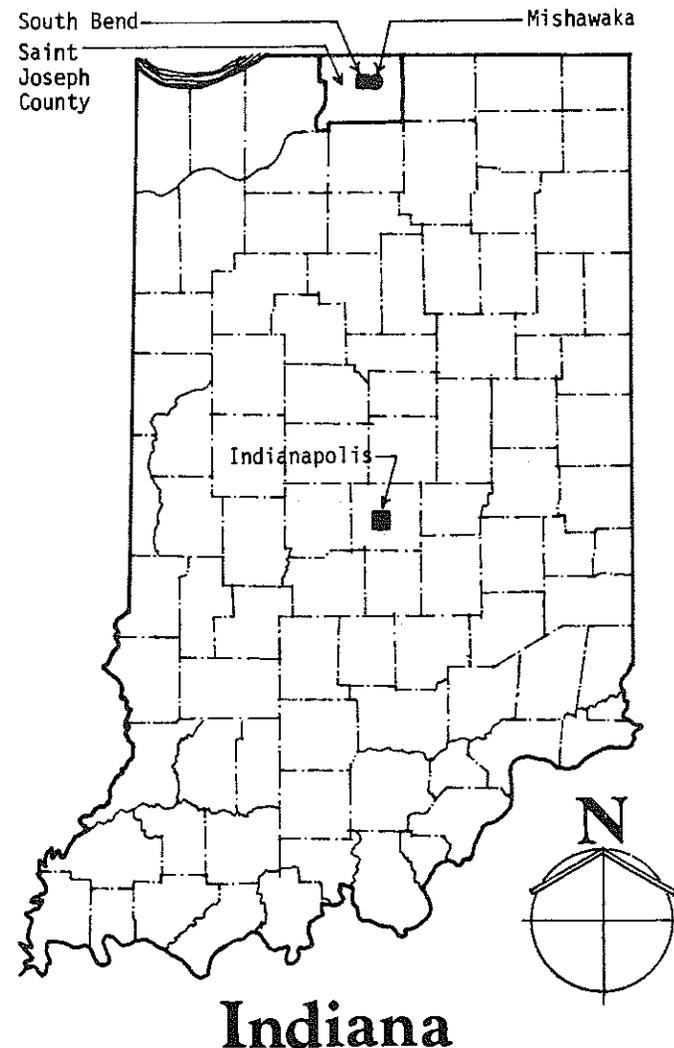
Our Past

During the past twenty years, the world has experienced a renaissance in new construction starts and in the development of new construction techniques. Out of this exciting era has grown a plethora of innovative and individualistic building which has been spurred by the great economic growth of our world and our country. We have maintained the philosophy that "bigger and newer is better". This rapid growth and development also has had its share of problems and shortcomings. In our quest for new ideas, we have overlooked and abused many values that have been handed down to us by our forefathers; i.e., our natural environment, our limited natural resources, our man-made environment which includes our city land use patterns, neighborhoods, and of particular concern in this report, our "architectural heritage."

Those areas of our country which have experienced large and rapid growth have also been responsible for the most destruction to neighborhoods and urban structures. For the most part, this destruction has been limited to the larger metropolitan areas of our country. Smaller communities, such as Mishawaka, where changes take place at a slower pace have not as yet been totally stripped of their important "historical structures", but time is running out. With skyrocketing land values, continued fuel shortages, and limited money supplies, there is a renewed emphasis for investors to concentrate on the older sections of our community (which have traditionally maintained lower property values) and clear small tracts of land for quick resale and investment.

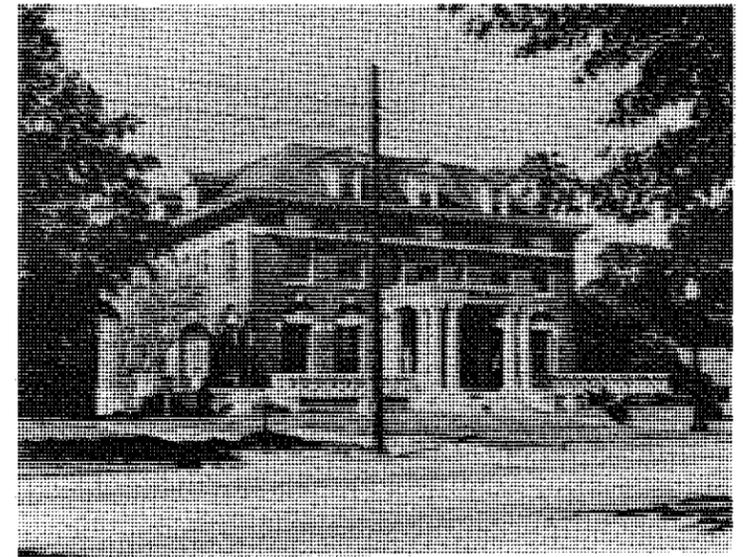
All is not lost, however, for there are among us individuals and small groups who have not lost sight of our historic birthright and have accepted the challenge of assuring future generations of their rightful heritage. Once small isolated groups and foundations, they have now formed into a national coalition whose purpose is public awareness, preservation, and legislative change. The result of this effort is that government, along with many state and local governments assume the challenge by enacting preservation legislations, establishing historic districts, identifying structures and updating zoning and land use patterns.

The City of Mishawaka, by undertaking this survey, has demonstrated that it, too, is concerned about its architectural heritage and will establish guidelines for the rightful preservation of valued structures, sites and districts in a context that will preserve our past, yet allow for the orderly growth of our community and the resulting wellbeing of the citizens.





Adolph Kamm Home c. 1870
Classic Revival - Demolished in
1973 for parking lot.



Melvin Mix Mansion c. 1905
Classic Revival - Demolished in 1968
for elderly high rise.



Coats Residence c. 1890
Neo Jacobean - Demolished 1967
for parking lot.



Farmers & Merchants State Bank
(Pollis Building) c. 1922
Classic Revival - Demolished 1975
under urban renewal.



Mishawaka Hotel 1913, Spanish Revival - Demolished 1969 for Post Office

Part I Background

Purpose

The primary purpose of this summary report is to identify buildings, objects, sites and structures which will be utilized in the preparation of a statewide and local preservation plan. This report is a tool, a technical document which will assist the Indiana Department of Natural Resources which is charged with the task of developing the statewide preservation plan. It will also assist the City of Mishawaka in making rational decisions concerning the degree of preservation activities in which it intends to engage.

This report is called a "summary report" in that it highlights the results of a survey and investigation that has been underway during the past year. The bulk of the survey data, which includes photos, historical information, physical analysis data, ages, etc., of each of the site and structures noted herein is on file both with the Department of Natural Resources in Indianapolis and locally with The Beiger Heritage Corporation. The Indiana Department of Natural Resources, Division of Historic Preservation will also use this information to assist in protecting historic and architectural resources from the impact of State or Federally funded programs.

This report, hopefully, will serve as a stimulus to concerned groups and individuals to continue the basic inventory developed herein by continually researching, adding to, and updating these valuable files. We know that structures do change; restoration, additional research, damage through remodeling or fire could vary a structure's rating at a later date.

The last part of this report makes recommendations to the city and citizens of their community on what they can specifically do to carry out an effective and practical Restoration Plan. These recommendations will assist decision making in such areas as traffic patterns, zoning, capital expenditures, comprehensive planning and environmental controls.

Organization

The development of the survey organization is somewhat unique in that citizen participation was actively sought from the inception.

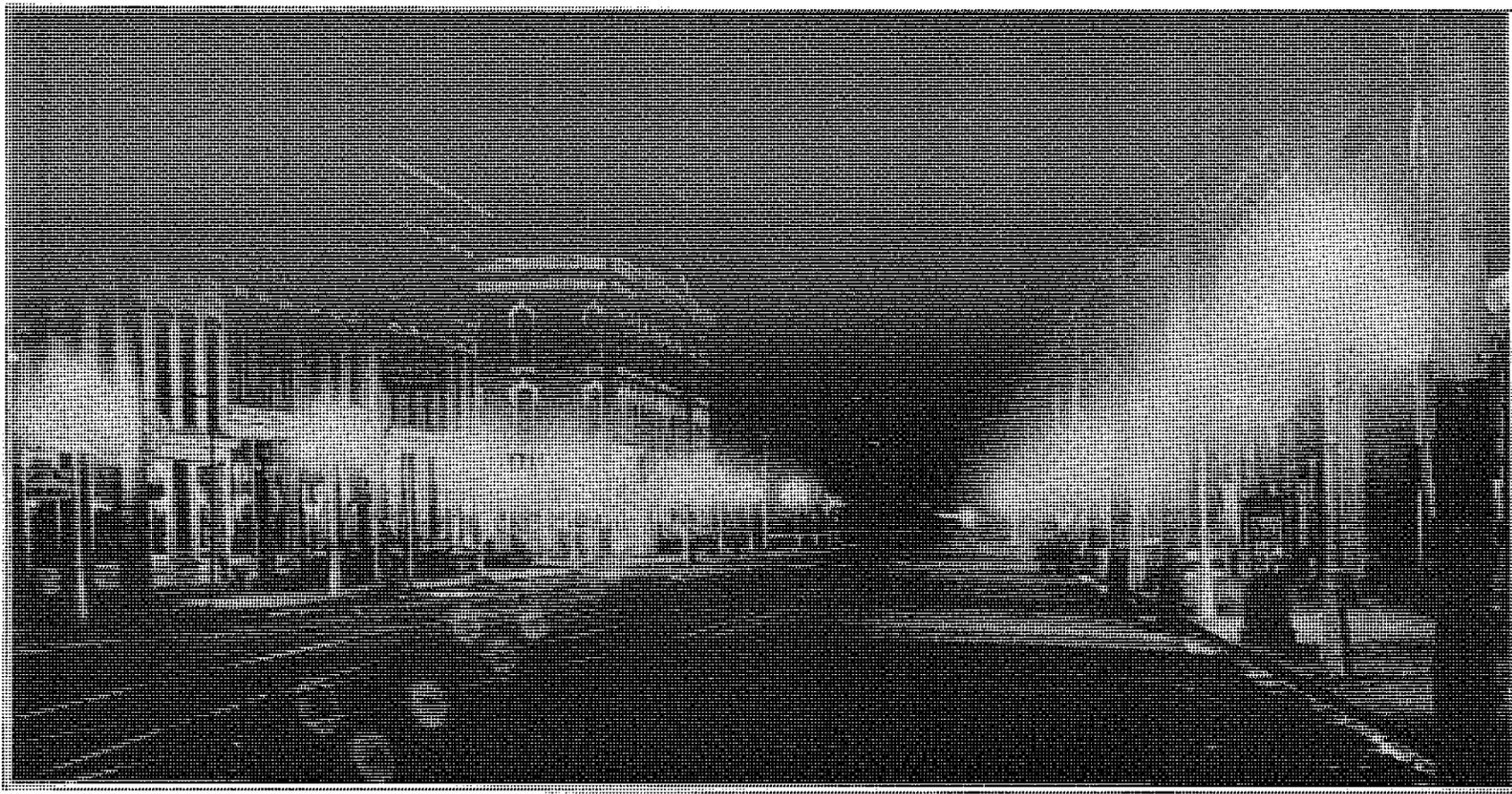
In the Fall of 1977, the Mayor and the City Council, chaired by the Chairman of the Historic Preservation Committee, organized a task force of concerned citizens to develop a plan to protect the significant structures within the community that are threatened by destruction, conversion to incompatible uses or inappropriate remodeling. It was determined that a comprehensive survey of the significant structures in the community was necessary before any long-range plan could be devised. With the help of a grant from the Indiana Department of Natural Resources and the U. S. Department of the Interior, the survey was begun in the Fall of 1978.

Study areas were established based upon councilmatic districts and volunteers were appointed to begin the preliminary work. With the guidance and training of professional consultants, the volunteers conducted a windshield survey, photographed and recorded structures that could qualify as locally significant or be acceptable on the State or Federal Registers.

After the initial survey, professional consultants reviewed the work completed to date and refined the list by establishing a rating system to determine eligibility. Volunteers continued to assist in the effort by gathering historical data and typing the forms.

The amount of effort put into this project by volunteers has been invaluable and the work completed is indicative of the concern by the community for its heritage and physical environment.

Community involvement in the inventory process and the subsequent publication and distribution of this report to state and local institutions is intended to increase public awareness of Indiana's resources and to provide a basis for the compilation of additional research and information. Through this process, the national and local significance of Indiana's historic and architectural heritage will assuredly be promoted and protected.



Night view of Second Street (Lincoln Way) looking west toward Main St. around 1905

Part II Survey Procedure

Criteria

In order to conduct an impartial survey, broad criteria were established to identify and evaluate each potential inventory entry in the city. Only those entries meeting the criteria were inventoried, although some of marginal importance were included to supply comparative data for rating purposes. Those which did not warrant an individual inventory, but, together with neighboring buildings or objects comprise an area of distinctive historical character, were inventoried as historic districts.

Buildings constructed after 1940 were generally excluded from the inventory unless they were of outstanding importance. Buildings were not excluded solely because of their physical condition. However, alterations or removals which obliterated their historic and architectural integrity may have kept some buildings from being included in the inventory.

Sites, structures and survey areas meeting the following guidelines were entered in the inventory:

- 1) Good examples of major architectural styles;
- 2) Structures and survey areas associated with individuals or social groups of historical importance;
- 3) Examples of early regional building techniques, especially those which contribute to the understanding of an area's development;
- 4) Outbuildings associated with cited structures such as carriage houses, barns, or smaller buildings in an industrial complex;
- 5) Sites where important events occurred.

For historic survey areas, the guidelines were applied generally to the area and its structures to determine approximate area boundaries and the relative significance of the environs. Since each entry was given individual attention, exceptions to the above criteria did occur; however, the majority met at least one of the established guidelines.

Evaluation

All potential inventory entries were evaluated in terms of history, architecture, environs and integrity and were grouped into various sub-categories herein described.

HISTORY

Historical information was evaluated in terms of the entry's national, state, or local significance. This included consideration of its association with famous people or events, social history, settlement, and technology. Entries of outstanding local importance could thus be more important than an entry only remotely associated with a state or national figure.

ARCHITECTURE

Entries were next considered for their architectural merits as exemplary of either a recognized architectural style, a regional type, or a unique design. Architecture of a pure recognized style was rated the highest while a lesser style was rated lower, depending upon the relationship of that style to regional or local significance.

ENVIRONS

The structures surrounding an entry were considered and the entry's rating raised where appropriate. This was especially important for survey areas, where intrusions and vacancies can destroy inherent historical character. Structures compatible with their surroundings were rated high while those structures located in areas where the environment has changed over the years were rated lower, depending on the degree of incompatibility.

INTEGRITY

In assessing integrity, an attempt was made to determine how much of the original structure remained. A poorly maintained structure was not necessarily penalized, but one with irreversible alterations was given a lower rating.

These ratings are only valid for the criteria given and should be viewed as recommendations based on information available at the time of the survey. Changes in location, sensitive restoration, additional research, extensive damage, or inappropriate remodeling could affect the entry's importance at a later date.

Selection Methods

As previously mentioned, the primary purpose for this survey is to identify the significant sites, structures, and buildings which will be a part of a state and local preservation plan.

To assist public officials, preservation groups, and interested citizens in evaluating the identified structures, a point rating system was established whereby items of a higher point value may be considered significant enough that a nomination to the National Register of Historic Places might be feasible, while those of slightly lesser rating may be considered as

a nomination to the State of Indiana Historical Sites and Structures Inventory. Those remaining were considered of local importance.

In order to determine which structures would qualify for various state, federal and local registrations and inventories, it was necessary to develop an objective and analytical approach to building selection.

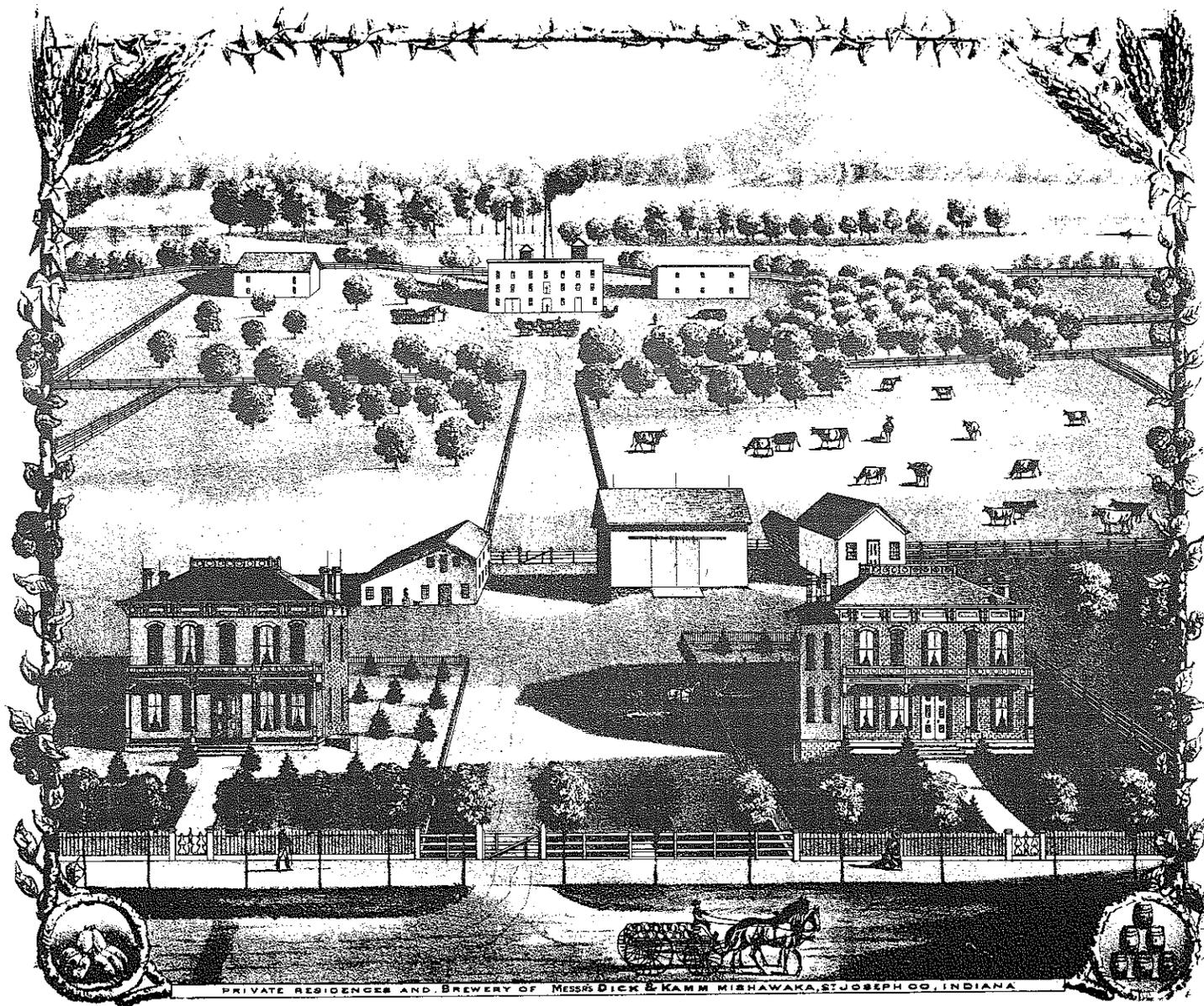
Based upon the evaluation criteria discussed in the previous paragraphs, points were assigned to each of the four major categories with a total point value being equal to 100.

