

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 East Washington Street Historic District
other names/site number 141-597-35800-35999

2. Location

street & number Roughly between E. Colfax and E. Washington Streets, and St. Louis Av. and Eddy St. N/A not for publication
city or town South Bend N/A vicinity
state Indiana code IN county St. Joseph code 141 zip code 46617

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] 10/27/05
Signature of certifying official/Title Date
Indiana Department of Natural Resources
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:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other, (explain:)	_____	_____

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

Number of Resources within Property (Do not include previously listed resources in the count)

- Ownership options: private, public-local, public-State, public-Federal

- Category options: building, district, site, structure, object

Table with 3 columns: Contributing, Noncontributing, and Resource Type (buildings, sites, structures, objects, Total). Values: 71, 9, 0, 1, 0, 0, 72, 9.

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

Number of contributing resources previously listed in the National Register

East Bank Multiple Property Listing

0

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

Historic Functions list: DOMESTIC: Single Dwelling, Multiple Dwelling, Secondary Structure; RELIGION: Religious Facility, Church School, Church-Related; TRANSPORTATION: Road-Related (vehicular)

Current Functions list: DOMESTIC: Single Dwelling, Multiple Dwelling, Secondary Structure; RELIGION: Religious Facility, Church School, Church-Related Residence; TRANSPORTATION: Road-Related (vehicular)

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Architectural Classification list: LATE VICTORIAN: Queen Anne; 19th & 20th c. REVIVALS: Colonial Revival; 19th & 20th c. AMER.: Bungalow/Craftsman, American Four Square; OTHER: Gable Front

Materials list: foundation: BRICK; walls: WOOD: Weatherboard, SYNTHETICS: Vinyl; roof: ASPHALT; other: STONE, BRICK

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.)

- Property is associated with events that have made a significant contribution to the broad patterns of our history.
Property is associated with the lives of persons significant in our past.
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.
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:

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

Areas of Significance

(Enter categories from instructions)

INDUSTRY
ARCHITECTURE

Period of Significance

c.1880s-1947

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Shambleau, N. Roy
Austin & Shambleau

Narrative Statement of Significance

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

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:

South Bend/St. Joseph County Historic Preservation

East Washington Street Historic District
Name of Property

St. Joseph IN
County and State

10. Geographical Data

Acreage of Property 15.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

16	563650	4614070
Zone	Easting	Northing

3

16	563020	4613770
Zone	Easting	Northing

2

16	563650	4613780
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4

16	563000	4614070
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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 Camille B. Fife, President

organization The Westerly Group, Inc. date 06/30/97

street & number 556 W. 1175 N. Rd. telephone (812) 696-2415

city or town Farmersburg state IN zip code 47850

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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6. Function or Use (continued)

Historic Functions

Current Functions

COMMERCE/professional

HEALTH CARE/hospital

7. Description

Architectural Classification (continued)

Other: American Foursquare

Other: Vernacular; Gable Front, Gabled Ell, T-Plan

Other: 20th Century Functional

Narrative Description

The East Washington Street Historic District is a compact neighborhood district in a residential area. Within its four and a half block confines are residential and institutional buildings, including a large church and school complex and a modern psychiatric health care center. The district is essentially linear in shape, running east/ west from the alley west of St. Louis Boulevard to Eddy Street. The central core of the district is East Washington Street, a brick-paved residential artery, with light, local traffic and graceful landscaping, including street trees. East Washington marks the dividing line between north and south streets. The properties included within the district are primarily located on this street, with a few on East Colfax Avenue to the north. Most of those on the cross-streets are one half block south or north of E. Washington.

The topography of the district is generally flat, except that there is a rise in the grade in the northeast corner, as one moves up N. Eddy Street. To the west, the grade declines slightly. The buildings, in the district are evenly spaced, with graceful yards between, but the residential rhythm is regular for the most part, with only a few places showing evidence of loss of interim structures. Most owners have planted their yards attractively and care for them well.

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The land which comprises the district was part of Cottrell's first addition to the town of Lowell, which was platted before the town was annexed to South Bend in 1866, however a birds-eye map of that year shows only two or three buildings may have existed in the area. If any of these have remained, it has not been possible to confirm it at this time. Most of the buildings which are included within the district fall within a period between the 1880s and the 1930s. The largest number are of the Romantic and Eclectic period styles. The Queen Anne style is well represented, as might be expected. A good number of vernacular styles are also found, in particular the Gable Front and Gabled Ell, as well as a few T-plan homes. American Foursquare houses are also prevalent. Like much of the East Bank, this industrially-fed area served the families of workers in various industries in the town. Many who worked in East Bank industries must have found the location convenient. Their presence is recalled today in these modest homes located in pleasant tree-lined neighborhoods like the East Washington Street Historic District.

Apartment buildings and/or duplexes are also present in the district, but there are only a few. Other styles which can be found, include Colonial Revival, Bungalow and Craftsman, with only influences of Shingle and Tudor Revival styles found. The apartment buildings reflect the 20th Century Functional design, with interesting detailing. Most of the district is comprised of homes which were built for working class families, with a few probably belonging to various managers and/or professional people. The eastern portion of the district, however, contains several architect-designed properties, especially on Eddy Street and north. In addition, the Sunnyside Presbyterian Church is a prominent building, which adds to the distinction of the district. The homes that surround the church were undoubtedly built for a more up-scale clientele; individuals whose businesses or professions allowed them to provide a degree of modest luxury for their families.

The quiet, residential nature of the district distinguishes it from the surrounding areas to the north and south, which have been more commercialized and which contain more automobile

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traffic. Because E. Washington is brick-paved and slightly undulating, only local traffic is usually found there. However, swift traffic creates congestion on E. Colfax to the north and Eddy Street to the east. Some commercial and professional use has occurred on E. Colfax at the northwest section of the district.

