

Final

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name State Street-Division Street Historic District
other names/site number _____

2. Location

street & number Roughly both sides of State and Division between Main and Monroe N/A not for publication
city or town Elkhart N/A vicinity
state Indiana code IN county Elkhart code 039 zip code 46516

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 36CFR Part 60. In my opinion, the property
 meets does not meet the National Register criteria. I recommend that this property be considered significant
 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official/Title

10/27/98
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other, (explain:)

Signature of the Keeper

Date of Action

Name of Property _____

County and State _____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
109	14	buildings
0	0	sites
2	0	structures
0	0	objects
111	14	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

INDUST/PROC/EXTR: Manufacturing Facility

Current Functions

(Enter categories from instructions)

DOMESTIC: Single Dwelling

DOMESTIC: Multiple Dwelling

INDUST/PROC/EXTR: Manufacturing Facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Queen Anne

19th & 20th c. AMER.: Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation BRICK

walls BRICK

WOOD: Weatherboard

roof ASPHALT

other STONE: Limestone

Narrative Description

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

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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING &

ARCHITECTURE

Period of Significance

c.1868-1930

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Turnock, E. Hill

9. Major Bibliographic References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Elkhart Historic Preservation Commission

State Street-Division Street Historic _____
Name of Property

Elkhart _____ IN _____
County and State

10. Geographical Data

Acreege of Property _____ 36.2 _____

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	6
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5	8	6	3	0	0
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4	6	1	5	0	6	0
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3

1	6
---	---

5	8	5	7	5	0
---	---	---	---	---	---

4	6	1	4	6	7	0
---	---	---	---	---	---	---

2

1	6
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5	8	6	3	8	0
---	---	---	---	---	---

4	6	1	4	8	7	0
---	---	---	---	---	---	---

4

1	6
---	---

5	8	5	6	8	0
---	---	---	---	---	---

4	6	1	4	8	6	0
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See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Glory-June Greiff, Consultant for
organization Elkhart Historic and Cultural Preservation Commission date 10-7-97
street & number 1753 South Talbott telephone 317/637-6163
city or town Indianapolis state IN zip code 46225

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

State-Division Historic District

Elkhart County, Indiana

NARRATIVE DESCRIPTION

Comprised mainly of the four blocks of State Street and of Division Street extending east of Main, Elkhart's State-Division Historic District is wedged in at the south end of the downtown commercial district north of the railroad and west and south of the Elkhart River. The neighborhood is almost entirely residential with a few commercial and industrial buildings, mostly at the west end (see photo 1) and along East Street (see photos 2,3). The district was conveniently adjacent not only to the businesses of downtown, but also to what had been the railroad district offices and repair shops to the west, as well as the factories that once thrived just across the Elkhart River, all of which shaped the character of the neighborhood. There are few pretentious houses, although some are quite large, and there are many doubles and even a few small apartment buildings (see photos 4,5). They represent a range of architectural styles and influences prevalent in middle and working class dwellings over an approximately sixty-year period. Many are simply vernacular dwellings typical of their era; a few are architecturally outstanding, topped, no doubt, by the magnificent Craftsman bungalow at 149 East Division (photo 6), designed by Elkhart's premier architect, E. Hill Turnock. Some of the houses built in the early twentieth century replaced earlier dwellings, and the north-south streets, especially, have lost a number of houses over the years. The widening of Prairie Street resulted in the loss of least half a dozen dwellings along its west side within the district. Jauriet Court has changed the most; houses at its north end (just outside the district boundary) gave way to downtown parking facilities; those at the south end have nearly all been demolished, leaving only one dwelling (photo 7) still extant to attest to the street's former residential identity. Today it appears to be merely an alley leading to parking lots and garages. Four small, identical HUD apartment houses are scattered within the district; each standing in place of two, and in one case, three, historic houses. Nevertheless, as a whole the area is largely intact and visually and architecturally cohesive, with the majority of intrusions along the edges of the district. Both Division and State are still paved with brick throughout most of the district (see, for example, photo 8).