Certain categories were weighed more heavily than others, e.g. the architectural style would certainly be more important than the environment in which a structure is located.

Finally, within each of the four categories the points established for each were further broken down with the most points being given to outstanding ratings in that category. The following table "A", "Survey Point Rating" indicates the point system used.



Old LS & MS Railroad Station, 1900 - Demolished 1963.



PRIVATE RESIDENCES AND BREWERY OF MESSRS. DICK & KAMM, MISHAWAKA, ST. JOSEPH CO., INDIANA.

View of Kamm Brewery taken from 1875 Atlas.

History (25 possible)	National significance	25
	State significance	20
	Local significance	15
	State contributing	10
	Local contributing	5
	No information	0
Architecture (35 possible)	High Style--outstanding	35
	--major	30
	--significant	20
	Regional --outstanding	25
	--significant	15
	Unique --outstanding	10
Environs (15 possible)	Unchanged	15
	Minor intrusions & vacancies	10
	Major intrusions & vacancies	5
	Neighborhood renewal	0
Integrity (25 possible)	Unaltered	25
	Undetracting modernization & unobtrusive additions	20
	Detracting modernization	15
	Removals and out-of-character additions	10
	Irreversible remodeling	5
Total (100 possible)		

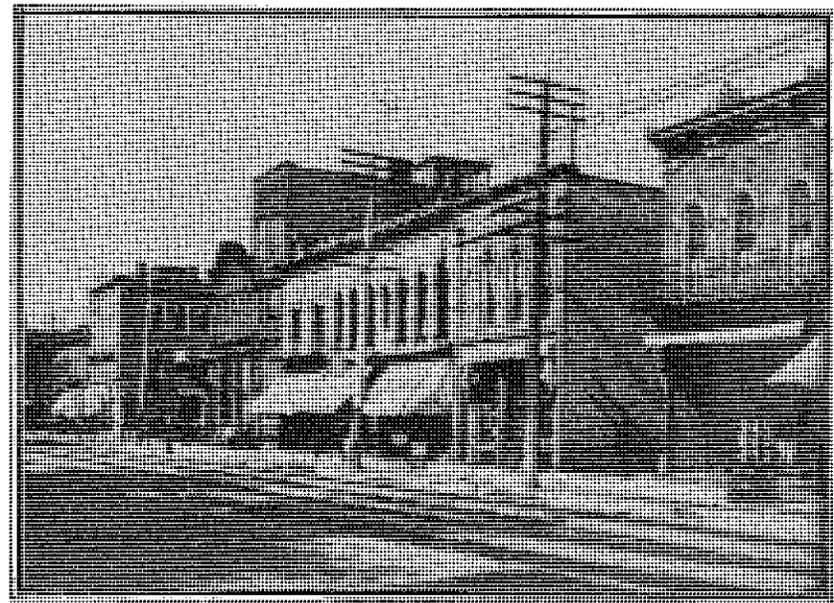
Table A
SURVEY POINT RATING

The following list was determined to be a reasonable rating system to qualify for one of the three categories of significance:

QUALIFICATIONS

<u>Outstanding</u>	<u>Significant</u>	<u>Contributing</u>
80-100	65-80	45-65

As with all rating systems, this system is not absolute. It is a guide; therefore, care should be taken not to assume that a structure will be automatically acceptable in only one category..(e.g., a structure with 76 points should not be ruled out for National Register of Historic Places consideration...80 to 100 points).



Second Street looking west c. 1900.

Part III Findings

History

In 1831 the St. Joseph Iron Works was founded by Alanson Hurd following the establishment of roads from Fort Wayne and Logansport. By 1833 the town had a blast furnace, a general store, a tavern and a population of about 200 persons. In 1837 the first bridge and the first dam built across the St. Joseph River were erected here in Mishawaka near the existing Main Street bridge.

In 1838 the three small towns in this vicinity, St. Joseph Iron Works, (South Side), Indiana City, (North Side) and Barbee (East of Downtown) were incorporated into the town of Mishawaka. The name Mishawaka was the Indian name for the area meaning "Thick Woods Rapids". It was also the name of the Indian princess, the daughter of Chief Elkhart.

Industry first developed on the banks of the St. Joseph River near the location of the first iron bridge. The commercial district developed around Main Street and the major east-west artery, Vistula Road, presently known as Lincolnway.

Residential neighborhoods developed around the commercial district and then spread in a linear fashion in an east/west direction along and parallel to Lincolnway. A second residential area grew north of the river around Main Street

Some of the early mid-19th Century industries located in Mishawaka were St. Joseph Iron Works and the Milburn Wagon Works.

In September of 1872, fire destroyed three-quarters of the business district. The fire prompted the Milburn Wagon Works, a major industry, to relocate in Toledo, Ohio

In the ensuing years, the town rebuilt itself and attracted new industry resulting in a new surge of growth and affluence. The Dodge Manufacturing Company, Perkins Wind Mills and the Mishawaka Woolen and Rubber Company, (now UniRoyal), all helped the town to prosper.

With this prosperity came a new generation of industrialists and businessmen who built elegant homes primarily along Lincolnway East. Later, significant homes were to be built along Edgewater Drive and Riviera Drive. Many of these homes remain and are the backbone of the proposed historic districts.

The industrial growth brought about the immigration of several cultural groups from Europe, particularly the Italians and Belgians with smaller groups of Hungarians, Greeks, Germans and Polish also settling here.

New residential areas began to develop for the working class, primarily to the south and north with each cultural group maintaining its own distinct neighborhood, commercial area and clubs.

Today, a wealth of elegant homes still can be found in the key residential areas along Lincolnway. However, only a few of the significant commercial structures remain due to replacement or urban renewal. Of those that remain, often only the upper stories remain intact, while the lower level store fronts have gone through a series of "modernization". Likewise, only a few industrial structures remain and they, too, have undergone similar "modernizations".

Inventory Data

The list of recommended structures and sites to be used as a basis for the state and local inventory is included in this section.

As mentioned earlier, the original survey was conducted on the basis of councilmatic districts and it quickly became apparent that these boundaries bore no relationship between natural boundaries or neighborhoods. The State of Indiana requires that surveyed structures be identified according to the United States Geological Survey map; however, since the entire City of Mishawaka falls on one map and the sections do not correspond to natural boundaries, the community was finally broken down into distinct geographic areas. These areas utilized neighborhoods, major roads, the river, and railroad lines as definitive boundaries. The result is the city divided as indicated in the neighborhood map.

INVENTORY NUMBER

Each area was assigned a three-digit number and the structures and sites were numbered numerically, e.g., the near west neighborhood was assigned the 200 series and each structure was numbered in sequence, 201, 202, 203, etc.

RATING

The structure and site listing includes the following rating for each entry: "O" for outstanding, "S", significant and "C" for contributing. See page 13 for complete description of rating system and method.

ADDRESS

Current city mailing address

NAME

Each entry's historic name is listed with common name given in parentheses. The historic name indicates famous or original owner, or original use. If the historic name was uncertain, a general name was given such as "house", "store", "commercial building", etc.

STYLE

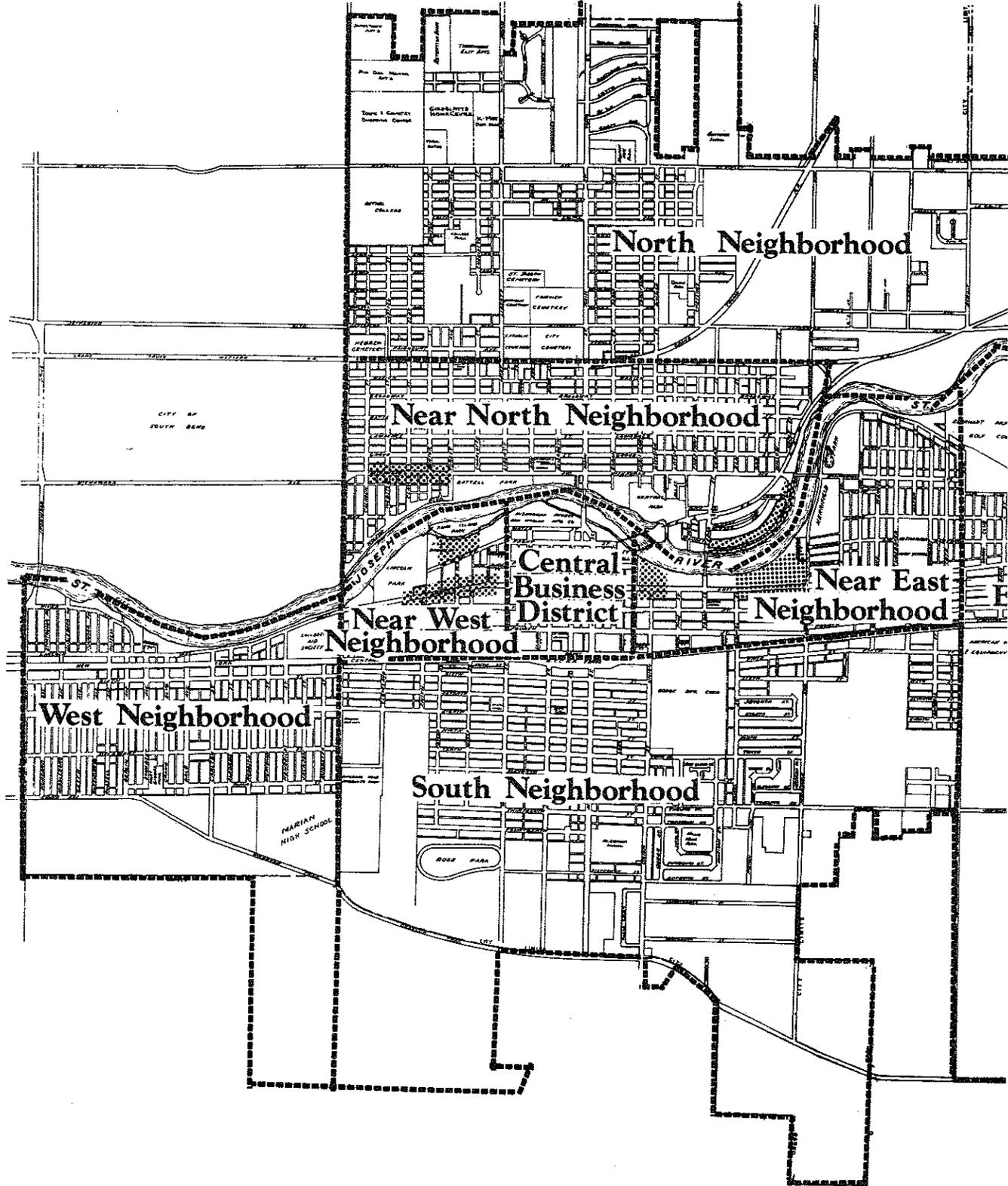
Where appropriate, the entry's style is indicated. The style noted is the predominant style, although many entries have elements of other styles as well.

DATE

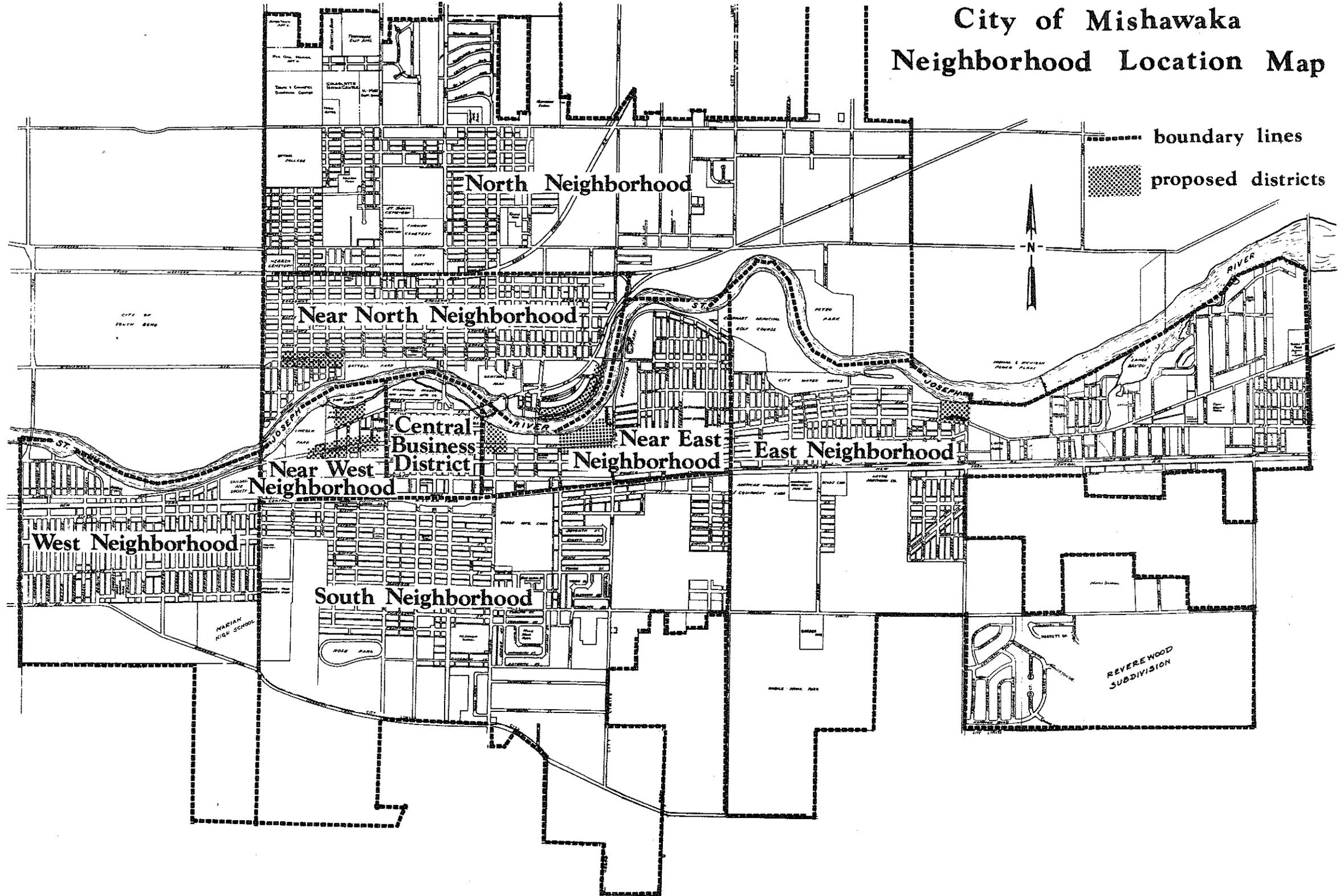
Where sufficient information was obtained, an exact date of construction was listed. All others were given a date with the notation "circa" (c.) indicating that the date represents a variance of five years. If the architect or builder was known, his name follows the date.

OTHER INFORMATION

If the entry had some outstanding characteristic, was listed on the National Register, was the site of an important event or associated with an important person, this information was also given in parentheses.



City of Mishawaka Neighborhood Location Map



Central Business District

Originally the town of St. Joseph Iron Works, this area has changed dramatically from its founding to the present day. Each generation has removed the old and built new. The last vestige of late 19th Century commercial structures was removed with the demolition of the Northwest 100 block of Downtown Mishawaka. Only a few scattered structures remain to indicate turn of the century architectural styles.