List of Contributing and Non-Contributing Resources (Contributing = C, ; Non-contributing =N/C)

E. Colfax Avenue, South Side

1. 702 E. Colfax Ave. (C) 1928, Colonial Revival
A two-story rectangular plan brick apartment building., Originally called Wolf apartments, it was also known as the Love and, later, Parkview apartments. The building has brick foundation and walls, limestone detailing , a side and cross gabled roof with molded verge boards. There is a one story half circle portico at the entry with columns, and a brick stoop.
2. 708 E. Colfax Ave. (C), 1930, American Foursquare
This two and a half story house was built by a local builder, Joseph Wolf and his son Roland. It has a brick foundation, wood clapboard siding, with corner boards and shingle siding above the string course. Wide overhanging soffits, with a hipped roof and front gabled dormer, complete the roof composition. The building has a full front porch with brick piers.
3. 710 E. Colfax Ave. (C), C. 1930, Colonial Revival
A one and a half story frame residence with a combination brick and rock face stone foundation. The walls are of aluminum siding. The core of the house may date as early as 1910, although the later Colonial revival work has determined its present character.
4. 712 E. Colfax Ave. (C), c. 1925, Gable Front/Colonial

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Revival

This rectangular plan house has a brick foundation, and modern siding. The roof is a front-facing gable, with a hipped roof addition at the front.

5. 718 E. Colfax Ave. (C), c. 1915, Bungalow
An irregular plan frame house with a brick foundation and a full front, gable roof porch. The residence has simple one/over/one light double hung windows with wood surrounds.
6. 722 E. Colfax Ave. (C), c. 1935, Colonial Revival
A one and a half story residence, side gabled, with aluminum sided walls. This home has a side porch with curved brackets and a front entry.
7. 728 E. Colfax Ave., James & Marie Zimmerman House, (C) 1921, American Foursquare
A residence with a brick foundation, oversided walls, and a hipped roof. A new porch with a modern canopy has replaced the original, a cupola and bay windows have also been added, nonetheless, this stately building still retains much of its original character.
8. 1028 E. Colfax Ave., Eger House, (C) 1911, Bungalow,
Architect: Freyermuth & Maurer
Two story, brick foundation, stucco walled house. The high pitched roof is side gabled and contains a shed dormer, wood trim and front, inset porch. Side drive off of Colfax leads around rear of the house, with exit on N. Eddy Street.

E. Washington Street, North Side

9. 615 E. Washington Street, (C) c. 1905, Gable Front
This one and a half story residence has a full front porch with wood, tuscan columns and a wood railing. It has a rock face cast block foundation, wood clapboard siding with corner boards and a plain fascia at the eave line. The front attic story has been oversided.

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10. 619 E. Washington St., (C) 1905, Gabled Ell/Queen Anne
This is an irregular plan, two story residence with a brick foundation and clapboard siding. The front porch, to the right has wood column supports and there is a bay window in the front, projecting bay.
11. 709-11 E. Washington St., Niedhart/Speth House, (C), 1911, American Foursquare
A two story, frame building with a brick foundation and vinyl sided walls. Two front porches, with brick piers. The house has a low hipped roof with wide soffits.
12. 725 E. Washington St., c. 1900 (C), Colonial Revival
A one-story brick cottage with side gables and a medium gable roof which has returns at the eaves. There is an offset front entry with a decorative surround, including wood pilasters and a front door with an upper fan light.
13. 801 E. Washington St., Madison Center and Hospital, 1980, (N/C), Modern.
14. 815 E. Washington St. 1895 (C) Gable Front
This is a two story house, set far back on the lot, with clapboard siding and a brick foundation. The gabled roof has a simple entablature and closed soffit. There are one/over/one double hung narrow wood windows with wood surrounds and molded entablatures.
15. 819 E. Washington St., 1910 (C) American Foursquare
This two and a half story residence has a flared hipped roof with a front dormer and wide overhanging eaves. There is a full front porch with tapered doric columns on brick piers with stone caps. The windows are variously, three/over/one and five/over/one with wood surrounds.
16. 821 E. Washington St., c. 1913 (C) American Foursquare
Similar to its neighbor, this two and a half story residence has a cast block foundation, wood siding and a flared hip roof with a front dormer. The full front porch

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has tapered doric columns on concrete block piers.

17. 825 E. Washington St., 1900 (C) American Foursquare
This square plan, two story residence has a brick foundation and wood siding. It has a hipped roof with dormers on three sides and a full front porch with wood columns and a large picture window with a transom in the front facade.
18. 901 E. Washington St., 1892 (C) Late Queen Anne
This is a two story, irregular plan residence with a brick foundation and modern vinyl siding. There is a small porch at one side. Most windows are four/over/one double hung with wood surrounds.
19. 905 E. Washington St., c. 1905 (C) American Foursquare/Colonial Revival
This two story, square plan residence has a pyramidal roof with side and front cross gables. There is an open, full front porch with wrought iron posts. The windows are one/over/one double hung with narrow surrounds and slight projecting cornices. The walls are of asphalt shingle siding and the foundation is of rock face cast block.
20. 911 East Washington St., c. 1910 (C) Gable Front/Colonial Revival
A two story rectangular plan residence with replacement windows and a small front gabled entry. It has a rock face cast block foundation.
21. 913 E. Washington St., c. 1900, (C) Colonial Revival/English Revival
This is a two-story, T-plan house, oversided, with a bellcast gable roof and a front, gabled dormer. The front porch is inset, with brick piers on the front. There is a brick foundation.
22. 915 E. Washington St., 1930, (C) Late Queen Anne
A two story, irregular plan house with a brick foundation, clapboard walls and a low pitch, front facing gable roof.

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23. 919 E. Washington St., George & Emma Hewitt House, 1905,
(C) American Foursquare/Queen Anne
This two and a half story house is vinyl sided, with a brick foundation. The roof is hipped with cross gables on three corners which have returns at the eave line. The windows are replacements. The front door is wood with geometric patterned lights and a wood storm.
24. 925 E. Washington St., Ruth and Edwin H. Sommerer House, 1930, (C) Dutch Colonial
A two story, rectangular plan residence with wood shingle walls and a brick foundation. It has a bellcast gambrel roof, with shed dormers and a molded cornice. The full front porch is fashioned after a pergola, with doric columns. The windows are multi-paned with wood surrounds and projecting hoods on the upper floors.
25. 927 E. Washington St., Joseph M. & Lillian Rogers House, (C), 1898, Late Queen Anne
This is a two-story, irregular plan house with wood shingle siding and a brick foundation. There is a high gambrel roof with a flare over the front porch and a front, pedimented dormer. There is a bay window and picture window, with sidelights.
26. 1001 E. Washington St., c. 1890 (C), Gabled Ell/Queen Anne
This cross-plan residence has a brick foundation, wide wood shingle siding (c. 1950). There is a new entry, replacement windows and siding in the eaves.
27. 1003 E. Washington St., Chauncey T. Fassett House, 1898, (C) Queen Anne/Shingle Style
A two and a half story frame house with a brick foundation. This architect-designed residence has a picturesque roof line, cross gabled, with the main roof extending down the side of the front gable, forming the front porch roof. There is a full, front recessed porch with low walls and double doric wood columns. There is a single leaf panel door with an arched multi-paned one half

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light. Other openings include multi-paned double casement windows with transoms and double hung windows with projecting cornices.