Housing styles range from Italianate and Italianate-influenced vernacular dwellings, through a variety of Queen Anne-derived houses, to several Craftsman-influenced Foursquares and bungalows. The majority are of frame construction, but there are numerous brick dwellings, several from the nineteenth century.

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~~State Division Historic District~~

~~Elkhart County, Indiana~~

Probably the earliest is an Italianate farmhouse at 214 East Division that may date to 1858--before the district's period of significance--that unfortunately has been added to and altered over time: it has been a funeral home for several decades. Another early survivor, built about ten years later and demonstrating a rich variety of influences, including Italianate and later, Eastlake, is the two-and-a-half story brick house at 112 Division (photo 9), with fish scales in the gable ends, returns and decorative brackets, and round-arched windows. The building at 401 State (photo 10) appears to have once been a rather simple and straightforward Italianate with corbelled brick replacing the usual decorative brackets, with an early one-story addition on the east, but it has been much altered on the first story. The house at 126 Division (see photo 11, left) retains most of its Italianate characteristics, but had a porch added in the early twentieth century.

More common are the numerous gabled vernacular houses dating to the 1870s, many with Italianate influences, scattered throughout the district. A collection of brick ones of varying design all display similar decorative keystones above their arched (usually segmental) windows and door openings that suggest the same craftsman may have built them or inspired copies. Among them are the two-story T-gabled dwelling at 132 State and the two-story cross-gabled house at 236 State (see photo 12) with its paired round arched windows on the second story, 315 State, 244 Division, and 401 Division (photo 13) with its two-story projecting bay on the west. Another with an Eastlake porch, no doubt added later, stands at 300 Division (photo 14). Frame gable-front and cross-gabled dwellings from the 1870s and 1880s have also survived throughout the district, notably 223 State, with its clapboard and spindled porch (see photo 15), but including such simple examples as 142 State (see photo 16).

Although not as numerous, Queen Anne influences appear, resulting in several vernacular interpretations and a few displaying high-style characteristics, such as 146 State (see photo 16), with its conical-roofed corner tower, fish scales in the gable ends, and leaded glass windows. The majority of the dwellings influenced by the Queen Anne style are modest, tend toward the Free Classic interpretation, and are widely scattered throughout the district. Examples include 325 State, 179 Division (see photo 1), and 517 Jauriet Court (photo 7).

The Craftsman era is marvelously represented by the splendid house designed by E. Hill Turnock at 149 Division (photo 6), with

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~~State-Division Historic District~~ Elkhart County, Indiana

its tile roof, exceedingly wide overhang, and exaggerated decorative knee braces. The low-lying profile of the house suggests Prairie influences and the tile roof, Mission. Elements of the Craftsman style began to appear early in the twentieth century, sometimes mixed with Free Classic influences to produce dwellings such as the Foursquare double at 309-311 State (see photo 17, far right). There are numerous Foursquares, many of which are doubles, throughout the district, usually exhibiting some Craftsman elements. Examples of single-family Foursquares include 240 Division, 428 State, and 425 Division (see photo 18). 128 Division, a two-flat, displays some Prairie influence (photo 11).

The district contains a few historic apartment buildings, mainly clustered about or near the west end of Division. A charming brick two-flat--rare in Elkhart--at 117-119 Temple Court (photo 19) with segmental arched windows and projecting bays on both stories on the main north facade, dates to the turn of the century. From about the same era is 117-119-121 Division (photo 4), a two-story brick building with flat-arched windows on the main facade, banded cornice, and three projecting bays, featuring Classical Revival elements on the entrances: dentils beneath a modest entablature. Across the street at 116-118 Division is a two-story Colonial Revival apartment building (photo 5) with a massive two-story balustraded porch across the main facade, supported by four Ionic columns.

The district once had several churches; now there are two: the much-altered Grace Temple at 137 Division built in 1893 and the Clark Memorial Church, a modest gabled structure with a raised basement, constructed in 1939.