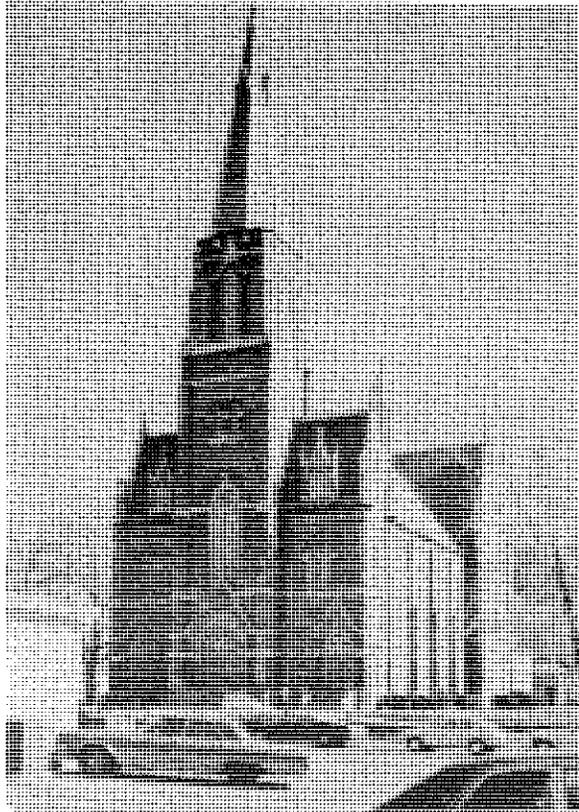
No.	Address	Rating	Historic Name	Style	Date	Other
101	330 N. Main	-	First Dam Site			Historic Site Marker
102	330 N. Main	-	First Bridge Site			Historic Site Marker
103	202 E. First St.	C	Mishawaka City Hall	Municipal Vernacular	1903	Architect, C. A. Brehmer
104	114 Lincolnway E.	C	Commercial (Jenning's)	Italianate	c. 1895	
105	108 Lincolnway E.	C	Commercial	Commercial Vernacular	1899	
106	101 Lincolnway E.	C	Commercial (1st Bank Bldg.)	Neo Classical Revival	1926	
107	101 Lincolnway W.	C	Phoenix Building	Italianate	1875	
108	208-212 L.W.W.	C	Methodist Parsonage/ Annex Christian Association (K of C Building)	Beaux Arts Victorian	1902 c. 1900	Architect, W. W. Schneider
109	418-422 L.W.W.	C	Tascher Flats			
110	201 E. Third St.	S	1st United Methodist Church	Neo Gothic Revival	1912	Architects, Bradley & Nichols
111	201 W. Third St.	O	St. Joseph Church	Neo Gothic	1893	Donaldson & Meier
112	125 E. Fourth St.	C	St. Peter's Lutheran Church	Vernacular/Romanesque	1902	
113	220 W. Fourth St.	C	Old Rectory (St. Joe Parish Convent)	Vernacular/Romanesque	c. 1873	
114	208 N. Main St.	C	Tivoli Theater	Art Deco	c. 1920	
115	122 N. Main St.	C	Commercial	Italianate	c. 1873	
116	118 N. Main St.	C	Commercial ("Doc Pierce's")	Italianate	1873	
117	107 S. Main	S	Commercial ("Village Pump")	Italianate	1873	
118	300 S. Main	-	Mishawaka Academic & Normal Institute			Historic Site Marker
119	225 S. Hill	S	St. Joseph Rectory	Georgian Revival	1911	
120	112 N. Hill	O	Carnegie Library	Flemish Gable	1916	
121	120 S. Church St.	C	Old Post Office (Police Station)	Neo Classic	1914	
122	312 N. Hill St.		Old Ball Band (Uniroyal)	Neo Industrial	c. 1930	Albert Kahn



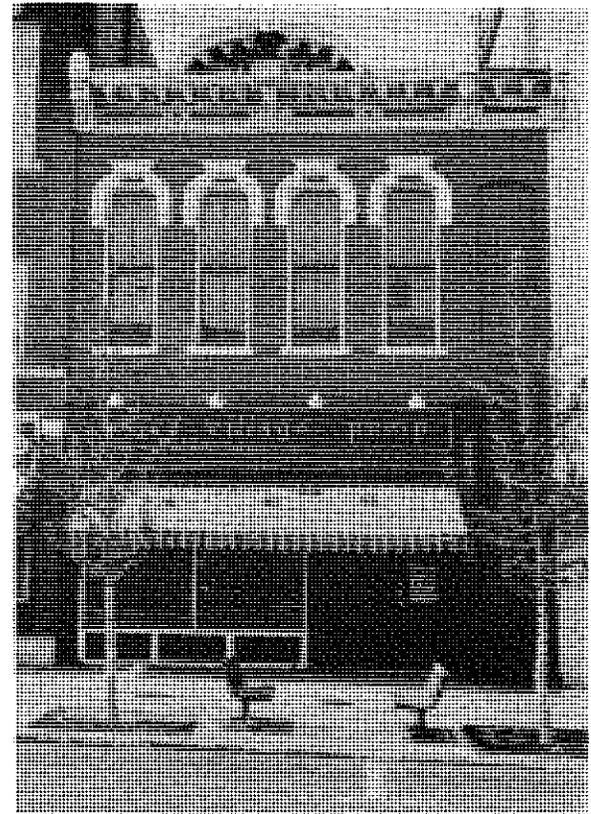
Tascher Flats (109) Apartments
Victorian c. 1900



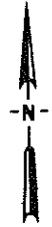
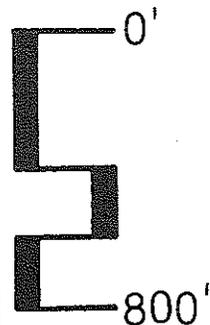
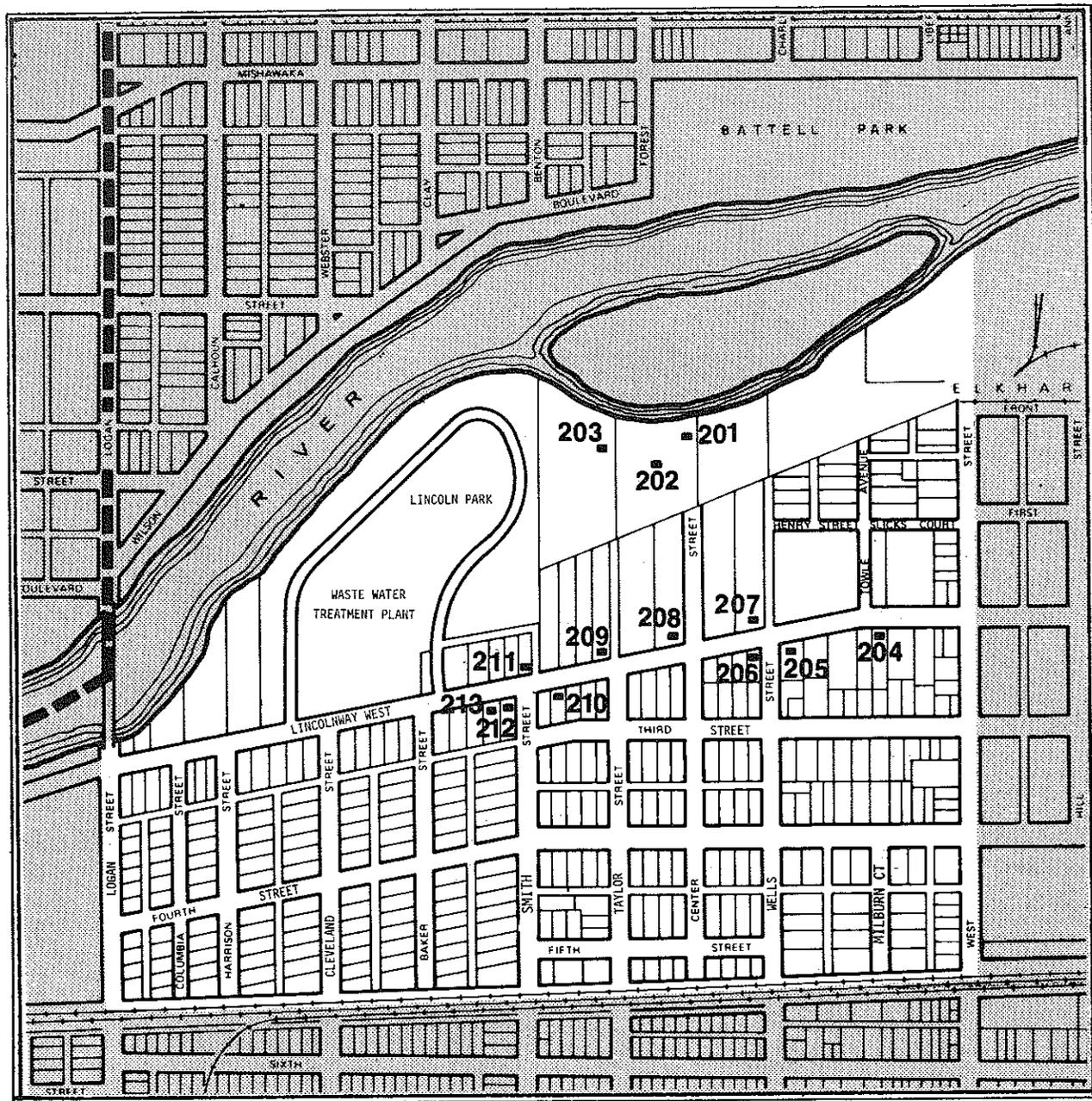
Phoenix Building (107)
Italianate Commercial c. 1875



St. Joseph Church (111)
Neo Gothic 1893
Donaldson & Meier, Architects



Village Pump Tavern (117)
Italianate 1873



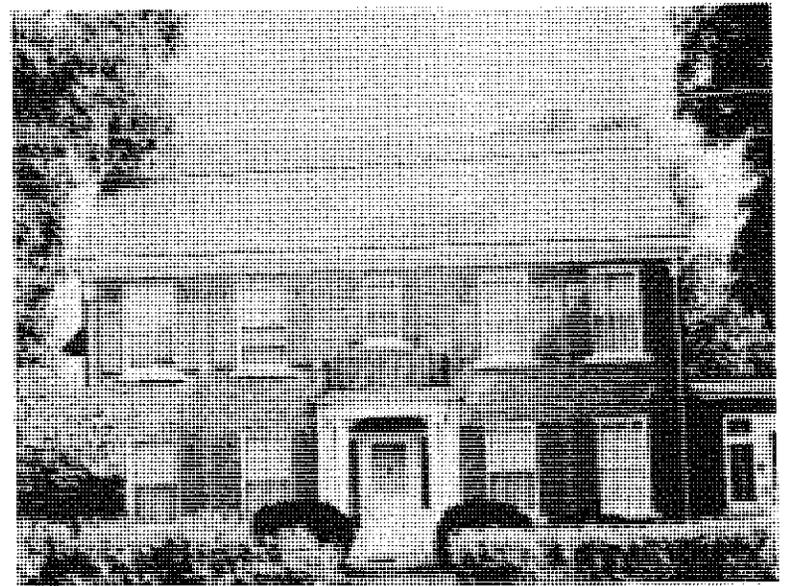
Near West Neighborhood

This area became a part of the city around 1881 and contains some of the older housing stock in the community, particularly along Lincoln Way. This area also contains the 100 Center Complex, a group of buildings comprising the old Kamm and Schellinger Brewery, some of which date back to the 1870's. This complex has been remodeled into a commercial area and includes several newer buildings. Several structures along Lincoln Way are the homes of early prominent business families.

No.	Address	Rating	Historic Name	Style	Date	Other
201	100 Center St.	C	Kamm Brewery Office (100 Center)	Vernacular	1853	
202	100 Center St.	C	Kamm Brewery Boiler House (100 Center)	Vernacular	c. 1890	
203	100 Center St.	C	Kamm Brewery Stable (100 Center)	Vernacular	c. 1880	
204	517-523 L.W.W.	C	Apartments	Stick	1882	
205	549 Lincolnway W.	C	Spencer/Niles	Federal	1880	
206	601 Lincolnway W.	C	House	Vernacular	1862	
207	602 Lincolnway W.	C	Goethal's Home	Neo Federal	1929	Schumacher (Builder)
208	702 Lincolnway W.	C	Kamm House	Neo Colonial Revival	c. 1935	
209	802 Lincolnway W.	O	Schellinger/Kamm Home	Queen Anne	1900	
210	817 Lincolnway W.	C	House (Kuhn House)	Vernacular	1907	
211	900 Lincolnway W.	C	Ellis/Schindler (Speiser House)	Greek Revival	c. 1834	
212	901 Lincolnway W.	C	House	Stick	1897	
213	211 Lincolnway W.	S	Carlton Tavern House	Federal	1852	



House (212)
Stick Style 1897



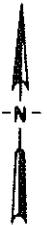
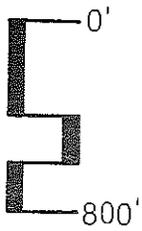
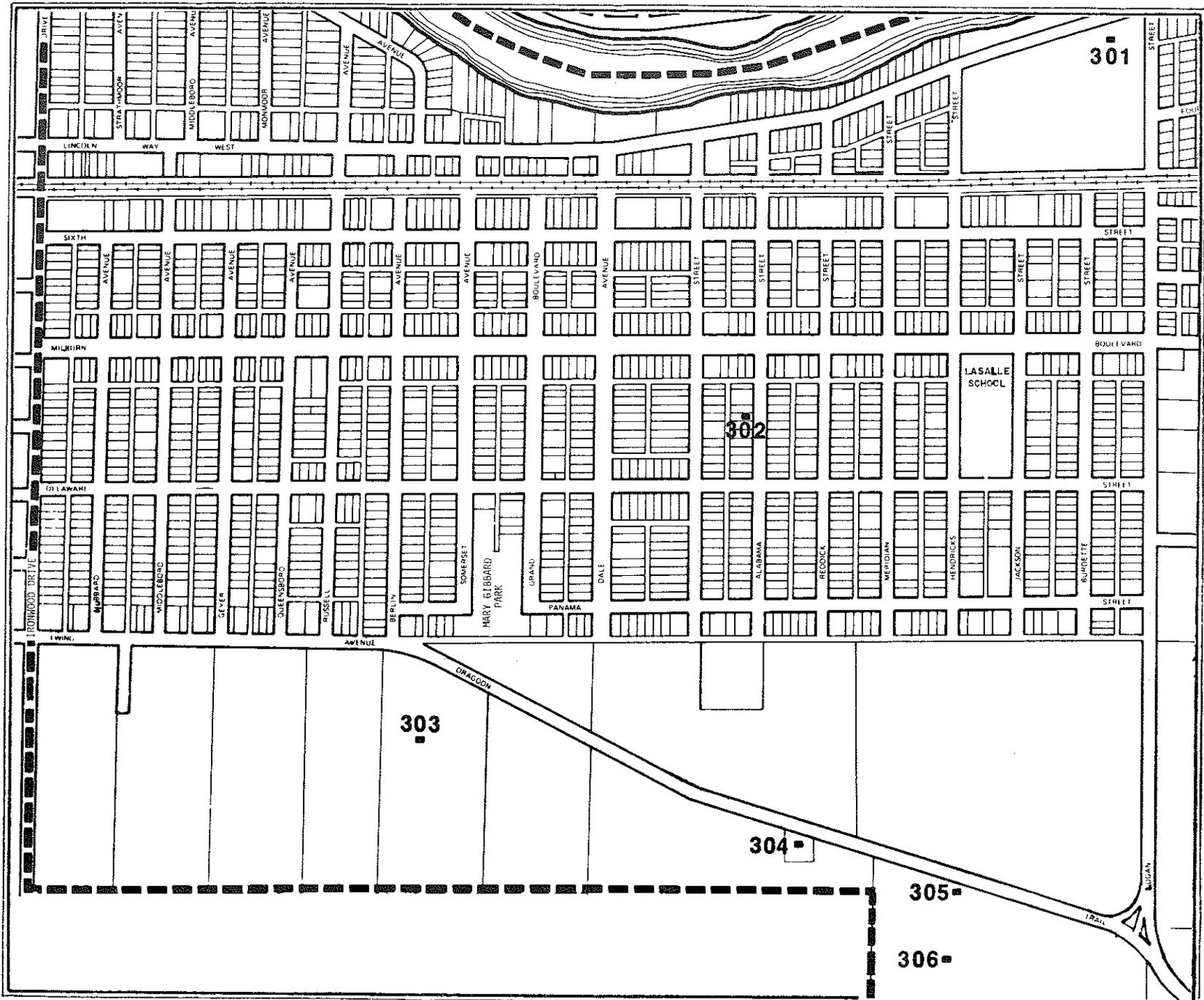
Goethals Home (207)
Neo Federal 1929



Apartments (204)
Stick Style 1882



Old Kamm Brewery Office (201)
Vernacular 1853



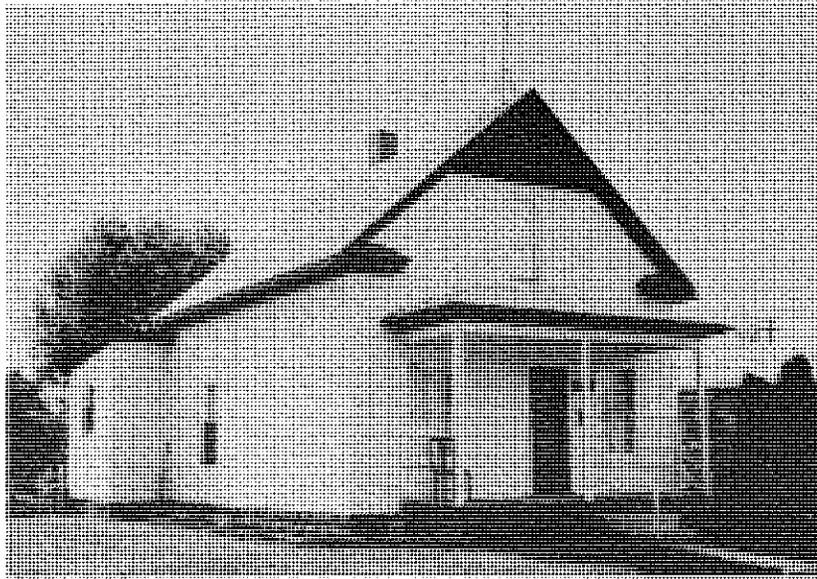
West Neighborhood

This section is primarily residential in nature with a strip of commercial along Lincolnway and a strip of light industry along the Penn-Central Railroad.