28. 1007 E. Washington St., c. 1900, (C) Bungalow
This house has a brick foundation and porch piers. It is side gabled with the porch inset on the front and with side returns as the eaves. There is a front gabled dormer, and a high gabled roof. The main entry is right of center with an upper light and oversize windows flanking it. The triple windows in the dormer are replacements.
29. 1011 E. Washington St., c. 1900 (C) Bungalow
Similar to the previous house, except that this residence is vinyl sided with double, multi-paned windows in the dormer. The porch has tapered wood posts above brick walls. There are rear additions to the house and an attached garage.
30. 1017 E. Washington St., 1907, (C) American Foursquare
A two story house with a pyramidal roof and front dormer with a projecting gable. The house is vinyl sided with replacement windows. There is a full front porch with double ionic columns as posts, brick piers and foundation. The main door is located at left on porch and is of carved oak with an upper light.

E. Washington Street, South Side

31. 710 E. Washington St., 1905, (C) Queen Anne/Colonial Revival

A two story residence with a high pitched, side gabled roof and a front, gabled dormer with returns at the eave line. The house is aluminum sided and has an inset, enclosed sun porch with vinyl windows and aluminum awnings. There is an oriel window on the west side and the building has a rock-faced cast block foundation.

32. 712-714 E. Washington St., 1893, (C) T-Plan
This is a two story, irregular plan house with a cross

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gabled roof with a jerkin head at the front, clapboard walls and she roofed porches at the east and west entries. These have turned wood posts and simple railings.

33. 716 E. Washington St., c. 1900, (N/C) Queen Anne
34. 718 E. Washington St., c. 1900, (N/C) Gable Front
(At rear of lot of no. 716)
35. 720-722 E. Washington St., c. 1900 (N/C) Gabled Ell
36. 724 E. Washington St., c. 1890, (C) Gable Front
A one and a half story house with asphalt shingle siding, one over one double hung windows with a projecting cornice. The front porch is open with lattice sides and the main entry is center with a panelled door with an upper light and one over one light windows flanking.
37. 726 E. Washington St., 1882, (C) Gabled Ell
This one story, cross plan house has walls of yellow brick, stretcher bond and a brick foundation. The cross-gabled roof has closed verges with decorative brackets. A small, side porch has turned wood columns and decorative spindle work. The windows have stone sills and radiating voussoirs at their heads.
38. 902 E. Washington St., Cyrus & Julia Trump House, 1912,
(C) Craftsman
A two story, irregular plan frame residence with a brick foundation. This building has a gabled roof, with decorative extended rafter beam supports, clapboard siding on the first floor and stucco/half timbering on the second. The porch on the right front side of the house has a stucco base, brick columns and wood balustrade. The corner lot has a banked lawn and an uncoursed rock retaining wall.
39. 904 E. Washington St., Cyrus Trump House, 1916, (C)
Bungalow

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This is a one story, irregular plan house with stucco walls and a brick foundation. The roof is gabled with a closed soffit and simple entablature. The front, open porch has brick piers, stucco walls and square stucco columns.

40. 906 E. Washington St., c. 1980, (N/C) Commercial Style

N. St. Louis Boulevard (West Side)

41. 103 N. St. Louis Blvd., Christopher Weidman House, c. 1882, (C) Gabled Ell

A two story, ell plan frame house with a brick foundation and a medium high gable roof with decorative shingles in the gable end. It has an open veranda on the east and south sides with turned columns and a decorative frieze.

42. 107 N. St. Louis Blvd., c. 1905 (C) American Foursquare
This two and a half story square plan frame house has a brick foundation and modern siding. It has a hipped roof with wide overhanging eaves and a front, hipped roof dormer. There is a front, open porch with brick posts and low walls with concrete coping. The side entry has a wood, full light door.

43. 111 N. St. Louis Blvd., c. 1905, (C) American Foursquare
A twin to No. 107, this square plan house has a reversed plan and the main door is panelled.

44. 115 N. St. Louis Blvd., c. 1880, (C) Shotgun
A one story frame house with a T-plan rear addition. It has a medium gable roof with vinyl siding in the cornice, six over six windows on the front facade and side. There is a front panelled door with a multi-light wood storm.

45. 117 N. St. Louis Blvd., c. 1900 (C) Gabled Ell
This cross-plan, frame house with asphalt shingle siding has a medium gable roof and a side, wood-floored open porch with tuscan columns situated on rock-faced cast block piers.

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46. 121 N. St. Louis Blvd., 1905 (C) Gabled Ell/ Colonial Revival

A two story, frame house with a jerkin head roof with wide returns in the bays. There is a decorative boxed cornice over a wide frieze with decorative molding at the roof line. The brick, enclosed side porch has glass block infill.

47. 121 N. St. Louis Blvd., 1880 (C) T-Plan

This is a simple, one and a half story frame, T-plan rental house at the rear of the above lot with clapboard siding and a shed roof addition.

48. 127 N. St. Louis Blvd., c. 1915, (C) Colonial Revival

This three story, T-plan house with a high gable roof and returns at the eaves has brick walls on the first floor with a limestone water table, window heads and sills. The second floor is vinyl sided. There is an open, two-story porch to the right in the ell with brick piers.

49. 129 N. St. Louis Blvd., c. 1900, (C) Gabled Ell

A two and a half story ell plan house with asphalt shingle siding, a high gabled roof with wide eaves and a boxed, narrow cornice. The side bay has mitred corner windows on the first floor with brackets above. The front entry has a gabled roof and there is a dormer in the shed roof above it. The main entry door has a full upper light.

South/North St. Louis Boulevard (East Side)

50. 116 S. St. Louis Blvd., c. 1925, (N/C), Gabled Ell

51. 112 S. St. Louis Blvd., 1890 (C) Gable Front

This clapboard-sided house has a medium high gable roof with a wide, plain frieze and a boxed cornice with simple decoration. The windows are one over one double hung, with medium surrounds and projecting cornices at the heads. The main door is at center, the foundation is concrete parged.