A row of historic commercial buildings stands at the far west end of State Street in the district. At 113-115 (photo 1) is a two-story, two-storefront brick commercial building (ca. 1905) with opal glass inserts. Built in 1906, the former Miles Laboratory Warehouse at 133 State, a one-story functional brick building, has been altered. East Street has a few remaining historic commercial structures: 615 South East (see photo 2), once a neighborhood grocery, is a functional two-story partly brick structure--probably remodeled around 1915 from an earlier frame building. The intriguing building at 515 South East (see photo 3), formerly a planing mill, has a historic brick facade dating to the turn of the century or earlier wrapped around a two-story gabled structure that was probably built in the 1860s. To the north, just beyond the present district boundary, once stood the Indiana Buggy Company.

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State-Division Historic District

Elkhart County, Indiana

LIST OF CONTRIBUTING RESOURCES

East State Street

113-115	132
125	142
173	146
175-177	148
181	152
	156
	160
201-203	202
205	208-210
209	
211	216
215	222
217	226
223	232
229	236
301	302
309-311	308
315	316
319	320-322
323	324-326
325	
329	
401-403	400
413	402
417	408
419	416
423	
425	428
429	
501	

East Division Street

117	112
119	
121	116-118
125	126
129	128
147	138-140
149	144
155	156
163	160
167	162
173	166
179	172

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State-Division Historic District	Elkhart County, Indiana
201-203	
207	
211	
217	
221-223	234-236
229	240
231	244
237	
241	
305	300
309	
311	316
315	320
321	
401	
409	
419	
425	
429	
<u>South Madison Street</u>	
617	608
	710
<u>South Monroe Street</u>	
611	
<u>Jauriet Court</u>	
517	
<u>Temple Court</u>	
117-119	
<u>South East Street</u>	
515	
527	
615	

The district contains 109 contributing buildings, plus two contributing structures the brick streets State and Division.

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State-Division Historic District Elkhart County, Indiana

LIST OF NONCONTRIBUTING RESOURCES

<u>East State Street</u>	
133-147	116
169	174
	214
411	422
<u>East Division Street</u>	
137	150
	214
	310
415	400 (moved)
<u>South Prairie Avenue</u>	
	600

The district contains 14 non-contributing buildings.

NARRATIVE STATEMENT OF SIGNIFICANCE

As the oldest extant urban neighborhood in Elkhart, the State-Division Historic District is eligible for listing in the National Register under Criterion A in the area of community development, reflecting the city's growth following the railroad's establishment of a division point and district headquarters and the construction of the Lake Shore and Michigan Southern (later, New York Central) repair shops in 1870. The closing of the main repair shops at the beginning of the Great Depression in 1930 marked the end of the period, and the subsequent decline of the downtown neighborhood that continued in the decades after World War II followed a pattern typical of urban residential areas nationwide. Throughout the district are many representative examples of typical domestic architectural styles most favored during the period of 1870 to 1930 translated into middle class and workers' houses, topped with an outstanding Craftsman dwelling designed by noted Elkhart architect E. Hill Turnock, and a small collection of apartments and flats. Thus the district is also eligible under Criterion C for its architecture.

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State-Division Historic District

Elkhart County IN

The city of Elkhart originated with a settlement called Pulaski that appeared just prior to 1830 on the north side of the St. Joseph River at its confluence with the Elkhart River. South of the St. Joseph, Dr. Havilah Beardsley purchased land from Potawatomie chief Pierre Moran and in 1832 platted a town he called Elkhart, after the county, which was established in 1830. Most of Elkhart's earliest settlers arrived by way of the Fort Wayne Road, which ultimately evolved into US33 some one hundred years later. Early dwellings and commercial development hovered around the river junction. Elkhart's location along the rivers, sources of both transportation and power, boded well for its future. The village grew gradually southward, with the railroad (the Michigan Southern and Northern Indiana, later the Lake Shore and Michigan Southern Railway) arriving in 1851. The tracks, several blocks south of the original plat, drew commercial and residential development in that direction, and the population grew sufficiently for Elkhart to incorporate as a town in 1858.