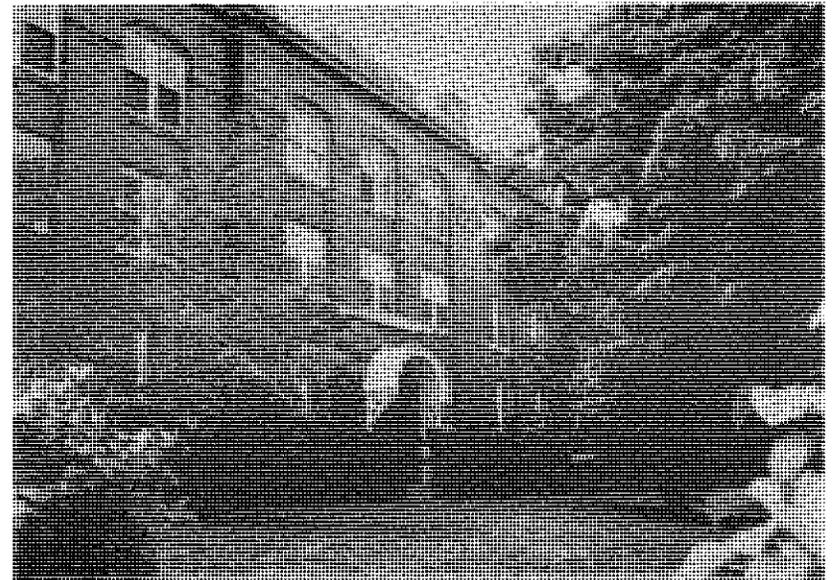
The area contains a mixture of structures differing in styles and in age. The area is composed of primarily modest working-class homes. The area developed piecemeal, starting with the presence of a few original farm homes built in the late Nineteenth Century with each decade adding more and more dwelling structures.

More recently, urban renewal in the 1960's added curbs, sidewalks and other major physical improvements as well as several newer homes. The area was annexed to the city by 1906 and today is presently totally developed.

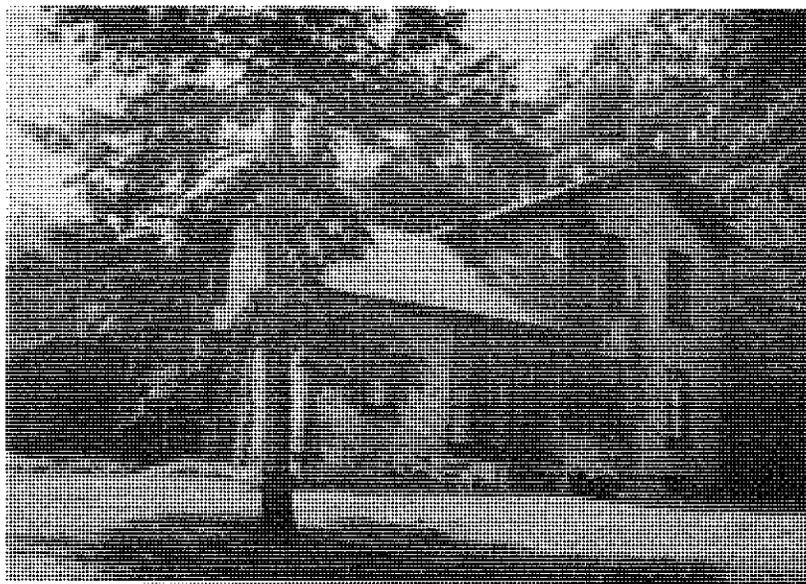
No.	Address	Rating	Historic Name	Style	Date	Other
301	1411 L.W.W.	S	Children's Aid Society (Family & Children's Ctr.)	Institutional Vernacular	1906	
302	727 S. Alabama	C	House	Vernacular	c. 1910	
303	2423 Dragoon Trail	S	House	Bungalow	1930	
304	1923 Dragoon Trail	S	Carlton Farmhouse	Vernacular	c. 1885	
305	1521 Dragoon Trail	C	Gatehouse (St. Francis Convent Gatehouse)	Vernacular	c. 1890	
306	1521 Dragoon Tr. Mt. Alverno	O	Carlisle Manor (St. Francis Convent)	Neo Classic Revival	1917	



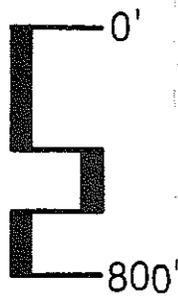
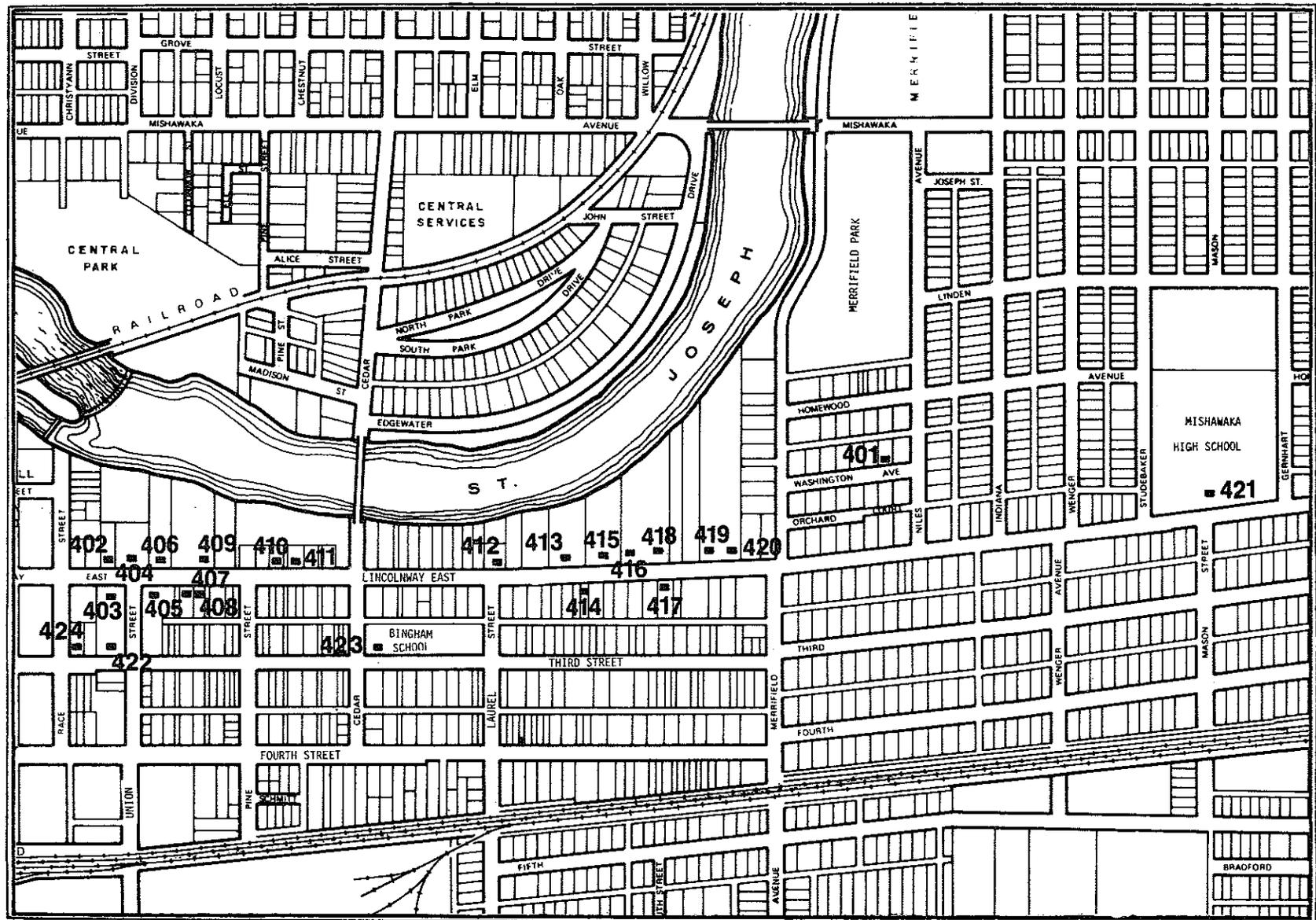
House (302)
Vernacular c. 1910



Children's Aid Society (301)
Institutional Vernacular 1906



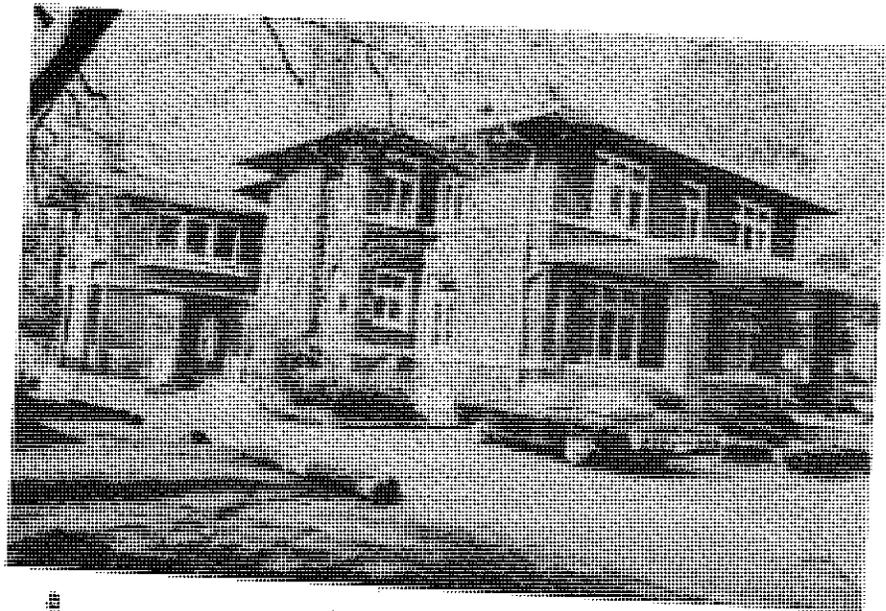
Carlton Farmhouse (304)
Vernacular c. 1885



Near East Neighborhood

This area developed about the same time as the Near West area, as the community grew in a linear fashion east and west from the central business district along Lincolnway. Lincolnway is a beautiful, tree-lined thoroughfare with many stately and elegant homes. The lots are large and spacious. The area is totally residential with only a few spot neighborhood commercial uses. The streets running parallel to Lincolnway also contain older homes; however, the structures are smaller and the lots are narrower.

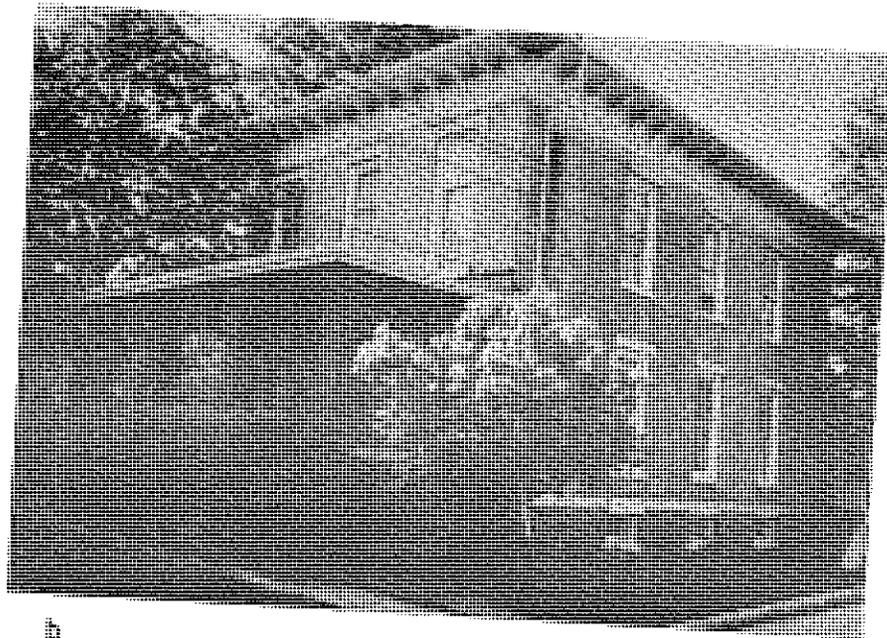
No.	Address	Rating	Historic Name	Style	Date	Other
401	940 E. Washington	C	House	Vernacular	c. 1905	
402	318 Lincolnway E.	S	F. G. Eberhart House	Vernacular	c. 1905	
403	317 Lincolnway E.	O	Trameisus (Beiger Mansion)	Classic Revival	1903-1909	Durham-Schneider (National Register)
404	400 Lincolnway E.		E. G. Eberhart	Prairie	1903	Ernest Young Architect
405	401 Lincolnway E.	O	1st Presbyterian Church	Neo Classical	1910	
406	410 Lincolnway E.	S	Niles/Weiss	Italianate	1860	
407	415 Lincolnway E.	O	Dodge House	Queen Ann	1889	National Register
408	425 Lincolnway E.	C	Otto Lang House	Vernacular	1895	
409	428 Lincolnway E.	C	Mix House	Italianate	c. 1860	
410	510 Lincolnway E.	C	House	Prairie	c. 1935	
411	518 Lincolnway E.	C	Hollister House	Stick	c. 1905	
412	702 Lincolnway E.	S	House	Prairie	c. 1925	
413	722 Lincolnway E.	S	Hosford House	Italianate	1875	
414	733 Lincolnway E.	C	House	Vernacular	c. 1890	
415	732 Lincolnway E.	S	James Eberhart (Major House)	Vernacular	1906	
416	810 Lincolnway E.	C	Schindler House	Vernacular	1905	
417	805 Lincolnway E.	C	Ditsch House	Vernacular	c. 1870	
418	816 Lincolnway E.	O	Merrifield Cass Home	Vernacular	1837	
419	834 Lincolnway E.	C	Fonda House	Stick	1892	
420	850 Lincolnway E.	C	House	Vernacular	1903	
421	1202 Lincolnway E.	S	Mishawaka High School	Collegiate Gothic	1923	Perkins & Will
422	318 E. Third St.	C	Dodge House	Italian Villa	1934	
423	606 E. Third St.	C	Bingham School	Vernacular	1897	
424	124 S. Race	C	Eberhart Home	Shingle	c. 1900	



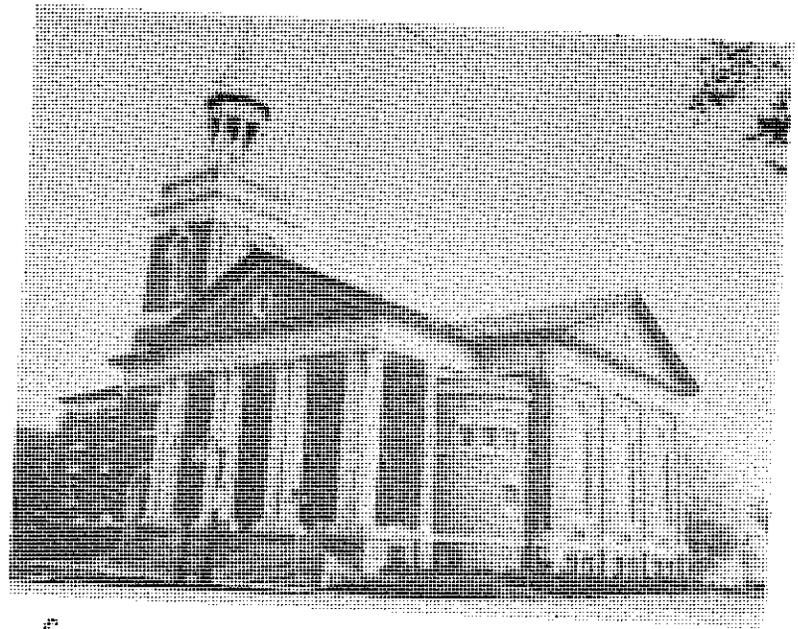
a E. G. Eberhart Residence (404)
Prairie 1903
Ernest Young, Architect