52. 110 S. St. Louis Blvd., c. 1900, (C) T-Plan

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This is a two story frame house with a brick foundation (parged), asphalt shingle siding and an open front porch with tapered square posts and battered, shingle covered walls. The main door is center with a medium surround and projecting cornice.

53. 106 S. St. Louis Blvd., c. 1890 (C) Gabled Ell
This T-plan house has a gabled roof, aluminum siding and a concrete parged, brick foundation. There is an open veranda with turned posts. Most windows are double hung, with an oversize window with two vertical and one horizontal light on the ground floor front. There is a bay window on the south bay.
54. 104 N. St. Louis Blvd., c. 1900 (C) Gable Front
One story frame house with a gable roof, open porch, center entry.
55. 108 N. St. Louis Blvd., c. 1900 (C) Gable Front
One and a half story frame house with a gable roof, open porch, center entry with double windows flanking and an open front porch.
56. 110-112 N. St. Louis Blvd., c. 1900 (C) Gable Front
Two story frame house with a gable roof, open porch, double front entry and tripartite window on the second floor.
57. 122 N. St. Louis Blvd., c. 1900 (C) Gable Front/Greek Revival
This one and a half story gable front residence has vinyl siding and a central door with flanking windows. There are medium wood surrounds with one over one light windows, the foundation is concrete parged.
58. 124 N. St. Louis Blvd., 1874 (C) Queen Anne
This two story house has an irregular plan and a parged brick foundation. It has vinyl sided walls and a front bay window with a wood bulkhead.

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59. 130 N. St. Louis Blvd., c. 1910 (C) American Foursquare
This house has a brick foundation, hipped roof with wide eaves, aluminum siding, and a wide open porch with a wood floor and railing, brick piers and wood lattice foundation infill.

N. St. Peter Street (West Side)

60. 109 N. St. Peter St., c. 1890 (C) Gabled Ell
A one story, cross plan, brick foundation, clapboard sided house with two/over/two light windows with plain surrounds and projecting cornices. There is an open, side porch with wood posts and brackets.
61. 111 N. St. Peter St., c. 1890, (C) Gabled Ell
This two story, wood frame, T-plan house is vinyl sided with two/over/two light windows with medium surrounds and a brick foundation.
62. 113 N. St. Peter St., c. 1890, (C) Gabled Ell
A two-story ell plan house with a brick foundation, clapboard siding and a front, open porch with fieldstone walls.
63. 119 N. St. Peter St., c. 1890 (C) Gable Front
This is a one and a half story, rectangular plan frame house with a brick foundation. The walls are of clapboard with corner boards and some decorative shingling. There is an open, full front porch with turned posts and a simple balustrade.
64. 125 N. St. Peter St., c. 1980 (N/C) Modern

North Notre Dame Avenue (East Side)

65. 113 N. Notre Dame Ave., 1902, (C) Queen Anne
This two story, square plan frame house has a rock-face concrete block foundation and wood clapboard siding with corner boards. The roof is a cross gable with returns at the eaves and a decorative cornice board. There is a full length front porch with doric columns supported by rock-face concrete block piers. The windows are one/over/one

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light, with wood surrounds and molded entablatures. The wood front door has an oval light.

66. 115 N. Notre Dame Ave., 1902, (C) Queen Anne
This two and a half story residence has a square plan and rock face concrete block foundation. There is wood clapboard siding, and wood shingles in the front gable. The roof is cross gabled with returns at the eaves and brackets under the front gable. There is a full front, open porch with tuscan columns, supported on rock-face concrete piers with a wood deck, and balustrade.
67. 117 N. Notre Dame Ave., 1902, (C) Queen Anne
This two story residence is the third in a series of similar houses constructed at the same time in this block. It has a square plan, cast block foundation and wood clapboard siding. The porch, however, has been enclosed and has a pediment over the entrance.
68. 115 N. Notre Dame Ave., Dougdale Carriage Barn, 1900 (C)
Gable Front (Behind modern garage of no. 117, on alley.)
A rectangular plan barn, with a medium gable roof, with exposed rafters and purlins and a narrow fascia board. The walls are of board siding and some wood shingle siding. There is a sliding barn door and fixed double window in the gable end, as well as a small attic window in the hay mow.

South/North Notre Dame Avenue (East Side)

69. 112 S. Notre Dame Ave., c. 1910, (C) 20th Century
Functional

This is a three story apartment house with a rectangular plan, yellow brick walls with stone belt courses and a pedimented parapet with crenellated details and a stone cap. There are stone decorative medallions throughout. The windows are tripartite on the main facade, with stone sills and some soldier course lintels. The site is elevated with a painted stone retaining wall.

70. 108 S. Notre Dame Ave., c. 1910, (C), 20th Century

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Functional

A second apartment building was built next to the one above, of similar design. The massing is identical, but the northern building is constructed of a dark red brick, with limestone and yellow brick trim. The raised parapet is crenellated and there are awnings on the windows of the main facade.

71. 112 N. Notre Dame Ave., c. 1910 (C) Dutch Colonial Revival

This two and a half story house has a front gambrel dormer, a gable-roofed porch with plain columns, brick piers and a wood deck. There is a panelled main door at the right and a double window on the front facade. The foundation is of rock face cast block.

72. 114 N. Notre Dame Ave., c. 1910 (C) Dutch Colonial Revival

This house is similar to No. 112, but is aluminum sided and has a wide, open porch with tapered piers. The front, gambrel-roofed dormer ends at the second floor roof line, with returns at the eaves. The porch has brick walls and piers and there is a rock face block foundation.

73. 116 N. Notre Dame Ave., c. 1910 (C) Colonial Revival

This vinyl sided house has a central front gabled dormer, with wide returns at the eave line and a side gabled roof with similar returns and wide, boxed eaves. The front porch is at the right with a pedimented roof at the entry, square columns, slightly tapered, on rock face cast block piers. Like its neighbors, it has a rock face cast block foundation.

74. 120 N. Notre Dame Ave., c. 1890 (C) Queen Anne

A two story frame residence, with a cross plan, this home has medium clapboard siding with decorative shingles in the front gable end. There is a high gable roof with a decorative boxed cornice and a wide plain frieze. The front bay has mitred corners with windows on the first floor which have one/over/one lights with medium surrounds

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and wide projecting cornices. There is a double window on the second floor, front bay with a pedimented head with scroll-cut decorative work. The main door is wood, with a full light, and it situated off the open porch on the south side.