Two events in 1870 initiated a population and building boom in and around Elkhart's downtown that lasted for decades. The railroad located its extensive repair shops immediately southwest of downtown on the opposite side of the tracks. (About three years earlier the railroad had constructed one roundhouse and a foundry between Fourth and Sixth streets south of the tracks, establishing a division terminal.) That same year, the hydraulic works were completed on the Elkhart River, and numerous heavy industries sprang up along the banks opposite downtown. The roughly triangular area between the Elkhart River and the railroad, east of the south end of downtown, began to develop into a residential neighborhood with a broad base of middle-class and working folk. The even distribution of houses from various time periods suggests the neighborhood did not develop in any one direction, but filled in gradually, as one might expect, since the residents' workplaces appeared to be about evenly divided among the factories to the north and east, the railroad shops and depot to the southwest, and downtown to the west and north.

To be sure, the houses that were mushrooming along State and Division and the streets that crossed them were home to numerous railroad employees, from laborers to engineers. A reading of city directories over several decades reveals this remained constant from the 1870s until beyond the time the railroad shops closed. But the district was very convenient for a number of downtown merchants and businessmen as well, and also for employees of the many factories just across the Elkhart River.

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State-Division Historic District

Elkhart County IN

The Leicester family, for instance, who lived at 173 Division in the early twentieth century offered examples of both: James (Jr.) was the Commissioner of Public Works, and John L. Leicester was a skilled craftsman who shaped the bells of horns at the Buescher Band Instrument Company. Brothers Abram and John Funk, executives of the Mennonite Publishing Company, whose offices were downtown, lived for decades in the neighborhood, on Division Street and Jauriet Court respectively; unfortunately both their houses have been demolished.

Several doctors and dentists lived in the neighborhood over the years and often opened their offices in their homes or in adjacent structures. Among them was Dr. James A. Work, whose office building still stands at 300 Division. His son also became a physician, with an office downtown. The neighborhood even boasted a pioneering female physician, Alice H. Horton, in the early twentieth century, whose residence and office was at 200 Division, which was demolished long ago.

Several members of the clergy lived in the district, usually those who were associated with the churches there. The much-altered Grace Temple at 137 Division had earlier been known as the Methodist Protestant Church, evolving to Grace Methodist Church. The church's minister lived in a house adjacent to the east, since demolished. In the late nineteenth century the neighborhood was also home to both the German Lutheran and the German Evangelical Church, in the one hundred blocks of State and Division, respectively, and their ministers lived nearby.

The neighborhood seems always to have had some industry around its edges; the Indiana Buggy Company was in the 500 block of East Street, just north of the planing mill, whose much remodeled building still stands at 515 South East. At the east end of Division just past Monroe was the American Coating Mill, which employed several in the neighborhood, for example, box maker Leonard Collins, who lived at 608 Madison in the early part of this century. John Brady, who lived at 308 State, was a shipping clerk there. (Both houses survive.) In 1906 the Miles Medical Laboratory warehouse was constructed on the west end of State; the building still stands, much altered and with additions, at 133. Some neighborhood businesses had been clustered in that area, from a saloon to a shoemaker, but the buildings housing them have not survived. Around 1915 a grocery store opened at 615 South East; the building remains.

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State-Division Historic District

Elkhart County IN

The earliest remaining houses are Italianate, such as 126 Division, or vernacular dwellings with Italianate influences. The neighborhood, already platted, developed rapidly after 1870 after the railroad repair shops opened to the west and factories using the newly constructed hydraulics mushroomed across the river. A number of the brick dwellings of this first period of construction may have been built by the same artisan (or possibly copied by others), among them 244, 300, and 401 Division, and 132 and 315 State. All are typical Italianate-derived gabled vernacular houses, but their arched window and door openings are accented with decorative keystones sporting similar motifs. Several gabled frame dwellings have survived from the 1870s and 1880s with their clapboard siding intact, among them 409 Division and 223 State with its spindled porch.