b Niles/Weiss House (406)
Italianate 1860

c First Presbyterian Church (405)
Neo Classical 1910



b



c



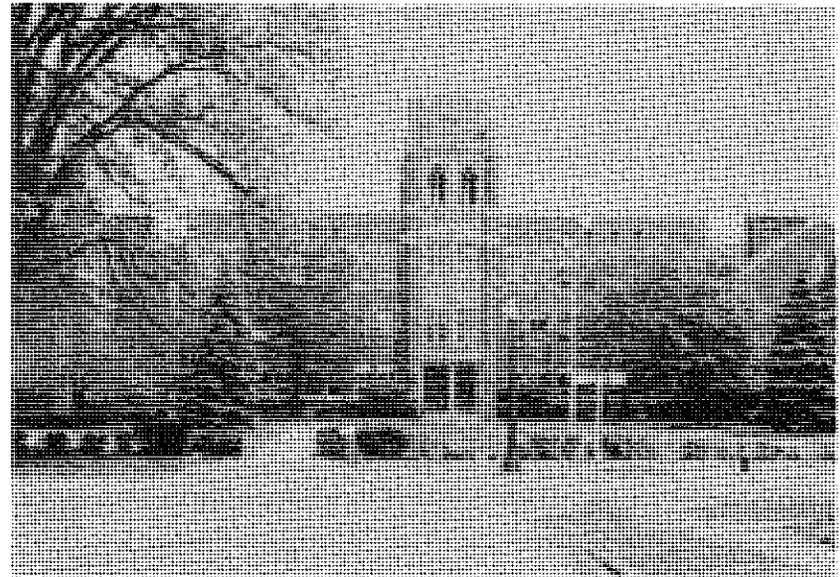
d

d James Eberhart Residence (415)
Vernacular 1906



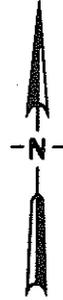
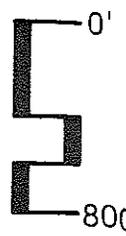
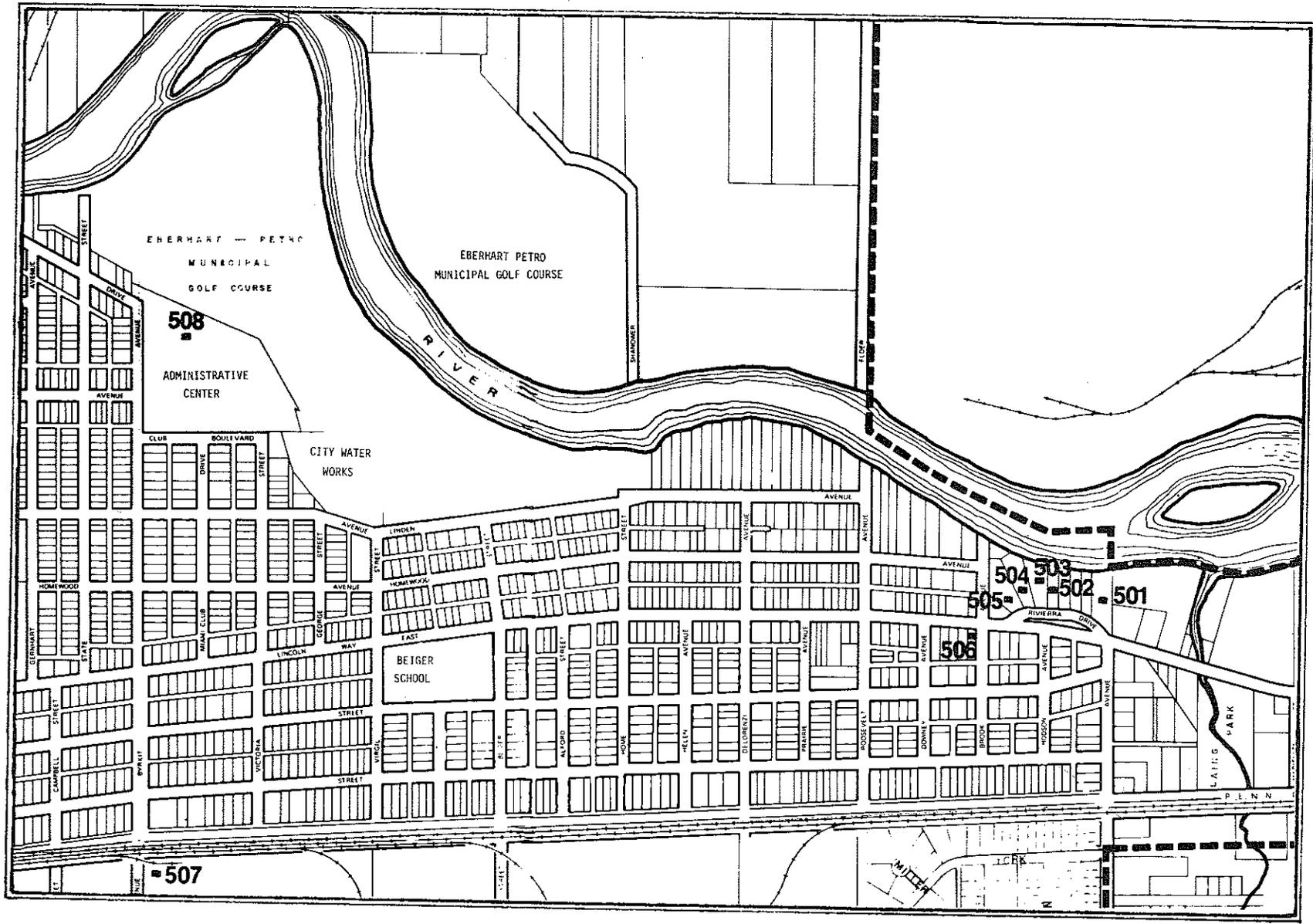
e

e Hosford House (413)
Italianate 1875



f

f Mishawaka High School (421)
Collegiate Gothic 1923
Perkins & Will Architects



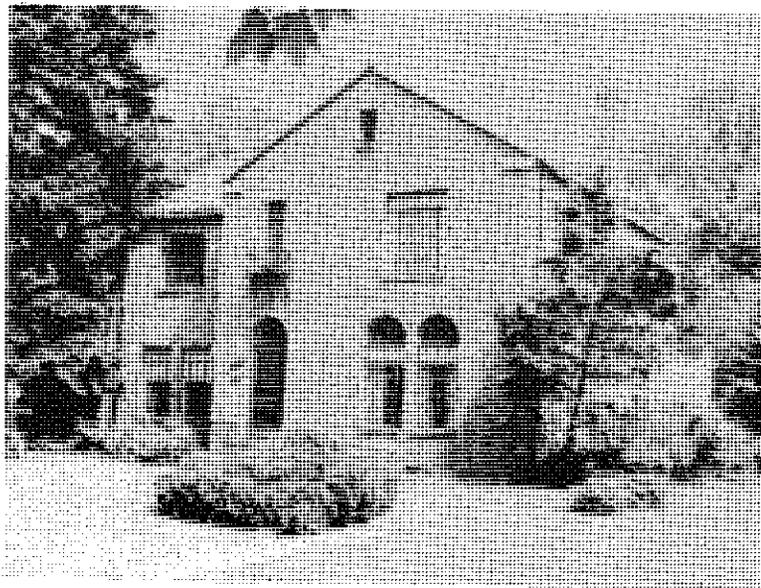
East Neighborhood

The East Neighborhood is basically divided into two parts. The area north of the Penn-Central Railroad contains mainly residential structures. The older portion is nearer the central business district, while the eastern half contains many new structures mixed in with the old. A few of the old farm structures are noted in this report.

The area south of the railroad contains a multiplicity of uses including residential, heavy manufacturing and commercial. The older residential areas are small, not built up and contain blue-collar type housing as well as public housing. Reverewood at the eastern city limits is the community's only modern sub-division with a mixture of single-family and multi-family structures.

No.	Address	Rating	Historic Name	Style	Date	Other
501	2530 Riviera Dr.	C	House	English Manor	1938	Maurer & Maurer
502	2432 Riviera Dr.	C	House	Suburban Residence	1929	
503	2430 Riviera Dr.	C	House	Suburban Romanesque	1928	
504	2428 Riviera Dr.	C	House	Suburban Residential	1928	Longway
505	2426 Riviera Dr.	C	House	Neo Jacobean Revival	1925	Wiekamp
506	2313 Lincolnway E.	C	Fire Station (Same)	Vernacular	1929	
507	400 S. Byrkit	C	Industrial (Wheelabrator)	Vernacular	c. 1905	
508	222 Miami Terrace	S	Eberhart Home (School City)	Georgian Revival	c. 1927	

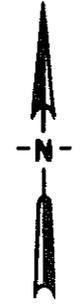
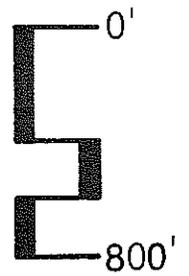
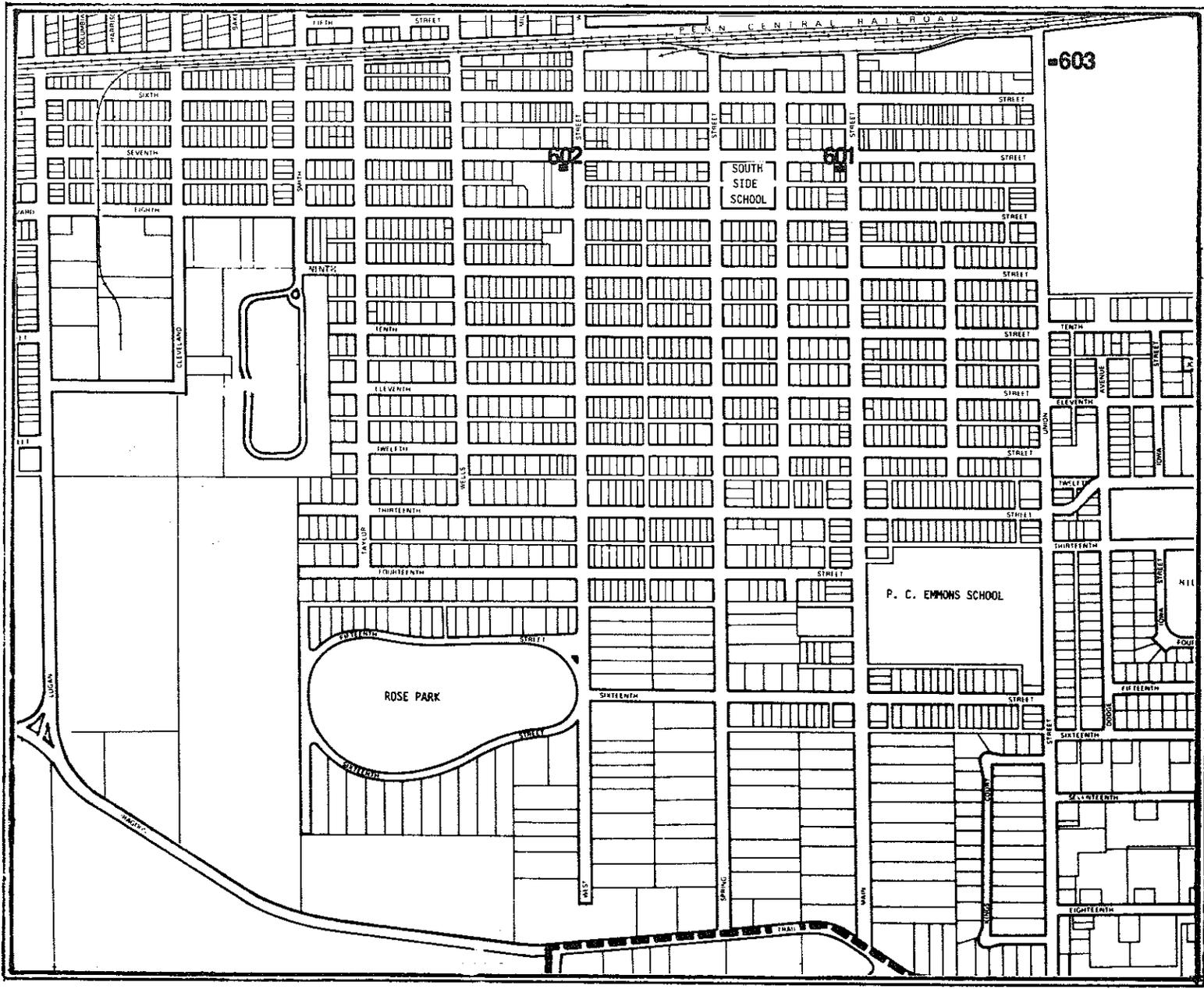
House (505)
Neo Jacobean Revival 1925



House (503)
Suburban Romanesque 1928



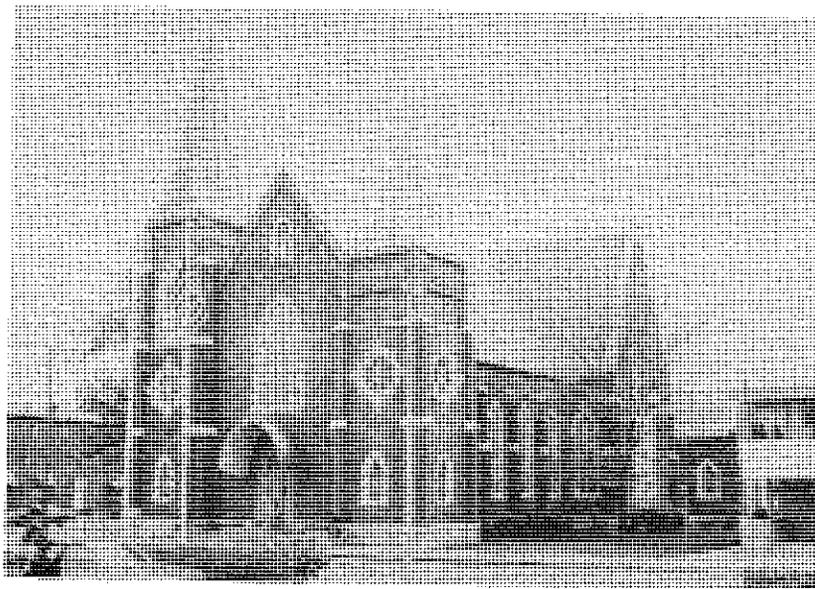
Eberhart Residence (508)
Georgian Revival c. 1927



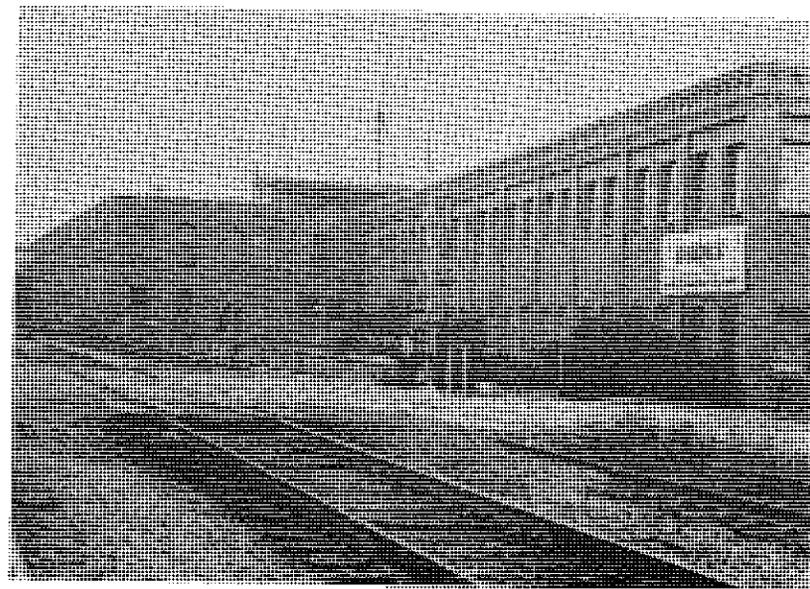
South Neighborhood

Like the West Neighborhood, this area is also primarily residential in nature with small, isolated pockets of neighborhood commercial groupings. The area first developed along the Penn-Central Railroad before the turn of the Century, with newer homes generally located south of 12th Street. The area is a blue-collar neighborhood and is strong in its ethnic ties and heritage. The older sections are characterized by tight, narrow lots with minimum front yards. Because of the strong cultural heritage, many of the homes are in excellent condition and the yards and landscaping are a pride of the community.

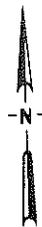
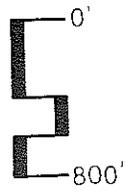
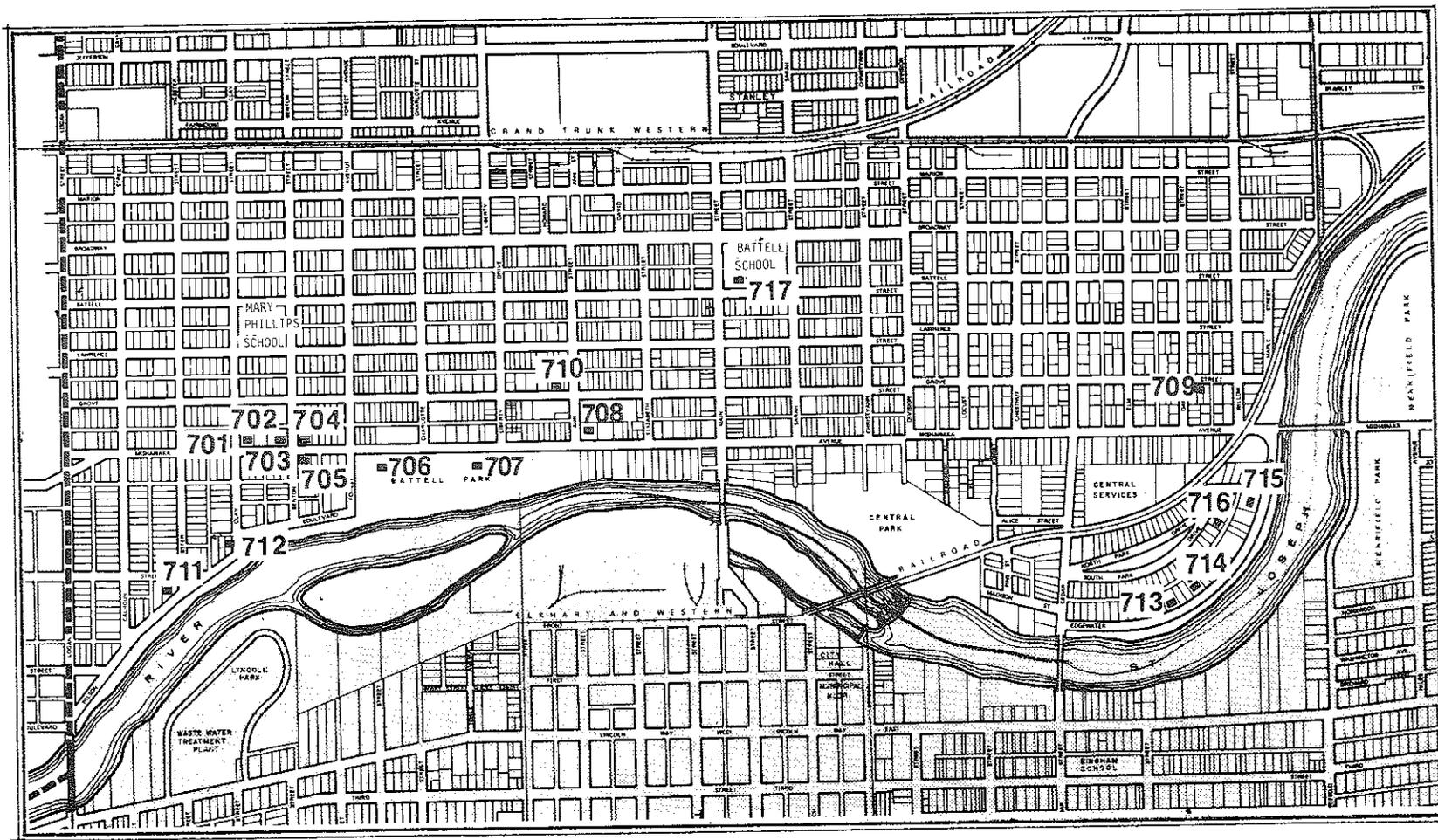
No.	Address	Rating	Historic Name	Style	Date	Other
601	101 W. 7th St.	C	First English Evangelical Church	Gothic Revival	c. 1910	
602	501 W. 7th St.	C	St. Bavo's Church	Néo Gothic Revival	1905	
603	602 S. Union	C	Dodge Manufacturing Company	Industrial Vernacular	c. 1890	