North/South Frances Street (West Side)

75. 115 S. Frances St. Sunnyside Presbyterian Church and addition, 1923/1951, (C) Neo-Classical/Colonial Revival

The main building is the brick church, constructed in 1923. It is a rectangular construction of two and a half stories, the exterior designed after the 18th Century First Covenant Church in Boston, Massachusetts. The foundation is of stone and the brick walls have brick quoins, and a stone cornice with dentilled frieze. There is a stone cap on the parapet wall. The steeple has a square base, three arched vents, atop which is a stone plinth supporting a round lantern with round arched openings surmounted by a copper dome and finial. The main entry is a two story portico with ionic columns supporting a dentilled pediment. There is a stone floor and steps.

The windows include some stained glass and various four/over/four and six/over/six light double hung sash. The window heads include flat radiating voussoirs and keystones. There is a double leaf panel door at the main entry, with a glass transom.

An ell-plan, two-story building, designed by the local architect N. Roy Shambleau was constructed in 1951, of brick and stone, to complement the main church structure. This building is more utilitarian in construction, with multi-light windows and a stone cornice and parapet cap.

76. 113 N. Frances St. , c. 1900, (N/C) Gable Front
This cottage has a brick foundation, but its walls have been sided with composition board and many other changes have occurred.

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North/South Eddy Street

77. 103 S. Eddy St., Charles A. Lippincott House, 1922, (C),
Colonial Revival

A rectangular, two-and a half story brick residence with a brick foundation. The roof is a high side gable, with brick parapets at the gable ends. There is a boxed, dentilled cornice and slate roofing. Three gabled dormers with returns at the eaves and round arched windows decorate the front roof. The five bay structure has a main entry with a square, columned portico, with a iron railing on the roof. Above, there is a tripartite window; the ground floor front window heads have stone keystones. The building was designed by the local architects, Austin and Shambleau.

78. 107 N. Eddy St., William & Edna Warner House, 1925, (C)
Colonial Revival

This is a two and a half story, irregular plan brick house with a concrete foundation. The roof is a high side gable, slate, with three gabled dormers on the Eddy Street facade and returns at the gable ends. There is a gabled rear wing and modern garage. The main entry is surrounded by a dentilled hooded portico with a plain entablature and doric columns flanking. Multi-light sidelights and transom surround the panelled door.

79. 119 N. Eddy St., c. 1890 (N/C), Upright & Wing House

80. 125 N. Eddy St., Dr. John & Edna Singler House, 1925, (C),
American Foursquare

A two story, square plan brick residence with a low, pyramidal roof with a hipped roof dormer at the front. There is a partially enclosed porch on the left front, with exposed rafter ends, and a double roof, slightly bent, forms a pergola-like roof over the main entry. The door has an upper, multi-light.

81. E. Washington Street from the alley between N/S. Hill Street to N/S. Eddy Street., Brick Street, c. 1915, (C) No Style.

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Hard, dark red brick pavers, laid diagonally along the roadbed, this is a nearly continuous section of brick street. Most of the curbing is modern concrete, and some of the foundation of the street has heaved, giving an undulating appearance in some sections. Nonetheless, most of the brick is in good shape and intact.

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8. Statement of Significance

The East Washington Street Historic District gains significance from its association with the industrial era development of the East Bank area, thus it is significant under Criterion A. It represents an area which was platted before the East Bank was incorporated into the town of South Bend, but its development is within the period of peak activity and growth in the area. In addition, it gains significance from the quality of the architecture of its remaining resources and as such is also significant under Criterion C.

Industrial Era Development in the East Bank, South Bend, Indiana, 1867 - 1947

The City of South Bend, founded in the early part of the nineteenth century in an area explored by eighteenth century French traders, gained fame in the late nineteenth and throughout much of the twentieth century for its industrial development. Probably the best known of its factories was the Studebaker Brothers Manufacturing Company, who produced first wagons, and then the well-known automobile until the 1960s. Other companies with national reputations included the Oliver Chilled Plow Works, Singer Manufacturing and the South Bend Lathe Company. For a city of its size, South Bend's manufactories were notable. The genesis of this industrial development was, naturally, its location on the St. Joseph River and the available water power it promised.

The East Bank paralleled the rest of South Bend's development, but was separate from the central business and industrial sector on the west side of the St. Joseph River. In 1837, the town of Lowell was platted on the East Side of the river, opposite downtown South Bend. However, by the 1860s Lowell had been incorporated into the City of South Bend. The St. Joseph River, which provided an incentive for economic development, also served to divide the two parts of the city. Individuals and businesses thought of themselves in relation to the central city or to Lowell/East Bank; Those who

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clustered around the East Race, dealt with different entrepreneurs than those located on the west side of the river.

In the early years, inadequate ferry crossings made transportation between the two sides of the river extremely difficult. By the late 1880s this was improved by the construction of sturdy iron bridges at several points, including a railroad crossing, but these too had their limitations. Fully dependable communications and transportation links finally integrated east and west banks in the first part of the twentieth century, when wider, well-built concrete bridges with space for trolleys as well as automobiles, were in place. Nonetheless, political, economic and social differences distinguished the East Bank area -- some are still valid today. The East Race itself, for example, continues to be a prominent feature of the landscape, now used for recreational rather than economic purposes while the west race no longer exists. Most of the East Bank, after the town of Lowell was incorporated into the City of South Bend, was a unique political entity, the original Fourth Ward - as such it contained its own subunits and local leaders.

Finally, because of the great western bend of the river which occurs just north of downtown South Bend, initial ties with the developing campus of Notre Dame in the north were much closer on the East Bank (in terms of both direct property ownership and residents). Residents of the East Bank could travel via land to and from the campus, while those on the west bank were required to cross the river, either at one of the southern bridges, or in the north, across Michigan Street/Leeper Bridge (the present route). Some of the property in the northern section of the East Bank was originally developed by Notre Dame and many residents had strong social and cultural ties to the institution.

Industries located on the East Bank, such as the Singer Manufacturing Company, attracted workers who made their homes in the area. Encouraged by the presence of the priests at Notre Dame as well as by the Catholic churches and schools

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which they founded, many Irish and other ethnic families sought to live and work in the sector. As the population grew, ancillary commercial services, along with public utilities and amenities followed suit. The East Bank Industrial Era was an important factor in local development until after World War II.