Variations in the Queen Anne mode began to appear in the neighborhood in the 1880s. Among the finest examples that remain is 146 State. Most of the houses in the district that exhibit Queen Anne characteristics are much more modest and lean toward the Free Classic.

Around and after the turn of the century multi-family dwellings, chiefly doubles, began to appear in the neighborhood. The reason for this seeming surge is not clear, although it may simply be that there were few remaining vacant lots and such housing provided accommodations for two families rather than just one. Some of the earlier modest dwellings along the north-south streets that housed primarily laborers and their families were beginning to be displaced around this time, but the trend was gradual. It should be noted, too, that from the start many of the single-family dwellings in the neighborhood housed two generations of adults, adult siblings and their spouses, and/or additional boarders, who may or may not have been extended family members. Besides the numerous doubles, which most often were Foursquares with some Craftsman elements, the district contains a few historic apartment buildings. A rather functional brick two-flat--a building type rarely found in Elkhart--with projecting bays at 117-119 Temple Court dates to the turn of the century. From about the same era is 117-119-121 Division a two-story brick building with flat-arched windows on the main facade, banded cornice, and three projecting bays, featuring Classical Revival elements on the entrances. Across the street at 116-118 Division is a two-story Colonial Revival apartment building with a massive two-story balustraded porch across the main facade, supported by four Ionic columns. 128 Division was built as a two-flat and displays some Prairie influence.

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State-Division Historic District

Elkhart County IN

Elements of the Craftsman style had begun to appear early in the twentieth century, sometimes mixed with Free Classic influences to produce dwellings such as the Foursquare double at 309-311 State. There were not only doubles, but many Foursquares in the neighborhood constructed as single-family dwellings, usually sporting some Craftsman elements such as exposed rafter ends and knee braces. There are but a few modest bungalow-derived houses in the district, overshadowed, perhaps, by the resplendent Craftsman bungalow designed in 1921 by Enock Hill Turnock for Eimel Kuespert at 149 Division (photo 6), with its tile roof, exceedingly wide overhang, exaggerated and decorative knee braces. The low-lying profile of the house suggests Prairie influences.

With a few exceptions, the architectural styles seen in the State-Division Historic District represent relatively modest interpretations of prevalent trends over some sixty years. But indeed, it is just that rich chronological variety blended so thoroughly and consistently throughout the neighborhood that conveys the story of the district throughout its period of significance, a period of continuing growth and development in the neighborhood and in the city as a whole. Certainly nowhere else in Elkhart is there such a high concentration of dwellings built in the 1870s. Similar ones to those from later periods may be found, to be sure, especially west of downtown, but they are located in neighborhoods that formed later. The State-Division Historic District is virtually a microcosm of the development of the city and the forces that spurred its growth in the late nineteenth and early twentieth centuries; people who worked in commerce, industry, and transportation all lived in this neighborhood.

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Butler, George W. The Manual of Elkhart. Elkhart, 1889.

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Chicago, 1881.

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Elkhart, 1991.

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and Goshen. Elkhart, 1874.

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Indiana. Chicago, 1916.

GEOGRAPHICAL DATA

Boundary Description

Bounded by the east edge of Monroe Street on the east but
extending to include the lot on which 501 East State rests; by
the railroad tracks on the south; by the alley (the gangway, in
the 700 South block) east of Main (which is to say, the east
property line of the 500-700 blocks of Main) on the west; on the
north by Temple Court and its eastward extension to East Street,
then by the north side (north property line) of Division to and
including 400 East Division, then by the north edge of Division
Street to Monroe Street.

Boundary Justification

Encompasses the bulk of the remaining historic resources in the
residential district that developed north of the railroad tracks
at the south edge of downtown east of Main Street and west and
south of the Elkhart River.