St. Bavo's Church (602)
Gothic 1905



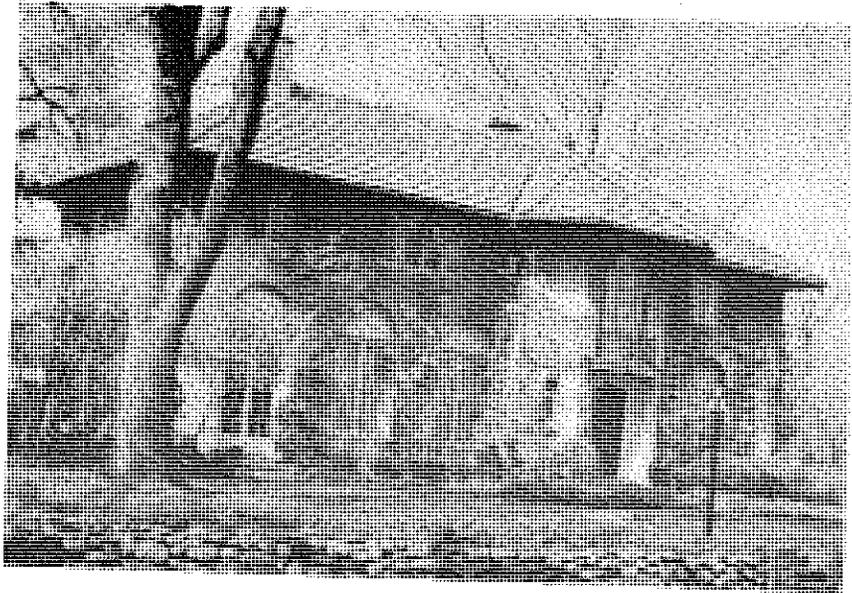
Dodge Manufacturing Company (603)
Industrial Vernacular c. 1880



Near North Neighborhood

The area is residential with some commercial along Mishawaka Avenue and North Main Street. The majority of the homes date from about the turn of the century with a few older structures scattered about. The western one-third of this neighborhood is newer, with homes constructed in the Twenties and Thirties. A small isolated strip of residential structures is located adjacent to the river along Edgewater Drive. A significant number of stately homes built around the Twenties are located along this stretch of the river.

No.	Address	Rating	Historic Name	Style	Date	Other
701	806 W. Mishawaka	S	House	Neo Classical	c. 1920	
702	726 W. Mishawaka	C	House	Neo Classical	1925	Shambleau
703	706 W. Mishawaka	C	House	Prairie	1912	Shambleau
704	624 W. Mishawaka	C	House	Neo Colonial Revival	1916	Shambleau
705	623 W. Mishawaka	C	House	Suburban Residential	1923	Shambleau
706	Battell Park	C	BandsheII	Neo Classical	1928	
707	Battell Park	C	Civil War Monument		1884	
708	222 W. Mishawaka	C	St. Monica's Church	Romanesque Revival	1926	
709	913 E. Grove	C	House	Vernacular	c. 1900	
710	310 W. Grove	C	House	Vernacular	1880	
711	912 Wilson	C	House	Neo Colonial Revival	1915	
712	804 Wilson	C	House	Neo Colonial Revival	1928	Shambleau
713	345 Edgewater	S	Blair House	Eclectic	1912	
714	417 Edgewater	C	House	Vernacular	1924	
715	453 Edgewater	S	House	Neo Federal	1917	
716	415 Park Ave.	C	House	Stick	1915	
717	120 E. Battell	C	Old Battell School	Federal	1900	



Blair House (713)
Eclectic 1912



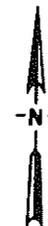
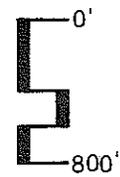
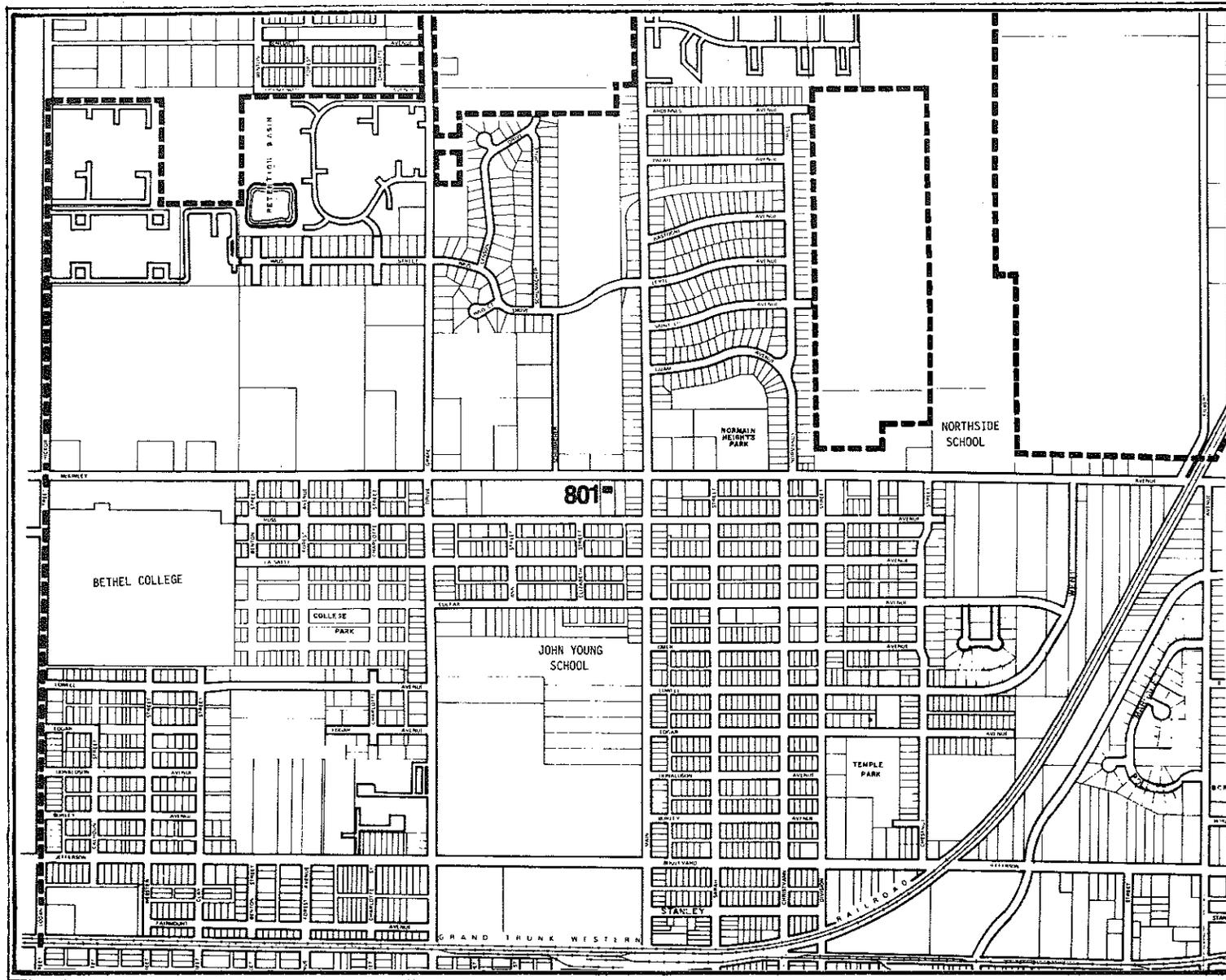
House (709)
Vernacular c. 1900



House (703)
Prairie 1912
Roy Shambleau Architect



House (701)
Neo Classical c. 1920



North Neighborhood

This area has the largest mixture of land use patterns in the community. Historically a rural area with only a few residential areas until World War II, this area has since experienced the largest growth in the community. McKinley Highway has become a commercial strip replacing the downtown as the prime commerce area. Surrounding this area are many new multi-family, single-family and service-type uses. The older residential areas are located along Main Street and are mainly working-class homes of modest size.

No.	Address	Rating	Historic Name	Style	Date	Other
801	119 W. McKinley	C	Stoeckinger Home (Same)	Vernacular	1917	

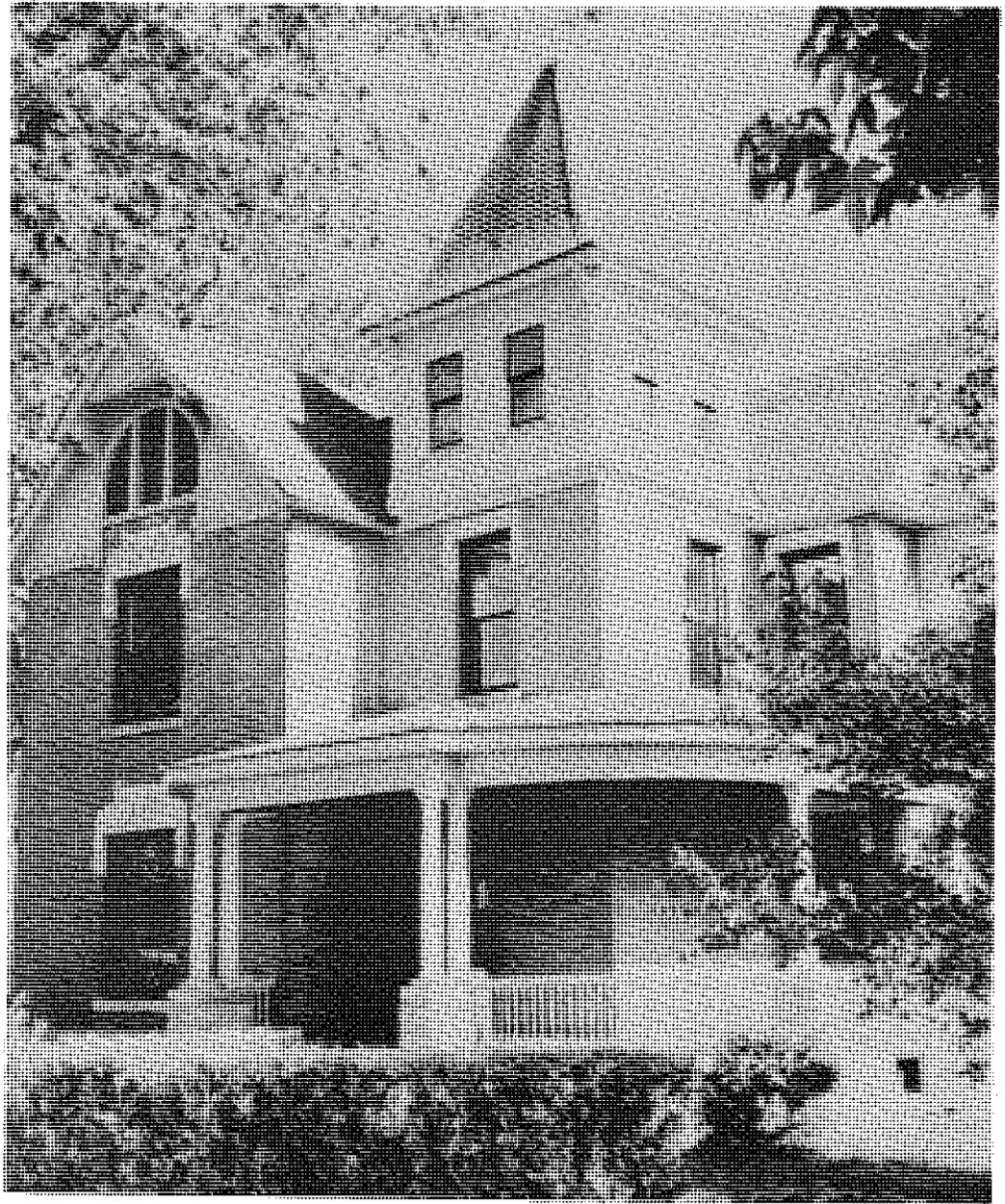


Stoeckinger Home
Vernacular 1917



National Register

"Trameisus" Beiger Mansion (403) Classic Revival 1903-1909 - Being restored.



National Register

Wallace Dodge Home (407) Queen Ann 1889 - Restored 1978

Part IV Summary

General

The purpose of this work is not only to identify the more significant individual structures in the community such as those that have been listed on the previous pages, but also to focus on the need to preserve the original character and quality of groups of structures which form neighborhoods or districts.

Building quality in both the downtown and residential sections of Mishawaka is generally good, due to the stability of the community and the pride citizens have demonstrated toward their personal property and the property of others. Growth has been steady and the community has maintained adequate services and utilities.

Although many first-floor levels of commercial buildings have been significantly altered and many residential structures have received aluminum siding or other type of coverup for remodeling, there is still the potential of restoring a good number of these structures to their original character, with a modest amount of exterior work.

It is hoped that when the citizens of Mishawaka are made more aware of their community, with its rich heritage of sound neighborhoods and strong architectural identity, they will become even more conscious of protecting and of maintaining the identity of their homes, and vocal in their support of positive preservation practices.

National Register

A good first step for a community to take, to strengthen its historic image, is to identify its existing structures which are of the highest architectural and historical quality, and to nominate them for placement on the National Register of Historic Places.

In addition to the recognition a community will receive by having certain individual structures on the National Register, there are also certain benefits which the owner can receive from such action:

1. Private property owners are eligible to be considered for Federal Grants-in-Aid for historic preservation through State Programs. The State, however, may include restrictive covenants to assure that any future rehabilitation would not jeopardize the original use or character.
2. Protection is provided by requiring comment from the National Advisory Council on Historic Preservation on the effect on the property of federally-assisted construction projects planned for the community. This includes urban renewal, state highways, etc.
3. Owners who rehabilitate certified historic properties become eligible for Federal tax benefits.

Although the number of Federal Grants-in-Aid given the past few years has been significantly diminished, the Federal tax benefits relating to the depreciation deductions to structures in trade or business, or held for the production of income can amount to a substantial financial advantage for the owner.

Unfortunately, there are no tax benefits for the single family homeowner; however, there is good evidence from across the nation that indicates rapid appreciation of market values once a home, and particularly a neighborhood, is accepted on the National Register.

The Act basically allows the non-single family owner of a "certified historic structure" to deduct for federal income tax purposes over a 60-month period the costs of "certified rehabilitation", even if the life expectancy of the improvements exceed 60 months. If a property qualifies as "substantially rehabilitated historic property", the owner may instead depreciate the "basis" or cost of the entire structure at a faster rate than the owner would otherwise be allowed to use. The act also has a penalty clause that penalizes those who demolish historic structures and replace them with new construction.

Several local structures that are of high architectural quality and historic significance are as follows:

120	Carnegie Library	Flemish Gable
209	Schellinger/Kamm	Queen Anne
213	Carlton Tavern House	Federal
306	Carlisle Manor	Classic Revival
418	Merrifield/Cass	Vernacular

This list is not intended to be final, but serves on an interim basis with possible future additions as may be appropriate. Ordinarily, cemeteries, birthplaces, graves of famous persons, property owned by religious institutions, and property used for religious purposes cannot be included in the National Register. There are a number of locally significant structures which fall into this category and are noted for recognition only. They are:

110	1st United Methodist Church	Neo Gothic Revival
111	St. Joseph Church	Neo Gothic
405	1st Presbyterian Church	Neo Classic

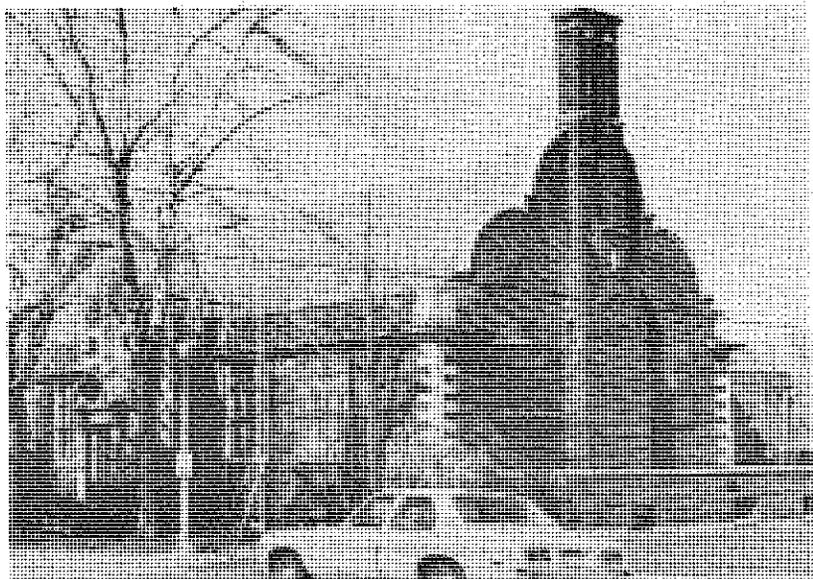
There are many other interesting individual structures which may become potential nominees for the National Register. However, they presently lack the necessary points in the rating system due to the inclusion of one or more major elements which are inconsistent with their original architectural style. As an example, the Niles/Weiss home, Structure No. 406 (the Children's Museum), is a fine example of an Italianate style; however, the addition of a newer front porch detracts from its character and authenticity. Likewise, the Hosford house, (413) another excellent Italianate structure, has many fine details such as brackets, window surrounds, entrance canopy, etc., in addition to much interior richness and a strong historical pedigree, but the covering of asphalt shingles over its original clapboard siding masks its full character. The owners of this structure are currently arranging to have these asphalt shingles removed before this winter.