Architects and Builders of the East Bank

The economic incentive provided by the great industrial activity of South Bend during its peak years stimulated building activity, in particular from the 1880s until the dawn of the depression. This, in turn, provided opportunities for local architects and builders. For a town its size, South Bend has long enjoyed a tradition of excellence in architecture. Perhaps this was engendered through the influence of Notre Dame, where an association with architecture and the building arts dates to its earliest years. The work of many of the better known practitioners in South Bend can be found in the East Bank area and two are known to have resided within its boundaries.

The firm of Freyermuth & Maurer designed many institutional buildings in South Bend, including City Hall and the North Pumping Station. George Freyermuth was born in Philadelphia, but moved to South Bend as a small child. He learned architecture from his father who was a building contractor. In the late 1890s, he joined R. Vernon Maurer in partnership. Maurer was a native of South Bend who attended high school in the local community and art at the Chicago Art Institute, after which he worked as a draftsman in Chicago until 1895. His partnership with Freyermuth continued until 1934, when the latter was elected mayor of South Bend. Maurer's son joined him following his partner's election and the firm continued as Maurer & Maurer. George Freyermuth served as mayor from 1935 to 1938, later relocating to Minnesota where he died in 1958. R. Vernon Maurer died in 1963 at the age of 88. Freyermuth and Maurer were the designers of the St. Joseph School and the home at 1028 E. Colfax Street in the E. Washington Street Historic District.

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Probably one of the most active and best known of the local architects working in South Bend during the Industrial era was the firm of Austin & Shambleau. N. Roy Shambleau was born in Canada in 1888 and moved with his family to South Bend as a young man. He was briefly in business with other local architects before forming a partnership with Ennis Austin in 1912. Shambleau was known for his Prairie style houses, modeled after those of Frank Lloyd Wright. Two of these can be identified in the East Bank, one of which was his own home for a time (although its integrity has now been seriously compromised). He also designed the home at 103 S. Eddy St. And the 1951 addition to the Sunnyside Presbyterian Church.

Ennis R. Austin was born in Owasco, New York in 1863 and attended Cornell University where he graduated in 1886 with a degree in architecture. His early experience was gained in New York and later with the Tiffany Glass & Decorating Company. He was in partnership with W. B. Parker from 1892 to 1900 when he took a job as superintendent of construction for the U.S. Treasury Department, working on projects in Indiana, Illinois and Michigan. After 1906 he returned to private practice, until 1909 when the firm of Austin & Shambleau was formed. He was a fellow of the American Institute of Architects. Buildings in the East Bank designed by Austin include 1003 E. Washington in the East Washington Street Historic District. The firm was also responsible for many period revival as well as commercial buildings and schools. Ennis Austin died in 1951 and N. Roy Shambleau in 1975. ¹

(For additional information, see Section E. & F., East Bank Multiple Property Listing)

¹ All of the historical and biographical information about local architects is from City of South Bend Summary Report, 1982 and City of South Bend Summary Report, 1993.

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9. Bibliography

(See Bibliography, East Bank Multiple Property Listing)

Other Sources

Sanborn Insurance Maps for the City of South Bend: On
microfilm in the collection of the South Bend Public Library.

City of South Bend, Historic Sites and Structures Inventory
Forms.

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10. Verbal Boundary Description

Beginning at the southeast corner of North St. Louis Boulevard and E. Colfax Avenue, continue east along the south side of E. Colfax to N. St. Peter Street turning south along the west side of N. St. Peter Street to the first east/west alley, turn east and follow along this alley to the east side of N. Notre Dame Avenue, turning north to the north property line of 120 N. Notre Dame Street, follow this line to the north/south alley at the east end of this property and turn south to the next alley, then turn east along this alley, crossing N. Frances Street, to the west property line of 119 N. Eddy Street, follow this property line north, along the west property line of 125 N. Eddy and of 1028 E. Colfax Avenue, to the south side of E. Colfax, turning east to the southeast corner of E. Colfax Ave. and N. Eddy Street, turning south along the west side of N. Eddy Street to the south property line of 103 S. Eddy Street. Following this property line west, turn north at the west limit of the property, to the south side of E. Washington Street and turn west, crossing S. Frances Street, at the southwest corner of S. Frances and E. Washington Streets, turn south, to the southern property line of 115 S. Frances and continue west to the alley, jogging slightly north to the south property line of 112 S. Notre Dame Avenue until you come to the east side of S. Notre Dame. Then turn north to the south side of E. Washington whereby you turn west, following E. Washington to the southwest corner of S. Notre Dame Avenue and E. Washington Street. Turn west and follow the south property lines of 726, 724, 720-22 and 716 E. Washington Street, until you come to the north/south alley between S. St. Peter Street and S. St. Louis Boulevard, then turning south to the east/west alley, then turning west along the alley to the east side of S. St. Louis Boulevard, whereby turning north you return to the south side of E. Washington and continue west to the north/south alley between S. St. Louis Boulevard and South Hill Street. Turning north, follow this alley to the northern property line of 129 N. St. Louis Boulevard, turning east, follow this line, to the east side of N. St. Louis Blvd., then turning north to the place of beginning.

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Boundary Justification

The district boundary focusses on E. Washington Street, approximately between N. St. Louis Boulevard and N. Eddy Street. This encompasses most of the properties on the north side of East Washington and for about one-half block south and north, with a small, one-block section on E. Colfax and one property on E. Colfax and N. Eddy. The eastern boundary of the district, along Eddy Street, is a clear delineation for the district. This busy thoroughfare has been widened and marks a distinctively different type of development to the east. To the north, with the exception of a short block, commercial development and new construction along E. Colfax are obvious differentiating signs of the boundary. To the west, the terrain slightly dips and the residential character of the neighborhood changes dramatically, with larger, modern commercial structures being prevalent. The southern line of the district is also rather clearly defined, in this case by gaps in the neighborhood streetscape rhythm and by the encroachment of some commercial activity, as well as large parking areas which serve banks, medical and professional buildings on the streets to the south.

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11. Contemporary and historic photographs:

The following information is the same for all photographs, unless otherwise noted.

2. St. Joseph County, Indiana
 3. Camille Fife, The Westerly Group, Inc.
 4. April-June, 1997
 5. 556 W. 1175 N. Rd., Farmersburg, IN 47850
-
1. E. Washington Street
 6. View looking northeast along E. Washington showing No.s 615, 619 and 103 N. St. Louis Blvd in the background.
 7. Photo 1 of 28.
-
1. E. Colfax Avenue
 6. View looking southeast along E. Colfax showing No.s 702 through 712.
 7. Photo 2 of 28.
-
1. N. St. Louis Blvd.
 6. View looking southwest from the east side of the street toward No.s 121 through 129.
 7. Photo 3 of 28.
-
1. 121 N. St. Louis Blvd. (Rear)
 6. View looking west to the small frame tenant house at the rear of 121 N. St. Louis.
 7. Photo 4 of 28.
-
1. 103 N. St. Louis Blvd.
 6. View looking due west at the front facade of this building, from the east side of N. St. Louis Blvd.
 7. Photo 5 of 28.
-
1. N. St. Louis Blvd.
 6. View looking northwest along this street from the southeast corner of St. Louis and E. Washington, showing No.s 103- 111 N. St. Louis.
 7. Photo 6 of 28.

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1. N. St. Louis Blvd.
 6. View looking northeast toward the east side of N. St. Louis Blvd. showing three non-contributing buildings, No. 104, 108 & 110-112.
 7. Photo 7. of 28.
-
1. S. St. Louis Blvd.
 6. View looking southeast from the corner of E. Washington and S. St. Louis toward No.s 106 - 116 S. St. Louis Blvd. Parking lot is visible at far right of photo.
 7. Photo 8 of 28.
-
1. E. Washington Street
 6. View looking down and northeast toward brick surface of E. Washington Street from south side of street.
 7. Photo 9 of 28.
-
1. E. Washington Street
 6. View looking southeast along E. Washington, from north side of street, toward No. 716 and 718 (non-contributing buildings).
 7. Photo 10 of 28.
-
1. 718 E. Washington Street
 6. View looking south toward building at the rear of No. 716 E. Washington Street.
 7. Photo 11 of 28.
-
1. 801 E. Washington Street
 6. View looking northeast toward modern, health care facility at the corner E. Washington and N. St. Peter Sts.
 7. Photo 12 of 28.
-
1. N. St. Peter Street
 6. View looking northwest toward No.s 109-113 N.St. Peter St.
 7. Photo 13 of 28.
-
1. E. Colfax Avenue
 6. View looking southwest from the northeast corner of E. Colfax and N. St. Peter Street. Visible in the image are

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No. 728 - 718.

7. Photo 14 of 28.

1. E. Washington Street

6. View looking northeast, showing No.s 819 - 825 and the regular spacing of buildings. Taken from the south side of E. Washington.

7. Photo 15 of 28.

1. 115 N. Notre Dame Avenue

6. View looking south toward the carriage barn at the rear of 117 N. Notre Dame. This building is actually located on the property of 115 N. Notre Dame. The lot is ell-shaped.

7. Photo 16 of 28.

1. 120 N. Notre Dame Avenue

6. View looking east toward the west facade of this building, showing interesting fishscale shingling and other details.

7. Photo 17 of 28.

1. N. Notre Dame Ave.

6. View looking southeast along this street, from the west side of the street, toward No.s 112 - 116.

7. Photo 18 of 28.

1. N. Notre Dame Ave.

6. View looking northwest from the east side of the street toward No.s 113 - 117 N. Notre Dame Ave.

7. Photo 19 of 28.

1. E. Washington Street

6. View looking south/southwest from the north side of the street, showing the brick surface of the road, and No.s 902 - 904 E. Washington.

7. Photo 20 of 28.

1. S. Notre Dame Avenue

6. View looking east toward the two apartment buildings at 108 & 112 S. Notre Dame Ave, from the west side of the street.