Presently, the Ellis/Schindler home, No. 211, is being restored to its original Greek Revival character. With research forthcoming, this may be verified as one of the oldest structures in Mishawaka, being constructed around 1834.

The above-mentioned structures (and others with proper remodeling) are considered to be highly eligible for inclusion on the National Register of Historic Places.



Schellinger/Kamm Home (209)
Queen Anne c. 1900



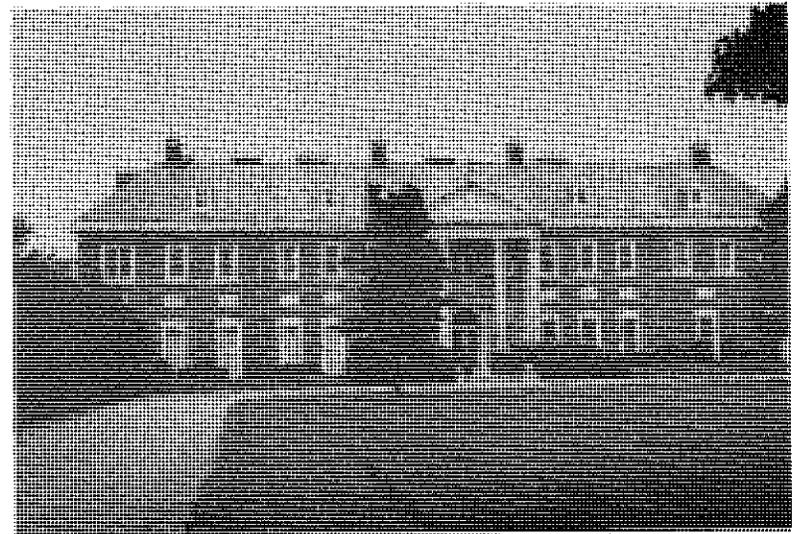
Carnegie Library (120)
Flemish Gable 1916
Being Restored



Carlton Tavern House (213)
Federal 1852



Merrifield/Cass (418)
Vernacular 1837



Carlisle Manor 306
Neo Classic Revival 1917

State Register

As previously mentioned, this report's primary function is to identify all the local structures, sites, and objects which are significant from an architectural and historical viewpoint. Each of the structures noted in this report will be on record with the State of Indiana Department of Natural Resources, Historic Preservation Officer and will be part of a future state preservation plan.

At the present time, there are no tax incentives, grants, or other direct economic benefits from the state for the noted structures; however, like the structures on the National Register, these will be given close scrutiny if they are threatened by any project utilizing state funds.

Since these structures can be found in all neighborhoods, each can serve as a local model for others to identify, as they contemplate remodeling or renovation.

H.A.E.R.

The Historic American Engineering Record is a record of major U. S. engineering works and is conducted through the HCRA (Heritage Conservation & Recreation Service) of the Department of the Interior. It is therefore recommended that the following structures be considered for inclusion in this survey:

122	Old Ball Band Factory (Uniroyal)	c. 1930
201	Kamm Brewery (100 Center)	1853
507	Wheelabrator Office Building	c. 1905
603	Dodge Manufacturing Office Building	c. 1880

Historical Districts

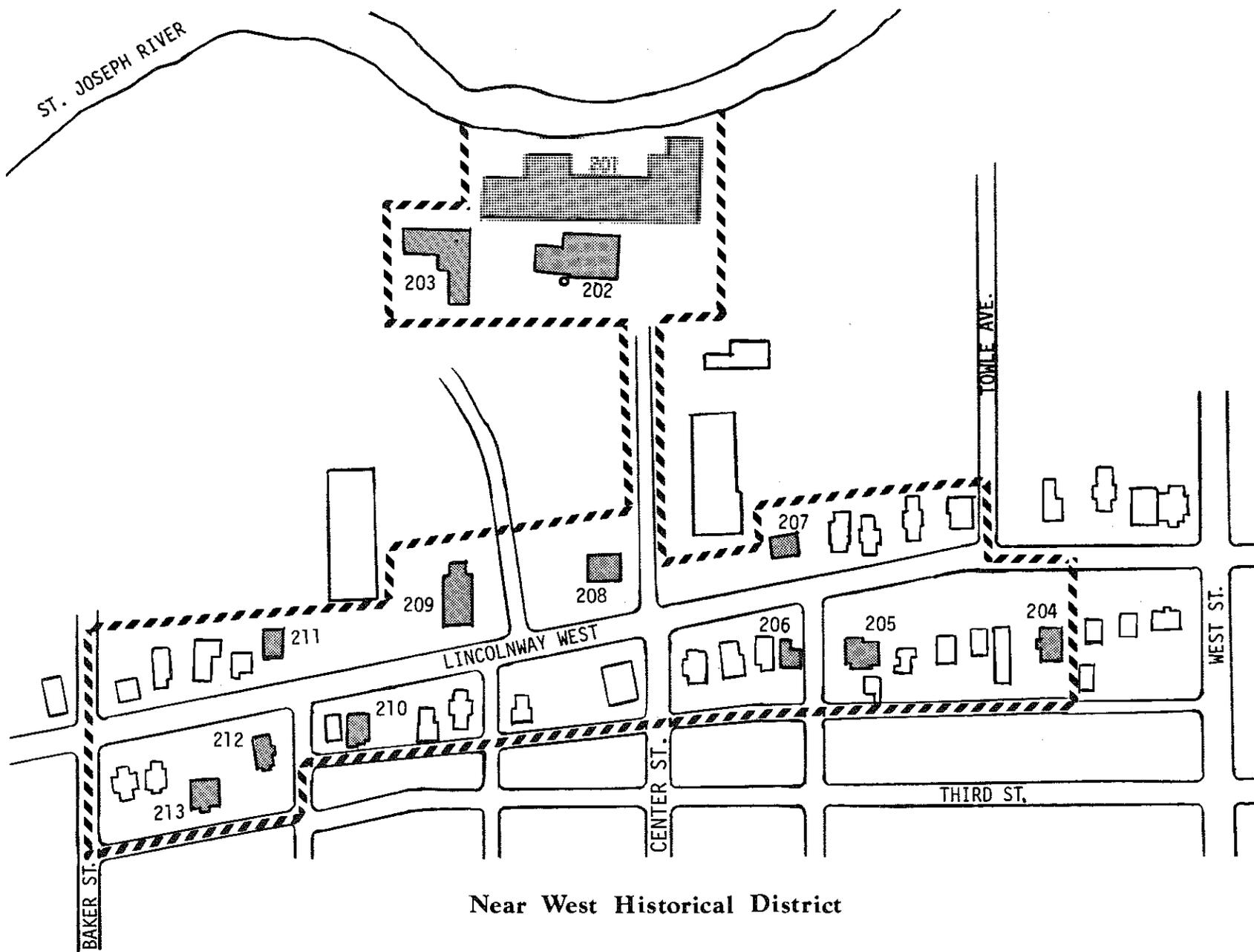
Once criteria are established and the individual structures noteworthy in the community have been selected, it is logical that we look at an area-wide map to determine if there are any significant concentrations that could form a district.

Districts are important to the overall historical preservation plan of the community, for they take in large areas and include historical structures and structures that are not historical but complement and blend into the image and identity of the district in general. Special advantages are available to structures in a district that are not ordinarily available to an individual structure. Original style and character of a district can be established or at least maintained by developing special controls. These can restrict new construction or impose rules that would mandate new structures and existing rehabilitated structures to conform to certain, concise design standards.

Districts give the city government, as well, an opportunity to participate by limiting and redefining zoning, land use, height and area restrictions, setbacks, densities, and sign controls. There is also the possibility of the city establishing a conservation district, whereby it could provide new streets, curbs, sidewalks, trees, new underground utilities, street lighting, and many other amenities.

There are six districts proposed for the Mishawaka community. Each will be discussed with recommendations, which apply both to new construction and to remodeling of old. Some recommended criteria may be compatible or in opposition to existing zoning ordinances; therefore, special governmental legislation may be necessary at the time district plans are enacted. The following district descriptions and their specific recommendations are in general form; each must be expanded and more detailed if included in any enacted historic district ordinance.

Bear in mind that the following are only guidelines. In reality, each district will set up and establish its own limitations and guidelines through a neighborhood review board. The method for establishing the boards will be discussed in the final chapter of this book.



Near West Historical District

Near West Historical District

a. General

It is recommended that the area shown on the adjacent map be designated a local neighborhood historic district due to the number of homes located along Lincolnway qualifying for the State Survey. Many of the other structures found in this district, even though they are not on the State inventory, are nevertheless of the same age, character and are generally compatible.

b. Boundary

The area includes all properties facing Lincolnway West between the intersection of Towle Avenue and Baker Street. The area would also include the three older buildings of the 100 Center complex on North Center Street.

c. Zoning

Zoning along Lincolnway West is basically R-3 with spot L-1, and the 100 Center is totally zoned C-3. The present R-3 zone is adequate for the majority of the structures and allows for the conversion of the many larger structures into apartments, a reasonable adaptive reuse. The C-3 zoning should not be expanded.

d. Height and Area

It is important that new buildings be constructed to a height and scale within a reasonable average height of existing adjacent buildings in order to be harmonious; therefore, structures should be two-story along Lincolnway. The building area for all new construction along Lincolnway should be within 10% of the adjacent property areas, or not to exceed 35%.

e. Setbacks and Yards

Likewise, structures should be set back at an average of the two adjacent structures on

either side. All structures should have side yards, a minimum of 10 feet. No zero side lot lines should be permitted.

f. Parking

No front yard or side yard parking should be permitted, only rear yard.

g. Signage

Area of signage for business should be reduced to 8 sq. ft. with one sign per property. Signs should be solid and not have any internal light system. The signs should advertise the firm name and use without other advertisement.

h. Building Form

Many of the existing structures are irregular in plan, have projecting elements such as dormers, bay and bow windows, porches, etc. Any new construction and remodeling should be in harmony with this philosophy, and all structures should have pitched roofs. No porches originally open should be enclosed.

i. Exterior Building Materials

Building materials originally used in the neighborhood on the existing building should be matched as closely as possible. Materials such as brick, horizontal clapboard, wood shingles, and stucco are common materials used. Asphalt siding, asbestos siding, rough-sawn wood, vertical board or hand-split shake siding should be discouraged. Aluminum or vinyl siding may be used if it is determined to be the only economical solution. This siding should be of the same size and style as the original. Window trim, soffits, and brackets should not be covered up. Windows should be single units, preferably double hung in new construction.

Doors should be paneled wood with light panels and side lights as may be appropriate. Aluminum storefront doors or windows should be discouraged.

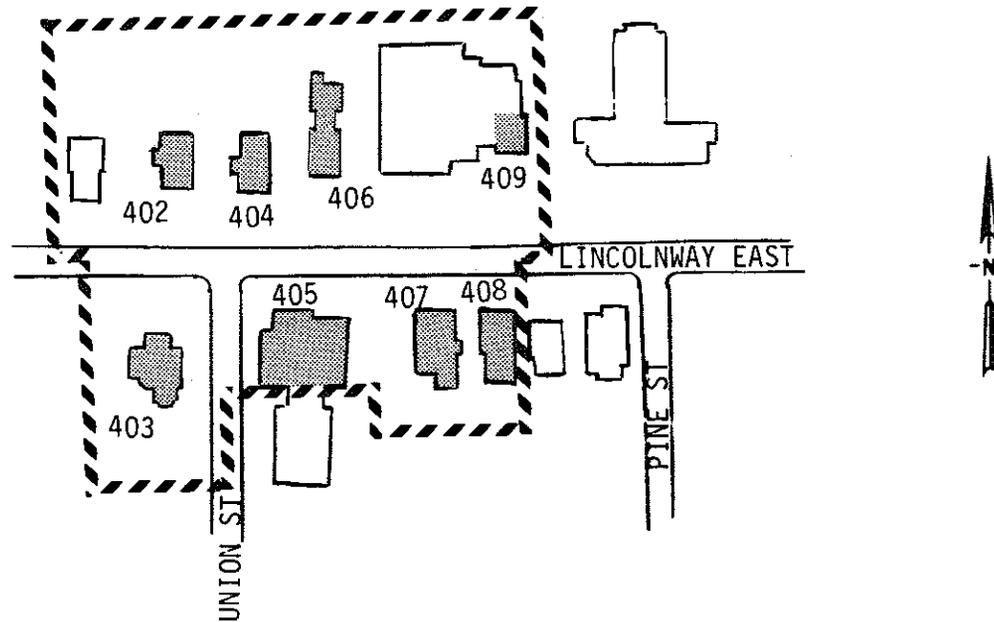
j. Lawns and Landscaping

Current or historic character of lawns and plantings should be maintained and preserved. Shrubs, hedges, low wood picket fences and wrought iron fences are appropriate in character. Chain link fences, hand-split post and rail fences should be discouraged. Flower beds should be encouraged, as well as pruning of existing trees and shrubs which are overgrown.

k. Streetscape

Since Lincolnway West is a Federal Highway, State and Federal standards dictate the size and character of the pavement. Street signage should be limited to a minimum. A program of tree planting, pruning and dead tree removal in the right-of-way should be provided. We understand that work in the right-of-way is the responsibility of the city. This program would maintain the strong tree-lined character of this district.

Near East Historical District



Near East Historical District

Near East Historical District

a. General

It is recommended that this area be designated a State Historical District with possible future submission as a National Register Historic District. This area presently contains two structures presently on the National Register - the Beiger Mansion and the Wallace Dodge home. This area also contains numerous other stately homes of local industrialists who lived and prospered between 1890 and the 1920's, most notably the homes of the Eberhart family. The western boundary of the district is the beginning of the near east residential neighborhood.

b. Boundary

The district includes the area generally bounded on the west by a line running north-south along a line 120' west of Union Street on the north by the south bank of the St. Joseph River and on the south by the alley running east-west between Lincolnway and 3rd Street, and on the east by the projected east property line of the structure at 418 Lincolnway East.

c. Zoning

The present zoning of the project area is C-3 commercial. Historically, this type of zoning has been devastating to older residential districts. Fortunately for Mishawaka, the hard commercial area has been limited to the area west of Race Street and the homes in this district have uses which are compatible with the physical limits of the structure and no major demolition or non-conforming remodeling has taken place. It is therefore recommended that the zoning remain C-3; however, further restrictions should be enacted to preserve the architectural character of the existing structures.

d. Height and Area

It is recommended that the height of any new structure in this area should be limited to two-story or 36' maximum and not to exceed 35% of lot area.

e. Setback and Yards

Structures should maintain the average setback of both adjacent properties. No zero lot lines should be permitted and all structures shall have a 10' minimum side yard.

f. Parking

No front yard or side yard parking should be permitted.

g. Signage

Areas for signage for business should be reduced to a maximum area of 8 sq. ft. Signs should not have an internal lighting system. The sign should display the firm's name and use, without other advertisement.

h. Building Form

It is preferred that all existing structures should remain and no major alterations, demolitions, or additions should be made that would detract or change the character of the structure. No original porches should be removed or enclosed.

i. Exterior Building Materials

Repairs and maintenance should preserve details such as trim, mouldings, wrought iron, ornamentation, roofing, door styles, window styles, etc. Objectional materials are those not in character with that period such as rough-sawn or plywood siding, shake siding, asphalt siding. Additions should complement the existing design and style. Particular care should be taken at and near the front facade to preserve its original character, and that of the streetscape.

j. Lawns and Landscaping

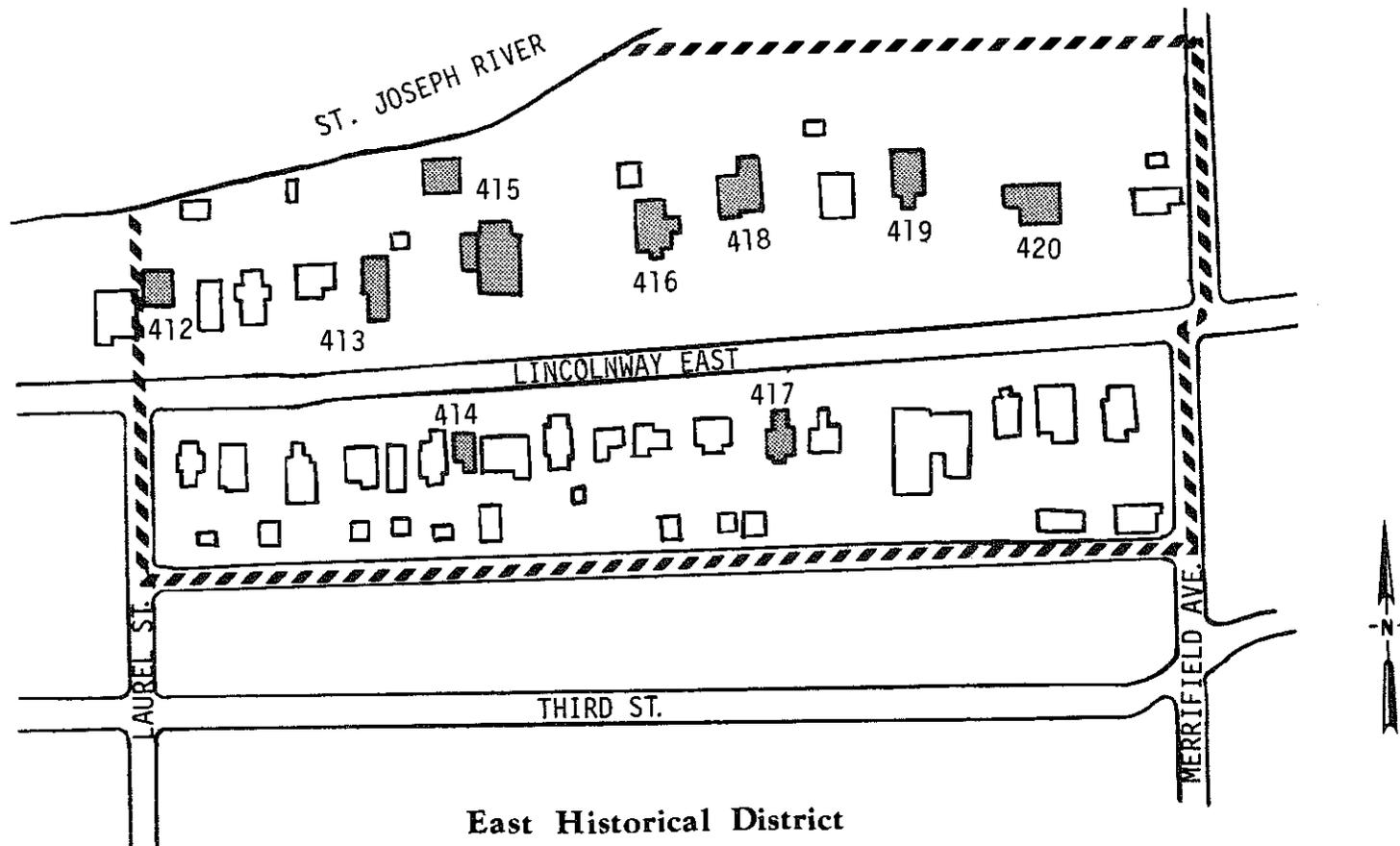
Current or historic character of lawns and plantings should be maintained and preserved. Shrubs, hedges, low wood picket fences and wrought iron fences are appropriate in character.

Chain link fences, hand-split post and rail fences should be discouraged. Flower beds should be encouraged as well as pruning of existing trees and shrubs which are overgrown.

k. Streetscape

The present streetscape along Lincolnway is in good condition and should be maintained. A city program of replacing trees and a restrictive sign control program would contribute to the stability of this area.

East Historical District



East Historical District

a. General

It is proposed that this area be established as a local district. Presently, this is a stable residential neighborhood comprised of many older homes which are identified and listed on the state survey. Other structures not listed on the survey are compatible with the character and identity of this district.

b. Boundary

The area includes all properties facing Lincolnway between the centerline of Laurel on the west and Merrifield on the east. The alley between Lincolnway and Third Street on the south and the rear property lines of all properties fronting on Lincolnway on the North.

c. Zoning

The area is zoned entirely R-2 which allows for apartment-type use. Since the area is predominately single-family, it is recommended that the area be rezoned to R-1 single-family with those structures presently in multi-family use given special L-1 exemption. Since most of the single-family homes are of a modest size, conversion to multi-family would not be appropriate in most cases. Single-family zoning would maintain property values.

d. Height, Area, Yards, Setbacks, Parking & Signage

The present zoning ordinance restrictions under the R-1 zoning classifications are adequate to protect and preserve the integrity of the neighborhood.

e. Building Form

It is desired that any new construction or major remodeling be in harmony with the massing, form, and character of the existing neighborhood. Major additions to existing structures should be made to the rear portion only. No original porches should be removed or enclosed.

f. Exterior Building Materials

Building materials originally used in the neighborhood on the existing building should be matched as closely as possible. Materials such as brick, horizontal clapboard, wood shingles, and stucco are common materials used. Asphalt siding, asbestos siding, rough-sawn wood, vertical board, or hand-split shake siding should be discouraged. Aluminum or vinyl siding could be used if it is determined to be the only economical solution. This siding should be of the same size and style as the original and window trim, soffits, and brackets should not be covered up. Windows should be single units, preferably double-hung in new construction.

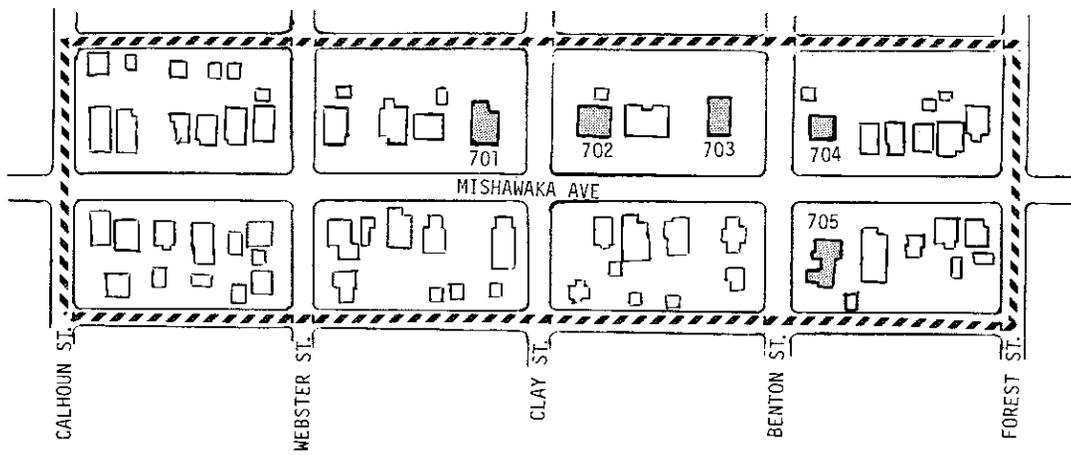
Doors should be paneled wood with light panels and side lights as may be appropriate. Aluminum storefront doors or windows should be discouraged.

g. Lawns and Landscaping

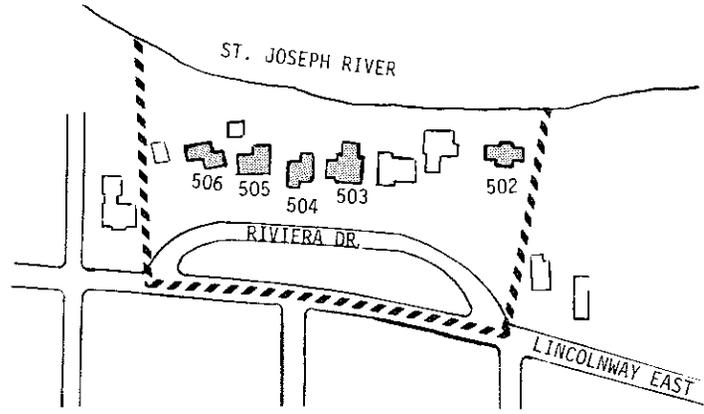
Current or historic character of lawns and plantings should be maintained and preserved. Shrubs, hedges, low wood picket fences and wrought iron fences are appropriate in character. Chain link fences and hand-split post and rail fences should be discouraged. Flower beds should be encouraged as well as pruning of those existing trees and shrubs which are overgrown.

h. Streetscape

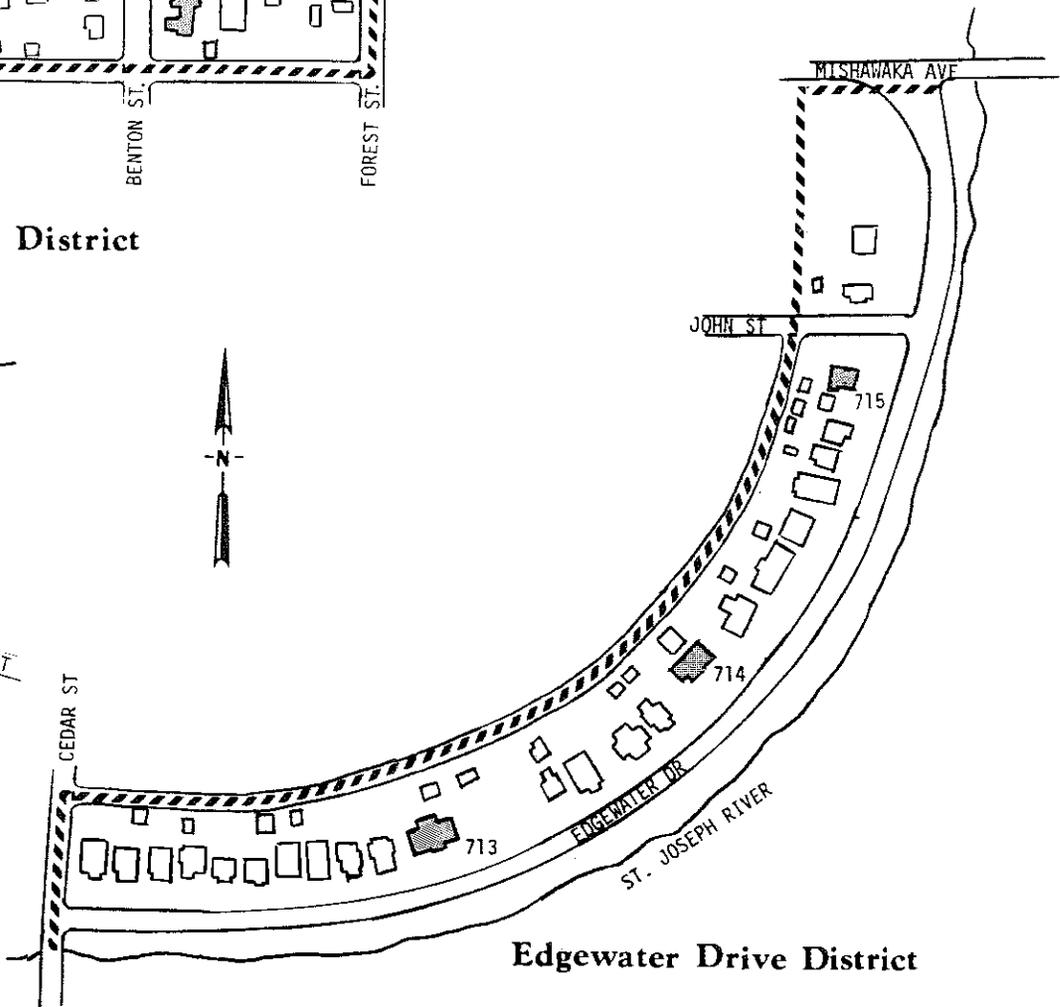
It is recommended that the city participate in any historic district program by implementing a program of dead tree removal, tree pruning, and tree planting along Lincolnway East. This will strengthen the character of this stately residential environment.



Mishawaka Avenue District



Riviera Drive District



Edgewater Drive District

Other Districts

a. General

There are three other areas of the community recommended as being designated local historic areas at a future date in time. They are Riviera Drive, Edgewater Drive, and the West Mishawaka Avenue areas. Presently, these areas are sound and are not weakened by adverse influences which commonly befall other older areas. They are stately and exhibit a wide variety of fine architectural styles.

b. Boundary

Riviera Drive would include all properties facing that street. The south boundary would be Lincolnway and the north boundary the river's edge.

The Edgewater district would include all properties on Edgewater Drive from Cedar Street to Mishawaka Avenue and include the river's edge on the southeast side.

The Mishawaka Avenue area would include all properties facing Mishawaka Avenue from Calhoun Street to Forest Avenue.

c. Zoning, Height, Yards, Setbacks and Parking

All three areas are presently zoned R-1 Residential and under this classification there are enough requirements to assure the proper placement of structures and additions in regard to building height, yards, setback and parking.

d. Exterior Building Materials

Building materials originally used in the neighborhood on the existing building should be matched as closely as possible. Materials such as brick, horizontal clapboard, wood shingles, and stucco are common materials used. Asphalt siding, asbestos siding, rough-sawn wood, vertical board, or hand-split shake sid-

e. Lawns and Landscaping

Current or historic character of lawns and plantings should be maintained and preserved. Shrubs, hedges, low wood picket fences and wrought iron fences are appropriate in character. Chain link fences, hand-split post and rail fences should be prohibited. Flower beds should be encouraged as well as pruning of existing trees and shrubs which are overgrown.

f. Streetscape

It is recommended that the city participate in any historic district program by implementing a program of dead tree removal, tree pruning and new tree planting.

In the Edgewater district, the river's edge is an asset to the district and its beauty should be strengthened and maintained. The view of the river should be enhanced by the use of low shrubs and planting material, and the pruning of trees along the riverbank. Any construction on the riverbank to prevent erosion should consist of materials and methods which are in harmony with its natural environment.

Likewise, the landscape parkway along the southern edge of Riviera Drive should maintain the same design principals.

Implementation

Establishing an historic preservation program in a community can only be fully implemented with the mutual involvement of the private and public sectors. It is reasonable that the public sector could provide the overall coordination, the technical expertise and serve as an information resource center for the program, while the citizens could at least be involved in those portions of the program directly affecting them -- their own neighborhoods, and perhaps their largest investments -- their homes or businesses.

City Involvement

The first step in the program is to establish an Historic Preservation Commission with a qualified director or commissioner appointed by a qualified voluntary advisory board. The staff could be provided at a later date. The director must obviously be a person knowledgeable and actively dedicated to the area of preservation, as well as a leader and organizer. Likewise, the board members should have a proven track record in the area of historic concerns. The board must operate with an attitude of working with people of divergent viewpoints. For historic awareness to be truly manifest in a community, it must account for economics, growth, change, heritage, quality, craftsmanship, etc.

With the present freeze on taxes and cutbacks in all areas of municipal operation, it is unlikely that a fully-paid director with staff could be funded at this time. There are several other alternatives that the community can consider.

First, the city might try to arrange with St. Joseph County to utilize the present historic preservation director and his staff. This would require special legislation between the county and the city for this sharing of services and costs.

Another option is for the city to contract with a local preservation group such as Beiger Heritage or a local qualified architectural/planning firm to perform the services. Once again, these shared costs would be less than a full-time staff.

Finally, there is the possibility of assigning the historic preservation responsibility to an existing staff member or department; however, most existing departments are working at full capacity and there is a possibility of a conflict of interest with certain departments.

Once a director is appointed, the first business might be to prepare an amendment to the zoning ordinance that would allow for the establishment of historic districts. The requirements would be general, for the specific requirements would vary from district to district.

The director might also be responsible for an historical information center regarding the Mishawaka community; a resource center for documents, photos, and articles of historical significance. The Beiger Heritage Corporation currently has an excellent file on this subject. They also have a duplicate copy of the State Inventory, of which this report is a part. The Mishawaka Library and the Children's Museum also have extensive files, and LeRoy Troyer and Associates, who compiled this report, also maintain a great deal of resource data.

Citizen Involvement

The largest and most important task of the director would be in the area of organizing district neighborhood citizens into groups which would, in turn, develop their own district requirements.

In the past, many communities across the country have met with disaster when they have tried to impose design restrictions and restrictive covenants on neighborhoods without local support or input. For a plan to be effective, it must be developed by the people involved. When each neighborhood is organized, they should establish goals and review standards appropriate to them. The standards previously outlined in the descriptions of the districts could serve as a basis for discussions and could be modified as needed.

Once the standards are agreed upon, they could be drafted in ordinance form and presented to the City Council for approval. It is also recommended that each district as part of its ordinance establish a design review board comprised of four elected members, and one city-appointed member as the Historic Preservation Director. They would review all proposed building permits for new construction and remodeling to ascertain if they are in conformance with the design criteria of the neighborhood and make recommendations to the city building department and the preservation commission as to its findings.

The establishment of historic districts is not limited to the six discussed here; but it is recommended that these six be a high priority to serve as models for others. It is the intent of this report to encourage other neighborhoods to follow suit whenever citizens feel compelled to preserve the identity and integrity of their neighborhoods.

The long-range objectives of a local historical preservation plan could include the following:

- a. The establishment of an annual public historic homes tour and festival, possibly during a local Historic Awareness Week, established by city government.
- b. A permanent slide show presentation to be shown to local civic groups, fraternal groups, and schools.
- c. A team of trained volunteers could work with teachers to promote student awareness of the historical significance of their community. Suggested topics that could be covered are: "how to identify the style of your homes", "how to find the history of your homes", and "historic places in your community".
- d. Establish a series of signs along major streets indicating the entrance into an historic district or the identification of structures on the National Register.
- e. Historic district information packet distributed in standard Chamber of Commerce and financial institution handouts and mailings to prospective incoming businesses.
- f. Like packets and data could be distributed by local realtors to prospective home buyers.
- g. Develop materials and methods to share sound, useful "how to" advice with local homeowners on fixup, repair, renovation of their homes, in harmony with the original character of their structure and their neighborhood.
- h. City government could promote historic awareness on an ongoing basis, by "talking it up", providing seed money for neighborhood improvements, etc.

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