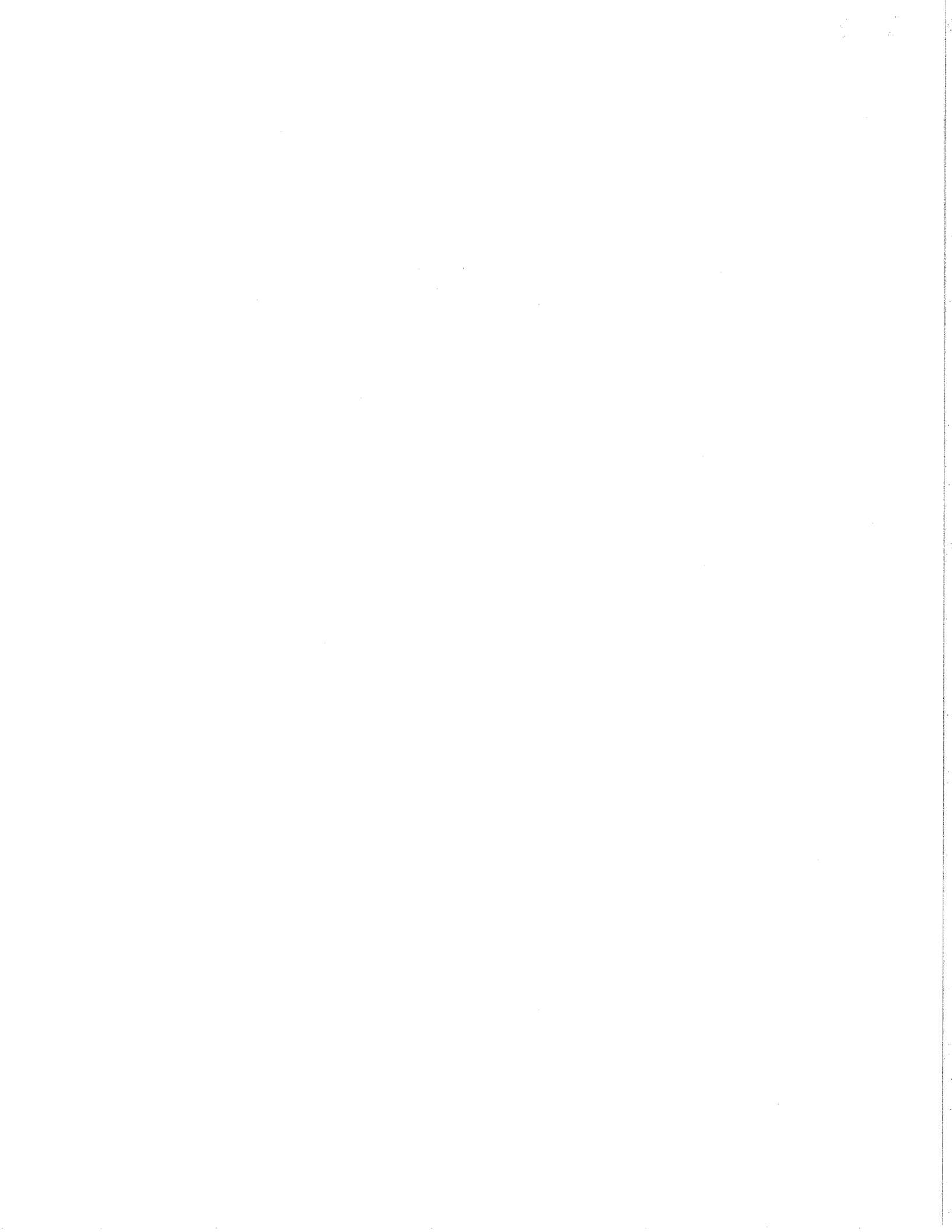
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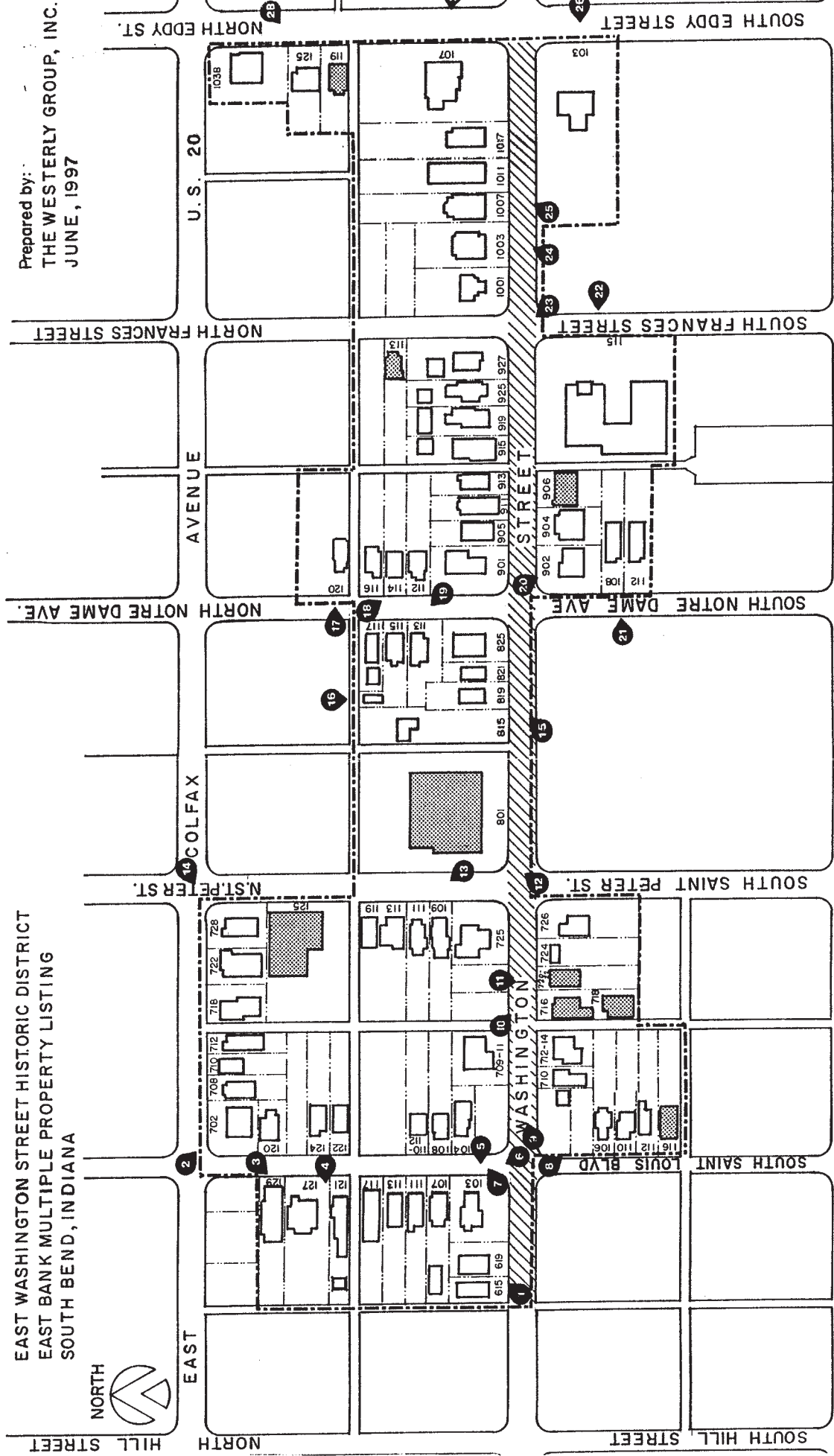
Section number 11 Page 29 East Washington Street Historic District
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7. Photo 21 of 28.
1. 115 S. Francis St.
6. View looking due west toward the east facade of the Sunnyside Presbyterian Church at 115 S. Francis Street. Taken from the parking lot on the east side of the street.
7. Photo 22 of 28.
1. E. Washington Street
6. View looking northwest from the southeast corner of E. Washington and S. Francis Streets showing an evenly spaced row of houses, Nos. 927-919.
7. Photo 23 of 28.
1. E. Washington Street
6. View looking northeast, streetscape along E. Washington, showing Nos. 1001 - 1017.
7. Photo 24 of 28.
1. E. Washington Street
6. Image looking northeast - streetscape view along E. Washington taken just east of previous photo. The building in far right background is 107 N. Eddy St.
7. Photo 25 of 28.
1. 103 S. Eddy Street
6. View looking west toward the east facade of this building showing the details of the front entry and fenestration.
7. Photo 26 of 28.
1. 107 N. Eddy Street
6. View looking west toward the east facade of this building from the east side of N. Eddy Street.
7. Photo 27 of 28.
1. N. Eddy Street
6. View looking southwest along Eddy Street toward the front elevation of No. 125, 119 N. Eddy Street is in the left background.
7. Photo 28 of 28.



EAST WASHINGTON STREET HISTORIC DISTRICT
 EAST BANK MULTIPLE PROPERTY LISTING
 SOUTH BEND, INDIANA

Prepared by:
 THE WESTERLY GROUP, INC.
 JUNE, 1997



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